

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**Monday, June 3, 2019**

Chairman Robert Peregrine called the meeting to order at 6:28 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, 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 request (CU25) of Chris Kappl (owner), 2275 Still Point Circle, Brookfield, WI 53045, for land altering activities associated with the construction of a new residence, attached garage, deck/patio, in-ground swimming pool, pool house, and series of retaining walls. The subject property is known as Lot 1 of Certified Survey Map No. 9611, located in part of the SE ¼ of Section 24, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W344N6569 Jorgenson Way, Oconomowoc, WI 53066 (Tax Key No. OCOT 0528.994.009).**

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

Rebekah Leto from Waukesha County Park and Planning stated the property is 2 acres and has 220 feet of frontage on Okauchee Lake. The County received an anonymous complaint in 2018 regarding all of the trees that were removed from the property. She also stated the applicant is proposing to build approximately a 12,000 square foot house and a 576 square foot pool house on the property; with the proposal, the applicant is planning on putting 33 replacement trees back onto the property that were removed in 2018. Also the applicant would need an erosion control permit, 4 feet of fill around the pool, a storm management plan is needed and the retaining walls that are proposed for the property will have vegetation on top of it to make it more appealing from the lakeside view.

Jeff Herrmann, Administrator/Planner thought the relocation of the pool would be better if it would be on a flatter surface instead of the biggest part of the slope on the property.

Chris Kappl, Owner, stated they tried to find a different areas to put the pool, but found where it shows on the plans is where it works the best.

Jeff Herrmann, Administrator/Planner questioned if the County has approved the landscape plan.

Rebekah Leto stated the landscape plan has been approved and the plan goes above and beyond what is expected.

Chairman Robert Peregrine closed the public hearing at 6:43 p.m.

1. **Approve Minutes for May 20, 2019 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the May 20, 2019 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on Certified Survey Map (CSM) for Christine Bell, W371N5402 Marquette Street, Oconomowoc, Wisconsin. The property is described as part of Lot 22 & W 25 FT Lot 21 BLK 8H Corrected Plat Oconomowoc Heights Section A & S ½ Vacated Alley Lying N of Lots as DESC in DOC #0865094 PT NE ¼ Sec 33, T8N, R17E, Town of Oconomowoc, Wisconsin (Tax Key No. OCOT 0561.228).** – Administrator/Planner Herrmann stated the applicant is looking to combine two existing lots into one new parcel. Commissioner Navin made the motion to approve and recommend to the Town Board the Certified Survey Map (CSM) for Christine Bell, W371N5402 Marquette Street, Oconomowoc per the recommendation of Administrator/Planner

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Herrmann's report date May 28, 2019. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on Certified Survey Map (CSM) for Lake Country 2014 LLC, Steve Bielik, W346N5273 Elm Avenue, Okauchee, Wisconsin. More specifically the property is described as SW ½ lot 55 & All lot 56 & 57 Townsite Okauchee PT NW ¼ & SW ¼ SEC 36, T8N R17E; Subject to 30 FT easement over SWLY PT Lot 57, Town of Oconomowoc, Wisconsin. (Tax key No. 0574.170.001)** – Administrator/Planner stated the applicant is looking to combine three existing lots into one new parcel. Commissioner Navin made the motion to approve and recommend to the Town Board the Certified Survey Map (CSM) for Lake Country 2014, LLC, Steve Bielik, W346N5273 Elm Avenue, Okauchee per the recommendation of Administrator/Planner Herrmann's report dated May 28, 2019. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the Site Plan/Plan of Operation amendment for Sam's Overboard, N49W34630 Wisconsin Avenue, for the digital reader board that was added to their existing pole sign (Tax Key No. 0575.956)**. – The applicant was not present for the meeting. The Commissioner's then began to discuss how this was on a previous agenda and agreed they spoke to the applicant back then and told the applicant the sign could remain until the newly formed committee for the Okauchee area would decide if digital signs would be allowed in the area. Chairman Robert Peregrine stated to the Commissioner's that digital signs were agreed upon by the committee that they would not be allowed. Commissioner Navin then made the motion to deny the Site Plan/Plan of Operation amendment for Sam's Overboard, N49W34630 Wisconsin Avenue, for the digital reader board and that the applicant would have to remove the digital sign. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on the Site Plan/Plan of Operation amendment for Hideaway's Bar and Grill, N55W34657 Road E, to have light outside music from May 1<sup>st</sup> through November 1<sup>st</sup>, 2019 (Tax Key No. 0574.043)**. – Chairman Robert Peregrine stated at the beginning of the meeting that this item was being removed from the agenda and no action would be taken.
7. **Consider and Act on the request 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 compliance with condition #5 of the Plan Commission approval of the conditional use of land altering activities. More specifically, the property is located at W362N7529 North Shore Drive, Oconomowoc, WI 53066. (Tax Key OCOT 492.970)**. – The applicant was present to explain to the Commissioner's what the plan is regarding being in compliance with the conditional use of land altering activities. Commissioner Roche made the motion to approve the request of Tim Knepprath (owner), N59W34920 Lake Drive, Oconomowoc representing Gerald R and Margaret Knepprath for compliance with condition #5 of the Plan Commission approval of the conditional use of land altering activities. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on the Site Plan/Plan of Operation amendment for Foolery's, N52W35091 Lake Drive, to have light outside music from April 25<sup>th</sup> through November 1<sup>st</sup>, 2019 (Tax Key No. 0569.152.001)**. – The petitioner was present to speak to the Board. Commissioner Roche made the motion to approve the Site Plan/Plan of Operation amendment for Foolery's, N52W35091 Lake Drive, to have light outside music from April 25<sup>th</sup> through November 1<sup>st</sup>, 2019 on either Saturday or Sunday from 1:00 p.m. to 6:00 p.m. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
9. **Adjourn**. – Commissioner Bergman made the motion to adjourn at 7:09 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC - Clerk/Treasurer