

VILLAGE OF OCONOMOWOC LAKE

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OCONOMOWOC LAKE PLAN COMMISSION MEETING MINUTES

On Monday, August 7, 2023.

Unofficial until approved by the Plan Commission:

Approved as written () or with corrections (X) on 9/18/2023.
See highlights

A regular meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, August 7, 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, Waltersdorf, Fischer, & Heinrich

Absent: Mielke, Kohl

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

Attendance: Terri Anne Ullman (35470 Pabst Rd); Paul Bielik (4 Earling Ct); Buck Bielik

Pledge of Allegiance

Discussion/action regarding approval of minutes from the June 5, 2023 Special Plan Commission meeting.

Motion (Fitch/Heinrich) to approve the minutes from the June 5, 2023 Special Plan Commission meeting. Motion carried 4-0-1 (Waltersdorf).

Discussion/action regarding a request for a Conditional Use Amendment for Winsome Farm located at 35470 Pabst Rd., Oconomowoc, WI 53066; Robert O. Remien 1997 Trust, Owner; Terri Anne Ullman, Agent; Tax Key OCLV0618978. This amendment is for a change in ownership.

Mr. Wiemer stated the property has a new owner and that requires an amendment to the Conditional Use Agreement. There are no changes to the operations of Winsome Farm. Ms. Ullman stated she intends to lease the property until the business operations are wrapped up which is expected to be prior to the expiration of the agreement in June of 2025.

If the new owner intends to operate a business on the property after Winsome Farm vacates, a new Conditional Use Agreement will be required.

Motion (Waltersdorf/Fitch) to **recommend** Village Board approval of the Conditional Use Amendment, following a Public Hearing, to reflect the current owner for Public Hearing and Village Board Review. Motion carried unanimously.

The following agenda items were reviewed out of agenda order:

Discussion/action regarding approval of a Legal Non-conforming Conditional Use Permit for Grand Butterfly Productions, LLC; Paul Bielik, Agent; for the property at 36551 E Wisconsin Ave.; Tax Key OCLV0586999001. This conditional use permit will allow for the construction of a building.

Mr. Wiemer reviewed the history of the property and Mr. Bielik's building plans. Mr. Bielik is asking for conditional approval of a Certified Survey map and a Conditional Use Permit to build a building for storage for his business on the property. The legal non-conforming use on the property is for the residence (in a B-1 zoning district) which is not being altered. The storage building is allowable within zoning code for the property.

Motion (Waltersdorf/Heinrich) to **recommend** Village Board approval, following a Public Hearing, of a Legal Non-conforming Conditional Use Permit for Grand Butterfly Productions, LLC; Paul Bielik, Agent; for the property at 36551 E Wisconsin Ave.; Tax Key OCLV0586999001. *Motion carried unanimously.*

Discussion/action regarding approval of the proposed building plans for Grand Butterfly Productions, LLC; Paul Bielik, Agent; for the property at 36551 E Wisconsin Ave.; Tax Key OCLV0586999001.

Mr. Wiemer stated Mr. Bielik submitted plans for a 100 foot by 70 feet; 21-foot-tall building addition to the existing rear building. The new building is within the maximum height of 25 feet. Chapter 17.52 (1) of the zoning code outlines Plan Commission review procedure. Plan Commission members would like to see a comprehensive plan for all 3 storage buildings on the property as well as a landscape plan that would be cohesive with neighboring properties.

Motion (Fischer/Heinrich) to TABLE the proposed plans for Grand Butterfly Productions, LLC; Paul Bielik, Agent; for the property at 36551 E Wisconsin Ave.; Tax Key OCLV0586999001 until the September Plan Commission meeting. *Motion carried unanimously.*

Discussion/action regarding approval of a Certified Survey Map (CSM) for Grand Butterfly Productions, LLC; Paul Bielik, Agent; for the property at 36551 E Wisconsin Ave.; Tax Key OCLV0586999001.

Mr. Wiemer stated the CSM has been reviewed by Mark Powers, Lake Country Engineering, and corrections were made and approved. Wetlands on the property have been delineated and the B-1 zoning district does not have a wetland setback restriction but the Village should consider a 25-foot setback as in other zoning districts. The CSM will not be recorded nor will a building permit be issued until the land transfer from the state is completed.

Motion (Waltersdorf/Fitch) to **recommend** Village Board approval of the Certified Survey Map (CSM) for Grand Butterfly Productions, LLC; Paul Bielik, Agent; for the property at 36551 E Wisconsin Ave.; Tax Key OCLV0586999001; subject to the completion of the land transfer from the state. *Motion carried unanimously.*

Due to Labor Day, the September meeting will be held on September 18, 2023 prior to the regular Village Board of Trustees meeting.

ADJOURNMENT

With no further discussion, a motion (Fitch/Heinrich) was made to adjourn the meeting at 7:57 p.m.

Respectfully submitted by:
Theresa Sayles, Village Clerk