

**MEMBERS PRESENT:**

Chairman Timothy Clark. Plan Commission Members Dan Napgezok, Courtney Gutschenritter, Robert Butendorf, Wayne Euclide. Village Planner Jacob Heermans and Village Deputy Clerk Danielle Wraalstad. Commission members Jim Roche and Robert Peregrine were excused.

**A PUBLIC HEARING WILL BE HELD BY THE VILLAGE OF LAC LA BELLE PLAN COMMISSION TO CONSIDER THE REQUEST (CU139) OF RONALD BOROWSKI, W340N4859 ROAD O, NASHTOAH, WI 53058, TO LEGALIZE THE EXISTING COTTAGES TO ALLOW FOR UPGRADES AND MAINTENANCE TO ALLOW FOR IMPROVEMENTS IN EXCESS OF 50% OF THE EQUALIZED VALUE. THE SUBJECT PROPERTY IS DESCRIBED AS THE SOUTH HALF OF LOT 4, OKAUCHEE BAY PARK, PART OF THE SE ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT W340N4859 ROAD O 9TAX KEY NO. OCOT 0576.115):**

Chairman Clark opened the first public hearing at 5:00 pm. Village Planner Heermans gave a brief overview of the petitioner's request. The owner has owned the property for 25 years. The petitioner uses one of the homes for his own residence and the other is a rental. He would like the ability to make improvements on the two homes and in the case one would ever burn down, the ability to rebuild. There have been no objections from either neighbors.

There were no public comments. The public hearing was closed at 5:12 pm.

**PUBLIC HEARING WILL BE HELD BY THE VILLAGE OF LAC LA BELLE PLAN COMMISSION TO CONSIDER THE REQUEST OF MICHAEL AND JENNIFER BRATZ, N54W37057 YALE STREET, OCONOMOWOC, WI 53066, FOR THE CONSTRUCTION OF A 6.0' FENCE TO ENCLOSE THE REAR YARD. THE PROPOSED CONSTRUCTION DOES NOT MEET THE VILLAGE OF LAC LA BELLE (PREVIOUSLY TOWN OF OCONOMOWOC) CODE OF ORDINANCE SECTION 144-5. THE PROPERTY IS DESCRIBED AS LOTS 6 & 7 BLOCK 8H CORRECTED PLAT OCONOMOWOC HEIGHTS SECTION A & N ½ VACATED ALLEY LYING SOUTH OF LOTS AS DESCRIBED IN R56/1353, PART OF THE NE ¼ OF SECTION 33, T8N, R17E, VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N54W37057 9TAX KEY NO. OCOT 0561.212):**

Chairman Clark opened the second public hearing at 5:12 pm. Village Planner Heermans briefed the Commissioners on the request. The petitioners would like to fence their yard for privacy. Commissioner Butendorf asked for clarification on why the reason behind a 6-foot fence versus a 4-foot fence, due to the fact they have no issues with neighbors and safety with the dog. There are no 6 foot fences located in the Village around the area.

President Clark closed the public hearing at 5:20 pm.

**MINUTES:**

Motion made by Commissioner Euclide to approve December 11, 2025 minutes. Commissioner Napgezok seconded. Unanimously approved.

**PUBLIC COMMENTS:**

No public comments.

**CONSIDER AND ACT ON THE REQUEST OF MICHAEL AND JENNIFER BRATZ, N54W37057 YALE STREET, OCONOMOWOC, WI 53066, FOR THE CONSTRUCTION OF A 6.0' FENCE TO ENCLOSE THE REAR YARD. THE PROPOSED CONSTRUCTION DOES NOT MEET THE VILLAGE OF LAC LA BELLE (PREVIOUSLY TOWN OF OCONOMOWOC) CODE OF ORDINANCE SECTION 144-5. THE PROPERTY IS DESCRIBED AS LOTS 6 & 7 BLOCK 8H CORRECTED PLAT OCONOMOWOC HEIGHTS SECTION A & N ½ VACATED ALLEY LYING SOUTH OF LOTS AS DESCRIBED IN R56/1353, PART OF THE NE ¼ OF SECTION 33, T8N, R17E, VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN. MORE SPECIFICALLY, THE PROEPRTY IS LOCATED AT N54W37057 9TAX KEY NO. OCOT 0561.212):**

Commissioner Napgezsek made a motion to deny the request for a 6.0' high fence. Commissioner Butendorf seconded. Unanimously denied.

**CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP FOR CHERYL OBERMEIER. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 16 AND 17 AMENDED PLAT OF OKAUCHEE, PART OF THE SE ¼ OF SECTION 23, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N65W35097 ROAD J (TAX KEY NO. OCOT0524.017.001).**

Motion made by Commissioner Butendorf to approve the Certified Survey Map. Commissioner Euclide seconded. Unanimously approved.

**CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR BARBARA AND FRANZ SCHULTZ. THE SUBJECT PROPERTIES ARE DESCRIBED AS LOTS 1 AND 2 OF CSM NO. 12189, PART OF THE SW ¼ AND THE SE ¼ OF THE NE ¼ AND THE NE ¼ AND NW ¼ AND THE NE ¼ OF THE SE ¼ OF SECTOIN 1, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY THE PROPRETIES ARE LOCATED AT W340N9159 TOWNLINE RD AND W340N9005 TOWNLINE RD (TAX KEY NOS OCOT 0433.994.001 AND OCOT 0433.994.002):**

Motion made by Commissioner Butendorf to approve the Certified Survey Map. Seconded by Commissioner Napgezsek. Unanimously approved.

**DISCUSSION ON DRAFT ZONING CODE:**

Administrator Heermann gave a brief overview of the draft zoning code. Each Commissioner member has been given a copy to review and should come back to next month's meeting with any additions, corrections, questions and concerns. The Plan Commission will give recommendations to the Village Board regarding the draft zoning code.

**DISCUSSIONON DRAFT SIGN CODE:**

Administrator Heermann gave a copy of the draft sign code to the Commission members for review. Each member should come back to next month's meeting with any questions, concerns and additions or corrections to this code.

**ADJOURNMENT:**

Motion to adjourn made by Commissioner Euclide. Seconded by Commissioner Butendorf seconded. Meeting adjourned at 5:51 p.m.