

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

May 5, 2014

Chairman Robert Peregrine called the meeting to order at 7:00 pm. Commissioner's present included Richard Garvey, Linda Bergmann, Kenneth Runyard, Cathie Balthazor, Janis Husak and James Navin. Other present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see attached sign-in sheet.

1. Approve Minutes for April 7, 2014, Town Plan Commission Meeting. – Commissioner Runyard made the motion to approve the minutes as presented. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments. - None
3. Consider and Act on Site Plan/Plan of Operation for Next Door – Woman's Clothing Store, N51 W34917 Wisconsin Avenue – Renotta Thompson. – The owner of Next Door – Woman's Clothing explained to the Board she would like to have extension of her Brookfield store here in the area and she is finding that the people in this area are very nice and she is looking forward to bringing her business to the area. Commissioner Navin asked the owner if she would like to extend her closing hours and the number of part-time employees now instead of later because she would have to go through the same process of re-applying for a change. The petitioner state she would like to change closing hours to 9:00 pm and change the number of part-time employees to four (4). Commissioner Runyard made the motion to approve the Site Plan/Plan of Operation for Next Door – Woman's Clothing Store with the condition that the Administrator/Planner's reported dated April 29th, 2014 be changed with the closing time of operations to be 9:00 pm and the part-time employees to four(4). Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on Site Plan/Plan of Operation – Okauchee Standard, N51 W34950 Wisconsin Avenue – John Milts. – Chairman Peregrine stated he would like to see this line item on the next agenda because the petitioner was not in attendance.
5. Consider and Act on Variance request for Martin A Finn III to remodel and expand his residence – N57 W34344 Nickels Point Road. – Mr. Finn stated he is requesting a variance to allow him to remodel and expand his residents. He is proposing to remodel the third floor attic, which consists of a bedroom, office and the dormer for an additional bathroom. He is further requesting an addition onto his kitchen with a deck to be able to connect to the existing patio/deck. Commissioner Navin made a motion to recommend approval to the Board of

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

Adjustment for the variance request. Commissioner Balthazor seconded the motion. Motion carried by unanimous voice vote.

6. Consider and Act on Variance request for David & Gail Miswald to remodel and expand the first and second floors of their residence and enlarge an existing deck – N60 W34648 Forest Bay Road. – Mr. Miswald is requesting the variance to make his property more livable. Mr. Miswald stated that he would like to remodel and expand the first and second floors of their residence and enlarge an existing deck to make the residence more livable and be up-to-date with average square footage of existing area homes. Commissioner Husak made a motion to recommend approval to the Board of Adjustment for the variance request. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
7. Consider and Act on Certified Survey Map for Cyrus Peterson – W343 N7303 North Pole Lane. – Administrator/Planner Herrmann stated this line item would be removed off the agenda because there is currently an issue with Waukesha County Park and Planning regarding this agenda item and it would have to be looked into further.

Commissioners went back to line #4 –

8. Consider and Act on Certified Survey Map for Michael & Mary Anne Miller – W352 N6581 Rolefson Road. – Mr. Miller stated to the Board that he is wants to combine his two parcels that he owns into a single lot, mainly for tax purposes. Administrator/Planner Herrmann is recommending approval of the CSM subject to his report and recommendations that conditions of his report are met prior to the Town signing the final CSM. Commissioner Husak made a motion to recommend to the Town Board approval of the certified survey map subject to the Administrator/Planner's report/recommendation. Commissioner Balthazor seconded the motion. Motion carried by unanimous voice vote.
9. Consider and Act height of Elevator for Runyard Farms – Allan & Susan Runyard, W389 N7534 Pennsylvania Street. – The Runyard family stated they are replacing a bin and a hopper and relocating two hoppers. They also stated that they need to replace the elevator height to 98 feet, which the elevator is used to sort out wet corn. The Runyard family asked the Board if they thought a light would have to be mounted on the top of the elevator; Commissioner Navin stated that the Plan Commission Board does not require that, but stated they should check with the AVA to make sure it is not required by them. Commissioner Navin made the motion to approve the elevator height for the Runyard Farms. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
10. Consider and Act on Annual Report for Boatgas Refueling Service, LLC. – President Mark Moertl was present to give the Plan Commission Board members – he gave a detailed report including the number of boats that were refueled,

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

approximate hours on Okauchee Lake, number of repeat customers, average number of gallons per refueling, etc. He also stated that 2013 was their 8th consecutive summer in operation and they continue to be safe with the operating procedures they have in place. Commissioner Navin made the motion to approve the Annual Report for Boatgas Refueling Service, LLC. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

11. Discussion on Conceptual Land Division for Tom Agnew. – Mr. Agnew explained he would like to create a lot on his family property; the parent parcel is 80 acres and he would like to create a parcel of 3-5 acres from the 80 acres to build a home on that lot. He stated the first option is purchase his grandmother's property, which is a farm, but he is exploring the option of also building – he wanted to compile the information regarding what he would need to do and the costs associated with building and if it would be too costly, such as a certified survey map of the whole property or just the area where he would be building – He also questioned what the tax implications would be if he would not build right away after the lot was split; Administrator/Planner Herrmann suggested to call Waukesha County and Grota Appraisals. Administrator/Planner Herrmann stated this was only a discussion on conceptual land division and that no decision would be made.
12. Discussion on Conceptual Development Plan for Bucky's Lakeside – Volleyball Courts, Concession and Parking – N50 W35048 Wisconsin Avenue. – Ray Bucholtz stated he would like to put volleyball courts, concession stand and he would also utilize the parking lot at the old school house for what he would like to do; he stated that he would really dress up that area and make the old school house look presentable; he does have a landscape plan and he would also have fencing and netting up to stop the ball; he would also have side bleachers for patrons to sit and watch the competition. Administrator/Planner Herrmann questioned if he would be able to use his current liquor license to do what he would like to do across the street; Administrator/Planner stated there is an establishment in Genesee that does what is similar to what Mr. Bucholtz would like to do and stated he would check into it to see if the same conditions would apply in this situation.

Commissioners went back to line #4 –

13. Adjourn. – Commissioner Husak made a motion to adjourn at 8:05 PM. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC - Clerk/Treasurer