

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

Monday, May 15, 2017

Chairman Robert Peregrine called the meeting to order at 6:30 p.m. Commissioner's present included James Navin, Richard Garvey, Linda Bergman, Jim Roche, Terry Largent and Pat Agnew. Also in attendance were Administrator/Planner Jeffrey Herrmann, Police Chief James Wallis and Clerk/Treasurer Lori Opitz. For additional attendees see sign-in sheet.

1. **Approve Minutes for May 1, 2017 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the May 1, 2017 minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** –

Thomas Godar, from Okauchee Lake Management, spoke on their behalf and stated they had a meeting the other night and they oppose approval of Foolery's sale of gas at this time because of the concern of congestion and safety in the area and not to act on it until the safety is assured.

Mike Johnson, N53W34176 Road Q, opposes the live music at Goodfella's Hideaway and stated the music was really loud last year and was unable to enjoy quiet time outside of his house because of it.
3. **Consider and Act on the Conditional Use request (SCU-1048D) of Janis Kengis Irrevocable Trust 2012 (Owner) and Anthony Foss (Operator), for an amendment to the existing Conditional Use to operate a Marina including the sale of gasoline for boats and other water craft. The property is located near the intersection of W. Lake Drive and Road B, in part of the E ½ of Section 35 and part of the W ½ of Section 36, T8N, R17E, Town of Oconomowoc.** – Chairman Robert Peregrine stated there was public hearing on this item a few weeks ago and residents spoke in favor of the request and some spoke with concerns on the location of where the gasoline would be dispensed. He also stated a red line shall be painted in the parking lot designating the "No Smoking Area" and the line shall extend out a minimum of 25 feet radius from the edge of the tank. The Board continued to discuss that an attendant shall be on duty whenever the station is open for business and there primary function will be to supervise, observe and control the dispensing of the fuel. Commissioner Navin made the motion to approve the Conditional Use request of Janis Kengis Irrevocable Trust (Owner) and Anthony Foss (operator) for an amendment to the existing conditional use to operate a marina including the sale of gasoline for boats and other water craft per Administrator/Planner Herrmann's memorandum dated May 15, 2017. Commissioner Garvey seconded the motion. The motion carried with a 6 to 1 vote with Commissioner Roche opposing.
4. **Consider and Act on the Site Plan/Plan of Operation Amendment for Goodfellas Hideaway to amend the current Plan of Operation to allow live music outside on the patio. The subject property is known as part of Lots 4, 5, and 6 of Wegner Park Subdivision, being a part of the NW ¼ of Section 36. More specifically, the property is located at N55 W34657 Road E (OCOT 0574.043).** – Chairman Robert Peregrine stated this line item was on the agenda the last time and no action was taken because the petitioners were not present, however he did state that he allowed people to speak at the previous meeting and some of them were in favor of it and some were against it because of the noise. Chairman Peregrine asked Chief Wallis and Administrator/Planner Herrmann if they had received complaints. Administrator/Planner Herrmann stated he did not receive anything and Chief Wallis stated he only received one complaint and it was when they were holding a special event but knew of nothing else. The petitioner was present and stated that there was a room full of people here to support having the music play while they are sitting outside enjoying the atmosphere and the reason he is doing this is for the people in the room. Commissioner Roche made the motion to recommend to

