

VILLAGE OF OCONOMOWOC LAKE

OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES

On Monday, May 4, 2020.

Unofficial until approved by the Plan Commission.

Approved as written (X) or with corrections () on 6/15/2020.

A regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, May 4, 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. Birbaum, Mr. Kohl/Members – present
Mr. Waltersdorf, Mr. Sheahan, Mr. Heinrich/Members – excused
Mr. Helwig/Administrator – present
Mr. Macy/Attorney – present
Ms. Vaughan/Clerk – present

ATTENDANCE

Rob Davy (Lake Country Engineering) and Mark Powers (Lake Country Engineering)

Discussion/action regarding approval of minutes from the March 2, 2020 Plan Commission meeting

Motion (Mielke/Kohl) to approve minutes from the March 2, 2020 Plan Commission meeting, *Carried Unanimously.*

Discussion/action regarding CSM for John and Mary Poblocki.

President Bickler and Mark Powers discussed the background of the Pabst property prior to Poblocki owning it. There was discussion and debate whether the land was one or two parcels to which it was decided that a new CSM of the whole property would need to be done to clean up the records. It was discussed that this one lot CSM that was brought before the Plan Commission was not sufficient as it only showed the 5 acres and not the remaining 57 acres. There was discussion on future divisions of the land Poblocki currently owns and the land that Pabst currently owns. It was discussed that Poblocki plans to create six lots in the future. Currently the land is a recorded metes and bounds, but there is not a Certified Survey Map.

Attorney Macy stated that there a few issues that need to be cleared up before any development or lot splitting can be done. The first issue was the 1 Lot CSM, after discussion it was determined Lake Country Engineering would prepare a 2 or 3 Lot CSM of the entire property. The second issue was the current future conceptual master division plan. Attorney Macy brought up concerns about the grading of future driveways and the access way being off of Sawyer Road. The third issue was the current driveway and maintenance agreement between Poblocki and Pabst which only briefly incorporates future developments and the easements for such. Attorney Macy brought to the attention Plan Commission members that 17.18 of Village of Oconomowoc Lake Zoning code applies, and suggested the following conditions would need to be satisfied before the Village signed off, which Rob Davy, Mark Powers, and the Plan Commission went over.

1. Subject to a CSM or CSMs being created for the entire approximately 62-acre parcel property currently owned by John and Mary Poblocki.
2. Subject to the submission of a future conceptual master division plan, which will be subject to the Village Board approval, for the entire approximately 62-acre parcel property currently owned by John and Mary Poblocki; the same to show Lots 1, 3, and 4 having access off Sawyer Road and a 6% grade maximum for any/all new driveways.
3. Subject to the "Daughter Lot" including a note, which will be subject to the Village Board approval, that any new driveway created to serve the subject lot, if not off of Sawyer Road, must not have more than a 6% grade.
4. Subject to the Owner's submittal of a Driveway Agreement including maintenance and access to all current and future lots in a form satisfactory which will be subject to the Village Attorney approval which must be filed concurrently with the CSM.
5. Subject to the payment of all costs, fees, and assessments due and owing to the Village.
6. Subject to the Village President, Village Administrator and Village Attorney approving the final form of the Plan Commission conditions.

Motion (Birbaum/Mielke) that the Plan Commission recommend to the Village Board that they approve the Certified Survey Map for John and Mary Poblocki subject to the above stated conditions. *Carried Unanimously.*

ADJOURNMENT

With no further discussion, a motion (Mielke/Kohl) was made to adjourn the meeting at 8:17 p.m., *Carried Unanimously.*

Respectfully submitted by:
Katelyn Vaughan, Village Clerk