

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

October 3, 2016

Chairman Robert Peregrine called the Public 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/ was absent. For additional attendees please see attached sign in sheet

Adjourned Public Hearing will be held by the Town of Oconomowoc Plan Commission to consider the request of Lake Drive Water Utility, c/o Elite Properties – Sara Moker, W346 N5705 Lake Drive, Oconomowoc, WI 53066, for the construction of an 8' security fence. The fence is to be located around the entire property. Since the property is zoned Residential, the proposed fence does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Outlot 2 Westshore, being a part of the SW 1/4 of Section 25, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin

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Duane Schlomer, Lake Drive Water Utility District President, gave a presentation of the fence with showing shrubs around the fence and it would be 6' high and it would be black in color.

Chairman Peregrine read the petition that was handed in along with a letter from Lois Hernandez as well as an e-mail from Duane Schlomer to the Town of Oconomowoc.

Louis Hernandez, N55W34553 Road E, presented pictures of a fence.

Paul Haight, W346N5743 Lake Drive, stated he lives right next to the property and questioned why a barbed wire fence was needed and he is ok with the fence but would prefer it be lowered in height.

Peter Van Opens, N55W34486 Kosanke Road, feels the fence does not meet security standard and it won't stop criminal intent, the contamination of water won't be reduced, a rod iron fence is better and no trespassing signs should be installed.

Duane Schlomer, Lake Drive Water Utility District President, stated that a no trespassing sign and snowmobile sign will be installed.

Jean Zappa, Nickels Point Road, stated her concerns regarding kids climbing the fence once it was installed.

Dawn Korth, W346N5696 Lake Drive, stated 4' feet would serve the same result; the landscaping would interfere with the green space, shares a well with the neighbor and people are just simply against the fence.

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Jack Schmek, N58W34498 Road H, stated he would not like to see a fence around the pump station rather he would like to see landscaping around it first.

Leslie Heil, W346N5696 Lake Drive, stated the graffiti on the station is minor and the fence matters to them.

David Heil, W346N5696 Lake Drive, stated that most utility facilities do not have fences around them and there has been minor vandalism.

Marilee Hernandez, N55W34553 Road E, stated they are trying to be very good neighbors to the area but the fence issue is aggravating and fences do not belong in subdivisions and respectfully asks the Town to deny the fence because there is no hardship.

Phil Brummond, N59W34963 Lake Drive, stated he is responding to concerns, is attempting to secure the well and feels the Board is taking things very seriously.

Andrew Kubiak, stated he would like the fence covered up with landscaping if it is approved.

Dan Zappa, Nickels Point Road, stated the fence is a drastic measure

Ken Model, Nickels Point, stated he feels with the installation of the fence, the area would look industrial.

Chairman Peregrine stated the petitioner originally wanted a 9' fence with barb-wire but when there was an on-site meeting the new request changed to 6' high with barb-wire making it 7' high in total and it would be 20' from the lot and stated if the property is rezoned it is a matter of "right" and there would be no limit on height.

Leslie Heil, W346N5660 Lake Drive, stated her displeasure and said the fence is not what she wants in the neighborhood.

Ken Sematic, N52W35347 Lighthouse Lane, stated he is on the Bay Pointe Board and feel fear is not unfounded with the installation of the fence but the fence would be a deterrent along with no trespassing signs.

Chairman Peregrine closed the public hearing at 6:52 p.m.

1. **Approve Minutes for September 19, 2016 Town Plan Commission Meeting and September 27, 2016 Special Town Plan Commission Meeting.** – Commissioner Roche made the motion to approve the minutes for the September 19th and the September 27th meeting, however, with the correction of the September 19th minutes line item #3 the word "haring" be changed to "hearing". Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

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2. **Public Comments.** - None
3. **Consider and Act on Fence variance for the construction of an 8' security fence to be located around the entire property. Since the property is zoned Residential, the proposed fence does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Outlot 2 Westshore, being a part of the SW 1/4 of Section 25, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin.** – The Board went into considerable discussion regarding the fence issue and took into account the discussion during the public hearing while making the decision. The board agreed to deny the request and a roll call vote was taken. Commissioner Agnew; nay – Largent; nay – Navin; nay – Roche; nay – Garvey; nay – Bergman; nay and Chairman Peregrine; nay. Motion to approve failed 0-7. Motion carried by unanimous voice vote.
4. **Discussion on Conditional Use request of David and Stacy Vecellio, 6430 Bald Eagle Road, Mt. Pleasant, WI, for unspecified Conditional Use to allow for special events to be held in an existing barn on the property located at N88 W35490 Mapleton Road, located in the SE ¼ and the SW ¼ of Section 2, in the Town of Oconomowoc.** – After considerable discussion regarding this line item the Board agreed that this line item will be brought back on the October 17th, 2016 agenda with Administrator/Planner Herrmann preparing a report on his recommendations.
5. **Consider and Act on Variance/Special Exception request for Norman Greeb (Owner) and Kurt Banek (Petitioner) to raze an existing residence and detached garage and construct a new single-family residence, attached garage, decks and patio. The property is known as Lot 19, Okauchee Lake Park, part of the E ½ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N51 W34306 Park Bay Road. (Tax Key No. OCOT 0576.036)** – The petitioner was present and stated they would like to raze an existing residence and detached garage and construct a new single-family residence, attached garage, decks and patio on the property and was aware that they may be required to obtain a special exception from the minimum floor area requirement. Commissioner Roche made the motion to recommend to Waukesha County Board of Adjustment approval of the variance/special exception request for Norman Greeb (owner) and Kurt Banek (Petitioner) to raze an existing residence and garage and construct a new one. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on Special Exception request for Robert Zlotocha to increase the height of his existing garage. The property is known as part of Lot 5, Okauchee Plat No. 1, being a part of the SW ¼ of Section 25, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W347 N5866 Lake Drive. (Tax Key No. OCOT 0530.065)** – The petitioner was present and stated the existing garage is too low to accommodate the vehicles and the footprint of the existing garage would not change, the only change would be to increase the height of the garage by 18” and the garage will sit well back from the owners house as well as the neighbor’s and would not affect or impact the neighbor’s. Commissioner Navin made the motion to

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recommend to Waukesha Board of Adjustment approval of the special exception request for Robert Zlotocha to increase the height of his existing garage on the property located at W347N5866 Lake Drive. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

7. **Adjourn**. – Commissioner Roche made the motion to adjourn at 7:22 p.m. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer