

# VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES OF  
Monday, April 7, 2008. Unofficial until approved by the Plan Commission.  
Approved as written ( ) or with corrections ( ) on \_\_\_\_\_.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held Monday, April 7, 2008, 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, Foster, Langenbach, Lyons, Owens, Members – present  
Messrs., Birbaum, McNellis, Members – absent  
Ms. Schlieve/Clerk-Treasurer – present  
Mr. Wiemer/Police Chief-Administrator – present  
Mr. Macy/Attorney – present

## **Attendance**

Eric Ewald (Ewald Automotive), Mike Johnson (Graphic House, Inc.), Max Dickman (Roundy's Inc.), Pat McAdams (McAdams Realty)

## **Minutes**

Motion (Bickler/Lyons) to approve the Plan Commission meeting minutes for March 3, 2008 and the public hearing minutes for March 3, 2008, as written, *Carried Unanimously*.

## **Discussion/action regarding Suzuki signage for the east building of Ewald Automotive, located at 36833 E. Wisconsin Avenue, Oconomowoc, Wisconsin.**

Mr. Wiemer advised the members that the proposed sign will be 20 feet tall and free standing, with the appearance of being attached to the building. It will be located along the north side of the building. The words "VANS-SUVS" will be removed and the sign will be placed in that location. The current "SUZUKI" sign on the building will also be removed. The sign will be lit.

Motion (Bickler/Langenbach) to approve the proposed Suzuki signage for Ewald Automotive, *Carried Unanimously*.

## **Discussion/action regarding signage for the new Pick N Save store located at 36903 E. Wisconsin Avenue, Oconomowoc, Wisconsin.**

The proposed signs will be attached to the building. There will not be a free standing sign on the property. The signs on the building will be back-lit, and will appear black in the daytime and white at night. They will include "Pick 'n Save", "Guaranty Bank", "Drug", and "Food". The rendering of the proposed signs is included with these minutes. Mike Johnson of Graphic House, Inc. will provide the Village with a revised rendering of the signs, as the one presented at the meeting reflected some of the words in all upper case letters instead of the intended mix of upper and lower case letters.

Motion (Bickler/Owens) to approve the proposed signage plan for the new Pick N Save store, with the provision that the Village receives updated renderings of the signs, *Carried Unanimously*.

**Update on status of Whittimore Avenue.**

Plan Commissioners were updated on the status of Whittimore Avenue, which includes a portion that may be owned privately by a Village resident.

**Discussion regarding use variances as they pertain to Chapter 17 of the Zoning Code.**

Mr. Kneiser requested discussion regarding use variances, and noted that the City of Oconomowoc granted a use variance to a restaurant on Silver Lake, and that variance is being challenged. The Village does not currently allow use variances, but if courts rule in favor of allowing use variances, the concern is whether the Village will be sufficiently protected with the current zoning codes. It was noted that requests for use variances may become an issue on properties with more than one living quarters or in relation to changing the use of buildings that are currently only accessory structures.

Mr. Macy advised that there are two types of variances: 1) the use variance; and 2) the metes and bounds variance (also known as dimensional variances). The use variance has only been created because of court rulings; there is no use variance in the state statutes. The court has created the use variance as well as standards for use variances, which are stringent. There can be no other use of the property in order for a use variance to be granted. The standards for dimensional variances are based on hardship. Mr. Macy was asked whether changes should be made to the Village zoning code. He was directed to consider the matter and present his advice at the next Plan Commission meeting.

Motion (Bickler/Foster) to adjourn the meeting at 7:44 p.m., Carried Unanimously.

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