

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

August 21, 2017

Public hearing to consider the Conditional Use Permit request (SCU-1640) of the **Derald, Dean & Betty Underberg Revocable Trust (owners), c/o Cheryl Snyder, S33W35676 Meadow Trail, Dousman, Wi 53118 and David Nosek and Mark Neumann (applicants) W358N4959 Harbor Ct, Oconomowoc, Wi 53066**, for a conditional use to raze the existing structures and allow a planned unit development (PUD) for the construction of three (3) residential units on the subject property; specifically Lot 5, Okauchee Freihube Plat, located in part of the NE ¼ of Section 35 and part of the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property currently has multiple addresses and is located at N55W34911, N55W34913 and N55W34915 Lake Drive.

Chairman Robert Peregrine called the Public meeting to order at 6:43 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 Clerk/Treasurer Lori Opitz. For additional attendees please see attached sign in sheet

Chairman Robert Peregrine opened up the hearing for Comments

Rebekah Leto of Waukesha County Department of Parks and Land Use stated this property is located on SW section of Okauchee Lake and has 170 feet of frontage and currently is zoned R3. She stated the property currently has 3 buildings and 5 dwellings, which one of them is currently on the lot line. The owners are proposing three condo units and they can do this and no variance is needed, a common boat house is being proposed and with the property being on 2.5 acres, they are meeting the requirements for the units. Wetland delineation has been done and they are also proposing to have 3 piers, which they can have, but they would have to check with the DNR for the proper placement of them.

Mark Neumann, W358N4959 Harbor Court (applicant) presented a picture to the Board to show what the units would look like and stated right now they are proposing to have all the units attached, but would prefer to have individual units.

David Nosek, W358N4959 Harbor Court (applicant) stated the site plan will stay the same regardless if the units are connected or not and the units will have a common well and a shared septic and consist of three bedrooms and three baths.

John Moore, N55W34835 Lake Drive, wanted to know what the square footage would be for each unit.

Rebekah Leto of Waukesha County stated it would be about 1,800 square feet of living space

Mark Weimser wanted to know what the determining factor would be regarding if the units would be separate or attached.

Mark Neumann stated whatever they are allowed to do will be the determining factor if the units will be attached or not.

Jennifer Linstad, Lake Drive, wanted to know where the exact placement would be for each condo

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Chairman Robert Peregrine closed the hearing at 6:57 p.m.

1. **Approve Minutes for August 7, 2017 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the minutes from the August 7th, 2017 meeting as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the request of 4140 Beach Road LLC (owner), Julie Natlizio (applicant) at N65W34753 Road J, Oconomowoc, Wisconsin to install a proposed fence along the west of the property line that will encroach into the area of the protective environmental corridor. Specifically located on Lot 14, located in part of the SW ¼ of Section 24, T8N, R17E, Town of Oconomowoc. (OCOT052702300).** – Clerk/Treasurer Opitz was notified a day after the meeting that it is actually Lot 1 and not Lot 14 as it states on the agenda/minutes and the address on the application is actually the neighbors not the applicant and would like to put that in the minutes to reflect this change. Commissioner Navin made the motion to approve the request of 4140 Beach Road LLC (owner), Julie Natlizio (applicant) at N65W34753 Road J to install a fence along the west of the property line that will encroach into the area of the protective environmental corridor. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the request of Hallet Veterinary Clinic, W359 N5744 Brown Street, Oconomowoc, Wisconsin to expand the Parking Lot by adding two (2) stalls and relocating the existing sign. The property is described as Lot 2 CSM 4888, SW ¼ of Section 26, T8N, R17E, Town of Oconomowoc. (OCOT 0535.995.005).** – The petitioner was present to state they would like to expand the existing parking lot by two spaces and relocate the existing sign further north. Administrator/Planner Herrmann stated he does not see an issue with the expanding the parking lot but would like to see and know where the existing sign would be relocated too because it was not with the packet that was submitted. Commissioner Garvey made the motion to approve the request of Hallet Veterinary Clinic, W359N5744 Brown Street to expand the parking lot by adding two stalls and asked the petitioner to supply the information the Administrator/Planner is requesting regarding the sign. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the request of Joan Halquist, 36645 Armour Road, Oconomowoc, Wisconsin to construct a new accessory building and remove an existing accessory building without the presence of a principal structure. The property is described as part of the NW ¼ of Section 9, T8N, R17E, Town of Oconomowoc and at W379 N8504 Mill Street. (OCOT 0466.997.007).** – The petitioner was not present for the Board to act on this line item and asked Administrator/Planner Herrmann to have this item appear on the next agenda.
6. **Adjourn.** – Commissioner Roche made the motion to adjourn at 7:05 p.m. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer