

VILLAGE OF OCONOMOWOC LAKE

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OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES

On Monday, September 18, 2023.

Unofficial until approved by the Plan Commission:

Approved as written (X) or with corrections () on 11/20/23.

A regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, September 18, 2023, commencing at 6:30 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, Waltersdorf, Fischer, & Heinrich
Absent: Kohl

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

Attendance: Buck Bielik (36551 E Wisconsin Ave); Brian Ewald (36833 E Wisconsin Ave); Scott Boese (17414 E Wisconsin Ave); Kevin Ellis (925 Autumn Ridge Dr); Christina Sommer (N48W35115 E Wisconsin Ave); Bill Groskopf (W335N5127 Road O, Nashotah); Timm Bierman & Kathy Peterson (W341N4765 E Lindy Ln, Nashotah)

Pledge of Allegiance

Discussion/action regarding approval of minutes from the August 7, 2023 Plan Commission meeting.

Clerk Sayles noted that the motions with regard to the 2 Conditional Use requests and the motion regarding approval of a CSM were changed to "recommendation for Approval to the Village Board" to better reflect the action of the Plan Commission on those items.

Motion (Waltersdorf/Fitch) to approve the minutes from the August 7, 2023 Plan Commission meeting as amended by the Village Clerk. Motion carried 5-0-1 (Mielke).

Previously TABLED item: Discussion/action regarding approval of the proposed building plans for Grand Butterfly Productions, LLC; Paul Bielik, Agent; for the property at 36551 E Wisconsin Ave.; Tax Key OCLV0586999001.

Mr. Wiemer stated last month the Plan Commission asked the applicant for detailed drawings of the proposed building as well as a plan for existing buildings. The applicant provided color renderings of the new building and proposed improvements to existing buildings to match the new building. New trees were shown in front of the larger existing building. The new building does not include sewer/water and is intended strictly for storage. Plan Commission members requested detailed drawings of the building plan and landscape plan be submitted for the Architectural Control Board.

Motion (Heinrich/Mielke) to approve the proposed building plan as submitted subject to the review and approval of the Architectural Control Board. *Motion carried unanimously.*

Discussion/action regarding a request for a sign for Christina Sommer, D/B/A Sweat Shop Hot Yoga, located at 36115 E Wisconsin Ave., Oconomowoc, WI 53066

Chairman Bickler stated this is an existing business in the Vic's Carpet building. Mr. Wiemer reviewed the plan submitted stating the sign replaces an existing sign. The new sign will be backlit and is slightly smaller than the existing sign.

Motion (Waltersdorf/Mielke) to approve the sign request for Christina Sommer, 8th State Hot Yoga + Fitness, located at 36115 E Wisconsin Ave., Oconomowoc, WI 53066. *Motion carried unanimously.*

Discussion/action regarding a request for a sign for Ewald Chevrolet, located at 36833 E Wisconsin Ave., Oconomowoc, WI 53066

Mr. Wiemer stated the applicant is requesting approval for two replacement signs. Changes reflected remove "Buick" from the existing signs and replace the word "Hometown" with EWALD.

Motion (Fischer/Mielke) to approve the sign request for Ewald Chevrolet, located at 36833 E Wisconsin Ave., Oconomowoc, WI 53066. *Motion carried unanimously.*

Discussion/action regarding an extra-territorial plat review of a Certified Survey Map (CSM) for Timm Bierman and Kathleen Peterson; for the property located at W341N4765 E Lindy Lane, Nashotah, WI 53058; described as Lot 59 and part of Lots 48, 57, 58, and East half of vacated alley, Lake Park Heights and an undivided interest in Landing Place and Park Lot, part of the NE ¼ of the NE ¼ of Section 1, T8N, R17E, Town of Oconomowoc. Tax Key OCOT0577031

Mr. Wiemer stated this CSM combines 4 lots into 1 lot as shown. The Town of Oconomowoc and Waukesha County have approved the CSM with conditions.

Motion (Fischer/Waltersdorf) to recommend Village Board approval of the Certified Survey Map (CSM) for Timm Bierman and Kathleen Peterson; for the property located at W341N4765 E Lindy Lane, Nashotah, WI 53058, subject to the conditions of the Town of Oconomowoc and Waukesha County. *Motion carried unanimously.*

Discussion/action regarding an extra-territorial plat review of a Certified Survey Map (CSM) for Jarrod and Kathryn Thomas; N4645 Indian Point Road, Sullivan, WI 53178 for the property location Part of Lot 29 and part of Lot 30, Maplewood Continuation, part of the E ½ of Section 35 and part of the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N50W35148 Wisconsin Avenue. Tax Key OCOT0569129

Mr. Wiemer stated CSM combines 2 lots into 1 lot as shown. The Town of Oconomowoc and Waukesha County have approved the CSM with conditions.

Motion (Waltersdorf/Fischer) to recommend Village Board approval of the Certified Survey Map (CSM) for Jarrod and Kathryn Thomas for the property located at N50W35148 Wisconsin Avenue, Town of

Oconomowoc, subject to the conditions of the Town of Oconomowoc and Waukesha County. Motion carried unanimously.

Discussion/action regarding an extra-territorial plat review of a Certified Survey Map (CSM) for Michael Liszka; N52W34474 Peterson Drive, Okauchee, WI 53069 for the property location Lot 13, 14, 22 & 23 of the Plat of Tearney Subdivision, being a part of the SW ¼ of the NE ¼ and Part of the SE ¼ of the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. Tax Key OCOT0574208

Mr. Wiemer stated this CSM combines 4 lots into 1 lot with an out lot as shown. The Town of Oconomowoc and Waukesha County have approved the CSM with conditions.

Motion (Fischer/Waltersdorf) to recommend Village Board approval of the Certified Survey Map (CSM) for Michael Liszka; N52W34474 Peterson Drive, Okauchee, WI 53069, subject to the conditions of the Town of Oconomowoc and Waukesha County. Motion carried unanimously.

ADJOURNMENT

With no further discussion, a motion (Waltersdorf/Mielke) was made to adjourn the meeting at 6:58 p.m.

Respectfully submitted by:
Theresa Sayles, Village Clerk

