

# TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

February 16, 2015

Joint Public Hearing by the Town of Oconomowoc Town Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use to consider the rezoning request (File No. CZ-1696A) of Terry Donahue, The Real Estate Duo, N8347 Hustisford Road, Watertown, WI 53094 to amend Condition No. 5 of the existing rezoning, which was approved in 2010, for property owned by Mary Kosalos, N59W34840 Lake Drive, Oconomowoc, WI 53066. The District Zoning Map of the Waukesha County Zoning Code was conditionally amended in 2010 from R-2 Residential District to the B-2 Local Business District subject to a restaurant/tavern use being initiated within five (5) years from the date of the County Board's approval of the rezoning amendment on this property. Property description: part of the NW ¼ of Section 35, T8N, R19E, Town of Oconomowoc. There are two (2) adjacent properties subject to this request. The properties are located on the northeast corner of the intersection of Brown Street (C.T.H. "P") and W. Lake Drive with an address of N53W35994 W. Lake Drive with Tax Key No. OCOT0570995 and OCOT0570996.

Chairman Robert Peregrine opened up the Joint Public Hearing at 6:35p.m. for anyone to make comments or address any concerns regarding this issue

Amy Burrows from Waukesha County stated the property is currently vacant and has been for about 7 years and it was previous occupied as a restaurant/tavern. The structure is currently in pretty poor shape. The property was previously zoned R-2, however that was amended in 2010 to rezoned to B2 - She then went over and read the five conditions that was recommended by the County in 2010 when the property was rezoned/amended. The properties were designated as low density until 2009 when a change in the Comprehensive Plan was made to make the property commercial. Since the property is in bad shape it is probably likely that a new structure would have to be built on the property and then the next question would be if the property would be large enough to accommodate commercial use; such as appropriate parking which would trigger storm water management, etc.

June Herman, The Real Estate Duo, N8347 Hustisford Road, Watertown, talked about the petitioner requesting to extend the conditional rezoning for 5 more years and working on selling the property for the petitioner and it takes time to sell commercial property.

Margaret Pozorski, N53W34235 Road Q, has been a life-long resident of the Town and is in favor in allowing the petitioner to receive the extension and keeping the property commercial is what is best for the Town.

Kevin Pitarri, W290N3916 Dry Creek Court, is in favor in allowing the petitioner to have an extension.

John White lives right around the corner on Hill Road, he stated there has never been an issue with the restaurant before and he would hope that it would continue as a restaurant.

# **TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES**

Susan N, use to live in Okauchee for many years and now lives in a Township, however she is here today to state that she is in favor of the extension.

Commissioner Navin asked if the property would sell faster if the building was no longer on the property.

Administrator/Planner Herrmann stated that the Town does not really want a fast food restaurant there; however, the Town needs to act on this soon regarding the extension of the property.

Chairmen Peregrine asked if there were any more comments or concerns regarding this issue – Chairmen Peregrine then closed the Public Hearing at 6:57 p.m.

Chairman Robert Peregrine called the meeting to order at 6:57 p.m.; Commissioner's present included: James Navin, Linda Bergman and Richard Garvey. Commissioner Janis Husak, Cathie Balthazor and Kenneth Runyard have an excused absence. Others present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see attached sign-in sheet.

1. Approve Minutes for February 2, 2015 Town Plan Commission Meeting. – Commissioner Navin made the motion to approve the February 2, 2015 as presented. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments. - None
3. Consider and Act on Rezoning Request for Mary Kosalos, N59W34840 Lake Drive, Oconomowoc, WI 53066 for amending Condition No. 5 of the existing District Zoning Map of the Waukesha County Zoning Code as described above. Commissioner Navin made the motion to approve the Rezoning Request for Mary Kosalos, N59W34840 Lake Drive for amending Condition No. 5 and allowing the petitioner to stay zoned what it is currently at until April 10<sup>th</sup>, 2020. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on requested changes to Site Plan and Plan of Operation for Muhammad Maqbool, changing to New Operator Zohaib Syed for Okauchee Convenience Center, N51W34854 Wisconsin Avenue, Okauchee, WI 53069 with Tax Key No. OCOT0574101. – Commissioner Garvey made the motion to approve the changes to the Site Plan and Plan of Operation for Okauchee Convenience Center. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. Adjourn. – Commissioner Navin made the motion to adjourn at 7:00 p.m. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted – Lori Opitz, WCMC - Clerk/Treasurer