

**MEMBERS PRESENT:**

Chairman Timothy Clark. Plan Commission Members, James Roche, Dan Napgezek, Robert Butendorf, Wayne Euclide, Robert Peregrine. Deputy Clerk/Treasurer Danielle Wraalstad and Village Planner Jacob Heermans.

**PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE REQUEST (CU 128) OF OCONOMOWOC LANDSCAPE SUPPLY, FOR PROEPRTY OWNED BY TERRY VAN LARE, W357 N6101 SPINNAKER DRIVE, FOR THE PROCESSING OF AND STOCKPILING OF BARK MULCH AND COMPOST FOR GARDEN SOIL. A LANDSCAPE BERM IS ALSO PROPOSED ON THE EAST SIDE OF THE PROERTY ADJACENT TO THE RESIDENTAL LOTS ON MALLA, RD LANE. THE SUBJECT PROPERTIES ARE LOCATED IN THE NW ¼ OF SECTION 21, T8N, R17E, VILLAGE OF LAC LA BELLE (TAX KEY NO'S OCOT 0514.992.001 AND OCOT 0514.999.001):**

Chairman Clark opened the Public Hearing at 5:00 pm.

Village Planner Jake Heermans explained the request of Oconomowoc Landscape Supply stating they would like to process and stockpile of mulch and compost on an alternate site as they are outgrowing their current site. A landscaping berm with native and non- native plants which will provide coverage year-round.

The applicant, Terry Van Lare, reiterated the purpose of his request. He stated the new location would be used to process and keep extra materials. There are times when the Village of Lac La Belle Department of Public Works utilizes Oconomowoc Landscape when the Village yard waste recycle center becomes overstocked. Extensive conversation had amongst the Plan Commission members and applicant.

Penny Urben, W376 N6877 Mallard Lane, had questions regarding the farmland conservancy listing on this parcel and if the berm will have any impact on the diversity on this? She has concerns about the large piles and the mess it brings. The residents are displeased with the growth of these piles as they keep getting larger.

Betty Koepsel, W376 N6830 Mallard Lane, stated when they moved into their property and lived on a hill they had to put plants down to prevent erosion. On the current hills/mountains of dirt, there are none of the plants which help prevent erosion and protect the wetlands. Planner Heermans stated there will be an erosion barrier and plants which will be placed which will help.

Richard Urben, W376 N6877 Mallard Lane, will the conditional use of composting on the proposed located be limited to brush, leaves and grass and prohibit items such as animal waste, grease, plastics and other associated landfill products? His concern is if we allowed those items it could attract vermin. Richard asked how the leachate will be handled.

Jim Rudolph, W376 N6925 Mallard Lane, expressed the residents put up with a lot of noise from the dump trucks and equipment used. Regarding the berm, Richard asked if the current trees will be removed to put up the berm?

Karen Rudolph, W376 N6925 Mallard Lane, noted the tree coverage is very helpful. Karen would like to see the current trees be kept and the berm on the other side of those trees.

Udenen Soccio, W376 N6949 Mallard Lane, would like the trees at the end by her house stay as is instead of being cut down for the berm.

Bill Koepsel, W376 N6830 Mallard Lane, made comments regarding the noise from the trucks and equipment.

Chairman Clark closed the public hearing at 5:41 pm.

**MINUTES:**

Motion made by Commissioner Roche to approve the April 24, 2025 Plan Commission minutes.  
Seconded by Commissioner Butendorf. Unanimously approved.

**PUBLIC COMMENTS:**

No public comments.

**CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR DAN GORSKY & LISA CALLAWAY, N60 W38525 BLACKHAWK DRIVE, OCONOMOWOC, WI 53066. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE NE ¼ SECTION 29, T8N, R17E, VILLAGE OF LAC LA BELLE (TAX KEY NO. OCOT 545.060):**

Commissioner Butendorf made a motion to approve the CSM. Commissioner Roche seconded.  
Unanimously approved.

**CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR JENNIFER LINDSTEDT, W349 N5546 LAKE DRIVE AND SHEKAR KURPAD, W349 N5554 LAKE DRIVE, OCONOMOWOC, WI 53066 TO COMBINE TWO (2) LOTS INTO ONE SINGLE LOT. THE SUBJECT PROPERTIES ARE DESCRIBED AS PART OF THE NE ¼ OF SECTION 36, T8N, R17E, AND PART OF THE NE ¼ OF SECTION 35 AND PART OF THE NW ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE (TAX KEY NO. OCOT 574.074 AND OCOT 574.073):**

Commissioner Roche made a motion to approve the CSM. Commissioner Peregrine seconded.  
Unanimously approved.

**CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR CRAIG & JANA KNAPP, W351 N5322 ROAD C, OCONOMOWOC, WI 53066. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE E1/2 OF SECTION 35 AND THE W1/2 OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE (TAX KEY NO. OCOT 0569.030):**

Commissioner Peregrine made a motion to approve the CSM. Commissioner Butendorf seconded.  
Unanimously approved.

**CONSIDER AND ACT ON THE LANDSCAPING PLAN FOR EAST WOODLAKE SUBDIVISION. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE S1/2 OF THE SE ¼ OF SECTION 20, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED ON THE WEST SIDE OF NORTH LAKE ROAD APPROXIMATELY 250 FEET NORTH OF THE INTERSECTION OF NORTH LAKE ROAD AND LAC LA BELLE DRIVE, CONTAINING APPROXIMATELY 39.48 ACRES (TAX KEY NO OCOT 512.994):**

Commissioner Euclide made a motion to approve the landscaping plan for East Woodlake Subdivision.  
Commissioner Butendorf seconded. Unanimously approved.

**CONSIDER AND ACT ON AN AMENDMENT OF THE COMPREHENSIVE LAND USE PLAN FOR THREE OAKS RESERVE, LLC, PO BOX 148, MAYVILLE, WISCONSIN ON BEHALF OF PROPERTY OWNED BY THE JOINT**

**SCHOOL DISTRICT NO 3, 915 E SUMMIT AVE, OCONOMOWOC, WISCONSIN FOR PROPERTY LOCATED IN THE NE ¼ OF SECTION 22, T8N, R17E, VILLAGE OF LAC LA BELLE (TAX KEY NO OCOT 517.997) BE AMEDED FROM THE GOVERNMENTAL AND INSTITUTIONAL CATEGORY TO THE LOW DENSITY RESIDENTIAL (20,000SF-1.4AC.DU) CATEGORY TO ALLOW FOR THE CONSTRUCTION OF A 28 LOT RESIDENTIAL SUBDIVISION:**

Commissioner Roche made a motion to approve the amendment. Commissioner Peregrine seconded. Unanimously approved.

**CONSIDER AND ACT ON A REZONING REQUEST (RZ157) FOR THREE OAK RESERVE, LLC, PO BOX 148, MAYVILLE, WISCONSIN FOR A PROPERTY OWNED BY THE JOINT SCHOOL DISTRICT NO 3, 915 E SUMMIT AVE, OCONOMOWOC, WISCONSIN TO REZONE THE SUBJECT PROPERTY DESCRIBED BELOW FROM THE P-I PUBLIC AND INSTITUTIONAL DISTRICT TO THE R-3 RESIDENTAL DISTRICT TO ALLOW FOR THE CONSTRUCTION OF A 28 LOT RESIDENTIAL SUBDIVISION. AREAS ZONED HG HIGH GROUNDWATER DISTRICT, C-1 CONSERVANCY OVERLAY DISTRICT AND EC ENVIRONMENTAL CORRIDOR DISTRICT WILL REMAIN UNCHANGED. THE SUBJECT PROPERTY IS LOCATED IN THE NE ¼ OF SECTION 22, T8N, R17E, VILLAGE OF LAC LA BELLE (TAX KEY NO. OCOT 517.997):**

Commissioner Butendorf made a motion to approve the rezone request. Commissioner Roche seconded. Unanimously approved.

**ADJOURNMENT:**

Motion to adjourn made by Commissioner Butendorf. Seconded by Commissioner Roche. Meeting adjourned at p.m.