

# TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

Monday, February 6, 2017

Chairman Robert Peregrine called the Joint Public/Special meeting to order at 6:30 p.m. Commissioner's present included James Navin, Richard Garvey, Linda Bergman, Terry Largent, and Pat Agnew. Jim Roche had an excuse absence. Also present was Administrator/Planner Jeffrey Herrmann and Deputy Clerk/Treasurer Lynn Grosch. For additional attendees please see attached sign in sheet.

**Joint Public Hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use at 6:30 p.m., at the Oconomowoc Town Hall, located at W359 N6812 Brown St., Oconomowoc, WI, 53066, to consider the Conditional Use Permit request (SCU-1625) of Jim and Lisa Winkler, W342 N4976 Oak Lane, Oconomowoc, WI. 53058, for land altering activities associated with the construction of a new single family residence with attached garage, pool, pool shed, sports court and retaining walls on two parcels proposed to be combined into one parcel. The properties are described as part of the SE ¼ of Section 36, in the Town of Oconomowoc and at W342 N4976 Oak Lane and W342 N4984 Oak Lane.**

Chairman Robert Peregrine called the public hearing to order at 6:30 p.m.

Ben Greenberg of Waukesha County Department of Parks Department explained the petitioners Jim and Lisa Winkler were asking for a conditional use to allow land altering activities in conjunction with the new residence, pool, pool shed, pool patio, sports court and retaining walls. Some of the activities require cuts of up to 9 feet in depth making a grading permit not possible to be approved administratively through a zoning permit and thus a conditional use permit is required.

Chairman Robert Peregrine then asked for public comments:

Craig Caliendo from Kingsway Homes, the builder for the petitioners spoke. He advised that they would be razing 4 structures and the project would require a great deal of grading. He briefly reviewed the petitioner's intent.

The designer from Kingsway Homes working with the Winkler's spoke. He spoke about the architecture of the project and how they wanted to create an entire design that would cause the least amount of land moving. He stated that the idea was to create an overall package that is conforming to the site as best as possible and also benefit everybody in general.

The petitioner, Lisa Winkler spoke stating that she and her family have enjoyed the lake for years and they have been working with Kingsway Homes for years to put this plan into place. Their sole purpose for purchasing the second property was to fit all the items they wanted on the properties without impeding on the neighbors.

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The owner of W342N4945 Oak Lane stated that they purchased their house approximately 7 years ago and it is located directly behind the Winkler's. He stated when they purchased the home the view of the lake was hidden by overgrown trees, weeds and grass on the easement. The Winkler's asked him if they minded if he removed the overgrown vegetation on the easement so they could have a view of the lake. The Winkler's have showed them their plans and they are in favor of it.

Kate Pyzyk of W342 N4955 Oak Lane stated that the Winkler's have been great neighbors and have shown her what they plan to do and she has no objection to what they plan to do.

Administrator/Planner Herrmann had a couple of questions. He asked if the driveway was going to run next to or in the easement. The representatives from Kingsway Homes stated that was where it was now and it would stay there. Administrator/Planner Herrmann stated that the Town wanted to get the sewer in at the end of the driveway before they put fresh asphalt on the driveway. Administrator/Planner Herrmann also inquired about the proposed 4 parking stalls next to the proposed tennis court. He asked if they were necessary as there are a lot of impervious surfaces and the Town and County try to eliminate impervious surfaces as much as possible. The representatives from Kingsway Homes stated they could do pavers that the grass can grow through. Administrator/Planner Herrmann stated his biggest concern was the large amount of excavating that would have to be done to build the pool. He said the steep slope raised some red flags.

Commissioner Bergman asked how tall the retaining walls were. She was informed that they are 3 feet high.

Commissioner Agnew asked if the pool would have a fence around it. He was advised that per ordinance there must be a fence.

Ben Greenberg spoke some more about the grading involved with the project. He stated they look at the areas where most of the cutting would be and in the current plan, the most extreme cutting would be for the pool. In the county's opinion there is significant grading and extreme areas of both cut and fill. He stated the county is struggling to support the project as different choices could have been made that would not be as intrusive to the land. The county and property owners have been communicating back and forth trying to come to a consensus on changes to the existing plans but have failed to come to an agreement. Based on everything stated the county recommends denial for the reasons stated.

The Commissioners will consider this issue at their next meeting and look at the property in the meantime.

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Gary Scherper of N49 W34291 Road P stated that his property is set at a lower grade and has a drainage problem. He stated that the Winkler's proposed project could improve drainage for him.

Chairman Robert Peregrine closed the public hearing at 7:16 p.m.

1. **Approve Minutes for January 16, 2017 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the minutes for the January 16, 2017 Town Plan Commission Meeting. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** – None
3. **Consider and Act on request of Devon Anderson to illuminate the existing sign for the previously approved Auto Repair business on property described as Certified Survey Map No. 869, located in the part of the SW ¼ of Section 3, in the Town of Oconomowoc. More specifically, the property is located at N88 W36704 Mapleton Road.** – Mr. Anderson stated that he would like to install a 30 watt LED light to each side of his existing sign. The lights would point upwards toward the sign and he would be willing to install a timer so that the lights could be turned off at approximately 10:00 p.m. Motion by Commissioner Navin to allow Devon Anderson to illuminate the existing sign with a 30 watt LED light on each side of the sign provided each light faced upwards towards the sign. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
4. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:21 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted – Lynn Grosch, Deputy Clerk/Treasurer