

ORDINANCE # 118

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE VILLAGE OF OCONOMOWOC LAKE

The Village Board of the Village of Oconomowoc Lake, Waukesha County, Wisconsin, does ordain as follows:

SECTION 1. Section 17.10 entitled "Definitions" is hereby amended as follows:

A) The definition of "LOT WIDTH, MINIMUM" is hereby repealed and a new definition is created to read as follows:

"LOT WIDTH, MINIMUM". The purpose of this provision is to provide for orderly and compatible land use and to allow full development of irregular parcels and discourage so-called 'hourglass' lot development.

"For purposes of determining compliance with the provisions of the appropriate zoning classifications of the Zoning Ordinance the following procedure shall be employed:

"A four-sided envelope shall be drawn wholly within the proposed lot as indicated on a certified survey map which must meet the following criteria:

1. The envelope must contain at least eighty (80%) percent of the 'Minimum Lot Area' required in the zoning district;
2. The envelope must contain a building envelope within it which meets all requirements for offset and setback from the lot lines;
3. At all points the opposite sides of such envelope shall be no closer than the required 'Minimum Lot Width' for the zoning district;
4. If the proposed lot is to include lake frontage or is to include both lake and water frontage, then such lake frontage must form one of the sides of the envelope, which side must meet the minimum lake frontage requirement of the zoning district;
5. If the lot is to include water frontage then such water frontage must form one of the sides of the envelope, which side must meet the minimum water frontage required in the zoning district."

B) A new definition entitled "LAKE FRONTAGE, MINIMUM" is hereby created to read as follows:

"LAKE FRONTAGE, MINIMUM. The minimum lake frontage allowable for any lot to be created abutting Oconomowoc Lake. Frontage shall be calculated as the shortest continuous distance between the two (2) points where the lines of a lot abutting the lake intersect the water's edge at the normal water level. A lot which meets the

minimum lake frontage requirement may, in addition, have water frontage in any amount above that minimum."

C) A new definition of "WATER FRONTAGE, MINIMUM" is hereby created to read as follows:

"WATER FRONTAGE, MINIMUM. The minimum water frontage allowable, except as provided above, for any lot to be created abutting any river, stream, channel or other body of water or waterway, excluding Oconomowoc Lake. Frontage shall be calculated as the shortest continuous distance between two (2) points where the lines of a lot abut a river, stream, channel or other body of water or waterway intersect the water's edge at the normal water level."

SECTION 2. Section 17.26 of the Zoning Ordinance is hereby amended to read as follows: (Underline is new text)

"17.26 WATERFRONT USE DENSITY. No lot or tract of land within any Residence District shall be used, occupied, subdivided into lots, sold, leased, or otherwise transferred or disposed of, nor shall any easement or interest therein be created, so as to grant the use of, or access to, Oconomowoc Lake or any waterway connected therewith to more than one (1) family for the minimum required lake frontage, or the minimum required water frontage of such lot or tract of land as specified above, nor shall the water frontage of any lot or tract of land within any Residence District be increased by filling or dredging."

SECTION 3. Section 17.36(5) of the Zoning Ordinance is hereby amended to read as follows: (Underline is new text)

- "(5) LOT
- (a) Width Minimum 250 ft.
- (b) Area Minimum 5 acres
- (c) Water Frontage Minimum 250 ft.
(if applicable)
- (d) Lake Frontage Minimum 250 ft.
(if applicable)

SECTION 4. Section 17.37(5) of the Zoning Ordinance is hereby amended to read as follows: (Underline is new text)

- "(5) LOT
- (a) Width Minimum 200 ft.
- (b) Area Minimum 2 acres
- (c) Water Frontage Minimum 200 ft.
(if applicable)
- (d) Lake Frontage Minimum 200 ft.
(if applicable)

SECTION 5. SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall

be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections, or portions thereof of the ordinance which shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posing or publication as provided by law.

Passed and adopted this 16 day of December, 1991.

BY THE VILLAGE BOARD OF THE
VILLAGE OF OCONOMOWOC LAKE:

Edmund O. Templeton
Edmund O. Templeton, Village President

ATTEST:

Cheryl Wierdsma
Cheryl Wierdsma, Village Clerk

VILLAGE OF OCONOMOWOC LAKE
35328 W. Pabst Road
Oconomowoc, Wisconsin 53066

November 15, 1991

NOTICE OF PUBLIC HEARING

TO ALL RESIDENTS OF THE VILLAGE OF OCONOMOWOC LAKE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Trustees of the Village of Oconomowoc Lake at 8:00 p.m. on Monday, December 16, 1991, at the Village Hall, 35328 W. Pabst Road, to discuss the following matter:

1. Proposed changes to the Village Zoning Ordinance, section 17.10, 17.26, 17.36(5), and 17.37(5) defining minimum lot width, minimum lake frontage, minimum water frontage and setting minimal lake frontage standards.

ALL RESIDENTS are invited to attend and be heard.

The regular Village Board meeting will follow.

Respectfully submitted,

VILLAGE OF OCONOMOWOC LAKE

CA Wierdsma

Cheryl A. Wierdsma
Village Clerk

Copies to: Milwaukee/Waukesha Journal, Milwaukee Sentinel, Oconomowoc Enterprise, Waukesha Freeman

Village Board - Public Hearing
Notice for Proposed changes
to Vol. Zoning Ord.

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

AFFIDAVIT OF POSTING
ORDINANCE

The undersigned, being first duly sworn, on oath deposes and states that on 11-27, 1991, at the direction of the Clerk of the Village of Oconomowoc Lake, he posted copies of the above ordinance in the following public places in said Village, to-wit:

- (1) Opposite the entrance to the Oconomowoc Lake Club on the northern side of the road in front of the Club;
- (2) At the entrance to the Village Hall on West Pabst Road;
- (3) At the northeast corner of the junction of County Trunk Highway "P" (West Beach Road) and the private drive (South Beach Road) leading into the Ibach, LaBelle, McNellis, et al properties.

Robert W. [Signature]

Subscribed and sworn to before me this
28th day of November, 1991

Cheryl A. Wierdsma
Notary Public, Waukesha County, Wisconsin

My Commission expires 11-19-95