

# TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

March 16, 2015

**Joint Public Hearing** by the Town of Oconomowoc Town Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use to consider the rezoning request of Katherine A. Frame to amend the Conditional Use Permit (File No. CU-1436B) for a horse boarding and training facility known as Chestnut Hill Farm, to modify the boundaries of the existing Conditional Use Permit. The subject lands are described as: being located in part of the SW ¼ of Section 5 and part of the NW ¼ Section 8, T8N, R17E, Town of Oconomowoc. More specifically, the properties are located at W389N8640 Pennsylvania St. (Tax Key No. OCOT0462.998.006) and Lot 2, Certified Survey Map No. 9399 located in part of the NW ¼ of Section 8, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT0462.998.009).

Chairman Robert Peregrine opened up the Joint Public Hearing at 7:14p.m. for anyone to make comments or address any concerns regarding this issue.

Jason Fruth, from Waukesha County Department of Parks and Land use stated the first conditional use on the property was done in 2006 which allowed for 19 horses; the second conditional use was done in 2010 which allowed for 35 horses; he stated the property has 35 acres and when the last conditional use permit was done, they typically stay at the ratio of 1 to 1; meaning they would like to see 1 horse for each acre. He also stated the management plan would need to be revisited and updated; and that there were recorded storm-water documents that need to be updated.

Jon Spheeris spoken on behalf of Katherine Frame and stated the petitioner is asking that the Conditional Use Permit be amended to modify the boundaries of the existing Conditional Use Permit; which the property is known and run as a horse boarding and training facility known as Chestnut Hill Farm. He also stated that everything else would remain the same.

Administrator/Planner Herrmann stated the owner of the property would have to record a new Declaration of Restrictions to include the larger parcel size and incorporating all previous conditions imposed by the Town and Waukesha County, which were recorded on 11-28-2006 and 6-23-2010. He also stated the Declaration of Restrictions will have to be recorded at the Waukesha County Register of Deeds office and a copy of that will need to be provided to the Town. Also, he stated the hours of operation would be amended from 7:00 a.m. to 8:00 a.m. to 6:00 a.m. to 8:00 p.m. Lastly, subject to the owner recording a second Declaration of Restrictions that shall be prepared by the Town of Oconomowoc Planner and Waukesha County restricting any further land divisions of either parcel; the Town and the County will work together on the exact language and the said Declaration of Restrictions shall be recorded.

Chairmen Peregrine asked if there were any more comments or concerns regarding this issue – Chairmen Peregrine then closed the Public Hearing at 7:28 p.m.

Chairman Robert Peregrine called the meeting to order at 7:29 p.m.; Commissioner's present included: James Navin, Linda Bergman, Richard Garvey and Kenneth Runyard. Commissioner

# **TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES**

Janis Husak and Cathie Balthazor have an excused absence. Others present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see attached sign-in sheet

1. Approve Minutes for March 2, 2015 Town Plan Commission Meeting. – Commissioner Navin made the motion to approve the March 2, 2015 minutes as presented. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments. - None
3. Consider and Act on Conditional Use Amendment Request from Katherine A. Frame for a horse boarding and training facility known as Chestnut Hill Farm located at W389N8640 Pennsylvania Street. – Commissioner Runyard made the motion to approve the Conditional Use Amendment Request for Katherine A. Frame with the conditions that were outlined by Administrator/Planner Herrmann during the public hearing. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
4. Adjourn. – Commissioner Navin made the motion to adjourn at 7:31 p.m. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk-Treasurer