

VILLAGE OF OCONOMOWOC LAKE

**OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES of
Monday, October 3, 2011.**

Unofficial until approved by the Plan Commission.

Approved as written (X) or with corrections () on 11/07/2011.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, October 3, 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 – absent
Messrs. Barquist, Bickler, Clarkson, Foster, Owens /Members – present
Ms. Cameron/Member – present
Mr. Kohl/Member – absent
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

ATTENDANCE

Joe Abruzzo, Jon Spheeris, Karen Swanson, Jack Swanson, Craig Ewald, Emil Ewald, Brian Ewald, Steve Prochaska

APPOINTMENT OF CHAIRPERSON

In the absence of President Birbaum, Ms. Schlieve called the meeting to order and took roll. Motion (Owens/Barquist) to nominate Mr. Foster to act as chairperson for the meeting, Carried Unanimously.

MINUTES

Motion (Bickler/Owens) to approve the minutes as printed for the Plan Commission meeting held on September 12, 2011, Carried Unanimously.

Discussion/action regarding the Preliminary Certified Survey Maps for the property owned by Dwight (Jack) and Karen Swanson located at 35520 W. Pabst Road in the Village of Oconomowoc Lake

Mr. Wiemer stated that three (3) Certified Survey Maps (CSM) had been prepared for the division of the property owned by the Jack and Karen Swanson. Mark Powers of Lake Country Engineering had provided a letter detailing his comments and concerns regarding the three (3) CSM's. Mr. Jon Spheeris and Attorney Joe Abruzzo were present to represent the Swanson family. Mr. Spheeris advised the Commissioners that the changes requested by Mr. Powers would be made prior to the Village Board meeting on October 17, 2011.

Mr. Macy noted that the three (3) CSM's include four (4) lots; CSM #1 shows one (1) lot that is on the lake with Outlot 1 and is the lot with the main residence; CSM #2 includes the lot with the boat house on the lake and the lot with the ice house as well as Outlot 2; CSM #3, Lot 2 includes the lot with the garage and caretaker house; CSM #3, Lot 1 consists of 12.38 acres of vacant land. Mr. Macy also noted several areas that the Commissioners should review in making their determinations regarding the CSM's.

- The easements shown are 30 feet wide; the private road shown is 43 feet wide; the Commissioners should determine what width is required for the private road and the easements, and what improvements are required for the private road
- There is no utility easement shown on the maps
- The easement to the property owned by Mr. Odie Remien, which was sold to him in 2009 or 2010, is not shown
- The existing water tower is shown on the map, but the intent is to remove the tower; the tower should be removed prior to final approval of the CSM

Discussion continued regarding the placement of the easements and the driveway access to the residences. It was suggested that the private drive shown on lot #2 on the map that shows the existing garage/barn should be placed 20 feet off from the east property line; that would allow the owners to get private easements for the driveway. Mr. Macy also noted that the owners should be required to submit two bids for the driveway upgrade, and a letter of credit or cash escrow of 120% of the lowest bid, prior to the signing of the CSM's.

A motion (Bickler/Owens) was made to recommend approval to the Village Board of Trustees of the three (3) Certified Survey Maps for the property owned by Dwight (Jack) and Karen Swanson, located at 35520 W. Pabst Road in the Village of Oconomowoc Lake, with the following additions or corrections:

- 1) All changes, corrections, or additions noted in the letter from Mr. Mark Powers of Lake Country Engineering must be made to the Village Engineer's satisfaction.
- 2) Show the driveway easement across the boathouse lot, and 20 feet off the eastern lot line of Lot #2 on the map that shows the existing garage/barn lot, south, to the 12.38 acre lot
- 3) Provide two (2) bids for driveway upgrade, including paving, and either a letter of credit or cash escrow of 120% of the lowest bid, prior to the signing of the CSM; the actual date of paving shall be as required by the Village Administrator
- 4) The CSM's must be filed with the Waukesha County Register of Deeds within two (2) years of final approval
- 5) The private road must be 43 feet in width, including the 13 foot utility easement, from Pabst Road up to the boat house CSM
- 6) Remove the name of Kathy Kreuser as Plan Commission secretary and insert Cindy J. Schlieve
- 7) Remove the water towers (2) prior to filing the C.S.M. located on the 12.38 acre lot and the lot containing main residence.

The motion Carried Unanimously.

Discussion/action regarding the Conditional Use Permit for Dwight (Jack) and Karen Swanson for the property located at 35520 W. Pabst Road in the Village of Oconomowoc Lake, to maintain an ice house and boat house, legal non-conforming structures in the Village of Oconomowoc Lake, first draft

Mr. Wiemer explained the request for a Conditional Use Permit (CUP). Commissioners noted the following changes to the proposed CUP. 1) On page 3, the last line of the first paragraph should read "No recreational vehicles parked on the subject property at any time." 2) On page 4, letter I, change the term of the CUP from two (2) years to four (4) years on line one, and change the date on line two from October 16, 2013 to October 16, 2015.

Motion (Bickler/Owens) to recommend approval to the Village Board of Trustees of the Conditional Use Permit for Dwight (Jack) and Karen Swanson for the property located at 35520 W. Pabst Road in the Village of Oconomowoc Lake, to maintain an ice house and boat house, with the corrections noted above, Carried Unanimously.

Discussion/action regarding the request of Ewald Chevrolet Buick, LLC to remodel and replace their thirty year old existing manual plastic letter message board mounted on their current sign pylon with a new electronic message center, for the property located at 36833 E. Wisconsin Avenue in the business district of the Village of Oconomowoc Lake

Mr. Wiemer explained that Ewald Chevrolet Buick wanted to change out the old sign and message board with a new sign and an electronic message board. Mr. Craig Ewald spoke on behalf of Ewald Chevrolet Buick, LLC, and stated that the existing Ewald logo and Mayfair logo is 30 years old, and the intent is to refresh those logos and install a new digital electronic message board to replace their existing message center that uses plastic letters and must be changed manually. The existing sign is 12 feet high by 16 feet wide; the proposed sign is 12 feet high by 10 feet wide, a reduction of 20 square feet of sign area.

Discussion followed regarding the quantity of signs currently on the Ewald properties, and whether any of those signs would be removed; and, concerns regarding the digital electronic message center and how it would be used. Mr. Macy explained to the Commissioners that they should consider adoption of an ordinance regulating the digital electronic signs prior to any approval of individual requests for those type of signs. Discussion followed.

Motion (Bickler/Owens) to table the matter until the November Plan Commission meeting, and to bring the discussion to the October 17 Village Board meeting for their review, before a draft of an ordinance to regulate the signs is created, Carried Unanimously.

Discussion/action regarding the request of Ewald KIA of Oconomowoc to erect a new EWALD monument sign with a color electronic message center, for the property located at 36883 E. Wisconsin Avenue in the business district of the Village of Oconomowoc Lake

Mr. Craig Ewald requested to explain the request for the Ewald KIA dealership because there were some unique issues relating to the request. He stated that there is currently a pylon KIA sign located on the property. Their request is to add another sign that would be an electronic message center. They cannot add the message center to their existing sign because KIA prohibits anything other than their logo to be on that sign. The message sign would allow Ewald KIA to note the special deals that they had to offer. Commissioners questioned whether the placement of the proposed message center would block the sign of the neighboring store, NAPA Oconomowoc Auto Parts. Mr. Ewald stated that the proposed sign would be cantilevered so as not to block the view of NAPA's sign.

Motion (Bickler/Barquist) to table the matter until the November Plan Commission meeting, and to bring the discussion to the October 17 Village Board meeting for their review, before a draft of an ordinance to regulate the signs is created, Carried Unanimously.

Discussion/action regarding Lot Width, Minimum, within the Village of Oconomowoc Lake Zoning Code

Mr. Macy noted that the first draft provided to the Commissioners had an error that would be changed by his staff. Additionally, the word "envelope" that is used in the current zoning was changed to "figure" in the hopes of better explaining the matter. He requested feedback from the Commissioners as to which word was more appropriate or if there was another word that would better describe the matter. Clarification was requested regarding the lines of the "figure",

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whether the lines are straight or curved. Mr. Wiemer stated that the revision should note that the water frontage is one side of the "figure" and the other three sides must be straight. The water frontage side would follow the curve of the lake, but the "figure" does not need to include the entire water frontage that is part of the property.

Motion (Bickler/Owens) to table the matter of Lot Width, Minimum, within the Village of Oconomowoc Lake Zoning Code, to the November meeting, *Carried Unanimously.*

Adjournment

With no further discussion, a motion (Barquist/Bickler) to adjourn the meeting at 9:00 p.m., *Carried Unanimously.*

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