

MEMBERS PRESENT:

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

A PUBLIC HEARING WILL BE HELD BY THE VILLAGE OF LAC LA BELLE PLAN COMMISSION TO CONSIDER THE REQUEST OF CANDACE ENTERS, N51W34935 LAKE DR, OKAUCHEE, WI 53069, TO CONSTRUCT A 6.0' PVC SPINDLE TOP FENCE TO ENCLOSE THE REAR YARD. THE PROPOSED FENCE HEIGHT EXCEEDS THE FOUR-FEET HEIGHT STANDARD OF THE VILLAGE OF LAC LA BELLE (PREVIOUSLY TOWN OF OCONOMOWOC) CODE OF ORDINANCE SECTION 144-5. THE PROPERTY IS DESCRIBED AS PART OF THE SW ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N51 W34935 LAKE DR (TAX KEY NO. LLV 0575.985):

Chairman Clark opened the public hearing at 5:00 pm. Village Planner Heermans gave a brief overview of the applicant's request.

Mark Cukla, N51W34951 Lake Drive, who resides to the northwest of the applicant's property provided a plat of survey of his property. Mr. Cukla is asking the Plan Commission to consider only allowing a 4' fence along the property line between his property and the applicants. Mr. Cukla and his wife have a vegetable garden right along the lot line and has concerns on the effects of a 6' fence would have on their garden.

Candace Enters was present and explained her reasoning for the need for a 6' fence. It would provide some safety and security along the bar/restaurant and along the apartments.

Chairman Clark closed the public hearing at 5:15 pm.

MINUTES:

Commissioner Euclide made a motion to approve the July 23, 2026 Village Plan Commission minutes and the July 23, Joint Plan Commission and Village Board meeting minutes. Commissioner Butendorf seconded the motion. Unanimously approved.

PUBLIC COMMENTS:

No public comments.

CONSIDER AND ACT ON THE REQUEST OF CANDACE ENTERS, N51W34935 LAKE DR, OKAUCHEE, WI 53069, TO CONSTRUCT A 6.0' PVC SPINDLE TOP FENCE TO ENCLOSE THE REAR YARD. THE PROPOSED FENCE HEIGHT EXCEEDS THE FOUR-FEET HEIGHT STANDARD OF THE VILLAGE OF LAC LA BELLE (PREVIOUSLY TOWN OF OCONOMOWOC) CODE OF ORDINANCE SECTION 144-5. THE PROPERTY IS DESCRIBED AS PART OF THE SW ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N51 W34935 LAKE DR (TAX KEY NO. LLV 0575.985):

Extensive conversation was held between the Commissioners. Commissioner Napgezek and Commissioner Butendorf both had the opportunity to visit the property. Commissioner Euclide made a motion to approve the 6' fence everywhere except the shared lot line. Commissioner Butendorf seconded. Approved with a 5-1 vote. Chairman Clark was opposed.

CONSIDER AND ACT ON THE MINOR AMENDMENT TO THE CONDITIONAL USE (CU34) FOR THE WATERS CONDOMINIUMS TO ADD A UTILITY/SWIMMING PIER:

The Waters Condominiums original pier plan in their Conditional Use allows for 10 piers and they are looking to add one more for swimming/utility purposes. One condition to the original CU approved was that any changes to the overall Site Plan needs Plan Commission approval. A representative for the Waters was present to answer many questions the Commissioners had. The biggest concern is the safety of swimmers. Commissioner Butendorf made the motion to approve subject to DNR approval, no cleats or tying, swim buoys and meet the Village Planners recommendations. Seconded by Commissioner Euclide. Unanimously approved.

CONSIDER AND ACT ON THE CONDITIONAL USE REQUEST (CU148) OF JOSH PAKENHAM (OWNER), W3642 DAVIDSON RD, WATERTOWN, WI 53098 TO ALLOW FOR THE OPERATION OF A LANDSCAPE COMPANY AND CONTRACTORS YARD. THE PROPERTY IS SPLIT BETWEEN JURISDICTIONS OF THE ZONING CODE AND SHORELAND PROTECTION ORDINANCE, WITH THE BUSINESS OPERATIONS TAKING PLACE ENTIRELY WITHIN THE JURISDICTION 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):

Commissioner Butendorf made the motion to approve the conditional use request. Seconded by Commissioner Napezek. Unanimously approved.

CONSIDER AND ACT ON THE REQUEST OF BENJAMIN KOHL FOR A RETAINING WALL WITHIN FIVE (5) FEET OF SIDE LOT LINE. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 26 OF LAKE PARK HEIGHTS, BEING PART OF THE SE ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY THE PROPERTY IS LOCATED OF W359N5002 BROWN STREET, OCONOMOWOC, WI 53066 (TAX KEY NO. LLV 0571.960.001):

Commissioner Butendorf made the motion to approve the retaining wall within 5 feet of side lot line. Seconded by Commissioner Euclide. Unanimously approved.

CONSIDER AND ACT OF THE SITE PLAN/PLAN OF OPERATION FOR DANIEL DETTMANN D/B/A RENEWAL HEALTH FOR A NEW PERSONAL WELLNESS CLINIC. THE SUBJECT PROJECT IS DESCRIBED AS PART OF THE SW ¼ OF SECTION 35, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT W359N5002 BROWN STREET, OCONOMOWOC, WI 53066 (TAX KEY NO. LLV 0571.960.001):

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

CONSIDER AND ACT ON THE SITE PLAN/PLAN OF OPERATION FOR JOE AND ELLEN HENNES D/B/A SMOKE ON THE WATER FOR DETACHED STRAGE BUILDING. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE NE ¼ OF SECTION 35, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N50 W35049 WISCONSIN AVE, OKAUCHEE, WI 53069 (TAX KEY NO. LLV 0572.966):

Commissioner Euclide made the motion to approve subject to the Architectural Control Committee recommendations on appearance. Seconded by Butendorf. Unanimously approved.

CONSIDER AND ACT ON THE SITE PLAN/PLAN OF OPERATION FOR ANGELA ARENDAS D/B/A GOOFIN' OFF FOR A NEW INDOOR ENTERTAINMENT ESTABLISHMENT. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE SW ¼ OF SECTION 36, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED AT N71W34917 WISCONSIN AVE, OKAUCHEE, WI 53069 (TAX KEY NO LLV 0575.973):

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

CONSIDER AND ACT ON THE CERTIFIED SURVEY MAP (CSM) FOR THE ROTH REVOCABLE LIVING TRUST. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF THE NW ¼ OF THE NE ¼ SECTION 8, T8N, R17E, VILLAGE OF LAC LA BELLE. MORE SPECIFICALLY, THE PROPERTY IS LOCATED ON THE EAST SIDE OF MILL STREET, AT THE INTERSECTION OF MAIN STREET AND MILL STREET (TAX KEY NO. LLV 0461.999.004):

Commissioner Butendorf made the motion to approve the CSM subject to meeting the Planners conditions. Seconded by Commissioner Tarkowski. Unanimously approved.

CONSIDER AND ACT ON THE SPECIAL EVENT REQUEST FOR HIDEAWAY:

Scott Krahn was present to give a brief explanation of the special event. A small scale tie up in front of the Hideaway with a dj. The event will start after the fishing tournament that day. Commissioner Euclide made the motion to approve. Seconded by Commissioner Butendorf. Unanimously approved.

DISCUSSION AND RECOMMENDATION TO THE VILLAGE BOARD TO ADOPT THE AMENDED ZONING AND SHORE LAND PROTECTION ORDINANCE:

Commissioner Euclide made the motion to approve the recommendation to the Village Board to adopt the amended Zoning and Shore Land Protection Ordinance. Seconded by Commissioner Butendorf. Unanimously approved.

DISCUSSION AND RECOMMENDATION TO THE VILLAGE BOARD TO ADOPT THE AMENDED FLOODPLAIN ORDINANCE:

Commissioner Euclide made the motion to approve the recommendation to the Village Board to adopt the amended Floodplain Ordinance. Seconded by Commissioner Butendorf. Unanimously approved.

DISCUSSION AND RECOMMENDATION TO THE VILLAGE BOARD TO ADOPT THE SIGN ORDINANCE:

Commissioner Butendorf made the motion to approve the recommendation to the Village Board to adopt the Sign Ordinance. Seconded by Commissioner Napgezek. Unanimously approved.

ADJOURNMENT:

Motion to adjourn made by Commissioner Tarkowski. Seconded by Commissioner Euclide. Meeting adjourned at 6:11 p.m.