

**VILLAGE OF LAC LA BELLE BOARD OF TRUSTEES
REGULAR VILLAGE MEETING MINUTES**

Monday, September 15, 2025

President Robert C. Hultquist called the meeting to order at 6:00 p.m. Trustees' present include John Koepke, John Roelandts, Erik Mullett and VJ Scully. Also, in attendance were Attorney Tracy Murn, Police Chief Kristen Wraalstad, Highway Superintendent Sam Salzman, Administrator Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see the sign-in sheet.

Those present stood to recite the Pledge of Allegiance

Approve regular Meeting Minutes from August 18, 2025. – Trustee Roelandts made the motion to approve the minutes from the August 18, 2025, meeting as presented. Trustee Mullett seconded the motion. Motion carried by unanimous voice vote.

Correspondence. – Clerk/Treasurer Opitz stated that there was one correspondence and each of the member of the Board had a copy in front of them.

Comments from the Floor on Agenda items or any other items.

Tim Clark, member of the AD HOC Committee – stated he would like to address agenda item #3 under old business, the land transfer to property owners in the 400 block of Lac La Belle Drive. Starting with our Village board, followed by the Ad Hoc Committee and now with this Village board, the 400-block matter has been under discussion for almost a year. I hope you agree that it is time to make a decision. I understand the challenge this issue has created for you and appreciate that whatever your decision, some group will not be pleased.

On January 2nd, as part of the closing of our merger, you unanimously voted to approve Resolution 2025-3 to create the AHC with the understanding that our recommendations on three unresolved items we identified during our merger discussions would be approved. One of those items was the 400-block matter. And 2025-3 does not include the words, "only if this Board agrees with the AHC recommendation." For our Village board, the resolution was a very important consideration of the contract to merge our communities. Without the commitment of that resolution, I would have recommended to our board that we delay the merger until we have completed our work on those three issues.

In addition to the time spent in 2024 by our Village board, the AHC convened three properly noticed public sessions before voting to approve the 400-block proposal. We spent more time on the details of this 3.8-acre issue than we did on any other property sale transaction in 2024, including the 80-acre transaction with Tall Pines, the 30 acres sold to Prestwick and a 15-acre private party sale. We listened to the concerns from both sides of this issue, considered the different options, exercised due diligence and made the decision to approve the 400-block proposal that is documented in the Memorandum of Understanding on file with the Village.

I appreciate that you may not all agree with our recommendation and that you might have handled this matter differently. There was no perfect solution to the serious problem these property owners are dealing with. We believe this is the very best option or the majority of the AHC would not have supported it.

It is time for a decision – it is time to move on. I hope you will take the vote tonight, honor the commitment of Resolution 2025-3 and approve AHC's recommendation on the 400-block proposal.

Gail Bryant, 454 Lac La Belle Drive, stated at the last meeting Attorney Gutschenritter was not truthful with his comments when he stated that Tim Clark did not meet with the Lake Districts or posted meetings regarding the 400 Block, which he (Tim) did. She also stated that he exaggerated that there were significant new developments with the letters that went out about the 400 block, that was not new, it was already talked about. She also stated, even though it was hard for her to say, that the current Village Board is insulting the Ad HOC Committee and the former trustees of the Village and that they all worked so hard to get everything right and it should not be hashed out like it is. Also, she said at the last meeting the pictures that were presented were because of the 400 Block causing the flowage, but it was Tim that knew the runoff was not coming from the

400 Block that it was coming from another area the D.O.T had been made aware of and have done nothing to correct it. In the end she hopes that the Board will have integrity and go along with what the AD HOC Committee is recommending for the 400 Block.

Rick Pease, 466 Lac La Belle Drive, stated that a portion of the proposal allows the homeowner to decide and it does not show any dollars and there is no universal plan.

Bruce Nattinger, Lac La Belle Management District, stated the goal of the lake district is to preserve the area and the 400 Block area needs to be rehabilitated.

OLD BUSINESS:

1. **Consider and Act on adding lights on Wisconsin Avenue.** – Highway Superintendent Salzman stated that he is still getting updated quotes and that there will be an increase in price compared to the last quote. Trustee Mullett made the motion to approve adding lights on Wisconsin Avenue subject to the final quote and the amount of the increase. Trustee Scully seconded the motion. Motion carried by unanimous voice vote.
2. **Consider and Act on revocable occupancy permit for the Wong residence, N53W34214 Road Q to have a retaining wall in the right-of-way.** – No Action was taken
3. **Consider and Act on transfer of land for the 400 Block of Lac La Belle.** – After a brief discussion, Trustee Mullett made the motion to approve the transfer of land for the 400 Block of Lac La Belle to the homeowners. Trustee Scully seconded the motion but with the following conditions: Deed restrictions attached to all lot sales; deed restrictions will be provided by the Village within 30 days, one contractor for all tree removal and remediation of lots; no lot purchasers will be allowed to hire contractors independently, lots must stay separate parcels and must be sold with the home; lots can't be sold to another individual separate from the home sale package, lots not purchased by the 400 block owners will need a clear policy and procedure drafted for purchase and the costs for tree removal and remediation and future maintenance will be paid for by subsequent buyer, all MOU signors must pay the \$2500 required deposit within 14 days of this approval, all fees including the survey, tree removal, remediation and maintenance in perpetuity is the sole responsibility of the lot purchaser and the Village will work with OWPP, LLMD, Tall Pines or any other environmental group interested in remediation of the remaining parcel. Motion carried 3-2 with Trustee Roelandts abstaining and Trustee Koepke opposing.
4. **Discussion on possible ordinance for the use of aerators.** – A representative from the DNR was unable to attend to discuss the use of aerators; this item will be brought back to the next agenda.

NEW BUSINESS:

1. **Presentation/Update by Bruce Nattinger, President of Lac La Belle Management District.** – He stated from an environmental standpoint, this past year found them focusing on the wetlands surrounding Lac La Belle as well as the lake itself. A healthy watershed is an important key to a healthy lake. He stated two creeks enter the lake through the Historic Village, which are Cottonwood Creek and Saeger Creek. Before reaching the golf course and then Lake Cottonwood creek flows through farm fields, a major source of phosphorus and sediment. Saeger Creek is a small tributary, which runs its entire length in the historic Village through what was once public land. Ignored for many years, the area has become overgrown and the creek intermittent. As for Rosenow Creek, OWPP will begin its restoration by clearing banks of invasive buckthorns. On the waterfront, the clarity of Lac La Belle continues to degrade. A graph supplied from DNR shows the change in Secchi depth readings over the past 35 years; Secchi depth is a measure of water clarity, with a larger number indicating clearer water. The clarity of Lac La Belle has decreased at a statistically significant level over that time frame. The decrease is only significant in the early and late summer when boats are active. While not causative, the data would indicate that the decrease in water clarity over time, hence increase turbidity, is associated with boating activity. He stated there are several take aways from this increase in turbidity. The first is that aquatic vegetation has been reduced by about 90% in the last decade or so. Less food, fewer fish. Over the prior two years, they have removed over 200,000 pounds of carp and bigmouth buffalo from the lake. The DNR has conducted a fisheries survey to assess the effectiveness of the harvest, and all types of fish were counted. Walleyes continue to be the prominent fish in the lake, but the number of adult walleyes was found to be only two-thirds of what it was a decade ago suggesting an over competition for scarce food. Aquatic vegetation has dropped by 90% and the number of adult walleyes have decreased by 33%. We believe that bottom sediment disruption and reintroduction into the water column from boat traffic contributes significantly to this issue. Also, there is a new invasive

species, Starry Stonewort, that was recently discovered in Lac La Belle; the source of the infestation appears to have been from an unsanitized boat launching into the lake. Currently working with the DNR to develop a containment program to eliminate it, which would consist of divers and no chemicals, and they are applying for DNR grants which would cover 75% of the costs. The management district has a lot on their plate, but they have the team to handle it and look forward to work more closely with the Village in the future on these issues and other issues if they arise.

2. **Consider and Act on granting a sewer Rec to Anthony Zitzelberger, N53W34956 Road B.** - Administrator Herrmann stated that when the sewer laterals were installed years ago, this property has a connection available and currently the Village has 14 Recs' left and would recommend approval. Trustee Mullett made the motion to approve granting a sewer Rec to Anthony Zitzelberger, N53W34956 Road B. Trustee Roelandts seconded the motion. Motion carried by unanimous voice vote.
3. **Consider and Act on requiring all sewer payments to be placed on the tax bill as a lump sum.** - Administrator Herrmann did a break down of how much it cost to do a quarterly billing, from postage, envelopes and employee time. After a brief discussion, Trustee Scully made the motion to approve requiring all sewer payments to be placed on the tax bill as a lump sum. Trustee Koepke seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on Resolution 2025-20; A resolution establishing moratorium on issuance of unassigned sanitary sewer connections in the Village of Lac La Belle.** - Trustee Scully made the motion to approve Resolution 2025-20; a resolution establishing moratorium on issuance of unassigned sanitary sewer connections in the Village of Lac La Belle. Trustee Roelandts seconded the motion. Motion carried 4-1 with Trustee Mullett abstaining from voting.
5. **Consider and Act on Resolution 2025-21, A resolution commemorating James Navin years of service to the Town of Oconomowoc.** - The Board unanimously approved Resolution 2025-21; A resolution commemorating James Navin years of service to the Town of Oconomowoc.
6. **Consider and Act on the AB-105, for Brewfinity to serve for the Koepke Farm's 150th Anniversary celebration.** - Trustee Scully made the motion to approve the AB-105, for Brewfinity to serve for the Koepke Farm's 150th Anniversary celebration on September 27th. Trustee Roelandts seconded the motion. Motion carried 4-1 with Trustee Koepke abstaining from voting.
7. **Consider and Act on budget meeting hearing date.** - After a brief discussion, Trustee Roelandts made a motion to set the budget meeting hearing date for November 12th at 6:00 p.m. Trustee Mullett seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on 2026 Village of Lac La Belle Fee Schedule.** - Administrator Herrmann went through the fee schedule with some changes and asked the Board to review it more, especially the Community Center rental fee, and asked to have them come back with there thoughts at the next meeting - No action was taken.
9. **Consider and Act on no parking on Bauer's Lane.** - After a brief discussion, an ordinance will be created regarding the no parking on Bauer's Lane and will be brought back at the next meeting - No action was taken.
10. **Consider and Act on establishing road/ditch bond.** - Administrator Herrmann stated he has a sample from another community, and he will work on establishing one for the Village of Lac La Belle and will have the Village Attorney review it before it comes back to a future agenda.
11. **Consider and Act on special event application for Downtown Okauchee to hold Okauchee business trick or treat on October 29, 2025.** - Trustee Scully made the motion to approve the special event application for Downtown Okauchee to hold Okauchee business Trick or Treat on October 29, 2025, from 5:30 p.m. to 8:30 p.m. Trustee Roelandts seconded the motion. Motion carried by unanimous voice vote.
12. **President Hultquist.** - Nothing to report
13. **Trustee Reports.**
 - a. **John Koepke.** - stated he attended the Fire Department meeting. He also stated that he lost a family member in the Minnesota shooting and feels that the Village needs to work with area schools that this building or the highway department building could be used as a safe place if something like what happened in Minnesota would happen in this area.
 - b. **VJ Scully.** - stated he was at the Fire Department Meeting, and the Town would see a 2.17% increase and the village would see .37% increase next year. He stated Merton and the City of Oconomowoc were not happy with the increases and let the fire board know that.
 - c. **Erik Mullett.** - Nothing to report
 - d. **John Roelandts.** - Nothing to report
14. **Public Works Superintendent Salzman.** - Nothing to report
15. **Chief Wraalstad.** - Nothing to report

16. **Administrator Herrmann** – Nothing to report
17. **Clerk/Treasurer Opitz**. – Reminded the Board that Board of Review is October 2nd and the Historic Village would be from 8:00 a.m. to 10:00 a.m. and then a short break and the Town would be from 10:30 a.m. to 12:30 p.m. and that there are currently two appointments set up on the Town's side and nothing for the Historic Village.
18. **Approve Vouchers and Checks**. – Trustee Mullett made the motion to approve vouchers and checks subject to Administrator Herrmann's approval. Trustee Scully seconded the motion. Motion carried by unanimous voice vote.
19. **The Board will enter, by roll call vote, into Closed Session pursuant to State Statue 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (Employee Wages).**

Trustee Scully made the motion and Trustee Koepke seconded to go into Closed Session at 7:43 p.m. Voice Vote was taken – President Hultquist, aye; Trustee Koepke, aye; Trustee Roelandts, aye; Trustee Mullett, aye; Trustee Scully, aye. Motion Carried.

Trustee Roelandts made the motion and Trustee Scully seconded to go into Open Session at 8:02 p.m. Voice Vote was taken – President Hultquist, aye; Trustee Koepke, aye; Trustee Roelandts, aye; Trustee Mullett, aye; Trustee Scully, aye. Motion carried.

Reconvene into Open Session.

20. **Adjourn**. – Trustee Roelandts made the motion to adjourn at 8:03 p.m. President Hultquist seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer