

# VILLAGE OF OCONOMOWOC LAKE

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## OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES on Monday, October 3, 2022.

Unofficial until approved by the Plan Commission:  
Approved as written (X) or with corrections ( ) on 11/7/2022.

A regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, October 3, 2022, immediately following a Public Hearing 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: Heinrich, Mielke, Waltersdorf & Fitch

Absent: Kohl, Fischer, Sheahan

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

**Attendance:** Timothy Asta (US Cellular); Mike Johnson (N53W34576 Road Q, Okauchee); Darren Garlock (Silver Lake Auto)

### **Pledge of Allegiance**

### **Discussion/action to approve the minutes from the August 1, 2022 Plan Commission meeting.**

Motion (Waltersdorf/Mielke) to approve the minutes from the August 1, 2022 Plan Commission meeting as written. *Carried unanimously.*

### **Discussion/action regarding an extra-territorial plat review of a Certified Survey Map (CSM) for Michael & Dianne Johnson, 17345 St James Rd., Brookfield, WI 53045; for the property at N53W34576 Road Q, Okauchee, WI 53069. Location described as East ½ of Lot 40 and all of Lot 41 Townsite of Okauchee, part of the NW ¼ and SW ¼ of Section 36 T8N, R17E, in the Town of Oconomowoc. Tax Key OCOT0574153.**

Mr. Wiemer stated this CSM combines 2 lots into 1. Both the town and county have reviewed and approved the CSM with conditions.

Motion (Fitch/Heinrich) to approve and recommend the Board of Trustees approval of the CSM for Michael & Dianne Johnson, 17345 St James Rd., Brookfield, WI 53045; for the property at N53W34576 Road Q, Okauchee, WI 53069. Location described as East ½ of Lot 40 and all of Lot 41 Townsite of Okauchee, part of the NW ¼ and SW ¼ of Section 36 T8N, R17E, in the Town of Oconomowoc. Tax Key OCOT0574153 subject to the conditions of the Town of Oconomowoc and Waukesha County. *Carried Unanimously.*

### **Discussion/action regarding a request for approval of a sign, a parking plan and landscaping for Silver Lake Auto; Dan Garlock, Agent; located at 36355 E. Wisconsin Ave., Oconomowoc, WI 53066; tax key OCLV0585973004.**

(This agenda item was reviewed out of agenda order to accommodate interested party in attendance.)

Mr. Wiemer stated Silver Lake Auto is requesting approval of the landscape and parking plans and new sign for the final step of their construction project. Mr. Garlock stated tree placement along the river was modified and a minor curb change was made to facilitate snow plowing. They will now have only one sign post instead of 3 and the only other signs will be on the building.

Motion (Mielke/Waltersdorf) to approve a sign, a parking plan and landscaping for Silver Lake Auto; Dan Garlock, Agent; located at 36355 E. Wisconsin Ave., Oconomowoc, WI 53066; tax key OCLV0585973004. Carried Unanimously.

**Discussion/action regarding an extra-territorial plat review of a Certified Survey Map (CSM) for Mark & Christine Lemke Living Trust, N52W34810 Lake Street, Okauchee, WI 53069 for the following tax keys and locations:**

- a. **OCOT0575072; N52W34810 LAKE ST; LOT 29 MAP OF GIETZENS ADDITION TO OKAUCHEE PT W1/2 SEC 36 T8N R17E**
- b. **OCOT0575073; ELM AVE; LOT 30 MAP OF GIETZENS ADDITION TO OKAUCHEE PT W1/2 SEC 36 T8N R17E**
- c. **OCOT0575074; W347N5209 ELM AVE; LOT 31 GIETZENS ADD PT W1/2 SEC 36 T8N R17E DOC# 3207620 (owner: Charles Willison & Sally Wagoner)**
- d. **OCOT0575075; N52W34800 LAKE ST; LOT 32 GIETZENS ADD PT W1/2 SEC 36 T8N R17E R1201/621 (owner: William & Janet Tannis)**

Mr. Wiemer stated this CSM combines 4 lots into 2. Both the town and county have reviewed and approved the CSM with conditions.

Motion (Heinrich/Fitch) to approve and recommend the Board of Trustees approval of the CSM for Mark & Christine Lemke Living Trust, N52W34810 Lake Street, Okauchee, WI 53069 for the following tax keys and locations:

- a. OCOT0575072; N52W34810 LAKE ST; LOT 29 MAP OF GIETZENS ADDITION TO OKAUCHEE PT W1/2 SEC 36 T8N R17E
- b. OCOT0575073; ELM AVE; LOT 30 MAP OF GIETZENS ADDITION TO OKAUCHEE PT W1/2 SEC 36 T8N R17E
- c. OCOT0575074; W347N5209 ELM AVE; LOT 31 GIETZENS ADD PT W1/2 SEC 36 T8N R17E DOC# 3207620 (owner: Charles Willison & Sally Wagoner)
- d. OCOT0575075; N52W34800 LAKE ST; LOT 32 GIETZENS ADD PT W1/2 SEC 36 T8N R17E R1201/621 (owner: William & Janet Tannis)

Subject to the conditions of the Town of Oconomowoc and Waukesha County. Carried Unanimously.

**Discussion/action regarding a request by United States Cellular Operating Company, LLC for a conditional use amendment for the property at 4428 Sawyer Road, Oconomowoc, WI to add additional equipment and antennas to the cell site, sharing the site with Dish Network.**

US Cellular is asking for the addition of 6 antennas and an equipment building to the current site. 3 antennas are for Dish Network as a new tenant and 3 antennas are for US Cellular upgrades. The equipment building will be located within the current fenced area. The antennas will be added to the current tower.

Motion (Mielke/Waltersdorf) to recommend the Village Board modify the conditional use agreement for United States Cellular Operating Company, LLC at to direct staff to make any necessary changes to the conditional use to allow for the addition of Dish Network as a tenant and to add additional equipment and antennas to the site as outlined in the request.

**Discussion/action regarding a DRAFT Ordinance related to the permitted location of sport courts on residential property.**

Attorney Macy stated the document in the packet summarizes the language agreed to at previous Plan Commission meetings. Existing sport courts would be legal non-conforming to the new requirements. In short, sport courts will be considered accessory structures and subject to setback/offset rules, are not allowed between the main building and lake or river, will have no lighting, only permitted on lots of 2 acres or more and will be subject to landscaping requirements.

Motion (Waltersdorf/Fitch) to direct staff to draft an ordinance using the proposed language as discussed and outlined in the packet and bring the ordinance to the Village Board of Trustees for approval. Carried Unanimously.

**ADJOURNMENT**

With no further discussion, a motion (Waltersdorf/Mielke) was made to adjourn the meeting at 7:39 p.m., Carried Unanimously.

Respectfully submitted by:  
Theresa Sayles, Village Clerk