

VILLAGE OF OCONOMOWOC LAKE

**OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES of
Monday, December 3, 2012.**

Unofficial until approved by the Plan Commission.

Approved as written (X) or with corrections () on 02/04/2013.

The regular monthly meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, December 3, 2012, commencing at 7:25 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, Foster, Kohl, Owens, Waltersdorf /Members – present
Ms. Cameron/Member – present
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

ATTENDANCE

Walter Garlock, John and Amy Zea

APPOINTMENT OF ACTING CHAIR IN THE ABSENCE OF PRESIDENT BIRBAUM

Ms. Schlieve called the meeting to order, and requested nominations for acting chair in the absence of President Birbaum. Motion (Owens/Barquist) to nominate Mr. Bickler as acting chair for the Plan Commission meeting, Carried Unanimously. Mr. Bickler continued the meeting as Acting Chair.

MINUTES

Motion (Barquist/Waltersdorf) to approve the minutes as printed, for the Plan Commission meeting held on November 5, 2012, Carried Unanimously.

DISCUSSION/ACTION REGARDING THE CONDITIONAL USE PERMIT RENEWAL FOR 36355 LLC (formerly known as Silver Lake Automotive Center), LOCATED AT 36355 E. WISCONSIN AVENUE, OCONOMOWOC, WISCONSIN; THIS IS A FIVE (5) YEAR REVIEW AND RENEWAL

Mr. Wiemer explained that this is a request for renewal of the Conditional Use Permit (CUP) for Silver Lake Automotive Center (now known as 35355 LLC for CUP purposes). There are no other changes to the existing CUP. Mr. Bickler noted that the landscaping work that Mr. Garlock has done around his property is very attractive.

Motion (Owens/Barquist) to recommend to the Village Board of Trustees approval of the renewal of the Conditional Use Permit for Silver Lake Automotive Center (now known as 36355 LLC), Carried Unanimously.

DISCUSSION/ACTION REGARDING THE REQUEST FOR APPROVAL OF A CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED AT 4542 NORTH SAWYER ROAD, OCONOMOWOC, WISCONSIN, OWNED BY GARY AND JONNA PESTKA.

Mr. Wiemer explained that Mr. Pestka had constructed play equipment on his property that was larger than allowed without a building permit. In order to get the necessary building permit, Mr. Pestka must have a Certified Survey Map (CSM) approved by the Village.

Additionally, Mr. Wiemer noted that Mr. Pestka's property was previously in the Town of Summit and was annexed into the Village in 2004. The Town of Summit did not require property owners to have a CSM.

Motion (Owens/Waltersdorf) to recommend to the Village Board of Trustees approval of the Certified Survey Map for the property located at 4542 North Sawyer Road in the Village of Oconomowoc Lake, owned by Gary and Jonna Pestka, Carried Unanimously.

DISCUSSION/ACTION REGARDING PRELIMINARY REVIEW OF A LAND DIVISION FOR MR. BRYAN WALTERSDORF FOR PROPERTIES LOCATED AT 4508, 4510, AND 4510A HEWITTS POINT ROAD, OCONOMOWOC, WISCONSIN

Mr. Waltersdorf recused himself as a Plan Commissioner for this portion of the meeting.

Mr. Wiemer explained that Mr. Waltersdorf is exploring his options for the property he owns on Hewitts Point Road. In previous discussions with the Plan Commission, Mr. Waltersdorf planned to sell off some land to his neighbor Hans Scott, the property to the north that abuts the Waltersdorf lands. Mr. Waltersdorf is now in discussion with the Doucas family regarding selling a portion of the former Miller property (4510 and 4510A Hewitts Point Road), now owned by Mr. Waltersdorf, and then splitting the former Miller property between Doucas and Waltersdorf. It is planned to remove the buildings on the former Miller property except for the small boathouse. The buildings to be removed include the main residence, the rental house, and attached garage. Mr. Waltersdorf also plans to raze his existing single family residence and build a new home centered on the new lot that would be created. Discussion followed. It was noted that revisions to Chapter 18 of the Subdivision and Platting Code may be necessary to proceed with the proposed plans.

The Commissioners suggested that Mr. Waltersdorf keep Mr. Wiemer and Mr. Macy apprised of plans as they become known. No action was taken at this time.

DISCUSSION/ACTION REGARDING PRELIMINARY REVIEW OF A LAND DIVISION FOR JOHN AND AMY ZEA, 36310 SOUTH BEACH ROAD, OCONOMOWOC, WISCONSIN

Mr. Zea provided materials for the Plan Commissioners that detailed his request. John and Amy Zea would like to purchase one acre of the property owned by Rob and Jane Panther, which abuts the Zea property on the southeast corner. The Zea property is in the R2 zoning district which requires a minimum of 2 acres. Their property is currently considered legal non-conforming since it is 1.3 acres in size. The purchase they are proposing would increase their property to 2.3 acres, making it a legal conforming property according to the Village Zoning Code. The Panther property is currently 4.5 acres. The sale of one acre would make their property 3.5 acres, which is still in compliance with the two acre minimum in the Zoning Code. Mr. Zea referenced Village Ordinance 265(2)(A)4a through o in the documents he provided to the Plan Commissioners. A copy of the documents provided by Mr. Zea will be included in the minutes' binder. Discussion followed. It was noted that revisions to Chapter 18 of the Subdivision and Platting Code may be necessary to proceed with the proposed plans.

No action was taken at this time.

DISCUSSION/ACTION REGARDING AN ORDINANCE TO REPEAL AND RE-CREATE SECTIONS 18.05 ENTITLED CERTIFIED SURVEY MAP AND SECTION 18.14 ENTITLED ALL LAND DIVISIONS REGULATED WITHIN THE VILLAGE OF OCONOMOWOC LAKE SUBDIVISION AND PLATTING CODE, PER CORRESPONDENCE FROM MR. MACY DATED NOVEMBER 9, 2012

*Plan Commission Meeting
December 3, 2012*

Mr. Wiemer reviewed the proposed revisions to Chapter 18, noting that criteria will be looked at when considering a land division even in circumstances where the land swap won't make both lots legal conforming. Discussion followed.

Motion (Owens/Foster) to recommend to the Village Board of Trustees approval of an ordinance to repeal and re-create Sections 18.05 entitled Certified Survey Map and Section 18.14 entitled All Land Divisions Regulated within the Village of Oconomowoc Lake Subdivision and Platting Code, *Carried Unanimously*.

This matter will have a public hearing immediately preceding the Village Board of Trustees meeting on December 17, 2012, and be placed on that agenda for discussion/action.

ADJOURNMENT

With no further discussion, a motion (Barquist/Owens) to adjourn the meeting at 8:25 p.m., *Carried Unanimously*.

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