



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>
Andy Rogers	<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 2019. 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 2019 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 2020.

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 2019, the number of applications remained relatively the same as 2018, which is a reflection of the steady economy. Planning Staff anticipates the City will build on this momentum and forecasts similar activity in 2020.

Approvals	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Subdivision Plats	1	0	0	0	7	4	3	6	7	2
Certified Survey Maps	10	15	9	11	7	10	6	12	7	14
Site Plan Reviews	23	26	11	3	7	15	17	11	9	12
Sign Applications	27	31	21	31	33	33	37	27	51	49
Architectural Applications	14	23	11	13	20	15	18	17	12	15
Certificate of Zoning	20	26	19	0	0 *	0 *	0 *	0 *	0 *	0 *
Occupancy Compliance	0	0	0	0	39	43	26	25	47	44
Conditional Use Permits	12	12	5	4	5	1	4	3	5	5
Zoning Text Amendments	3	5	3	4	2	1	2	3	3	2
Rezoning	6	2	4	3	4	5	6	6	5	5
Temporary Use Permits	38	28	41	45	43	32	26	31	26	26
Zoning Board of Appeals	4	2	0	2	0	0	0	1	2	0
Other**	0	0	0	3	0	5	5	8	4	8
Totals	158	170	124	119	167	164	150	150	178	182

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.

**Other approvals include Comprehensive Plan Amendments, Appeals to the Plan Commission, Resolutions and Annexations / Attachments.

Total Applications: 2010 to 2019



spotlight projects

The main accomplishment for the Planning Department in 2019 was the guiding of new residential and several redevelopment projects 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 2019:

Tower Ridge

Apartment Complex @ 265 Thurow Drive



Under Construction, Photo as of 12.2019

Brisk Residence, Carriage House

Private Residence Carriage House @ 307 N. Lake Road



View of the Brisk Residence, Showcasing its Historic Architectural Character



New Carriage House, View from Fowler Lake

City of Oconomowoc Public Safety Building

Police Station @ 630 E. Wisconsin Avenue



Proposed Exterior Rendering, South Elevation



Proposed Exterior Rendering, South - West Elevation

Burger King

Previously Known as Kentucky Fried Chicken (KFC) @ 860 E. Wisconsin Avenue



Previous Elevation : E. Wisconsin Avenue



Prior Pole Sign



New Ground Sign



New Exterior : Photo Taken on 01.2020

Twisted Fire

New Outdoor Patio @ 515 E. Wisconsin Avenue



Previous Exterior Space



New Exterior : Photo Taken on 01.2020

Pabst Farms Apartments

North on Valley Road, across from Gold Medal Drive



Proposed Site Plan



Proposed Architectural Style



Proposed Renderings Reviewed at an Arch. Commission Consultation

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 2019:

» Pat Johnson	Duplex Use	578 Concord Road
» Verizon	155' Tower	662 E. Wisconsin Avenue
» Verizon	185' Tower	Hwy K
» Gordy's Boat Sales	Boat Sales	20 S. Main Street
» Lake Country Car Wash	Car Wash	Summit Avenue

SITE PLAN APPROVALS: PLAN COMMISSION

The Plan Commission reviews all site plans and the following approvals were granted in 2019:

» Brisk Residence	Carriage House	307 N. Lake Road
» Tower Ridge	(27) Apartments	265 Thurow Drive
» Jeffers Residence	Second Residential Driveway	515 Greenland Avenue

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 2019:

» Olympia Fields	16.74 acres from GC to RMH	1350 Royal Mile Road
» Pabst Farms Apartments	34.45 acres from BP to RMH	Valley Road
» Southwood Subdivision	40 acres create SR	Southwood Drive
» Vespera II	Create PD Overlay	St. Andrew's Drive
» Blue Ribbon Baseball	21.82 acres from BP to GC	Blue Ribbon Circle N

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 2019:

- » Medical Uses in Industrial District
- » Standards for Conditional Use Permits

COMPREHENSIVE PLAN AMENDMENTS

The City's Comprehensive Plan on occasion require amendments. The following were granted in 2019:

» Olympia Hotel	GC to RMH	1350 Royal Mile Road
» Pabst Farms Apartments	BP to RMH	Valley Road
» 2050 Comp. Land Use Plan	Citywide	Citywide
» Blue Ribbon Baseball	BP to GC	Blue Ribbon Circle N

DISCUSSIONS : ARCHITECTURAL COMMISSION

The Architectural Commission reviews building architectural materials, colors, and designs prior to any construction or re-construction of any buildings other than one and two-family dwellings as well as signage. Below are projects discussed but not acted upon by the Architectural Commission in 2019:

» WaterView Condominiums	517 & 525 N. Lake Road	Condominiums (no action taken)
» Vespera II	St. Andrews Drive	Condominiums (postponed)
» 1195 Summit Avenue	1195 Summit Avenue	Ground Sign (postponed)
» Lake Country Car Wash	SE Corner of WIS 67 & Oc. Parkway	Building Plans
» Pabst Farms Apartments	Valley Road, across from Gold Medal Dr.	Building Plans
» Lake Country Car Wash	SE Corner of WIS 67 & Oc. Parkway	New Building Plans (postponed)

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 2019:

» Brisk Residence	307 N. Lake Road	Accessory Building (Isthmus)
» Tower Ridge	265 Thurow Drive	Apartment Garage Building
» Twisted Fire	515 E. Wisconsin Avenue	Patio Structure
» Cornerstone Pub	24 S. Main Street	Façade Amendment
» Blink	165 E. Wisconsin Avenue	Façade Amendment
» JDJ Properties of Oconomowoc	357 W. Wisconsin Avenue	Façade Amendment
» Herr's Mobile Service	402 E. Wisconsin Avenue	Canopy
» Grill 164	164 E. Wisconsin Avenue	Façade Amendment
» Vespera II	St. Andrews Drive	Condominiums
» KPI	139 E. Wisconsin Avenue	Façade Amendment
» 110-114 W. Wisconsin Avenue	110-114 W. Wisconsin Avenue	Façade Amendment
» City of Oc. Police Station	630 E. Wisconsin Avenue	Façade Amendment
» Mantra Indian Bistro	511 E. Wisconsin Avenue	Façade Amendment
» Burger King	860 E. Wisconsin Avenue	Façade Amendment
» Burger King	860 E. Wisconsin Avenue	Façade Amendment (revised)

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 2019:

» Whitman Park Shopping Center	1021-1111 Summit Avenue	Master Sign Plan
» Summit Center Marketplace	1300 Summit Avenue	Special Exception for Digital Ground Sign
» Mann Block Building	102-108 N. Main Street	Master Sign Plan
» 712-714 Summit Avenue	712-714 Summit Avenue	Master Sign Plan
» Herr's Mobile Service	402 E. Wisconsin Avenue	Digital Reader Board
» 137 S. Cross Street	137 S. Cross Street	Master Sign Plan
» 1195 Summit Avenue	1195 Summit Avenue	Master Sign Plan (wall signs only)
» 1195 Summit Avenue	1195 Summit Avenue	Ground Sign
» Fowler Lake Village	215 Pleasant Street	Master Sign Plan
» Lake Country Car Wash	SE Corner of WIS 67 & Oc. Parkway	Building Plans
» Snyder & Ek	100 S. Main Street	Master Sign Plan
» Burger King	860 E. Wisconsin Avenue	Special Exception for Signage

CERTIFIED SURVEY MAPS (CSM)

The Plan Commission and Common Council reviews all land divisions in the City. The following CSM's were approved in 2019:

- | | |
|---------------------|--------------------------|
| » Olympia Fields | 1350 Royal Mile Road |
| » Brisk Residence | 307 N. Lake Road |
| » Pabst Farms | 1600 Summit Avenue |
| » Behrens Residence | 1012 W. Wisconsin Avenue |

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 2019:

- | | |
|--------------------|--------------------|
| » Road J | Town of Oconomowoc |
| » Saddlebrook Lane | Town of Oconomowoc |
| » Blackhawk Lane | Town of Oconomowoc |
| » McMahan Road | Town of Oconomowoc |
| » Marquette Street | Town of Oconomowoc |
| » Townline Road | Town of Oconomowoc |
| » Blackhawk Drive | Town of Oconomowoc |
| » Townline Road | Town of Oconomowoc |
| » Allen Road | Town of Concord |
| » Townline Road | Town of Oconomowoc |

PUBLIC HEARINGS : PLAN COMMISSION & COMMON COUNCIL

In 2019, the City held (21) public hearings regarding (13) development type applications. Depending on the type of application, some projects are required to have public hearings at both Plan Commission and Common Council (8 of 13 items), while Conditional Use Permits only have the public hearing during the Common Council meeting (5 of 13 items).

- | | | |
|-------------------------------------|-------------------------|---|
| » WaterView Condominiums | 517 & 525 N. Lake Road | Isthmus Design Standards (AC) |
| » Medical Uses in Industrial Zoning | Citywide | Zoning Ord. Text Amendment (PC & CC) |
| » Olympia Fields | 1350 Royal Mile Road | Rezoning 16.74 acres, GC to RMH (PC & CC) |
| » Pat Johnson | 578 Concord Road | Duplex Use at (CC) |
| » Verizon Tower | 662 E. Wisconsin Avenue | Conditional Use Permit (CC) |
| » Verizon Tower | Hwy K | Conditional Use Permit (CC) |
| » Conditional Use Standards | Citywide | Zoning Ord. Text Amendment (PC & CC) |
| » Pabst Farms Apartments | Valley Road | Rezoning & Comp. Plan Amend. (PC & CC) |
| » Gordy's Boat Sales | 20 S. Main Street | Conditional Use Permit (CC) |
| » Lake Country Car Wash | 1600 Summit Avenue | Conditional Use Permit (CC) |
| » 2050 Comprehensive Land Use Plan | Citywide | Adopt Comprehensive Plan (PC & CC) |
| » Southwood Subdivision | Southwood Drive | Attachment & Create Zoning (PC & CC) |
| » Vespera II | Saint Andrews Drive | PD Overlay Zoning Dist. (PC & CC) |
| » Blue Ribbon Baseball | Blue Ribbon Circle N | Rezoning & Comp. Plan Amend. (PC & CC) |

SUBDIVISION ACTIVITY

Continuing the recent trend, there was a continued upswing in residential growth in 2019. The Planning Department wants to maintain a balanced housing stock within the City. The following activity took place in 2019:

- | | | |
|-------------------------------------|-------------------------|-----------------------|
| » Prairie Creek Ridge #3 Final Plat | 45 Lots | South of Whalen Drive |
| » Lexington Point Condo Plat | 15 Apartments to Condos | 1165 Snyder Way |

ADMINISTRATIVE SITE PLAN PROJECTS

» Verizon Antenna	Antenna on Existing Tower	965 Cannongate Road
» Mobil Gas Station	Canopy Lighting and New Gas Pumps	402 E. Wisconsin Avenue
» Verizon Antenna	Antenna on Existing Tower	163 Sheldon Road
» Hilton Hotel	Reconstruction & Addition to Patio	1443 Pabst Farms Circle
» Meridian	Lighting Plan	1195 Summit Avenue
» Burger King	Exterior Site Improvements	860 E. Wisconsin Avenue
» Quality Tank Solutions	Overhead Door Reconstruction	652 Armour Road
» Lutheran Homes of Ocon.	Courtyard Modifications	1305 W. Wisconsin Avenue

ADMINISTRATIVE SIGN APPROVALS

» Great Clips	580 E. Wisconsin Avenue	Wall (MSP)
» C.A.R.S.	202 E. Wisconsin Avenue	Wall
» Natural Cleaners	1035 Summit Avenue	Wall (MSP)
» salon COLE	1676 Old School House Road, Suite 101	(2) Wall (MSP)
» Birch Design Theory	202 Summit Avenue	Wall
» Sport Clips	1674 Old School House Road, Suite 201	(2) Wall (MSP)
» Aldi	1521 Unity Drive	Light Pole Banners & Directional
» Kwik Trip	1301 Oconomowoc Parkway	Ground Sign (JG)
» Splash	134 N. Main Street	Projecting
» Parkin's Plastic Surgery	685 Valley Road	Wall
» Joint Venture	200 S. Silver Lake Street	Wall
» Lake Country Conservancy	106 N. Main Street	Projecting
» Prairie Trust	1227 Corporate Drive	Wall
» Elysium Massage	517 W. 2nd Street	Wall
» Living Dance	1093 Summit Avenue	Wall (MSP)
» Noodles	1676 Old School House Road, Suite 104	(3) Wall (MSP)
» Crossfit Roukeus	662 Armour Road	Wall
» Core Chiropractic	1195 Summit Avenue, Suite 400	Wall
» Rogers Behavior Health	1205 Corporate Center Drive	(1) Wall, (1) Ground
» Commerce Storage	1201 Commerce Street	Ground
» Cycle Bar	1890 Pabst Farms Circle, Unit 350	(2) Wall (MSP)
» Open Guard	132 S. Concord Road	Ground
» Parc	200-204 W. Wisconsin Avenue	(2) Wall
» Meadow View Elementary	1500 Whalen Drive	Ground
» Rogers Behavior Health	1230 Corporate Center Drive	Wall
» Meadow View Elementary	1500 Whalen Drive	Wall
» Noodles	1676 Old School House Road, Suite 104	(3) Wall Signs (MSP)
» Herr Mobile	402 E. Wisconsin Avenue	Ground Sign
» Mantra Indian Bistro	511 E. Wisconsin Avenue	Face change, Pole Sign
» 137 S. Cross Street	137 S. Cross Street	(3) Wall Signs (MSP)
» First Bank Financial Centre	155 W. Wisconsin Avenue	Time & Temp. Replacement
» Meridian	1195 Summit Avenue	(2) Wall & (1) Ground (MSP)
» Towner Crest	1205 Lisbon Road	Ground
» First Wisconsin Financial	110 N. Main Street	Wall
» Steel Tank Brewing Company	1225 Robruck Drive	(1) Wall & (1) Ground Replacement
» The Well	107 W. Wisconsin Avenue	Projecting Sign
» Burger King	860 E. Wisconsin Avenue	(3) Wall Signs, (1) Ground

