

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES
of Monday, August 5, 2013.
Unofficial until approved by the Plan Commission.
Approved as written (X) or with corrections () on 10/07/2013.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, August 5, 2013, 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. Barquist, Bickler, Foster, Kohl, Owens, Waltersdorf /Members – present
Ms. Cameron/Member – present
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

ATTENDANCE

Jon Spheeris, Dwight J. Swanson, Karen Swanson, John Zea, and Amy Zea

MINUTES

Motion (Bickler/Foster) to approve the minutes as printed, for the Plan Commission meeting held on July 1, 2013, *Carried Unanimously*.

DISCUSSION/ACTION REGARDING PROPOSED CERTIFIED SURVEY MAP (CSM) TO DIVIDE A 17-ACRE PARCEL OWNED BY DWIGHT AND KAREN SWANSON, LOCATED ON PABST ROAD IN THE VILLAGE OF OCONOMOWOC LAKE, TAX KEY OCLV 0618-979

Mr. Wiemer advised the Commissioners that this proposed CSM was last presented to the Plan Commission in the fall of 2012. The proposed CSM has been reviewed by Mr. Mark Powers, Lake Country Engineers, and all recommended changes or corrections have been made. Mr. Wiemer referenced Exhibit 1 (included in the Minutes binder) that he had prepared that reflects lots 1 through 6 for discussion purposes. The lot numbers 1 through 6 do not correspond to the proposed CSM which has a division of a 17-acre property with two (2) lots (lots 1 and 2). Referring to Exhibit 1, lot numbers 1 through 4 are owned by Mr. Richard Layo; lot numbers 5 and 6 are owned by Mr. and Mrs. Dwight (Jack) Swanson. Lots 5 and 6 on Exhibit 1 correlate to Lots 1 and 2 on the proposed CSM.

Discussion followed regarding the need for a private drive or private road if lot 4 as shown on the Exhibit were divided into 2 lots. It is a 12-acre parcel and could potentially be divided. Currently there is a private drive that services lots 2, 3, and 4 as shown on the Exhibit. If lot 4 is divided, the private drive from lot 3 will have to be upgraded to a private road, which is paved wider than a private

drive. Concern was expressed that there is no notation on the proposed CSM or on the previously approved CSM that indicates the requirement for a private road as opposed to a private drive.

Motion (Bickler/Waltersdorf) to recommend approval to the Village Board of Trustees, subject to the administrator being satisfied that appropriate notice be given to the owners of lots 1 and 2 that any further re-division of lot 1 will require the access through lot 2 to be improved from a private drive to a private road, Carried Unanimously.

DISCUSSION/ACTION REGARDING THE REQUEST TO NARROW THE PAVEMENT WIDTH FROM 16 FEET FOR THE PRIVATE ROAD FOR PROPERTIES OWNED BY RICHARD LAYO AND DWIGHT SWANSON, PER PROCEDURE SET FORTH IN ORDINANCE #270

Mr. Wiemer explained the request to narrow a portion of the private road that runs from Pabst Road north past the properties owned by Mr. & Mrs. Dwight (Jack) Swanson and up to the properties owned by Richard Layo. The majority of the private road will be the required 16 feet wide. A small portion at the northern most end of the road needs to be 12 feet wide due to the presence of wetlands along the roadway. The road would still be wide enough to handle emergency vehicles as necessary.

Motion (Bickler/Owens) to recommend approval to the Village Board of Trustees to narrow a portion of the private road that runs from Pabst Road north past properties owned by Mr. & Mrs. Dwight (Jack) Swanson and Richard Layo, due to the presence of wetlands, and per procedures set forth in Ordinance #270, Carried Unanimously.

DISCUSSION/ACTION REGARDING THE REQUEST TO DETACH LAND FROM PROPERTY OWNED BY DR. AND MRS. ROBERT PANTHER, 35203 SOUTH BEACH ROAD, TAX KEY OCLV 0588-988, AND ATTACH TO PROPERTY OWNED BY MR. AND MRS. JOHN ZEA, 36310 SOUTH BEACH ROAD, TAX KEY OCLV 0588-992-001, PER PROCEDURE SET FORTH IN ORDINANCE #267

Mr. Wiemer explained the history of the request, which was first presented to the Plan Commission on December 3, 2012. The existing property owned by John and Amy Zea abuts on the southeast corner the existing property of Rob and Jane Panther on South Beach Road. The Zeas would like to purchase approximately one (1) acre of land from the Panthers. The Panther's existing property is approximately 4.5 acres in size. The Zea's existing property is approximately 1.3 acres and would increase to approximately 2.3 acres. The Zea's existing property is currently considered legal non-conforming because it does not have 200 feet of footage at the lake. It will continue to be considered legal non-conforming with the additional acre added since the additional acre does not affect the footage at the lake front. The Panther's property is currently a legal conforming lot, and will continue to be so after the detachment of the 1 acre parcel. Mr. Zea advised that he has contracted for two (2) CSM's to be prepared by Lake County Engineering, if this request is approved.

Motion (Bickler/Owens) to recommend approval to the Village Board of Trustees of the request to detach land from property owned by Dr. and Mrs. Robert Panther, 35203 South Beach Road, Tax Key OCLV 0588-988, and attach to property owned by Mr. and Mrs. John Zea, 36310 South Beach Road, Tax Key OCLV 0588-992-001, per procedure set forth in Ordinance #267, Carried Unanimously.

DISCUSSION/ACTION REGARDING AMENDMENT TO THE ZONING CODE 17.10 DEFINITIONS, STRUCTURE, AS IT PERTAINS TO THE SEPARATION OF ABOVE-GROUND ELEMENTS.

Mr. Birbaum noted that this matter has been driven by concerns regarding whether or not there appears to be more than one house on a property based upon the way the separate sections have been connected. Another key issue is to prevent the creation of properties which would have separate living quarters that could be rented out. Mr. Wiemer noted that there are concerns regarding the appearance of more than one house on a property by using connections between buildings that are not really anything more than a walkway. Discussion followed.

Motion (Bickler/Owens) to table the matter to the next Plan Commission meeting to allow Commissioners time to review possible solutions or ideas, Carried Unanimously.

ADJOURNMENT

With no further discussion, a motion (Barquist/Bickler) to adjourn the meeting at 8:12 p.m., Carried Unanimously.

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