

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, August 20th, 2018

Chairman Robert Peregrine called the meeting to order at 6:33 p.m. Commissioner's present included James Navin, Linda Bergman, Richard Garvey, Pat Agnew, Jim Roche and Terry Largent. Also in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign in sheet.

Public hearing to consider the rezoning request (File No. RZ13) of David Robinson (owner) W340N7661 Town Line Road, Oconomowoc, WI, represented by John Stigler, Jahnke and Jahnke Associates, Inc, 711 West Moreland Blvd, Waukesha, Wi (applicant), to amend the District Zoning Maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance to rezone part of the property from the FLP Farmland Preservation District and FLC Farmland Conservancy District to the R-1 Residential District, C-1 Conservancy Overlay District and HG High Groundwater District to allow for the creation of four residential lots in accordance with the density standards of the Farmland Preservation District. Lands zoned EC Environmental Corridor Overlay District will remain unchanged. The property is located in part of the NW ¼ and NE ¼ of Section 13, T8N, R17E, Town of Oconomowoc, more specifically, the property is located at W340N7661 Town line Road, Oconomowoc, consists of approximately 147 acres and the acreage to be rezoned consists of approximately 16 acres (Tax Key OCOT 0481.998.002 and OCOT 0481.997.003).

Chairman Robert Peregrine opened up the public hearing at 6:35 p.m.

Amy Barrows from Waukesha County stated Mr. Robinson currently owns 153 acres, has two adjacent parcels on the property, he is looking to rezone part of his property to R1 to add two more homes onto the property, however, the caretaker home will have to be removed. His property will need to be deed restricted to preserve the agricultural use for the rest of the land.

David Robinson, W340N7661 Town line Road, stated he would like to have a private road for lot 4 and 5 and he plans on widening the road and it will be owned by each individual owner. He also stated that lot 6 has a garage on it and he plans on widening that road and it will be a private road.

Amy Barrows, Waukesha County, stated that lot 6 can't exceed more than 5 acres and asked if he was going to continue to operate the horse boarding operation.

Jeff Herrmann, Administrator/Planner, stated the horse boarding operation needs to be decided on because if it continues, the conditional use would have to be terminated.

Amy Barrows, Waukesha County, stated a CSM will be done on the whole property and Mr. Robinson may need to request waivers. She also stated the cottage on the property does not meet the requirements on the lot so he will need to request a variance from Waukesha County Board of Adjustment, he will a storm water permit and soil tests will need to be done on the two new lots.

Paul Rodrigues, N79W34471 Petersen Road, wanted to know what the construction is on the barn is and wondered why one of the new lots looks smaller.

Dave Robinson stated the construction is for stalls for the horse barn and Amy Barrows stated the one lot is smaller to keep and preserve the rest of the property as farmland.

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Rudy Bredfeld, N79W34187 Petersen Road, wanted to know of his 12 acres that he is trying to sell that he is only allowed one parcel on the 12 acres and that parcel can only have 3 acres with the parcel.

Amy Barrows, Waukesha County, stated the reason Mr. Robinson has more total acreage and to use the formula of 35 acres into the formula with his total acres gives him the ability to have four lots, whereas having 12 doesn't meet the minimum requirement which means only one parcel is allowed on the 12 acres.

Rene Rodrigues, N79W34471 Petersen Road, stated the back of her property meets up to one of the new lots and was concerned if all of the tree line would be preserved or would the new owner be able to remove them.

Amy Barrows, Waukesha County, stated there is nothing that shows that they need to be preserved and if the new owners want to remove that line of trees, they could.

Administrator/Planner Jeffrey Herrmann is recommending to the plan commission to adjourn this public hearing until September 17, 2018 at 6:30 p.m. so that Mr. Robinson could give us an exact area he wants to rezone and to be able to submit a final plan.

Chairman Robert Peregrine adjourned the public hearing at 7:00 p.m. and stated this meeting will adjourn again on September 17, 2018 at 6:30 p.m.

1. **Approve Minutes for August 6th, 2018 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the August 6th, 2018 minutes as presented. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on Special Event Application for Hideaway Bar and Grill, N55W34657 Road E, to hold an Aristata Golf Outing Party on September 8, 2018 from 11:00 a.m. to 10:00 p.m.** – Administrator/Planner Herrmann stated with their Conditional Use being amended, it states that not only the Town Board has to approve it, but, the Plan Commission needs to approve it too. He read over there application on what is going to place during the event. The Plan Commission board discussed this in great length, and Chairman Peregrine recommended that each the Town Board and Plan Commission members receive a copy of the Conditional Use plan from the County regarding the Hideaway. Commissioner Navin made the motion to approve the special event application for Hideaway Bar and Grill, N55W34657 Road E, to hold an Aristata Golf Outing Party on September 8, 2018 from 11:00 a.m. to 10:00 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on 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. Tax Key No: OCOT 0469.997.007.** – Attorney David Jennings spoke on behalf of the applicant and stated the only new change is that an existing 40' x 100' pole building will be removed and replaced with a same size building constructed to comply with applicable codes with horse stalls. Commissioner Navin made the motion to approve the conditional use request (CU9) of Seneca Hest

Gard, c/o Kathleen Caya (applicant), LLC, N87W36605 Mapleton Road, on behalf of Arnold J Bomgaars and Rebecca Bomgars to amend the previously existing conditional use (CU-0983 series) for a

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commercial horse boarding and training stable with an indoor riding arena to permit the removal and replacement of a 40 4t x 100 ft. pole building on the property per the recommendations of Administrator/Planners memorandum dated August 16, 2018. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on request of Joan Halquist, W379N8500 Mill Street, Oconomowoc, Wisconsin to raise an existing barn and rebuild a new one without a principal structure. The property is described PT W ¼ Sec T8N R17E, in the Town of Oconomowoc. (Tax Key No. OCOT 0466.997.007).** – The petitioner was not present for the meeting and Administrator/Planner Herrmann recommended tabling this item until the next meeting on September 17th.
6. **Consider and Act on Site Plan/Plan of Operation request of Scott Zietlow, d/b/a Breakthru Beverage, N57W39605 Hwy 16, Oconomowoc, Wisconsin to operate beverage “point of sale” storage. The property is described Lot 1, PT SW ¼ Sec 30 T8N R17E, in the Town of Oconomowoc. (Tax Key No. OCOT 0551.983.005)** – The petitioner was present and stated they will be utilizing the area for a point of sale beverage storage and received the Administrator/Planner’s report and had no questions or concerns with his recommendations. Commissioner Navin made the motion to approve the site plan/plan of operation request of Scott Zietlow, d/b/a Breakthru Beverage, NN57W39605 Hwy 16, Oconomowoc, to operate beverage “point of sale” storage per the recommendations of Administrator/Planner Herrmann’s report dated August 16, 2018. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on Site Plan/Plan of Operation request of Travis Meeks, d/b/a Between the Lakes, N50W34959 Wisconsin Avenue, Oconomowoc, Wisconsin to operate a tavern and restaurant. The property is described PT SW ¼ Sec 36 T8N R17E, in the Town of Oconomowoc. (Tax Key No. OCOT 0575.976)** – The petitioner was present and stated he plans to operate a family-oriented restaurant called “Between the Lakes”, which will also include a small expanded bar area which would mean they would remove a portion of a wall by the kitchen to expand bar seating. They would also like to remove a portion of the wall behind the bar for a food window and they would like to have seating outdoors on the patio eventually. Commissioner Navin made the motion to approve the site plan/plan of operation request of Travis Meeks, d/b/a Between the Lakes, N50W34959 Wisconsin Avenue, Oconomowoc, to operate a tavern and restaurant per the recommendations of Administrator/Planner Herrmann’s report dated August 16, 2018. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
8. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:27 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –

Lori Opitz, WCMC
Clerk/Treasurer