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 2019:

» Harley Davidson	Bikes & Brews (3/2)	1280 Blue Ribbon Circle
» Rhodée Floral & Greenhouse	Outdoor Plant and Flower Sales	Pabst Farms, YMCA & Whitman Park (R)
» Just Smokin' Barbecue	Mobile Food Truck	861 E. Wisconsin Avenue (R)
» Piggly Wiggly	Customer Appreciation Event	1300 Brown Street (R)
» Tree-Ripe Citrus	Fruit Sales (6/29, 7/20, 8/3)	1555 Pabst Farms Boulevard
» Taqueria Doblado	Mobile Food Truck	212 E. Wisconsin Avenue (R)
» Classic Car Show	First Congregational United Church	815 S. Concord Road (R)
» Country Craft Fair	First Congregational United Church	815 S. Concord Road (R)
» Harley Davidson	Various Events May-October	1280 Blue Ribbon Circle
» Dark Carnival	Haunted House	212 E. Wisconsin Avenue (R)
» Outside Park Vendor	Festival of the Arts	421 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	523 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	519 Oakwood Avenue
» Outside Park Vendor	Festival of the Arts	610 Oakwood Avenue
» Outside Park Vendor	Festival of the Arts	511 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	435 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	542 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	405 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	410 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	445 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	604 Juneau Avenue (R)
» Outside Park Vendor	Festival of the Arts	602 Cherry Street (R)
» Harley Davidson	Milwaukee Rally (8/29-9/2)	1280 Blue Ribbon Circle
» Tree-Ripe Citrus	Fruit Sales (11/3)	1555 Pabst Farms Boulevard
» Bill's Trees	Sale of Christmas Trees	Whitman Park Shopping Center (R)
» Christmas Tree Sales	Sale of Christmas Trees	Pick n' Save Pabst Farms (R)

ANNEXATIONS / ATTACHMENTS

- » Southwood Subdivision Attached (19) parcels on N. Southwood Drive

RESOLUTIONS

From time-to-time the Plan Commission reviews and approves resolutions on various topics. The following resolution was approved in 2019:

- » Sale of Property 111 W. Second Street

VARIANCES

- » Dan Bird 118 Woodland Lane

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 2019:

