

TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES

Monday, February 20, 2017

Chairman Robert Peregrine called the Joint Public/Special meeting to order at 6:00 p.m. Commissioner's present included James Roche, James Navin, Linda Bergman, Terry Largent, Pat Agnew and Richard Garvey arrived late. Also present were 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 - Planning and Zoning Division, on Monday, February 20, at 6:00 p.m. at the Oconomowoc Town Hall, located at W359 N6812 Brown St., Oconomowoc, WI, 53066, to consider the rezoning request (File No. CZ-1845) of Adam and Karrie Knaack, 1351 Colonial Dr., Watertown, WI 53098, to amend the District Zoning Map of the Waukesha County Zoning Code from the FLP Farmland Preservation District to the R-1 Residential District to allow the petitioner to create a three acre parcel for a future home site on property owned by the Leroy T. and Hazel M. Runt Revocable Trust, located in the E ½ of Section 11, T8N, R17E, Town of Oconomowoc. The property is located on the west side of Norwegian Road and south of C.T.H. "CW". (Tax Key No. OCOT 0476.996).

Chairman Peregrine called the public hearing to order at 6:00 p.m.

Rebekah Baum of Waukesha County Department of Parks and Land Use-Planning and Zoning Division was present and presented the information to the Commissioners. She explained that the property is currently zoned as Farmland Preservation, is currently being farmed and is just over 62 acres. She stated the petitioners are requesting to split off 3 acres and have it rezoned to R-1 residential in order to build a single family residence. The Farmland Preservation provisions do allow for this provided that a 35 acre density is being met which this property meets. The Farmland Preservation provisions also require that the property be rezoned as R-1 with a maximum lot size of 3 acres. The proposed parcel does meet the lot size and width requirements of the Farmland Preservation provisions and also meets all the site requirements. The current accessory structures will be incorporated into the proposed parcel. The Town Plan Commission and Waukesha County Parks and Planning must establish a maximum accessory building footprint for parcels that go through this process.

The Petitioners were present and had nothing to add.

Administrator/Planner Herrmann asked if soil borings where the house is going to be built had been done yet. The petitioners stated they had not. They were advised those soil borings must be done before the CSM is recorded.

Chairman Peregrine closed the public hearing at 6:09 p.m.

Approve Minutes for February 6, 2017 Town Plan Commission Meeting. – Motion by Commissioner Navin, seconded by Commissioner Bergman to approve the minutes of the February 6, 2017 Town Plan Commission Meeting as presented. Motion carried by unanimous voice vote.

Public Comments. – None

Consider and Act on Conditional Use request 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 Peregrine apologized to the Winklers for the indications that Ben Greenberg from Waukesha County had made at the public hearing stating that this matter had been decided. Chairman Peregrine stated the comments were inappropriate as the Plan Commission had not made a decision and the activity that went on in Waukesha County was preliminary based on their submission. Chairman Peregrine also stated that it appeared that the property owners and their designers had not thoroughly studied the shoreland and floodland protection ordinance in the county's comprehensive plan based on what they had proposed.

Craig Caliendo from Kingsway Homes stated that they had calculated the amount of earth moving as requested at the last meeting and had provided that information to Jeff Herrmann. He stated that Jeff had suggested that they consider raising the pool to 887 feet to reduce the amount of cubic yards to be moved. Chairman Peregrine stated that based on his observations of the property, he is recommending to the Commission that the pool be raised to 888 feet which would in effect eliminate 4 feet of earth moving. He stated that would maintain more of the natural slope of the hill and would cut the amount of earth moving almost in half from the original submission. Vaclav Homolka from Kingsway Homes stated that he had been requested to prepare plans raising the pool to 887 which was what the plans he had with him were based on. Chairman Peregrine also stated that he was not sure how they were going to keep the drainage out of the lake but that would have to be taken care of.

Chairman Peregrine recommended to approve the raising of the pool to 888 feet and permit earth altering events to accommodate the placement of the pool at the 888 level and if this change and the location of the elevation of the pool eliminates the need for the Conditional Use Permit in the opinion of Waukesha County Park and Planning so be it, otherwise we would approve the Conditional Use Permit and the earth altering by placing the pool at the 888 level.

Administrator/Planner Jeff Herrmann stated if the Commission so approves as recommended he would like to put two conditions into place. One that the Plan Commission receive a revised plan and also get an Erosion Control Permit from Waukesha County. Motion by James Navin, seconded by Linda Bergman to approve the raising of the pool to 888 feet and permit earth altering events to accommodate the placement of the pool at the 888 level and if this change and the location of the elevation of the pool eliminates the need for the Conditional Use Permit in the opinion of Waukesha County Park and Planning so be it, otherwise we would approve the Conditional Use Permit and the earth altering by placing the pool at the 888 level and once we received a revised plan and also get an Erosion Control Permit from Waukesha County. Motion carried by unanimous voice vote.

Consider and Act on request of Evan McCarthy to have more than two (2) accessory buildings on his property after he removes an existing boathouse and builds a new boathouse on the property described as Lot 15 Bauer's Bay, located in part of the NE ¼ of Section 26, in the Town of Oconomowoc. More specifically, the property is located at N60 W35144 Lake Drive.

– Lou Davis from Siding Unlimited stated that there were already more than two accessory buildings on the property and the owner wanted permission to build a new boathouse with a deck on top of it after he removes an existing boathouse. The lot was originally two lots that were combined into one which was the reason that there were more than two accessory buildings now. After looking at the pictures of the accessory buildings, motion by Commissioner Navin, seconded by Commissioner Roche to approve more than two accessory buildings on the property at N60 W35144 Lake Drive. Motion carried by unanimous voice vote.

Adjourn. – Motion by Commission Bergman, seconded by Commissioner Roche to adjourn at 6:25 p.m. Motion carried by unanimous voice vote.

Respectfully submitted,

Lynn Grosch
Deputy Clerk/Treasurer