

VILLAGE OF OCONOMOWOC LAKE

**PLAN COMMISSION MEETING MINUTES for
Monday, July 12, 2021.
Unofficial until approved by the Plan Commission.
Approved as written (x) or with corrections () on August 16, 2021.**

A meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, July 12, 2021, 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. The Pledge of Allegiance was recited followed by roll call with the following in attendance:

Present: Chairman & Village President Bickler; Members: Waltersdorf, Kohl, Fischer, Birbaum, Heinrich, & Mielke. Sheehan & Clerk Sayles were absent.
Also present: Zoning Administrator Wiemer, Chief Janicsek, Attorney Macy

ATTENDANCE

Wally Garlock from Village Storage, Buck (Steve) Bielik, Paul & Peggy Bielik

1. Discussion/action regarding approval of minutes from the May 17, 2021 Plan Commission meeting.

Motion (Waltersdorf/Kohl) to approve the minutes from the May 17, 2021 Plan Commission meeting. *Carried unanimously.*

2. Discussion/action regarding Extra-territorial Plat Review of a Certified Survey Map (CSM) for Lake Country 2014 LLC, Steve Bielik, Agent, for the property located at W346N5273 Elm Avenue, Oconomowoc, 53066; Tax Key OCOT0574170001 and described as Lot 56, 57 and the SW ½ of Lot 55, being part of the NW ¼ and the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc.

This CSM is being resubmitted to the Village after applicant received an extension to allow more time for the CSM to be recorded at the Register of Deeds office.

Motion (Waltersdorf/Birbaum) to recommend to the Village Board for approval of the Survey Map for Lake Country 2014 LLC, Steve Bielik, Agent, for the property located at W346N5273 Elm Avenue, Oconomowoc, 53066; Tax Key OCOT0574170001 and described as Lot 56, 57 and the SW ½ of Lot 55, being part of the NW ¼ and the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. *Carried unanimously.*

3. Discussion/action regarding a request for a Transfer of Lands between adjacent property owners for Silver Lake Auto and Village Storage, for the properties located at 36205 E. Wisconsin Ave., Oconomowoc, Tax Key #OCLV0585973005 and 36355 E. Wisconsin Ave., Oconomowoc, Tax Key ##OCLV0585973004.

This is a request of Silver Lake Auto Center and Village Storage to transfer 11,682 square feet from Village Storage to Silver Lake Auto Center properties. This transfer has taken place but wasn't reviewed and approved by the Village Plan Commission prior to the

transfer. Section 18.14(3) of Chapter 18, Land Division Code, requires certain conditions be met and approved by the Plan Commission. Plan Commission reviewed these three conditions and determined that the two property owners have met these conditions. The two owners were advised to submit revised parking plans for both properties when the Certified Survey Maps are submitted to the Village.

Motion Waltersdorf/Kohl to approve the land transfer between Village Storage and Silver Lake Auto Center. Carried unanimously.

4. Discussion/action regarding Ordinance #310, an Ordinance to Repeal and Recreate Section 17.17(10) entitled "Occupancy Bond Required" in the Village of Oconomowoc Lake Zoning Code.

The Plan Commission reviewed minor changes to section 17.17(10) of the Zoning Code as it pertains to Occupancy Bond Required. The changes dealt with razing permits and the cost of the bond for a razing permit from a minimum of \$5,000 or 5% of the demolition, whichever is greater. Other minor issues were identified and corrected.

Motion (Birbaum/Mielke) to recommend to the Village Board for a public hearing to approve the proposed changes. Carried unanimously.

5. Discussion/action regarding a change to Chapter 17, Sec 17.40 I-1 Restricted Industrial District of the Village Code; specifically (1) Principal Uses and (2) Conditional Uses.

Plan Commission was asked to review the I-1 zoning district for a requested change for section 17.40(1) Principal Uses: none, to a Principal Uses: The process of manufacturing synthetic wood laminate products. The current zoning for I-1 mentions Conditional Uses but does not specifically require a Conditional Use permit. Fiberesin has been in operation since before the Village became a Village in 1959. No Conditional Use has ever been issued to the business. It was recommended to the Plan Commission to make Fiberesin a permitted use specific to their operation. After further discussion, a motion was made to recommend to the Village Board for the proposed changes to the I-1 zoning district and set for Public Hearing at the Village Board.

Motion by Waltersdorf/Kohl to recommend to the Village Board for a public hearing to approve the proposed changes. Carried unanimously.

6. ADJOURNMENT

With no further discussion, a motion (Waltersdorf/Kohl) was made to adjourn the meeting at 7:20 p.m. Carried unanimously.

Respectfully submitted by:
Theresa Sayles, Village Clerk