

VILLAGE OF OCONOMOWOC LAKE

**OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES of
Monday, July 2, 2012.
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections (X) on 08/06/2012.**

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, July 2, 2012, 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. Bickler, Foster, Owens, Waltersdorf /Members – present
Ms. Cameron/Member – absent
Messrs. Barquist, Kohl/Members – absent
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

ATTENDANCE

Paul Clarkson, Brian Ewald, Jon Spheeris

MINUTES

Motion (Bickler/Foster) to approve the minutes as printed for the Plan Commission meeting held on April 2, 2012 and the Special Plan Commission meeting held on April 16, 2012, Carried Unanimously.

DISCUSSION/ACTION REGARDING THE REPLACEMENT AND ADDITIONAL SIGNAGE FOR CHEVROLET BUICK LOCATED AT 36833 E. WISCONSIN AVENUE IN THE BUSINESS DISTRICT OF THE VILLAGE OF OCONOMOWOC LAKE

Mr. Wiemer explained that when plans for the remodeling of Ewald Chevrolet Buick were reviewed and approved, no specific request was made for approval of signage. Mr. Brian Ewald provided plans for the proposed signage for the Chevrolet Buick business.

Motion (Bickler/Owens) to approve the proposed signage for Ewald Chevrolet Buick located at 36833 E. Wisconsin Avenue in the business district of the Village of Oconomowoc Lake, Carried Unanimously.

DISCUSSION/ACTION REGARDING TRANSFER OF PROPERTY AMONGST ADJACENT PROPERTIES

Discussion/action regarding the request of Mr. Bryan Waltersdorf to combine properties and to transfer a portion of one property to an adjacent property relating to 4508 and 4510 Hewitts Point Road, tax keys OCLV 0581-069 and OCLV 0581-072, respectively

At this time Mr. Waltersdorf recused himself as a Plan Commissioner for this matter.

Mr. Wiemer explained that Mr. Waltersdorf recently purchased the property located at 4510 Hewitts Point Road, formerly owned by John and Avis Miller, which is south of 4508 Hewitts Point Road, the property already owned by Mr. Waltersdorf. Mr. Waltersdorf would like to combine those two properties into one lot, and then carve out a piece on the northern end of the

combined property and sell that to Hans and Annie Scott, who own 4506 Hewitts Point Road. The plan as proposed by Mr. Waltersdorf would make his property legal conforming; the Scott's property is currently legal non-conforming and would be less non-conforming; would remove a swimming pool and two houses. Mr. Waltersdorf advised that he would build a new house on the newly combined property. There is a caretaker's cottage on the former Miller property that Mr. Waltersdorf wants to convert to a four-car garage, and he would like to live in the main house currently on the former Miller property while his new house is being built. Then the Miller house would be removed. It was noted that a variance must be obtained in order to live in an existing house while another is being built on the same property.

Mr. Wiemer noted that Wisconsin State Statute 236.45(2)(3) does allow for such a combination and transfer of property between property owners; however, the Village may need to rewrite Chapter 18 "Subdivision and Platting" in order to allow the request. It was also noted that the request eliminates a non-conforming lot and two non-conforming buildings and is therefore a benefit to the Village. Discussion followed regarding easements on properties.

Mr. Macy was directed to prepare an ordinance to revise Chapter 18 that would require property owners to bring to the Plan Commission their requests to reconfigure properties; those requests would be reviewed and decisions made on a case-by-case basis. Mr. Wiemer will work with Mr. Macy in creating the ordinance.

Discussion/action regarding the request of Mr. Paul Clarkson, represented by Mr. Jon Spheeris, to transfer a portion of one property to an adjacent property relating to 4523 and 4539 N. Sawyer Road, tax keys OCLV 0578-994-001 and OCLV 0578-995, respectively
Mr. Waltersdorf returned to his position as Plan Commissioner at this time.

Mr. Wiemer explained the request from Mr. Clarkson, prepared by Mr. Spheeris. Mr. Clarkson would like to change the lot lines between the two adjacent parcels that he owns, as noted above. As stated in Mr. Spheeris' letter, the plan would be a benefit to the Village as it would remove the 30 foot driveway easement and then the two parcels would have their own separate driveway onto N. Sawyer Road. The large garage would then be located on 4539 N. Sawyer Road instead of the current configuration which locates the garage on 4523 N. Sawyer Road. The lot size of the main parcel would be changed from 4.7 acres to approximately 3.8 acres and the parcel to the north would then change from 1.62 acres to 2.51 acres. Mr. Wiemer noted that the proposal would make the south lot more non-conforming and the north lot less non-conforming and would eliminate an easement. Mr. Wiemer stated he believes the request is a value to the Village, and could be incorporated into the rewrite of Chapter 18. Mr. Wiemer expressed the opinion that requests such as the two presented and others that may come in the future must show good public benefit in order to be considered, and that should be included in the rewrite of Chapter 18.

A draft ordinance will be prepared and presented to the Plan Commissioners at the August 6, 2012 meeting. If the Plan Commissioners recommend approval of the ordinance to the Board of Trustees, a public hearing could be held immediately preceding the August 20, 2012 Village Board meeting, with possible approval at that Board meeting.

COMMUNICATIONS

Ms. Schlieve provided a copy of a public hearing notice from the City of Oconomowoc for the Plan Commissioners information.

*Plan Commission Meeting
July 2, 2012*

ADJOURNMENT

With no further discussion, a motion (Owens/Waltersdorf) to adjourn the meeting at 7:50 p.m.,
Carried Unanimously.

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