



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL 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.