



**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, May 20, 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 Groskopf
Bill Burkhardt

BOARD MEMBERS ABSENT: None

SECRETARY TO THE BOARD: George Stumpf

VILLAGE PLANNER: Evan Hoier, Assistant

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 March 18, 2026.*

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

NEW BUSINESS:

BA234: HANS JUECH (OWNER), JEFF JUECH (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 expansion of a nonconforming structure within 5-10' of a lot line provision requirements of the Village of Lac La Belle Shoreland Protection Ordinance and **conditional approval** of a special exception to laterally expand the structure with a garage attachment up to 50% of the existing home footprint and to vertically expand the nonconforming structure. Staff summarized the reasons for the respective recommendations as further detailed in the Staff Report.

The petitioners explained the challenge of getting vehicles into the existing detached garage and the difficulties of the shared driveway situation. They explained that parking and turn around movements are currently difficult with the shared driveway condition with the neighbors to the south. They talked about the narrow driveway and small turning radius. They discussed that creating more distance between their proposed structure and the neighbor's garage would improve conditions. They talked about a desire to get junk inside, getting rid of non-conforming structures and reducing impervious surface.

Board member Groskopf raised questions and concerns about the size of the garage noting that it is about the equivalent of a six car garage. There was a question about the use of the second story of the addition. The petitioners explained that they would like to create living space in that area. They also explained that they would like to get the existing bilco door inside of the garage.

Board member Stumpf noted the need for an unnecessary hardship was not met with the reasoning made by the applicant and was concerned about precedent being created. He also discussed that the Board of Appeals has to consider the existing ordinance and that the Village can consider ordinance amendments if they are so inclined. Mr. Fruth explained that the village is actively working on amendments to the code and that staff have shared a number of possible changes that could help to further reduce variances. Board members expressed mixed reactions to the proposal with some feeling the proposal was too big and that a hardship had not been demonstrated while others felt that relief was appropriate.

The petitioner noted that allowing the variance request would allow him to clean up a number of nonconforming situations on the property, including a large accessory building footprint and encroaching boathouse.

Board members noted that the request may have been a positive way to rectify nonconformities but a hardship was needed to justify approving the variance.

Speaking on the item:

- Hans Juech, Owner
- Jeffrey Juech, Agent

Public Reaction:

- VJ Scully, N57W34557 Nickels Point Road.
 - Stated that 7' offsets are not uncommon and stated support for the variance. He noted that this approval is needed to rectify nonconformities and the shared parking situation with the neighbor. He stated that the structure and parking situation should be the hardship that the Board undertakes and that this is a common sense situation.
- David and Sophia Henry, W347N5902 Lake Drive.
 - Noted that the shared parking situation with Mr. Juech is unsustainable given the closeness of the properties and inability to maneuver. Strongly support the approval of the variance request.
- Glenda Popp, W347N5918 Lake Drive.
 - Noted support for the variance request given the reduction of nonconformities along her property line.

- Timothy Hoy, W347N5888 Lake Drive.
 - Provided a letter noting strong support for the variance request and that the structure seems well designed.
- Thomas Dugan, W347N5894 Lake Drive.
 - Provided a letter noting support for the project to alleviate nonconformities and enhance the aesthetics of the neighborhood.

Decision and Action:

Mr. Stumpf: *I make a motion to deny the variance request and approve the special exception request in accordance with the staff report with the condition and reasons stated in the staff report.*

The motion was seconded by Mr. Groskopf and carried 3-2.

Yays: Stumpf, Groskopf, Burkhardt.

Nays: Funk, Schmidt.

BA236: BRIAN CARL AND THERESA BEHLING (OWNERS)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **approval** of the request for variances from the road setback, side yard offset, and total building footprint requirements of the Village of Lac La Belle Shoreland Protection Ordinance to permit the construction of a detached garage.

Discussion between the petitioner (Brian Carl), Board, and Staff followed. Board members asked about the adjacent lands and pier. Mr. Carl confirmed that the subdivision shares a common area and that piers are available. They also asked about the location of the well and if the proposed building would create an issue for access to it. The petitioner noted that the well company that serves his property noted this would not be an issue and that access would be available. He also confirmed that there will not be living space above the garage and that he is planning enough area to be able to park a car in front of the garage.

Public Reaction:

- Timothy Campbell, N48W34192 Lindy Lane.
 - Noted support for project and that there were no objections to Mr. Carl's request for a detached garage.

Decision and Action:

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

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

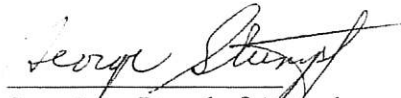
OTHER ITEMS REQUIRING BOARD ACTION: None

ADJOURNMENT:

Ms. Funk: *I make a motion to adjourn this meeting at 7:12 p.m.*

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

Respectfully submitted,


Secretary, Board of Appeals