

66.10013 (2)(e) Analysis of the City of Oconomowoc Residential Development Regulations

Land Use Controls, site improvement requirements, fees and land dedication requirements, and permit procedures.

Calculate the financial impact that each regulation has on the cost of each new subdivision.

The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecasted housing demand.
2. Reduce the time and cost necessary to approve and develop a
3. new residential subdivision in the City of Oconomowoc by 20%.

A. Modify its Construction & Development Regulations – The City of Oconomowoc has no construction standards listed in the Ordinance regarding proposed single-family residential building materials. The City does not require a minimum amount of natural material or masonry. The City of Oconomowoc has no minimum dwelling size listed in the Zoning Ordinance. The City has approved dwellings as small as 400 SF. The City has recently decreased the required width of public streets from 37' wide to 33' wide. The City does not require traffic studies for each new residential development. **With no construction regulations or minimum dwelling size there is nothing else the City of Oconomowoc can do.**

B. Modify its Lot Sizes – The City of Oconomowoc has no minimum lot size for the residential zoning districts. The 12,000 SF minimum lot sizes were eliminated in 2012. The City has

minimum setbacks in the ordinance of 20' front, 10' side and 20' rear and a minimum of lot width of 70'. The City has approved single-family lots with less than 10,000 SF in size. **With no minimum lot sizes required, there is nothing else the City of Oconomowoc can do.**

C. Modify its Approval Processes – The City of Oconomowoc uses the process outlined in the Wisconsin State Statutes for Subdivision Plat, Condominium Plat and Certified Survey Map approvals. The City of Oconomowoc has made the process more development friendly by allowing the developer to come to a Staff Meeting at no cost to discuss the concept project with the City Department Heads. This meeting provides developers with the expectations of the City, costs and timeframes up front, without the developer spending money on subdivision design. The City has designated most vacant land in the City with the classification for future residential land use. This step removes the step of requesting a Land Use Plan amendment and shortens the timeframe for the approval process. **Following State Statute timelines for the approval process there is nothing else the City of Oconomowoc can do.**

D. Modify its Related Fees – The City of Oconomowoc has a fair system in place regarding platting review fees. There is an initial fee of \$75 to cover administrative costs. After this charge, certain City Staff track their time spent on review of the project, which gets invoiced back to the developer. This is the same fee method as all development projects. This is the most equitable system as the fees charged are directly proportional to the time spent on the project. The City of Oconomowoc charges building permit and impact fees for new construction of dwellings. The fees for building permits are lower than adjacent communities. Impact fees that are charged are tied directly to studies that help pay for

required public improvements. The water impact fee was removed in 2019, as there were no additional costs needed for this funding source to contribute to. **Regarding related fees, the City of Oconomowoc already has the most equitable fee system in place, building permit costs are relatively low and the impact fees are tied to a direct project costs; therefore, there is nothing else the City of Oconomowoc can do.**