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

Waukesha County Plan Commission approval of the Site Plan/Plan of Operation Amendment for Goodfellas Hideaway to amend the current plan of operation to allow live music outside on the patio per the recommendation of Administrator/Planner Herrmann's memorandum dated April 26, 2017. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on Site Plan/Plan of Operation request of Kevin Kleczka, d/b/a Sam's Spiked Bar and Grill, N49 W34630 Wisconsin Avenue, Okauchee, Wisconsin, to operate Sports Bar and Restaurant. The property is described as part of the SW ¼ of Section 36. More specifically, the property is located at N49 W34630 Wisconsin Avenue (OCOT 0575.956).** – The petitioner was present and stated they would like to continue to operate as a restaurant and tavern with activities which will include volleyball, dodgeball, live music and other special events. Food will include sandwiches, appetizers, fish along with beer and liquor. They also stated that they would like to operate as Sam's Overboard and NOT Sam's Spiked Bar and Grill. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation of request of Kevin Kleczka, d/b/a Sam's Overboard, N49W34630 Wisconsin Avenue to operate a Sports Bar and Restaurant per the recommendations of Administrator/Planner Herrmann's report dated May 10, 2017. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on Site Plan/Plan of Operation request of Thomas Pirelli, d/b/a Tip Top Roofing, N51 W34854 Wisconsin Avenue, Okauchee, Wisconsin, to operate Office space for a roofing and Gutter Business. The property is described as part of the NW ¼ and SW ¼ of Section 36. More specifically, the property is located at N51 W34844 Wisconsin Avenue (OCOT 0574.101, OCOT 0574.102, OCOT 0574.103, OCOT 0574.104, OCOT 0574.105).** – The petitioner was not present for the meeting due to being called out of Town, however, the Board decided to take action on this item. Administrator/Planner Herrmann stated the petitioner is proposing to utilize approximately 817 square feet of the building (formerly occupied by Wing Tai's take out restaurant) to operate an office for the petitioner's roofing and contracting business. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation request of Thomas Pirielli, d/b/a Tip Top Roofing, N51W34854 Wisconsin Avenue to operate office space for a roofing and gutter business per the recommendation of Administrator/Planner Herrmann's report dated May 10, 2017. Commissioner Bergmann seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on Certified Survey Map for Robert & Elizabeth Marsh Living Trust, N52 W37206 Juneau Avenue, Oconomowoc, Wisconsin to create two (2) lots. The property is described as being all of Lots 16, 17, 18, and 19, Block 14-N of the corrected Plat of Oconomowoc Heights, Section A, being a part of the SE ¼ of the NE ¼ of Section 33, T8N, R17E, in the Town of Oconomowoc. More specifically, the property is located at N52 W37206 Juneau Avenue (Tax Key No. OCOT 0561.336 and OCOT 0561.337).** - The petitioner was present stated they are proposing to adjust the lot line so the entire house is on one parcel of land and the other parcel consisting of a small shed and a pool structure, however, they stated the pool would be coming down. Commissioner Navin made the motion to approve the Certified Survey Map for Robert & Elizabeth Marsh Living Trust, N52W37206 Juneau Avenue per the recommendation of Administrator/Planner Herrmann's report dated May 10, 2017. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on the 2017 Okauchee Lake Yacht Club (OLYC) and Okauchee Lake Sailing School (OLSS) Social and Event Schedules. The property is described as Lot 1, Certified Survey Map 10322 and part of the NE ¼ of Section 25, and Part of the NW ¼ of Section 30, T8N, R17E, in the Town of Oconomowoc. More specifically, the property is located at W340 N6338 Breezy Point Road (Tax Key No. OCOT 0529.020.003).** – Tim Kay was present for Okauchee Lake Yacht Club to go

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

Over the schedule of the Yacht Club, social events of the Yacht Club and sailing school for 2017. He also provided a copy of the certificate of liability insurance for the club as well. Commissioner Navin made the motion to approve the 2017 Okauchee Lake Yacht Club and Okauchee Lake Sailing School Social and Event Schedules located at W340N6338 Breezy Point Road. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

9. **Consider and Act on retaining wall within five (5) of property line for Steven & Anne Nichols, N51 W34310 Park Bay Road, Okauchee, Wisconsin (Tax Key No. OCOT 0576.037)**. – The petitioner was present to ask for approval to replace the east retaining wall (after the fact). They also brought in pictures to show the new retaining wall. Commissioner Navin made the motion to approve the after the fact retaining wall within five (5) feet of the property line for Steven & Anne Nichols at N51W34310 Park Bay Road. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
10. **Adjourn**. – Commissioner Roche made the motion to adjourn at 7:17 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer