

VILLAGE OF OCONOMOWOC LAKE

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OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES

On Monday, June 5, 2023.

Unofficial until approved by the Plan Commission:

Approved as written () or with corrections () on 8/1/2023.

A regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, June 5, 2023, 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:

Chairman & Village President Bickler; Members: Fitch, Kohl, Fischer, & Heinrich

Absent: Mielke & Waltersdorf

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

Attendance: Daniel Browne (NAPA); Dan Farrell (Roundy's); Brandon Rasmussen (Smoke on the Water)

Pledge of Allegiance

Discussion/action regarding approval of minutes from the May 1, 2023 Special Plan Commission meeting.

Motion (Fitch/Heinrich) to approve the minutes from the May 1, 2023 Special Plan Commission meeting. *Motion carried unanimously.*

Discussion/action regarding an application to renew a conditional use permit for Genuine Parts Company – Oconomowoc (NAPA); Dan Browne, Agent; at 36863 E Wisconsin Ave, Oconomowoc, WI 53066; Tax Key OCLV0586996004.

Mr. Wiemer stated this the 5-year renewal for NAPA and there are no changes on the conditional use renewal application. President Bickler suggested a 7-year renewal this time to align the conditional use review with others in the village and then go back to a 5-year renewal next time.

Motion (Fisher/Kohl) to approve for Public Hearing and recommend the Village Board approve the renewal of the Conditional Use Permit for Genuine Parts Company – Oconomowoc (NAPA) at 36863 E Wisconsin Ave., Oconomowoc, WI 53066; Tax Key OCLV0586996004 for 7 years and return to a 5-year renewal in the future. *Motion carried unanimously.*

Discussion/action regarding an extra-territorial plat review of a Certified Survey Map (CSM) for Integrity Investments – Smoke on the Water, LLC; Brandon Rasmussen, Agent; for the property located N50W35016 Wisconsin Avenue, Okauchee, WI 53069; described as all of Lot 43 and parts of

Lots 44 and 45, Maplewood Continuation, part of the NE ¼ of the SE ¼ of Section 35, T8N, R17E; Town of Oconomowoc. Tax Key OCOT0569145

Mr. Wiemer stated the CSM combines 3 lots into one and the Town of Oconomowoc and Waukesha County have reviewed the request and approved of the same with conditions.

Motion (Fisher/Kohl) to approve and to recommend the Village Board approve the Certified Survey Map (CSM) for Integrity Investments – Smoke on the Water, LLC; Brandon Rasmussen, Agent; for the property located N50W35016 Wisconsin Avenue, Okauchee, WI 53069; described as all of Lot 43 and parts of Lots 44 and 45, Maplewood Continuation, part of the NE ¼ of the SE ¼ of Section 35, T8N, R17E; Town of Oconomowoc; Tax Key OCOT0569145; as submitted and subject to the conditions of the Town and County. *Motion carried unanimously.*

Discussion/action regarding a request by Roundy's Supermarkets, Inc. for a Conditional Use Amendment located at 36903 E Wisconsin Ave., Oconomowoc, WI 53066; Exchangeright Net Leased Portfolio 28 DST, Owner; Daniel Farrell, Agent; Tax Key OCLV0586994003

Mr. Wiemer this amendment is simply to separate the two condo units on the property so they have their own conditional use agreement. There are no changes to the current conditional use application for Roundy's and the other lot owner will be done when needed/developed.

Mr. Fischer expressed concern over ongoing exterior storage. No exterior storage is allowed by the Conditional Use Permit. Mr. Farrell stated the store is currently being remodeled and assured he would look into the matter prior to the public hearing and Village Board review and see it is cleaned up.

Motion (Fitch/Heinrich) to approve for Public Hearing and recommend the Village Board approve the Conditional Use Amendment for Roundy's Supermarkets, located at 36903 E Wisconsin Ave., Oconomowoc, WI 53066; Exchangeright Net Leased Portfolio 28 DST, Owner; Tax Key OCLV0586994003. *Motion carried unanimously.*

Discussion/action regarding an Ordinance to Repeal and Recreate Section 17.16(4) of the Village of Oconomowoc Lake Zoning Code Related to the Expiration of Building Permits in the Village of Oconomowoc Lake.

Mr. Wiemer stated the current ordinance does not provide the Village Board an option to waive the fee to extend a building permit when circumstances prevent completion in 24 months. The original intent of the Ordinance 257 was to deal with a lack of progress, not a lack of time to complete a project. The new ordinance provides building permits for construction projects over 10,000 sq ft for 30 months, projects under 10,000 sq ft remain at 24 months and gives the Village Board discretion to waive the fee when extending a permit for an additional 6 months. Commission members discussed the need for the board discretion to waive the fee to extend a permit and decided against that portion of the new ordinance.

Motion (Fischer/Fitch) to approve for Public Hearing and recommend Village Board approval of building permits for construction projects over 10,000 sq ft for 30 months, under 10,000 sq ft for 24 months and to keep paragraphs (B) and (C) as they currently read. *Motion carried unanimously.*

ADJOURNMENT

With no further discussion, a motion (Kohl/Fitch) was made to adjourn the meeting at 7:40 p.m.

Respectfully submitted by:
Theresa Sayles, Village Clerk