

**City of Oconomowoc
Plan Commission**

**Wednesday, January 08, 2020 - 6:30 PM
City Hall - Council Chambers**



Notice: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in accessible format, call the City Clerk at least 48 hours prior to the meeting to request adequate accommodations. Tel: 569-2186.

1. Call to Order, roll call and confirmation of appropriate meeting notification.
2. Approval of previous meeting minutes
 - a. Minutes of December 11, 2019
3. Public Hearing:
 - a. Neumann Companies Zoning Designation
The purpose of the hearing is to hear public comments on the application for Neumann Companies Inc, who is requesting the zoning designation of Suburban Residential district to be placed on 18.4 acres of vacant land with temporary Urban Reserve zoning. The property is located west of HWY P, east of the HWY 67 by-pass, between Lisbon Rd & Lake Dr, adjacent to Wood Creek Subdivision. The property is identified as tax key #OCOC 0539.983.001.
4. Regular Business
 - a. Consider / recommend the Ordinance to establish SR; Suburban Residential zoning on 18.4 acres, for Pine Ridge Estates West located east of Hwy. 67 by-pass and south of Wood Creek Subdivision.
 - b. Consider / recommend an amendment to the Village Crossing II Condominium Plat, expanding the boundary to add one additional building (two units), located on Belmont Lane.
 - c. Consider / recommend the Conditional Use Permit for Elite Collision Repair to allow vehicle service and repair at 156 N. Thompson Street
 - d. Consider / recommend the Final Plat for Prairie Creek Ridge Addition #4, located on Goldenrod Way, South of Foxwood Pass.
5. Planning Department Correspondence
 - a. December 2019
6. Adjourn

Diane Coenen, City Clerk
City of Oconomowoc

Notice is hereby given that a majority of the Common Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Common Council pursuant to State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the Common Council will not take any formal action at this meeting.

**City of Oconomowoc
Plan Commission Meeting Minutes
December 11, 2019**

Chairman Nold called the meeting to order at 6:30 pm and explained that Ald. Shaw has been chosen by Council to be Ald. Zwart's replacement on the Plan Commission for the remainder of the term (April 2020).

Members Present: Commissioners John Gross, Ken Brotheridge, Chairman David Nold, Steve Ritt, Dean Frederick, Charlie Shaw and Robert Lex

Others Present: Sarah Kitsemel, Jason Gallo, Atty. Stan Riffle, Ald. Karen Spiegelberg, Ald. Kowieski, Ald. Rosek, Ald. Strey and Chris Dehnert

2. Approve Minutes of November 13, 2019: Motion by Ritt to approve the November 13, 2019 minutes; second by Brotheridge. Motion carried 7-0.

3a. Public Hearing – Diamond Club Entertainment Inc. / Blue Ribbon Baseball: The purpose of the hearing is to hear public comment on the application for a proposed amendment to the City of Oconomowoc Comprehensive Land Use Plan 2050 & the request to rezone 21.82 acres of land located on Blue Ribbon Circle North in the Pabst Farms Commerce Ctr. The public hearing opened at 6:32 pm. Gallo reported this request is for an amendment to the comprehensive land use plan and rezoning of a 21.82 acre site. Adjacent land uses including Business Park, Commercial and Institutional on the hospital property. Gallo showed the land use map that was recently adopted and said the request is to change the use on this property from Business Park to Commercial. Blue Ribbon Baseball would like to build a 65,000 sf sports training center and a 2500 seat baseball field. Gallo explained the positive impacts the project will have on the different areas of the comp plan, showed concept renderings of the proposed ball park and training facility, and noted that the zoning is being changed because the ball park is not an allowed use in Business Park zoning. Gallo recommended approval of the resolution to amend the land use plan and the ordinance to rezone the property. Riffle asked Gallo if his recommendation to change the zoning and comp plan is based on the request of Blue Ribbon Baseball or if the zoning change to Commercial is a good fit without the proposal. Gallo explained he would have to look at any proposed use of the property but this use and zoning appears to be a good fit. Gallo believes its best to be transparent to the public and show what the intended use for the zoning change will be. Tom Kelenic of Diamond Club Entertainment said they looked at various sites for their project, and this is a great site for what they want to do. The development will be on 18 acres and 3 acres will remain vacant. He then gave a Power Point presentation and explained the project will consist of a downsized 43,000 sf athletic and wellness facility and 2500 seat baseball park with 800 parking stalls. The wellness facility will also provide physical therapy and chiropractic services, strength and conditioning training, suites, conference center, viewing deck, merchandise store and office space. The outdoor ball park will have 2200 seats, 300 table tops, and a scoreboard. He provided background on the Northwoods League baseball club; said there will be 72 total games with 36 played at home; and there will include an apprenticeship program for umpires. Kelenic acknowledged four areas of neighborhood concern: traffic, light, noise and security and gave key points for each. Games will be Monday-Friday and won't start before 6 pm; they are using special LED lighting which will limit how the light sheds and showed a picture of lights used at a Wildwood Park night game; a sound study was done, and they are making attempts to dampen the noise from their facility; there will be no tailgating; they will be using traffic control measures supplied by their own staff; and they are requesting a liquor license. Kelenic concluded they plan to recognize military and veterans before each game; they have a partnership with Wisconsin Harley Davidson on parking and using the venue; will create seasonal positions; they are a for-profit entity; there will be no TIF funding; and this project will exceed a \$12M value when complete. Kelenic said they are enthusiastic about the project and believe this is the right location.

Chairman Nold read emails City staff received into the record from Pat Neumuth, 1425 Bluebird Dr, and Robert Moakley, owner of Wisconsin Harley Davidson, indicating support of the project. The following individuals spoke in favor of amending the Comprehensive Land Use Plan / rezoning for Blue Ribbon Baseball: Jim Daley, 341 W. 2nd St – former Mayor & Plan Commission Chairman & thanked Mayor Nold for his years of service; Jerry Wendt of Magna LLC, 965 Cannon Gate Rd; Tom Neuberger & daughter Morgan, 1350 Mamerow Ln E; Steve Belawski & son Luke, 215 Shore Circle; Jason Baumann, 1351 Mamerow Ln E; Luke Nelson, PO Box 85, former OABC Five O's President; Nate Schacht, 1333 Redwing Dr; Todd Schaefer, owner of Thirsty Bird Saloon; Sean Smith, 217 Lincoln Shire Pl, Wales; and Bryan Giese, W376 S5144 E. Pretty Lake Rd, Director of Kettle Moraine Softball Club. Reasons for being in favor included: teams create special bonding with

the community; the proposal doesn't require incentives; this is an opportunity to bring revenue into the City, create other developments and is a low impact use; the training center would allow for the lacrosse team to play in the off season and when weather is bad; this is great for families and a lot of fun; grew up in the community and was able to make it in the minors-great opportunity for the kids in the City to potentially do the same; 15 teams have committed to play in the new facility; sons love Northwood games-would love to spend money here instead of other locations; great opportunity to train at the club; and great for businesses in the City.

The following persons spoke against amending the Comprehensive Land Use Plan / rezoning for Blue Ribbon Baseball: Jay & Sheri Schneider, President of Ace Precision Mfg, 950 Blue Ribbon Circle N; Doug Orman, 2317 N. Daystar Ln, Summit; and Nate Rice, 37803 Valley Rd. Reasons for being against included: traffic concerns for employees and trucks going to businesses; security concerns; Business Park zoning has strict regulations on noise, parking, sign and lighting standards; support City's attempt to bring in activities but think this project should be located somewhere else; concern with proposed evening hours up to 10:30 pm-thinks they should be limited to 10pm; noise study was completed when the project was to be located two miles to the west-should be redone because it will now be located across from a hospital; encourage City to do its due diligence with various studies and talk to the Dept of Transportation and Highway Dept; concern with impact of lighting on industrial users; collected signatures from people in the Village who have a lot of concerns with the proposed project; and loves baseball but thinks there are a lot of red flags with this project. No additional comments were received and the hearing closed at 7:42 pm.

Chairman Nold requested without objection to move up Item 4C on the agenda.

4c. Consider / recommend the Certified Survey Map to divide one lot into two lots located at 1012 W.

Wisconsin Avenue: Gallo reported the applicant is requesting approval of a certified survey map to divide a 1.85 acre site into two lots. The property is zoned Traditional Residential and staff did a technical review. Lot one will be .248 acres and contain the existing building and detached garage, and lot 2 consists of 1.58 acres and will have 30' of frontage on Lac La Belle. All zoning ordinance requirements have been met. The applicant has requested approval to do some wetland restoration work on Lot 2, and staff had them include the footprint of a future home and a note on the CSM so that a future building is limited only to this location on Lot 2. Gallo recommended approval and noted the information on Lot 2 gives City staff an opportunity to see where a future home would be located. Motion by Ritt to recommend approval of the Certified Survey Map on the Behren property to divide one lot into two at 1012 W. Wisconsin Avenue; second by Lex. Motion carried 7-0.

4a. Consider / recommend the Resolution to amend the City's Comprehensive Land Use Plan, changing the designation of 21.82 acres on Blue Ribbon Circle North (Parcel 3 of CSM #9598) from Business Park to General Commercial:

Gallo explained the land use plan will have to be changed from Business Park to General Commercial to consider the proposed project and will also require a conditional use permit. Gallo recommended approval of the resolution and ordinance to Council. Chairman Nold asked Riffle if the members can approve the amendment and rezoning based on a specific use which Riffle agreed. Members questioned when the property was given the Business Park zoning (approx. 2001) and noted any deed restrictions control development of the property. Members thanked the residents that came out in support of the project; agreed that since the property owner was in the audience and aware of any ramifications of the change to the comp plan, then there is less concern; good location for this use; concerned with the impact to the businesses located there and hope Council takes their concerns into consideration; exciting to know that this type of project could come to the City; believes issues with the proposed ball park can be addressed through technology available now; this is not spot zoning; and this type of project is a huge benefit to the youth of Oconomowoc. Motion by Ritt to adopt the Resolution recommending to the Council to amend the City's Comprehensive Land Use Plan changing the designation of 21.82 acres located on Blue Ribbon Circle North (Parcel 3 of CSM #9598) from Business Park to General Commercial; second by Brotheridge. Motion carried 7-0.

4b. Consider / recommend the Ordinance to rezone 21.82 acres on Blue Ribbon Circle North (Parcel 3 of CSM #9598) from Business Park to General Commercial: Members agreed with the concerns expressed by the public this evening and would like to see the zoning change be conditioned on this project moving forward. Motion by Ritt to

recommend approval of the Ordinance to rezone 21.82 acres located on Blue Ribbon Circle North from Business Park to General Commercial; second by Lex. Motion carried 7-0.

5. Planning Department Correspondence – November 2019: Gallo reported in the month of November the Planning Department sent 4 letters on various issues and received 2 requests for occupancy of a new business.

6. Adjourn: Motion by Lex to adjourn at 7:57 pm; second by Frederick. Motion carried 7-0.

Chris Dehnert, Deputy City Clerk

Planning Staff Report

City of Oconomowoc

Plan Commission – 1/8/2020

Pine Ridge Estates West

Establish Permanent SR Zoning

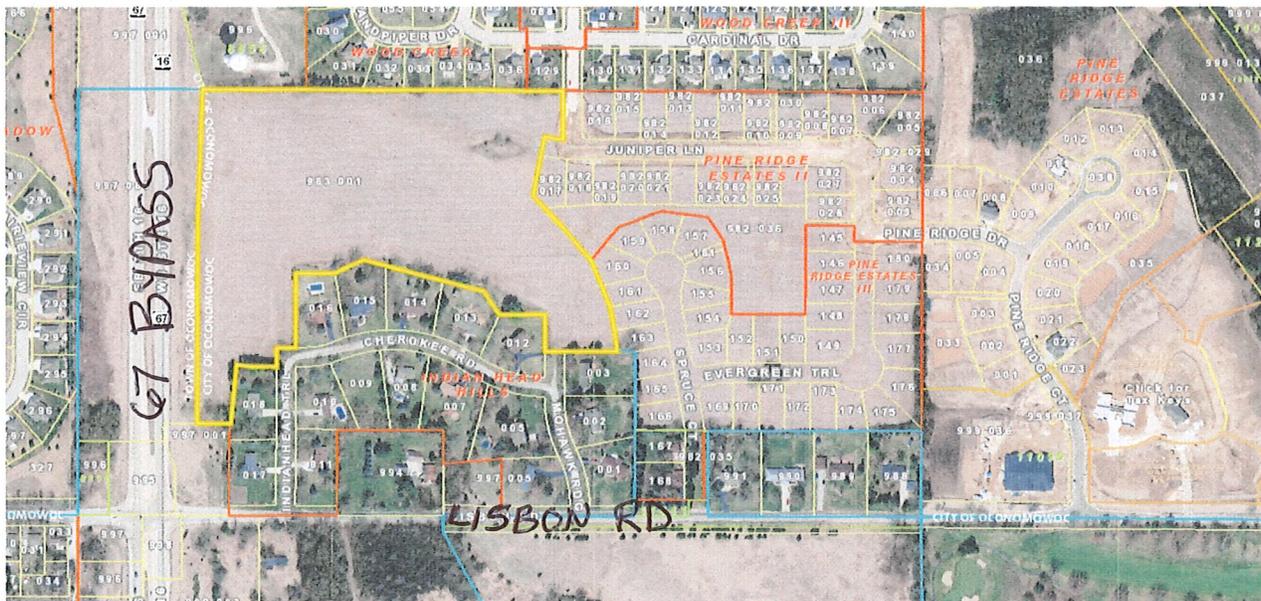
Summary: An application to create zoning for an area 18.38 acres that would expand a future single-family residential development to be known as Pine Ridge Estates West.

Property Location: Located west of CTH P, and east of HWY 67 by-pass, between Lisbon Road and Lake Drive, adjacent to Wood Creek Subdivision and Pine Ridge Estates II Subdivision. Identified as tax key number OCOC 0539.983.001.

Property Owner: Herro Woodland Trust, David Radtke, and Barbara Brockway
156 E. Wisconsin Avenue
Oconomowoc, WI 53066

Applicant: Neumann Companies, Inc. – Bryan Lindgren
N27 W24025 Paul Court, Suite 100
Pewaukee, WI 53072

Current Zoning: Temporary Urban Reserve (designated at time of annexation)
Proposed Zoning: SR – Suburban Residential District



Location Map

Rezoning:

Neumann Companies submitted an application on behalf of the Herro Woodland Trust to rezone lands from temporary UR - Urban Reserve to permanent SR - Suburban Residential. The amendment affects a total of 18.38 acres, changing the designation from **Urban Reserve** to **Suburban Residential**. If granted this area could then be used for future single-family residential development.

The Suburban Residential land use designation would allow for future residential development at densities up to 4 dwellings per acre.

The requested change in zoning would be **consistent** with **Land Use Plan** designation of Suburban Residential. The zoning would allow for 45 additional single-family residential lots to be created.

Adjacent Zonings:

North - SR – Suburban Residential

South – Residential (Town of Oconomowoc)

East – SR – Suburban Residential

West – Hwy 67 Bypass / Beyond that SR – Suburban Residential

Findings:

Per the City Ordinance Section 17.803(5)(a) with all rezoning applications the Zoning Administrator shall review the application and evaluate regarding the following standards:

1. How does the proposed map amendment further the purposes and intent of this Zoning Ordinance?

The proposed map amendment promotes land uses and development patterns that are consistent with the City's Comprehensive Plan and the City Park and Open Space Plan that extends the public open space corridor along Rosenow Creek. The proposed plan will promote safe pedestrian and vehicular circulation.

2. Which of the following factors have arisen that are not properly addressed on the current Official Zoning Map?

a. The designations of the Official Zoning Map should be made consistent with the Comprehensive Plan; The zoning map would be changed to be consistent with the Comprehensive Plan.

b. A mistake was made in mapping on the Official Zoning Map; No, the proposed lands were not part of the City at time of the adoption of the Zoning Map.

c. Factors have changed, making the subject property more appropriate for a different district; The annexation brought the lands into the City.

d. **Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.** The amount of residential growth is increasing in this part of the City.

3. **How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?** The proposed zoning maintains single-family zoning which will be served by public utilities. This is a logical location to change the zoning to accommodate additional single-family residential lots and help serve the area with public utilities.

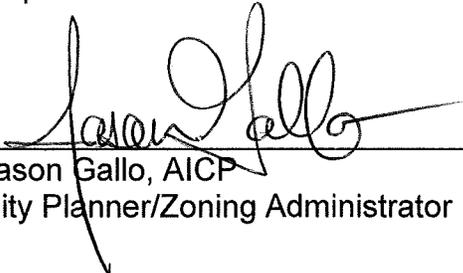
Planning Comments:

Planning staff supports the application for the zoning amendment. The proposed change allows for additional single-family development.

Recommendation:

Plan Commission recommend **approval** of the zoning ordinance for the Herro Woodland Trust properties.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator

ORDINANCE NO. _____

AN ORDINANCE TO REZONE LANDS
SUBURBAN RESIDENTIAL (SR) DISTRICT
AS SHOWN ON THE ZONING DISTRICT MAP, CITY OF OCONOMOWOC, WISCONSIN
(PINE RIDGE ESTATES WEST)

The Common Council of the City of Oconomowoc, Waukesha County, Wisconsin,
do ordain as follows:

SECTION 1. The Zoning District Map of the City of Oconomowoc, Wisconsin,
dated June 25, 2018, as revised, is hereby amended by rezoning lands identified
currently as temporary UR – Urban Reserve District to SR – Suburban Residential
District. The lands consist of 18.4 acres as Lot 2 of certified survey map number 11253
and are located south of Wood Creek Subdivision, east of Hwy 67 bypass, tax key
number OCOC 0539.983.001, within the City of Oconomowoc, said lands are precisely
described as follows:

SEE REZONING EXHIBIT FOR LEGAL DESCRIPTION - ATTACHED HERETO

SECTION 2. This zoning ordinance amendment and map revision shall be listed
on Appendix B of the zoning ordinance of the City of Oconomowoc entitled "List of
Amendments to the Official Zoning Map."

SECTION 3. This ordinance shall take effect upon passage and publication as
required by law.

DATED: _____

CITY OF OCONOMOWOC

By: _____
David Nold, Mayor

ATTEST:

Diane Coenen, Clerk

Date Adopted: _____
Date Published: _____
Effective Date: _____

Zoning Description

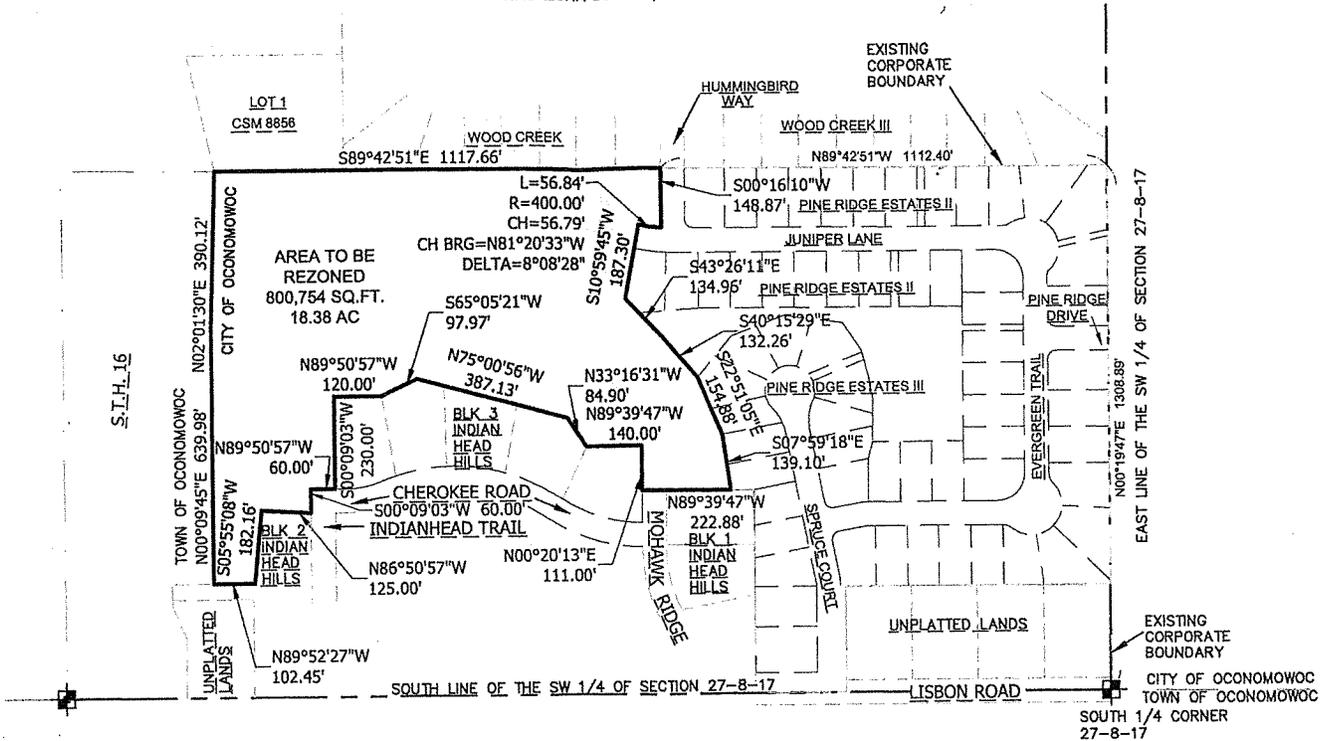
Lot 2 of Certified Survey Map No. 11253 being a part of the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, T8N R17E, City of Oconomowoc, Waukesha County, Wisconsin more fully described as:

All of Lot 2 of Certified Survey Map No. 11253, recorded in the Waukesha County Register of Deeds as Document 4112739 on December 2, 2014.

Said lands contain 800,754 square feet (18.38 acres).

ZONING EXHIBIT

LOT 2 OF CERTIFIED SURVEY MAP NO. 11253 BEING A PART OF THE SE. 1/4 AND SW.1/4 OF THE SW. 1/4 OF SECTION 27, T.08N., R.17E., CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

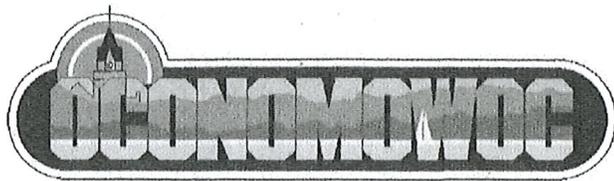


SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 K KINDRED@SEHINC.COM

DEVELOPER:
 NEUMANN COMPANIES INC.
 N27W24025 PAUL CT.
 STE 100
 PEWAUKEE, WI 53072
 262-542-9200

OWNER:
 HERRO WOODLAND TRUST,
 DAVID RADTKE,
 BARBARA BROCKWAY
 156 E. WISCONSIN AVE.
 OCONOMOWOC, WI 53066





STAFF RECOMMENDATION FORM

TYPE OF REQUEST: **REZONING**

PROJECT NAME:

PINE RIDGE ESTATES WEST

TAX KEY NO.:

OCOC 0539.983.001 (18.4 Acres)

PROJECT ADDRESS/LOCATION:

SOUTH OF WOOD CREEK SUBDIVISION

RECOMMENDATION SIGNATURES

CITY PLANNER:

[Signature]

Date: **12-20-19**

Comments:

CITY ENGINEER:

[Signature]

Date: **12-27-19**

Comments:

DIRECTOR OF PUBLIC WORKS:

[Signature]

Date: **12.29.19**

Comments:

WASTEWATER:

[Signature]

Date: **12-20-19**

Comments:

WATER:

[Signature]

Date: **1/2/20**

Comments:

ELECTRIC:

[Signature]

Date: **1-2-20**

Comments:

PARKS, RECREATION & FORESTRY:

[Signature]

Date: **12-20-19**

Comments:

POLICE CHIEF:

[Signature]

Date: **1-2-20**

Comments:

FIRE:

[Signature]

Date: **12-28-19**

Comments:

DIRECTOR OF FINANCE:

[Signature]

Date: **12-20-19**

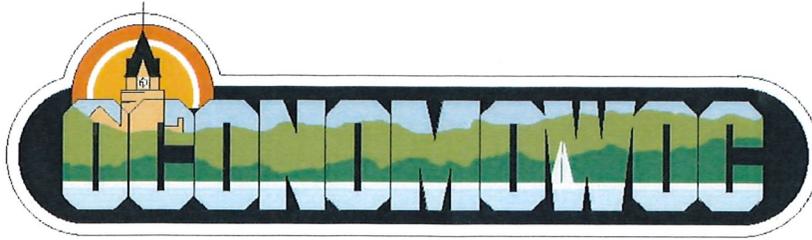
Comments:

ECONOMIC DEVELOPMENT DIRECTOR:

[Signature]

Date: **1-2-20**

Comments:



Development Application

Department of City Planning
 174 E. Wisconsin Avenue Oconomowoc, WI
 www.oconomowoc-wi.gov | 262.569.2166

X	Description	Administrative Fee
	Administrative Design Review	\$ 75.00
	Major Design Review	\$ 75.00
	Conditional Use Permit	\$ 500.00
	Zoning Determination Letter	\$ 100.00
	Temporary Use Permit	\$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	\$ 425.00
	Special Exceptions	\$ 425.00
	Appeals of Zoning Administrator	\$ 300.00
X	Zoning Map Amendment (From <u>UR</u> To <u>SR</u>)	\$ 425.00
	Zoning Text Amendment	\$ 425.00
	Comprehensive Plan Amendment	\$ 300.00
	Planned Development District	Step 1: Pre-application Conference
		Step 2: Concept Plan Review
		Step 3: General Development Plan Review
X	Preliminary or Final Plat Review	\$ 75.00
	Certified Survey Map or Extraterritorial Plat/CSM Review	\$ 75.00

*NOTE: Administrative filing fees are due at the time an application is filed with the City Clerk's Office and are not refundable. In addition to the Administrative fees, City Staff time (City Engineer, City Planner & City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.

Date: 12-11-19

Project/Business Name: Pine Ridge Estates West

Address/Location: West of Pine Ridge Estates from Juniper Lane

City, State, Zip Code: Oconomowoc, WI 53066

Proposed Use of Property: Residential Development of 45 lots

Applicant: <u>Newmann Developments Inc. - Bryan Lindgren</u>	Property Owner: <u>Herro Woodland Trust</u>
Address: <u>N27W24025 Paul Ct., Suite 100</u>	Address:
City/State/Zip: <u>Pewaukee, WI 53072</u>	City/State/Zip:
Phone: <u>262-542-9200</u>	Phone: <u>signed & submitted</u>
E-mail: <u>blindgren@newmanncompanies.com</u>	E-mail: <u>on separate copy</u>
Signature:	Signature:

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owner's of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.



Narrative in Support of Amendment of the Official Zoning Map

Pine Ridge Estates West

Neumann Developments, Inc. proposes a residential development known as Pine Ridge Estates West on an approximately 18.4 acre site located East of STH 67/16 and adjacent to our previously developed Pine Ridge Estates neighborhood. The materials presented herewith are in support of a SR-Suburban Residential zoning designation for the project. The general characteristics of the proposed development are as follows:

- Total Area = 18.4 Acres
- Allowed Density = 3/acre = 55 units
- Proposed Density = 2.45/acre
- Single Family Dwelling Units = 45
- Minimum lot width = 70 feet, 80 feet minimum adjacent to existing neighborhoods

Application of the SR-Suburban Residential zoning district designation is appropriate in this development as it matches the intent of the Comprehensive Plan. It meets several of the stated goals for comprehensive planning. Specifically:

- The proposed development is in an area previously identified and designed for public infrastructure and services.
- It is consistent with adjacent neighborhood design and supports a range of transportation choices.
- It is designed to with a land use and density that promotes efficient development and relatively low municipal, state governmental, and utility costs.
- It is designed to balance the needs of the adjacent municipality.
- The proposed lot sizes and density are consistent with those of the zoning proposed and provide much needed new housing at a level that is affordable for our area.
- Provides the necessary infrastructure and public services to meet existing and future demands.
- Balances individual property rights with community interests and goals

Additionally we feel that the proposed zoning amendment is consistent with the objectives, goals, and policies of the City's Zoning Ordinance and Official Zoning Map. The proposed zoning furthers the purposes and intent of the zoning ordinance by promoting land uses and development consistent with the City's Comprehensive Plan, promotes and protects the public health, safety and general welfare of the City, maintains and promotes safe pedestrian and vehicular circulation, minimizes congestion in public rights of way, provides for adequate open space, facilitates the

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * FAX: 262-349-9324 * NEUMANNDEVELOPMENTS.COM



adequate, efficient and cost-effective provision of infrastructure and other public services and facilities, stabilizes and protects property values, protects groundwater resources, prevents the overcrowding of land, and facilitates the adequate provisions of transportation, water, and sewerage, all as stated in Sec. 17.002 Purpose and Intent of the Zoning Ordinance. The development of surrounding areas and addition of new infrastructure trigger the change in proposed zoning for this parcel that is consistent in use and intensity with the zoning of adjacent properties.

We estimate that home and lot packages in this neighborhood would range from \$350,000 to \$500,000 and generate approximately \$18,000,000 in estimated value once fully improved.

Deed Restrictions would be put on record to ensure high quality development, and provide an enforcement mechanism to protect the preservation areas as well as compliance with other deed restrictions that are placed of record as approved by the City. Individual home and lot packages would be developed pursuant to those deed restrictions.

In summary, the proposed SR-Suburban Residential zoning district is consistent in all respects with the intent and purpose of the SR zoning and the comprehensive plan as well as matches the proposed use and zoning identified by the adopted zoning and land use maps of the City. Additionally, the development proposed provides housing using economical and efficient design as well as plans for adequate drainage for surface and storm water, and is accessible by public utilities. We feel that the proposed zoning and associated development would make a great addition to the City of Oconomowoc. We appreciate your time and consideration of this proposed zoning amendment.

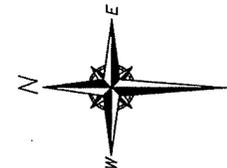
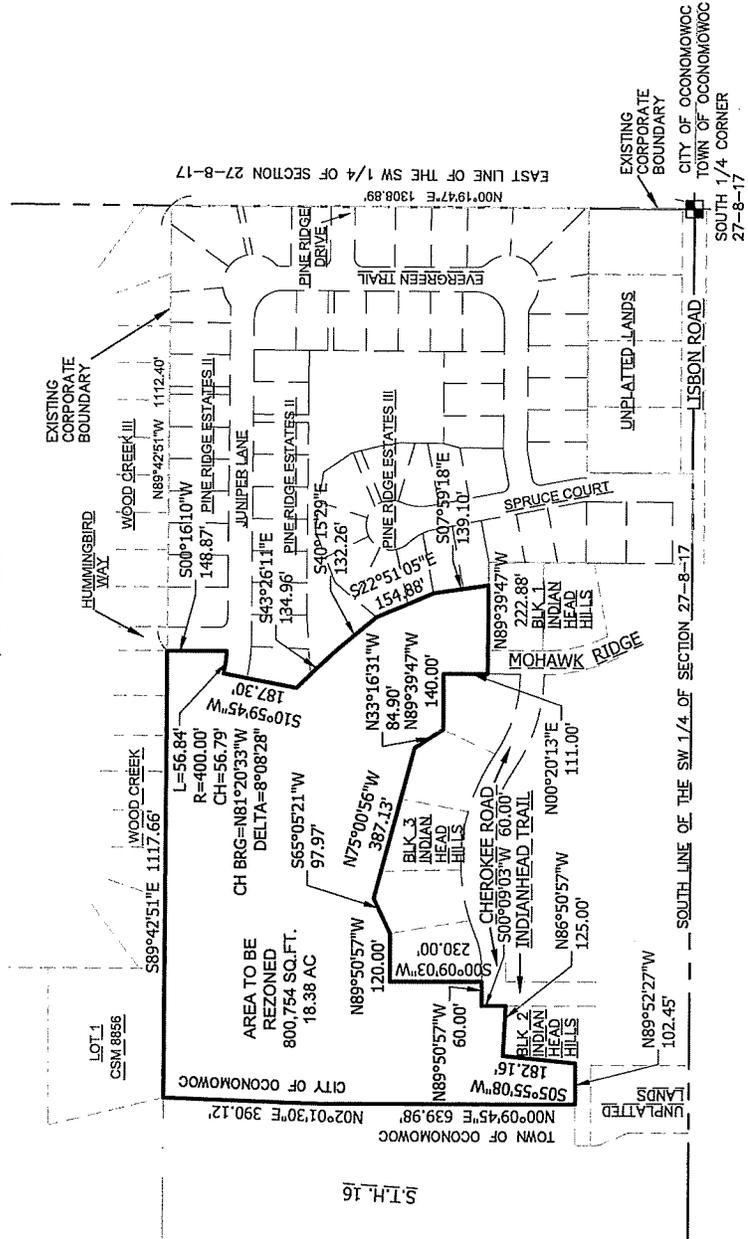
Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Lindgren", is written over a faint, illegible printed name.

Bryan Lindgren

ZONING EXHIBIT

LOT 2 OF CERTIFIED SURVEY MAP NO. 11253 BEING A PART OF THE SE. 1/4 AND SW. 1/4 OF THE SW. 1/4 OF SECTION 27, T.08N., R.17E., CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.



OWNER:
 HERRO WOODLAND TRUST,
 DAVID RADTKE,
 BARBARA BROCKWAY,
 156 E. WISCONSIN AVE.
 OCONOMOWOC, WI 53066

DEVELOPER:
 NEUMANN COMPANIES, INC.
 N27W24025 PAUL CT.
 STE 100
 PEWAUKEE, WI 53072
 262-542-9200

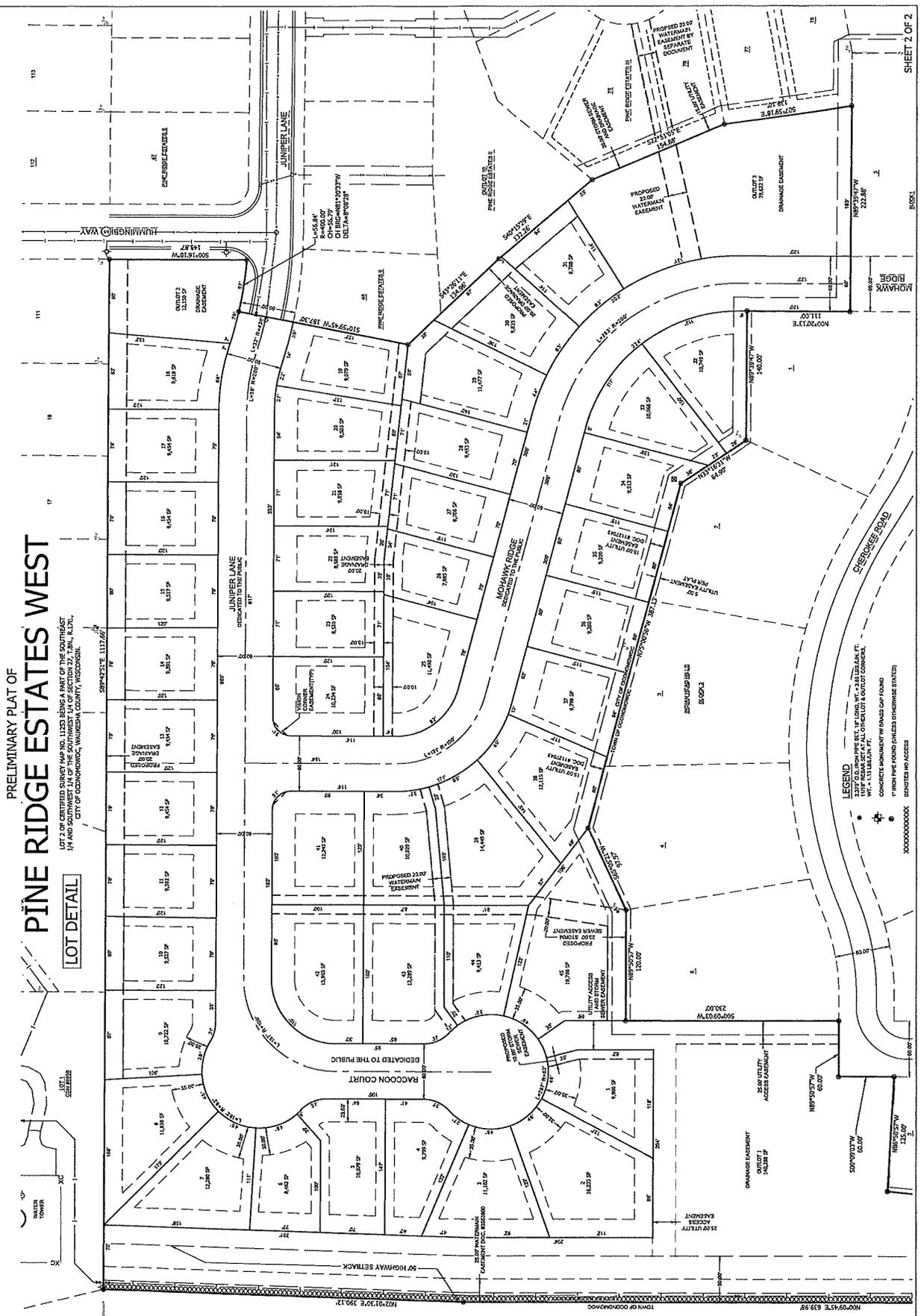
SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KKINDRED@SEHINC.COM

PHONE: 414.949.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 www.sehinc.com

PRELIMINARY PLAT OF PINE RIDGE ESTATES WEST

LOT 7 OF CERTAIN BLOCK AND NO. 148, BEING A PART OF THE CORNER OF
14 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, T4N, R12W,
CITY OF COCONAWOC, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

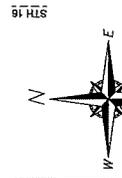


SURVEYOR:
KATHA A. KIMMEL, PLS S-2002
501 MAPLE AVE.
DELAWARE, WI 53015
KRWINGR@SEHINC.COM

DEVELOPER:
NEUMANN COMPANIES INC.
1275 WISCONSIN ST.
PEWAUKEE, WI 53072
262-542-8200

OWNER:
HERRO WOODLAND TRUST,
BARBARA BROCKWAY
150 E. WISCONSIN AVE.
COCONAWOC, WI 53006

DATED THIS 17TH DAY OF NOVEMBER, 2019



SEH
SURVEYING & ENGINEERING
501 MAPLE AVENUE
DELAWARE, WI 53015-9511
PROJECT NEJMA #152114

Planning Staff Report

City of Oconomowoc
Plan Commission – 1/8/2020

Village Crossing II Addendum #1

Condominium Plat Review

Summary: The developer submitted plans for an **addendum** to Phase I approval of the Condominium Plat for Village Crossing II project within the Village Crossing Condominium development.

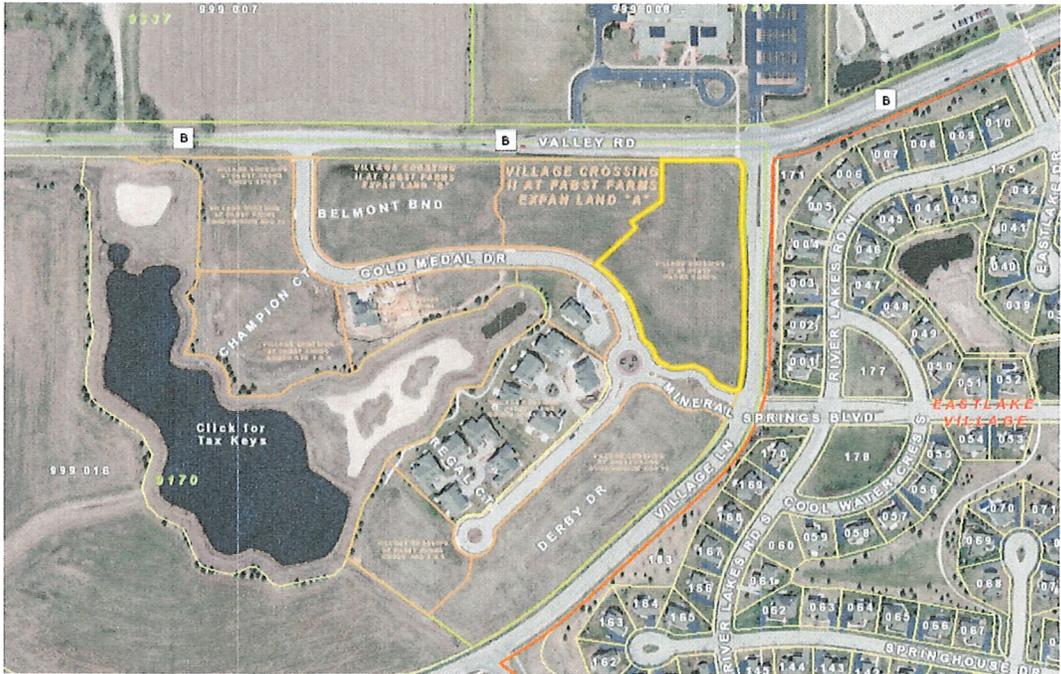
Property Location: Village Crossing Development, SW corner of Valley Road and Village Lane – See Map Below

Property Owner: Dartmoor Investments, LLC (Craig Caliendo)
700 Pilgrim Parkway, #100
Elm Grove, WI 53122

Applicant: Craig Caliendo - Same as Owner

Existing Zoning: RML / PD – Residential Multi-Unit Low / Planned Development

Existing Land Use: Currently vacant land
Proposed Land Use: Twenty-six duplex residential condominiums (52 units total)
Condo Plat – Phase I: Consists of 10 buildings and a total of 20 units



Location Map

Summary:

The applicant is requesting condominium plat approval for an **ADDENDUM** to the first phase of Village Crossing II. This phase previously consisted of 9 duplex buildings, for a total of 18 residential units. The developer is asking to add one additional duplex building to the Plat, which will now have 10 buildings, with 20 residential units.

The total development was approved with 26 buildings with 52 residential units. The overall number of units in the development is not changing. The remaining 32 units (16 buildings) will be requested in future phases of the development. These areas are shown as expansion areas to the west of the proposed area.

Condominium Plat Process:

This project is a residential condominium development. Earlier phases have been approved via a condominium plat. The developer is aware that the City of Oconomowoc requires all condominium plats, as well as amendments, are to be reviewed and approved by the Plan Commission and Common Council prior to recording. Once approved and recorded at the Waukesha County Register of Deeds office, separate tax key numbers and tax bills will be prepared for each unit.

What is the purpose of this Addendum?

The developer has buyers for units 19 & 20, which are currently under construction. These units were not included in the original phase and cannot be sold until they are platted with tax key numbers assigned. The single building with two units would be moved from the next expansion phase into the current phase.

Second change is regarding the changed layout for units 7 & 8. This addendum is properly reflecting the new building footprint layout. This is more of a housekeeping matter to make the plat correctly reflect what was constructed.

Generally, the developer likes to expand the condo plat to include larger blocks of buildings and units. In this case, they are only adding 1 building (2 units) because they still have 3 more buildings (6 units) to start and construct in the original phase I. The developer will be expanding a larger block of the condo later in 2020, which most likely will include the rest of Phase II.

History:

- May 1, 2018 the Common Council approved the second Planned Development Ordinance reading (7-0) and adopted the General Development Plan amendment. This approval was contingent upon Major Design Review, **Condominium Plat** and Developer's Agreement.
- September 12, 2018 Plan Commission approved the Major Design Review.
- September 18, 2018 Common Council approved the Developer's Agreement.

- October 10, 2018 Plan Commission approved the Village Crossing II Condo Plat for Phase I
- October 16, 2018 Common Council approved the Village Crossing II Condo Plat for Phase I

Final Thoughts:

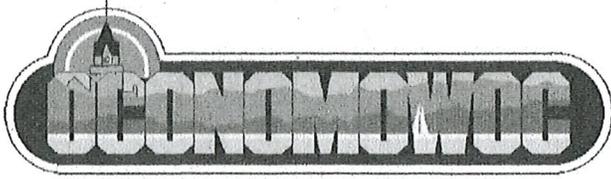
Staff and all other City Departments are comfortable with the condominium plat Addendum for Village Crossing II development. The plat continues to resemble the approved General Development Plan that was previously approved.

Recommendation:

Planning Staff recommends the Plan Commission recommend **approval** of the Addendum #1 for the Village Crossing Condominium II project.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator



STAFF RECOMMENDATION FORM

TYPE OF REQUEST: **CONDOMINIUM PLAT**

PROJECT NAME: **VILLAGE CROSSING II At PABST FARMS**

TAX KEY NO.:

PROJECT ADDRESS/LOCATION: **BELMONT LANE**

RECOMMENDATION SIGNATURES

CITY PLANNER:

[Signature]

Date: **12-20-19**

Comments:

CITY ENGINEER:

[Signature]

Date: **12/27/2019**

Comments:

DIRECTOR OF PUBLIC WORKS:

[Signature]

Date: **12.29.19**

Comments:

WASTEWATER:

[Signature]

Date: **12-20-19**

Comments:

WATER:

[Signature]

Date: **1/20/19**

Comments:

ELECTRIC:

[Signature]

Date: **1-2-20**

Comments:

PARKS, RECREATION & FORESTRY:

[Signature]

Date: **12-20-19**

Comments:

POLICE CHIEF:

[Signature]

Date: **1-2-20**

Comments:

FIRE:

[Signature]

Date: **12-26-19**

Comments:

DIRECTOR OF FINANCE:

[Signature]

Date: **12-20-19**

Comments:

ECONOMIC DEVELOPMENT DIRECTOR:

[Signature]

Date: **1-2-20**

Comments:



Development Application

Department of City Planning
 174 E. Wisconsin Avenue Oconomowoc, WI
 www.oconomowoc-wi.gov | 262.569.2166

X	Description	Administrative Fee
	Administrative Design Review	\$ 75.00
	Major Design Review	\$ 75.00
	Conditional Use Permit	\$ 500.00
	Zoning Determination Letter	\$ 100.00
	Temporary Use Permit	\$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	\$ 425.00
	Special Exceptions	\$ 425.00
	Appeals of Zoning Administrator	\$ 300.00
	Zoning Map Amendment (From _____ To _____)	\$ 425.00
	Zoning Text Amendment	\$ 425.00
	Comprehensive Plan Amendment	\$ 300.00
	Planned Development District	Step 1: Pre-application Conference
		Step 2: Concept Plan Review
		Step 3: General Development Plan Review
	Preliminary or Final Plat Review	\$ 75.00
X	Certified Survey Map or Extraterritorial Plat/CSM Review	\$ 75.00

*NOTE: Administrative filing fees are due at the time an application is filed with the City Clerk's Office and are not refundable. In addition to the Administrative fees, City Staff time (City Engineer, City Planner & City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.

Date: *12-23-2019*

Project/Business Name: *Village Crossing II at Pabst Farms Condominium*

Address/Location: *Gold Medal Drive*

City, State, Zip Code: *Oconomowoc, WI*

Proposed Use of Property: *Condominiums - Residential*

Applicant: *Dartmoor Investments, LLC* Property Owner: *Same as Applicant*

Address: *700 Pilgrim Parkway #100* Address: *"*

City/State/Zip: *Elm Grove, WI 53122* City/State/Zip: *"*

Phone: *414-333-2059* Phone: *"*

E-mail: *ccaliends@kingswayhomes.com* E-mail: *"*

Signature: *[Signature]* Signature: *[Signature]*

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owner's of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.

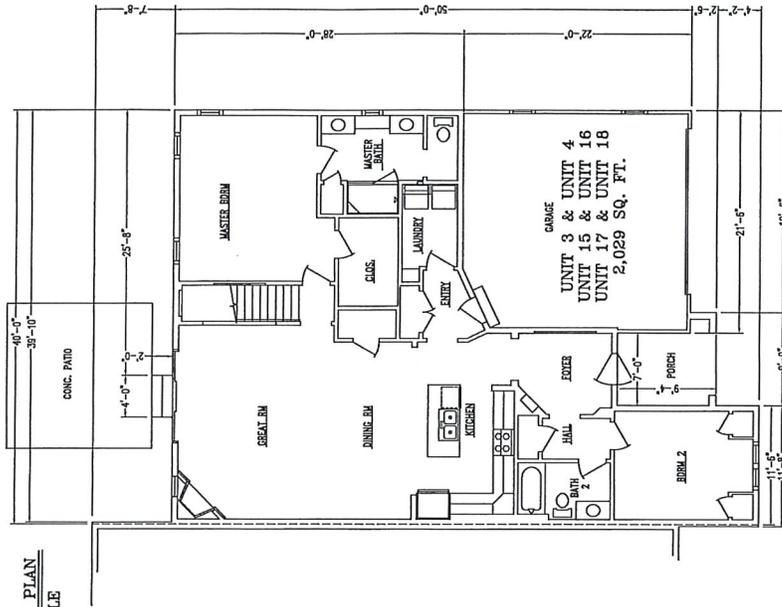
**CONDOMINIUM PLAN OF
VILLAGE CROSSING II AT PABST FARMS
CONDOMINIUM ADDENDUM NO. 1**

Being a part of: the Northwest 1/4 of the Northwest 1/4 of Section 14,
Town 7 North, Range 17 East, in the City of Oconomowoc,
Wautesha County, Wisconsin.



DECEMBER 18, 2019

**BRETTON FLOOR PLAN
NOT TO SCALE**



www.pinnacle-engr.com

REC'D 10/16/20
SHEET 3 OF 10

NOTES
- All dimensions shown are in feet and inches unless otherwise noted.
- Buildings and improvements shown represent proposed construction.
- Structures shown are not to scale.
- Structures shown are not to be construed as a warranty of the accuracy of the information shown on this plan.
- Structures shown are not to be construed as a warranty of the accuracy of the information shown on this plan.

This instrument drafted by John P. Konopacki, P.L.S.-Registration No. S-2461
PINNACLE ENGINEERING GROUP

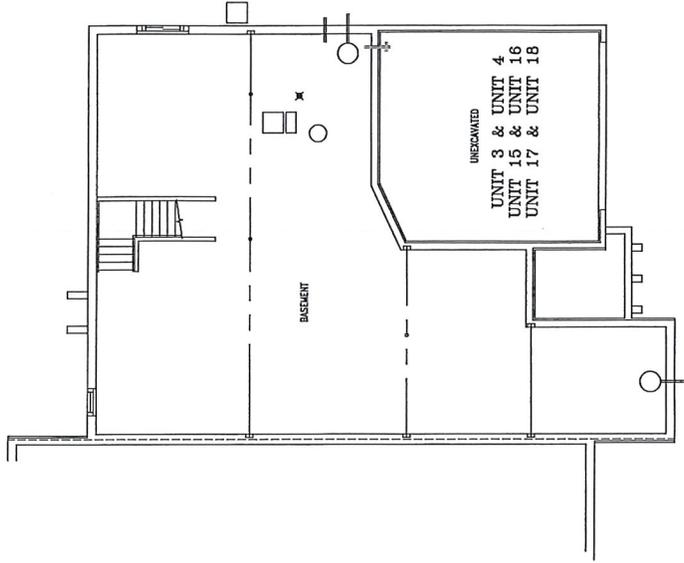
**CONDOMINIUM PLAT OF
VILLAGE CROSSING II AT PABST FARMS
CONDOMINIUM ADDENDUM NO. 1**

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 14,
Town 7 North, Range 17 East, in the City of Oconomowoc,
Wautesha County, Wisconsin.



DECEMBER 18, 2019

**BRETON BASEMENT PLAN
NOT TO SCALE**



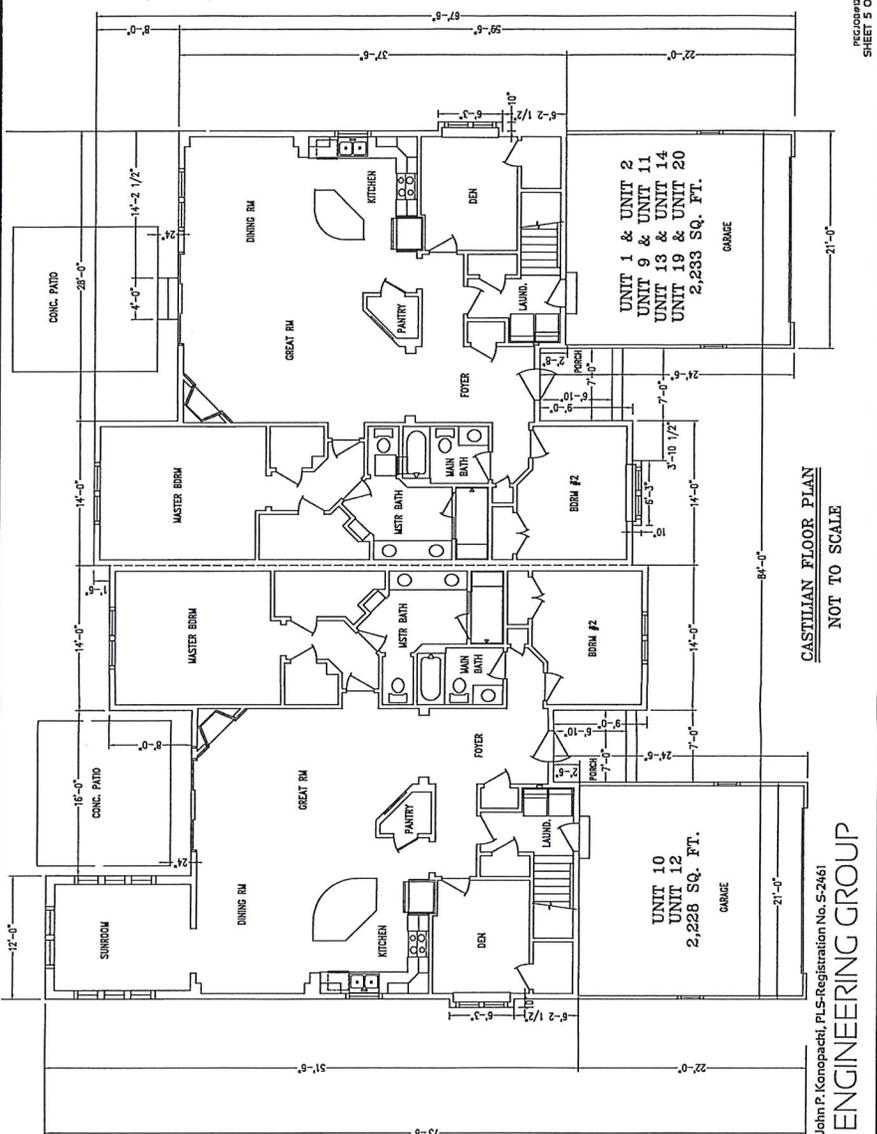
www.pinnacle-engr.com

PFC1019/PALDO
SHEET 4 OF 10

NOTES:
- Refer to the related 1: scale drawings, specifically: Sheet 1
- Building and improvements shown represent proposed conditions.
- Sloops, poles, sidewalks, ditches and driveways, if any, are United Common Elements assigned to the Unit(s) they serve.

This instrument drafted by John P. Konopacki, P.E.-Registration No. S-2461

PINNACLE ENGINEERING GROUP



**CONDOMINIUM PLAT OF
VILLAGE CROSSING II
AT PABST FARMS
CONDOMINIUM
ADDENDUM NO. 1**

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 14, Town 7 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin.



DECEMBER 18, 2009

- NOTES:**
- Unit floor plans may be mirrored in combination, according to the building and improvements shown represent proposed construction.
 - Dimensions, levels, and elevations, if any, are Limited Common Elements assigned to the Unit(s) they service.
 - Square footages are approximate, taken from architectural drawings and are not intended to be a guarantee of the square footage of the unit, including the garage, and do not include possible changes requested by purchaser.

This instrument drafted by John P. Konopacki, P.L.S-Registration No. S-2461
PINNACLE ENGINEERING GROUP

CASTILIAN FLOOR PLAN
NOT TO SCALE

UNIT 1 & UNIT 2
UNIT 9 & UNIT 11
UNIT 13 & UNIT 14
UNIT 19 & UNIT 20
2,233 SQ. FT.
GARAGE

UNIT 10
UNIT 12
2,228 SQ. FT.
GARAGE

**CONDOMINIUM PLAT OF
VILLAGE CROSSING II
AT PABST FARMS
CONDOMINIUM
ADDENDUM NO. 1**

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 14, Town 7 North, Range 17 East, in the City of Oconomowoc, Waushara County, Wisconsin.

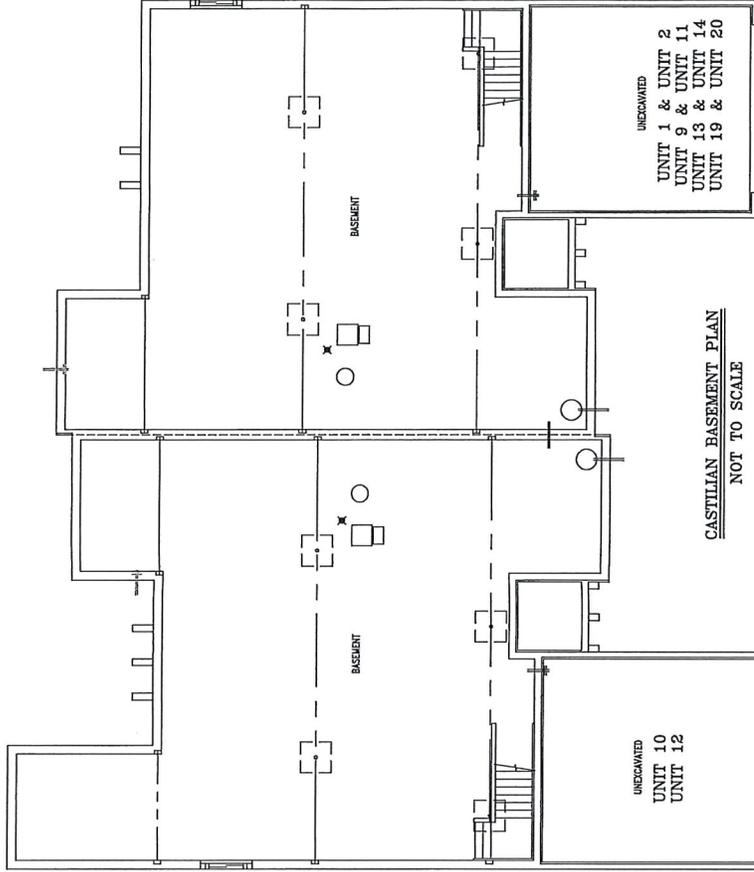


DECEMBER 19, 2019

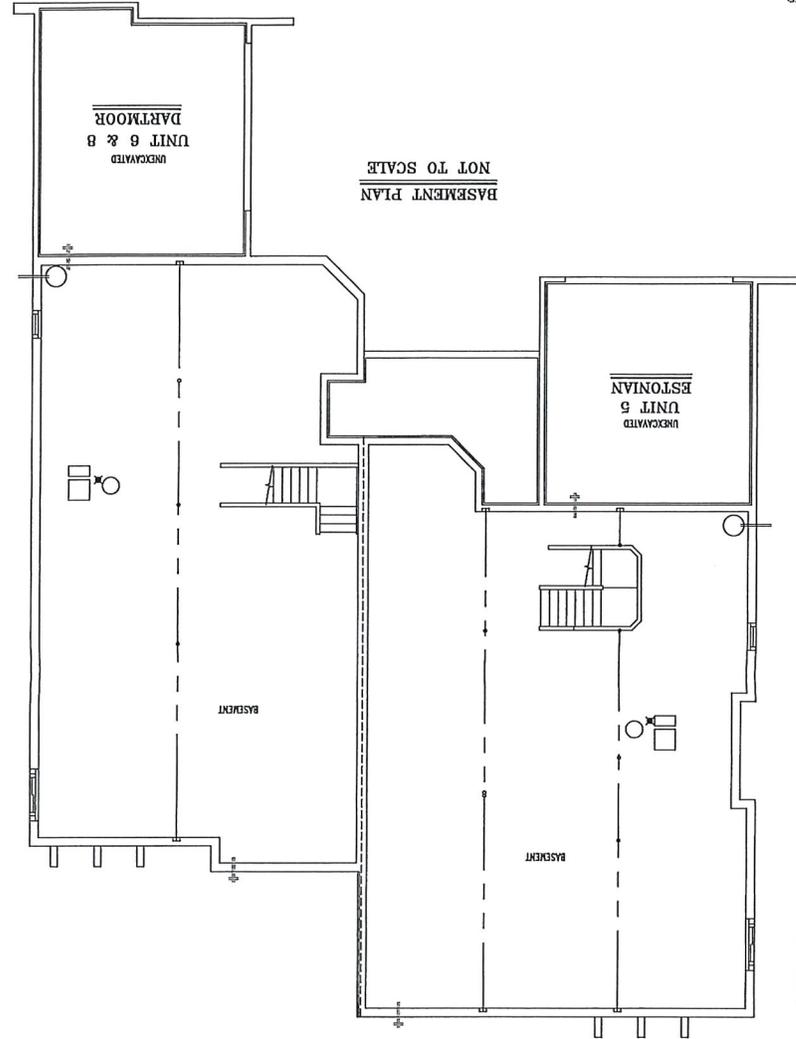
NOTES:
 - This plan has been checked for compliance with applicable codes.
 - Building and improvements shown represent proposed construction.
 - Sloops, pillars, sidewalks, eaves and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

This Instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP



CASTILIAN BASEMENT PLAN
NOT TO SCALE



NOTES
 - All Floor Plans may be revised by contractors according to their L
 - Buildings and Improvements shown requires proposed construction.
 - Slopes, grades, elevations, details and drawings, if any, are limited.
 - Common Elements assigned to the building service.

PRECEDENCE
 SHEET 8 OF 10

CONDOMINIUM PLAT OF
 VILLAGE CROSSING II AT
 PARST FARMS
 CONDOMINIUM
 APPENDUM NO. 1
 Being a part of the Northwest 1/4 of the Northwest 1/4
 of Section 14, Town 7 North, Range 17 East, in the City
 of Oconomowoc, Waukesha County, Wisconsin.

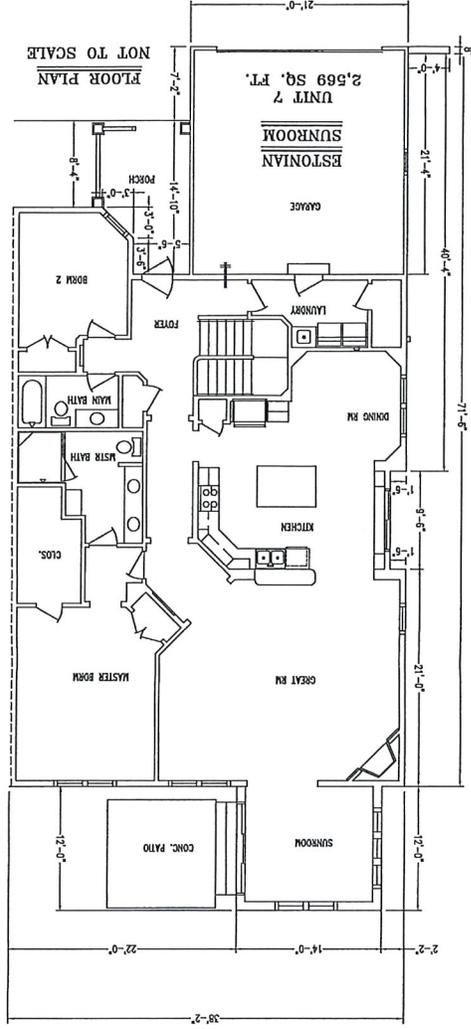
DECEMBER 18, 2019



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

NOTES
 - Unit Floor Plans may be referred to contractors according to Sheet L
 - Buildings and improvements shown represent proposed construction.
 - Slopes, grades, elevations, setbacks and drainage, if any, are limited
 - Common Elements assigned to the Unit(s) are shown.

RECORDED AND
 SHEET 9 OF 10



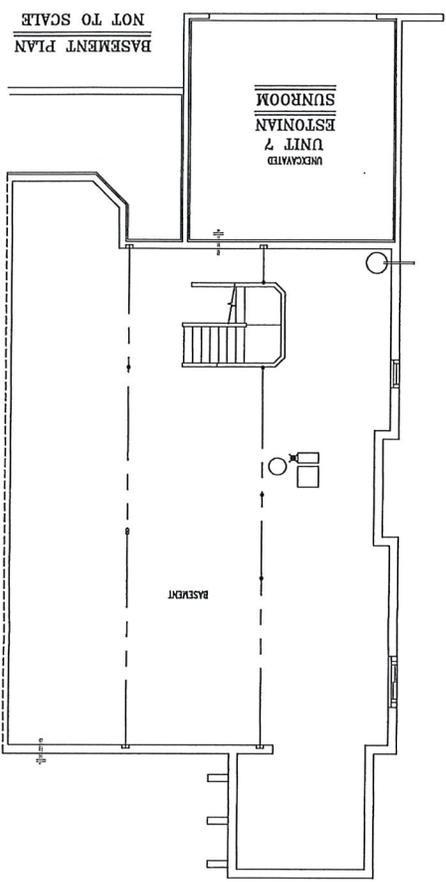
NOT TO SCALE
 FLOOR PLAN

CONDOMINIUM PLAT OF
 VILLAGE CROSSING II AT
 PABST FARMS
 CONDOMINIUM
 APPENDUM NO. 1
 Being a part of the Northwest 1/4 of the Northwest 1/4
 of Section 14, Town 7 North, Range 17 East, in the City
 of Oconomowoc, Waukesha County, Wisconsin.

DECEMBER 18, 2019



This instrument drafted by John P. Konopacki, P.L.S.-Registration No. S-2461
PINNACLE ENGINEERING GROUP



NOTES:
 - Unit Floor Plans may be mirrored by contractors according to Sheet 1
 - Balings and Improvements shown requires proposed construction.
 - Slopes, grades, elevations, details and drawings, if any, are Limited
 Common Elements assigned to the Unit(s) by owner.

PCCOM012400
 SHEET 10 OF 10

CONDOMINIUM PLAT OF
 VILLAGE CROSSING II AT
 PABST FARMS
 CONDOMINIUM
 APPENDUM NO. 1
 Being a part of the Northwest 1/4 of the Northwest 1/4
 of Section 14, Town 7 North, Range 17 East, in the City
 of Oconomowoc, Waukesha County, Wisconsin.



This instrument drafted by John P. Konopacki, P.L.S.-Registration No. S-2461
PINNACLE ENGINEERING GROUP

Planning Staff Report

City of Oconomowoc

Plan Commission – 1/8/2020

Elite Collision Repair

Conditional Use Permit

Summary: The applicant has submitted an application for a conditional use permit to conduct vehicle service and repair at 156 N. Thompson Street.

Property Location: 156 N. Thompson Street,
tax key number OCOC 0563.031.001

Property Owner: Aaron Jungbluth (Sale pending per outcome of CUP application)
W294 N7854 Camp Whitcomb Road
Hartland, WI 53029

Applicant: Same as Owner

Existing Zoning: MC – Mixed-Use / Commercial District
Existing Land Use: Vehicle Service & Repair (Auto Body) – No CUP
Proposed Land Use: Vehicle Service & Repair (Auto Body)



Location Map

Use:

Per Section 17.106 of the zoning ordinance, the proposed vehicle service & repair use requires a conditional use permit within the Downtown MC – Mixed-Use / Commercial zoning district. This use is viewed as one that could cause a future nuisance to the surrounding area.

Supreme Auto Body is the existing business at this location which has been operating a similar vehicle service and repair use. Typically, conditional use permits run with the land and may be transferred from one owner to the next. In this case there was no conditional use permit to transfer. Supreme has been operating at this location since 1982 and would now like to sell the property. There is no conditional use permit on record. Permits may not have been required in 1982 or the business never applied for one. The existing business is allowed to continue to operate the business, but since it does not have a permit it ends with that business. This has been the City policy for these types of unapproved uses, such as when Safro Ford was sold to Van Horn, a CUP was required to be approved for new use of Van Horn Auto.

The City can require conditions of existing standards of the zoning ordinance and the applicant must adequately address those conditions prior to the City approving the conditional use permit application.

The proposed suggested hours of operation will be between 7:30 AM to 6:30 PM, with weekends 9:00 AM to Noon on Saturday. No Sunday hours. Starting out there will be four employees, (2 body techs, 1 paint tech and 1 office staff), but as the business grows it is anticipated that additional employees could work out of this facility.

Site Plan:

Parking / Access:

The site contains a total of 36 parking stalls to be used by all customers and employees. For parking 13 stalls are inside the building and 23 stalls are outside. For the outside stalls 5 are in the front of the building and 18 are within an existing fenced area. The fenced area has 13 stalls for vehicles waiting to be worked on and 5 employee stalls. The applicant provided a master parking plan that identifies the number of stalls devoted to each use. The site appears to have enough parking for customer and employee parking.

Drainage / Stormwater:

No additional hard surface is being added to the site that would increase the amount of storm water run-off. The applicant is working with the DNR to review ideas to prevent any undesirable contaminants getting flushed into the Lake. Vehicles coming in and being dropped off may be leaking antifreeze, oil or transmission fluids. Staff was concerned about these pollutants as vehicles will be parked approximately 25' from the water. Staff was told the parking lot has a pitch that goes away from the Lake.

Utilities:

The City Utilities has the capacity to handle the additional wastewater, water and electrical demands. The applicant will need to confirm that there is a working grease / sand trap, as well as a sampling manhole. If these items are not on site, now would be the time to bring the use into conformance with the City Ordinance requirements.

Lighting:

Per the submitted plan of operation, no additional exterior lights will be added. The lighting will utilize existing lighting,

Outdoor Storage and Display of Product:

No car parts, including tires, shall be stored outside or adjacent to the building.

Architecture:

The applicant will be painting the exterior of the building. This request is going forward to the City's Architectural Commission. The applicant intends on installing a business advertising sign which can be approved administratively by Planning Department Staff.

Conditional Use Permit Findings

1. How is the proposed conditional use (in general) in harmony with the purposes, goals, objectives, policies and standards of the City of Oconomowoc Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted by the City?

The subject use is an allowable use listed in the Zoning Ordinance. The use is a business that will serve the general public by providing an additional vehicle service and repair for the residents of the City.

2. How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Oconomowoc Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted by the City?

The site is zoned MC Mixed-Use Commercial that allows vehicle service and repair with a conditional use permit. The proposed business maintains the commercial uses in the area with a use that will assist the residents of the City.

3. Does the conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the comprehensive plan, or any other plan, program, map, or ordinance

adopted by the City or other governmental agency having jurisdiction to guide development?

The proposed use will not cause adverse impacts to the current or future adjacent uses. Hours are limited. All work will be conducted indoors. There is no outside storage of car parts.

4. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The property is currently zoned MC Mixed-Use Commercial District. Car service and repair uses are allowable uses with a conditional use permit within this zoning district. The site currently has a similar use that has been operating since 1982.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

The car service business will not impose an undue burden on public facilities and services in the area as they are provided. The current utilities are able to serve this property.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The benefits of the proposed use outweigh any adverse impacts in the neighborhood.

7. Will the proposed conditional use create adverse impacts such as dust, lighting, air pollution, noise, odor, vibration, glare, heat, hazardous materials, or traffic?

The proposed use will not adversely impact the surrounding neighborhood.

8. Will the proposed conditional use negatively affect the health, safety, welfare and morals of the general public?

The proposed use will not negatively affect the health, safety, welfare or morals of the general public.

Easement:

The applicant has verbally agreed to voluntarily provide an easement to the City. This is for the lands located on the subject property between the water of Fowler Lake and the northern edge of the existing parking lot. The City would use this area as a potential future walking path for pedestrians.

As the East Wisconsin Avenue Corridor redevelops, it is envisioned a path could be installed beginning at the Fowler Lake Bridge on Oakwood Avenue along the lakeshore to Lapham Street. This initiative has been discussed in the past, as the City has previously obtained an easement from the prior Sentry Grocery Store. The City now owns this adjacent parcel, that will be used for a Public Safety Facility. Details of the easement can be worked out in the future. The City has no immediate plans for the installation of this path, but the purpose is to improve pedestrian connectivity.

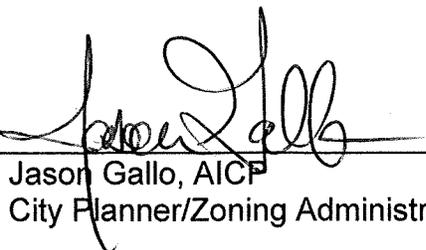
Planning Comments:

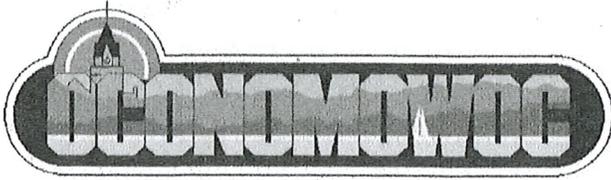
The proposed use complies with the standards listed within the Zoning Ordinance. Planning feels the proposed use will continue to serve a customer base that is currently in the City, just under new ownership. Staff feels the proposed use is similar to the prior business which created no negative issues to the City. The draft conditional use permit regulates the hours and noise, while prohibiting the outdoor storage of parts. Planning supports the proposed business with the restrictions for the use as listed in the conditional use permit.

Recommendation:

Planning Staff recommends the Plan Commission **recommend approval** of the conditional use permit for Elite Collision Repair located at 156 N. Thompson Street, as drafted.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator



STAFF RECOMMENDATION FORM TYPE OF REQUEST: **CONDITIONAL USE PERMIT**

PROJECT NAME: **ELITE COLLISION REPAIR**

TAX KEY NO.:

PROJECT ADDRESS/LOCATION: **156 N. THOMPSON STREET**

RECOMMENDATION SIGNATURES

CITY PLANNER: *[Signature]*

Date: **12-20-19**

Comments:

CITY ENGINEER: *[Signature]*

Date: **12/27/2019**

Comments:

DIRECTOR OF PUBLIC WORKS: *[Signature]*

Date: **12.29.19**

Comments:

WASTEWATER: *[Signature]*

Date: **12-20-19**

Comments: **state approved sand/oil trap**

WATER: *[Signature]*

Date: **1/2/20**

Comments:

ELECTRIC: *[Signature]*

Date: **1-2-20**

Comments:

PARKS, RECREATION & FORESTRY: *[Signature]*

Date: **12-20-19**

Comments: **POSSIBLE FUTURE BASEMENT FOR PATHWAY ALONG WATERWAY**

POLICE CHIEF: *[Signature]*

Date: **1-2-20**

Comments:

FIRE: *[Signature]*

Date: **12-20-19**

Comments: **see previous requirement**

DIRECTOR OF FINANCE: *[Signature]*

Date: **12-20-19.**

Comments:

ECONOMIC DEVELOPMENT DIRECTOR: *[Signature]*

Date: **1-2-20**

Comments:

CONDITIONAL USE PERMIT
Elite Collision Repair – Vehicle Service & Repair
156 N. Thompson Street

A petition having been filed by Aaron Jungbluth, Elite Collision Repair, for permission to engage in vehicle service & repair at 156 N. Thompson Street, in the City of Oconomowoc, Wisconsin 53066, requesting a conditional use permit, upon which there has been the following proceedings:

- Preapplication meetings between the applicant, the Zoning Administrator and appropriate City staff to discuss the general concept on December 4, 2019.
- Zoning Administrator determination that the application is complete as required by §17.806(5).
- Zoning Administrator evaluation of the written justification for the conditional use and determination if the proposed conditional use is in harmony with the Master Plan of the City as required by §17.806(6)(a).
- After due notice, a public hearing was held before the Common Council on January 21, 2020.
- Plan Commission has adopted the memorandum report of the City Planner as the Plan Commission's report and has adopted the findings of fact set forth therein (Exhibit A).
- Plan Commission has, by motion duly made, seconded and carried, at its regular Plan Commission meeting of January 8, 2019, recommended to the Common Council of the City of Oconomowoc that a conditional use be granted to Elite Collision Repair, for the use of vehicle service & repair at 156 N. Thompson Street, in the City of Oconomowoc.
- Plan Commission has forwarded its report and recommendation to the Common Council for final action by the Council.
- Common Council has reviewed the Plan Commission's recommendations and the proposed written conditional use permit.

The Common Council hereby accepts the Plan Commission's recommendation.

The Common Council of the City of Oconomowoc does hereby make the following findings of fact and does hereby grant a conditional use permit to Aaron Jungbluth, doing business as, Elite Collision Repair, to allow for vehicles service & repair at 156 N. Thompson Street subject to the conditions set forth below.

FINDINGS OF FACT

The findings of fact listed in the Oconomowoc Planning Staff Report adopted as the City Plan Commission's report are hereby incorporated herein by reference. See Exhibit A.

CONDITIONS

1. Development Application / Plan of Operation. The application and the plan of operation submitted by Aaron Jungbluth, Elite Collision Repair, dated December 9, 2019, (received December 12, 2019) are hereby approved and incorporated herein by reference. If any terms of the plan of operation conflict with provisions of this conditional use permit, the provisions of this conditional use permit shall control.

2. Site Plans. The site development plans included with the development application dated July 3, 1984, and on file in the Office of the City Planner is hereby approved and incorporated herein by reference, including:

- Site / Parking Plan
- Judson Sale Flyer including site & building information and photos
- Aerial Photo of site, dated December 10, 2019

3. Initially Approved Activities. The applicant may operate a vehicle service & repair business at 156 N. Thompson Street. The hours of operation for the business shall be 7:30 AM to 6:30 PM, Monday thru Friday with hours on Saturday being 9:00 AM to 12:00 PM. No Sunday Hours are being requested.

4. Noise. The business shall conform with the noise regulations listed in the City Zoning Ordinance.

5. Outdoor Storage / Sales Display. Per the zoning ordinance, no outdoor storage of automobile parts shall be permitted on the subject property.

6. Fire Protection. The applicant shall provide all fire protection items as required by the City of Oconomowoc Fire Department Codes and Ordinances.

7. Security Cameras. Cameras shall be installed per the direction of the City of Oconomowoc Police Department. Cameras shall be operational prior to final occupancy permit being released from the City.

8. Sand / Oil Trap. Applicant shall install and maintain a State Approved Sand and Oil Trap prior to final occupancy.

9. Easement. Applicant has voluntarily agreed to grant to the City of Oconomowoc an easement for the lands located between the shore of Fowler Lake and the northern edge of the existing parking lot. The purpose of this easement is to allow pedestrian access in this area. The easement document shall be drafted and recorded to become part of this property.

10. Permit Transferability. This approved Conditional Use Permit is transferable to subsequent permit users provided said users conform to the conditions within this approved permit and the use is consistent with the approved plan of operation. A change in business name or ownership shall not be considered a substantive change and shall not require Plan Commission approval. In order for the use to be transferred, the use shall not discontinue for 12 consecutive months and the use must not exceed the restrictions and conditions listed within the approved conditional use permit.

11. Acceptance. The applicant, upon the granting of the Conditional Use Permit, shall agree to accept the same in writing.

DATED: _____

CITY OF OCONOMOWOC

By: _____
David Nold, Mayor

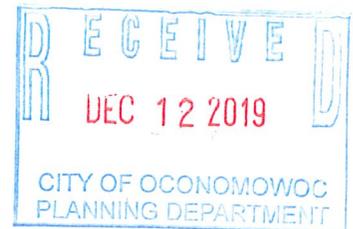
Attest: _____
Diane Coenen, Clerk

ACCEPTANCE

This conditional use is accepted, and applicant / permittee agrees to abide by the terms thereof.

Elite Collision Repair

By: _____
Aaron Jungbluth, Owner



Development Application

Department of City Planning
 174 E. Wisconsin Avenue Oconomowoc, WI
 www.oconomowoc-wi.gov | 262.569.2166

X	Description	Administrative Fee
	Administrative Design Review	\$ 75.00
	Major Design Review	\$ 75.00
X	Conditional Use Permit	\$ 500.00
	Zoning Determination Letter	\$ 100.00
	Temporary Use Permit	\$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	\$ 425.00
	Special Exceptions	\$ 425.00
	Appeals of Zoning Administrator	\$ 300.00
	Zoning Map Amendment (From _____ To _____)	\$ 425.00
	Zoning Text Amendment	\$ 425.00
	Comprehensive Plan Amendment	\$ 300.00
	Planned Development District	Step 1: Pre-application Conference
		Step 2: Concept Plan Review
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	Preliminary or Final Plat Review	\$ 75.00
	Certified Survey Map or Extraterritorial Plat/CSM Review	\$ 75.00

***NOTE:** Administrative filing fees are due at the time an application is filed with the City Clerk's Office and are not refundable. In addition to the Administrative fees, City Staff time (City Engineer, City Planner & City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.

Date: 12-4-19

Project/Business Name: Elite collision repair

Address/Location: 156 N Thompson St Oconomowoc WI

City, State, Zip Code: Oconomowoc WI 53066

Proposed Use of Property: collision repair

Applicant: Aaron Jungbluth

Property Owner: Aaron Jungbluth

Address: w294 N 7354 Camp Whitecomb Rd

Address

City/State/Zip: Hartland WI 53029

City/State/Zip:

Phone: 262 394 6210

Phone:

E-mail: jungbluthaaron@qatar.com

E-mail:

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owner's of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.

Elite collision repair business plan

Rebranding

First, rebranding. This is essential in establishing a new customer base. We need to change the look and feel of Supreme Auto Body in order to excite potential customers and people of the community, getting potential customers or people in the community talking about Elite Collision repair. Whether they're looking to get a vehicle repaired after a collision or just looking to get damage looked at that's been bothering them on their vehicle. A face lift of the property, new signage. New paint on the exterior of the original brick building grey with blue trim. Remodel of office space and bathrooms making the interior customer friendly and inviting. Updating some of the older equipment, mostly with a new frame rack and electronic measuring system which is required by most insurance companies to do any structural repairs. The shop would receive a resistance spot welder which is required by most insurance companies and more importantly vehicle manufacturers in order to replace most weld on parts in today's advanced automobiles. The last big item the shop would be receiving is an ac recovery and recharge machine. You cannot remove any ac components without first recovering the Freon from the system first. There would also be other small items brought in to make repairing today's automobiles feasible.

Advertising

New lighted sign on the building. advertising throughout the community, sponsor public events such as moonlight movies, car shows. church flyers, diner placemats and even possibly a billboard. I hope our largest form of advertisement to be word of mouth through honest and quality work at an

affordable price.

Staffing

Ideal employees 2 body techs 1 paint tech 1 office staff. I plan to use wctc as a possible place to find qualified eager hard working entry level labor. Other body and paint positions will hopefully be filled through online ads and maybe word of mouth seeing this is a tight nit trade. I hold i car platinum certifications in icar structural repair and would expect potential candidates to have training or be open to continuing there education through courses on subjects of vehicle technology to structural component replacement. Office staff would be great to have previous parts counter experience because one of their job duties would be ordering parts from various venders. They would ideally be comfortable using a computer and be able to easily learn cc1 a common estimating program used in the collision repair industry

Setting us apart

We will specialize in repairing cars for our customers and through insurance companies, but not on a direct repair plan. Fixing cars with the correct parts and the correct repair procedures. Along with what best fits the repair for every vehicle. Insurance companies have shops on direct repair programs and some insurance companies contracts say that the shop will use used parts, aftermarket parts sometimes putting a lesser quality part on the vehicle without the customers full knowledge. This means if you have a current model year vehicle you just drove off the lot and we're involved in an accident that car could receive aftermarket or used parts if the vehicle is taken to direct repair facility. If the customer has a vehicle that doesn't have the value and the only way to repair their car is aftermarket or used that is perfectly fine as long as the customer is aware that is what they will be receiving.

Appeal

Staying involved in the community and promoting an honest business at a affordable rate. Offering customer pay rates Lower than the competition. Customer pay rate of 52\$ per hour. Collision repair has gotten extremely expensive and I would do my best to create an affordable alternative for customer's to repair cars using aftermarket parts if needed to cut costs and repair our customer vehicles using the same high quality repair procedures. As cars are advancing in technology there are more systems on board such as collision avoidance, parking sensors, cameras, and other technology making repairs more difficult, expensive, and increase the cost of vehicle repairs. Damage to these advanced systems can result in a total loss by the insurance company's when the cost of repairs exceed the vehicles value resulting in a total loss. Elite collision repair would work with customers who wish to save their car from a total loss situation by using alternative parts.

Project summary

I plan to purchase the property at 156n Thompson st oconomowoc 53066 currently known as supreme auto body and operate Elite collision repair out of the existing building. I plan to repaint the exterior of the block part of the building from the existing tan and teal to light grey and dark blue. Pictures of the current building are on page 3 and 4. The future colors are on page 9. There are two locations on the front of the building that currently have overgrown trees that will be cleared and professionally landscaped in the spring with a mixture of perennials and annuals surrounded by a bed of mulch and decorative block wall. Also new signage for Elite collision repair in a similar color scheme pictured on page 7. Interior remodel of the office and bathrooms to make it customer friendly and up to date.

All repairs completed by Elite collision repair will be completed within the building, there is ample room to have 13 plus cars in process at any given time.

Vehicles that are not in process waiting on parts or repair approval may be stored in the screened fenced in area next to the building. I believe that there is plenty of room to store 13 vehicles in the fenced area out of sight from the surrounding area. Vehicles awaiting pick up or being dropped off may be parked in the paved stalls in front of the office over to the gate of the fenced area. There are 5 stalls facing the road that will be utilized for pick up and drop off. Parking diagram for customer cars is page 15 All employees will be parking inside the fenced area along the building. Parking diagram for employee vehicles is on page 16.

Security cameras will be installed on the building so that all of the surrounding area is under surveillance. Planning to install a 6 camera system with 1 tb dvr. I will be hiring a security company to install the system soon

after I obtain the property.

Customer service hours will be Monday, Wednesday and Friday 7:30am-5:30pm and Tuesday and Thursday 7:30am-6:30pm. Saturday hours 9am-12pm.

Fire, building, and engineering ordinances are in process of being rectified. Clean air make up unit, dry chemical fire suppression in paint booth, cement bolster around gas meter, light exit signs. Additionally I have contacted the dnr about water runoff from the parking lot. I have not been given any direction if there will be anything needed as far as a retaining wall or filter from parking lot to lake.

PLAT OF SURVEY

BEING ALL OF LOTS 8 AND 9 OF THE PLAT OF THOMPSON'S ADD.,
 LOCATED IN THE SE. 1/4 OF THE SW. 1/4 OF SECTION 33, T 8 N,
 R. 17 E., CITY OF OCCONOMOC, WAUKESHA COUNTY, WISCONSIN.

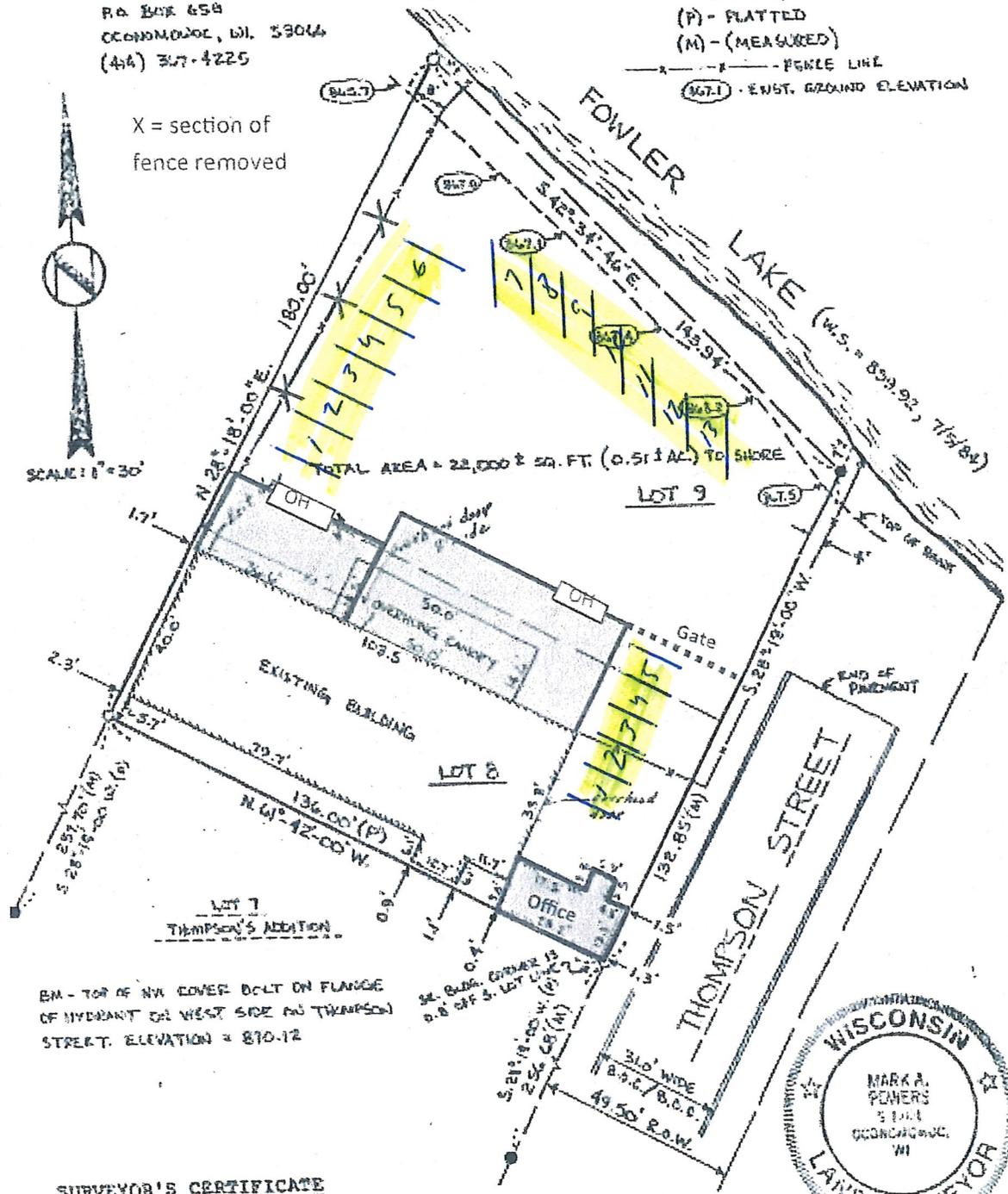
SURVEYOR
 MARK A. POWERS R.L.S 1701
 WELCH, HANSEN & ASSOC., INC.
 P.O. BOX 654
 OCCONOMOC, WI. 53044
 (414) 327-4225

SURVEY FOR
 LEN-LOY, INC.
 15 1/2 N. THOMPSON ST
 OCCONOMOC, WI.

LEGEND
 ● - IRON PIPE FOUND, SIZE SHOWN
 ○ - 3/4" DIA. SOLID IRON BAR SET,
 24" LONG, WT. 1.6 LBS./LIN. FT.
 (P) - PLATTED
 (M) - (MEASURED)
 --- FENCE LINE
 (67.1) - EXIST. GROUND ELEVATION



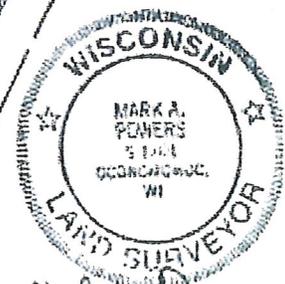
X = section of fence removed



BM - TOP OF NW COVER BOLT ON FLANGE
 OF HYDRANT ON WEST SIDE OF THOMPSON
 STREET. ELEVATION = 870.12

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.



Mark A. Powers
 July 3, 1984

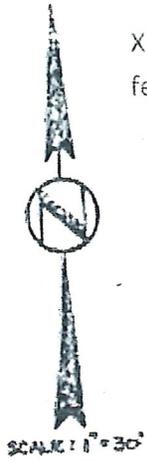
PROJECT NO. 1611

BEING ALL OF THE SW. 1/4 OF SECTION 33, T 8 N,
 LOCATED IN THE SE. 1/4 OF THE SW. 1/4 OF SECTION 33, T 8 N,
 R. 17 E., CITY OF OCONOMOC, WAUKESHA COUNTY, WISCONSIN.

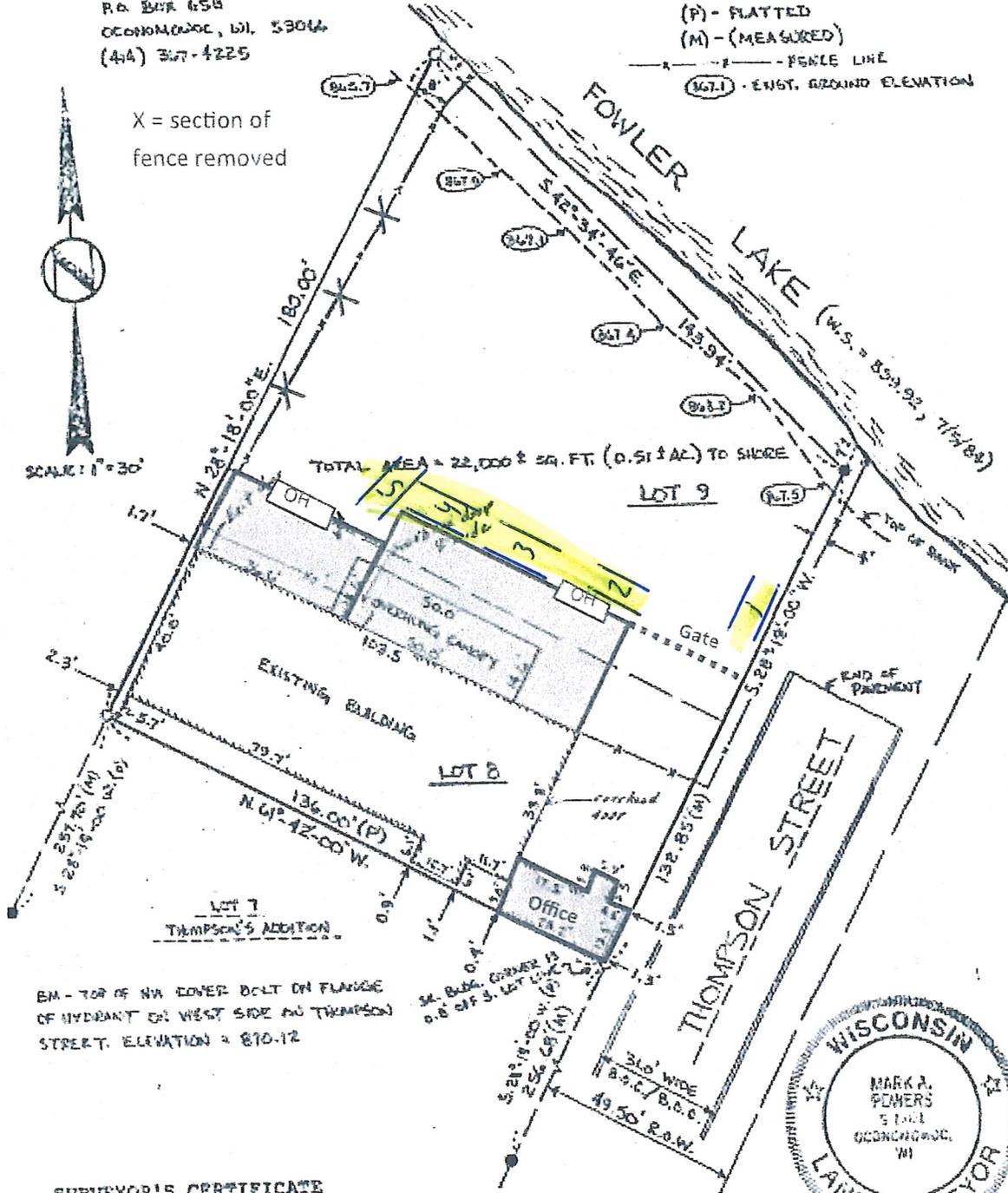
SURVEYOR
 MARK A. POWERS R.L.S. 1701
 WELCH, HANSEN & ASSOC., INC.
 P.O. BOX 658
 OCONOMOC, WI. 53066
 (414) 367-4225

SURVEY FOR
 LEN-LDY, INC.
 156 N. THOMPSON ST
 OCONOMOC, WI.

LEGEND
 ● - IRON PIPE FOUND, SIZE SHOWN
 ○ - 3/4" DIA. SOLID IRON BAR SET,
 24" LONG, WT. = 1.5 LB./LIN. FT.
 (P) - FLATTED
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 --- FENCE LINE
 (967.1) - EXIST. GROUND ELEVATION



X = section of
 fence removed



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 OF HYDRANT ON WEST SIDE OF THOMPSON
 STREET. ELEVATION = 870.12

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.



Mark A. Powers
 July 3, 1984

PROJECT NO. 1411



156 N THOMPSON STREET OCONOMOWOC, WI 53066

Features

7,056 SF single story industrial building with large fenced in outdoor storage.

Approximately 150 feet of frontage on Fowler Lake!

Zoning: MC - Mixed Use Commercial

Drive in Doors: 3

Year Built / Renovated: 1940 / 1986 & 1988

Construction: Masonry and Metal

Sewer: Municipal / Water: Municipal

Heat: Gas and Waste Oil Heat

Electric Service: 3 Phase, 400 amp

Lighting: Fluorescent

Tax Key #: OCOC0563031001

Property Taxes: \$5,044.17 (2018)

Listing: 4466



Industrial For Sale

Total SF: 7,056

Available: 7,056 SF

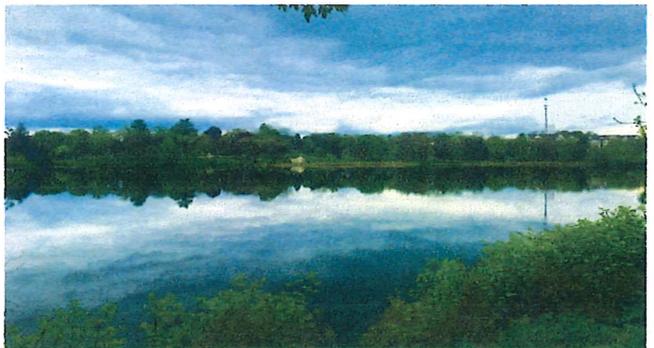
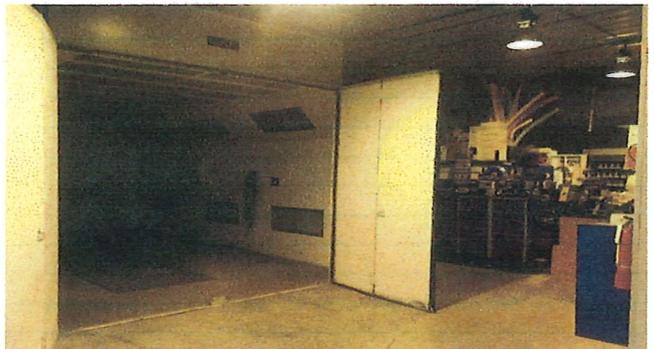
Total Acres: .52

Available: 0.52 Acre(s)

Sale Price: \$799,000.00

Cole Russell, Sales Agent
262-695-8800
crussell@judsonrealestate.com

Judson & Associates, S.C.
2831 N. Grandview Blvd, Suite 222
Pewaukee, WI 53072

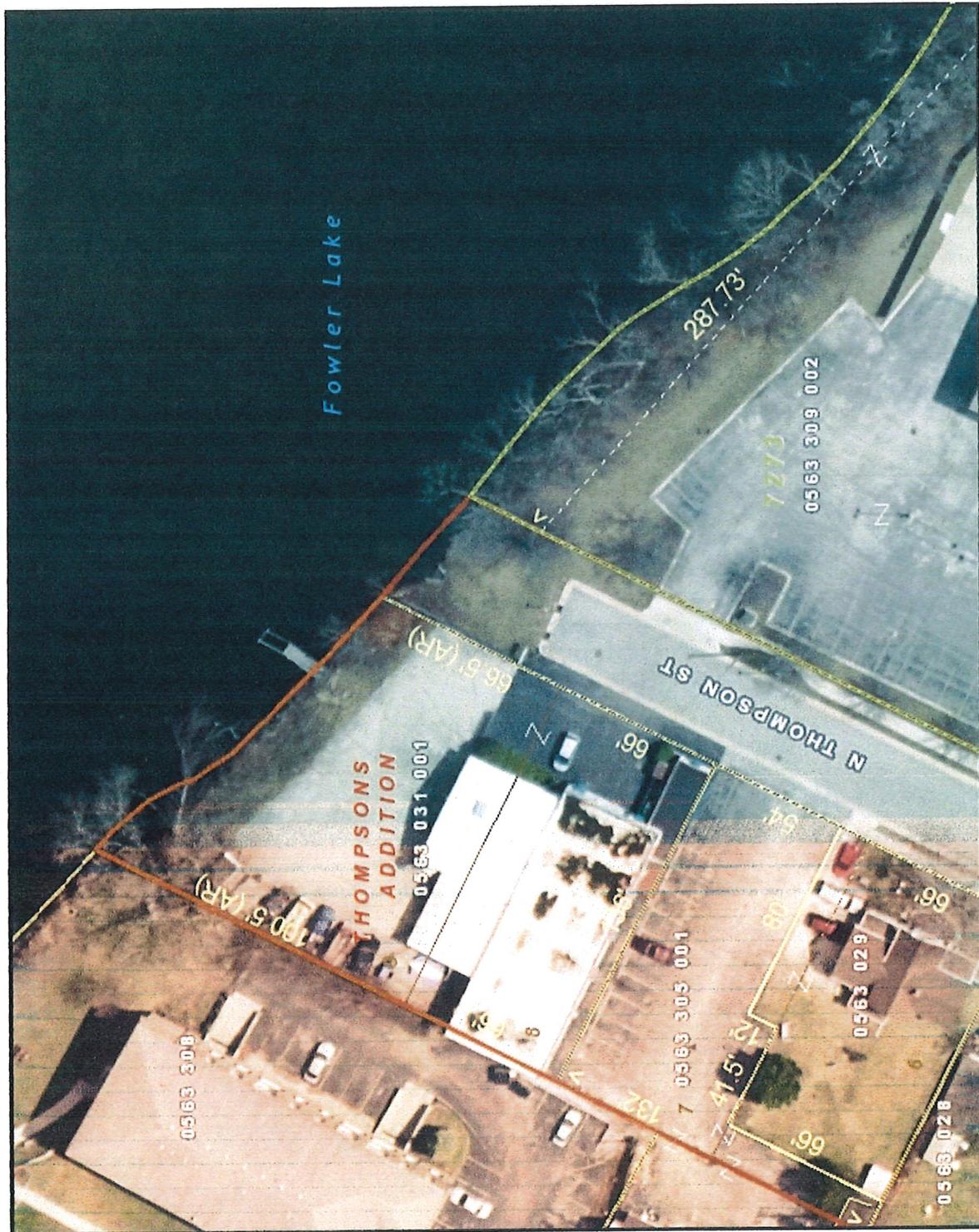


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Pewaukee, WI 53072

Waukesha County GIS Map

LAND INFORMATION SYSTEMS DIVISION



- Legend**
- Parcels (Click for details)
 - Plats (Click for details)
 - Retired Parcels (Click for details)
 - Retired Plats (Click for details)
 - Municipal Boundary_2K
 - FacilitySites_2K_Labels
 - Lots_2K
 - Lot
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - Road Centerlines_2K
 - Railroad_2K
 - TaxParcel_2K
 - Waterbodies_2K_Labels
 - Waterlines_2K_Labels

Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



Printed: 12/10/2019



Planning Staff Report

City of Oconomowoc

Plan Commission – 1/8/2020

Prairie Creek Ridge IV Subdivision

Final Plat

Summary: The applicant has submitted a request for approval for the final plat of Prairie Creek Ridge Subdivision, Addition #4. The development would finalize 20 single-family residential lots, that were already granted preliminary approval.

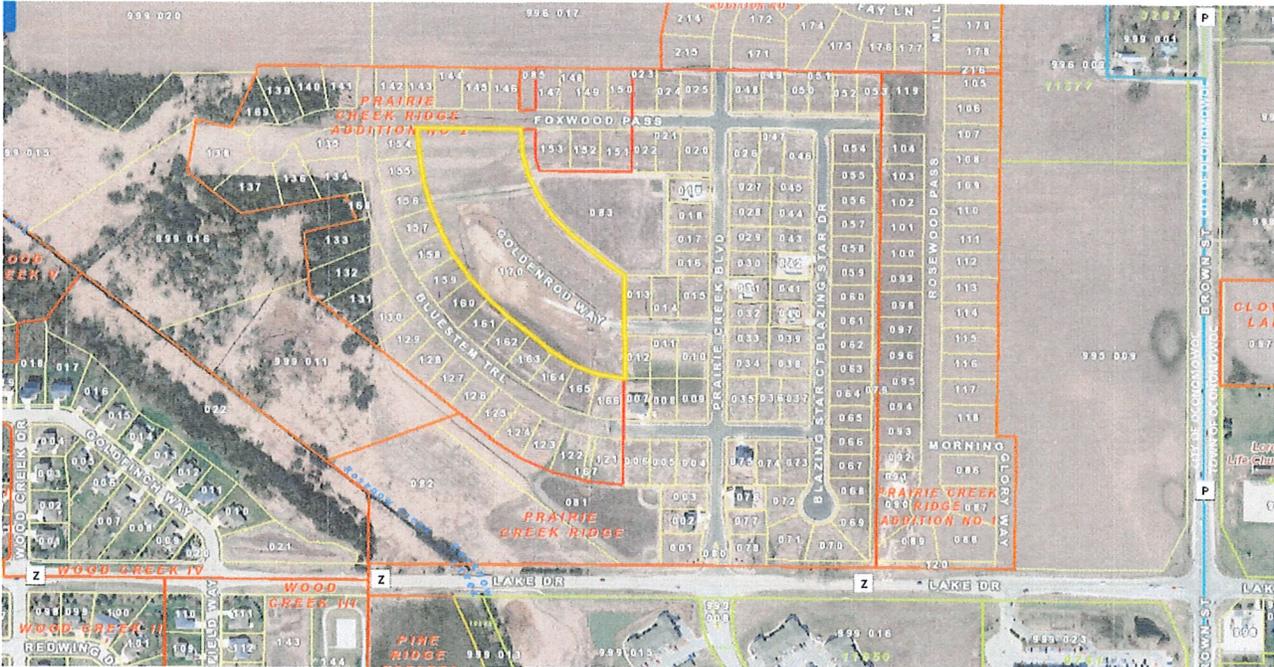
Property Location: Extension of Goldenrod Way, Surrounded by Prairie Creek Ridge Subdivision, tax key OCOC 0537.170 (consists of 6.092 acres)

Property Owner: Prairie Creek Ridge, LLC
11600 W. Lincoln Avenue
West Allis, WI 53227-1018

Applicant: Mike Kaerek
Kaerek Homes
11600 W. Lincoln Avenue
West Allis, WI 53227

Mike Bickler
Stonewood Companies
720 Industrial Ct. Suite A
Hartland, WI 53029

Existing Land Use: Vacant - Agricultural
Proposed Land Use: 20 Single-family homes



Location Map

Zoning / History

The zoning of the proposed subdivision area is currently SR – Suburban Residential. The intended use of single-family residential homes is in compliance with the zoning. The preliminary plat for this development was reviewed and approved by the City in 2017. Since that time the infrastructure has been constructed and lots are now being prepared for sale. The most recent approval was in February 2019, which was for the final plat of Addition #3.

Compliance with City's Comprehensive Plan

The proposed subdivision conforms with the City Comprehensive Land Use Plan. The Plan identifies the land as Suburban Residential, to provide single-family residential densities at a maximum of four (4) dwelling units per acre. The proposed density of this phase is 3.2 dwellings per gross acre (20 units on 6.092 acres). Other phases of this subdivision contained lower density. The overall density for this Prairie Creek Ridge is 2.6 dwelling units (146 units on 63 acres).

Layout

The access to this subdivision will be from the existing roads of Prairie Creek Boulevard and Foxwood Pass. Goldenrod Way will extend between these two roads and have lots on each side. The lot layout, sizes and frontage are all consistent with the preliminary plat approval from May 2017. The lots range in size from 9828 SF to 12,938 SF.

Other Department Comments

No concerns. The Civil Plans have been approved for this area. Infrastructure has been installed, this is the final document approval for this area of the subdivision.

Parkland Dedication

As required by ordinance, 1500 SF of land per dwelling unit is required for parkland dedication purposes. With 20 lots, this development requires a total of 30,000 SF or .69 acres. This general area was targeted for a regional park. Regional parks are defined with a size ranging from 25 to 40 acres. With no proposed parkland dedication, the applicant's intent is to pay the increased park fee for the City to bank toward the future regional park. The current fee is required for each dwelling for the parkland dedication fee. Based on 2019 numbers, the total amount of park fees this development will generate is \$55,920. These fees will help pay for the acquisition of the regional park.

Stormwater Management

The stormwater will be directed to a shared regional stormwater pond.

Landscaping Requirements

The City requires street trees to be planted in the terrace area of the street right-of-way. A plan identifying the tree species and locations is required per Section 18.08(2m) of the Subdivision Ordinance. The City Forester will review the plan and work closely with the Developer. No landscaping is required for the individual private lots or the outlots.

Other review Agencies

As with any subdivision plat in the City, there is a required review from outside agencies. Copies of the final plat were submitted to the State of Wisconsin Department of Administration. The State transmits copies to Waukesha County Parks and Land Use and Department of Transportation. The State will work directly with the developer to resolve any issues that their review uncovers, as will the County and DOT. The State DOA then certifies the plat upon receipt of certification by the County and DOT. The State issues a letter of certification to all involved, including the City. The City's review and the review by the other reviewing parties may happen simultaneously.

Review Timelines

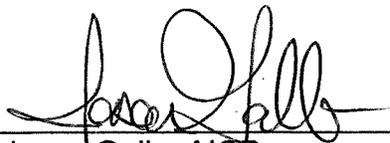
The final plat was officially submitted to the City on December 26, 2019. The City has 60 calendar days to act on the plat or no later than February 24, 2020. The Plan Commission could act on the plat in either January or February which allows the Common Council time to act within the required timeframe.

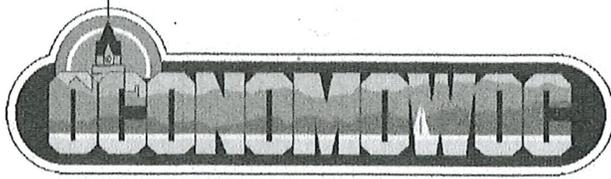
Action includes approve, conditionally approve or reject the plat. The review time may be extended by mutual agreement. Failure to act within the allotted time frame, the plat is deemed to be approved.

Recommendation

Planning Staff recommends that the Plan Commission **Recommend Approval** of the final plat for Prairie Creek Ridge Addition #4 Subdivision.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator



STAFF RECOMMENDATION FORM

TYPE OF REQUEST: **FINAL PLAT**

PROJECT NAME: **PRAIRIE CREEK RIDGE - Addition #4**

TAX KEY NO.:

PROJECT ADDRESS/LOCATION: **GOLDENROD WAY**

RECOMMENDATION SIGNATURES

CITY PLANNER: *[Signature]*

Date: **12-20-19**

Comments:

CITY ENGINEER: *[Signature]*

Date: **12/27/2019**

Comments:

DIRECTOR OF PUBLIC WORKS: *[Signature]*

Date: **12.29.19**

Comments:

WASTEWATER: *[Signature]*

Date: **12-28-10**

Comments:

WATER: *[Signature]*

Date: **1/2/20**

Comments:

ELECTRIC: *[Signature]*

Date: **1-2-20**

Comments:

PARKS, RECREATION & FORESTRY: *[Signature]*

Date: **12-20-19**

Comments:

POLICE CHIEF: *[Signature]*

Date: **1/2/20**

Comments:

FIRE: *[Signature]*

Date: **12-26-19**

Comments:

DIRECTOR OF FINANCE: *[Signature]*

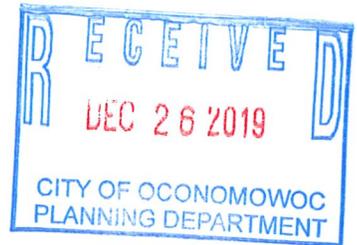
Date: **12-20-19**

Comments:

ECONOMIC DEVELOPMENT DIRECTOR: *[Signature]*

Date: **1-2-20**

Comments:



Development Application

Preliminary Plat

Department of City Planning
174 E. Wisconsin Avenue Oconomowoc, WI
www.oconomowoc-wi.gov | 262.569.2166

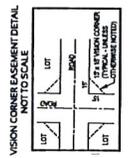
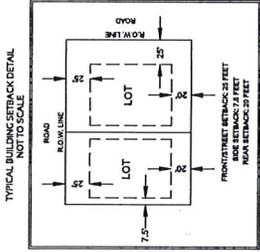
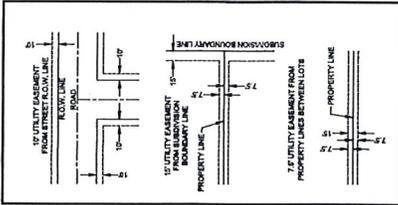
X	Description	Administrative Fee
	Administrative Design Review	\$ 75.00
	Major Design Review	\$ 75.00
	Conditional Use Permit	\$ 500.00
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Date: 12/05/2019		
Project/Business Name: Prairie Creek Ridge Addition #4		
Address/Location: Connection to road stub of Goldenrod Way to Foxwood Pass		
City, State, Zip Code: Oconomowoc, WI 53066		
Proposed Use of Property: Residential		
Applicant: Mike Kaerek Kaerek Homes 11600 W Lincoln Avenue West Allis, WI 53227 Ph: 414-321-5300 mikekaerek@kaerekhomes.com	Property Owner: Prairie Creek Ridge, LLC	
Address: West Allis, WI 53227 Ph: 414-321-5300	Address: 11600 W. Lincoln Avenue	
City/State/Zip: West Allis, WI 53227	City/State/Zip: West Allis, WI 53227	
Phone: Mike Bickler Stonewood Companies 720 Industrial Ct., Suite A Hartland, WI 53029 Ph: 262-367-4700	Phone: 414-870-6705 cell	
E-mail: Hartland, WI 53029 Ph: 262-367-4700	E-mail: mikekaerek@kaerekhomes or mbickler@stonewoodcompanies.com	
Signature: mbickler@stonewoodcompanies.com	Signature:	

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owners of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.

PRAIRIE CREEK RIDGE ADDITION No. 4

Outlot 1B of Prairie Creek Ridge Addition No. 2, being a part of the Northwest 1/4 and Southwest 1/4 of Section 27, Township 8 North, Range 17 East, in the City of Oconomowoc, Walworth County, Wisconsin.

TYPICAL UTILITY EASEMENTS FOR ALL LOTS AND OUTLOTS UNLESS OTHERWISE NOTED NOT TO SCALE

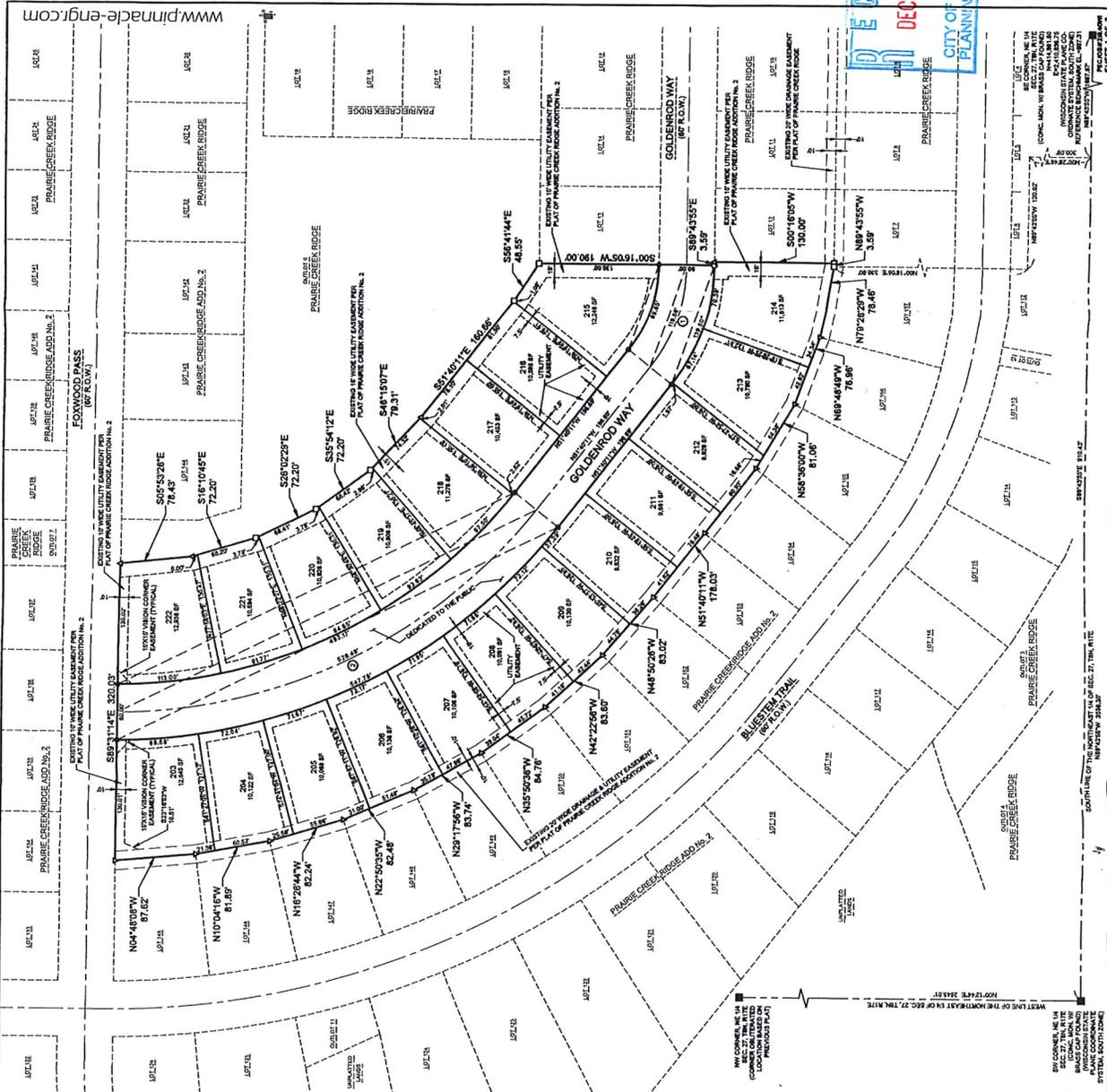
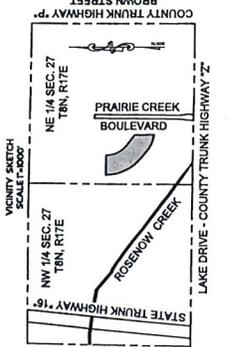


GRAPHICAL SCALE (FEET)
0 1" = 40' 120'

Created/Submitted by:
Pinnacle Engineering Group
1800 West Lincoln Avenue
West Allis, WI 53227
414-251-5000
WWW.PINNACLE-ENG.COM

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified _____, 2018
Department of Administration



RECEIVED
DEC 26 2019
CITY OF OCONOMOWOC
PLANNING DEPARTMENT

This instrument drafted by John P. Konopacki, P.E. Registration No. S-21461
PINNACLE ENGINEERING GROUP

Planning Department Correspondence – December - 2019

Temporary Use Permits / Renewals

None

Noncompliance Letters / Other Matters

173 S. Elm Street – Home Occupation Regulations

440 W. Fifth Street – Junk & Debris

1553 Pabst Farms Boulevard – Zoning Determination Letter

Zoning Approval for Occupancy (New Business)

North 48 Lake Country – 102 N. Main Street, Cocktail Bar & Lounge