

MEMBERS PRESENT:

Chairman Tim Clark, Plan Commission members Jim Roche, Dan Napgezek, Courtney Gutschenritter, Robert Butendorf, Wayne Euclide. Village Planner Jake Heermans and Evan Hoier, Deputy Clerk/Treasurer Danielle DuCharme.

A PUBLIC HEARING WILL BE HELD BY THE VILLAGE OF LAC LA BELLE PLAN COMMISSION TO CONSIDER THE REQUEST (CU148) JOSH PAKENHAM (OWNER), W3642 DAVIDSON RD, WATERTOWN, WI 53098 TO ALLOW FOR THE OPERATION OF A LANDSCAPE COMPANY AND CONTRACTORS YARDS. THE PROPERTY IS SPLIT BETWEEN JURISDICTIONS OF THE ZONING CODE AND SHORE LAND PROTECTION ORDINANCE, WITH THE BUSINESS OPERATIONS TAKING PLACE ENTIRELY WITHIN THE JURISDICTIONS OF THE ZONING CODE. THE SUBJECT PROPERTY IS LOCATED IN PART OF THE NW ¼ OF THE NW ¼ OF SECTION 18, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N80W39901 MCMAHON ROAD (TAX KEY NO. LLV 0502.999):

The applicant was not present, however a representative was in attendance to answer any questions. The property being discussed is the former Home City Ice business now turned into a landscaping business. Many of the business operations are done inside of the buildings. The four buildings are being used for office space, storage of equipment, hand tools, mowers and storage of trucks and trailers. Outside storage of gravel, stone, pavers, outcrop stone and mulch is located on the premises as well. There have been no noise complaints since the landscaping business has moved in.

There were no public comments or questions. Public hearing closed at 5:06 pm.

A SECOND PUBLIC HEARING WILL BE HELD REGARDING PROPOSED AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1:

Ehlers gave a presentation to the Plan Commission outlining what the proposed amendment to the project plan for the Tax Incremental District No. 1. See exhibit A attached to these minutes for an outline of projects being removed and added in the proposed amendment.

There were no public comments or questions. Public Hearing closed at 5:30 pm.

MINUTES:

Commissioner Euclide made a motion to approve the June 25, 2026 Village Plan Commission minutes. Commissioner Roche seconded the motion. Unanimously approved.

PUBLIC COMMENTS:

No public comments.

CONSIDER AND ACT ON A RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1:

Commissioner Butendorf made a motion to approve the amendment to the project plan for the Tax Incremental District No. 1. Seconded by Chairman Clark. Unanimously approved.

CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP(CSM) FOR CLARA BELLE DECKER REVOCABLE TRUST. THE SUBJECT PROPERTY IS PART OF THE SE ¼ OF SECTION 15, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N73W36308 S SHORE DRIVE, OCONOMOWOC, WI 53066 (TAX KEY NO. LLV 0492.985):

The Certified Survey Map (CSM) is to remove the internal lot line and create one parcel. The new owners are looking to tear down the existing small cottage and garage and build a new home. Commissioner Roche made the motion to approve the CSM. Commissioner Butendorf seconded. Unanimously approved.

CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR HELEN A STROHN REVOCABLE TRUST. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 13-16 LAKE PARK HEIGHTS SUBDIVISIONS, PART OF THE SE ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT W342N4842 OAK LN, NASHOTAH, WI 53068 (TAX KEY NO'S LLV 0576.068-071):

The owner is looking to make some improvements to the existing home and to do so the lot line issues need to be addressed. Commissioner Butendorf made the motion to approved. Commissioner Napgezek seconded. Unanimously approved.

CONSIDER AND ACT ON THE EXTRATERRITORIAL CERTIFIED SURVEY MAP (CSM) REVIEW FOR JOSEPH & DEBRA HERTEL. THE SUBJECT PROPERTY IS DESCRIBED AS THE NW ¼ OF THE SW ¼ OF SECTION 31, T9N, R18E, TOWN OF ERIN, WASHINGTON COUNTY. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT 274 ERIN RD, OCONOMOWOC, WI 53066:

Commissioner Euclide made the motion to approve. Commissioner Butendorf seconded. Unanimously approved.

ADJOURNMENT:

Motion to adjourn made by Commissioner Roche. Seconded by Commissioner Butendorf seconded. Meeting adjourned at 5:35 p.m.