



VILLAGE OF LAC LA BELLE BOARD OF APPEALS SUMMARY OF MEETING

The following is a Summary of the Board of Appeals Meeting held on Wednesday, February 18, 2026, at 5:30 p.m. at the Lac La Belle Village Hall, W359 N6812 Brown Street, Oconomowoc, WI 53066.

BOARD MEMBERS PRESENT: Stephen Schmidt, Chairman
George Stumpf
Dione Funk
Bill Burkhardt

BOARD MEMBERS ABSENT: Bill Groskopf

SECRETARY TO THE BOARD: George Stumpf

VILLAGE PLANNING STAFF: Jacob Heermans
Evan Hoier

The following is a record of the motions and decisions made by the Board of Appeals.

SUMMARY OF PREVIOUS MEETING:

Mr. Burkhardt *I make a motion to approve the Summary of the Meeting of
December 17, 2026.*

The motion was seconded by Ms. Funk and carried unanimously.

NEW BUSINESS:

BA228: CLIFF MAYER (OWNER):

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for denial of variances from the offset, shore setback and building footprint provisions of the Village of Lac La Belle Shoreland Protection Ordinance to permit and relocate an existing shed within 75 ft. of the shore of Okauchee Lake.

Discussion between the owners (Cliff Mayer and Susan Knight), their attorney (Troy Giles), Board and Staff followed.

Mr. Mayer did not agree with staff's calculation of impervious surface. Staff relayed that no stormwater permit had been obtained, however, the overage could easily be resolved. Staff relayed that the shore setback and building footprint overage were the bigger obstacles to overcome. Mr. Mayer relayed that there is a large oak tree which prevents the shed from being pulled back farther from the shore, and the existing topography near the home would require significant grading and retaining walls to accommodate the shed. The Board questioned if there is a building separation requirement, which staff relayed is 10'. Based on the building separation requirement, the shed would likely not be able to be moved back to the 75' setback.

Attorney Giles and Mr. Mayer relayed that the shed has existed on the property since prior to the construction of the new home and that there were never two structures (a shed and shanty). Attorney Giles argued that staff approved the retention of the shed when the Zoning Permit was issued, as evidenced by the notation of the approved site plan. Staff acknowledged the prior existence of a shed on the property but disputed that the shed was approved to be retained and relocated near the shore. Staff also relayed that the shed had been moved several times and structurally altered without a permit.

The Board discussed that the offset could easily be addressed if the shed were moved 1.5' further off the lot line, and that the building footprint overage was minor. The Board felt that the shore setback was the most pressing issue that needed to be addressed, however, it did not appear that there was a conforming location in which to locate the shed. The Board debated whether the shed could be relocated to a conforming location given the large oak tree and required offset from the home.

Public Reaction:

- Joe and Julie Reinders at N48W34144 Jaeckles Dr provided a letter against the retention of the shed. The letter was distributed to the members of the Board and the petitioners.
- Krys Brown at N48W34128 Jaeckles Dr provided a letter of support. The letter was distributed to the members of the Board and the petitioners.
- Allen Prochnow at W340N4867 Road O spoke in favor of the proposal and stated that the structure had long since existed on the subject property.

Decision and Action:

Mr. Stumpf

*I make a motion to **deny** the request in accordance with the staff report and for the reasons stated in the staff report.*

The motion was seconded by Mr. Burkhardt and carried unanimously.

BA231: ROGER AND SUSAN KNIGHT (OWNERS), JOHN RICHART/RICHART CONSTRUCTION (APPLICANT)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for approval of a variance from the shore setback provisions of the Village of Lac La Belle Shoreland Protection Ordinance, to permit a lateral and vertical expansion of the existing structure.

Discussion between the petitioner (Noah Richart), owner (Roger and Susan Knight), Board and Staff followed. The petitioner noted that the interior ceiling heights are approximately 6' and do not meet the uniform dwelling code. The proposed improvements will make the home more functional and will provide safer access to the structure.

Public Reaction:

- Sandra Dankert, who is the owner's mother, reiterated that the interior ceiling heights are not desirable and that the current layout is not functional.

Decision and Action:

Mr. Burkhardt

*I make a motion to **approve** the request in accordance with the staff report and reasons stated in the staff report and with the following conditions:*

- 1. A plat of survey must be prepared and submitted to staff showing existing and proposed improvements on the parcel.*
- 2. A Certified Survey Map shall be conducted by the applicant to resolve internal lot lines, setback, impervious surface, right-of-way dedication, and external property line issues. The CSM shall be submitted to the Village for review and approval within 90 days unless extended by the Village Planner for just cause.*
- 3. An area of impervious surface on the southwest side of the parking area on the property shall be removed equal to the square footage area of the addition to the residence. Native grasses or plantings should replace the impervious surface to-be removed.*
- 4. The land on the eastern side of the parcel, currently divided by an internal lot line, shall not be subdivided or developed after the above mentioned Certified Survey Map is completed and the parcel fully combined into one lot. A CSM restriction shall state that the wooded areas on the eastern portion of the site shall be preserved.*

The motion was seconded by Mr. Stumpf and carried unanimously.

OTHER ITEMS REQUIRING BOARD ACTION:

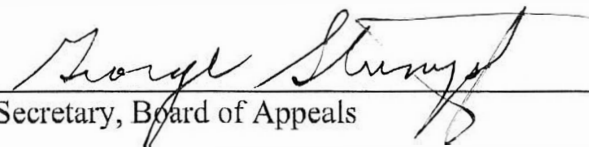
General discussion – one year check-in

ADJOURNMENT:

Ms. Funk *I make a motion to adjourn this meeting at 6:58 pm.*

The motion was seconded by Mr. Stumpf and carried unanimously.

Respectfully submitted,


Secretary, Board of Appeals

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