



**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, October 15, 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 August 20, 2025.*

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

NEW BUSINESS:

BA219: SHAD AND CAMILLA YOUNG (OWNERS), BARTELT REMODELING (APPLICANT)

Public Hearing:

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

Discussion between the petitioner (Matt Retzak, of Bartelt Remodeling), owners (Shad and Camilla Young), Board and Staff followed. The petitioner stated that additional living space is needed to make the structure habitable year-round. The petitioner also stated that staff did not adequately address inquiries early on which has led to a financial hardship for the property owners.

Public Reaction:

- Jeffrey Walloch at W350N5347 Road B stated that he does not want to see additional decking on the lakeside of the residence.

Decision and Action:

Mr. Groskopf *I make a motion to approve the special exception to permit the vertical expansion and deny the variance for the lateral addition in accordance with the staff report with the reasons stated in the staff report.*

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

BA221: EVAN McCARTHY (OWNER)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of the request for a variance from the shore setback provisions of the Village of Lac La Belle Shoreland Protection Ordinance to permit the construction of a new single-family residence.

Discussion between the owner (Evan McCarthy), Board and Staff followed. The owner stated that moving the house back to a conforming location will block neighboring property owners views of the lake.

Public Reaction:

- None

Decision and Action:

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

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

BA222 AUBREY SAMSON AND STEVE DANEN (OWNERS)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of the request for a variance from the offset provisions of the Village of Lac La Belle Zoning Code to permit the reconfiguration of lot lines and retain an existing detached garage.

Discussion between the owners (Aubrey Samson and Steve Danen), Board and Staff followed. The owners provided a PowerPoint presentation and described the neighborhood context and the plans for the properties.

Public Reaction:

- Steven Lindemann at N55W34706 Roland St. voiced support for the proposal and did not believe that his property would be negatively impacted by the requested lot line adjustment.

Decision and Action:

Mr. Groskopf

I make a motion to approve the request to reconfigure the lot lines with the common lot line between Lots 6 and 17 being 2' from the existing detached garage, with the following condition and for the following reasons.

Conditions:

1. *The petitioners shall prepare a Certified Survey Map (CSM) consistent with proposed Exhibit A. The CSM shall be submitted to the Village for review and approval.*

Reasons: The 20' offset requirement is unnecessarily burdensome to the property owners as it negatively impacts the placement of future structures. The proposal will be more conforming than the existing condition and will not create any additional lots. The requested offset is consistent with the neighborhood conditions.

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 7:30 p.m.

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

Respectfully submitted,


George Stumpf
Secretary, Board of Appeals