

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES
of Monday, May 5, 2014.
Unofficial until approved by the Plan Commission.
Approved as written (X) or with corrections () on 06/02/2014.

The regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, May 5, 2014, 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. Birbaum/Chairperson – present
Messrs. Barquist, Bickler, Foster, Kohl, Owens (arrived 7:30 PM),
Waltersdorf/Members – present
Ms. Cameron/Member – present
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

ATTENDANCE

Terry Schuetz (Automotive Parts & Equipment)

MINUTES

Motion (Bickler/Waltersdorf) to approve the minutes as printed, for the Plan Commission meeting held on March 17, 2014, Carried Unanimously.

DISCUSSION/ACTION REGARDING THE RENEWAL OF THE CONDITIONAL USE PERMIT (CUP) FOR AUTOMOTIVE PARTS & EQUIPMENT (FORMERLY KNOWN AS OCONOMOWOC AUTO PARTS), LOCATED IN THE BUSINESS DISTRICT OF THE VILLAGE OF OCONOMOWOC LAKE AT 36863 E. WISCONSIN AVENUE, OCONOMOWOC, WISCONSIN

Mr. Birbaum introduced the matter. Mr. Wiemer reported that there were no changes from the existing CUP in the requested renewal. There have been no police matters or other issues for the property.

Motion (Foster/Barquist) to recommend approval to the Village Board of Trustees of the renewal of the Conditional Use Permit for Automotive Parts & Equipment (formerly known as Oconomowoc Auto Parts), located in the business district of the Village of Oconomowoc Lake at 36863 E. Wisconsin Avenue, Oconomowoc, Wisconsin, for a five year period to expire on June 30, 2019, Carried Unanimously.

DISCUSSION/ACTION REGARDING THE REVISION OF THE R-4 LOW DENSITY RESIDENTIAL DISTRICT ZONING CODE

Mr. Wiemer advised the Commissioners that the 2013 Wisconsin Act 80 was adopted by the Wisconsin Legislature and signed by the Governor in 2013. It became effective December 14, 2013. Mr. Macy's letter of February 28, 2014 states that Wisconsin Act 80 dramatically changes the law relating to shoreland zoning ordinances applicable to shoreland that is or was annexed after May 7, 1982 or that is part of land incorporated as a city or village that was subject to a county shoreland ordinance at the time of incorporation. Mr. Macy further stated that there are advantages to adopting a new ordinance that reflects the new state law. Wisconsin Act 80 specifically affects the LaLumiere Subdivision that was annexed from the Town of Summit by the Village in 2004, and fell under the shoreland zoning of Waukesha County at the time of annexation.

Mr. Wiemer reviewed the proposed changes to the R-4 Low Density Residential District Zoning Code. The new state law allows changes to setbacks from wetlands and water. In addition to revising the setbacks, Mr. Wiemer, Mr. Macy, and Mr. Bickler worked together in making the proposed revisions to the allowable size of the main building, and the accessory structure location and use. Mr. Wiemer provided a map of the LaLumiere Subdivision that indicated the building envelopes with the current zoning and the new building envelopes with the proposed revisions.

Discussion followed regarding section (3) Building, Main (b) Area. The recommendation after discussion is as follows: "Minimum 2,000 sq. ft. living space above grade excluding basement (or) Minimum first floor 1,000 sq. ft. living space above grade excluding basement if main building is 2 or 3 stories above grade." The Commissioners also discussed the maximum floor area ratio (F.A.R.) that would be allowed, which is section (3) Building, Main (g) Maximum F.A.R. The recommendation after discussion is as follows: "Maximum first floor F.A.R. of 2,000 sq. ft. or 15% of that lot used for construction, whichever is greater." This section continues with an explanation of the calculation of area that is the same as the current zoning code.

The Commissioners also discussed section (2) Building, Accessory (f) Accessory Structure Location and (j) Accessory Building Use. The agreed upon revision of (2)(f) is "No accessory building shall be located between the main building and the high water mark or on an outlot." Section (2)(f) continues with a definition of outlot that is the same as the current zoning code. Section (2)(j) will read "In no case shall an accessory building be used for purposes not allowed in the R-4 District or used for human habitation or unless authorized by conditional use."

Motion (Bickler/Waltersdorf) to recommend to the Board of Trustees adoption of the revised R-4 Low Density Residential District Zoning Code, per the above-noted revisions made by the Plan Commissioners, Carried Unanimously.

ADJOURNMENT

With no further discussion, a motion (Bickler/Cameron) to adjourn the meeting at 8:33 p.m., Carried Unanimously.

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