

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

July 20, 2015

Chairman Robert Peregrine called the meeting to order at 6:15 p.m. Commissioner's present included: James Navin, Linda Bergman, Richard Garvey, Jan Husak and Cathie Balthazor. Others present included Administrator/Planner Jeffrey Herrmann. Commissioner Kenneth Runyard and Clerk/Treasurer Lori Opitz had excused absences. For additional attendees please see attached sign-in sheet.

1. Approve Minutes for July 6, 2015 Town Plan Commission Meeting. – Commissioner Husak made the motion to approve the July 6, 2015 minutes as presented. Commissioner Balthazor seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments. - None
3. Consider and Act on approval of 104 square foot addition to store for a walk-in freezer, for K.T.R.E.H., Kwik Trip, Inc., N56W39345 Wisconsin Avenue, Oconomowoc (Tax Key #OCOT0552992) – The agent for Kwik Trip explained they would like to add the walk-in freezer on the west side of the building to give them more space for operations. Commissioner Navin made the motion to approve the 104 square foot addition for a walk-in freezer at Kwik Trip, N 56W39345 Wisconsin Avenue. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on request from Society of St. Vincent De Paul, Waukesha County Inc. C/O William James, requesting changes to parking lot lights at W359N5848 Brown Street, Oconomowoc (Tax Key #OCOT0535999010) – Bill James of St. Vincent De Paul stated they would like to put in new light poles; they currently have 5 light poles and would currently like to change it to two. He also stated they would be 35' in height and the lights would be turned off by 9:30 p.m.; a half hour after the store closes. Commissioner Navin made the motion to approve site plan/plan of operation for the changes to the parking lot lights at W359N5848 Brown Street for St. Vincent De Paul Store and the new store hours. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act to change the business sign from free-standing to a sign on the building by The Jewelry Mechanic, Inc, W359N5930 Brown Street, Oconomowoc, owned by BSMP, LLC (Tax Key #OCOT0535997) – The petitioner presented to the Board what the new sign would look like and where it would go. Commissioner Navin made the motion to approve the change in the business sign for the Jewelry Mechanic from a free-standing sign to a sign on the building. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
6. Discussion only on upcoming Joint Public Hearing with the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division on Monday, August 3, 2015 to consider the rezoning of a new Town Zoning Map in order to comply with new State farmland preservation zoning laws. – Administrator/Planner Herrmann gave all the commissioners a copy of the new proposed zoning ordinance – he suggested that the commissioners take a

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look at the old ordinance and compare it with the new ordinance and review it before the meeting on Monday, August 3rd, 2015. If they have any questions or concerns they should also give him a call before the meeting.

7. 6:30 p.m. – SPECIAL ORDER OF BUSINESS 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 Conditional Use Request (CU-1611) of Devin Anderson, N88W36880 Mapleton Road, Oconomowoc, WI 53066 for an Unspecified Conditional Use to allow for the operation of an agricultural equipment and automotive maintenance and repair facility from an existing building on the subject property. The subject property is described as follows: Certified Survey Map No. 869, Volume 5, Page 327, located in part of the SW ¼ of Section 3, T8N,R17E, Town of Oconomowoc, Waukesha County (Tax Key #OCOT0443994). More specifically, the subject property is located immediately to the east of N88W36880 Mapleton Road.

Chairman Robert Peregrine called the public hearing to order at 6:30 p.m. and asked if anyone present had questions or concerns regarding the agenda item.

Peggy Tilley of Waukesha County Department of Park and Land Use stated the petitioner is applying for an unspecified conditional use to allow for the operation of an agricultural equipment and automotive maintenance and repair facility from an existing building on the subject property. She also stated the property is zoned A-P which is Agricultural Land Preservation and the proposed use is A-2.

The Petitioner, Devin Anderson explained he specializes in the repair and maintenance of equipment and some of the common things he repairs are: fluid exchanges/changes, lubing and tune-ups as well as repairs to gear boxes, pumps, cylinders, engines, electrical repairs, transmissions, drivetrain, suspension, towing equipment & controllers, tires, emission systems and exhaust systems and his business hours are Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 2:00 p.m.

Chairman Peregrine asked if most of the cars on the property are ones that need to be worked on; Petitioner Anderson stated that he has three personal vehicles. Chairman Peregrine also asked if junk vehicles would be stored on the property; Petitioner Anderson stated that there would not be.

Peggy Tilley of Waukesha County stated that there is no bathroom in the building; the property would have to meet the building inspector's code. There is currently no site plan/plan of operation on file for the business. She also stated the DPW would not need any improvements. There also needs to be a current survey on file and the building has no floor drain.

Mary Jo Gromaski on Highway CW is in favor of the requests of the petitioner.

Terry Seaward lives across the street from the business and feels it is in the wrong location, it is a AG area, does not like the fact the shop was set up without getting

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approval, feels the business should be opened up in Ashippun and is not in favor of the business.

Darrel Anderson stated he is in favor of the business staying there; he said his son is trying to make an honest living, the building has been there since 1961 and he helps the community to maintain farm equipment.

Jerry Bower – lives ½ mile west of the property and he is ok and is in favor of the business.

Robert Cheska stated he has no problem with the business being there and he likes the idea that there is a business in the area that fixes skid loaders, trailers, tractors, etc.

Darryl Schultz is concerned with tow trucks in the area, the location and the property needs and address sign.

Petitioner Devon Anderson stated that there would be tow trucks, but no lights and most of the towing would be done by Bulldog and they are DOT regulated.

Administrator/Planner Herrmann stated/asked for direction from the Board. He also stated that Devon Anderson has some work to do on the business to bring it up to code and the petitioner is aware of the changes that need to be made. The commissioners discussed some concerns/questions and had them addressed by either the petitioner or Administrator/Planner Herrmann. The Commissioners agreed they are in favor of the petitioner's request and this line item would be on the August 3rd agenda.

Commissioner Peregrine closed the public hearing at 6:59 p.m.

8. Adjourn – Commissioner Husak made the motion to adjourn at 6:59 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer

With Assistance from:
Jeffrey C Herrmann
Administrator/Planner