

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

MONDAY, JULY 19th, 2021

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

A 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 to consider a rezoning request (RZ84) of property owned by Alesana Investments, LLC, 970 S. Sliver Lake Street, Ste. 103, Oconomowoc, WI, 53066, to rezone the property from the R-2 Residential District to the B-2 Local Business District for a professional office building with potential uses including medical, office and/or light service based. The property is known as Lot 1 of Certified Survey Map No. 12167, located in part of the NW ¼ of Section 35, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N53W35994 West Lake Drive. (Tax Key No. OCOT 0570.995.001).

Chairman Robert Peregrine opened the public hearing at 6:44 p.m.

Rebekah Leto of Waukesha County Park and Planning stated currently the property is zoned R2 residential and the previous owner just did a CSM in April to combine the two lots into one which gives a total of .926 acres for the property. Currently there is a detached garage on the property and what the petitioner is proposing meets the County's Comprehensive plan.

Alesana Investments/Jerry Erdman, the petitioner, stated he invested in the property and is looking to put up a building that will be 5,000 square feet and should hold about two (2) tenants in it which will consist of small retail, dentist, financial service, salon etc. and there would be no drive-thru's with the building or alcohol or food.

Chris Dwyer, N53W35798 W Lake Drive, stated he liked Ron's when it was there and would prefer it to be a restaurant/tavern and is against the propose use and feels people won't go there and that intersection is dangerous.

Matt Meer, W359N5450 Brown Street, which is a neighbor of the property stated he feels he will have more run-off of water thru his property with the new plan and feels there will be more accidents in the area.

Matt Schroeder, N54W39458 Brown Street, stated he has run-off concerns onto his property and is concerned with the green space along the east of the property line and the access next to his driveway will do.

Chris Dwyer, N53W35798 W Lake Drive, feels it should be left as residential and is against the rezone.

Chairman Robert Peregrine closed the public hearing at 7:05 p.m.

1. **Approve Minutes for July 13, 2021 Special Plan Commission Meeting.** – Commissioner Navin made the motion to approve the July 13, 2021 special plan commission meeting minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on Conditional Use request (CU57) of Michael Kingstad, for land altering activities associated with recreational ATV use. The subject property is described as Certified Survey Map No. 3956, Located in part of the NE ¼ of the SE ¼ of Section 6, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W390N9027 Pennsylvania**

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Street, Ixonia, WI 53036(Tax Key No. OCOT 0456.996). - Commissioner Roche made the motion to approve the conditional use request (CU57) of Michael Kingstad for land altering activities associated with recreational ATV use on the property located at W390N9027 Pennsylvania Street per Administrator/Planner's report dated July 15, 2021. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on the Conditional Use/Plan of Operation request (CU61) of Chris Foerster, for an online firearms business. The subject property is described as Lot 8, Block F, first addition to the revised plat of Shorewood Terrace, located in the SW ¼ of Section 28, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N57W37820 Country Lane, Oconomowoc, WI 53066(Tax Key No. OCOT 0543.068)**. – Commissioner Bergman made the motion to approve the conditional use/plan of operation request (CU61) of Chris Foerster for an online firearms business at the property located at N57W37820 Country Lane per Administrator/Planner's report dated 15, 2021 with line item #4 of that report being eliminated. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the request of Adam & Ashley McConeghy, W395N5869 Laketon Avenue, Oconomowoc, Wisconsin 53066, for a hobby kennel permit to keep three (3) dogs for the purpose of personal pets at W395N5869 Laketon Avenue, the property is described as Lot 3, Block 4, Sunnyfield Acres, being a part of the SE ¼ and the SW ¼ of Section 30, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0551.026)**. – After considerable discussion, Commissioner Navin made the motion to approve the request of Adam & Ashley McConeghy, W395N5869 Laketon Avenue for a hobby kennel permit to keep the three (3) dogs for the purpose of personal pets with the notation of the noise level of the dogs needs to be in control. Chairman Peregrine seconded the motion. Motion carried 6 ayes to 1 nay; with Commissioner Bergman opposing.
6. **Consider and Act on the Conditional Use/Plan of Operation request (CU58) of Okauchee Development, LLC for an unspecified conditional use for a fenced outdoor parking/storage business for RV's, campers, trailers, cars, boats and trucks. The subject property is described as part of the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N50W34548 Road P, Okauchee, Wisconsin (Tax Key No. OCOT 0575.999)**. – Commissioner Roche made the motion to approve the conditional use/plan of operation request (CU58) of Okauchee Development LLC for an unspecified conditional use for a fenced outdoor parking/storage business for RV's, campers, trailers, cars, boats and trucks for the property located at N50W34548 Road P per Administrator/Planner Herrmann's report dated July 15, 2021. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

7. **Adjourn.**

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer