

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

Monday, October 2nd, 2017

Chairman Robert Peregrine called the meeting to order at 6:30 p.m. Commissioner's present included James Navin, Linda Bergman, Terry Largent, Jim Roche and Richard Garvey. Commissioner Agnew and Clerk/Treasurer Opitz were excused. Also in attendance was Administrator/Planner Jeffrey Herrmann. For additional attendees please see sign in sheet.

Public hearing to consider the Conditional Use request (CU-1436C) of Pepper Hill Farm LLC (owners) c/o Erica Savary and Eric Griedl, W389N8640 Pennsylvania Street, Oconomowoc, WI 53066, to increase the number of horses permitted on the subject property from 35 horses to a maximum of 45 horses.

Chairman Robert Peregrine opened up the hearing for Comments

Rebekah Leto of Waukesha County Department of Parks and Land Use stated the property is on 58 acres and it was acquired by the current owners in 2006. They currently have 35 horses and they are requesting to have the maximum of 45 horses. She also stated the horses need to be kept inside and they need to have a manure management plan to make sure the manure is not on the neighbor's property and they need to follow that plan. She also stated the conditional use will need to be reviewed again in one year.

Administrator/Planner Herrmann stated the lot lines should be marked and the manure should be spread on the farmland and they need to make sure they clean up the manure on the neighbor's property. He also stated they currently have 41 horses and will need a conditional use permit and currently 5 of the horses are outside all of the time.

Edward Foster, N88W38771 Mapleton Road, stated he is the neighbor and he showed a map and pictures that currently show 20 feet over on his property line and there is manure on the property, but mostly there are pine shavings.

Erica Savary and Eric Griedl stated they will fix the issues.

Chairman Robert Peregrine closed the public hearing at 6:44 p.m.

1. **Approve Minutes for September 18, 2017 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the September 18, 2017 minutes as presented. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** – Ann Hansen, N65W34753 Road J spoke briefly regarding line item #7 of the agenda.
3. **Consider and Act on the Conditional Use Permit Renewal for Cupola Barn, c/o David & Stacey Vecellio, N88W35490 Mapleton Road, Oconomowoc, Wisconsin to hold 75 events per year. The property is described as SE ¼ & SW ¼ of section 2, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0440.998).** – The petitioner was present to explain what they would like to see happen with their venue in 2018. Commissioner Navin made the motion to approve the conditional use permit renewal for

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

Cupola Barn, c/o David & Stacey Vecellio, N88W35490 Maple Road to hold 75 events per year and asked that they come back in November of 2018 for another review. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on Site Plan/Plan of Operation Amendment for CBJ 51st LLC (Scott Lein) 1111 W. Layton Ave., Milwaukee, Wisconsin to allow additional parking of retail and wholesale vehicles. The property is described as Lot 1 Certified Survey Map No. 6856, being a part of the SE ¼ of Section 30, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0552.993.002).** – The petitioner was present to state they are looking for additional parking spots because of the overflow they have been encountering. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation Amendment for CBJ 51st LLC (Scott Lein) 1111 W. Layton Avenue to allow additional parking of retail and wholesale vehicles at the property described at Lot 1 Certified Survey Map No. 6856 being a part of the E ¼ of Section 30 in the Town of Oconomowoc. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on Special Exception Request for Timothy and Jeanette Campbell, N48 W34192 Lindy Lane to construct a new residence with an attached garage. The property is described as Lot 39 and an undivided interest in Landing Place and Park Lot in Lake Park Heights, located in the SE ¼ of Section 36, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0576.091).** – The petitioner was present to state they would like to construct a new residence with an attached garage on the property. Commissioner Navin made the motion to approve and recommend to Waukesha County Board of Adjustment the special exception request for Timothy and Jeanette Campbell, N48W34192 Lindy Lane to construct a new residence with an attached garage on the property described as Lot 39 and an undivided interest in Landing Place and Park Lot in Lake Park Heights, located in the SE1/4 of Section 36 in the Town of Oconomowoc. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on Variance Request for Todd Reardon, N53 W34248 Road Q to convert an existing deck into a screened-in porch. The property is described as part of the NE ¼ of Section 36, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0573.980).** – Bergman stated as the petitioners have not appeared before the commissioner's; the commissioners are unable to solicit information concerning their petition for a variance. Therefore the commissioners are unable to make any kind of recommendation. Commissioner Bergman made the motion to make no recommendations to Waukesha County Board of Adjustment. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on the request of 4140 Beach Road LLC (owner), Julie Natlizio (applicant) at W347 N6580 Road J, Oconomowoc, Wisconsin to install a proposed fence along the west of the property line that will encroach into the area of the protective environmental corridor. Specifically located on Lot 1 Whittaker Bay, located in part of the SW ¼ of Section 24, T8N, R17E, Town of Oconomowoc. (OCOT0527.024).** – Chairman Robert Peregrine allowed June Natlizio and Ann Hansen to speak briefly regarding the fence on the property, however, Administrator/Planner Herrmann stated that he received word from Corporate Counsel (Waukesha County Park & Planning) and the Towns Attorney, Bill Chapman, not to take any action until the

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

issues from both parties pertaining to this property are resolved legally. Commissioner Navin made the motion not to take any action on this line item until all of the issues are resolved legally between both parties. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

8. **Adjourn**. – Commissioner Roche made the motion to adjourn at 7:23 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer