

# VILLAGE OF OCONOMOWOC LAKE

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## OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES

On Monday, December 7, 2020.

Unofficial until approved by the Plan Commission:

Approved as written (X) or with corrections ( ) on 2/15/21.

A regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, December 7, 2020, 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:

Mr. Bickler/Chairperson & Village President – present  
Mr. Mielke, Mr. Sheahan, Mr. Kohl, Mr. Heinrich, Mr. Birbaum,  
Mr. Fischer, Mr. Waltersdorf – Plan Commission Members – present  
Mr. Helwig/Administrator – present  
Mr. Wiemer/Zoning Administrator - present  
Mr. Macy/Attorney – present  
Mrs. Sayles/Clerk – Excused

Attendance: None

Pledge of Allegiance

### **Discussion/action regarding approval of minutes from the November 16, 2020 Plan Commission meeting**

Motion (Mielke/Kohl) to approve minutes from the November 16, 2020 Plan Commission meeting, Carried Unanimously.

### **Discussion/action regarding a request for a Certified Survey Map by the owner, Derek Taylor, 36140 LaLumiere Road. The CSM request is to combine two adjacent lots.**

Mr. Wiemer stated that both lots currently have Certified Survey Maps which were done in 2004. The requested CSM is needed for a future building permit. Member Mielke requested that the lot being attached to the Taylor lot be shown on the CSM.

Motion (Waltersdorf/Mielke) to recommend to the Village Board approval of the Certified Survey Map subject to the lot being attached to the Taylor lot be shown on the map. Carried Unanimously.

### **Discussion/action regarding Occupancy Bond, Ordinance 305 and its enforcement.**

Mr. Wiemer asked the Plan Commission if its intent was to include razing of structures to be covered under Ordinance 305. The Plan Commission confirmed razing is to be covered under the bond. It was also recommended that the minimum bond for razing shall be \$5,000. Other discussion centered on what is the penalty for not building according to the plans approved by the Village and how non-compliance would impact the return of the bond after construction is completed. It was recommended by the Plan Commission that the Village cost to bring the building plans into compliance shall be paid from the bond at rate of 125% of that cost. Staff was directed to make the necessary changes to Ordinance 305 for the Plan Commission to review at a future meeting.

**Discussion/action regarding Section 17.32 of the Village Zoning Code as it pertains to the term "use".**

Mr. Wiemer submitted a memo to the Commission explaining the issues caused by the wording "Non-Conforming Use" in section 17.32 as to what "use" means when referenced in this section. Plan Commission directed staff to bring back wording that would help clarify the meaning of the word "use" as referenced in section 17.32.

**Discussion/action on a future landscape ordinance for the Village.**

The Plan Commission discussed the need for a future landscape ordinance and the issues that arise when property owners are creating land disturbances and the effect on the lake from sediment runoff when the Village is unaware of this activity to ensure adequate erosion control measures. Also discussed was the need to monitor sites when a building permit is issued with an erosion control plan approved. Mr. Wiemer asked for time before creating an ordinance to allow the Village to train its staff in the identifying ground disturbances, the inspection of the site, reporting the same to the Village Administrator for action/enforcement, and education of the residents of the impact ground disturbances have on the lake. The goal is to determine whether or not the current ordinances are adequate to address the problems when they arise. The Plan Commission advised Mr. Wiemer to proceed as planned.

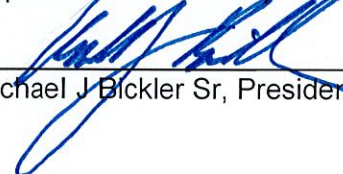
**ADJOURNMENT**

With no further discussion, a motion by (Birbaum/Mielke) was made to adjourn the meeting at 8:22 p.m., *Carried Unanimously.*

Respectfully submitted by:

  
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Donald Wiemer, Zoning Administrator

Approved and ordered posted by:

  
\_\_\_\_\_  
Michael J. Bickler Sr, President