

MEMBERS PRESENT:

Chairman Timothy Clark, Plan Commission members Jim Roche, Dan Napgezek, Courtney Gutschenritter, Robert Butendorf, Wayne Euclide. Village Interim Planner Evan Hoier, Waukesha County Representative Jason Fruth and Village Deputy Clerk Danielle DuCharme.

A PUBLIC HEARING WILL BE HELD BY THE VILLAGE OF LAC LA BELLE PLAN COMMISSION TO CONSIDER THE CONDITIONAL USE (CU144) REQUEST OF COLTS NECK LLC, C/O NANCY JABLONSKI, N76 W36158 SADDLEBROOK LANE, OCONOMOWOC, WI 53066 TO REVISE CONDITION NO. 1 OF THE PREVIOUS CONDITIONAL USE (CU 87) TO INCREASE THE MAXIMUM HORSES ALLOWED FROM 20 TO 32. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 2, CERTIFIED SURVEY MAP NO. 12315, BEING A REDIVISION OF LOT 1, CERTIFIED MAP NO. 8735, BEING A DIVISION OF LOT 11, SADDLEBROOK FARMS, PART OF THE SW ¼ AND SE ¼ OF SECTION 10 AND THE NE ¼ OF THE NW ¼ OF THE NE ¼ OF GOVERNMENT LOTS 1 AND 2, SECTION 15, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N76 W36158 SADDLE BOOK LANE (TAX KEY OCOT 0489.011.006):

Chairman Clark opened the first public hearing at 5:00 pm. Once opened, Jason Fruth gave a brief overview of the petitioner's request. It was noted all commissioners were given the correspondence from the individuals who gave written statements objecting to the CU request. The common concerns brought up were about increased traffic and environmental impacts. The petitioner's attorney, Andrew Robinson, explained the process for training horses and Colt's Necks business model. Currently the operations has 17 horses and are asking for permission to increase instead of coming back to beg for forgiveness if they were to exceed their number of horses.

Mary Nohl, N76W363517 Saddlebrook Lane, stated the area has not even seen the total impact of the businesses and would like the board to consider tabling the item u

Sandra Hansen, N79W39623 McMahan Road, took some time to review the website and it can be seen how well the horses are treated.

Mary Swedberg, W359 N9049 Brown Street, is uncomfortable with number of horses increasing especially since the current property management hasn't been kept up with. The increase is too soon and the traffic will increase.

Commissioner Euclide wanted to address two of the comments of the public, they indicated the petitioner is not in compliance with their current CU Permit, there is no evidence on this. There have been no specific complaints.

Chairman Clark closed the public hearing at 5:24 pm.

A SECOND PUBLIC HEARING ANOTHER PUBLIC HEARING WILL BE HELD TO CONSIDER THE REQUEST OF THOMAS AND MONICA DUNN, N53W34390 ROAD Q, OCONOMOWOC, WI 53066, TO REPLACE THE EXISTING FENCING. THE EXISTING 6.0' TALL FENCE ALONG THE WEST LOT LINE WILL BE REPLACED WITH A NEW 6.0' TALL FENCE. THE EXISTING 4' TALL FENCE ALONG THE EAST LOT LINE WILL BE REPLACED WITH A 4' TALL FENCE ON THE LOT LINE. 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 PART OF LOT 6 HINKELS PARK NO. 1, BEING PART OF THE NE ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N53W34390 ROAD Q (TAX KEY OCOT 0573.009):

Chairman Clark opened the second public hearing at 5:25 pm. The petitioners were not present, however Kyle Kohlman

Richard Stahl, neighbor of the Dunn's, questioned the rules and regulations for location of fences and set back rules. 18 inch set back for fence. The Plan Commission did remind Mr. Stahl the only decision being made at this meeting is the height of the fence, not the location. The location will be decided with the Village Building Inspector.

Keith Granum, N53W34296 Road Q, stated the Plan Commission approved a 6ft fence further down on Road Q.

Chairman Clark closed the second Public Hearing at 5:39 pm.

A THIRD PUBLIC HEARINGS HELD TO CONSIDER THE REZONE REQUEST (RZ176) OF JOHN AND MARYANNE PLANT FAMILY TRUST, 2019 BAY POINT LN, HARTLAND, WI 53029, TO REZONE APPROXIMATELY 3 ACRES OF PROPERTY LOCATED ON A VACANT PARCEL ON THE NORTHEAST CORNER OF BROWN ST (CTH P) AND RIVERWOOD LN FROM THE FLP FARMLAND PRESERVATION DISTRICT TO THE R-1 RESIDENTIAL DISTRICT TO BUILD A NEW SINGLE FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED IN THE NW ¼ OF SECTION 10, T8N, R17E, VILLAGE OF LAC LA BELLE. (TAX KEY NO. OCOT 0469.997.008):

Chairman Clark opened the third public hearing at 5:40 pm. Planner Hoier stated the Farmland Preservation parcels are permitted to section off up to 3 acres and rezone. The remanent parcel can only be used for open space.

Mary Swedberg, W359N9049 Brown Street, asked for more clarification on the reasoning behind sectioning off a portion from the FLP to build a house instead of just building the home on the 35-acre parcel.

Chairman Clark closed the public hearing at 5:46 pm.

MINUTES:

Commissioner Euclide made the motion to approve the February 26, 2026 Plan Commission minutes. Commissioner Butendorf seconded. Unanimously approved.

PUBLIC COMMENTS:

Randy Freeman, 120 Lac La Belle Court, addressed item number 8 on the agenda. He has concerns about the water run off. Mr. Freeman has no issues of the request but wants to make sure there is a good faith effort to address the water run off issue.

Kyle Kohlman, who is working with the Trunsky's, stated they are aware of the water run-off issues and are sensitive to creating the best solution possible in which Mr. Freeman's property is not adversely affected.

CONSIDER AND ACT ON THE REQUEST OF THOMAS AND MONICA DUNN, N53W34390 ROAD Q, OCONOMOWOC, WI 53066, TO REPLACE THE EXISTING FENCING. THE EXISTING 6.0' TALL FENCE ALONG THE WEST LOT LINE WILL BE REPLACED WITH A NEW 6.0' TALL FENCE. THE EXISTING 4' TALL FENCE ALONG THE EAST LOT LINE WILL BE REPLACED WITH A 4' TALL FENCE ON THE LOT LINE. 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 PART OF LOT 6 HINKELS PARK NO. 1, BEING PART OF THE NE ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N53W34390 ROAD Q (TAX KEY OCOT 0573.009):

Planner Fruth recommends the Plan Commission to require the fence meet the code and stated they have the ability to say so as long as 18 inches isn't less than what is required by the Village Code. Commissioner Gutschenritter asked if landscaping could be used in place of a fence. Commissioner Butendorf made a motion to approve to allow the replacement of the existing 6' fence and the existing 4' fence, subject to the Village determining the setback for the fences from the lot line. Commissioner Roche seconded. Motion passed 4 to 2.

CONSIDER AND ACT ON THE REZONE REQUEST (RZ176) OF JOHN AND MARYANNE PLANT FAMILY TRUST, 2019 BAY POINT LN, HARTLAND, WI 53029, TO REZONE APPROXIMATELY 3 ACRES OF PROPERTY LOCATED ON A VACANT PARCEL ON THE NORTHEAST CORNER OF BROWN ST (CTH P) AND RIVERWOOD LN FROM THE FLP FARMLAND PRESERVATION DISTRICT TO THE R-1 RESIDENTIAL DISTRICT TO BUILD A NEW SINGLE FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED IN THE NW ¼ OF SECTION 10, T8N, R17E, VILLAGE OF LAC LA BELLE. (TAX KEY NO. OCOT 0469.997.008):

Commissioner Euclide made the motion to approve the rezone from FLP Farmland Preservation to R-1 residential. Commissioner Butendorf seconded. Unanimously approved.

CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR JOHN AND MARYANNE PLANT. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF LOT 4 OF THE UNRECORDED PLAT OF SADDLE BROOK FARMS II, BEING PART OF THE NE ¼ OF SECTION 10, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROEPRT IS LOCATED ON THE CORNER OF RIVEWOOD LANE AND BROWN STREET (TAX KEY NO. OCOT 0469.997.008):

Commissioner Butendorf made the motion to recommend to the Village Board, pursuant to staff comments and recommendations. Seconded by Commissioner Roche. Unanimously approved.

CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR PETER AND SANDRA POPE. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE NORTH 79 FEET OF LOT 6 AND THE SOUTH 60 FEET OF LOT 5 OKAUCHEE LAKE PARK, BEING PART OF THE E ½ OF SECTION 26, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY THE PROPERTY IS LOCATED AT W342N5150 ROAD P (TAX KEY NO. OCOT 0576.012):

Planner Fruth gave a brief overview of the request. The petitioners are looking to install an inground pool on the east side of the residence and the internal lot line would need to be removed. Commissioner Roche made the motion to recommend to the Village Board, pursuant to staff comments and recommendations. Seconded by Commissioner Butendorf. Unanimously approved.

CONSIDER AND ACT ON THE EXTRATERRITORIAL CERTIFIED SURVEY MAP (CSM) REVIEW FOR JACOB AND RAIGE HANNULA. THE SUBJECT PROPERTY IS DESCRIBED AS BEING PART OF THE W ½ OF THE E ½ OF THE NW ¼ OF SECTION 25, T8N, R16E, TOWN OF IXONIA:

Commissioner Butendorf made a motion to approve the ETZ. Seconded by Commissioner Roche. Unanimously approved.

CONSIDER AND ACT ON THE CONDITIONAL USE REQUEST OF JEFF AND JUDY TRUNSKY, 544 LAC LA BELLE DRIVE, OCONOMOWOC, WI 53066 FOR A RETAINING WALL. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 3 ADDITION TO LA BELLE PLAT AND IS PART OF THE SW ¼ OF SECTION 19, T8N, R17E, VILLAGE OF LAC LA BELLE (LLV 0507.012):

Commissioner Butendorf spoke to the petitioner regarding the water runoff and asked Kyle Kohlman to give a better overview of the plans to correct the issue. Mr. Kohlman suggested a French drain or an infiltration trench underground as two options to help slow the water down. Commissioner Roche made the motion to approve. Seconded by Napgezek. Unanimously approved.

CONSIDER AND ACT ON THE REQUEST OF OLIN-SANG RUBY UNION INSTITUTE AT 600 LAC LA BELLE DR. TO INSTALL SECURITY FENCING AROUND THE PERIMETER OF THE PROPERTY. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE SW ¼ OF SECTION 19, T8N, R17E, VILLAGE OF LAC LA BELLE (LLV 0507.978.0020):

Chairman Clark informed the Commissioners he spoke with Police Chief Wraalstad, and she is in favor of the security fence. Chairman Clark suggested informing Mike Rowe, the neighbor of the camp, of the type of fence that is proposed to be installed. Commissioner Butendorf made the motion to approve. Seconded by Commissioner Roche. Unanimously approved.

CONSIDER AND ACT ON THE SITE PLAN/PLAN OF OPERATION FOR JOHN BOWLER D/B/A LAKE COUNTRY WINERY. THE SUBJECT PROPERTY IS DESCRIBED PART SW ¼ OF SECTION 36 AND PART OF THE SE ¼ OF SECTION 35, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N51 W34950 WISCONSIN AVE, OKAUCHEE, WI 53069 (OCOT 0575.978):

The petitioner gave an overview of the business he is proposing to operate. There will be no wine made at this location, it is strictly a distribution location where it will be sold and consumed. Commissioner Roche made the motion to approve. Seconded by Commissioner Butendorf. Unanimously approved.

CONSIDER AND ACT ON THE SITE PLAN/PLAN OF OPERATION FOR GUT INSTINCTS. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 1 CSM NO. 9518, BEING PART OF THE W ¼ OF SECTION 35, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT W359N5002 BROWN ST, OCONOMOWOC, WI 53066 (OCOT 0571.960.013):

Commissioner Butendorf made the motion to approve subject to all the conditions met in the Planner's report. Seconded by Commissioner Euclide. Unanimously approved.

CONSIDER AND ACT ON THE NEW SIGNAGE REQUEST OF UNCLE HENRY'S BACKYARD. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE NE ¼, NW ¼ OF THE NE ¼ OF SECTION 19, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY THE PROPERTY IS LOCATED AT N71 W39199 LANG ROAD, OCONOMOWOC, WI 53066 (LLV 0505.999.013):

The sign proposed does meet all the requirements of the Village of Lac La Belle sign ordinance. Commissioner Butendorf made the motion to approve the sign. Commissioner Roche seconded. Unanimously approved.

CONSIDER AND ACT ON THE REQUEST OF LEE AND SANDRA HANSEN, N79 W39623 MCMAHON ROAD, OCONOMOWOC, WI 53066, FOR THE NUMBER OF ACCESSORY BUILDINGS. THE SUBJECT PROPERTY IS DESCRIBED AS THE NW ¼ OF SECTION 18, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N79W39623 MCMAHON ROAD, OCONOMOWOC, WI 53066 (OCOT 0502.997.001):

Commissioner Butendorf made the motion to approve. Seconded by Commissioner Euclide. Unanimously approved.

CONSIDER AND ACT ON THE PROPOSED ROADWAY VACATIONS WITHIN THE VILLAGE OF LAC LA BELLE.

a. BROWN STREET MARKETPLACE DRIVEWAY/CTH P INTERSECTION

Commissioner Butendorf made the motion to approve. Seconded by Commissioner Euclide. Unanimously approved.

b. PUBLIC RIGHT OF WAY BEING PART OF THE SW ¼ OF SECTION 5, T8N, R17E

Commissioner Roche made the motion to approve. Seconded by Commissioner Butendorf. Unanimously approved.

ADJOURNMENT:

Motion to adjourn made by Commissioner Butendorf. Seconded by Commissioner Roche seconded. Meeting adjourned at 6:47 p.m.