

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, October 29, 2018

Chairman Robert Peregrine called the meeting to order at 6:26 p.m. Commissioner's present included James Navin, Linda Bergman, Richard Garvey, Jim Roche and Pat Agnew. Also present was Administrator/Planner Jeffrey Herrmann. Excused were Commissioner Terry Largent and Clerk/Treasurer Lori Opitz. For additional attendees please see sign-in sheet.

Joint public hearing to consider the request (CU15) of David Robinson, W340N7661 Townline RD, Oconomowoc, WI 53066, to modify an existing conditional use permit to reduce the area of land that is subject to the conditional use permit to allow for a future property owner to board and train horses within the poly structure on the premises. Subsequent amendments will be required to further set for the modified use and operation parameters at such time as a new facility operator is proposed. The subject property is part of the N ½ of Section 134, T8N, R17E, Town of Oconomowoc (Tax Key OCOT 0481.997.003).

Chairman Robert Peregrine opened the public hearing at 6:28 p.m.

Ben Greenberg from Waukesha County stated the property sits on 154 acres and is located at W340N7661 Townline Road. A conditional use was approved in 2003 for the Horse boarding and then it was amended in 2006 and 2007. The request today is to modify and eliminate the proposed lots that will be developed and to preserve the use of the horse facility, however, amendments will be required at the County and Town level to further set for the modified use and operation parameters at such time as a new facility operator is proposed.

Chairman Robert Peregrine closed the public hearing at 6:33 p.m.

Joint Public Hearing between the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha County to consider the rezoning request (File no. RZ20) of Andrew and Lynda Freseth (owner), N7736478 Saddlebrook Lane, Oconomowoc, WI 53066 and Jon Spheeris (applicant), 125 E. Wisconsin Ave. Suite A, Oconomowoc, WI 53066, to amend the District Zoning Map of the Waukesha County Zoning Code for lands located in the northeast portion of the property from the FLP Farmland Preservation District to the R-1 Residential District to allow the petitioner to create a three-acre parcel which would contain an existing residence on the subject property (Tax Key OCOT 0489.011.0002).

Joint Public Hearing between the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha County to consider the Conditional Use (CU16) and Site Plan/Plan of Operation (SP437) request of Andrew and Lynda Freseth (owner), N77W36478 Saddlebrook Lane, Oconomowoc, WI 53066 and Jon Spheeris (applicant), 125 E. Wisconsin Ave. Suite A, Oconomowoc, WI 53066, to modify their existing Conditional Use Permit in order to reduce the acreage used by the existing commercial horse boarding, breeding and training facility and to make other operational changes on the subject property. The subject property (RZ20, CU16 and SP347) is described as follows: Parcel 2 of Certified Survey Map No. 8735, located in the N ½ Section 15 and the SW ¼ of Section 10, T8N, R17E, Town of Oconomowoc. (Tax Key OCOT 0489.011.002).

Commissioner Robert Peregrine opened both of the above public hearings at 6:34 p.m.

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Ben Greenberg from Waukesha County stated the subject property consists of 75 acres and allows for a maximum of 40 horses. In 1999 there was amendment to the conditional use to divide the 75 acres with 39 acres being one parcel and the rest for the horse boarding. He also stated the main purpose of this joint public hearing is the owner is requesting to divide the 39 acres, rezone because it is less than the 36 acres that is required and to eliminate the current conditional use.

John Spheeris explained what the applicants would like to do and showed the commissioner's a sketch of the plan.

Chairman Robert Peregrine closed the public hearing at 6:40 p.m.

Public Hearing to consider the request of Ted & Kathryn Skelton, N58W34510 Road H, Oconomowoc, for the construction of a 6' fence; the fence is located along both the east and west property lines and construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 1, Certified Survey map No. 9797, located in the SW ¼ of Section 25, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin (Tax Key No. OCOT 0530.057.001).

Chairman Robert Peregrine opened the public hearing at 6:42 p.m.

Administrator Planner Jeffrey Herrmann stated that he mistakenly sent the applicant an approval letter for the fence instead of the retaining wall that had been approve at the last meeting.

Kathryn Skelton, N58W34510 Road H stated she is replacing the fence that was there with a fence that is 6 feet tall for her two dogs and to match the neighbors next to her and her neighbors are asking for the 6 foot fence for more privacy for everyone involved.

John Schemhil, N58W34498 Road H, stated he is concerned with the fence and with everything that keeps changing; approval of the retaining wall that was going to be 5 feet off his property line, which is now 3 feet off of his property line and originally the fence was going to be 2 feet now it's going to be 6 feet.

Diane Schmehil, N58W34498 Road H, stated she feels the fence being 4 feet by the road would cause an obstruction when trying to pull out and feels that the fence should stop at least 20 feet from the road.

Mike Eisenberg, 34517 Road H, stated there has been a fence on the west side since about 1965 or 1966.

Chairman Robert Peregrine closed the public hearing at 6:54 p.m.

1. **Approve Minutes for October 16th, 2018 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the October 16th, 2018 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on request of Ted & Kathryn Skelton, N58W34510 Road H, Oconomowoc, for the construction of a 6' fence; the fence is located along both the east and west property lines and construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 1, Certified Survey map No. 9797, located in the SW**

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¼ of Section 25, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin (Tax Key No. OCOT 0530.057.001). – After the public hearing and everything that was discussed during the hearing, Commissioner Navin made the motion to deny the request of Ted & Kathryn Skelton, N58W34510 Road H, to construct a 6 foot fence along the east and the west side of the property. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on request of Joan Halquist, W379N8500 Mill Street, Oconomowoc, Wisconsin to raze 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 present to discuss what they would like to do. Commissioner Navin made the motion to approve the request of Joan Halquist, W379N8500 Mill Street to raze an existing barn and rebuild a new one without a principal structure. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the request of Darin Leveraus, 11505 W. County Line Road, Milwaukee, Wisconsin to have more than two (2) accessory buildings on the property located in part of the NW ¼ of the SW ¼ of Section 16, T8N, R17E and located at N74 W37868 Soday Road. (Tax Key No. OCOT 0495.991 and OCOT 0495.991)**. – The petitioner was not present and since this line item has been on the agenda for a third time, Commissioner Navin made a motion to deny the request of Darin Leveraus, 11505 W. County Line Road, Milwaukee, to have more than two accessory buildings on the property located at N74W37868 Soday Road. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on consider the rezoning request (File No. RZ13) of David Robinson (owner) W340N7661 Town Line Road, Oconomowoc, WI, 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)** – This line item was a public hearing at the last meeting; Commissioner Garvey made the motion to approve and recommend to the Town Board the rezoning request of David Robinson, W3410N7661 Town Line Road to amend the District Zoning Maps to rezone part of the property form 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 stands of the Farmland Preservation District per Administrator/Planner Herrmann’s report dated October 25, 2018. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
7. **Adjourn**. - Commissioner Bergman made the motion to adjourn at 7:13 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer