

# VILLAGE OF OCONOMOWOC LAKE

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## OCONOMOWOC LAKE SPECIAL PLAN COMMISSION MEETING MINUTES

On Monday, March 20, 2023.

Unofficial until approved by the Plan Commission:

Approved as written (✓) or with corrections ( ) on 5/1/2023.

A special meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, March 20, 2023, commencing at 6:00 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: Waltersdorf, Kohl, Sheahan & Heinrich

Absent: Fischer, Fitch & Mielke

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

**Attendance:** Davinder Toor & Michael Amrhein (Lake Country Dev 1, LLC)

### Pledge of Allegiance

### Discussion/action to approve the meeting minutes from the February 6, 2023 Plan Commission meeting.

Motion (Waltersdorf/Kohl) to approve the minutes from the February 6, 2023 Plan Commission meeting. *Motion carried unanimously.*

### Discussion/action regarding a New Conditional Use Permit Application for Lake Country Dev 1 LLC; dba MRD Car Wash, LLC; 12033 W Wilbur Ave., Greenfield, WI 53228-1607; Michael Amrhein, Agent; for the property located at 36903 E Wisconsin Ave., Oconomowoc, WI 53066; Tax Key OCLV0586994004.

Mr. Wiemer reviewed the application explaining this lot is Lot B in the condo development with the Pick 'n Save store. Lot B is covered under the Pick 'n Save (Lot A) Conditional Use which currently requires the construction of a strip mall on Lot B. The proposal for a car wash does not leave room for a strip mall due to the required drainage ponds. Pick 'n Save agrees with the plan without a strip mall. The ingress and egress for the car wash is provided through Pick 'n Save parking lot. Village Staff is requesting the removal of the Lot B property from the Pick 'n Save Conditional Use. The reason for combining the two lots on one conditional use no longer exists because when it was created, both properties were owned by McAdams. The lots are now owned by 2 different entities.

Motion (Sheahan/Kohl) to recommend the Village Board separate the Conditional Use for the car wash from the existing Conditional Use for Pick 'n Save. *Motion carried unanimously.*

Mr. Amrhein and Mr. Toor introduced themselves to the Plan Commission. Mr. Amrhein spoke with regard to the engineering and building design. Mr. Toor spoke to his extensive experience with car wash operations and answered Plan Commission concerns regarding potential environmental impacts and the hours of operation requested.

Motion (Waltersdorf/Heinrich) to recommend to the Village Board approval of the New Conditional Use Permit for Lake Country Dev 1 LLC; dba MRD Car Wash, LLC with amended hours of operation from 7:00 am to 9:00 pm. Motion carried unanimously.

Plan Commission discussed the traffic pattern for the property and the design of the building. The applicant included a traffic study and submitted additional building specifications to the application in the packet. The building is designed to be compatible with the Pick 'n Save building.

Motion (Sheahan/Kohl) to recommend to the Village Board approval of the building site plan and landscape plan for Lake Country Dev 1 LLC; dba MRD Car Wash, LLC as submitted. Motion carried unanimously.

**Discussion/action regarding Chapter 17 of the Village of Oconomowoc Lake Zoning Code; R-1, R-2a and R-2b zoning districts as pertain to accessory structures in the side yard.**

While reviewing the accessory structure section of the zoning code an error was found in the latest rewrite. The language reads:

“No accessory structure can be located between the main building and any high-water mark nor in the offset areas of the main building except as follows:”

The intent of the Village Board was that it read:

“No accessory structure can be located between the main building and any high-water mark nor in the offset areas of any such main building except as follows:”

Motion (Sheahan/Kohl) to recommend to the Village Board approval of the new language for Chapter 17 of the Village of Oconomowoc Lake Zoning Code; R-1, R-2a and R-2b zoning districts as pertain to accessory structures in the side yard. Motion carried unanimously.

**ADJOURNMENT**

With no further discussion, a motion (Sheahan/Heinrich) was made to adjourn the meeting at 6:52 p.m.

Respectfully submitted by:  
Theresa Sayles, Village Clerk