

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**Monday, October 21, 2019**

Chairman Robert Peregrine called the meeting to order at 6:28 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk and Pat Agnew. Also in attendance was Administrator/Planner Jeffrey Herrmann. Commissioner's Jim Roche and Terry Largent and Clerk/Treasurer Lori Opitz were all excused. 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 (CU34) of 3<sup>rd</sup> Rock Development, LLC., P.O. Box 398, Lannon, WI 53046, under the provisions of the Waukesha County Shoreland and Floodland Protection Ordinance for a Downtown Okauchee District Planner Unite Development (PUD). More specifically, the petitioner is requesting ten unit multi-family condominium developments. The project will also include land altering activities. The property is described as follows: Lot 30 and part of Lot 29 Map of Point Comfort, located in part of the ½ Section 35 and part of the W ½ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N52W35002 Lake Drive (Tax Key No.'s OCOT 0569.039 & OCOT 0569.038.001).**

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

Amy Barrows of Waukesha County Park and planning stated the petitioner is proposing 10 luxury condos on the lake front property that is currently being occupied by a rundown failed restaurant which is currently closed because of financial distress. Currently the parking lot water runs into the lake and the construction of this new facility would provide less run-off and they would install rain gardens for water treatment.

Representatives for Waters of Okauchee, Tom Haltquist, Steve & Tammi Ristow and Peter Renner gave an overview of the plan: that the property would be on 350' of frontage, they are proposing 6; 3 bedroom units, 3; 2 bedroom units and 1; 1 bedroom unit. They are planning on installing two new wells; deeper than what is there now. They have DNR approval and they will be removing the patio that is near the lake. To see a complete description of the plan, please refer to what was submitted by the petitioner

David Huibregtse, W349N5225 Point Comfort Drive, stated he is not for or against the project but is concerned about the snow removal and the trees on Point Comfort Drive and would like to see a fence along the property line and feels that trust is an issue.

Peggy Youngblood, N53W34958 Road B, inquired about being able to see condo documents and if there were going to be rentals.

Mary Voelker, N52W34999 W Lake Drive, stated she lives across the street and is excited about the project and she likes what is being presented tonight at the meeting.

Dick Bertrand, W356N6155 Anchor Court, stated the building was built in 1880 and that it is "tired", he is in favor of the project but would like to see the rentals at a minimum of 90 days.

Rowland Morrison, N52W35009 W. Lake Drive, stated he supports the project.

Peter Puestow, N52W35021 Lake Drive, stated he has no issues with the project but is concerned with the parking downtown.

Hans Weissgerber, owner of Golden Mast, stated the area is a business community and it will attract people, the building will set a precedent and the project is the right thing to do.

Dave Anderson, N50W35298 Wisconsin Avenue, would like to see the restaurant survive, the project is positive for the surrounding area, would add value to the current businesses, a better opportunity, the owners are positive and trustworthy and it is an environmental sound development.

Millie Peterson, address not available, stated she has made contact with the owners and they are detail with their plans and has no problems with the project.

Brian Fendry, address not available, stated the project would bring quality people to the area and the people that are involved with the project are good people.

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Chairman Robert Peregrine closed the public hearing at 7:30 p.m.

1. **Approve Minutes for October 7, 2019 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the October 7, 2019 minutes with the correction that line item #7 show September 20, 2020. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on 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).** – The petitioner was present and between the petitioner and the commissioner's they agreed the property should have a portable toilet accessible. Commissioner Navin made the motion to approve the conditional use request of Reny Rodrigues, for a private club and resort conditional use permit (File No. CU32) to legalize an existing horse boarding and training facility known as Allegretto Stables on the property located at N79W34471 Peterson Road. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the request of Sasha & Jason Darby , W359N9370 Brown Street, Oconomowoc, Wisconsin to have a greenhouse on the southwest part of the property that will exceed the number of allowable accessory structures on the property located as Parcel 1 CERT SURV 10161, PT W ¼ Sec 2, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 438.997.001).** – The petitioner was present and explained what they would like to add to the property. Commissioner Navin made the motion to approve the request of Sasha & Jason Darby, W359N9370 Brown Street, to have a greenhouse on the southwest part of the property that will exceed the number of allowable accessory structures on the property. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.
5. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:40 p.m. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer