



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

NOTICE

ZONING BOARD OF APPEALS (ZBA) MEETING TUESDAY, NOVEMBER 15, 2022 AT 5:30 PM

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of June 21, 2022

V. Variance Application

A. Motion to Open Public Hearing - All interested in this matter are invited to attend

B. **APPLICANT(S):** David Scotney (Owner)

TAX KEY NUMBER: WCP 00036

STREET ADDRESS: 140 Lincoln Pkwy, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213, *SF-CPP Cedar Point Park District*, to allow a street yard setback of 22 feet (30 feet required) and a rear yard setback of 25 feet (30 feet required) to construct a residential addition. The existing residence is 5.4 feet from the rear lot line.

C. Motion to Close Public Hearing

D. Consideration and possible action on recommendation of Variance

VI. Adjournment

George Vlach
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 11/07/2022 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES ZBA 06/21/22 MEETING TUESDAY, JUNE 21, 2022 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Trustee Vlach called the meeting to order at 6:30pm.

II. Roll Call

Present: Trustees George Vlach and Robert Umans, Members Dennis Costello and Tom Lothian, and Second Alternate Member Roy Grada

Also Present: Zoning Administrator Bonnie Schaeffer

Excused: Member Matt Robbins and First Alternate Member Mike Fieweger

III. Pledge of Allegiance

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of May 17, 2022

The motion to Approve the Zoning Board of Appeals Meeting Minutes of May 17, 2022 was initiated by Tom Lothian and seconded by Robert Umans. Unanimously carried.

V. Variance Application

A. Motion to Open Public Hearing - All interested in this matter are invited to attend

Trustee Vlach opened the public hearing at 6:33pm.

1. APPLICANT(S): Daniel and Emily Phillips (Owners)
TAX KEY: WCP 00072
STREET ADDRESS: 70 Lincoln Pkwy, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-213.M(5) to increase the height of a portion of the residence from 9'10" to 23'4" with an existing side yard setback of 4.8 feet (10 feet required).

Daniel Phillips (Owner) and Bill Petullo (Cedar Point Park Association representative) both spoke in favor of the variance and indicated that the existing flat roof is causing a hardship.

B. Motion to Close Public Hearing

Trustee Vlach closed the public hearing at 6:49pm.

C. Consideration and possible action on recommendation of Variance

The motion to Approve the Variance for 70 Lincoln Pkwy was initiated by Tom Lothian and seconded by Roy Grada. Unanimously carried.

VI. Variance Application

A. Motion to Open Public Hearing - All interested in this matter are invited to attend

Trustee Vlach opened the public hearing at 6:58pm.

1. APPLICANT(S): Richard and Lori Stearns (Owners)
TAX KEY: WWUP 00032
STREET ADDRESS: 101 W. Geneva St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-315.I(7) to construct a detached garage with a proposed height of 17'3" (permitted maximum height of 15'). Also requests a variance to Section 390-315.I(8)(a) to allow the existing 340 square foot shed to remain (sheds shall not exceed 160 square feet in area on a lot that has a detached garage).

Richard and Lori Stearns (owners) presented the request for a variance to construct a detached garage while keeping their existing shed.

B. Motion to Close Public Hearing

Trustee Vlach closed the public hearing at 7:15pm.

C. Consideration and possible action on recommendation of Variance

The Zoning Board discussed the lack of a hardship for needing a height variance for the garage.

The motion to Deny the detached garage portion of the variance request was initiated by George Vlach and seconded by Robert Umans. Unanimously carried.

The motion to Approve the shed portion of the variance request based upon submittal of a permit application for a conforming garage was initiated by Robert Umans and seconded by Roy Grada. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Tom Lothian and seconded by Robert Umans at 7:40pm. Unanimously carried.

/s/ Jackie Pankau-Daniels, Village Clerk

These are not official Minutes until approved by the Governing Body.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting November 15, 2022

November 7, 2022

APPLICANT(S): David Scotney (Owner)

TAX KEY: WCP 00036

STREET ADDRESS: 140 Lincoln Pkwy, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213, *SF-CPP Cedar Point Park District*, to allow a street yard setback of 22 feet (30 feet required) and a rear yard setback of 25 feet (30 feet required) to construct a residential addition. The existing residence is 5.4 feet from the rear lot line.

Per Section 390-1215.D(2)(a through f), *Variance*, I have reviewed the request and provide the following comments for your consideration:

- As of this date the Cedar Point Park Association has not commented on the project.
- The hardship is peculiar to the subject property due to the shallow depth of the lot.
- Although the requested variance is not essential to make the subject property developable, the buildable area of the lot is greatly encumbered by the required front and rear setbacks.
- The proposed addition does not appear to have any substantial impact on adjacent properties since it is much further from the rear lot line than the existing home. That being said, a neighboring property owner has filed a letter of objection.
- The development will have no substantial impact on the character of the neighborhood as it is consistent with location and size of development on adjoining lots. The property was originally developed prior to passage of the current applicable zoning regulations.
- The proposed development is not in conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: David Scotney

Applicant address: 140 Lincoln Parkway, Williams Bay, WI.

Applicant phone number: [REDACTED]

Address of subject site: 140 Lincoln Parkway, Williams Bay, WI.

Current zoning of subject site: _____

Current land use of subject site: _____

Written description of the proposed variance: 25 foot Set-Back vs 30 Foot
To Build Addition To Existing Home
22' Front yard Set back vs 30'

Written justification for the proposed variance (or attach as a separate sheet): _____

See attached sheet

Requirements

- ☐ Map of the subject property showing its general location in relation to the Village as a whole.
- ☐ Map of the subject property at a scale of not less than 1" equals 800 feet showing:
 - Current zoning of the subject property and lands within 200 feet of the subject property and the jurisdiction(s) that maintains that control.
 - All lot dimensions of the subject property.
 - Graphic scale and a north arrow.
- ☐ Names and addresses of the owners of all lands within 200 feet of subject property as they appear on the current tax records of the Village of Williams Bay.
- ☐ Site Plan of the subject property as proposed for development (see Site Plan application requirements).

Dated this 17 day of October, 2022

Respectfully submitted,

David Scotney
(Signature of Applicant)

JUSTIFICATION FOR VARIANCE

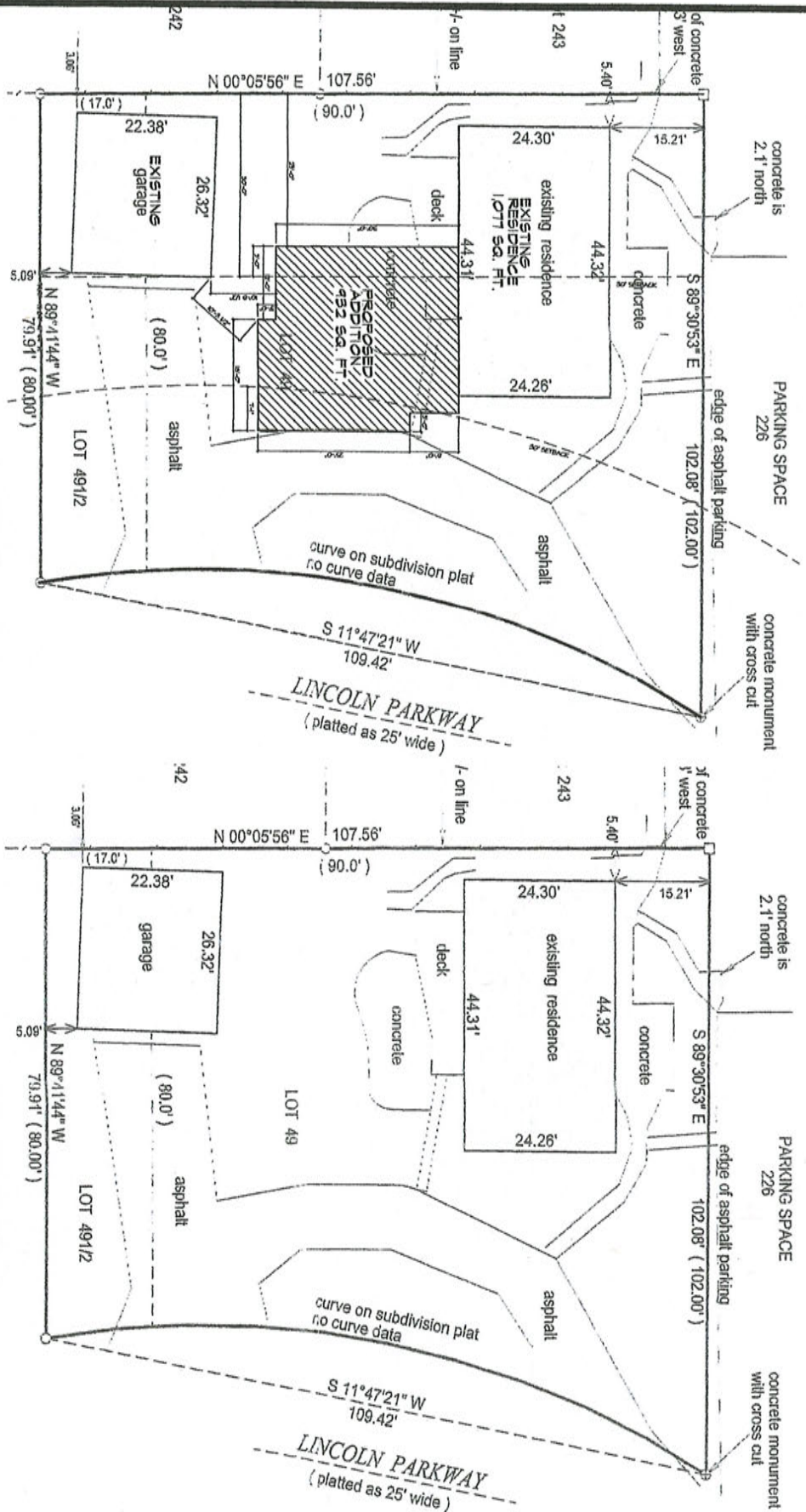
1. Prior to purchasing my home as a year-around residence for myself and my three children, I asked my contractor to contact the Village of Williams Bay to determine the required setback for the addition. My existing home is approximately 1,077 sq. ft. with three small bedrooms. I was advised by my contractor that the setback to the West of my property is 10 feet. My door faces South; my rear door faces North.

The purpose of the addition is to expand the living space by adding a great room, a larger kitchen, and a powder room. The existing home will be converted into a master bedroom, master bathroom and three bedrooms.

2. My existing home is 5.4' from the West lot line and my garage is 3.06' from the West lot line. My proposed addition would be 25' from the West lot line and 22' from the street (East)
3. If I would need to conform to the 30' rear setback and 30' front setback, it would leave approximately 19 feet for the addition, which does not lend itself to an aesthetically pleasing & functional layout for my family of four.

PROPOSED SITE PLAN

EXISTING SITE PLAN



SHEET INDEX:
SHEET C-1
SHEET C-2
SHEET C-3
SHEET C-4
SHEET C-5
SHEET C-6
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SHEET C-100

SCOTNEY ADDITION/REMODEL

340 LINCOLN PARKWAY
WELLS RIVER, VT 05091

SHEET TITLE:

SITE DEVELOPMENT PLAN & GENERAL NOTES

C-1

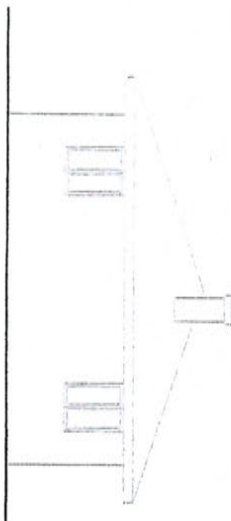
DATE: SEPTEMBER 15, 2012

PROJECT NUMBER: 22-432



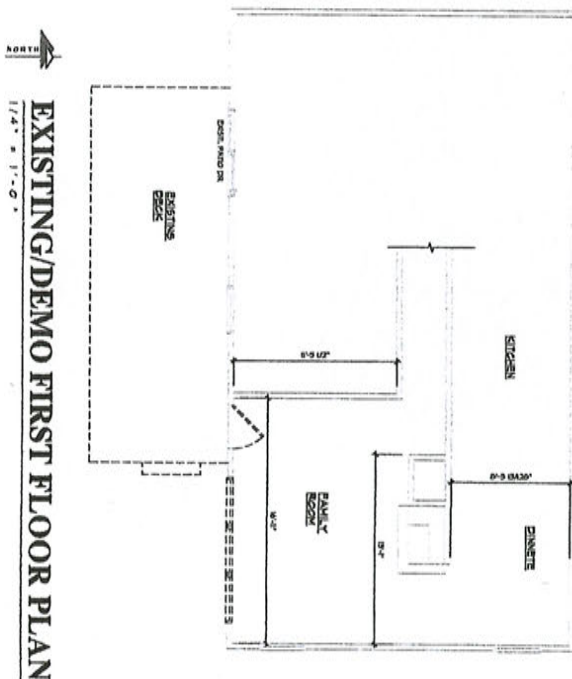


EXISTING/DEMO SOUTH ELEVATION
1/4" = 1'-0"



EXISTING/DEMO EAST ELEVATION
1/4" = 1'-0"

WALL KEY:	
	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE REMOVED
	NEW STD. WALL



EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"

SCOTNEY ADDITION/REMODEL

140 LINCOLN PARKWAY
WILLIAMS BAY, WI 53191

SHEET TITLE:

EXISTING/DEMO FLOOR PLAN & ELEVATIONS

EX-1

DATE: SEPTEMBER 15, 2002

PROJECT NUMBER: 22-429

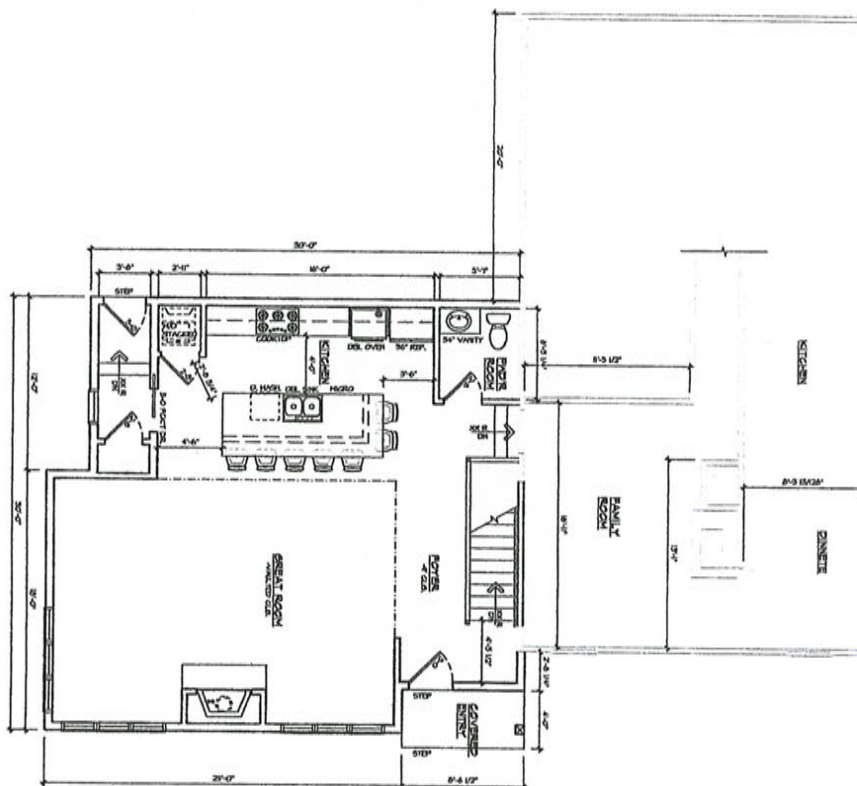


4010 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



WALL KEY:

- = EXIST. WALL TO REMAIN
- - - = EXIST. WALL TO BE REMOVED
- = NEW WALL

A-1

SCOTNEY ADDITION/REMODEL

140 LENOX PARKWAY
WELLFORD BAY, ME 03891

SHEET TITLE:

PROPOSED FIRST FLOOR PLAN

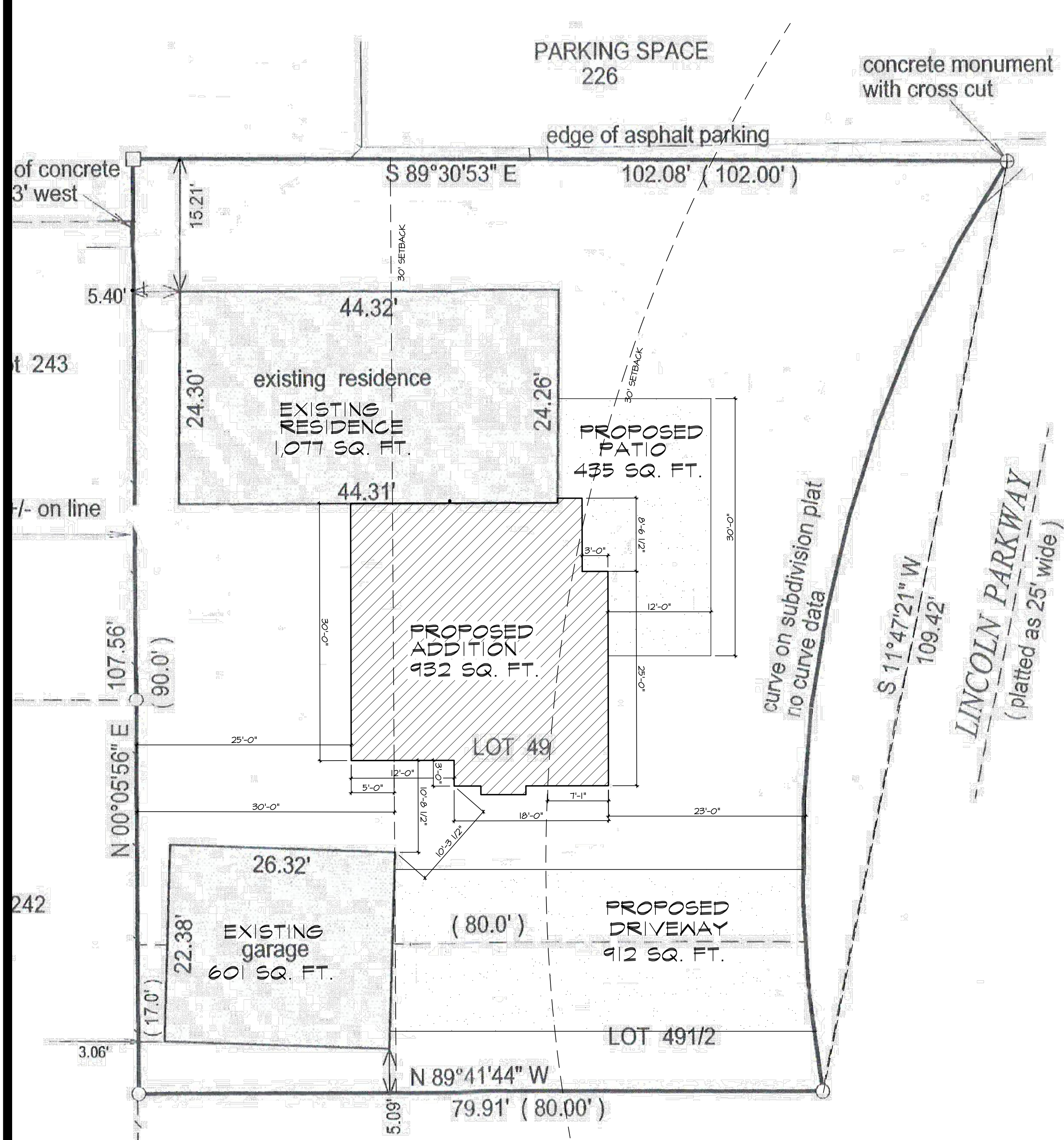
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PROJECT NUMBER: 22-428



patera
ARCHITECTURE + ENGINEERING

4010 N. Collins Road Suite #200 • Brookfield, VT 05305

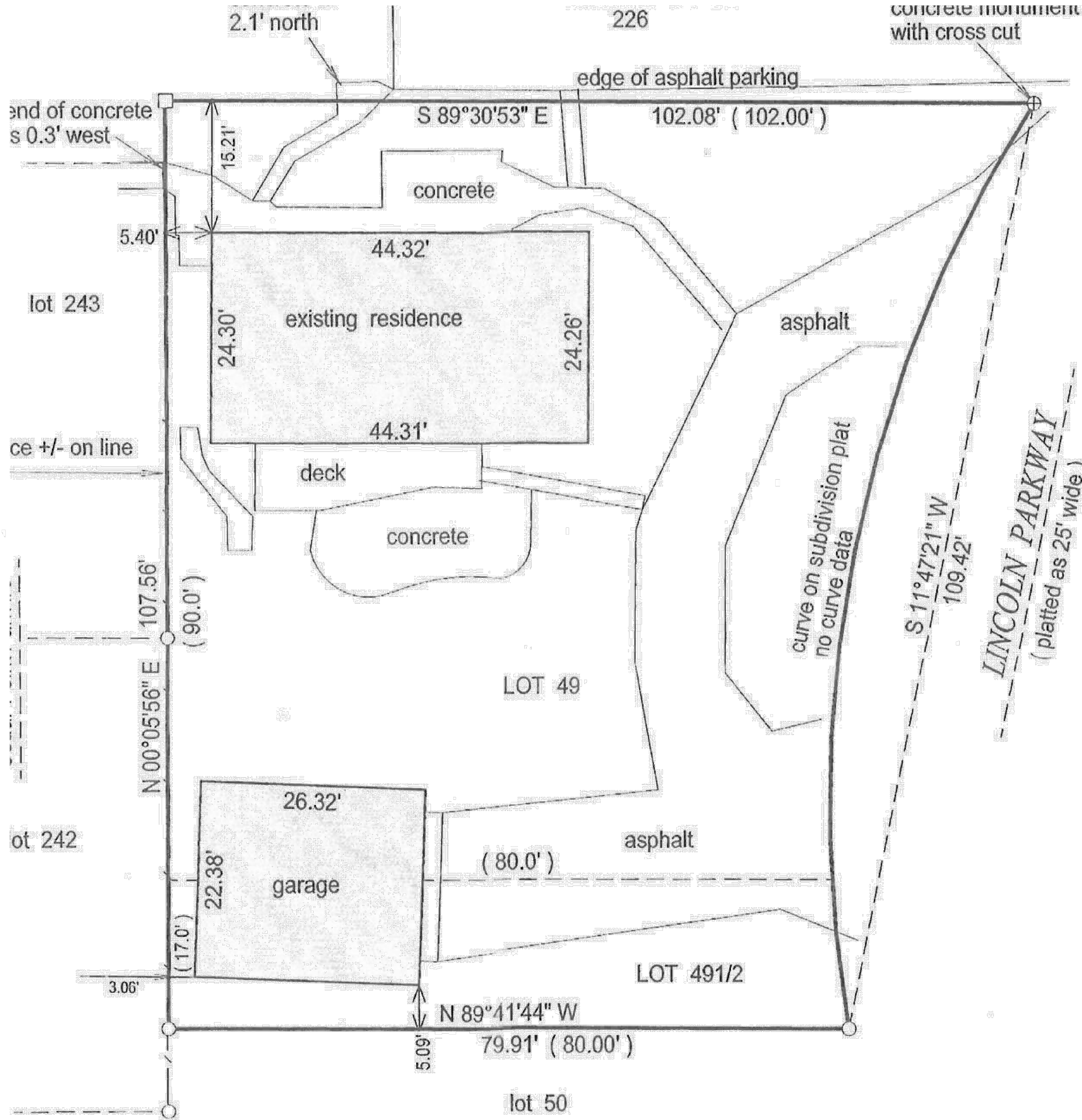
(OFFICE) 262-786-6776



PROPOSED SITE PLAN

1/8" = 1' - 0"

LOT AREA RATIO:	
EXISTING LOT AREA:	9,119 sq.ft.
EXISTING HOUSE AREA:	1,077 sq.ft.
EXISTING GARAGE AREA:	601 sq.ft.
PROPOSED ADDITION AREA:	932 sq.ft.
PROPOSED CONC. PATIO:	435 sq.ft.
PROPOSED DRIVEWAY:	912 sq.ft.
PROPOSED FLOOR AREA RATIO:	2,610 sq.ft. / 9,119 sq.ft. = 28.6% (35% MAX)
PROPOSED GREEN SPACE RATIO:	5,144 sq.ft. / 9,119 sq.ft. = 56.4% (50% MIN)



EXISTING SITE PLAN

1/8" = 1' - 0"

SCOTNEY ADDITION/REMODEL

140 LINCOLN PARKWAY
WILLIAMS BAY, WI 53191

SHEET TITLE:

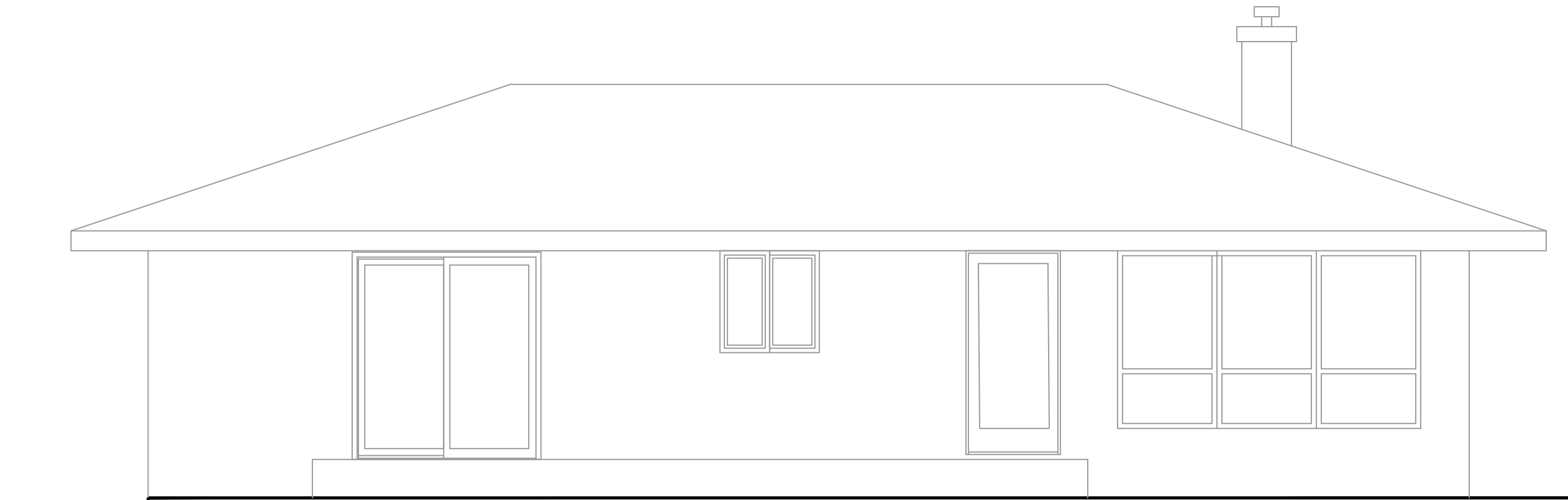
SITE DEVELOPMENT PLAN & GENERAL NOTES

C-1

DATE: NOVEMBER 2, 2022

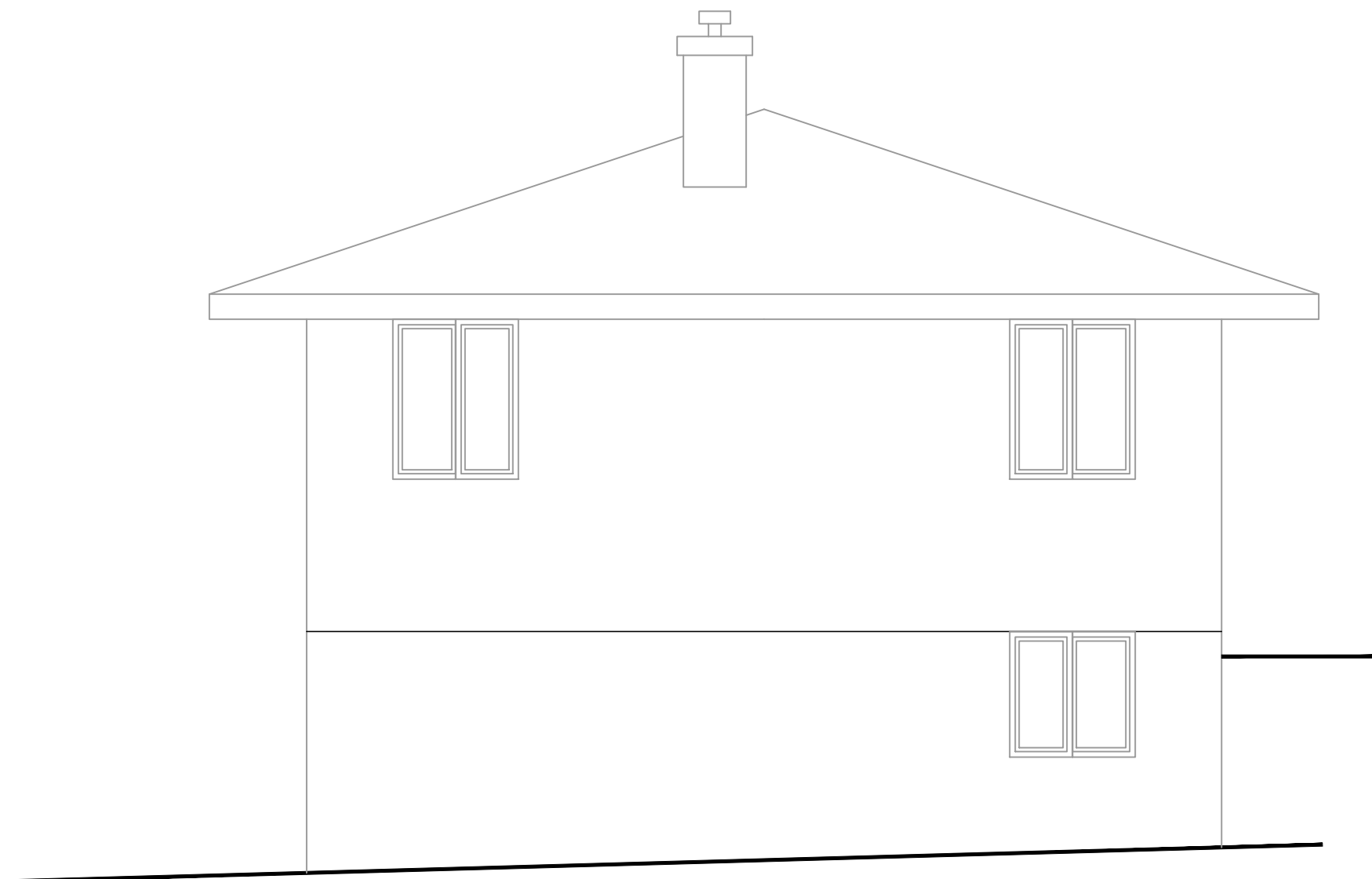
PROJECT NUMBER: 22-429

REVISIONS:
11-4-22



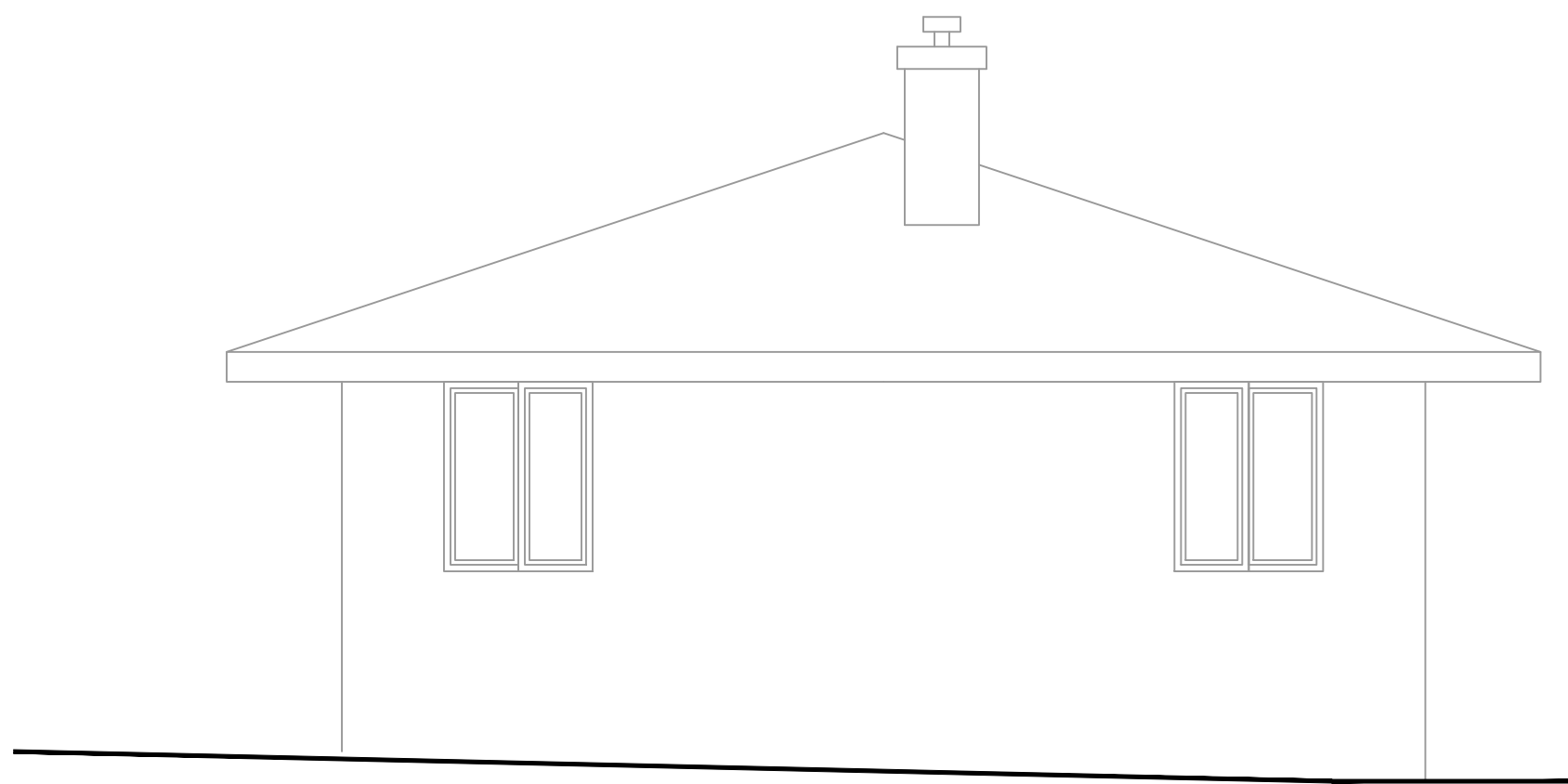
EXISTING/DEMO SOUTH ELEVATION

1/4" = 1'-0"



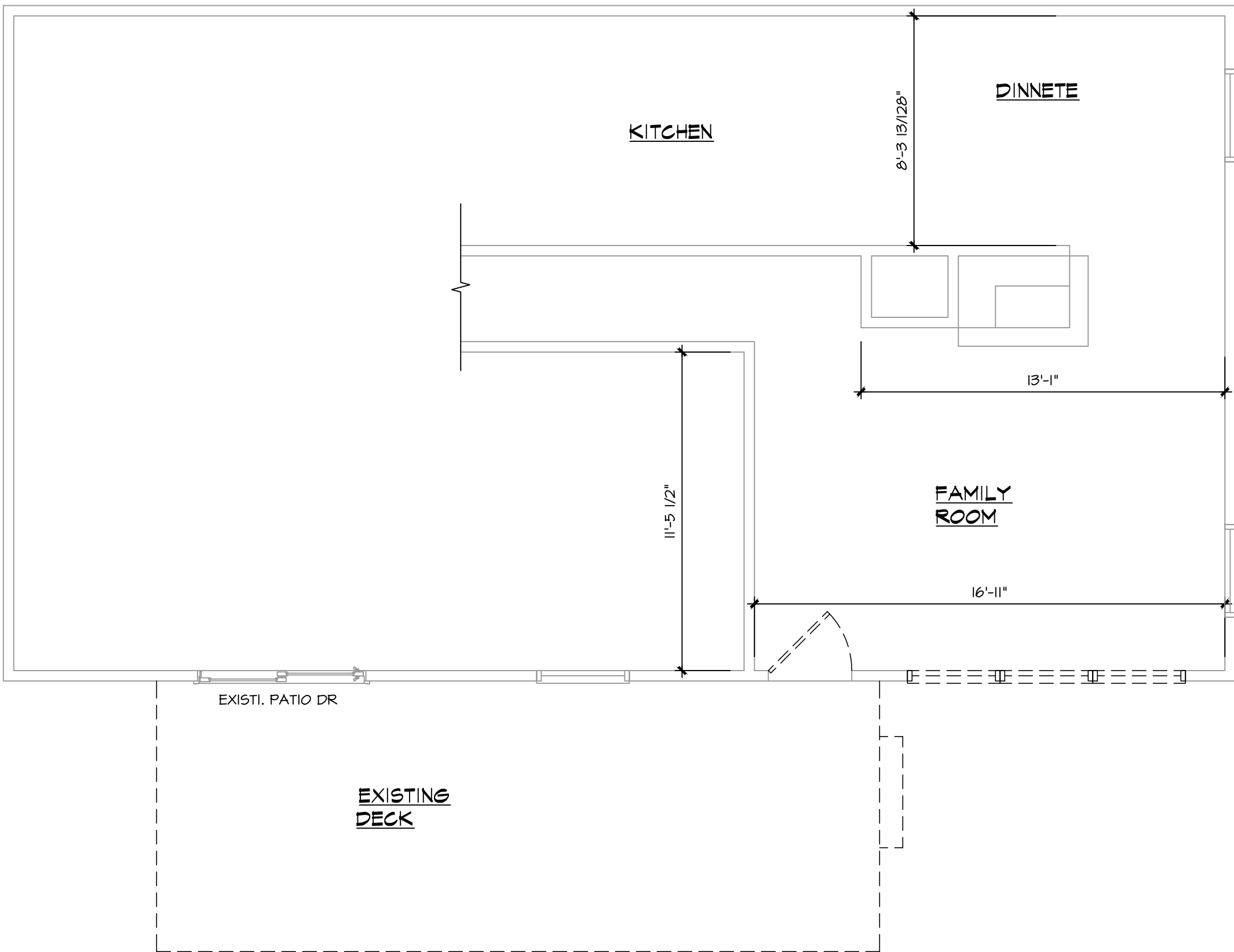
EXISTING/DEMO WEST ELEVATION

1/4" = 1'-0"



EXISTING/DEMO EAST ELEVATION

1/4" = 1'-0"

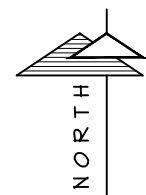
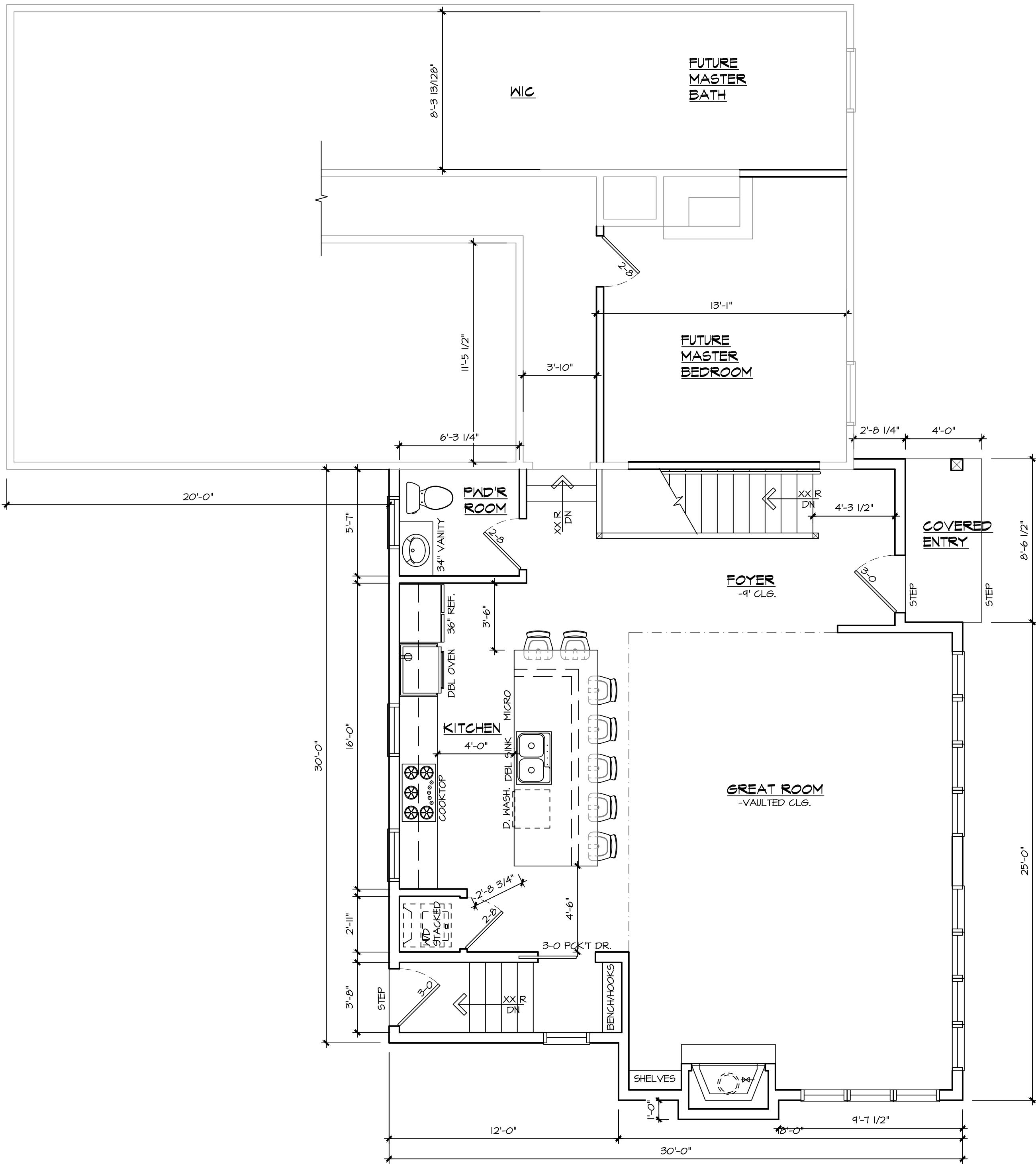


EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"

WALL KEY:	
	= EXIST. WALL TO REMAIN
	= EXIST. WALL TO BE REMOVED
	= NEW STUD WALL

REVISIONS:
11-4-22



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

WALL KEY:	
	= EXIST. WALL TO REMAIN
	= EXIST. WALL TO BE REMOVED
	= NEW STUD WALL

SCOTNEY ADDITION/REMODEL

140 LINCOLN PARKWAY
WILLIAMS BAY, WI 53191

SHEET TITLE:

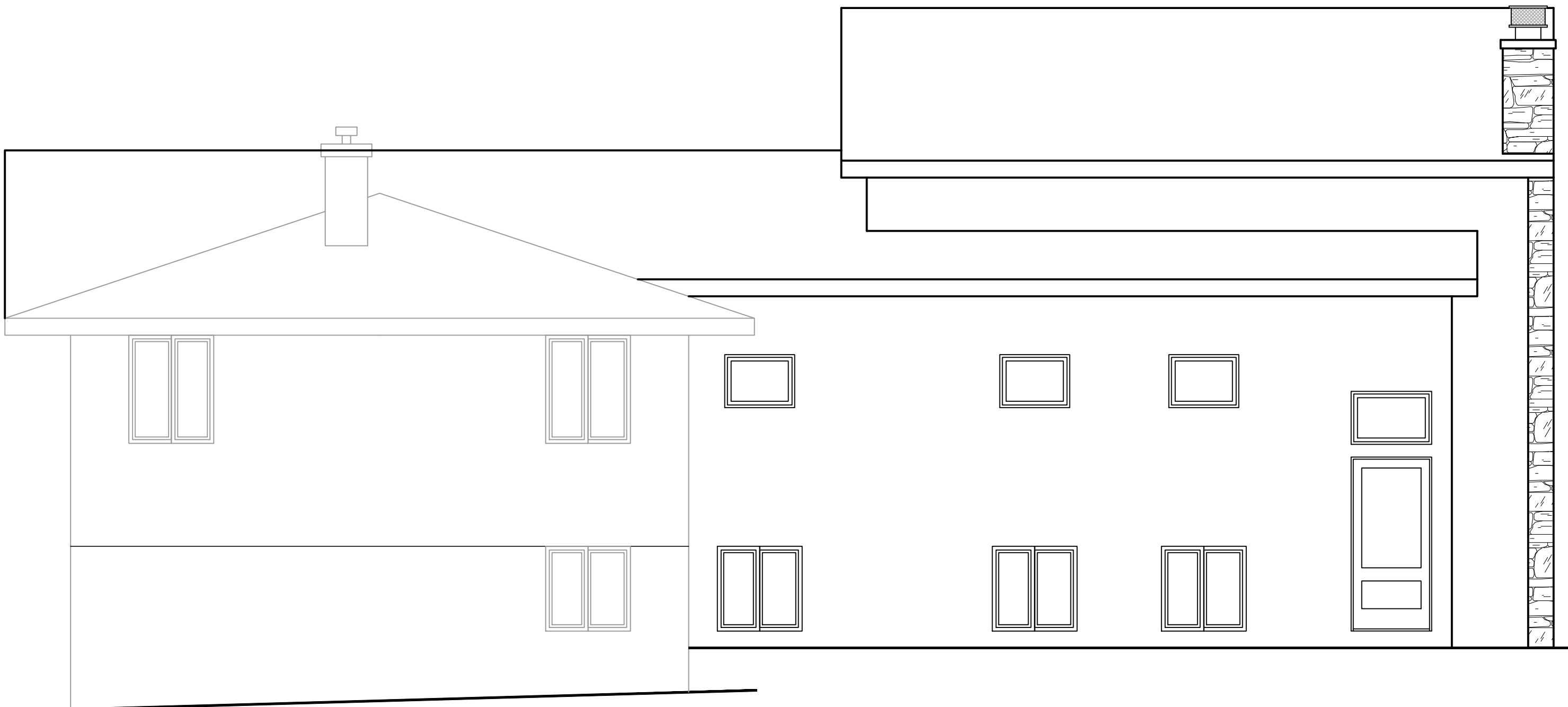
PROPOSED FIRST FLOOR PLAN

A-1

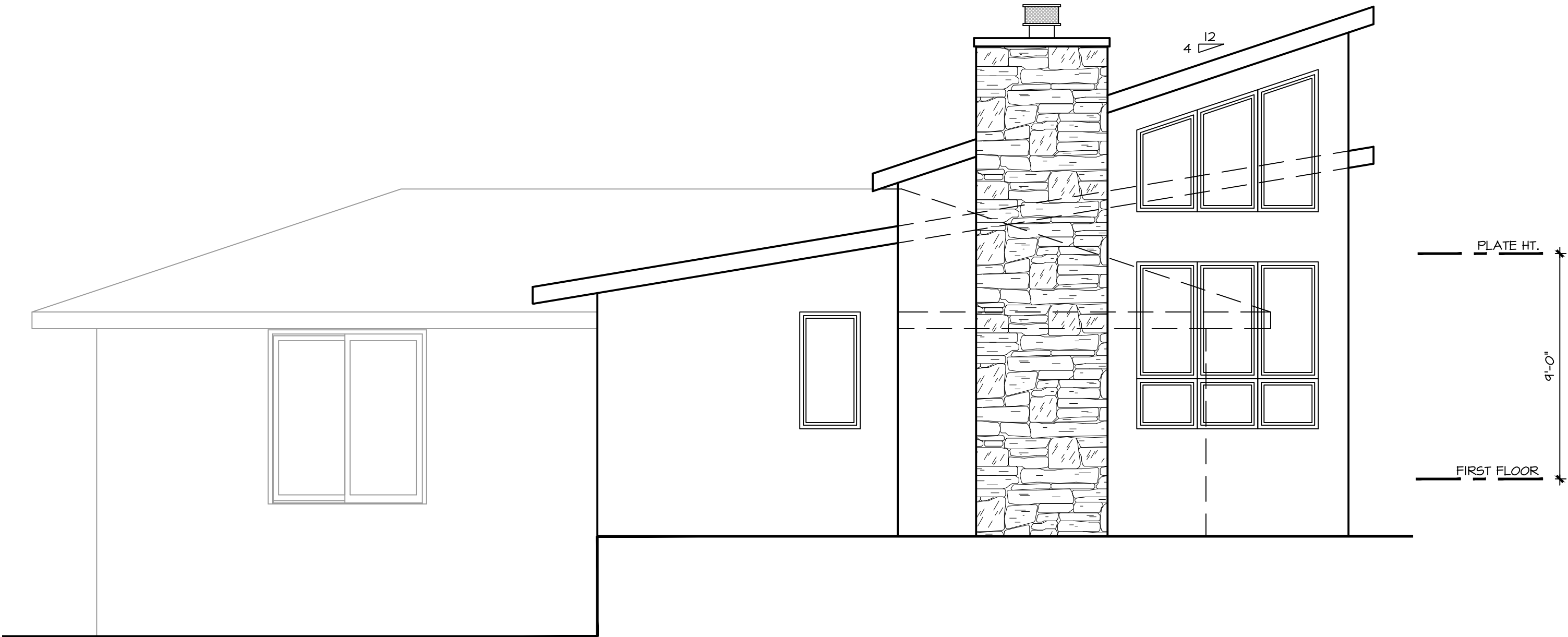
DATE: NOVEMBER 2, 2022
PROJECT NUMBER: 22-429

REVISIONS:
11-4-22





PROPOSED WEST ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"

WALL KEY:	
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SCOTNEY ADDITION/REMODEL

140 LINCOLN PARKWAY
WILLIAMS BAY, WI 53191

SHEET TITLE:

PROPOSED ELEVATIONS

A-2

DATE: NOVEMBER 2, 2022
PROJECT NUMBER: 22-429



REVISIONS:
11-4-22

October 9.2022

Zoning Board of Appeals
Village of Williams Bay
Walworth County, Wisconsin

In response to Variance request by David Scotney
140 Lincoln Pkwy, Williams Bay, WI 53191

To the Zoning Board of Appeals,

David Scotney and I have talked about this situation. He has explained this will be his main residence and the house, in its current state, is too small to raise his family. I have been in his house many times over the past 50 years, living in our home at 336 Circle Parkway, and I agree with him. An addition to his house could improve not only his family life, but our community as well. Martha and I welcome his family and always do what we can for our neighbors. We have benefitted from a well designed modest addition to our home and want neighbors to invest and maintain their houses. Everyone has the right to develop their land in a manner they see fit. As part of the community, one hopes for the best and hopes neighbors will consider the impact their decisions will have on their neighbors.

This being said, Martha and I would like to state unequivocally that there would be significant harm done to our home if the 30 foot setback is not enforced.

Our houses are back to back and David has correctly stated that his current house is only 5 feet off the back lot line. However, the existing structure is largely blocked out by our garage. His proposed addition will extend into what is now open air space. We live in a very hilly section of Cedar Point Park. From our rear deck to David's rear deck there is approximately a 7 foot elevation. The closer the house is to the lot line the greater the impact.

We fail to see the hardship caused by following the established setbacks. David can still almost double his existing square footage and work within the established zoning codes.

Martha and I again welcome David's family and wish them nothing but the best.

Thank you for allowing us this opportunity to express our objection.

A handwritten signature in black ink, appearing to read 'V. Baggetto'.

Vincent Baggetto