

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, October 7, 2019

Chairman Robert Peregrine called the meeting to order at 6:37 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk and Jim Roche. Commissioner Largent and Agnew were absent. 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 the Waukesha County Department of Parks and Land Use for the Conditional Use request of Reny Rodrigues, for a private Clubs and Resort – Conditional Use Permit (File No. CU32) to legalize an existing horse boarding and training facility known as Allegretto Stables. The subject property is described as Lot 1, Certified Survey Map No. 7418, Volume 63, Page 85, part of the NE ¼ of Section 13, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N79W34471 Peterson Road. (Tax Key #OCOT 0481.998.004).

Chairman Robert Peregrine called the public meeting to order at 6:38 p.m.

Ben Greenberg of Waukesha County stated the property is 10 acres in size and the property has a 4400 square foot barn on the property that was constructed in 2014. It is currently zoned as A-1 and does conform to Waukesha County use plan. He also stated the petitioner is here requesting a conditional use permit to legalize an existing horse boarding a training facility known as Allegretto Stables; they board ten horses, sell, train and have bred a few horses as well as give lessons and the days and hours of operation would be Monday through Sunday from 9:00 a.m. to 8:00 p.m. Currently the property has a comp-posting facility that will have to hook up to sewer and/or septic system.

Reny Rodrigues, owner, stated the soil tests have come back and everything is fine and it is her and the three daughters that do the chores and the one daughter does the training of the horses, gives some lessons and sales and on average they have 2 to 3 visitors per day.

Lori Lemley, N79W34475 Petersen Road, stated they she has no problem with the request, she is concerned with the traffic that comes up and down the road and she is hoping that the Town could patrol the area more because it is a dangerous area.

James Peterson, N80W34460 Petersen Road stated the property is very well kept up and he has no problem with what they would like to do and he is proud to have them as neighbors.

James White, N79W34497 Petersen Road, stated that he is concerned about the hours of operation that is being proposed because the facility is pretty much right outside his back door.

Reny Rodrigues stated the hours of operation, especially until 8:00 p.m. would be only the family in at that time to clean, check up and close up the facility for the day.

Bob Lemley, N79W34475 Petersen Road wanted more explanation regarding the manure removal.

Chairman Robert Peregrine closed the public hearing at 6:47 p.m.

1. **Approve Minutes for September 16, 2019 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the September 16, 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 Ken Krahe, N60W38469 Blackhawk Drive, Oconomowoc, Wisconsin. The subject property is described as Lot 6 & W 20.00 FT Lot 5 BLK 4 Edgemoore Estates PT NE ¼ SEC 29, T8N, R17E & R/W in Town of Oconomowoc, Wisconsin. More specifically, the property is located at N60W38469 Blackhawk Drive. (Tax Key No. OCOT 0545.057).** – The petitioner was present to state that he is combining the two lots into one lot. Commissioner Navin made the motion to approve the certified survey map for Ken Krahe, N60W38469 Blackhawk Drive per the

