

# TOWN OF OCONOMOWOC

## PLAN COMMISSION MEETING MINUTES

Monday, April 4, 2016

Chairman Robert Peregrine called the meeting to order at 6:00 p.m. Commissioner's present included Richard Garvey, James Roche, James Navin and Linda Bergman. Commissioner Terry Largent, Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz had excused absence. Lynn Grosch, from the Town of Oconomowoc PD Department filled in as recording secretary. For additional attendees please see attached sign in sheet.

1. **Approve Minutes for March 21, 2016 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the March 21, 2016 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments:** - None
3. **Consider and Act on the rezoning request of Timothy and Azucena Murray, W381N8297 Rolling River Ct., Oconomowoc, WI to amend the District Zoning Map of the Waukesha County Zoning Code from the FLP Farmland Preservation District to the R-1 Residential District to allow the petitioner to create a three acre parcel for a future home site for property located in the NW ¼ of Section 18, T8N, R17E, Town of Oconomowoc. The property is located on the west side of Pennsylvania Street (Tax Key No. OCOT0501997001)** – The petitioner would like to rezone three (3) acres from the FLP District to the R-1 Residential District for the purpose of constructing a new single family home and the remainder of the property would still maintain the current FLP Farmland Preservation District and the FLC Farmland Conservancy District. Commissioner Navin made the motion to approve the rezoning request of Timothy and Azucena Murray to amend the District Zoning Map of the Waukesha County Zoning Code from the FLP Farmland Preservation District to the R-1 Residential District to allow the petitioner to create a three acre parcel for a future home site on the property located on Pennsylvania Street per the recommendation of the Administrator/Planner's report dated March 25, 2016. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on Certified Survey Map for Timothy and Azucena Murray, W381N8297 Rolling River Ct., Oconomowoc, WI for the property located in the NW ¼ of Section 18, T8N, R17E, Town of Oconomowoc on the west side of Pennsylvania Street (Tax Key #OCOT0501997001)** – Commissioner Navin made the motion to approve the Certified Survey Map for Timothy and Azucena Murray, W381N8297 Rolling River Court, for the property located on Pennsylvania Street per the recommendation of the Administrator/Planner's report dated March 25, 2016. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on request from Thomas Modl (owner) and Paul Schultz (agent) for a variance from the open space requirement and a special exception from the offset requirement of the Waukesha County Shoreland and Floodland Protection Ordinance to allow the petitioner to construct a new garage attached to the existing residence at Lot 5 Amended Plat of Oakdale located in part of the SE ¼ of Section 23, T8N, R17E, Town of Oconomowoc at N64W35035 Road J with frontage on Okauchee Lake (Tax Key #OCOT0524005)** – The petitioner was present and stated he is looking to construct a new garage that would be attached to the existing residence on the property. He also stated the

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new garage would be no closer to the lot line than the existing garage. Commissioner Navin made the motion to approve and recommend to Waukesha County Board of Adjustment the variance request of Thomas Modl (owner) and Paul Schultz (agent) to allow the petitioner to construct a new garage attached to the existing residence at N64W35035 Road J. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on request from Kenneth and Evelyn Werra (owners) for a variance from the floodplain and conservancy-wetland setback requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow the petitioner to construct a new single family residence with an attached garage, deck, and patio at Lot 6 Block 1, Lot 3 Block 2, and Lot 14 Block 2 Edgemoore Estates Subdivision and part of vacated Nokoma Drive located in part of the NE ¼ of Section 29, T8N, R17E, N60W38446 Hawthorne Dr. (Tax Key #'s OCOT0545027, OCOT0545006, and OCOT0545039)** – The petitioner was present and stated they would like to construct a new single family home with an attached garage, deck and patio on the property which would be 18-20 feet behind the adjacent properties and 25 feet behind the existing home. Commissioner Navin made the motion to approve and recommend to Waukesha County Board of Adjustment the variance request of Kenneth and Evelyn Werra (owners) to construct a new single family home with an attached garage, deck and patio at N60W38446 Hawthorne Drive. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on request from Bryan and Jessica Lehr (owners) for a variance from the road setback requirement of the Waukesha County Shoreland and Floodland Protection Ordinance to allow the petitioner to construct a new single family residence with an attached garage, deck, and patio at the S ½ of Lot 15, Okauchee Lake Park, located in part of the SE ¼ of Section 36, T8N, R17E, W342N5010 Road P, Town of Oconomowoc (Tax Key #OCOT0576032)** – The petitioner was present and stated they would like to construct a new single family home with an attached garage, deck and patio. They stated there is no other location on the property to place a home that would allow reasonable use of the property because of the steep hillside that pitches to the south and east of the property and there is also a low lying area located to the south of the property. Commissioner Navin made the motion to approve and recommend to Waukesha County Board of Adjustment the variance request of Bryan and Jessica Lehr (owners) to construct a new single family home with an attached garage, deck and patio at the S ½ of Lot 15, Okauchee Lake Park, located in part of the SE ¼ of Section 36, T8N, R17E, W342N5010 Road P. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on request from Fall Line LLC, Mike Herro (owner) and Shawn White, In Phase Electric, LLC. (operator) for a change in Site Plan/Plan of Operation to occupy Unit B for office and material storage at N58W39800 Industrial Road, Town of Oconomowoc (Tax Key #OCOT0551996)** – Mike Herro was present and stated In Phase Electric would like to have the Site Plan/Plan of operation changed to allow him to occupy Unit B at N58W39800 Industrial Road, for an office and material storage for his business. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation for Shawn White, In Phase Electric at N58W39800 Industrial Road. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

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9. **Adjourn**: - Commissioner Navin made the motion to adjourn at 6:24 p.m. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –

Lori Opitz, WCMC

Clerk/Treasurer