

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES OF Monday, August 3, 2009. Unofficial until approved by the Plan Commission. Approved as written (X) or with corrections () on 10/12/2009.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, August 3, 2009, commencing at 7:25 p.m., immediately following a public hearing, 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., Birbaum, Foster, Langenbach, Lyons/Members – present
Messrs., Bickler, Clarkson, Owens/Members – absent
Ms. Griswold/Deputy Clerk– present
Mr. Wiemer/Police Chief-Administrator – present
Mr. Macy/Attorney – present

Attendance

Paige Smaga (Oconomowoc Focus), Brian Ewald (Ewald Automotive Group), Craig Ewald (Ewald Automotive Group), Scott Niedemeyer, Scott Naylor (TDI Associates).

MINUTES

Motion (Langenbach/Birbaum) to approve the minutes for the Plan Commission Meeting and public hearing held on June 1, 2009, Carried Unanimously.

Discussion/action regarding the request Ewald Chevrolet, LLC, 36833 E. Wisconsin Ave. a Wis. For-profit corporation, to amend their current conditional use to allow for the construction of a showroom on the east side of the current building to include a service area, to display automobiles, specifically, KIA autos.

Mr. Wiemer explained that the architectural control board had reviewed and approved plans at their July 27, 2009 meeting. Mr. Kneiser explained the role of the Plan Commission is to make a recommendation for the approval of this amendment to the Board of Trustees. Mr. Lyons suggested the elimination of any outdoor speakers. Mr. Craig Ewald agreed to the removal of all external paging. Mr. Lyons recommended monitoring the operation of the south-facing doors in order to minimize the sound of the noise. Motion (Birbaum/Lyons) to recommend to the Board of Trustees the approval of the request of Ewald Chevrolet Buick, LLC, to amend its conditional use agreement to allow for the construction of a showroom on the east side of the current building to include a service area, to display automobiles, specifically, KIA automobiles, Carried Unanimously.

Discussion/action regarding the request of Ewald Chrysler LLC, 36833 E. Wisconsin Ave., a Wis. For-profit corporation, to amend their current conditional use to allow for the construction of an addition to the current service department, change to the north elevation of the showroom, and the addition of the Jeep and Dodge franchises.

Motion (Lyons/Foster) to recommend to the Board of Trustees the approval of the request of Ewald Chrysler, LLC, to amend its conditional use agreement to allow for the construction of an addition to the current service department, change to the north elevation of the showroom, and the addition of the Jeep and Dodge franchises and with a requirement to eliminate outdoor paging speaker and to keep the car wash door closed during dryer operation, *Carried Unanimously*.

Mr. Macy asked whether the two company names are remaining the same. Mr. Craig Ewald responded that Ewald Chrysler is currently Ewald Chrysler, LLC and Ewald Chevrolet Buick is currently Ewald Chevrolet Buick, LLC.

Discussion/action regarding the proposed signage for Ewald Chevrolet Buick, LLC and Ewald Chrysler, LLC 36833 E. Wisconsin Ave., in the Village of Oconomowoc Lake business district.

Mr. Craig Ewald was asked if the signage location shown on the plans correctly reflects the request. Mr. Ewald confirmed that the plans correctly reflect the signage request. Motion (Lyons/Langenbach) to approve the signage request as submitted, *Carried Unanimously*.

Discussion/action regarding the proposed CSM for Ewald Real Estate for properties located at 36833 E. Wisconsin Ave., in the Village of Oconomowoc Lake business district. The proposed CSM is a combination of lots 1 and 2, which are currently shown on two separate CSM's.

Mr. Wiemer explained when the Village vacated the rights to Watertown Plank Road, Ewald Real Estate created an easement through their property in order to avoid being landlocked. Mr. Wiemer recommended approval of the combination of the two properties into one. Motion (Lyons/Birbaum) to recommend to the Board of Trustees the approval of the proposed Certified Survey Map for Ewald Real Estate, which combines the existing two lots into one lot, with a correction on the CSM regarding the abutting street, *Carried Unanimously*.

Discussion/action regarding the revision of the "Official Village Map" to include the new G-1 Government Zoning District.

Mr. Macy explained that in order to adopt the revised Village map, the Plan Commission must initiate a zoning amendment petition to amend the current Village zoning code (Chapter 17) to change the official map of the Village to include the new G-1 Government Zoning District. The matter must then receive a public hearing and be placed on the agenda for the Board of Trustees meeting,

Motion (Birbaum/Foster) to initiate a zoning amendment petition to amend the current Village zoning code (Chapter 17) to change the official map of the Village of Oconomowoc Lake to include the new G-1 Government Zoning District, *Carried Unanimously*.

Discussion/action regarding the connection of structures to the main residence.

Mr. Kneiser explained that this matter is a referral to the Plan Commission by the Board of Trustees. Existing zoning does not prohibit building a basement that would allow the connection of a main residence to a building that should be considered an accessory structure. By connecting the buildings underground, the property owner is then able to get around the Village's zoning code that does not allow accessory structures between the shoreline and the main residence. Discussion followed. The Plan Commissioners requested that Mr. Wiemer and Mr. Macy draft a revision to the code to correct this, including an exception regarding retaining walls.

With no further discussion, a motion (Foster/Birbaum) to adjourn the meeting at 7:51 p.m., *Carried Unanimously.*

Respectfully submitted by:
Jeanine Griswold, Deputy Clerk