

# TOWN OF OCONOMOWOC SPECIAL PLAN COMMISSION MINUTES

August 29, 2016

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

**Public Hearing will be held by the Town of Oconomowoc Plan Commission on Monday, August 29, 2016, at 6:00 p.m. at the Town of Oconomowoc Town Hall located at W359N6812 Brown Street (C.T.H. P & C.T.H. K), Oconomowoc, Wisconsin, 53066, to consider the request of Libby Koszuta, W348N6061 California Avenue, Oconomowoc, WI 53066, for the construction of a 4' fence with an additional lattice top on property owned by Libby Koszuta, W348N6061 California Avenue, Oconomowoc, WI 53066. The fence is to be located on the south side of the property. The proposed fence does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 5 Map of Shorewood, being a part of the NW 1/4 of Section 25, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin.**

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Maureen & Joe representatives for Libby stated the petitioner is looking for 4 foot high fence with 2' lattice on top; it would be 75' from the lake and 114' from the road past the home; it would be similar to the neighbors and it would be a vinyl fence.

Chairman Peregrine stated he inspected the area and feels that the fence would be appropriate for the property and it would help with safety reasons.

Chairman Robert Peregrine asked if there were any other comments and none were made.

Chairman Robert Peregrine then closed the public hearing at 6:08 p.m.

1. **Approve Minutes for August 1, 2016 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the August 1<sup>st</sup>, 2016 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on Fence variance for the construction of a 4' fence with an additional lattice top on property owned by Libby Koszuta, W348N6061 California Avenue, Oconomowoc, WI 53066. The property is described as Lot 5 Map of Shorewood, being a part of the NW 1/4 of Section 25, T8N, R17E, Town of Oconomowoc.** – The petitioner's family member was present and stated the owner would like to construct the fence at about 4 feet high and the other 2 feet would be lattice and it would be tan/cream in color and her neighbor is in an agreement with the fence. Commissioner Bergman made the motion to approve the 6 foot fence for Libby Koszuta at W348N6061 California Avenue. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

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4. **Consider and Act on Hans Weissgerber's request to not have Certified Survey Map prepared for proposed land transfer from Josh Miller & Daniel Ribbens, N51 W34880 Wisconsin Avenue.** – Administrator/Planner Herrmann stated Hans Weissgerber is requesting not to have the certified survey map prepared for the land transfer from Josh Miller & Daniel Ribbens at N51W34880 Wisconsin Avenue, however he was not present for the meeting and Chairman Peregrine suggested denying the request. Commissioner Navin made the motion to deny the request. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on one (1) year Conditional Use review for Devon Anderson, N88 W36850 Mapleton Road to operate an auto repair business.** – The petitioner was present to go over everything with his conditional use for his auto repair business. The board was satisfied with his auto repair business and stated if any issues were to happen that his conditional use would be brought back to the plan commission to review again. Commissioner Navin made the motion to approve the one (1) year Conditional Use for Devon Anderson, N88W36850 Mapleton Road for his auto repair business. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on Conditional Use Request from Thomas & Linda Dumke, to operate an after-the-fact limited family business to allow the property owner to construct wood furniture in an existing accessory structure on Lot 9, North Pole Estates, located in part of the NE ¼ of Section 24, T8N, R17E, Town of Oconomowoc, W341 N6950 Northern Lights Drive (Tax Key #OCOT0525.060).** – The petitioner was present to explain they would like to operate a wood furniture making business in the expanded detached accessory building on the property. Commissioner Roche made the motion approve the conditional use request for Thomas & Linda Dumke to operator an after-the-face limited family business to construct wood furniture in an existing accessory structure at W341N6950 Northern Lights Drive per the recommendation of Administrator/Planner Herrmann's report dated August 23<sup>rd</sup>, 2016. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on request from Robert and Leah Damron on variance from the Waukesha County Shoreland and Floodland Protection Ordinance to allow the construction of a new single family home with attached garage and deck on Lot 9, Block 1, Edgemoore Estates, located in part of the NE ¼ of Section 29, T8N, R17E, Town of Oconomowoc, W348 N6112 Nokoma Drive (Tax Key #OCOT0545.010).** – Commissioner Bergman stated as the petitioners have not appeared before the commissioner's; the commissioners are unable to solicit information concerning their petition for a variance. Therefore the commissioners are unable to make any kind of recommendation. Commissioner Bergman made the motion to make no recommendations to Waukesha County Board of Adjustment. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on request from Kimball and Colleen Martin on variance from the Waukesha County Shoreland and Floodland Protection Ordinance to allow an after-the-fact permit to construct deck and associated stairway on part of Lot 39, Map of Point Comfort, located in part of the E ½ of Section 35 and the W ½ of Section 36, T8N, R17E, Town of Oconomowoc, N53 W34942 Road B (Tax Key #OCOT0569.053).** The petitioner was present to state the deck is built over the original asphalt walkway and the original retaining wall

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and feels the height of the walkway and the position of the retaining wall obstruct the pathway of the stairs and feels the stairs are needed for a second fire escape from the residence and this will help with meeting the building codes and fit well with the current structure. Commissioner Navin made the motion to recommend to Waukesha County Board of Adjustment approval to allow the after-the-fact Special Exception for the petitioner, Kimball and Colleen Martin, to construct a deck and associated staircase for the property located at N53W34942 Road B. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

9. **Consider and Act on request from Michael and Sharon Pilgrim on special exception from the Waukesha County Shoreland and Floodland Protection Ordinance to raise the roofline and remodel an existing boathouse on Lot 1, Tweedens Subdivision #2, located in part of the NE ¼ of Section 25, T8N, R17E, Town of Oconomowoc, N62 W34185 Bayview Road (Tax Key #OCOT0529.053).** – The petitioner was present to explain they would like to raise the roofline and remodel an existing boathouse on the property. Commissioner Navin made the motion to recommend to Waukesha County Board of Adjustment approval to allow the special exception to raise the roofline and remodel an existing boathouse on Lot 1, Tweeden Subdivision #2, located in part of the NE ¼ of Section 25, T8N, R17E, N62W34185 Bayview Road. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
10. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 6:58 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer