

# VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES OF  
Monday, May 4, 2009. 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 on Monday, May 4, 2009, 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, Clarkson, Langenbach, Lyons/Members – present  
Messrs., Foster, Owens/Members – absent  
Ms. Schlieve/Clerk-Treasurer – present  
Mr. Wiemer/Police Chief-Administrator – present  
Mr. Macy/Attorney – present

## **Attendance**

Matthew Basile, Jeff Fellows, Yvonne Myzka (Shore West Realty)

## **MINUTES**

Motion (Langenbach/Bickler) to approve the minutes for the Plan Commission Meeting and Public Hearing held on February 2, 2009, *Carried Unanimously*.

## **Discussion/action regarding the proposed Certified Survey Map (CSM) for N50 W34710 Wisconsin Avenue, located in Okauchee in the Town of Oconomowoc. The CSM combines two (2) 50-foot lots. This is an extraterritorial review.**

Mr. Wiemer explained the request made by Mr. Matthew Basile of N50 W34710 Wisconsin Avenue, located in Okauchee in the Town of Oconomowoc. Motion (Birbaum/Bickler) to recommend approval of the Certified Survey Map to the Village Board of Trustees for the property located at N50 W34710 Wisconsin Avenue, Okauchee, Wisconsin, in the Town of Oconomowoc, *Carried Unanimously*.

## **Discussion/action regarding the proposed Certified Survey Map for 4503 West Beach Road, in the Village of Oconomowoc Lake, owned by Phoenix Investments, LLC (Steven T. Fleming, Owner).**

Mr. Wiemer explained that this is the property that was formerly owned by Mr. Richard Perkins at 4503 West Beach Road. Mr. Fellows was present to represent Phoenix Investments, LLC in its request for approval of the Certified Survey Map. Motion (Bickler/Birbaum) to recommend approval of the Certified Survey Map to the Village Board of Trustees for the property located at 4503 West Beach Road, Oconomowoc, in the Village of Oconomowoc Lake, with the additional note that the outlot cannot be sold as a separate lot, *Carried Unanimously*.

## **Discussion/action regarding an Ordinance to Create the G-1 Government/Institutional Zoning District.**

Mr. Wiemer explained that the creation of the G-1 Government/Institutional Zoning District is required as part of the completion of the Smart Growth Plan. The Village Zoning Map must also be revised to reflect the new zoning district. Several matters were raised during the discussion.

- The word "Institutional" will be removed from the ordinance title and wherever it appears throughout the document.
- In section 17.47, Section 2(1) and (2), and (2)a, (2)b, (2)c, (2)e, and (2)f, the word governmental or government, as it relates to ownership, will be replaced with "Village".
- Section 2 (2)a will add the words "and fire stations" to the end of the sentence.
- Section 2 (2)d will be revised to state "Shooting range."
- Section 2 (2)e will be added to state "Village owned recycling facility to include tub grinding."
- Section 2 (2)f will be added to state "Village owned municipal training facilities."
- Section 2 (4)a will be revised to state "Communications towers and related facilities."
- Section 2 (4)b will be added to state "Multi-governmental uses."
- Section 3 (1) will be revised to state "Public Utility Buildings."

Motion (Birbaum/Bickler) to direct Attorney Macy to make revisions, as noted above, to the first draft of the G-1 Governmental Zoning District Ordinance, which will be reviewed, with possible recommendation for approval, at the next Plan Commission Meeting, Carried Unanimously.

**Update regarding the status of the caretaker residence on the property of Scott and Diana Kestly, 35308 W. Pabst Road, in the Village of Oconomowoc Lake, and the possibility of the issuance of a Conditional Use Permit.**

Mr. Wiemer explained that the property owned by Scott and Diana Kestly at 35308 W. Pabst Road, in the Village of Oconomowoc Lake, includes a caretaker's residence, which is in addition to the main residence. The caretaker's residence has not been used for human habitation since 1997. Scott and Diana Kestly would like to request an after-the-fact Conditional Use Permit to reduce the size of the mother parcel from the original 80 acres to the current 5-acre parcel, in order to legalize keeping the two structures that would be used for human habitation on the one parcel. Mr. Macy was directed to prepare a first draft of the Conditional Use Permit for review at the June Plan Commission meeting, with possible recommendation for approval to the Village Board of Trustees.

**Discussion/action regarding the request from Joe and Mimi Birbaum and John Birbaum to apply for a Conditional Use Permit in order to make a minor change to the north property line of their property located at 4750 Hewitts Point Road in the Village of Oconomowoc Lake.**

Mr. Birbaum recused himself from the vote for this matter.

Mr. Birbaum explained his request to change the property line between his properties located at 4750 and 4850 Hewitts Point Road. The change affects the north property line, at the waterfront, of 4850 Hewitts Point Road. Either a 2-lot Certified Survey Map (CSM) or two new CSMs will be created for the properties. Mr. Birbaum also noted that a Conditional Use Permit is needed in order to make the requested change to his properties.

Motion (Lyons/Bickler) to direct staff to create a Conditional Use Permit, and recommend to the Village Board of Trustees that the Conditional Use Permit be approved in accordance with a 2-lot Certified Survey Map showing the change in the lot line at the north property line of 4850 Hewitts Point Road, Carried. Mr. Birbaum abstained from the vote.

With no further discussion, a motion (Bickler/Lyons) to adjourn the meeting at 7:57 p.m., Carried Unanimously.

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