» Butterfly Beauty On the Go	105 E. Wisconsin Avenue	Make-Up & Related Services
» C.A.R.S.	202 E. Wisconsin Avenue	Vehicle Accessory Installation
» Guaranteed Rate	714 E. Summit Avenue	Mortgage Lending Office
» Thirst Church	1350 Royal Mile Road	Church
» Sport Clips	1674 Old School House Road	Barbershop / Haircuts
» Natural Cleaners	1035 Summit Avenue	Dry Cleaners
» Birch Design Theory	204 Summit Avenue	Client Meeting Place for Design
» Core Chiropractic	1195 Summit Avenue	Chiropractic General Practice
» Rogers Memorial	1230 Corporate Center	Medical Consultations
» Noodles & Company	1676 Old School House Road	Restaurant
» Class 8 Funding	1833 Executive Drive, 102	Office
» Joint Ventures	200 S. Silver Lake Street, Unit 200	Retail Sales of Health Products
» Homebody	108 N. Main Street	Retail, Apparel, Home & Gift
» American Shaman	1280 Brown Street, Unit F	Retails sales of CBD
» Cyclebar	1370 Pabst Farms Circle, Suite 360	Indoor Cycling & Exercise
» Elysium Massage	517 W. Second Street	Massage Therapy
» Crossfit Rohkeus	662 Armour Road	Fitness Classes
» Ocon. Furniture Direct	1225 Robruck Drive, Unit C	Retail Sales
» Kit Co.	165 E. Wisconsin Avenue	Bridal Salon
» Yoders Heating & Cooling	411 W. Wisconsin Avenue	Contractor Office Space
» Erth Dispensary	1341 W. Wisconsin Ave, Suites 3 & 4	Retail sales of CBD
» Toast & Jam	1225 Robruck Drive, Unit A	Restaurant
» Kirchoff Group	1341 W. Wisconsin Avenue, #6	Real Estate Brokerage office
» Spirit Halloween	1450 Summit Avenue	Retail sales
» Kidz Clothes	1225 Robruck Drive	Kids Resale Clothing Store
» Ortho Smiles	419 E. Wisconsin Avenue	Orthodontic Treatments
» Mantra	511 E. Wisconsin Avenue	Restaurant
» Heirloom Events	118 N. Main Street	Tea Room & Private Events
» Lake Country Dog	535 E. Wisconsin Avenue	Doggy Daycare (New Owners)
» The Well	105 W. Wisconsin Avenue	Retail, Home Décor
» Farm House on Wis. Avenue	304 E. Wisconsin Avenue	Retail Sales of Home Décor
» Farmers Insurance	100 S. Main Street	Insurance & Financial Planning
» Snyder & Ek	100 S. Main Street, Suite 201	Law Firm
» Becca Marie Design	100 S. Main Street, Suite G03	Portrait Photography
» Home Instead Senior Care	100 S. Main Street, Suite G01	Office
» Waukesha Pediatric Assoc.	888 Thackeray Trail, Unit 115	Pediatric Medicine
» Steel Tank Brewing	1225 Robruck Drive, Unit 1	Retail Food & Drink
» Burger King	860 E. Wisconsin Avenue	Restaurant
» Herbal Key Apothecary	411 W. Wisconsin Avenue	Retail Herbal Products
» OTR Wheel Engineering	1205 Wall Street	Mounting Tire & Wheels
» Beckmjewelry	200 S. Silver Lake Street, Unit C	Art & Jewelry Studio
» Henry's Nails	1073 Summit Avenue	Nail Salon
» Heydt Business Solutions	100 S. Main Street, Units 202 & 203	Accounting Firm
» North 48 Lake Country	102 N. Main Street	Cocktail Bar & Lounge

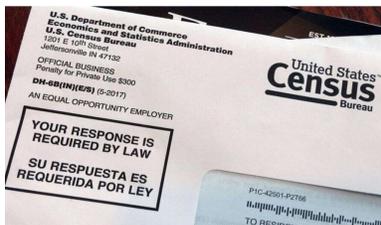
CUP STANDARDS

» In 2019, the Planning Department updated the Conditional Use Permit approval process to comply with the recently adopted State Law Act 67. The City had to change the way conditional uses are approved. Planning Staff divided this task into three (3) different components. First was to review of the current (40) uses that required a CUP and reduce the list to (14). Second specific "standards" were created for each of the remaining (14) uses that require a CUP. Finally, a zoning ordinance amendment was made to change the review and approval process.



COMPLETE COUNT COMMITTEE

» The Planning Department serves on the City of Oconomowoc Census Complete Count Committee. Gearing up for the next Census, Planning has volunteered to help get the word out about the needed employment opportunities as well as for people to respond to the census.



APA SPEAKER

» Jason Gallo and Bob Duffy presented at the American Planning Association (APA) Midwest Planning Conference on October 3rd 2019. The presentation showcased the City's recent improvements to the Downtown and the creation of the Downtown Design Guidelines. With the added rooftops and top high-quality events, the area has become a vibrant destination.



INNOVATION: Planning on the Edge
2019 APA Upper Midwest Planning Conference

MASTER SIGN PLANS

» Per City Ordinance §17.609(3)(a) all multi-tenant buildings must have a Master Sign Plan (MSP). These MSPs must receive approval by the Architectural Commission. The intent of the MSP is to set forth a theme for placement, lettering style, color, construction, material and related design considerations of signs, while at the same time minimizing sign confusion and clutter. Then all Owners, tenants shall comply with the approved MSP. In 2019 (7) MSP were approved by the Architectural Commission. As a result (10) additional Administrative Sign Approvals were granted by the Planning Department.



SPECIFIC PROJECTS

Official Map

Create and adopt by Council a City Official Map.

City Strategic Planning Initiatives

Continually update the planning initiatives identified in the Strategic Plan.

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.

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

Assist in creating a concept plan utilizing past visions for pedestrian connections, roads, and development layouts. Identify key features such as wellhead protection areas, lake setbacks and remaining developable/buildable land.

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 Area

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)

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.