

VILLAGE OF OCONOMOWOC LAKE

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OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES

On Monday, May 1, 2023.

Unofficial until approved by the Plan Commission:

Approved as written or with corrections () on 6/5/2023.

A regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, May 1, 2023, commencing at 7:00 p.m., at the Village Hall, 35328 W. Pabst Road, Oconomowoc. Legal requirements for notification as required by law have been met. Roll was taken with the following in attendance:

Chairman & Village President Bickler; Members: Fitch, Mielke, Fischer, & Heinrich

Absent: Kohl & Waltersdorf

Also present: Zoning Administrator Wiemer, Administrator Janicsek, Clerk Sayles & Attorney Macy

Attendance: Mark & Kelly Wershay (N48W34152 Jaeckles Dr); Will Loepfe (632 E Washington St)

Pledge of Allegiance

Discussion/action regarding approval of minutes from the March 20, 2023 Special Plan Commission meeting.

Motion (Heinrich/Fischer) to approve the minutes from the March 20, 2023 Special Plan Commission meeting. *Motion carried unanimously.*

Discussion/action regarding an extra-territorial plat review of a Certified Survey Map (CSM) for Mark C. Wershay and Kelly A. Ott; N48W34152 Jaeckles Drive; Nashotah, WI 53058-9631; for the property on the north side of Jaeckles Drive described Lot 43, Part of Lot 64 and the vacated 20-foot wide right of way north of Lot 64, all in Lake Park Heights, being a part of the SE ¼ of the SE ¼ of Section 36, T8N, R17E, in the Town of Oconomowoc. Tax Key OCOT0576096.

Mr. Wiemer stated the applicant is requesting approval to add the past vacated road right of way to their property. The Town of Oconomowoc and Waukesha County have reviewed the request and approved of the same with conditions.

Motion (Fischer/Mielke) to approve and to recommend the Village Board approve the Certified Survey Map (CSM) for Mark C. Wershay and Kelly A. Ott; N48W34152 Jaeckles Drive; Nashotah, WI 53058-9631; in the Town of Oconomowoc. Tax Key OCOT0576096, subject to the conditions of the Town of Oconomowoc and Waukesha County. *Motion carried Unanimously.*

Discussion/action regarding minor corrections to the zoning code pertaining to offset.

Mr. Wiemer stated that in the process of adding language to the zoning code related to sport courts the side yard requirement for accessory structures was inadvertently changed from 15 feet to 25 feet in the R2-A district. The only change intended was for the setback and offset for sport courts. He asks the Plan Commission to approve changing the 25-foot offset to 15 feet in the R2-A zoning district. This change requires a public hearing and Village Board approval.

Motion (Fischer/Mielke) to approve and recommend the Village Board, following a public hearing, approve changing the side yard offset in the R2-A zoning district back to 15 feet from 25 feet. Motion carried Unanimously.

Mr. Wiemer stated that side yard restrictions for accessory structures in a side yard is not mentioned in the current R1, R2A and R2B zoning districts. There is language for exceptions to the restriction for lake property connected to a channel or river. He is asking the Plan Commission to approve and recommend to the Village Board approval of the following sentence correction to those sections of the zoning code:

"No accessory structure shall be located between the main building and the high-water mark nor in the offset area of the main building, except as follows:".....

This change requires a public hearing and Village Board approval.

Motion (Fischer/Fitch) to approve and to recommend the Village Board, following a public hearing, approve the language stated above in the R1, R2A and R2B zoning districts. Motion carried Unanimously.

Update regarding the Conditional Use Permit Application for Lake Country Dev 1 LLC; dba MRD Car Wash, LLC; Michael Amrhein, Agent; for the property located at 36903 E Wisconsin Ave., Oconomowoc, WI 53066; Tax Key OCLV0586994004.

Mr. Wiemer stated the above-named conditional use permit application is on hold for several reasons. The property does not have the sewer REC's (Residential Equivalent Connection) to support the car wash and there are other supply chain issues. It is unknown how the property owner will respond to these problems.

ADJOURNMENT

With no further discussion, a motion (Mielke/Fitch) was made to adjourn the meeting at 7:18 p.m.

Respectfully submitted by:
Theresa Sayles, Village Clerk