



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, July 16, 2025 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 Groskopf
Bill Burkhardt

BOARD MEMBERS ABSENT: None

SECRETARY TO THE BOARD: George Stumpf

VILLAGE PLANNER: Jacob Heermans

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

SUMMARY OF PREVIOUS MEETING:

Ms. Funk *I make a motion to approve the Summary of the Meeting of April 16, 2025.*

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

NEW BUSINESS:

BA212: PATRICIA A CATALDO TRUST (OWNER), JENO CATALDO (APPLICANT)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of a variance from the shore setback provisions of the Village of Lac La Belle Shoreland Protection Ordinance, to permit the construction of a lakeside deck.

Discussion between the petitioner (Jeno Cataldo), Board and Staff followed.

Mr. Cataldo stated that the original deck was damaged by a tree and that the cost of replacing it

was too much, which led to a patio instead of being sought. The requested size of the deck is needed due to the interior layout of the home and the exterior aesthetics. The deck will allow a family member who had a traumatic brain injury enjoyment of the lakeside of the residence. The topography of the lot creates a hardship and there are other decks/patios around the lake which are closer to the shore than what is proposed. Additionally, averaging is not available, which also provides a hardship. A cable rail system would be utilized to minimize the visual impacts to neighbors.

The Board questioned whether an exterior lift or other accommodations had been sought by the petitioner. The Board also indicated to the petitioner that the size of the deck was too large.

Public Reaction:

- None

Decision and Action:

Mr. Stumpf *I make a motion to **table** the request to a future meeting to allow the petitioner to revise the proposal.*

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

BA214: DANIEL NIENHUIS (OWNER)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **modified approval** of a variance from the wetland setback provisions of the Village of Lac La Belle Shoreland Protection Ordinance, to permit the construction of a 450 square foot accessory building.

Discussion between the petitioners (Daniel and Cynthia Nienhuis), Board and Staff followed. Mr. Nienhuis relayed that the proposed location reduces the number of trees that need to be removed and the need for extensive land altering activity. Access will be via the neighboring property to limit the impacts to the wetlands. The structure will be utilized for personal storage of the petitioners and may include personal watercraft.

Public Reaction:

- None

Decision and Action:

Ms. Funk *I make a motion to approve the request for variances from the wetland setback for a 960 square foot outbuilding with the following conditions and for the following reasons.*

1. *The accessory structure shall be located a minimum of 20 feet from all lot lines, a minimum of 75 feet from the channel, and no closer than 46.1' to the mapped wetlands.*
2. *The size of the accessory structure shall be limited to 960 square feet.*

3. *The height of the accessory structure shall not exceed 18 feet as measured from the lowest exposure to the highest peak of the roof.*
4. *The structure shall be utilized for personal storage only and shall not be utilized for overnight human habitation.*
5. *The proposed structure shall not contain any plumbing.*
6. *A Deed Restriction shall be recorded with the Waukesha County Register of Deeds Office prohibiting the construction of a boathouse on the subject property and a driveway of any kind which would serve the outbuilding.*
7. *The proposed Certified Survey Maps (CSM) shall be recorded with the Waukesha County Register of Deeds Office prior to the issuance of the Zoning Permit.*
8. *A grading plan shall be reviewed and approved by the Village Planner, prior to the issuance of a Zoning Permit.*
9. *The petitioner shall obtain written permission from the neighbor to use the neighboring property for construction access, prior to the issuance of a Zoning Permit.*

Reasons: The petitioner has a large property which has no accessory structures and is limited by the extensive environmental features on the lot. The required restrictions will prohibit the construction of a boathouse and a driveway to the proposed outbuilding and the proposed location will limit the number of trees that need to be removed.

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

OTHER ITEMS REQUIRING BOARD ACTION: None

ADJOURNMENT:

Mr. Stumpf *I make a motion to adjourn this meeting at 7:17 p.m.*

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

Respectfully submitted,

George Stumpf

George Stumpf
Secretary, Board of Appeals