

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

May 18, 2016

Chairman Robert Peregrine called the Joint Public/Regular meeting to order at 6:00 p.m. Commissioner's present included James Navin, Linda Bergman, Terry Largent and Jim Roche. Also present was Administrator/Planner Jeffrey Herrmann. Commissioner Richard Garvey and Clerk/Treasurer Lori Opitz had excused absent. For additional attendees please see attached sign in sheet.

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 (CZ-1663B) of Irene Boschuetz to amend a condition of her previous rezoning approvals (CZ-1663 and CZ-1663A) to extend, or possibly eliminate the timeline to develop the property. The property is described as part of the NW ¼ of Section 20, T8N, R17E, Town of Oconomowoc; more specifically, the property is located South of S.T.H 67 and east of Pennsylvania Street.

Chairman Robert Peregrine opened up the public hearing at 6:00 p.m.

Rebekah Baum of Waukesha County stated the property was rezoned back in 2008 to R3-C1 and that the property tends to have water issues. She also stated the conditional use does have special exceptions due to the uniqueness of the property.

Chairman Robert Peregrine stated that the property does have serious water issues.

Donald Sebastian is currently under contract with Irene Boschuetz regarding purchasing the property; however, there are certain stipulations before the sale will go through. He stated that they are waiting on SEWRPC to do delineation of the property and that could possibly take up to a few months before that will happen and that is one of the stipulations of purchasing the property.

Commissioner Linda Bergmann asked for clarification about if the delineation does not change the petitioner is then asking for an extension; Administrator/Planner Jeffrey Herrmann said yes, but said that there are multiple channels it has to go through and we do have time regarding the extension.

Administrator/Planner Jeffrey Herrmann stated this will be on the June 6th agenda for the Board to take action.

Chairman Robert Peregrine then asked if there were any other comments; there was no comments and he then closed this public hearing at 6:12 p.m.

IMMEDIATELY FOLLOWING THE ABOVE PUBLIC HEARING, a second Joint Public Hearing will be held to consider the Conditional Use request (SCU-1619) of Robert Doll (owner) for land-altering activities associated with excavating the east side of his property and installing multiple retaining walls to convert a portion of the existing basement into a garage. A new walkway and front entry would be constructed. The

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property is described as Lot 62 in Lake Park Heights, being a part of the SE ¼ of the SE ¼ of Section 26, T8N, R17E, Town of Oconomowoc; more specifically, the property is located at W341N4803 E. Lindy Lane.

Chairman Robert Peregrine opened up this public hearing at 6:13 p.m.

Rebekah Baum of Waukesha County stated the owner would like to create a garage with the existing basement and is excavating the east side of the property and installing multiple retaining walls, a new walkway and front entry way. She stated he will need to get County approval for the retaining walls because they are within five (5) feet of the lot line and she stated she spoke with Sam Salzman and Mark and they both stated that there should not be any issues of drainage.

Robert Doll stated he is replacing the retaining walls on the South Side of the property and only replacing the current ones and this is being done because he has to hook up to the sewer.

Shelley Shanklin who lives right next to the property stated she has concerns with excavation, retaining walls, the grading, the street, storm water drainage and flooding, and public safety. She stated the road, Lindy Lane, has a blind spot and she is not in favor of this proposal.

Chairman Robert Peregrine asked if this area is in the sewer district.

Robert Doll stated the only reason he is doing this project is because the Town is forcing him to hook up to the sewer district but not Ms. Shanklin.

Administrator/Planner Herrmann stated that the Doll property has always been in the Town and the property should have been hooked up years ago when the sewer went in, however, the Shanklin property was annexed from Summit, and therefore, is not required to connect to the sewer at this time.

Chairman Robert Peregrine closed the public hearing at 6:34 p.m.

1. **Approve Minutes for May 2nd, 2016 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the May 2nd, 2016 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on request for Bryan & Jessica Lehr, W342 N5010 Road P, Okauchee, Wisconsin for retaining walls closer than five (5) feet to the property line.** – Petitioner was present to state they are putting up a retaining wall to allow for proper grading and water management. Commissioner Navin made the motion to approve the request of Bryan & Jessica Lehr, W342N5010 Road P, for a retaining wall

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closer than five (5) feet to the property line. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on the 2016 schedule of events for Barn at Trinity Peak located at N80W38761 McMahon Road, Oconomowoc, Wisconsin.** – Petitioner was present to receive approval of the schedule of events for Barn at Trinity Peak. Commissioner Navin made the motion to approve the 2016 schedule of events for Barn at Trinity Peak located at N580W38761 McMahon Road. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the 2016 schedule of events for Okauchee Lake Yacht Club/Okauchee Lake Sailing School.** – Commissioner Navin made the motion to approve the 2016 schedule of events for Okauchee Lake Yacht Club/Okauchee Lake Sailing School. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on proposed Cooler and freezer location for Bucky's Lakeside, N50 W35016 Wisconsin Avenue.** – Commissioner Navin made the motion to approve the location of the cooler and Freezer for Bucky's Lakeside, N50W35016 Wisconsin Avenue. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
7. **Adjourn.** – Commissioner Navin made the motion to adjourn at 7:00 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer

With Assistance of: Jeffrey Herrman – Administrator/Planner