



**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, August 20, 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 PLANNING STAFF:** Jason Fruth

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

**SUMMARY OF PREVIOUS MEETING:**

Mr. Stumpf *I make a motion to approve the Summary of the Meeting of July 16, 2025.*

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

**NEW BUSINESS:**

**BA215: MICHAEL BOREL**

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **conditional approval** of variances from the road setback, offset and shore setback requirements of the Village of Lac La Belle Shoreland Protection Ordinance to permit a new single-family residence with an attached garage, exterior staircase and lakeside retaining wall.

Discussion between the owner (Michael Borel), his builder, Board and Staff followed.

Mr. Borel explained that after measuring his pick up truck, he would like to request two additional feet of road setback relief to be able to park the vehicle indoors. In response to concerns raised by the Board, Mr. Borel and his builder explained that special precautions would be taken to safeguard the neighboring foundation that is very near the east lot line. The Board and the petitioners also discussed the possibility of stepped walls rather than the tall 8' retaining wall near the west property line.

The Board expressed questions about the necessity of the proposed stairwell near the east property line and discussed a preference for it to be constructed with natural materials to be more of a landscape feature. The Board also expressed concern regarding the size of the wall and cut being proposed near the west property line and suggested that less of the home may need to be exposed and the full window on that side reduced.

*Public Reaction:* **None**

Decision and Action:

Mr. Groskopf

*I make a motion to approve BA215 in accordance with the conditions recommended in the staff report with the addition of a limitation on the west wall being no more than 4' in height and no closer than 30' to the shore and that the steps be constructed of natural material and for the reasons stated in the staff report.*

The conditions of approval are as follows:

1. The west retaining wall shall not exceed four feet in height and shall be located no closer than 30' to the shore.
2. A fence/safety barrier shall be constructed on top of the retaining wall, due to the height of the wall. The safety barrier shall be installed prior to November 1, 2026, unless the deadline is extended with just cause, as determined by Planning & Zoning staff.
3. The nonconforming deck at the shore shall be removed prior to the issuance of an Occupancy Permit for the residence.
4. The proposed residence shall be located a minimum of 20' from the base setback line to accommodate ample off-street parking.
5. The proposed steps near the east property line shall be designed as a landscape feature and constructed with natural materials.

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

**BA217: KEVIN AND STEPHANIE HONKAMP (OWNERS), PATRICK HIETPAS, ARNDORFER CUSTOM HOMES INC. (APPLICANT)**

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of the variance from the non-conforming to building footprint provisions and **approval** of the request for a special exception from the non-conforming to offset provisions of the Village of Lac La Belle Shoreland Protection Ordinance to permit a vertical expansion to the existing residence.

Discussion between the owner (Stephanie Honkamp), her representatives (Pat Hietpas and Steve Wollersheim), the Board and Staff followed.

The petitioner and her representatives explained that they are seeking relief, in part, because the home is being converted to year round use and because of a lack of storage with no basement available. They explained that the proposed vertical expansion would allow for additional architectural detail, including windows above the garage doors, to be incorporated. They stated that the home would blend with the neighborhood and would not be out of character with the size of nearby homes. The Board agreed that storage was lacking and that the architectural detail being provided was attractive.

Mr. Fruth clarified that the Special Exception request would allow for the petitioners to expand vertically but that the Variance portion of the request seeks to exceed the allowable footprint expansion area.

*Public Reaction:* **None**

Decision and Action:

Mr. Groskopf:

*I make a motion to approve BA 217 based upon a lack of storage, the lack of a basement and based upon the exterior design fitting with the neighborhood and with consideration of the special exception recommendations contained within the staff report.*

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

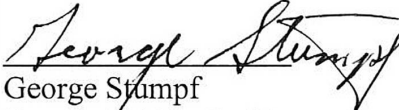
**OTHER ITEMS REQUIRING BOARD ACTION:** None

**ADJOURNMENT:**

Mr. Stumpf: *I make a motion to adjourn this meeting at 6:51 p.m.*

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

Respectfully submitted,

  
George Stumpf  
Secretary, Board of Appeals

*[Faint, illegible text]*