

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**Monday, March 18, 2019  
6:30 p.m.**

Chairman Robert Peregrine called the meeting to order at 6:29 p.m. Commissioner's present included James Navin, Linda Bergman, Richard Garvey, Jim Roche, Pat Agnew and Terry Largent. Also in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign-in sheet.

**Joint Public Hearing between the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha County to consider the rezoning request (File no. RZ34) of Chad & Alissa Rosenow (owner), N67W36785 County Road K, Oconomowoc, WI 53066 for property owned by Rosenow Family Limited Partnership, 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 and approximately 2-acre parcel for a future home site. The property is located in part of the NW ¼ and SW of Section 15, T8N, R17E, Town of Oconomowoc. More specifically, the property is located on the west side of McMahan Road, across from Lake Side Heights Subdivision (Tax Key OCOT 0491.999).**

Chairman Robert Peregrine opened the public hearing at 6:30 p.m.

Rebekah Leto of Waukesha County stated the property is currently zoned Farmland Preservation and has 150 acres to it. The owners are looking to split 2 acres off the northern portion of the property and rezone it to R-1. She also stated the owners will have to rezone the property, do a new certified survey map and apply for a remnant parcel waiver. The current CSM does not show the remnant parcel and that is why a CSM would need to be done. Finally, she stated the area in question is away from prime soils, it's a logical site and the owners will be able to have two additional density rights.

Jeff Herrmann, Administrator/Planner questioned the size of the remnant parcel and it will be combined with the adjacent parcel.

Rebekah Leto of Waukesha County stated it will most likely be combined with the adjacent parcel and that can be done with a quick claim deed to combine the two.

The property owner, Mr. Rosenow, did not have anything else new to add and stated that Rebekah summed everything up with her explanation and that he is just trying to let his oldest son build a house on the property.

Chairman Robert Peregrine closed the public hearing at 6:33 p.m.

**Joint Public Hearing between the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha County to consider the Conditional Use request (CU21) of Tim Knepprath (owner), N59W34920 Lake Drive, Oconomowoc, WI 53066, representing Gerald R. and Margaret Knepprath Revocable Living Trust, 1075 Creekside Drive #108, Oconomowoc, WI 53066, for land altering activities associated with the construction of a new residence, attached garage and deck. The subject property is located in part of the SE ¼ of Section 15, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W362N7529 North Shore Drive, Oconomowoc, WI 53066. (Tax Key OCOT 492.970).**

Chairman Robert Peregrine opened the public hearing at 6:34 p.m.

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

Rebekah Leto of Waukesha County stated the applicant applied for a zoning permit for the property and it is located on the East side of Ashippun Lake. Currently there is a garage on the property and the applicant is looking to remove it for the construction of the new home and variances will be required and the parcel is flat, however, 7 feet of fill will be needed on the roadside to construct the ditch to the north of the property to allow flow to the lake. She also stated the property to the South has a 4 foot retaining wall and the applicant is proposing to put a retaining too and that would create a valley between the properties and it might be unattractive and the applicant's retaining wall would be longer and she is hoping that different options could be explored.

Jeff Herrmann, Administrator/Planner stated since the septic is underneath the driveway, is the applicant looking at replacing the system.

Tim Knepprath, representing the applicants, stated the property is on North Shore Drive and it is 2 acres of land and the applicants are looking to build a ranch into the hill and the lower level would be exposed and used for as entertaining level and to have easy access to the lake.

John Corning, W362N7519 North Shore Drive, agrees with what the owners want to do with the property and the house they want to build, but did not know there was going to be a valley between his property and the applicants with the two retaining walls and is willing to get rid of his wall and blend the properties together to make it look natural but just asks that is possible to have a "swell" for the purpose of allowing the water to follow down to the lake better.

Joe Frigerio, W362N7579 North Shore Drive, stated he lives at the bottom of the hill and is in agreement with the proposed idea, but his concern is the water issue because the property to the North of his, their water flows on his property and he would hope with the construction of this new house that he will not have the same issues with water on his property.

Rebekah Leto of Waukesha County stated if approval is recommended to the County Plan Commission Board they will put in there a storm water control as a condition as well as an erosion control because a lot of fill is going to be needed for such a small lot/area on where the construction is going to happen and if there is a strong storm, that will not hold. She also stated the suggestion of remove both retaining walls is an excellent idea and a good starting point.

