

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION PUBLIC HEARING MINUTES OF Monday, May 5, 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, May 5, 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, Birbaum, Clarkson, Foster, Langenbach,
Lyons, Members – present
Mr. Owens, Member – absent
Ms. Schlieve/Clerk-Treasurer – present
Mr. Wiemer/Police Chief-Administrator – present
Mr. Macy/Attorney – present

Attendance

Pat McAdams (McAdams Realty)

Request by Pat McAdams for McAdams Realty, located at 36903 and 36933 East Wisconsin Avenue, Village of Oconomowoc Lake, to amend the current Conditional Use permit for the redevelopment of certain properties approved on November 19, 2007, to allow for the redevelopment project to be developed as a commercial condominium and condominium plat in the B-1 zoning district and authorizing such Condominium Declaration and condominium plat for the above named properties. This amendment is required and this authorization is permitted subject to Plan Commission approval under section 17.34(3) of the Village Zoning Code.

Mr. McAdams explained that the purpose for the request was to allow him to better manage his property, specifically relating to tax bills, insurance, utilities, and other similar matters relating to the businesses that will be located in his proposed development. Concerns raised by the commissioners included the following:

- The ability of the Village to maintain control over the types of businesses that will be in the development, with specific concern regarding the change of business ownership possibly without notification to the Village.
- The project could be developed without the commercial condominium and condominium plat. Mr. McAdams could address his concerns in the lease agreements he creates for the businesses in his development.
- Does the commercial condominium and condominium plat status affect the value of the property?

Commissioners noted that the Village's ordinance regarding conditional uses and the subsequent agreements that were approved would address the foregoing issues of concern.

Mr. Macy noted that the paragraph that would authorize the commercial condominium and condominium plat would need to have Village Board approval. He also suggested that a deed notation could be made that would indicate that there is a conditional use in effect for that property. If the deed notation were made, then any prospective buyers would be aware that prior to the sale, they must contact the Village and apply for a new conditional use permit, even if the only change is ownership. Regarding the value of the property, Mr. Macy advised that the condominium status could make the property more valuable, but should not affect the property value negatively.

Motion (Bickler/Lyons) to adjourn the public hearing, *Carried unanimously.* The hearing was adjourned at 7:37 p.m.

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