

Monday, June 6th, 2016

Chairman Robert Peregrine called the Joint Public/Regular meeting to order at 6:37 p.m. Commissioner's present included James Navin, Richard Garvey, Linda Bergman, Terry Largent and Jim Roche. Also present was Administrator/Planner Jeffrey Herrmann. Clerk/Treasurer Lori Opitz had an excused absence. For additional attendees please see attached sign in sheet.

AGENDA

1. **Approve Minutes for May 18, 2016 Town Plan Commission Meeting.**
Commissioner Navin made the motion to approve the May 18, 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 (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.** – Petitioner was present and requested to amend a condition of her previous rezoning approvals. Administrator/Planner Herrmann stated that a time limit needed to be set as there has already been an extension of time. He recommended another 5 years. Commissioner Navin made the motion to recommend to the Town Board they approve the proposed amendment for Irene Boschuetz with condition #4 being amended to read as set forth in Administrator/Town Planner Herrmann's Memorandum dated May 31, 2016. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on 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 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.** – Petitioner was present and requested approval for a conditional use permit. Commissioner Garvey made the motion to recommend to Waukesha County Park and Land Use to approve the Conditional Use Permit to Robert Doll, W341 N4803 E. Lindy Lane with the conditions set forth in Administrator/Town Planner Herrmann's Memorandum date May 31, 2016, however, condition number 5 was changed from September 15, 2016 to October 15th, 2016. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the variance request from the road setback, offset, floodplain and conservancy setback requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow Jeffrey Ellis (Owner) and Paul Schultz (Agent) to construct a new detached garage on the property. More specifically, the subject property is located in part of the SE ¼ of Section 15, T8N, R17E, Town of Oconomowoc, at W362N7561 North Shore Drive with frontage on Ashippun Lake (Tax Key 0492967).** – Petitioner was present requesting a variance stating that there would be no impact on the wetlands. Commissioner Navin made the motion to recommend to Waukesha County Board of Adjustment to grant the variance to Jeffrey Ellis, W362 N7651 North Shore Drive to construct a new detached garage on

the property. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on the variance request from the offset, floodplain and shore setback requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow Dennis and Michelle Zagrodnik (Owner) and Siding Unlimited (Agent) to receive after the fact approval for a deck, patio, stairs and retaining walls on the property. More specifically, the property is Lot 4 Map of Shorewood, located in Section 25, T8N, R17E, Town of Oconomowoc, at W348N6065 California Avenue with frontage on Okauchee Lake (Tax Key 0530031).** – Petitioner was present along with Lou Davis, a representative from Siding Unlimited. Petitioner stated it was not his intention to apply for a variance after the fact. The representative from Siding Unlimited stated there was a misunderstanding between himself and Waukesha County. After discussion, it was determined by the Plan Commission that they could not make a recommendation to Waukesha County as they did not have all the facts. A motion was made by Commissioner Navin to not to make a recommendation to the Waukesha County Board of Adjustments for a variance to Dennis and Michelle Zagrodnik, W348 N6065 California Avenue as they did not have all of the facts. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

The Plan Commission regular agenda items were temporarily suspended at 7:06 p.m. in order for a Joint Public Hearing held by the Town of Oconomowoc and Waukesha County to consider the Conditional Use request of Jeffrey & Nicol Befus, 422 Sand Hill Lane, Dousman, Wisconsin for land altering activities associated with the construction of a new single family residence on property described as Lot 7, Block A, Okauchee Freihube Plat No. 2, being part of the NE ¼ of Section 35, T8N, R17E, Town of Oconomowoc at W352 N5218 Lake Drive. – Ben Greenberg from Waukesha County presented his report of the Condition Use request of Jeffrey and Nicol Befus. Erik Grosnick, W352 N5336 Lake Drive and a neighbor stated he had no issues with a conditional use permit being issued. The public hearing was closed at 7:12 p.m.

The Plan Commission agenda items were resumed at 7:12 p.m. as follows:

7. **Consider and Act on proposed land transfer from Josh Miller & Daniel Ribbens, N51 W34880 Wisconsin Avenue to Hans & Marijo Weissgerber, N51 W34910 Lake Drive, being a part of the SE ¼ of Section 36, T6N, R18E, Town of Oconomowoc.** – Nicole Miller, N51 W34880 Wisconsin Avenue explained the land transfer. Administrator/Planner Herrmann advised that this transfer would be acceptable if it was done with a Certified Survey Map. Commissioner Nevin made a motion to recommend to Waukesha County to approve the land transfer made by Certified Survey Map. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on Site Plan/Plan of Operation for Craig Benson (applicant), D/B/A Silgan Containers Manufacturing, W395N5701 Frontier Road and Radtke Herro Partnership, Mike Herro/David Radtke (Owners) to convert an existing 28 ft. x 46 ft. dock warehouse space into office space (Tax Key 0551975).** – Applicant Craig Benson advised the Plan Commission that Silgan Containers was in need of more office space. Commissioner Navin made a motion to approve the Site Plan/Plan of Operation for Craig Benson d/b/a Silgan Containers Manufacturing to convert an existing 28 ft. x 46 ft. dock warehouse space into office space. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
9. **Adjourn** – Commissioner Bergman made a motion to adjourn at 7:21 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted,
Lynn Grosch
Deputy Clerk/Treasurer