

TOWN OF OCONOMOWOC PLAN COMMISSION MINUTES

October 17, 2016

Chairman Robert Peregrine called the meeting to order at 6:37 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 and Deputy Clerk/Treasurer Lynn Grosch. For additional attendees please see attached sign in sheet

1. **Approve Minutes for October 3, 2016 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the minutes for the October 3, 2016 minutes. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** – A person residing on Hwy CW in attendance at the meeting was upset that she had not been notified of tonight's meeting since they were notified of the public hearing that was previously held regarding a Conditional Use Permit for an existing barn on Hwy CW. Administrator/Planner Herrmann explained to her that notifications for public hearings are sent out by Waukesha County to all residences within 300 feet of the property that is the subject of the public hearing. He further stated that at the public hearing people are allowed to express their concerns about the proposal. He stated once the public hearing is closed, only the Plan Commission members are allowed to ask questions about the proposed Conditional Use/Plan of Operation. Once the Plan Commission has made their decision, they pass that onto Waukesha County and Waukesha County has the final say. He further stated that the agendas are posted in 5 various places throughout the Town of Oconomowoc and are also posted on the Town's website.
3. **Consider and Act on Conditional Use/Plan of Operation 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.** – The petitioners were present and stated they had no problems with the report. Administrator/Planner Herrmann stated that if the petitioners provide more than 15 parking spaces on site, they will have to provide improvements to Hwy CW providing turning lanes. If they have off-site parking and shuttle people in, they will not have to make improvements to Hwy CW. He further noted that this Condition Use/Plan of Operation is on a trial basis for one year. In November of 2017 it will be reviewed by the Plan Commission. After lengthy discussion, Motion by Commissioner Navin to approve the Conditional Use/Plan of Operation for David and Stacy Vecellio for the property on Mapleton Road for a one year period subject to the Planner's Report dated October 11, 2016. Motion seconded by Commissioner Bergman. Commissioner Agnew abstained. Motion carried.
4. **Consider and Act on Site Plan/Plan of Operation for Elite Hood Cleaning Co. to operate a cleaning service company that specializes in commercial kitchen hood**

cleaning services for restaurants. The property is part of the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N50 W34763 Wisconsin Avenue. (Tax Key No. OCOT 0575.976). – The petitioner was present and stated that they have been in business for 4 years and need to move to a bigger location and stated there will be no changes to the building except for the signage. He stated his work is done off-site and is conducted at restaurants/bar cleaning their kitchen hoods. He stated he had a copy of the Planner's Report and had no issues with it. Motion by Commissioner Navin to approve the Site Plan/Plan of Operation for Elite Hood Cleaning Co. on Wisconsin Avenue per the Planner's Report dated October 14, 2016. Motion seconded by Commissioner Roche. Motion carried by unanimous voice vote.

5. **Consider and Act on request of Paul & Maureen Soltwedel to construct a retaining Wall within five (5) feet of property line. The property is known as the westerly ½ of Lot 3, Map of Point Comfort Okauchee, being a part of the NE ¼ of Section 35, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W351 N5329 Road C. (Tax Key No. OCOT 0569.005)** – A representative for the petitioners from Siding Unlimited was present to speak. He stated it was a replacement of a concrete wall. Motion by Commissioner Navin to approve the reconstruction of the retaining wall within 5 feet of the property line for Paul & Maureen Soltwedel at W351 N5329 Road C. Motion seconded by Commissioner Bergman. Motion carried by unanimous voice vote.
6. **Consider and Act on making a recommendation to Waukesha County on potential violation of wood piles on property owned by Jeff Hoffman, N59 W39545 Laketon Avenue, Oconomowoc, Wisconsin.** – Commissioner Roche recused himself from this agenda item as he lives across the street from the property in question. Jeff Hoffman presented his case to the Plan Commission. He stated there is a dispute between himself and his neighbors. Mr. Hoffman stated that he has two wood piles that are within 20 feet of the property line that his neighbors do not like. He also stated that his neighbor's fence is in violation as it is too high and a building permit was never acquired. He was asked if the wood piles were in danger of falling over and he stated that he had braced them and it would be very hard to knock them over. He stated he does not want to be in violation of any ordinances and is willing to work with the Plan Commission on this. Motion by Commissioner Navin to recommend to Waukesha County that Mr. Hoffman be allowed to keep the wood piles provided he uses them up and keep all future piles 20 feet from the lot line Motion seconded by Commissioner Garvin. Commissioner Roche abstained. Motion carried by voice vote. Administrator/Planner Herrmann will advise the residents with the fence that is in violation that they must either lower, remove or apply for a variance for their fence.
7. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:15 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lynn Grosch
Deputy Clerk/Treasurer