

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION PUBLIC HEARING MINUTES OF Monday, February 4, 2008. Unofficial until approved by the Plan Commission. Approved as written () or with corrections () on _____.

Public Hearing

A public hearing was held before the regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake at 7:00 PM, Monday, February 4, 2008, at the Village Hall, 35328 W. Pabst Road, Oconomowoc. Legal requirements for notification as required by law have been met. Roll was taken with the following in attendance:

Mr. Kneiser/Chairperson – present
Messrs., Bickler, Foster, Lyons, McNellis,
Owens (arrived 7:07 p.m.), Members – present
Messrs., Birbaum, Langenbach, Members – absent
Ms. Schlieve/Clerk-Treasurer – present
Mr. Wiemer/Police Chief-Administrator – present
Mr. Macy/Attorney – present

Attendance

Terri Anne Ullman (Ullman Stables Ltd. Partnership) and Greg Stadler (Morton Buildings, Inc.)

Discussion regarding the request of Ullman Stables Ltd. Partnership, Ken & Terri Anne Ullman, 35470 Pabst Road, for a conditional use amendment to change the owner to Ullman Stables Ltd. Partnership and to request an increase in the number of horses permitted from 30 to 50. The petitioner will be requesting a special exception which would allow for the height of accessory structures (arena) to exceed the maximum height of 16 feet when it pertains to agricultural structures. This special exception exception would allow for a 200 foot addition to the current arena, which will also include added box stalls. The village Board will be reviewing the special exception request with possible action at a future meeting.

Mr. Wiemer reported that the building project had been presented to the Architectural Control Board in January, and was approved with the condition that the plans include additional landscaping. The plan calls for 20 box stalls inside the building, and it was noted that most of the activity relating to the horse and/or rider training occurs inside the building.

Mr. Stadler of Morton Buildings, Inc. presented enlarged, color renderings of the proposed project. The plan includes adding 200 feet onto the existing riding arena. The addition would be on the north end of the building. Fencing would be expanded and the landscaping would include trees along the fence and also along the riding arena.

Ms. Ullman explained that her project also includes adding a riding academy to the use of the property. The academy is to teach children to ride horses, or how to show horses,

or how to be comfortable around horses. The conditional use must be revised to include this new use. Ms. Ullman also presented a revised manure management plan. In years prior to 2007, the manure was removed twice monthly and much of it was spread onto either the Ullman's fields or surrounding farm fields. However, the Pabst Farms Development projects have eliminated much of the availability of nearby farms, so a new plan had to be created. The new plan includes manure removal the end of January and February, removal in May, June, July, August, and November, and piling in the months of March, April, September, October, and December. They will no longer spread the manure on any fields. The area that the piling will occur is on a concrete slab that currently exists. They may enlarge that area and add a short wall along two sides in order to make removal of the manure easier for the contractor. Commissioners did express concern regarding the quantity of manure that will be stored on the property.

Discussion regarding the riding academy included concerns about the time of day that loading and unloading of horses occurs when they attend horse shows, the number of times per month horses are loaded and unloaded for shows, who will be riding the horses that are boarded, and the traffic coming and going from the property due to the new riding academy. Ms. Ullman reported that during the summer months, they attend shows two or three times a month. Commissioners suggested that the conditional use document be revised to state that the loading and unloading of horses outside the hours of operation could occur twice a month; and additional times only with special prior permission from and at the discretion of the Village Administrator.

Motion (McNellis/Foster) to adjourn the public hearing regarding the Ullman Stables request until March 3, 2008 at 7:00 p.m., Carried unanimously. The hearing was adjourned at 7:42 p.m.

Respectfully submitted by:
Cindy J. Schlieve, Clerk-Treasurer