

# VILLAGE OF OCONOMOWOC LAKE

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

## **Public Hearing**

A public hearing was held before the regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake, commencing at 7:00 PM, Monday, August 3, 2009, 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).

## **Request of Ewald Chevrolet Buick LLC, 36833 Wisconsin Avenue, a Wisconsin 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 automobiles.**

Mr. Brian Ewald explained Ewald Chevrolet will be adding the Jeep and Dodge franchise, but prior to doing so they must fulfill certain requirements of the manufacturer. Mr. Craig Ewald explained that Ewald Chevrolet has a pending application with Chrysler Corporation to add the Jeep and Dodge franchises to the present business facility; however, as a part of their franchise appointment consideration, Ewald Chevrolet has to comply with an exterior element program which puts a national program look at the entrance of the building. As part of the franchise consideration they are required to remove the KIA vehicle brand from the showroom in common with their products, which necessitates the need to build the KIA stand-alone showroom.

## **Request of Ewald Chrysler LLC, 36833 Wisconsin Avenue, a Wisconsin 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.**

Mr. Craig Ewald explained the addition to the service department, and of the Jeep and Dodge franchises. The proposed addition will be located to the south of the current building. A refuse enclosure will be constructed. The Commissioners asked several questions of Mr. Craig Ewald. The questions and responses are listed below.

Are the service doors open while service is being performed?	The back door is open during the summer on a warm day
How many more vehicles will the addition of Jeep and Dodge cause?	There will be an increase of approximately 50 vehicles, which would be a total of 175 vehicles. Mr. Ewald anticipates a total of 50 vehicles for service.
Will there be any additional lighting?	There will be less lighting due to the location of the KIA showroom and the removal of some of the existing light poles.

Resident Scott Niedermeyer, 4506 Deer Park Road, commented that he is tired of the noise of the dryers from the carwash, as well as the paging system speakers. He expressed his concern that the addition will be closer to his property than the existing buildings, which would cause additional noise issues. Mr. Niedermeyer also commented on the noise of garbage pick up. Mr. Craig Ewald advised that he will look into the use of cell phones instead of the paging system. Mr. Craig Ewald also noted that garbage pick up is on Tuesday afternoons and he has asked the collection company to keep the noise to a minimum. He will talk to the company again and verify the pick-up time and request a minimum of noise. Mr. Brian Ewald advised that they will keep the doors closed at the carwash and the doors to the service department will be monitored in order to keep noise to a minimum.

Motion (Lyons/Birbaum) to adjourn the public hearing, Carried Unanimously. The hearing was adjourned at 7:25 p.m.

Respectfully submitted by:  
Jeanine Griswold, Deputy Clerk