

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES OF MONDAY, April 2, 2007. Unofficial until approved by the Plan Commission. Approved as written or with corrections () on 5-7-07.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held commencing at 7:00 PM on Monday, April 2, 2007, at the Village Hall, 35328 W. Pabst Road, Oconomowoc, Wisconsin. Legal requirements for notification as required by law have been met. Roll was taken with the following in attendance:

Mr. Foster/Chairperson - present
Messrs., Kneiser, Bickler, Owens, McNellis (arrived at 7:03pm)
and Lyons, Members – present
Messr., Langenbach - absent
Ms. Kreuser/Clerk-Treasurer-present
Mr. Wiemer/Police Chief-Administrator-present
Mr. Macy/Attorney-present

Attendance

Pat McAdams, McAdams Realty Oconomowoc LLP, Dan Farrell, Roundy Supermarkets, Inc., Dirk Debbink, MSI General, Walter Garlock, Silver Lake Auto Center, Scott Kacien, Morton Buildings, Lisa Reed, Oconomowoc Enterprise.

Minutes

Motion (Bickler/Lyons) to approve the Plan Commission meeting minutes for February 5, 2007, *Carried Unanimously with the following revision:*

Page 2 under Smart Growth, last paragraph first sentence should read – “Attorney Macy reviewed his comments and suggestions for each chapter with the Plan Commission and the Plan Commission also made various additional necessary corrections and revisions.”

Discussion/action regarding revised plans previously approved for mini-storage buildings for Walter Garlock located at 36205 E. Wisconsin Avenue.

Mr. Garlock explained the proposed changes to mini-storage buildings four and five. Mr. Garlock stated that if the firewall was constructed of cement block instead of drywall, buildings four and five could be combined and would be more cost effective. Mr. Garlock explained several units would be twelve (12) feet wide instead of the ten (10) feet wide to accommodate motor homes and larger boats. Discussion followed.

Attorney Macy stated the rear setbacks for buildings four and five were the same and wanted clarification. Mr. Garlock stated the engineering firm needed to correct the rear setback figures to show the offset difference of ten (10) feet.

Attorney Macy explained zoning code 17.56(6) regarding a subsequent change or addition to a conditional use. Attorney Macy stated the Plan Commission needed to make a determination if the proposed changes were substantial enough using the four (4) factors stated in 17.56(6) of the zoning code to require a public hearing to change the conditional use permit or determine that the proposed changes were within the limitations for the Plan Commission to make a recommendation directly to the Village Board without a Public Hearing.

Motion (Kneiser/Lyons) that the Plan Commission has reviewed and found that there were no substantial changes to the proposed modified mini-storage unit buildings four and five as stated in 17.56 (6) of the zoning code, and therefore recommends approval of the plans as presented, subject to the correction of ten feet offset error, to the Village Board. Carried Unanimously.

Preliminary discussion regarding proposed development for Oconomowoc Lake Business District on East Wisconsin Avenue submitted by McAdams Realty Oconomowoc LLP.

Dirk Debbink, MSI General, explained the proposed development plans using various renderings he presented to the Plan Commission. Mr. Debbink stated that Plank Road Bowl was vacating as of May 31, 2007. The building would be razed and the proposed Pick N Save would be built on that site. Mr. Debbink sought to vacate Plank Road stating it would benefit the proposed development. Mr. Debbink explained the location of the presently existing Pick N Save store would be utilized as multi tenant retail business. Also, a strip mall is proposed for the westerly portion of the property. Discussion followed.

Mr. Wiemer stated to vacate Plank Road the developer would need a new certified survey map and would have to contact Department of Transportation and determine the owner of the lands to the south of the right of way. Discussion followed.

Mr. Wiemer explained that the proposed development would have to comply with Waukesha County's Storm Water Plan. Discussion followed.

The Plan Commission stated McAdam's legal counsel should contact the Village Attorney and discuss the proposed development regarding the various legal ramifications that would impact the Village's Business District.

No action was taken.

Discussion/action regarding revisions and corrections to chapters 3, 4, and 5 of the Village's 1990 Master Plan to be Smart Growth Compliant.

Discussion/action regarding impact of Pabst Farms Development as pertains to Smart Growth.

Mr. Wiemer stated chapters one and two of Smart Growth were revised and finalized. Mr. Wiemer explained chapters three, four, and five were reviewed and the necessary corrections were made. The chapters were resubmitted to Kathy Moore, Smart Growth Planner, to make sure the chapters were Smart Growth compliant. Discussion followed.

The Plan Commission again reviewed chapters 3, 4 and 5 and made one revision. The Plan Commission decided to review chapters three, four, and five again before finalizing them. Discussion followed.

Mr. Wiemer stated the Village Board discussed the impact of external effects that the Pabst Farms Development would have on the Village. The Village Board recommended that the Plan Commission address those issues that would impact the Village in connection with its present Smart Growth planning.

In this connection Plan Commission briefly discussed issues regarding traffic flow, public safety and maintaining the quality of life within the Village Limits. Discussion followed.

Mr. Kneiser stated John Stockham, Consulting Planner, for the 1990 Village Master Plan could be consulted for possible additional guidance on the external impact that the Pabst Farms Development would have on the Village and how to incorporate those issues into the Smart Growth Plan for future reference. Discussion followed.

The Plan Commission decided to review and address the discussed issues with the Village Planner and possibly with another planning consultant and incorporate any anticipated changes to Smart Growth.

Adjournment

Motion (McNellis/Bickler) to adjourn the meeting at 8:30 p.m., Carried Unanimously.

Respectfully submitted by:
Kathy Kreuser, Clerk-Treasurer