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recommendation of Administrator/Planner Herrmann's report dated October 1, 2019. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on Request for a Retaining Wall within five (5) feet of the property line for Dan & Jill Stillwell, W349N5393 Road B, Okauchee, Wisconsin. The subject property is described as PT Lots 44 & 45 Map of Point Comfort Okauchee, PT E ½ SEC 35 & W ½ SEC 36, T8N, R17E in Town of Oconomowoc, Wisconsin. More specifically, the property is located at W349N5393 Road. (Tax Key No. OCOT 0569.062).** – The agent for the petitioner was present to state the new retaining wall will be in the same place as the old retaining wall, the new one will just be updated. Commissioner Navin made the motion to approve the request for a retaining wall within five (5) feet of the property line for Dan & Jill Stillwell, W349N5393 Road B, Okauchee. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on Certified Survey Map (CSM) for David Robinson, W340N7661 Townline Road, Oconomowoc, Wisconsin. More specifically the property is described as all that part of the Southeast Quarter (SE ¼), Southwest Quarter (SW ¼) Northwest Quarter (NW ¼) and Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 13, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0481.997.003 and OCOT 0481.998.002).** – Administrator/Planner Herrmann stated the purpose of the CSM for the petitioner. Commissioner Navin made the motion to approve the certified survey map for David Robinson, W340N7661 Townline Road, Oconomowoc per the recommendation of Administrator/Planner Herrmann's report dated October 1, 2019. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on the site plan, grading plan, storm-water/EC plan, landscaping plan and lighting plan for Trillium Waters, c/o Dave Nosek and Mark Neumann, (owners), W358N4959 Harbor Court, on the property located on Lot 5, Okauchee Feihube Plat, located in part of the NE ¼ of Section 35 and part of the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N55W34911, W34913 and W34195 Lake Drive.** – The petitioners were present; however, Administrator/Planner Herrmann briefly explained what the petitioners would like to do. Commissioner Navin made the motion to approve the site plan, grading plan, storm-water/EC plan, landscaping plan and lighting plan for Trillium Waters, c/o Dave Nosek and Mark Neumann, W358N4959 Harbor Court for the property located at N55W34911, W34913 and W34915 Lake Drive per the recommendation of Administrator/Planner Herrmann's memo dated October 1, 2019. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on the extension of time line for the conditional use permit issuance for Trillium Waters, c/o Dave Nosek and Mark Neumann, (owners), W358N4959 Harbor Court, on the property located on Lot 5, Okauchee Feihube Plat, located in part of the NE ¼ of Section 35 and part of the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N55W34911, W34913 and W34195 Lake Drive.** – The petitioners were present; however, Administrator/Planner Herrmann briefly explained the reason for the extension. Commissioner Navin made the motion to approve the extension of time line for the conditional use permit issuance for Trillium Waters, c/o Dave Nosek and Mark Neumann, W358N4949 Harbor Court for the property located a N55W34911, W34913 and W34915 Lake Drive. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on Condominium plat and Condominium documents for Trillium Waters, c/o Dave Nosek and Mark Neumann, (owners), W358N4959 Harbor Court, on the property located on Lot 5, Okauchee Feihube Plat, located in part of the NE ¼ of Section 35 and part of the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N55W34911, W34913 and W34195 Lake Drive.** – The petitioners were present; however, Administrator/Planner Herrmann briefly explained the plat and documents. Commissioner Navin made the motion to approve the condominium plat and documents for Trillium Waters, c/o Dave Nosek and Mark Neumann, W358N4959 Harbor Court for the property located at N55W34911, W34913 and W34195 Lake Drive. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
9. **Consider and Act on the request of Eugene & Anne Saragnese Residuary Trust (Owners) W340N4893 Road O, and Groskopf Construction (Agent), for variances from the non-conformance to the offset provision and the shore setback requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to construct a vertical expansion and second story balcony on the existing principal residence. The subject property is known as part of Lots 5 and 6 of Okauchee Bay Park, a**

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subdivision located in parts of the NW ¼ and SW ¼ of Section 31, T8N, R18E, and the SE ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W340N4893 Road O. (Tax Key No. OCOT 0576.119). - In as much as the petitioner has not appeared the Commissioners are unable to solicit information concerning their petition for a variance. Therefore, the Commissioners are unable to make a recommendation. Commissioner Bergman made the motion to make no recommendation to the Board of Adjustment. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

10. **Consider and Act on the request setback request of Bill Matt, W352N6088 Bauers Lane, Oconomowoc to construct a detached garage on his property. The subject property is known as Lot 23 of Bauer's Bay, NE ¼ Section 26, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0533.023).** – Administrator/Planner Herrmann stated this was being taken off the agenda because approval would not be needed according to the County.
11. **Adjourn.** – Commissioner Roche made the motion to adjourn at 7:10 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer