



Annual
Report

Common Council

David Nold	<i>Mayor</i>
Derek Zwart	<i>1st District</i>
Karen Spiegelberg	<i>1st District</i>
Lou Kowieski	<i>2nd District</i>
Tom Strey	<i>2nd District</i>
Matt Rosek	<i>3rd District</i>
Michael Miller	<i>3rd District</i>
Charlie Shaw	<i>4th District</i>
Kevin Ellis	<i>4th District</i>

Plan Commission

Mayor David Nold	<i>Chairperson</i>
John Gross	
Steven Ritt	
Robert Lex	
Dean Frederick	
Ken Brotheridge	
Derek Zwart	<i>Alderman</i>

Architectural Commission

Kent Johnson	<i>Chairperson</i>
Jeremy Flint	
Anne Krogstad	
Kurt Schrang	
Paul Schultz	

Board of Zoning Appeals

Kyle Driscoll	
Ken Brotheridge	
John Zapfel	
Mark Gempeler	
Jake Nicholson	
Bonnie Goodson	<i>1st Alt.</i>
Bob Morgan	<i>2nd Alt.</i>

City Planning Department Staff

Jason Gallo, AICP : City Planner / Zoning Administrator
Kristi Weber, CNUa : Planner / Community Development Specialist

Letter From the Planning Department

This report focuses primarily on the notable developments occurring throughout the City in 2018. This past year the City has made tremendous strides in promoting economic development, while preserving the characteristics that define the City of Oconomowoc. Elected Officials, Plan Commissioners, Architectural Commissioners, and Staff all work together to ensure that the City maintains balanced growth within residential, commercial, industrial and institutional type uses.

The 2018 year remained historically steady for City Development. When comparing the number of yearly land use applications, one can see the number was slightly above those reviewed and approved in past years. It is clear year after year, people want to develop and bring new business into the City. With very few storefront vacancies, it is assumed that businesses are finding success in the City and staying put.

We hope the information found in this report will be informative to our citizens as we continue to plan for Oconomowoc's future. The Planning Department looks forward to the many great applications and initiatives ahead in 2019.

Getting Involved

A big thank you goes out to the Elected Officials and all volunteers who serve on the various Boards and Commissions within the City. For citizens interested in serving on a Board or Commission, the City has application forms available on the City Website under the resident help center. The City is always looking for people to make a difference and serve on one of the nine volunteer committees.

development summary

Planning Staff has witnessed consistent interest in City development. In 2018, the number of applications remained relatively the same as 2017, which is a reflection of the steady economy. Planning Staff anticipates the City will build on this momentum and forecasts similar activity in 2019.

Approvals	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Subdivision Plats	1	1	0	0	0	7	4	3	6	7
Certified Survey Maps	11	10	15	9	11	7	10	6	12	7
Site Plan, Commercial	9	19	19	8	3	6	11	6	5	5
Site Plan, Industrial	2	1	1	2	0	0	3	8	3	0
Site Plan, Institutional	3	3	6	1	0	1	1	3	3	4
Sign Applications	34	27	31	21	31*	33*	33*	37*	27*	51*
Architectural Applications	13	14	23	11	13	20	15	18	17	12
Certificate of Zoning	18	20	26	19	0**	0**	0**	0**	0**	0**
Occupancy Compliance	0	0	0	0	0	39	43	26	25	47
Conditional Use Permits	6	12	12	5	4	5	1	4	3	5
Zoning Text Amendments	6	3	5	3	4	2	1	2	3	3
Rezoning	4	6	2	4	3	4	5	6	6	5
Temporary Use Permits	42	38	28	41	45	43	32	26	31	26
Zoning Board of Appeals	2	4	2	0	2	0	0	0	1	2
Totals	151	158	170	124	116	167	159	145	142	174

NOTES:

* Based on a 2012, Zoning Ordinance Amendment, not all signs require review by the Architectural Commission. In 2018, (13) signs were approved by the Architectural Commission and (38) by Planning Staff.

** Based on a 2012 Ordinance Amendment, Certificates of Zoning are no longer required and the type of uses requiring a Conditional Use Permit have been reduced. Planning now reviews zoning for businesses requesting Occupancy Compliance.

Total Applications: 2009 to 2018



spotlight projects

The main accomplishment for the Planning Department in 2018 was the guiding of several senior living developments through the approval process. The projects were very complex and required more of Planning Staff's time than typical applications. Approvals of these developments are a success due to the cooperation of the Common Council, Plan Commission and Architectural Commission working together to achieve a common goal for the community. Planning Staff decided to showcase these as 'spotlight projects' for 2018:

Evin at Oconomowoc

Independent Living & Memory Care @ 1101 Silver Lake Street



Proposed Rendering from Silver Lake Street

Towner Crest

Independent Living, Assisted Living & Memory Care @ 1205 Lisbon Road



Proposed Renderings : Front Entrance



Ground Breaking Ceremony on 09.12.18



Proposed Interior Seating Area



Proposed Interior Lobby



Proposed Rendering : Partial South Elevation

Dr. Martin Luther Church Addition : New ADA Entrance & Canopy

325 S. Main Street



Proposed Rendering : S. Main Street



Photo Taken on 02.01.2019

Oconomowoc Memorial Hospital Addition : Ambulance Bay

791 Summit Avenue



Proposed Rendering : New Ambulance Bay



Construction Progress as of 02.01.2019

Taco Bell

1750 Summit Avenue



Proposed Rendering, Approved by Architectural Commission



Photo Taken on 02.01.2019

2050 Comprehensive Plan Update

In 2018, The City contracted with consultant team SRF, to prepare an update to its Comprehensive Plan 2010-2030 that was adopted in January 2010. The Plan update should provide a vision, goals, objectives, and policies that will guide the City’s future land use decisions and will incorporate plans currently in process. A Plan update will assist City Staff, Plan Commission, Common Council and advisory committees to gauge the direction in which citizens and various stakeholders within the community would like to see the City advance. The Plan update must provide guidance to the City on appropriate implementation of new development and redevelopment plans within the community, while also meeting the service demands that come with community growth. The Plan will describe a desired future for the community over the next 30 years and establish goals to move toward that future.



Social Media Graphic

Since this plan is built on community input, the Planning Department and SRF have completed a community-wide survey, a high school student survey, (2) two pop-up events and a Steering Committee meeting. In 2019, there will be (1) one more pop-up event, (2) two more Steering Committee Meetings, and (2) two Public Information Meetings (PIMs) to get additional public input on the plan. The Plan is expected to be completed and approved by Common Council by the end of 2019.



Steering Committee Meeting : 10.10.18

Pop-Up Event #1 : Moonlit Movies

Downtown, August 17th 2018



Pop-Up Event #2 : Touch-A-Truck

Roosevelt Park ~ Imagination Station, October 19th 2018



CONDITIONAL USE PERMITS (CUP)

The Plan Commission and Common Council reviews all conditional use permits. These permits are generally for new construction or uses that require some conditions to be placed on the operations. The permits are issued after the City conducts a public hearing, Plan Commission recommendation, and Common Council approval. The following permits approved by the City in 2018:

» Casey's General Store	Gasoline Sales (Failed)	E. Wisconsin Avenue & Lapham Street
» His Auto	Vehicle Service	718 Armour Road
» Towner Crest	Senior Living Community	1205 Lisbon Road
» Evin of Oconomowoc	Senior Living Community	1101 Silver Lake Street
» You & Your Dog	Commercial Dog Kennel	1265 Corporate Center Drive

SITE PLAN APPROVALS: PLAN COMMISSION

The Plan Commission reviews all site plans and the following approvals were granted in 2018:

» Taco Bell	New Restaurant	1750 Summit Avenue
» Casey's General Store	Gas Station & Retail	E. Wisconsin Avenue & Lapham Street
» Weston Meadows II	Eight 8-Unit Apartments	N. Reddelien Road
» Towner Crest	Senior Living Community	1205 Lisbon Road
» Tower Ridge Apartments	36-Unit Apartments	265 Thurow Drive
» Evin of Oconomowoc	Senior Living Community	1101 Silver Lake Street
» Village Crossing II	Duplex Condominiums	Valley Road & Gold Medal Drive
» Village Crossing	Duplex Condominiums	Paddock Court

REZONINGS

The City reviews all amendments to the official zoning map called a rezoning. The change in the district classification requires compliance with the City's Master Plan. The process includes a public hearing, Plan Commission recommendation, and Common Council final approval. The following rezonings were approved in 2018:

» Casey's General Store	1.26 acres from GC to GC / PD (Failed)	E. Wisconsin Avenue & Lapham Street
» Towner Crest	21.2 acres to create RMH	Lisbon Road
» Evin of Oconomowoc	6.7 acres from IP to RMH	Silver Lake Street
» Village Crossing II	Amend PD zoning overlay	Valley Road
» Preserve at Prairie Creek	Amend PD zoning overlay	Lisbon Road

ZONING ORDINANCE TEXT AMENDMENTS

From time to time, the zoning ordinance requires amendments. This maybe initiated per an applicant or staff. The following were granted in 2018:

» Variances	Changes to Section 17.808
» Towers & Antennas	Changes to 17.106 & 17.109(2)
» Health Care Uses	Plan Commission directed Staff to Amend 17.106

BUILDING APPROVALS : ARCHITECTURAL COMMISSION

The Architectural Commission approves building architectural materials, colors, and designs prior to any construction or re-construction of any buildings other than one and two-family dwellings. Below are projects approved by the Architectural Commission in 2018:

» <i>Towner Crest</i>	<i>1205 Lisbon Road</i>	<i>Senior Housing</i>
» <i>Casey's General Store (Postponed)</i>	<i>E. Wisconsin Avenue & Lapham Street</i>	<i>Gas Station & Retail</i>
» <i>Brisk Residence</i>	<i>307 N. Lake Road</i>	<i>Carport</i>
» <i>Weston Meadows Phase II</i>	<i>N. Reddellien Road</i>	<i>Multi-Family Apartments</i>
» <i>Tower Ridge</i>	<i>265 Thurow Drive</i>	<i>Apartments</i>
» <i>Fowler Lake Village</i>	<i>215 Pleasant Street</i>	<i>Re-approved Balcony & Rooftop Guardrails</i>
» <i>Greenland Elementary School</i>	<i>440 Coolidge Street</i>	<i>Exemption for Rooftop Screening</i>
» <i>Evin at Oconomowoc</i>	<i>1101 Silver Lake Street</i>	<i>Senior Housing</i>
» <i>Twisted Fire</i>	<i>515 E. Wisconsin Avenue</i>	<i>Facade Amendment</i>
» <i>Moboervo</i>	<i>127 N. Main Street</i>	<i>Facade Amendment</i>
» <i>Schulte Heating & Air Cond.</i>	<i>131 N. Main Street</i>	<i>Facade Amendment</i>
» <i>Tower Ridge</i>	<i>265 Thurow Drive</i>	<i>Apartments (only building approved)</i>

SIGN APPROVALS : ARCHITECTURAL COMMISSION

In 2012, the City's Sign Ordinance was changed to allow the City Planner to approve most signs. Prior to that Code change, the Architectural Commission approved all signs. The following businesses had signs approved by the Architectural Commission in 2018:

