

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES OF
Monday, April 5, 2010. Unofficial until approved by the Plan Commission.
Approved as written (X) or with corrections () on 05/03/2010.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, April 5, 2010, commencing at 7:00 p.m., 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, Birbaum, Foster, Langenbach, Lyons/Members – present
Messrs., Clarkson, Owens /Members – absent
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

Attendance

Craig Ewald, Walter Garlock, Bob L. Crouch, Bob Williams, Kevin Raasch, Vic Raasch

MINUTES

Motion (Bickler/Foster) to approve the minutes as printed for the Plan Commission Meeting held on February 1, 2010, *Carried Unanimously*.

Discussion/action regarding the request of Mr. Victor Raasch to amend his conditional use permit to allow one new business to lease the upper floor on the west side of his building located at 36115 E. Wisconsin Avenue in the Village of Oconomowoc Lake business district. The proposed business is a tae kwon do studio.

Mr. Wiemer explained the request and advised the members that the tae kwon do studio complies with the Village zoning code for highway oriented uses. The proposed studio will be located on the west side of the second floor of the building. The proprietor of the proposed studio, Mr. Bob Crouch, advised the commissioners that he has two vans that are used to transport students from their schools to the studio for lessons, and those vans will be parked on the east side of the property when not in use.

Motion (Birbaum/Bickler) to recommend to the Village Board of Trustees approval of an amendment to the conditional use permit for Vic's Carpet and Flooring to allow for a tenant to operate a tae kwon do studio on the upper floor of the west side of the business located at 36115 E. Wisconsin Avenue in the Village of Oconomowoc Lake business district, with the stipulation that the hours of operation will be 8:00 a.m. to 8:00 p.m. from Monday through Friday, 8:00 a.m. to 12 Noon on Saturday, and closed on Sunday, *Carried Unanimously*.

Discussion/action regarding the proposed signage for the tae kwon do studio and lighting for the property owned by Mr. Victor Raasch located at 36115 E. Wisconsin Avenue in the Village of Oconomowoc Lake business district.

The proposed signage for the tae kwon do studio and lighting for the property were explained by Mr. Kevin Raasch. Commissioners suggested that the signage for the tae kwon do studio should be consistent with the signage for Vic's Carpet and Flooring. Motion (Bickler/Foster) to approve the proposed lighting plan for the property located at 36115 E. Wisconsin Avenue, and to approve the signage for the tae kwon do studio, subject to final review by the Village Administrator, Carried Unanimously.

Discussion/action regarding the request of Mr. Walter Garlock to amend his conditional use permit to revise his business operating hours to include Sundays at the Silver Lake Auto Center located at 36355 E. Wisconsin Avenue in the Village of Oconomowoc Lake business district.

Mr. Wiemer explained Mr. Garlock's request to revise his business operating hours to include Sundays for service of vehicles between the hours of 8:00 a.m. and 6:00 p.m. Commissioners questioned whether the noise of the vehicle repairs would disturb nearby neighbors. Mr. Garlock advised that his property is buffered by the vegetation that surrounds it, and that he has never received any noise complaints in the past. Motion (Bickler/Langenbach) to recommend to the Village Board of Trustees approval of the proposed amendment to the conditional use permit for the Silver Lake Auto Center, located at 36355 E. Wisconsin Avenue, which would allow for the aforementioned business hours on Sundays for the purpose of vehicle repairs, with the stipulation that the south-facing doors be kept closed to avoid noise disturbances of the neighbors, Carried Unanimously.

Discussion/action regarding the request of Ewald Kia D/B/A Ewald Real Estate 36883 LLC to raze the existing building at 36883 E. Wisconsin Avenue (formerly Pepino's) in the Village of Oconomowoc Lake business district, and building a new building to be used for sales and service of Kia vehicles.

Mr. Wiemer distributed the proposed plans for the new facility. Mr. Bob Williams explained the proposed plans. The proposed building will have 12,000 square feet of area on the main floor and 3,000 square feet of area on the mezzanine. A storm water survey is in the process of being done to determine how best to handle the drainage issues for the property. Mr. Craig Ewald explained that the whole site will be completely cleaned up. Mr. Wiemer requested that the property have two ingress and egress driveways to better accommodate the traffic for the business.

Motion (Bickler/Birbaum) to recommend to the Village Board of Trustees approval of the request of Ewald Kia D/B/A Ewald Real Estate 36883 LLC to raze the existing building at 36883 E. Wisconsin Avenue in the Village of Oconomowoc Lake business district, and build a new building to be used for sales and service of Kia vehicles, Carried Unanimously.

With no further discussion, a motion (Bickler/Birbaum) to adjourn the meeting at 7:35 p.m., Carried Unanimously.

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