

VILLAGE OF OCONOMOWOC LAKE

**OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES of
Monday, August 1, 2011.**

Unofficial until approved by the Plan Commission.

Approved as written (X) or with corrections () on 09/12/2011.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, August 1, 2011, 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, Clarkson, Foster, Owens /Members – present
Ms. Cameron/Member – present
Messrs. Barquist, Kohl/Members – absent
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

Attendance

Steve Macaione, Jeff Fellows, Kent Johnson (Johnson Design)

MINUTES

Motion (Bickler/Foster) to approve the minutes as printed for the Plan Commission meeting held on June 6, 2011, Carried Unanimously.

Discussion/action regarding request for an amendment to the Conditional Use Permit for the Oconomowoc Lake Club for the purpose of building a new tennis building, to replace the existing structure, on the Lake Club's property located at 4661 Lake Club Circle, Oconomowoc

Mr. Fellows, commodore of the Lake Club, explained that they plan to raze the existing “tennis shack”, and replace it with a new, attractive, ADA compliant, tennis building. The proposed tennis building will be shifted north so that it will be about five feet off the road instead of the current one foot setback. The building plans were approved by the Architectural Control Board at its July 25, 2011 meeting, subject to approval of the amendment to the Lake Club's Conditional Use Permit. Mr. Bickler noted that there were no negative comments from the neighbors surrounding the proposed tennis building.

Motion (Owens/Bickler) to recommend to the Trustees approval of the amendment to the Conditional Use Permit for the Oconomowoc Lake Club in order that they be allowed to build a new tennis building at 4661 Lake Club Circle, property owned by the Lake Club, and additionally, that this matter be set for public hearing immediately prior to the August 15, 2011 Village Board meeting, Carried Unanimously.

Discussion/action regarding use variances; An Ordinance to Repeal and Recreate Section 17.61(4)(b) Entitled "Powers" of the Village of Oconomowoc Lake Zoning Code, per correspondence from Mr. Macy dated June 21, 2011 and recommendation from the Village Board of Trustees for the Plan Commission to review this matter.

Mr. Macy explained that the purpose of the ordinance is to make clear that use variances are not allowed in the Village of Oconomowoc Lake. Section 1 of the ordinance has divided use variances from dimensional variances in order to make the differences more clear. Dimensional variances may be granted by the Board of Zoning Appeals (BZA) if the applicant meets the required conditions for a zoning variance; whereas the ordinance states that the BZA does not have the power and/or authority to grant use variances.

Motion (Bickler/Owens) to recommend to the Board of Trustees approval of the proposed Ordinance to Repeal and Recreate Section 17.61(4)(b) Entitled "Powers" of the Village of Oconomowoc Lake Zoning Code, and to suggest that the Trustees have the opportunity to review the ordinance prior to setting the matter for public hearing and a final vote, Carried Unanimously.

Discussion/action regarding existing accessory structure on certified survey map, per correspondence from Mr. Macy dated June 15, 2011 and recommendation from the Village Board of Trustees for the Plan Commission to review this matter.

Mr. Wiemer explained that Mr. Macy had addressed this matter in his letter dated June 15, 2011 (the letter is attached). On page 4 of the letter, Mr. Macy's recommendation to the Village is to require the property owner to apply for a legal nonconforming conditional use at such time as a land division is requested. In said conditional use, by the placement of reasonable conditions, it can be determined what, if any, use of the accessory structure would be allowed. In said conditions it could be clearly stated that the legal nonconforming accessory structure could not be used until such time as there is a principal structure/use of the property. In these conditional use conditions, it could determine when a principal structure/use of the property would be required, and any other matters that the Village deemed necessary. No action was required.

Discussion/action regarding lot width, minimum definition

Mr. Wiemer stated that the property owned by the Swanson's may be split to facilitate a sale. Mr. Wiemer reviewed the Village's Zoning Code as it applies to lot width, minimum definition (pages 9 and 10 of Chapter 17 Zoning Code). Discussion followed.

Motion (Bickler/Owens) to table the matter, Carried Unanimously.

Adjournment

With no further discussion, a motion (Bickler/Owens) to adjourn the meeting at 7:47 p.m., Carried Unanimously.

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