» <i>Aldi</i>	<i>1521 Unity Drive</i>	<i>Special Exception for Signage</i>
» <i>128 Silver Lake Plaza Building</i>	<i>128 Silver Lake Plaza</i>	<i>Master Sign Plan</i>
» <i>The Roots Coffeebar & Cafe</i>	<i>124 E. Wisconsin Avenue</i>	<i>Master Sign Plan</i>
» <i>First Cong. United Church</i>	<i>815 S. Concord Road</i>	<i>Digital Ground Sign</i>
» <i>Mueller Square</i>	<i>524 E. Wisconsin Avenue</i>	<i>Master Sign Plan</i>
» <i>OHS East Campus</i>	<i>915 E. Summit Avenue</i>	<i>Digital Reader Board</i>
» <i>Sherper's</i>	<i>225 E. Wisconsin Avenue</i>	<i>Special Exception for Signage</i>
» <i>St. Matthew's Lutheran Church</i>	<i>1650 Brown Street</i>	<i>Master Sign Plan</i>
» <i>Eagles Landing</i>	<i>126-130 W. Wisconsin Avenue</i>	<i>Master Sign Plan</i>
» <i>Prairie Creek Shoppes</i>	<i>SW Corner of Brown Street & Lake Drive</i>	<i>Master Sign Plan</i>
» <i>The Roots Coffeebar & Cafe</i>	<i>124 E. Wisconsin Avenue</i>	<i>Amendment to Master Sign Plan</i>
» <i>Moboervo</i>	<i>127 N. Main Street</i>	<i>Special Exception for Signage</i>
» <i>Eagles Landing</i>	<i>126-130 W. Wisconsin Avenue</i>	<i>Amendment to Master Sign Plan</i>

ANNEXATIONS

» <i>Towner Crest</i>	<i>Annexed 22.2 acres at 1205 Lisbon Road</i>
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CERTIFIED SURVEY MAPS (CSM)

The Plan Commission and Common Council reviews all land divisions in the City. The following CSM's were approved in 2018:

- | | |
|----------------------------------|-------------------------|
| » <i>Towner Crest</i> | <i>1205 Lisbon Road</i> |
| » <i>Lake Country Properties</i> | <i>132 Concord Road</i> |
| » <i>Lake County Properties</i> | <i>141 Concord Road</i> |
| » <i>Matt Kirchoff</i> | <i>Sherman Avenue</i> |

EXTRATERRITORIAL CERTIFIED SURVEY MAPS (ET CSM)

The City reviews all land divisions located outside of the City within the City's extraterritorial review boundaries. The following extraterritorial CSM's were approved in 2018:

- | | |
|------------------------------------|---------------------------|
| » <i>Terry & Jill Van Lare</i> | <i>County Road K ETZ</i> |
| » <i>Steven Danen</i> | <i>Harvard Street ETZ</i> |
| » <i>Brad Fox</i> | <i>Nokoma Drive ETZ</i> |

PUBLIC HEARINGS

Prior to acting on certain applications, the Plan Commission conducts public hearings to hear input on the specific request from the general public. In 2018:

- | | |
|-------------------------------------|--|
| » <i>Casey's General Store</i> | <i>Gasoline Sales Wisconsin Avenue and Lapham Street</i> |
| » <i>Excursion Auto Group</i> | <i>Vehicle Sales for 200 S. Silver Lake Street</i> |
| » <i>Towner Crest Senior Living</i> | <i>Comp Plan amendment & rezoning of 21.2 acres 1205 Lisbon Road</i> |
| » <i>Evin of Oconomowoc</i> | <i>Comp Plan amendment & rezoning of 6.7 acres 1101 Silver Lake Street</i> |
| » <i>Variances</i> | <i>Text amendment to create definitions, standards and expiration dates</i> |
| » <i>Village Crossing II</i> | <i>Amendment of the GDP Valley Road and Village Lane</i> |
| » <i>His Auto</i> | <i>CUP Vehicle Service at 718 Armour Road (PH held at CC)</i> |
| » <i>Towner Crest</i> | <i>CUP for Senior Living Community Lisbon Road (PH held at CC)</i> |
| » <i>Preserve at Prairie Creek</i> | <i>Amend Planned Development Overlay District</i> |
| » <i>Evin of Oconomowoc</i> | <i>CUP for Senior Living Community (PH held at CC)</i> |
| » <i>You & Your Dog</i> | <i>CUP for commercial dog kennel (PH held at CC)</i> |
| » <i>Towers</i> | <i>Text amendment allow towers in districts and create standards</i> |

SUBDIVISION ACTIVITY

Continuing the recent trend, there was a continued upswing in residential growth in 2018. The Planning Department wants to maintain a balanced housing stock within the City. The following activity took place in 2018:

- | | | |
|--|--|---|
| » <i>Fowler Lake Village Condo Plat</i> | <i>4 Residential Units / 8 Non-Residential</i> | <i>St. Paul & Pleasant Street</i> |
| » <i>Fowler Lake Terrace Condo Plat</i> | <i>2 Residential Units</i> | <i>Grove Street</i> |
| » <i>Snyder Farm Preliminary Plat</i> | <i>71 Lots</i> | <i>Brown Street & Snyder Lane (ETZ)</i> |
| » <i>Venture Space Condo Plat</i> | <i>22 Non-Residential Units</i> | <i>Condo Plat on Capitol Drive</i> |
| » <i>Silver Lake Trails II Final Plat</i> | <i>21 Lots</i> | <i>Silver Lake Street</i> |
| » <i>Village Crossing II Condo Plat</i> | <i>18 Residential Units</i> | <i>Valley Road & Gold Medal Drive</i> |
| » <i>Village Crossing, Amend. #9 Condo</i> | <i>10 Residential Units</i> | <i>Paddock Court</i> |

COMPREHENSIVE PLAN AMENDMENTS

The City's Comprehensive Plan on occasion require amendments. The following were granted in 2018:

- | | | |
|-----------------------------|------------------|--------------------------------|
| » <i>Towner Crest</i> | <i>UR to RMH</i> | <i>1205 Lisbon Road</i> |
| » <i>Evin at Oconomowoc</i> | <i>IP to RMH</i> | <i>1101 Silver Lake Street</i> |

ADMINISTRATIVE SITE PLAN PROJECTS

» Aldi	Store Expansion	Summit Avenue
» Fleet Farm	Parking Reconfiguration	Pabst Farms Boulevard
» Wisconsin Harley Davidson	Riders Course	Blue Ribbon Drive
» Dr. Martin Luther Church	Addition	Main Street
» St. Jerome's Church	Cemetery Upgrades	Concord Road
» Ocon High School	Concession Stands	Forest Street
» Ocon. Memorial Hospital	Ambulance Bay Addition	Summit Avenue

ADMINISTRATIVE SIGN APPROVALS

» Glamour Nail & Spa	1676 Old Schoolhouse Road	2 Wall
» Western Lakes Fire Station #1	1400 Oconomowoc Parkway	2 Wall
» Western Lakes Fire Station #3	212 S. Concord Road	3 Wall
» A3 Performance	300 Chaffee Road	Wall
» The Roots Coffeebar & Cafe	124 E. Wisconsin Avenue	Wall
» Verizon	1416 Summit Avenue	Wall
» Imperial Garden	1320 Pabst Farms Circle	Wall
» TSI Incorporated	1060 Corporate Center Drive	Ground
» Kowabunga Comics	650 E. Wisconsin Avenue	Pole
» Cousin's Subs	121 N. Fowler Street	Wall
» Sobie's Restaurant	123 E. Wisconsin Avenue	Projecting
» Steins Garden & Home	1570 Unity Drive	Ground & Wall
» Fray Boutique	152 E. Wisconsin Avenue	Wall
» Schenck	1040 Oconomowoc Parkway	Ground & Wall
» FEH Design	1241 Corporate Center Drive	Awning & Wall
» Twisted Fire	515 E. Wisconsin Avenue	Pole Sign
» Ladders Recovery Community	1331 W. Capitol Drive	Ground
» OHS East Campus (AC Admin.)	915 E. Summit Avenue	2 Wall
» OHS East Campus (AC Admin.)	915 E. Summit Avenue	Ground
» Moboevo	127 N. Main Street	Projecting
» ProHealth Care Group	1185 Corporate Center Drive	4 Wall & 1 Ground
» Swendson Hentz Law	1300 Summit Avenue	Wall
» Scramblers	1320 Pabst Farms Circle	Wall
» Speedway	403 E. Wisconsin Avenue	Ground
» Land Tech	111 W. 2nd Street	2 Wall
» Taco Bell	1750 Summit Avenue	2 Wall & 1 Ground
» Style Nails & Spa	132 N. Main Street	Projecting
» Summit Credit Union (AC Admin.)	1300 Summit Avenue	5 Wall & Ground
» Mutual Of Omaha	128 Silver Lake Plaza, B	Projecting
» Aldi (AC Admin.)	1521 Unity Drive	4 Wall
» Merle Norman	1320 Pabst Farms Circle, Suite 150	Wall
» Pabst Farms Town Center	1370 Pabst Farms Circle	3 Ground
» Fleet Farm (AC Admin.)	1501 Pabst Farms Boulevard	15 Wall
» Fleet Farm Gas Station (AC Admin.)	1555 Pabst Farms Boulevard	18 Wall
» Eagles Landing (AC Admin.)	128 W. Wisconsin Avenue	6 Wall
» Lago Su Bella (AC Admin.)	128 W. Wisconsin Avenue	3 Wall
» Burn Boot Camp	1260 Brown Street	Wall
» St. Matthew's Church & School (ACAdmin.)	1650 Brown Street	2 Ground

RESOLUTIONS

From time-to-time the Plan Commission reviews and approves resolutions on various topics. The following resolutions were approved in 2018:

- » *Vacating Rockwell Street* *Road Vacation* *Isthmus - Rockwell Street*

TEMPORARY USE PERMITS

A temporary use permit is issued for a short-term activity that is to be conducted within the City. Typical temporary uses under the Planning Department Review include contractor's offices, seasonal outdoor sales or grand opening events. The following permits were issued by the Planning Staff in 2018:

- | | | |
|---|--|---|
| » <i>Harley Davidson</i> | <i>Various Events 3/24 - 9/29</i> | <i>1280 Blue Ribbon Circle</i> |
| » <i>K-Mart</i> | <i>Outdoor Seasonal Plants & Product Sales</i> | <i>K-Mart Parking Lot</i> |
| » <i>Godstock</i> | <i>First Congregational United Church</i> | <i>815 S. Concord Road</i> |
| » <i>Rhodee Floral & Greenhouse</i> | <i>Outdoor Plant and Flower Sales</i> | <i>Pabst Farms, YMCA & Whitman Park</i> |
| » <i>Just Smokin' Barbecue</i> | <i>Mobile Food Truck</i> | <i>Advanced Auto Parts</i> |
| » <i>Piggly Wiggly</i> | <i>Customer Appreciation Event</i> | <i>1300 Brown Street</i> |
| » <i>Tree-Ripe Citrus</i> | <i>Fruit Sales</i> | <i>1408 Summit Avenue</i> |
| » <i>Taqueria Doblado</i> | <i>Mobile Food Truck</i> | <i>212 E. Wisconsin Avenue</i> |
| » <i>Classic Car Show</i> | <i>First Congregational United Church</i> | <i>815 S. Concord Road</i> |
| » <i>Country Craft Fair</i> | <i>First Congregational United Church</i> | <i>815 S. Concord Road</i> |
| » <i>Harley Davidson</i> | <i>115th Anniversary Celebration</i> | <i>1280 Blue Ribbon Circle</i> |
| » <i>Dark Carnival</i> | <i>Haunted House</i> | <i>212 E. Wisconsin Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>421 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>523 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>511 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>415 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>435 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>542 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>429 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>405 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>410 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>445 Oakwood Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>604 Juneau Avenue</i> |
| » <i>Outside Park Vendor</i> | <i>Festival of the Arts</i> | <i>602 Cherry Street</i> |
| » <i>Harley Davidson</i> | <i>Octoberfest</i> | <i>1280 Blue Ribbon Circle</i> |
| » <i>Bill's Trees</i> | <i>Sale of Christmas Trees</i> | <i>Whitman Park Shopping Center</i> |

