

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

May 4, 2015

Chairman Robert Peregrine called the meeting to order at 6:32 p.m. Commissioner's present included: James Navin, Linda Bergman, Richard Garvey, Kenneth Runyard, Cathie Balthazar and Jan Husak. 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 April 20, 2015 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the minutes as presented subject to the correction of Line Item #5 to show in the minutes the Plan Commission approving the Hideaway to have an ice machine outside the building. Commissioner Runyard seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on Site Plan/Plan of Operation for Greg Lein, GRIRE 6115 LLC, N56W39413 Hwy 16, to operate a retail automobile sales business at that location.** – The petitioner is proposing to utilize the existing “L” shaped building for the sale of used automobiles, auto detailing and prep work and that no physical changes are being proposed for the interior or exterior of the building. Commissioner Navin mad a motion to approve the Site Plan/Plan of operation for Greg Lein to operate a retail automobile sales business at N56W39413 Hwy 16 per the recommendation of the Administrator/Planner's report dated April 29th, 2015. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on Okauchee Lake Yacht Club Social Events for the 2015 season, according to their Conditional Use.** – Representative from Okauchee Lake, Tim Kay, outlined to the Board the events that were taking place and asked the Board if they could add the sailing school to the list of events. Commissioner Husak made the motion to approve the Social Events for 2015 for Okauchee Lake Yacht Club and to add the sailing school to it as well. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on variance requests from Carol Wilson, N60W34643 Forest Bay Road, Oconomowoc, to rebuild a garage. (Tax Key No. OCOT0530144, OCOT0530136, and OCOT0530172)** - The petitioner stated she is requesting to rebuild a garage that was destroyed by fire a few years ago and is requesting to build it where it was prior to the fire because the slab/foundation is still in the same place. Administrator/Planner reminded the petitioner that the property still needs to be hooked up to the sewer. Commissioner Navin made the motion to recommend approval to the Board of Adjustment for the variance request

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for Carol Wilson at N60W34643 Forest Bay Road to rebuild a garage. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on variance requests from Wayne and Nancy Lehman to remove existing detached garage and construct a new detached garage; add on to the existing main level deck, including a new staircase; add overhangs to three locations; and obtain after-the-fact approval for an existing deck at N57W34412 Nickels Point Road. (Tax Key No. OCOT0531051)** – The petitioner stated he is asking to remove the existing detached garage and construct a new detached garage, add on to the existing main level deck to include a new staircase and to add overhangs above the main level deck on the lakeside and the entry door on the roadside of the residence. He would also replace several retaining walls and obtain after-the-fact approval for the existing deck on the lakeside of the lower level of the residence. Commissioner Navin made the motion to recommend approval to the Board of Adjustment for the variance request for Wayne and Nancy Lehman at N57W34412 Nickels Point Road to remove existing garage and construct a new garage; add on to the existing main level deck, including a new staircase and add overhangs to three locations and to obtain after-the-fact approval of an existing deck. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on variance requests from Frederick Manske to remove the existing house and sheds and construct a new residence with a deck and attached garage at N52W34209 Geitzen Drive. (Tax Key No. OCOT0573021002 and OCOT0573021003)** – The petitioner is requesting to remove the existing house and sheds and construct a new residence with a deck and attached garage. Commissioner Husak made the motion to recommend approval to the Board of Adjustment for the variance request for Fred Manske at N52W34209 Geitzen to remove the existing house and sheds and constructs a new residence with a deck and attached garage. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on variance requests from Robert Pyles to add an elevated deck attached to the lake side of the existing residence at W342N4912 Lindy Lane. (Tax Key No. OCOT0576079)** – In as much as the petitioners have not appeared, the Commission is unable to elicit information concerning their petition for a variance. Therefore the Commission is unable to make a recommendation. Commissioner Husak made the motion to make no recommendations to the Board of Adjustments. Commissioner Runyard seconded the motion. Motion carried by unanimous voice vote.
9. **Consider and Act on CSM request for Bill Lincoln, W345N5288 Tearney Rd., to combine lots 41, 42, 43, 44, and 45 to lots 8 and 9, located in the SE ¼ of**

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the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. – Commissioner Navin made the motion to approve the CSM request for Bill Lincoln, W345N5288 Tearney Road to combine lots 41, 42, 43, 44 and 45 to lots 8 and 9 located in Section 36 of the Town of Oconomowoc. Commissioner Runyard seconded the motion. Motion carried by unanimous voice vote.

10. **Adjourn.** – Commissioner Husak made a motion to adjourn at 7:04 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer