

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

August 3, 2015

Chairman Robert Peregrine called the meeting to order at 7:05 after the public hearings ended. Commissioner's present included: Linda Bergman, Richard Garvey, Jan Husak and Cathie Balthazor. Others present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. Commissioner Kenneth Runyard and James Navin had excused absences. For additional attendees please see attached sign in sheet.

1. Approve Minutes for July 20, 2015 Town Plan Commission Meeting. – Commissioner Husak made the motion to approve the July 20, 2015 minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments. - None
3. Consider and Act on approval of Certified Survey Map for Kenneth and Evelyn Werra, N60W38446 Hawthorne Drive, (#OCOT0545027) – Commissioner Husak made the motion to approve the Certified Survey Map for Kenneth and Evelyn Werra, N60W38446 Hawthorne Drive per the recommendation of the Administrator/Planner's report dated July 29th, 2015. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on Site Plan/Plan of Operation for Katrin Witz, new operator of Oconomowoc Animal Hospital, N56W39325 Wisconsin Avenue, (#OCOT0552993001) – Administrator/Planner Herrmann stated the Animal Hospital will stay the same the only change is the ownership. Commissioner Balthazor questioned the petitioner if 7 full-time employees and 4 part-time employees were enough. The petitioner stated that eventually she would be hiring more personnel. Commissioner Husak stated to the petitioner now would be a time to change how many employees you need in the future because if you don't change it now and need more in the future, you will need to come back and appear in front of the board to make that change. The petitioner stated that she would like 12 full-time employees and 6 part-time employees. Commissioner Husak made the motion to approve the site plan/plan of operation for Katrin Witz, new operator of Oconomowoc Animal Hospital, N56W39325 Wisconsin Avenue with the change of going from seven (7) full-time employees to twelve (12) and four (4) part-time employees to six (6). Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act on 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. – After some discussion regarding this agenda item, the Plan Commission Board would like this line item to return on the next plan commission agenda.
6. Consider and Act on request from Joseph and Julie Reinders, Owners, and Paul Schultz, Applicant, for a variance from the Floor Area Ratio and Open Space requirements, as well as a Special Exception from the offset requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow replacement of a detached garage which was burned down with a new attached garage on Lot 44 Lake Park Heights and Lot 64 Lake Park Heights and part of a 20' right of way north of Lot 64 all located in part of the SE ¼ of Section 36, T8N, R17E, Town of Oconomowoc, at N48W34144 Jaeckles Dr. (Tax Key #OCOT0576097) – The petitioner stated the existing detached garage burned down and he would like to build a new attached garage that would be more conforming; they are proposing the new garage would not be any closer to the lot line than the existing one would be, however, the new garage would be slightly larger but that should not be detrimental to the area. Commissioner Husak made the motion to recommend approval to the Board of Adjustment for the for the variance request and special exception for Joseph and Julie Reinders, Owners, and Paul Schultz, applicant to replace the detached garage with a new attached garage at N48W34144 Jaeckles Drive. Commissioner Balthazor seconded the motion. Motion carried by unanimous voice vote.

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7. Consider and Act on request from Katherine Conley, owner, requesting variances from the Floor Area Ratio, Road, Shore, Conservancy and Floodplain Setback requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow the petitioner to construct a new residence with attached garage to replace the residence that was destroyed in a fire at Lot 6, 7, and 8, Block 15-O in the Corrected Plat of Oconomowoc Heights, Section A, located in part of the NE ¼ of Section 33, T8N, R17E, Town of Oconomowoc, at N52W37049 Washington Street (Tax Key #OCOT0561346) – The petitioner stated that the existing house would be demolished because the property was destroyed by fire; Currently a new dwelling is unbuildable with a variance because there's flood plain areas, the odd shape of the lot and setbacks would prohibit a building. The Oconomowoc River also abuts the property, which limits the space for a new building. Commissioner Husak made the motion to recommend approval to the Board of Adjustment for the variance request for Katherine Conley at N52W37049 Washington Street to construct a new residence with an attached garage to replace the residence that was destroyed in a fire. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
8. 6:30 p.m. – FIRST 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 request (SCU-0448H) of Rick Russart, W367S4780 State Road 67, Dousman, WI 53118 on behalf of the Okauchee Lions Club, P.O. Box 54, Okauchee, WI 53069 for a Conditional Use Permit to allow the installation of lights on both ball fields (Big Lions and Little Lions Field), dugouts on Big Lions field, install a scoreboard on Little Lions field and replace the scoreboard on Big Lions Field on the property described as follows: Part of the SE ¼ of Section 36, T8N, R17E, Town of Oconomowoc – more specifically the property is located at N49W34400 Wisconsin Avenue.

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

Jason Fruth of Waukesha County stated the Okauchee Lions Club is requesting a conditional use permit to allow the installation of lights on both ball fields, Big Lions and Little Lions Field, dugouts on Big Lions field, install a scoreboard on Little Lions field and replace the scoreboard on Big Lions Field on the property. He also stated that the petitioner did not give the exact hours of the lights; however, he stated the fields are screened properly and it doesn't see it disturbing the residential area.

Rick Russert, W367S4780 State Road 67, and also from Okauchee Lions Club, stated the lights would automatically go off at 10:00 p.m. and all lights would aim on the field and they would have six (6) nights of activity a week.

Cindy Russert, W367S4780 State Road 67, also from Okauchee Lions Club, stated she has a copy of signed petitioners from the area approving the request of the Lions Club and stated she would provide a copy of it to the Board.

Mike Higby, from Okauchee Lions Club, stated they would install the lighting that would be beneficial for the fields, but also would make sure there was complete harmony with the area residents.

Jeff Starr, from Pieper Electric, Inc. 5070 N. 35th Street, stated they will install the lights in compliance with the Town of Oconomowoc.

Gary Millpointer, W342N4839 Oak Lane, stated that he was not aware of any petition nor has he seen it from the area and is against the lights going onto the field.

Chairman Robert Peregrine then asked if there were any other questions or comments regarding the public hearing; Chairman Robert Peregrine then closed the public hearing at 6:43 p.m.

9. SECOND SPECIAL ORDER OF BUSINESS Joint Public Hearing by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use –

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Planning and Zoning Division to consider the rezoning request of the Waukesha County Department of Parks & Land Use (SZ-1459K, CZ-1459L) to consider the adoption of a new Town Zoning Map in order to comply with new State farmland preservation zoning laws.

Chairman Robert Peregrine called the public hearing to order at 6:44 p.m. and asked if anyone present had questions or concerning the public hearing.

Jason Fruth of Waukesha County stated the intent and purposes of the FLP Farmland Preservation District are to maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses, to maintain a viable agricultural base and associated agricultural supportive uses, to protect and preserve the rural landscape, to implement the provisions of the Waukesha County Farmland Preservation Plan, to comply with the provisions of the Wisconsin Farmland Preservation Law which permits eligible landowners to receive tax credits under section 71 of the Wisconsin State Statutes and to maintain a use that adds to the economic base of the County. He also stated that Administrator/Planner Jeffrey Herrmann gave him some minor corrections regarding the adoption of the zoning map and agrees with the corrections and will be working with Administrator/Planner Herrmann to get those corrections implemented into the report.

Chairman Robert Peregrine then asked if there were any other questions or comments regarding the public hearing; Chairman Robert Peregrine then closed the public hearing at 7:05 p.m.

10. Adjourn – Commissioner Husak made the motion to adjourn at 7:30 p.m. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted-
Lori Opitz, WCMC
Clerk/Treasurer