ZONING BOARD OF APPEALS

The City has a Zoning Board of Appeals that reviews all variance requests. A variance is intended to provide minimal relief from strict conformance with the zoning regulations.

- | | | |
|---------------------------------|-----------------------|--------------------------|
| » <i>Pam Morris Variance</i> | <i>Deck Variance</i> | <i>636 N. Lake Road</i> |
| » <i>Ken & Lori Kroeger</i> | <i>Fence Variance</i> | <i>345 Woodland Lane</i> |

OCCUPANCY COMPLIANCE

The Planning Staff reviewed occupancies of businesses locating in existing buildings to determine the proposed use complied with the Zoning. The following applications were reviewed in 2018:

» Glamour Nail Salon	1676 Old Schoolhouse Road, Suite 102	Nail Salon
» Axiom Communications	1300 Capitol Drive, Suite 110	Technology Management
» The Good Stuff	31 S. Main Street	Retail Sales
» Twisted Fire	515 E. Wisconsin Avenue	Restaurant
» The Hair District Salon & Spa	128 S. Silver Lake Street	Hair Salon
» Merle Norman Cosmetics	1320 Pabst Farms Circle, Suite 150	Retail for Skin Care
» A3	300 Chaffee Road	Swimming Supply Store
» Mutual of Omaha	128 Silver Lake Plaza	General Office
» Pacific Union Financial	888 Thackeray Trail, Suite 100	Office
» Imperial Garden	1320 Pabst Farms Circle, Unit 140	Restaurant
» CryoVibe	1089 Summit Avenue	Personal Services / Treatment
» Rogers Behavioral Health	1860 Executive Drive, Suites A, B, C, D	Office
» Be Green Pro	1300 Capitol Drive	Lawn Care Business office
» Kowabunga Comics	1050 E. Wisconsin Avenue	Retail Store
» Service Master Restore	1300 Capitol Drive, Suite 103 & 104	Office
» Nooks And Crannys	517 W. Second Street	Processing operation
» Cryovibe	714 E. Summit Avenue	Wellness / Personal Services
» Vorteq Coil Finishers	930 E. Armour Road	Warehouse / Coil Storage
» Fray Boutique	152 E. Wisconsin Avenue	Retail Clothing Store
» Unnamed Restaurant	137 S. Cross Street	Restaurant / Bar
» FEH Design	1241 Corporate Center Drive	Architecture Firm
» Medical Clinic	685 Valley Road	Outpatient / Medical Services
» Burn Boot Camp	1260 Brown Street, Unit B	Fitness Training
» Lago Su Bella	128 W. Wisconsin Avenue	Restaurant
» Land Tech Surveying	111 W. Second Street	Land Surveying
» Fresh Baked Touch of France	122 N. Main Street	French Bakery
» There's No Place Like Home	25 S. Main Street	Retail
» Goralski Studios	602 Union Street	Framing, Light Assembly
» Natural Health Acupuncture	1089 Summit Avenue	Natural Healing
» Living Dance	1093 Summit Ave, Whitman Park	Ballroom Dance Instruction
» Scramblers Restaurant	1320 Pabst Farms Circle, Suite 170	Restaurant
» Mobile Outdoor Evolution	127 N. Main Street	Bike & Board Rentals
» Cuban With A Twist	114 W. Wisconsin Avenue	Café
» Mr. C's Teen Club	1225 Robruck Drive	Teen Entertainment
» OFP Ingredients	140 S. Concord Road	Manufacturing
» Open Guard Brazilian Jiu Jitsu	132 S. Concord Road	Fitness Training
» Legit Click Media	137 S. Cross Street	Digital Marketing
» Style Nails & Spa	132 N. Main Street	Nail Salon Services
» Co Co's Restaurant	Fowler Lake Village, Address TBD	Restaurant
» You & Your Dog	1265 Corporate Center Drive	Dog Kennel & Training
» Take Out Pizza Establishment	112 W. Wisconsin Avenue	Take Out Restaurant, Name TBD
» Pizza Hut	910 Summit Avenue	Restaurant
» Corey Oil	1212 W. Second Street	Oil Distributer
» Salon Cole	1676 Old Schoolhouse Road, Suite 103	Hair Cutting & Styling
» Mission Road Boutique	122 N. Main Street	Retail
» Lake Country CBD	110 W. Wisconsin Avenue	Retail Natural Wellness
» Brickview Tattoo	110 W. Wisconsin Avenue, Rear	Tattooing

SPECIFIC PROJECTS

Comprehensive Land Use Plan Update 2050

In 2019, coordinating steering committee meetings, work with consultants on the report, and facilitate public process for approvals.

Official Map

Create and adopt by Council a City Official Map. This project is to be discussed by the Common Council Steering Committee during the Comprehensive Plan update.

City Strategic Planning Initiatives

Continually update the planning initiatives identified in the Strategic Plan.

Southwoods Attachment

Oversee the attachment of the Southwoods subdivision. Must be completed by December 31st 2019.

2020 Census Team

Planning Staff to serve on the 2020 Census Team. Assist the US Census 2020 population count for the City. Information placement on City website, social media posts and banners around City to educate public.

CUP Standards

Finalize the standards and the process for the granting of CUPs. Requires a Zoning Ordinance update.

Police Station

Assist the Police Department with the remodel and approval process for the building.

Village Green Pavilion Assistance

Assist Park, Recreation and Forestry with the planning and approval process for the Village Green Park.

Greenbelt / Rosenow Creek Initiative

Assist Park, Recreation and Forestry with mapping and visuals to kick off the green trail system by Rosenow Creek.

Sign Ordinance Amendment

Draft the sign ordinance for compliance with changes in Federal Law regarding content neutral.

Subdivision Code Re-Write

Determine if a rewrite of the City's Subdivision Ordinance is necessary, including special attention to the Parkland Dedication process. DPW sees the importance of this goal and will be providing assistance. The subdivision standards do not match the City specifications.

Wetland Model Ordinance

Review City's codes and regulations for wetlands and review the model ordinance to see if City is consistent.

East Wisconsin Avenue

Create a concept plan utilizing past visions for pedestrians connections, roads, and development layouts. Identify key features such as wellhead protection areas, lake setbacks and remaining developable/buildable land. (low priority)

Historic Structures Inventory

Budget for 2020, to hire an expert consultant in Historic Properties to inventory and classify significant properties in the City.

Burial Grounds Inventory

Investigate how to get information about burial grounds in the area. Research in-house mapping capabilities. Planning staff should know where potential burial hits are in the City and adjacent Town lands.

ON-GOING PROJECTS

Housing Policies

Work with City officials regarding specific housing policies and continue to keep the Common Council updated on housing stock inventories. Update the City's Housing Report and place on City website.

Olympia Golf Course

Assist property owners with the review and approval for improvements to this site.

Pabst Farms

Assist with the review and approval for any development in the area.

Housing Reports

Keep the City compliant with the Waukesha County Fair Housing reporting requirements and the newly passed State Statute requirements. (Compliance with Developer's Bill of Rights)

Compliance with Developer's Bill of Rights

Confirm what is required and verify City compliance.

Fee Booklet

Amend the fee and process booklet to reflect newly adopted and increased fees.

Annual Report

Continue to produce a high quality report detailing all development activity that occurred in the City during 2018. Present findings to Common Council.