Chairman Robert Peregrine closed the public hearing at 6:56 p.m.

**Public Hearing to consider the request of Danya Feige, W378N5761 Farmwood Heights, Oconomowoc, for a hobby kennel license to have more than two dogs. The property is described as Lot 7, Block C Revised Plat of Shorewood Terrace, located in the SW ¼ of Section 28, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin (Tax Key No. OCOT 0543.017).**

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

Danya Feige, W378N5761 Farmwood Heights, the applicant, stated she currently has two dogs and is looking at expanding her family with at least one more if not two dogs. She stated her property has a fenced in yard and the one dog does wear a bark collar while being outside.

Jeff Herrmann, Administrator/Planner read the following to the Commissioners that are currently being used in the Town of Genesee as an outline for hobby kennels there and if the Board agreed to this, he would outline the following in the approval letter if the Board would approve the hobby kennel license:

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

1. Subject to the applicant obtaining all appropriate licenses from the Town prior to housing more than two dogs at the property.
2. Subject to the applicant paying all required fees to the Town prior to housing more than two dogs on the property.
3. Subject to the applicant providing to the Town, proof of all required vaccinations prior to housing more than two dogs on the property.
4. Subject to the Town being granted by applicant, the right to inspect the exterior premises at any reasonable time for any proper purpose related to the hobby kennel approval, and application for and receipt of a hobby kennel approval shall be deemed to so authorize the Town to inspect as described herein.
5. Subject to the Town Plan Commission reserving the right to rescind its approval of the hobby kennel based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the applicant is given an opportunity to be heard on the matter, and if so rescinded the applicant shall immediately be subject to the Waukesha County Zoning code requirements regarding the number of dogs on the property, as though there were no hobby kennel authorization granted.
6. Subject to the hobby kennel and dogs on the property not being used for commercial purpose in any manner, as operation of a commercial kennel requires approval of a conditional use permit by the Town and Waukesha County pursuant to the Waukesha County Zoning Code.
7. Subject to the hobby kennel use being accessory to the principle use of the property.
8. Subject to the maximum number of dogs allowed under a Hobby Kennel Permit being four with Town Planner approval of each new dog.
9. Subject to no more than two litters of puppies being born on the property per year, and any such dogs being sold or otherwise removed from the property within six months of their birth.

Commissioner Roche asked the applicant a few questions regarding the property and the possible breed of dogs they are looking at getting if approved.

Chairman Robert Peregrine asked Administrator/Planner Herrmann if the Board does approve the license that they would like to see what is used in Genesee be implemented in his approval letter.

Commissioner Peregrine closed the public hearing at 6:59 p.m.

1. **Approve Minutes for February 18, 2019 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the minutes from the February 18, 2019 meeting as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on request of Danya Feige, W378N5761 Farmwood Heights, Oconomowoc, for a hobby kennel license to have more than two dogs. The property is described as Lot 7, Block C Revised Plat of Shorewood Terrace, located in the SW ¼ of Section 28, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin (Tax Key No. OCOT 0543.017)** – Commissioner Garvey made the motion to approve the request of Danya Feige, W378N5761 Farmwood Heights for a hobby kennel license to have more than two dogs but no more than four and to implement the wording that was described by Administrator/Planner Herrmann spoke about in the approval letter. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

- 4. Consider and Act on Site Plan/Plan of Operation request of Prestigeww LLC, James Cadd, d/b/a “Bayside Okauchee”, 924 E. Juneau Avenue, Milwaukee, Wisconsin to operate a tavern and restaurant. The property is described as Lot 43, 44 & 45, being a part of the E 1/2 of Section 35 & PT SW ¼ Sec 36, in the Town of Oconomowoc. More specifically, the property is located at N50W35016 Wisconsin Avenue (Tax Key No. OCOT 0569.145).**

Administrator/Planner Herrmann stated the applicant was here for a different meeting last year to get his approval and it was, however, since time has lapsed, the County has rejected his site plan and he is needed to reappear for another approval. He also stated the only thing that had changed since the last time is that they are going to operate under a different name for the business than what was previously stated. The applicant was present and stated he agreed with what Administrator/Planner Herrmann explained regarding his site plan. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation request of Prestigeww LLC, James Cadd, d/b/a Bayside Okauchee to operate a tavern and restaurant per Administrator/Planner Herrmann’s report dated March 12<sup>th</sup>, 2019. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.

- 5. Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:12 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer