

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, August 6th, 2018

Chairman Robert Peregrine called the meeting to order 7:00 p.m. Commissioner's present included James Navin, Linda Bergman, Richard Garvey, Pat Agnew, Jim Roche and Terry Largent. Also in attendance was Administrator/Planner Jeffrey Herrmann. Clerk/Treasurer Lori Opitz was excused. For additional attendees, please see sign in sheet.

SPECIAL ORDER OF BUSINESS:

Discussion on changes to Snyder Farm Development, F&M Snyder Family LLC (owner), Dennis Steinkraus, FDG, LLC (applicant) at W359N6280 Brown Street, Oconomowoc, Wisconsin. Property is described as Lot 1 Certified Survey Map No. 8419, being a part of the NW ¼ of Section 26, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0534.997).

Chairman Robert Peregrine called the special order of business at 6:29 p.m.

Dennis Steinkraus, applicant, spoke about the changes that were made to the Snyder Development; he stated that both entrances would be coming off of Snyder Lane and none would be off of Amy Lane and Marina Drive. He feels that even though those entrances are not in the best interest of making the area look more appealing, but they are willing to get this rolling and approve by having the entrances off of Snyder Lane.

Town Chairman Robert Hultquist stated he had talked to the Fire Department regarding the entrances off of Snyder Lane and they had stated if the entrances are far enough apart, safety would not be a concern and he would be satisfied with both entrances off of Snyder Lane.

Nancy West, W357N6190 Spinnaker Drive, was concerned about the bicycle path and if it was wide enough for cars to drive on it and is concerned with the runoff of water from the project affecting her yard.

Laura Preston, W356N6196 Anchor Court, was concerned about the effects of the project having on her mound system, storm water concerns and if landscaping would go around the site because the one side of her yard faces the project.

John Wiesner, W353N6322 Marina Drive, stated if Roelfson property gets developed with homes, having two entrances off of Snyder Lane would have a great impact of cars and feels that one of the entrances should be off of Anchor Court; not both on Snyder Lane.

Diane Fehr, W358N6191 Amy Lane, was wondering if the pedestrian walk would not allow motorcycles and bikes.

Gary Moilanen, N61W35810 Spinnaker Drive, asked if the Snyder Lane entrances were presented to the County if the Plan Commission would approve would the County approve.

John Wiesner, W353N6322 Marina Drive, Marina Drive was meant and designed to go through before Lakeview Lane Acres was developed.

Chairman Robert Peregrine stated the Town Board rejected the first proposal and gave their thoughts on what would be the best access into the subdivision and the applicant went back to the County with the

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Town's suggestions. He also stated there will be no decisions today; this is going to be a discussion on what they are proposing.

Administrator/Planner Herrmann asked the Town Board if they had any problems or questions regarding the new proposal.

The Town Board was fine the new proposal.

Gary Fehr, W358N6191 Amy Lane, questioned if Snyder Lane would be wider road.

Chairman Hultquist asked for a motion for his Board to adjourn.

Public hearing to consider the Conditional Use request (CU9) of Seneca Hest Gard, c/o Kathleen Caya (applicant), LLC, N87W366605 Mapleton Road, Oconomowoc, WI 53066, on behalf of Arnold J. Bomgaars and Rebecca A. Bomgaars Revocable Trust Under Agreement Dated June 5, 2015, 820 10 ½ St. SW, Rochester, MN 55902 (owners) to amend the previously existing Conditional Use (CU-0983 series) for a commercial horse boarding and training stable with an indoor riding arena to permit the removal and replacement of a 40 ft x 100 ft. pole building on the property. The property is described as follows: Part of the NW ¼ of Section 10, T8N, R17, Town of Oconomowoc. More specifically, the property is located approximately 0.6 miles west of the intersection of C.T.H. "P" and C.T.H "CW" on the south side of Mapleton Road (Tax Key No. OCOT 0469.997.007).

Chairman Robert Peregrine called the public hearing to order at 7:01 p.m.

Rebekah Leto of Waukesha County stated the property is currently on 24 acres and is zoned farmland preservation. The current owner was using the property as a horse boarding and training facility and they are currently looking to sell the property to Seneca Hest Gard. The new owner wants to keep the property as the same, but would like to remove the existing pole barn and make it smaller to 40 x 96 feet. Currently the property is allowed to have 45 horses, which will stay the same. The building meets the requirements but they will have to get a zoning permit from the County and a Building permit from the Town.

An Attorney for Kathleen Caya spoke and stated nothing is really changing and each party would like to make sure they are following all of the County and Town procedures in this process. The new owner is going to try to make use of a building that currently is not and that is why we need to have this public hearing to make sure everyone is following the proper protocol and making sure everything is safe.

Commissioner Roche asked if competitions would be held; the attorney for the seller stated the conditional use does not allow it and there is currently nothing in the plans to change it.

Chairman Robert Peregrine closed the public hearing at 7:11 p.m.

1. **Approve Minutes for July 16th, 2018 Town Plan Commission Meeting.** – Commissioner Roche brought up the corrections that were made on line item #5. Commissioner Navin made the motion to approve the July 16th, 2018 minutes but with a correction on line #5, the adjournment to show Commissioner Bergman made the motion to adjourn and Commissioner Navin seconded it. Commissioner Roche seconded the motion to approve the minutes with the corrections as noted. Motion carried by unanimous voice vote.

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2. **Public Comments.** - None
3. **Consider and Act on changes to Snyder Farm Development, F&M Snyder Family LLC (owner), Dennis Steinkraus, FDG, LLC (applicant) at W359N6280 Brown Street, Oconomowoc, Wisconsin. Property is described as Lot 1 Certified Survey Map No. 8419, being a part of the NW ¼ of Section 26, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0534.997).** – This line item was removed from the agenda because it was reviewed during the special order of business.
4. **Consider and Act on Site Plan/Plan of Operation request of Prestigeww LLC, James Cadd, d/b/a “J.C.’s Sunset Grill”, 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).** – The petitioner was present to state he is proposing to operate a restaurant/tavern on the first floor (main floor) in the building formerly occupied by Bucky’s Lakeside, but it will primarily be a bar offering the typical bar food. Commissioner Roche made the motion to approve the site plan/plan of operation request of Prestigeww LLC, James Cadd, d/b/a “J.C.’s Sunset Grill” to operate a tavern located at N50W35016 Wisconsin Avenue per the Administrator/Planner’s report dated August 1, 2018. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on Certified Survey Map (CSM) for Matt Basile, N52W35350 W Lake Drive, Oconomowoc, WI. More specifically the property is located PT NE ¼ Sec 35, T8N R17E, Town of Oconomowoc (Tax Key No. OCOT 0569.999.003).** – Administrator/Planner Herrmann stated the owner would like to take two parcels that he has and combine them into one. Commissioner Navin made the motion to approve the certified survey map for Matt Basile, N52W35350 W Lake Drive per the Administrator/Planner’s report dated August 1, 2018. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
6. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:30 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer