

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

December 6, 2021

Chairman Robert Peregrine called the meeting to order at 7:02 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, Jim Roche, Pat Agnew and Terry Largent. Also in attendance were Administrator/Planner Jeffrey Herrmann and Rebekah Leto of Waukesha County Park and Planning. Clerk/Treasurer Lori Opitz was excused. For additional attendees please see sign-in sheet.

A Joint Public Hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use to consider a rezoning request (RZ91) for property owned by Colts Neck, LLC, c/o Nancy Jablonski, to rezone a portion of the subject property from the Farmland Preservation District to the R-1 Residential District to create a 2-acre residential parcel for a single-family residence. The remainder of the property will remain in the Farmland Preservation District and will be used for agricultural purposes. The property is described as Parcel1, Certified Survey Map No. 8735, being a Redivision of Lot 11, Saddlebrook Farms, part of the NE ¼ and NW ¼ of Section 15 and SW ¼ of Section 10, T8N, R17E, Town of Oconomowoc, (Tax Key No. OCOT 0498.011.001).

Chairman Robert Peregrine opened the public hearing at 7:06 p.m.

Rebekah Leto of Waukesha County Parks and Planning stated the subject property is known as part of Lot 11 of Saddlebrook Farms subdivision, located northeast of Ashippun Lake. The property is just over 36 acres and is currently being farmed. The property is zoned Farmland Preservation and is within both the General Zoning Code and the Shoreland and Floodland Protection Ordinance. There is 30' storm drainage easement that takes drainage from Saddlebrook Lane across much of the frontage of the parcel and drains to a drainage easement on the neighboring property. There are no environmental features such as corridor or wetland identified on the property. The Town and County Land Use Plan designate the property as Farmland Preservation, which allows for one dwelling unit per 35 acres. Therefore, this property is allowed 1 dwelling unit.

She also stated the property owner is proposing to divide 2 acres from the southwest corner of the property and rezone the property to R-1 Residential, in order to construct a single-family residence, which is required by the provisions of the Farmland Preservation District. The lot contains approx., 158' of frontage along Saddlebrook Lane, with a 20 ft. wide access strip on the west side of the parcel to accommodate farm access, which does not have to cross the drainage easement. The remainder of the property, approx. 34 acres, will contain a hay and equipment storage building, a commercial stable/boarding operation with a riding arena with approx. 14 stalls, and a personal dog training building for her four dogs, (requiring a town hobby kennel permit), that will have a farm hand living unit. The horse boarding operation will require a CU.

She also stated the county has not been submitted any site plan for where these buildings would be going on the remnant FLP property. In order to comply with the FLP density requirements of 1 dwelling unit per 35 acres, the FLP property will be tied to the R-1 via deed restriction so that the living unit remain accessory to the farm use that is operated by the owner of the adjacent parcel. The FLP district does allow farm living quarters for full time employees of the farming operation as an accessory use.

Jeff Herrmann, Administrator/Planner stated that he does not care for the 20-foot strip and would prefer to see a culvert there because he feels that may cause problems later on.

Further discussion between all the parties involved continued regarding changing the lot to extend to the west and providing an access easement over Lot 1 instead of 20' wide access strip that is part of Lot 2.

Chairman Robert Peregrine closed the public hearing at 7:20 p.m.

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1. **Approve Minutes for November 9, 2021 meeting.** – Commissioner Navin made the motion to approve the November 9, 2021 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the request of David and Stacey Vecellio (owners) for a variance from the offset requirements of the Waukesha County Zoning Code to permit the after-the-fact construction of a paver walkway and patio for the Cupola Barn event venue. The subject property is described as Certified Survey Map No. 6270, located in the SE ¼ and SW ¼ of Section 2, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N88 W35490 Mapleton Road (Tax Key No. OCOT 0440.998).** – 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 recommendations to the Board of Adjustment. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the request of Carol Euringer (Trustee), Dan Groskopf (applicant) for a variance from the offset requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to permit the construction of a lakeside deck with stairs. The subject property is described as part of Lots 4 and 5, Wegner Park, located in the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N55 W34665 Road E (Tax Key No. OCOT 0574.040).** – 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 recommendations to the Board of Adjustment. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
5. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:27 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer