



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

ZONING BOARD OF APPEALS (ZBA) MEETING TUESDAY, DECEMBER 20, 2022 AT 6:30 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 November 15, 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 23 feet (30 feet required).
- C. Motion to Close Public Hearing
- D. Consideration and possible action on recommendation of Variance

VI. Variance Application

- A. Motion to Open Public Hearing - All interested in this matter are invited to attend
- B. APPLICANT(S): John & Kristin Porritt (Owners) TAX KEY NUMBER: WLV 00029
STREET ADDRESS: 42 Upper Loch Vista Dr, Williams Bay, WI 53191
Applicant requests a variance to zoning code section 390-0212 to construct a single-family residence with a proposed front yard setback from Upper Loch Vista Dr. of 13'1" (minimum of 30 feet required) and a proposed rear yard setback of 12'4 1/2" (minimum of 30 feet required).
- C. Motion to Close Public Hearing
- D. Consideration and possible action on recommendation of Variance

VII. 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: 12/13/2022 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES ZONING BOARD OF APPEALS 11/15/2022 MEETING TUESDAY, NOVEMBER 15, 2022 AT 5:30 PM

I. Call to Order

Vlach called the meeting to order at 05:30pm.

II. Roll Call

Present: George Vlach, Tom Lothian, Mike Fieweger, Matt Robbins

Also Present: Administrator Tobin, Treasurer Peternell, Clerk Kolls, Zoning Administrator Schaeffer

Excused: Robert Umans, Dennis Costello, Roy Grada

III. Pledge of Allegiance

IV. Minutes

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

The motion to approve the Zoning Board of Appeals Meeting Minutes of June 21, 2022 was initiated by Tom Lothian and seconded by Mike Fieweger. 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 5:32pm.

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.

Owner David Scotney as well as his contractor Peter Juergens spoke in favor of the variance and indicated that the size and shape of the lot is causing a hardship.

Neighbor Vincent Baggetto spoke against the variance, stating that he feels there would be significant harm done to his home should the setback not be enforced.

C. Motion to Close Public Hearing

Trustee Vlach closed the public hearing at 6:02pm.

D. Consideration and possible action on recommendation of Variance

The motion to Approve the Variance was initiated by Tom Lothian and seconded by Matt Robbins.

Votes:

Yes: Tom Lothian, Matt Robbins

No: George Vlach, Mike Fieweger

Abstain: None

Result: Failed

VI. Adjournment

The motion to adjourn was initiated by George Vlach and seconded by Mike Fieweger at 06:13pm. Unanimously carried.
/s/ Tina Kolls, Village Clerk

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



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: _____

Build Addition To Existing Home
23 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 21 day of November, 2022

Respectfully submitted,

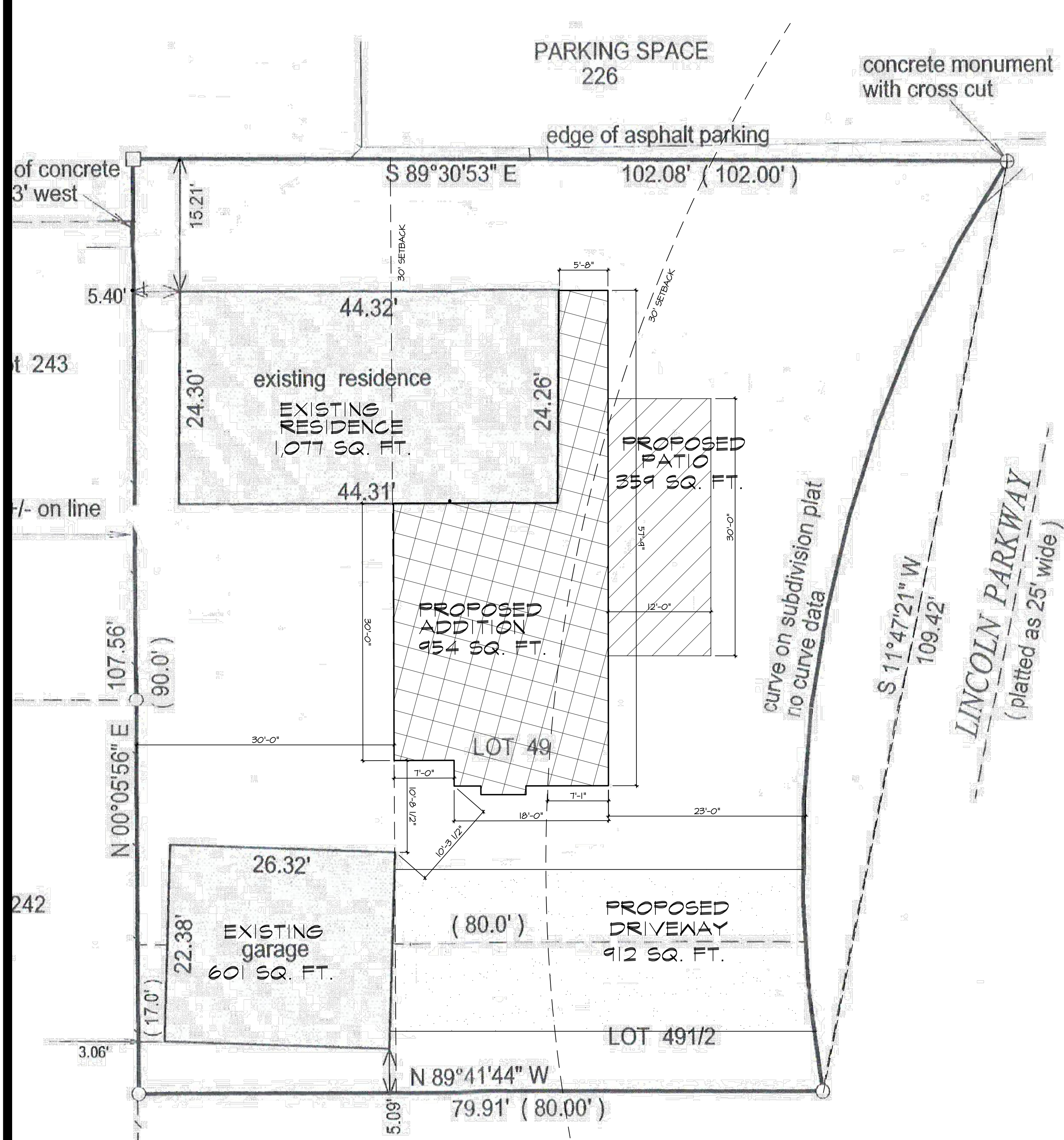
David Scotney
(Signature of Applicant)

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 setbacks for an addition. My existing home is approximately 1,077 square feet, with three small bedrooms. I was advised by my contractor that the setback to the West of my property is 10 feet. My front 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.

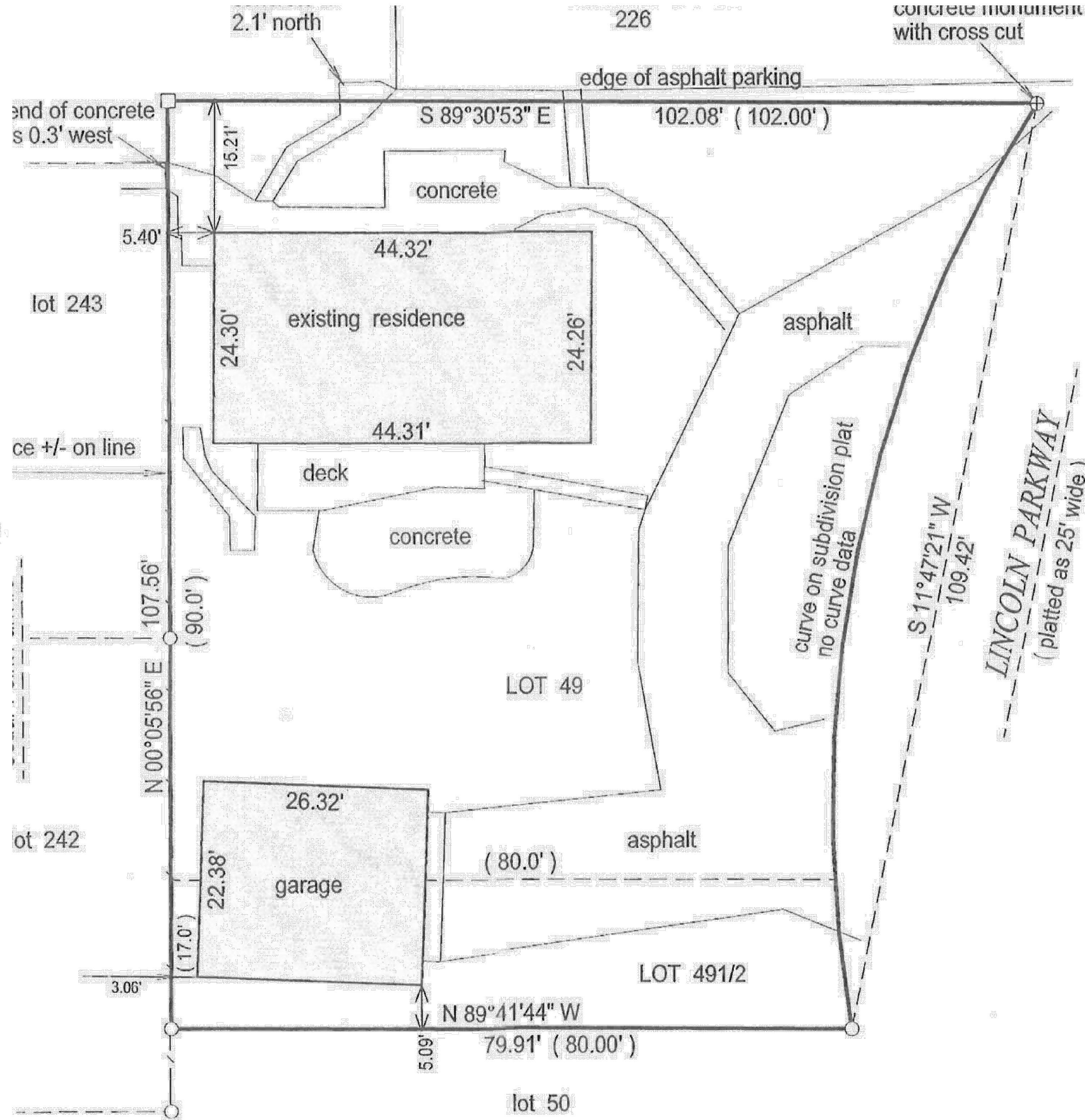
2. My existing home is 5.4' from the West lot line and my garage is 3.06' from the West lot line. My proposed addition would be ~~30~~ from the West lot line and ~~23~~
Feet From The Street (East)
3. If I would need to conform to the 30' rear setback and 30' front setback, it would leave approximately 19 feet for an addition, which does not lend itself to an aesthetically pleasing & functional layout for my family of four.



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:	954 sq.ft.
PROPOSED CONC. PATIO:	359 sq.ft.
PROPOSED DRIVEWAY:	912 sq.ft.
PROPOSED FLOOR AREA RATIO:	2,632 sq.ft. / 9,119 sq.ft. = 28.8% (35% MAX)
PROPOSED GREEN SPACE RATIO:	5,216 sq.ft. / 9,119 sq.ft. = 57.1% (50% MIN)



EXISTING SITE PLAN

1/8" = 1' - 0"

SCOTNEY ADDITION/REMODEL

140 LINCOLN PARKWAY
WILLIAMS BAY, WI 53191

SHEET TITLE:

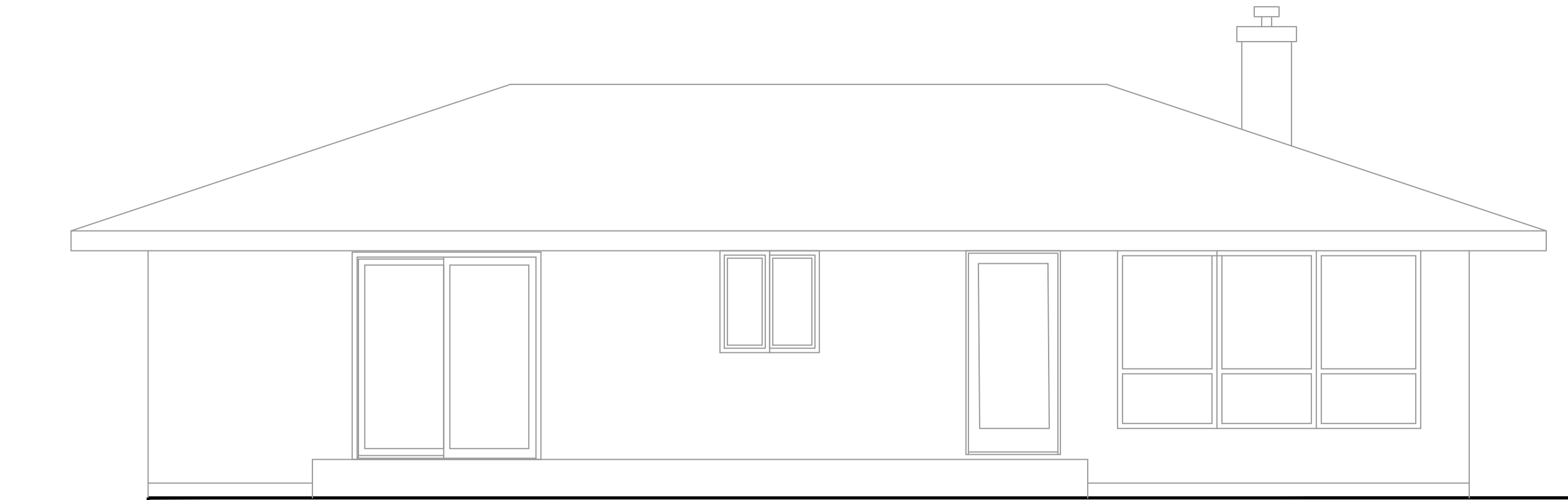
SITE DEVELOPMENT PLAN & GENERAL NOTES

C-1

DATE: NOVEMBER 2, 2022

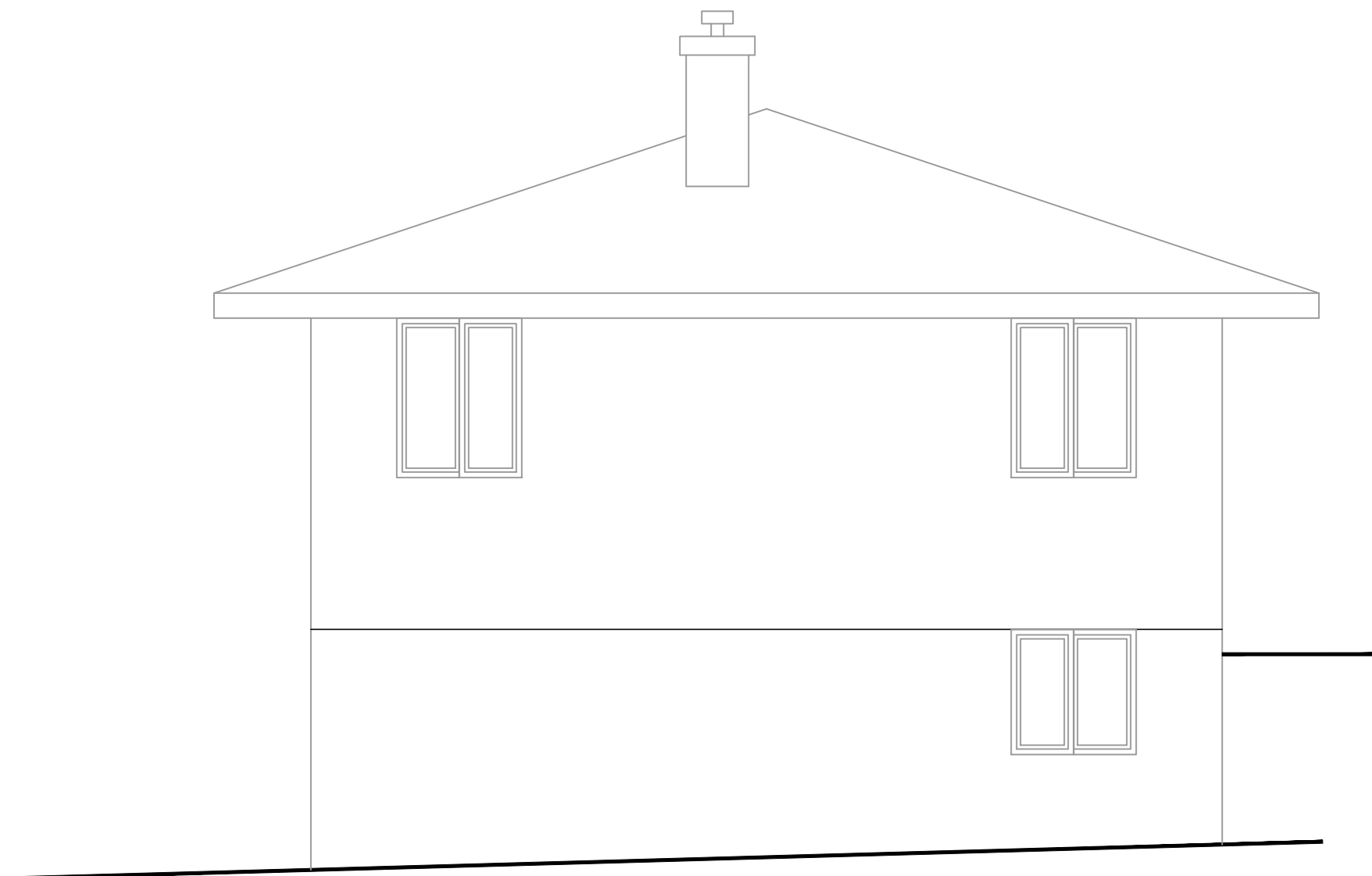
PROJECT NUMBER: 22-429

REVISIONS:
11-4-22
11/21/22:
11/30/22 REVISIONS



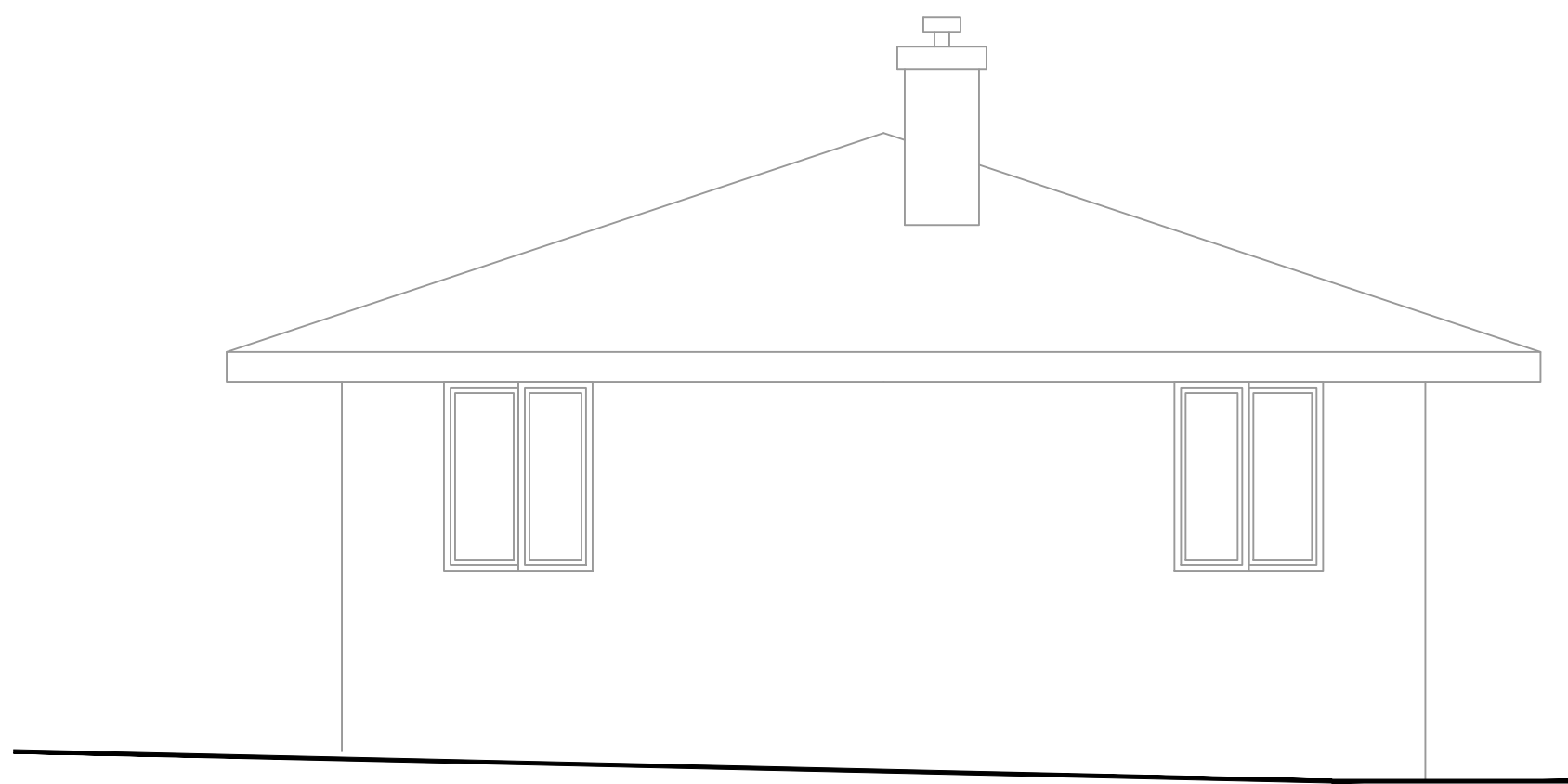
EXISTING/DEMO SOUTH ELEVATION

1/4" = 1'-0"



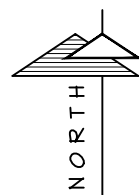
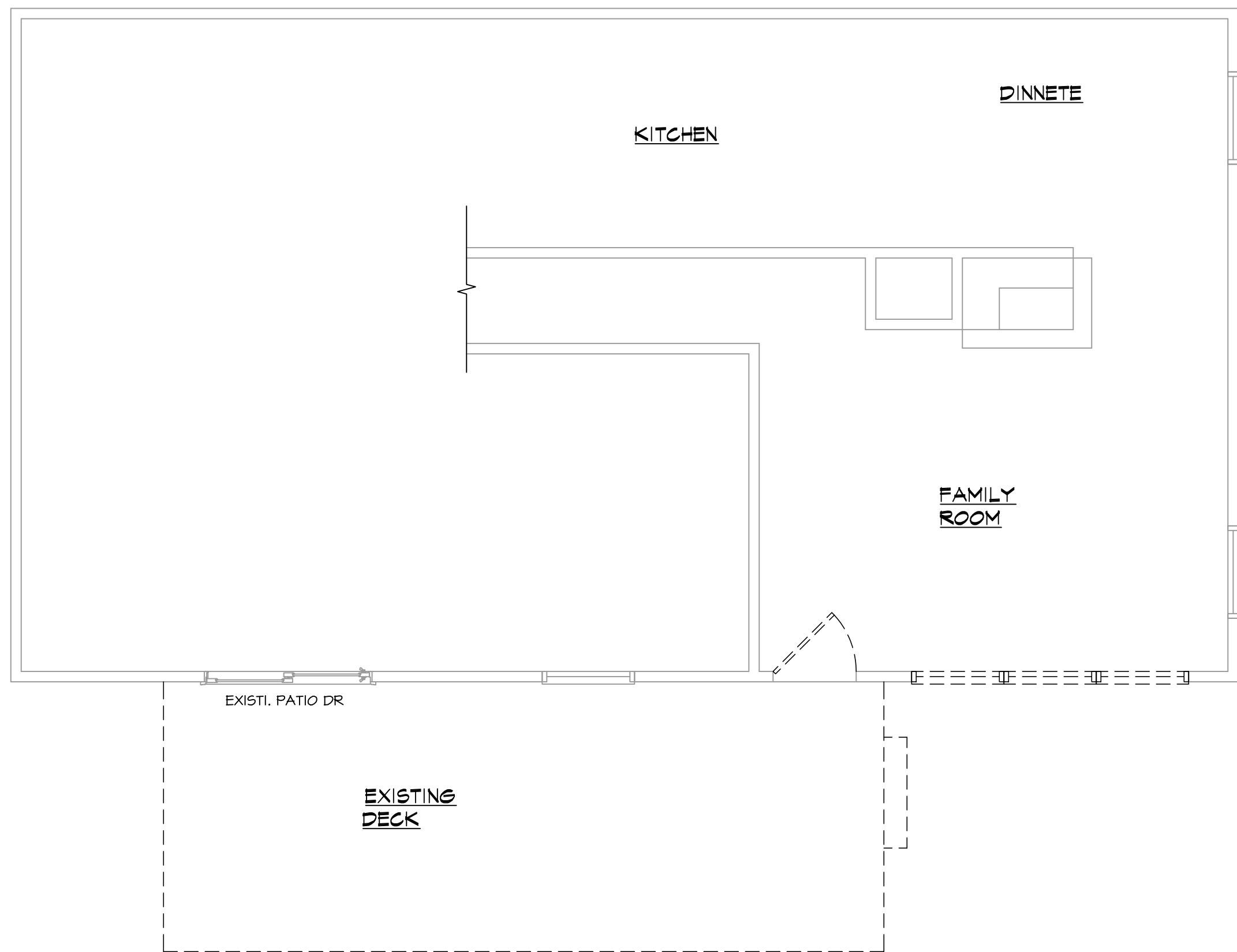
EXISTING/DEMO WEST ELEVATION

1/4" = 1'-0"



EXISTING/DEMO EAST ELEVATION

1/4" = 1'-0"

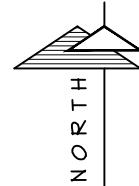


EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"

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

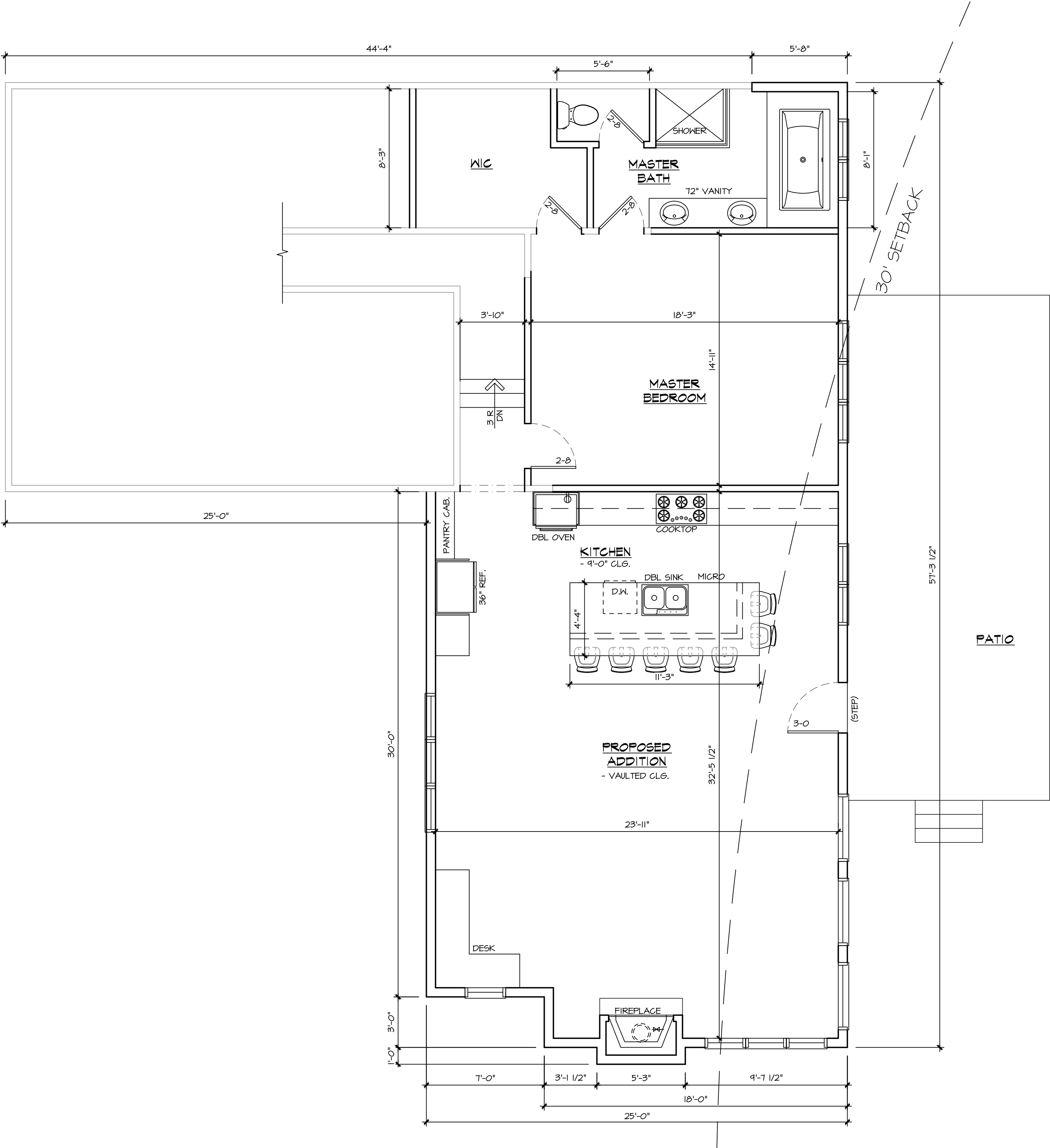
REVISIONS:	
11-4-22	
11/21/22:	
11/30/22	REVISIONS



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

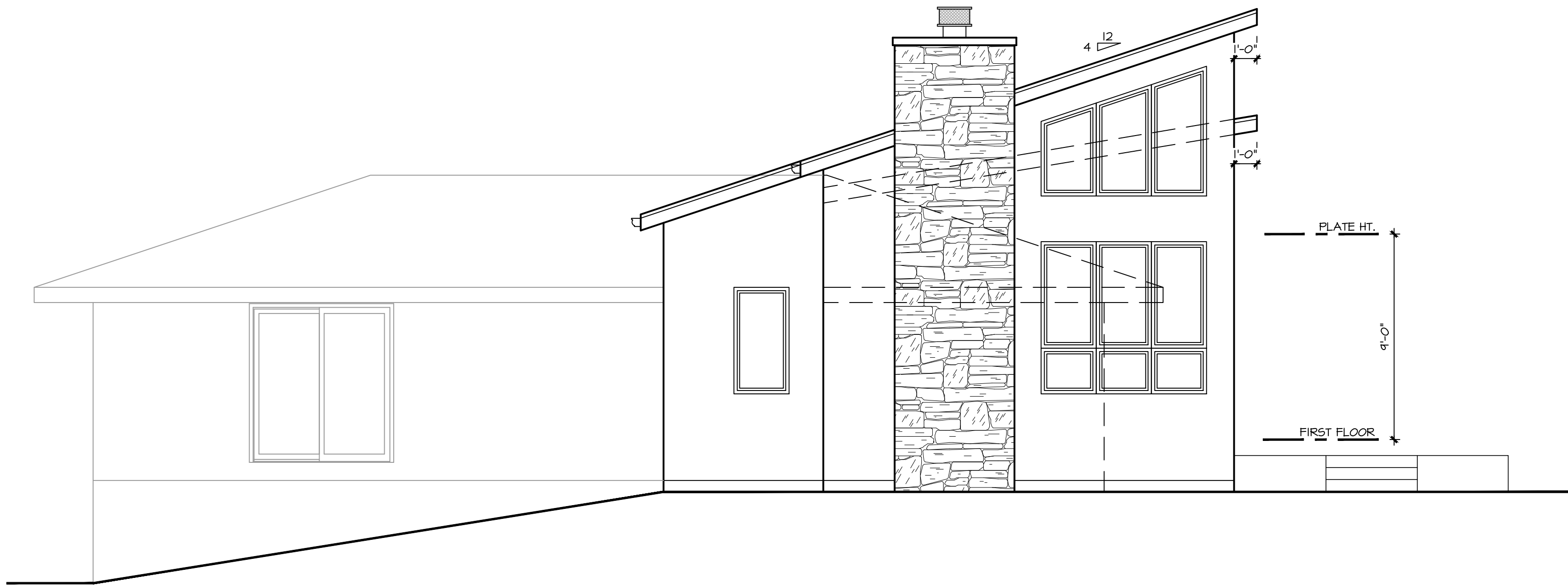
A-1

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

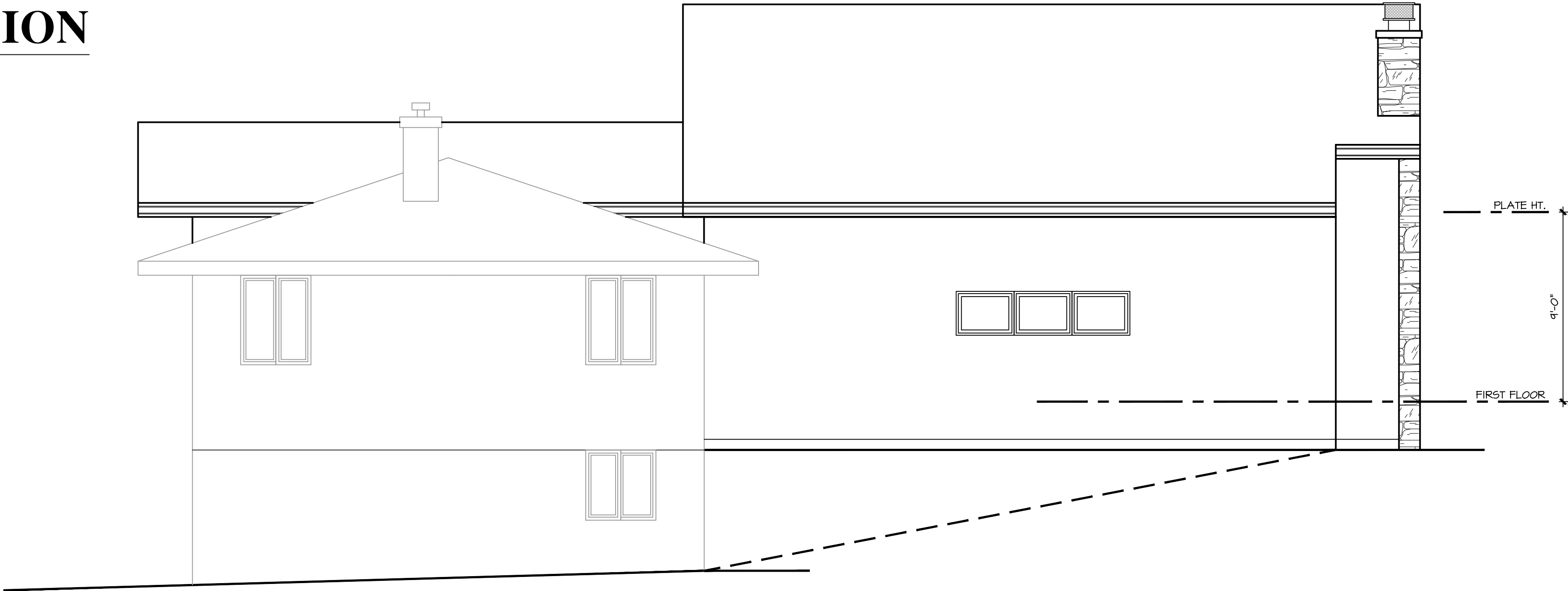
REVISIONS:	
11-4-22	
11/21/22:	
11/30/22	REVISIONS



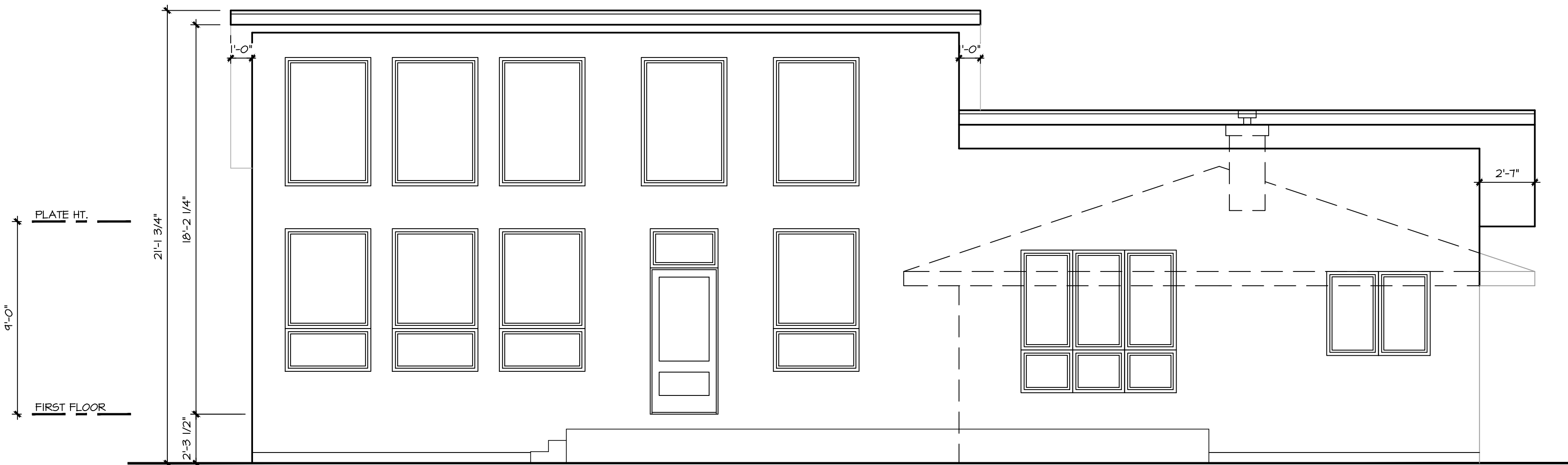
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776



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



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



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

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

REVISIONS:	
11-4-22	
11/21/22:	
11/30/22	REVISIONS



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting December 20, 2022

December 12, 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 23 feet (30 feet required).

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

- The Cedar Point Park Association has recommended approval of 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.
- 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: JOHN & KRISTINE PORRITT (OWNERS) LARRY ZILSKE (BUILDER)
Applicant address: 42 UPPER LOCH VISTA DR. 2385 S. 179TH ST. SUITE B
WILLIAMS BAY, WI 53191 NEW BERLIN, WI 53146

Applicant phone number: [REDACTED] [REDACTED]

Address of subject site: 42 UPPER LOCH VISTA DR. WILLIAMS BAY, WI 53191

Current zoning of subject site: SF-6

Current land use of subject site: RESIDENTIAL

Written description of the proposed variance: PROPOSING 13'-1" SETBACK @ FRONT YARD IN
LIEU OF REQUIRED 30' SETBACK & 12'-4 1/2" SETBACK @ REAR YARD IN LIEU OF REQUIRED
30' SETBACK.

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

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 14th day of OCTOBER, 20 22

Respectfully submitted,

[Signature]
(Signature of Applicant)

Record of Administrative Procedures for Village Use

- | | |
|---|-----------------------|
| ☐ Application form filed with Village Clerk | Date: _____ By: _____ |
| ☐ Application fee of \$_____ received by Village Clerk | Date: _____ By: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed | Date: _____ By: _____ |
| ☐ Certification that application is complete by Zoning Administrator | Date: _____ By: _____ |
| ☐ Evaluation report prepared by Zoning Administrator | Date: _____ By: _____ |
| ☐ Notified Neighboring Property Owners (within 200 feet) | Date: _____ By: _____ |
| ☐ Notified Neighboring Township Clerks (within 1,000 feet) | Date: _____ By: _____ |
| ☐ Class 2 legal notice sent to official newspaper by Village Clerk | Date: _____ By: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ By: _____ |
| ☐ Zoning Board of Appeals public hearing | Date: _____ By: _____ |
| <i>(Within 30 days of certification application as complete by Zoning Administrator)</i> | |
| ☐ Review/ action by Zoning Board of Appeals | Date: _____ By: _____ |
| <i>(Within 30 days of public hearing)</i> | |



Dear Zoning Board of Appeals,

The lot is located at the corner of Upper Loch Vista Drive & Conference Point Road giving two 30' street/front yard setbacks and a 30' rear setback leaving minimal buildable area. It also is an irregular shape that narrows drastically at the north, which limits the depth of what can be built there. This lot is also narrower than the neighboring lots at that intersection.

The current owners have been at the property since May 1996 and want to make this their forever home. The current conditions of the existing house make it difficult for them to add on or remodel to achieve this. About ¾ of the existing house foundation consists of piers & posts which in turn makes the plumbing susceptible to freeze during the winter months. This limits all improvements and the idea of adding a second story.

We, the owners & builder, are proposing to raze the existing residence to build a new 2-story single family dwelling that will achieve a more functional and aesthetically pleasing home in this community. We are asking for a variance on the north side of the lot to fit the attached garage. There is currently no garage on the property. The garage will house both of the owner's vehicles and storage. The existing parking pad will be removed from Conference Point Road and will be replaced with driveway keeping that area clear and free of vehicles. The existing shed will also be removed to minimize building coverage of the lot.

We are also asking for a variance on the south end of the lot for the deck and patio. This will provide a secondary exit route from the home that leads to Upper Loch Vista Drive, while also keeping the edge of the proposed patio close to where the existing deck is located. The owners will provide natural barriers to block this area from the view of Upper Loch Vista Drive.

Respectfully,
John & Kristine Porritt

John Porritt
Kristine Porritt

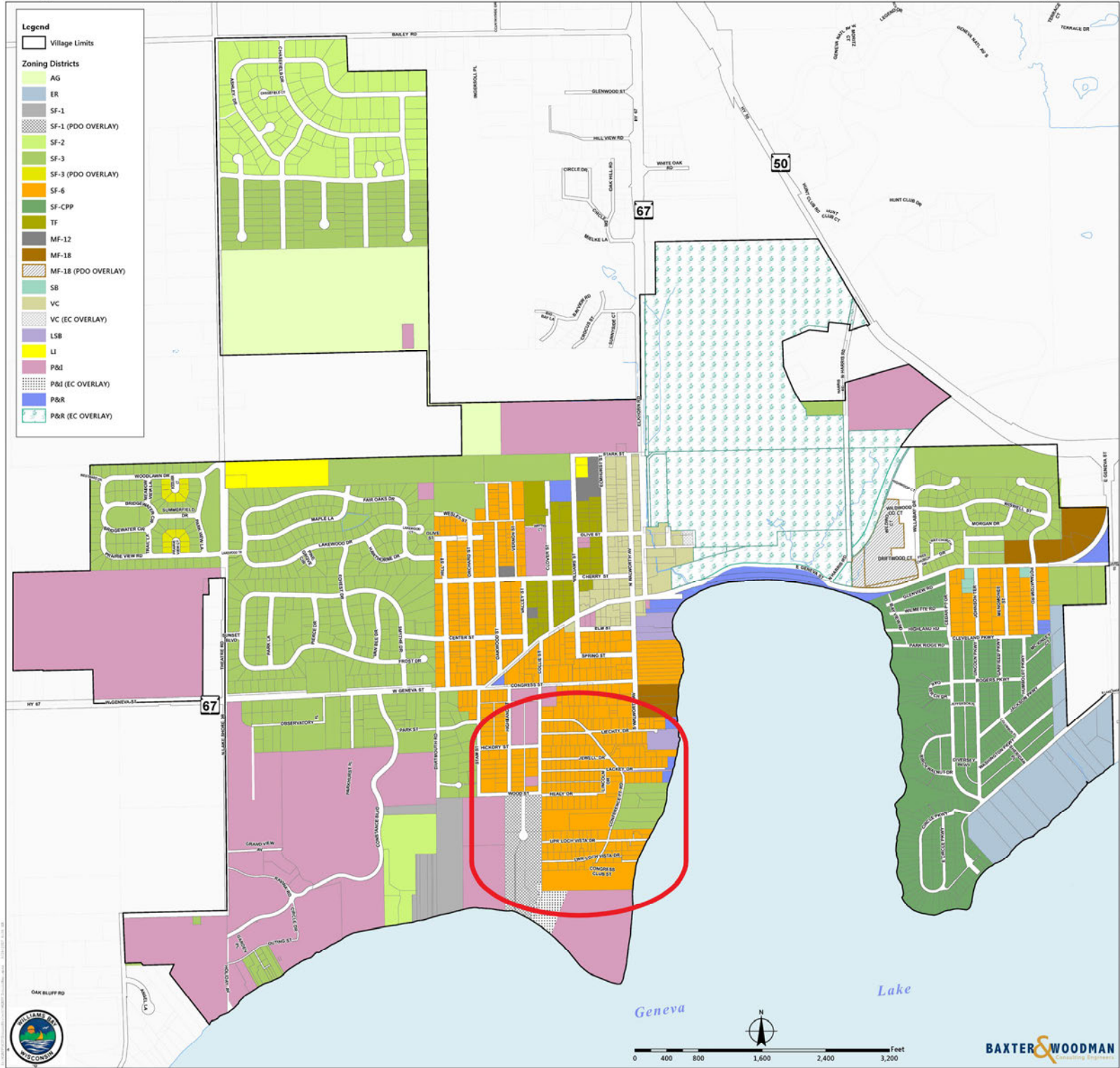
Larry Zilske
Project Manager
Ware Design Build.

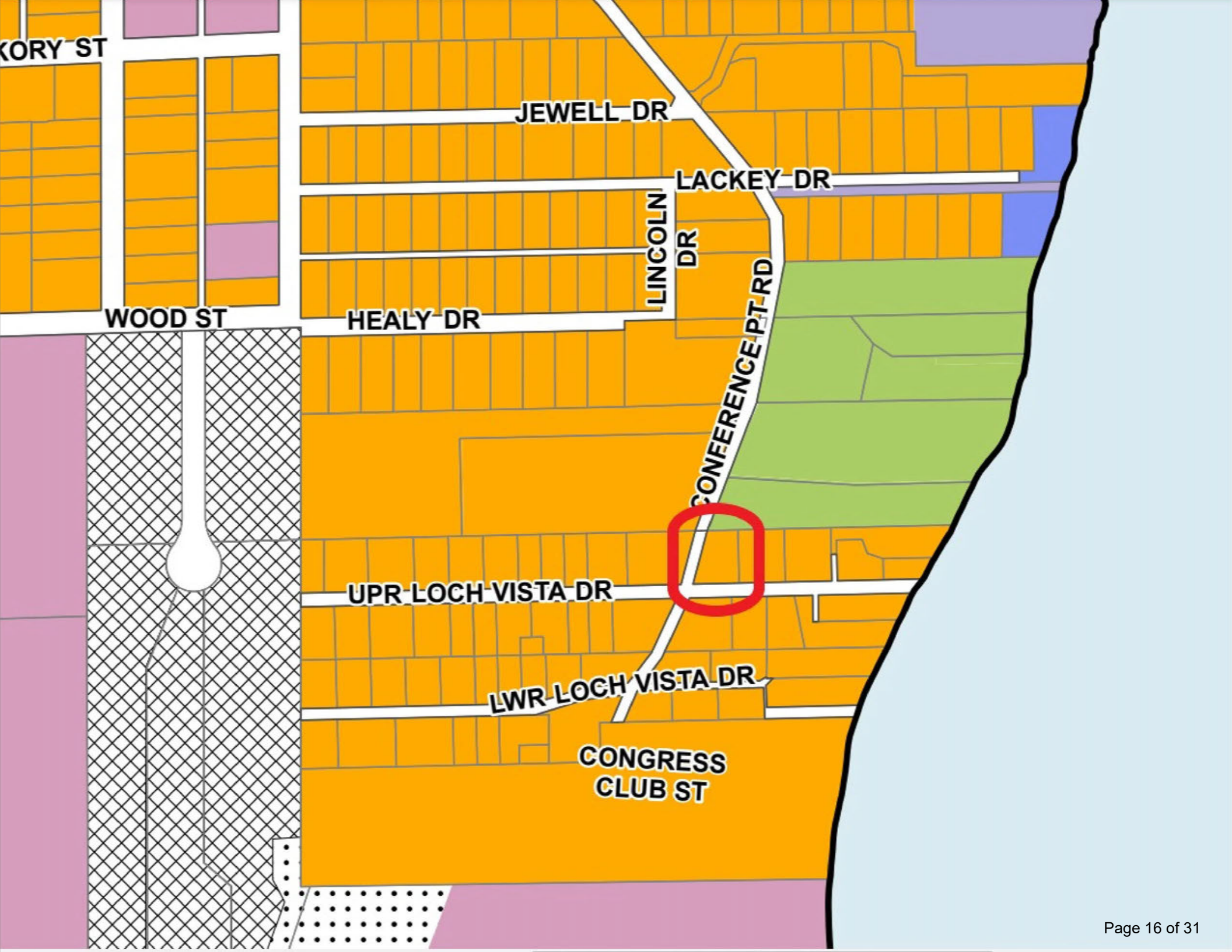
Larry Zilske

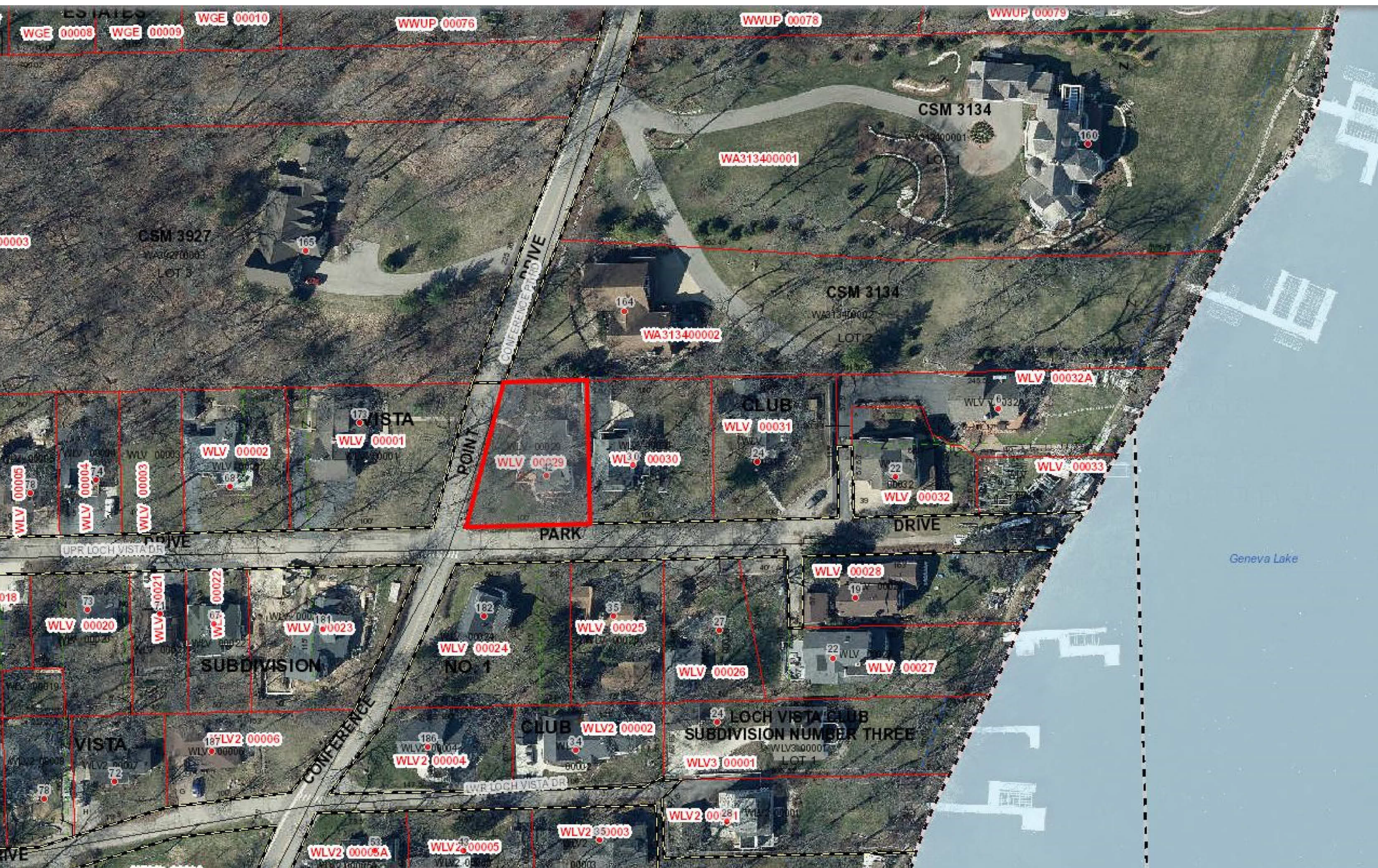
ZONING MAP

Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017







<u>PROPERTY OWNER</u>	<u>PROPERTY ADDRESS</u>	<u>PARCEL NUMBER</u>
CHARLES E MILLER & JOAN C MILLER	165 CONFERENCE POINT RD WILLIAMS BAY, WI 53191	WA392700003
DAVID A HARTLEY & MARY ELLEN M HARTLEY	68 UPPER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV 00002
WILLIAM R BOBBITT	173 CONFERENCE POINT RD WILLIAMS BAY, 53191	WLV 00001
MARK B DEMICH & KEVIN L HENGST	67 UPPER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV 00022
JAMES FOSTER & LAUREN FOSTER	181 CONFERENCE POINT RD WILLIAMS BAY, WI 53191	WLV 00023
RYAN M MACKAY & CARRIE L MACKAY	187 CONFERENCE POINT RD WILLIAMS BAY, WI 53191	WLV2 00006
MICHAEL D MILLER & YVONNE A MILLER	186 CONFERENCE POINT RD WILLIAMS BAY, WI 53191	WLV2 00004
MARIE ALETA RETTKAER	182 CONFERENCE POINT RD WILLIAMS BAY, WI 53191	WLV 00024
ANGELA C KIMES	34 LOWER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV2 00002
MARJORIE J LOTHIAN	35 UPPER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV 00025
LYNNE K RAILSBACK & STEPHEN M RAILSBACK	24 LOWER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV3 00001
RENEE F LANAM & STEPHANIE F RAPP	27 UPPER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV 00026
CRAIG G CURRY & LINDA M CURRY	19 UPPER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV 00028
JOHANNES TROMP & JEANNE TROMP	24 UPPER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV 00031
JEANNETTE S HALLEEN	30 UPPER LOCH VISTA DR WILLIAMS BAY, WI 53191	WLV 00030
JAMES A KIRCHSCHLAGER	164 CONFERENCE POINT RD WILLIAMS BAY, WI 53191	WA313400002
DONALD C SHEPARD III & JANE B SHEPARD	160 CONFERENCE POINT RD WILLIAMS BAY, WI 53191	WA313400001

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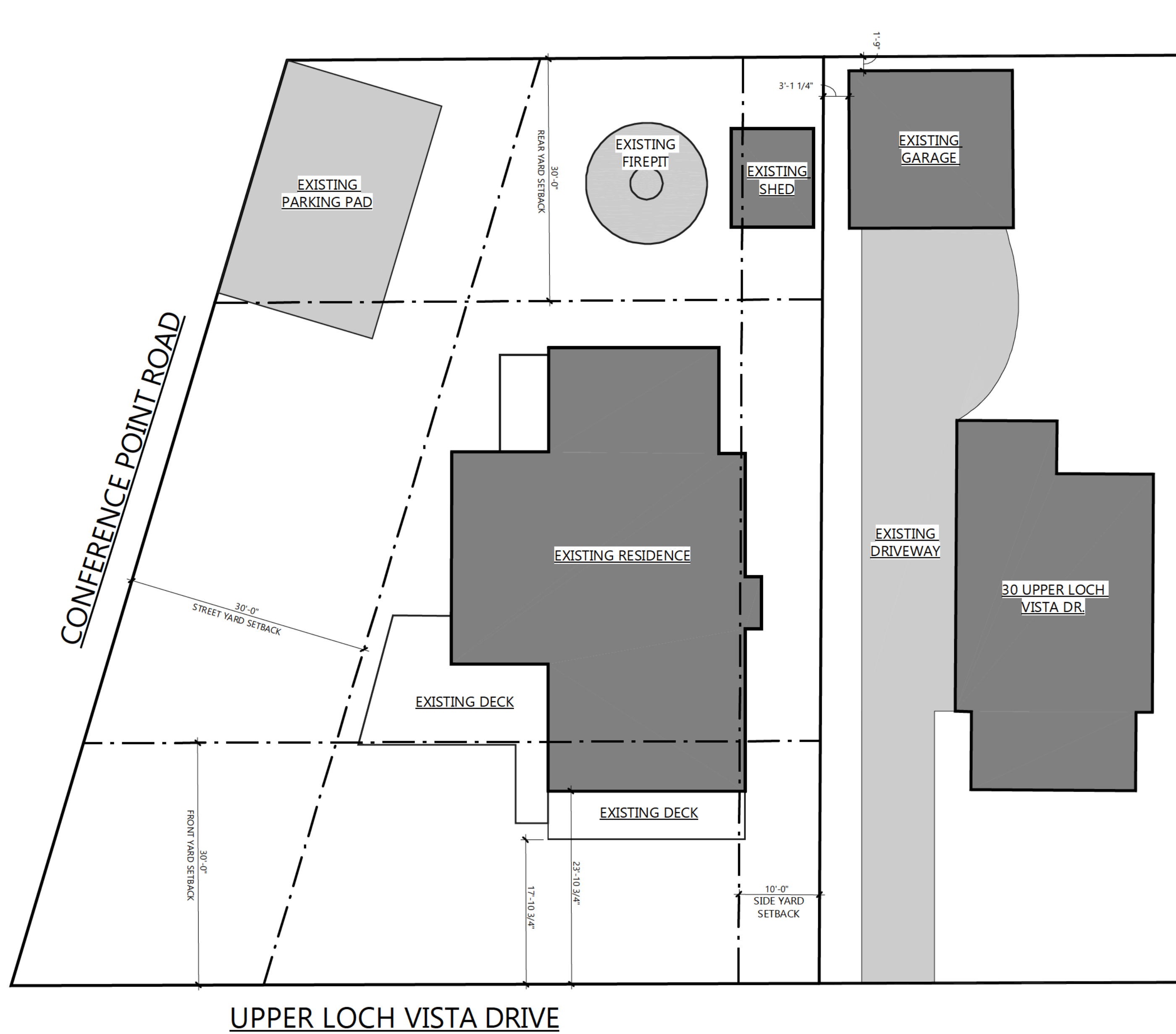
JOHN & KRISTINE PORRITT
42 UPPER LOCH VISTA DR.
WILLIAMS BAY, WI 53191

DESCRIPTION	DATE
REV. 6	9.13.2022
REV. 7	10.3.2022
REV. 8	10.11.2022
REV. 9	10.13.2022

DATE:	3.21.2022
DRAWN BY:	JLC
SHEET TITLE:	

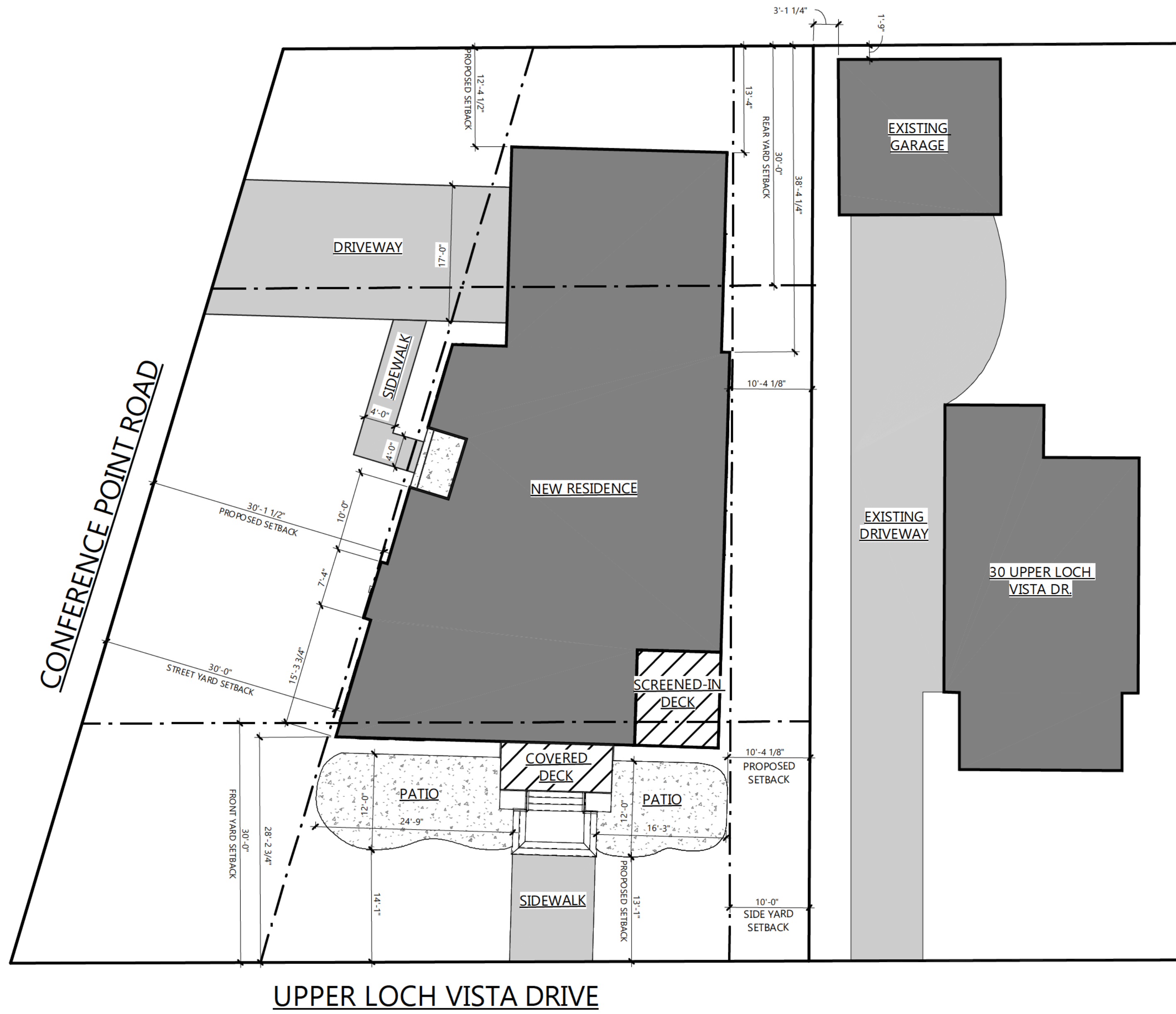
SITE PLAN

V1.0



2 SITE PLAN - EXISTING
SCALE: 1" = 10'-0"

ZONING INFORMATION	
ZONE - SF-6	
MIN. FRONT YARD SETBACK - 30'	PROPOSED - 13.08'
MIN. STREET YARD SETBACK - 30'	PROPOSED - 30.13'
MIN. INTERIOR SIDE YARD SET BACK - 10'	PROPOSED - 10.34'
MIN. REAR YARD SETBACK - 30'	PROPOSED - 12.38'
MAX. PRINCIPLE BUILDING HT. - 35'	PROPOSED - 30.08'
MAX BUILDING COVERAGE OF LOT - 30%	PROPOSED - 29.51%



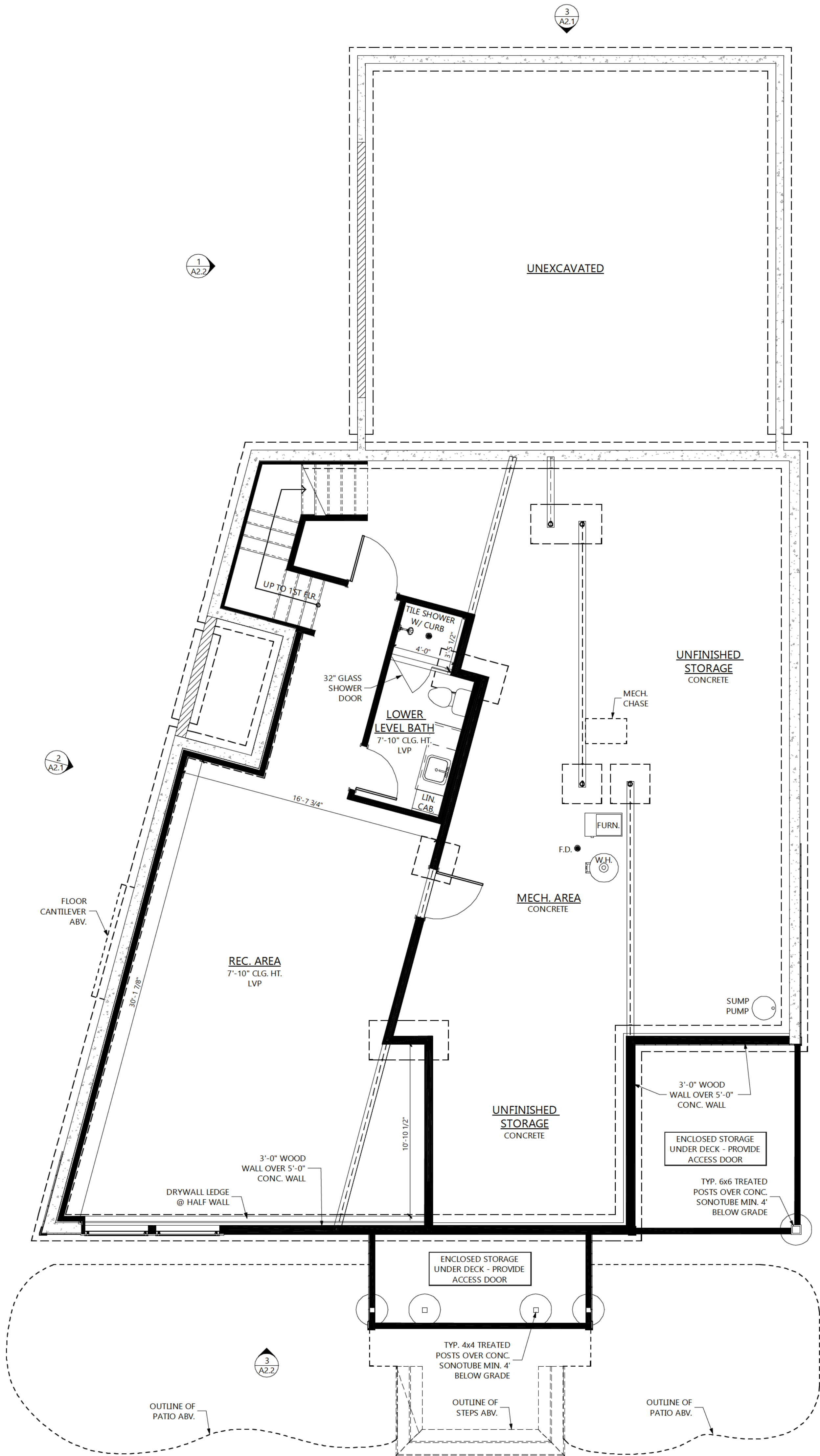
1 SITE PLAN - NEW
SCALE: 1" = 10'-0"

CONCEPT LOWER LEVEL PLAN

A1.0

NAME	AREA
UNFINISHED LOWER LEVEL	994 SF
SCREENED-IN DECK	126 SF
PATIO	426 SF
COVERED ENTRY	39 SF
COVERED DECK	84 SF
2 CAR GARAGE	675 SF
TOTAL SF	2344 SF

SCALE: 1/4" = 1'-0"



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JOHN & KRISTINE PORRITT
42 UPPER LOCH VISTA DR.
WILLIAMS BAY, WI 53191

DESCRIPTION	DATE
REV. 6	9.13.2022
REV. 7	10.3.2022
REV. 8	10.11.2022
REV. 9	10.13.2022

DATE:	3.21.2022
DRAWN BY:	JLC
SHEET TITLE:	CONCEPT FLOOR PLANS

A1.1

LIVING SQUARE FOOTAGES

NAME	AREA
FIRST FLOOR	1821 SF
SECOND FLOOR	761 SF
FINISHED LOWER LEVEL	760 SF
TOTAL SF	3341 SF

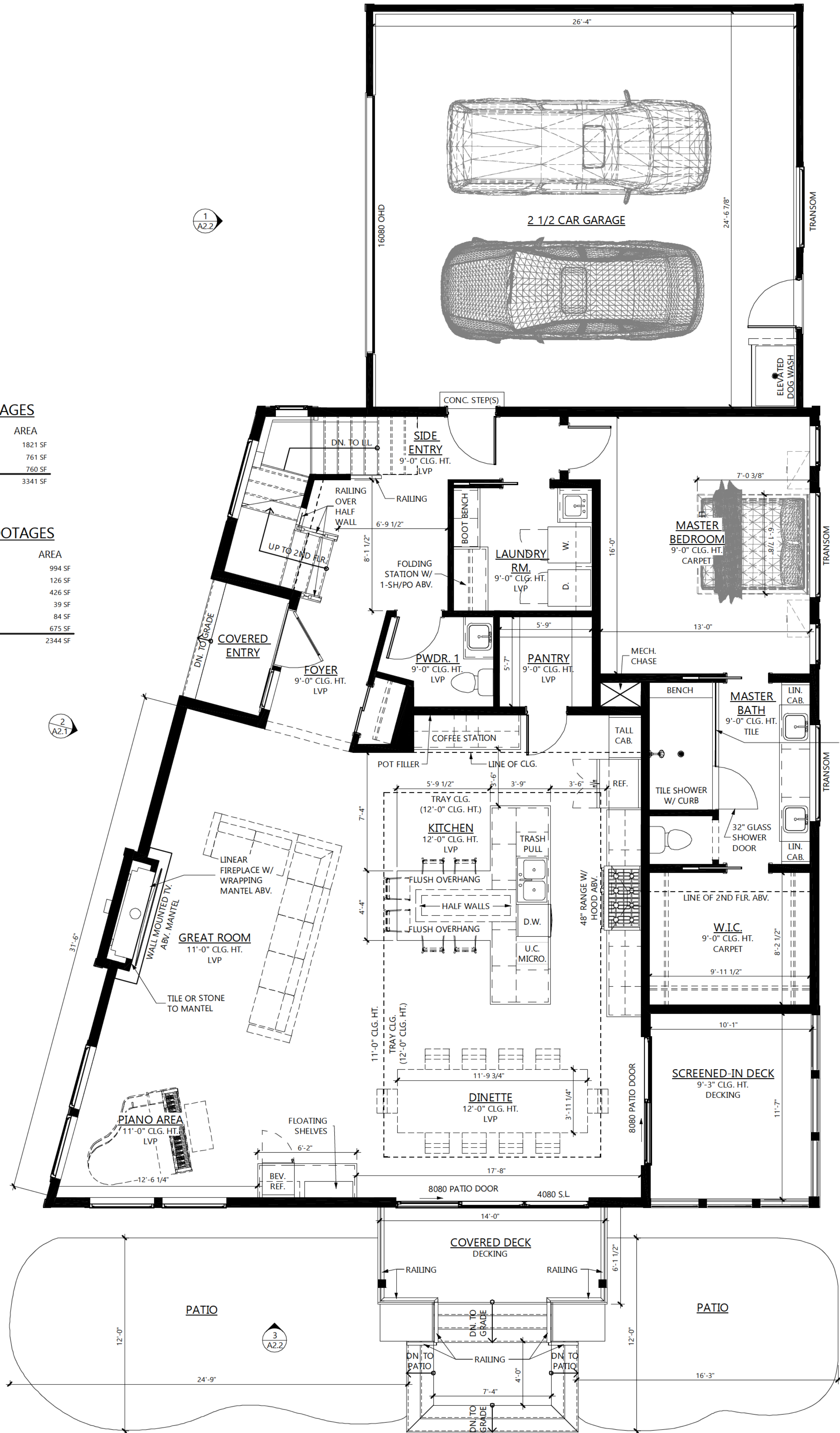
NON-LIVING SQUARE FOOTAGES

NAME	AREA
UNFINISHED LOWER LEVEL	994 SF
SCREENED-IN DECK	126 SF
PATIO	426 SF
COVERED ENTRY	39 SF
COVERED DECK	84 SF
2 CAR GARAGE	675 SF
TOTAL SF	2344 SF

2
A2.2

CONCEPT FIRST
FLOOR PLAN

SCALE: 1/4" = 1'-0"



1
A2.2

2
A2.1

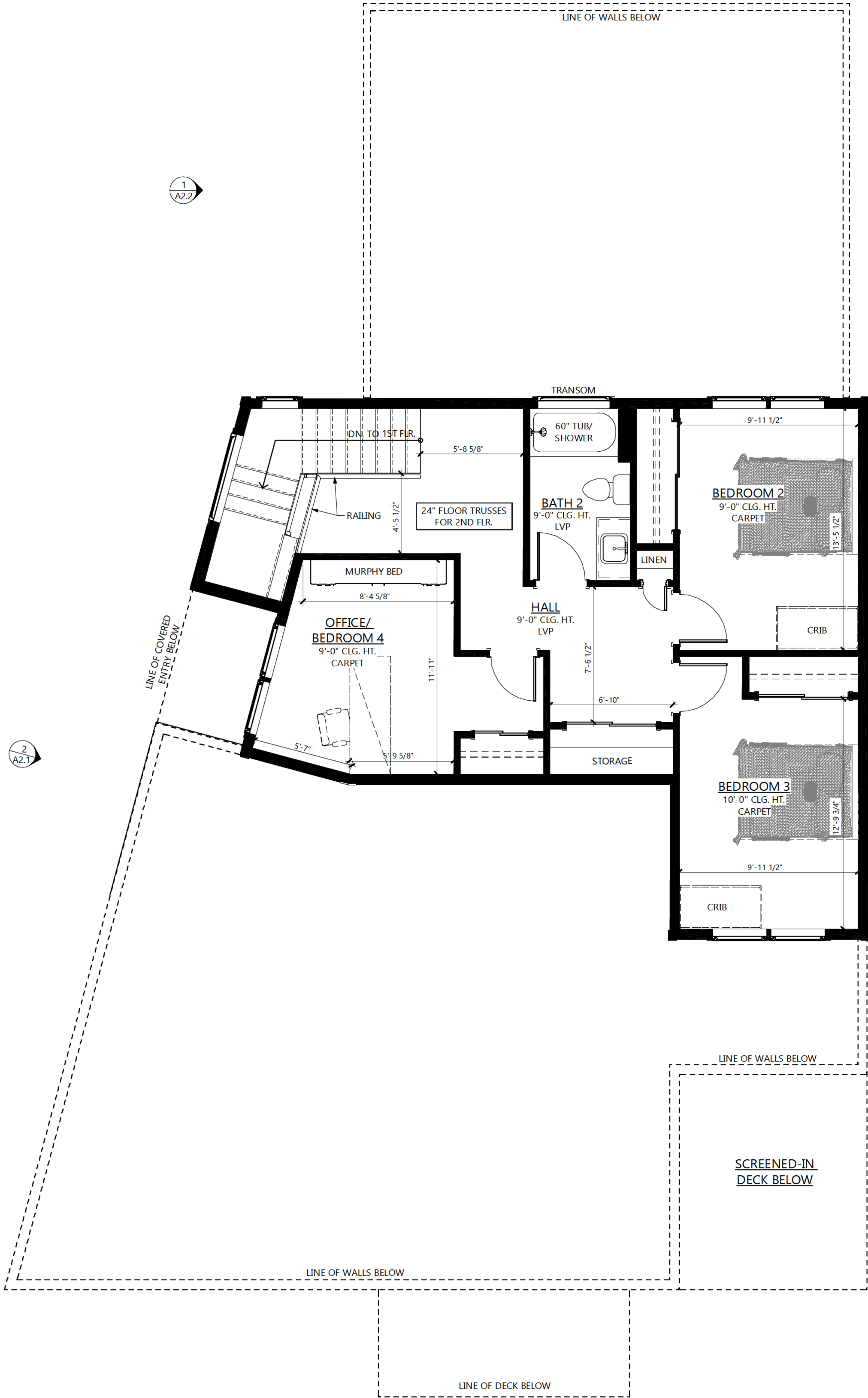
2
A2.2

1
A2.2

2
A2.1

CONCEPT SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3
A2.1

3
A2.1

3
A2.2

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JOHN & KRISTINE PORRITT
42 UPPER LOCH VISTA DR.
WILLIAMS BAY, WI 53191

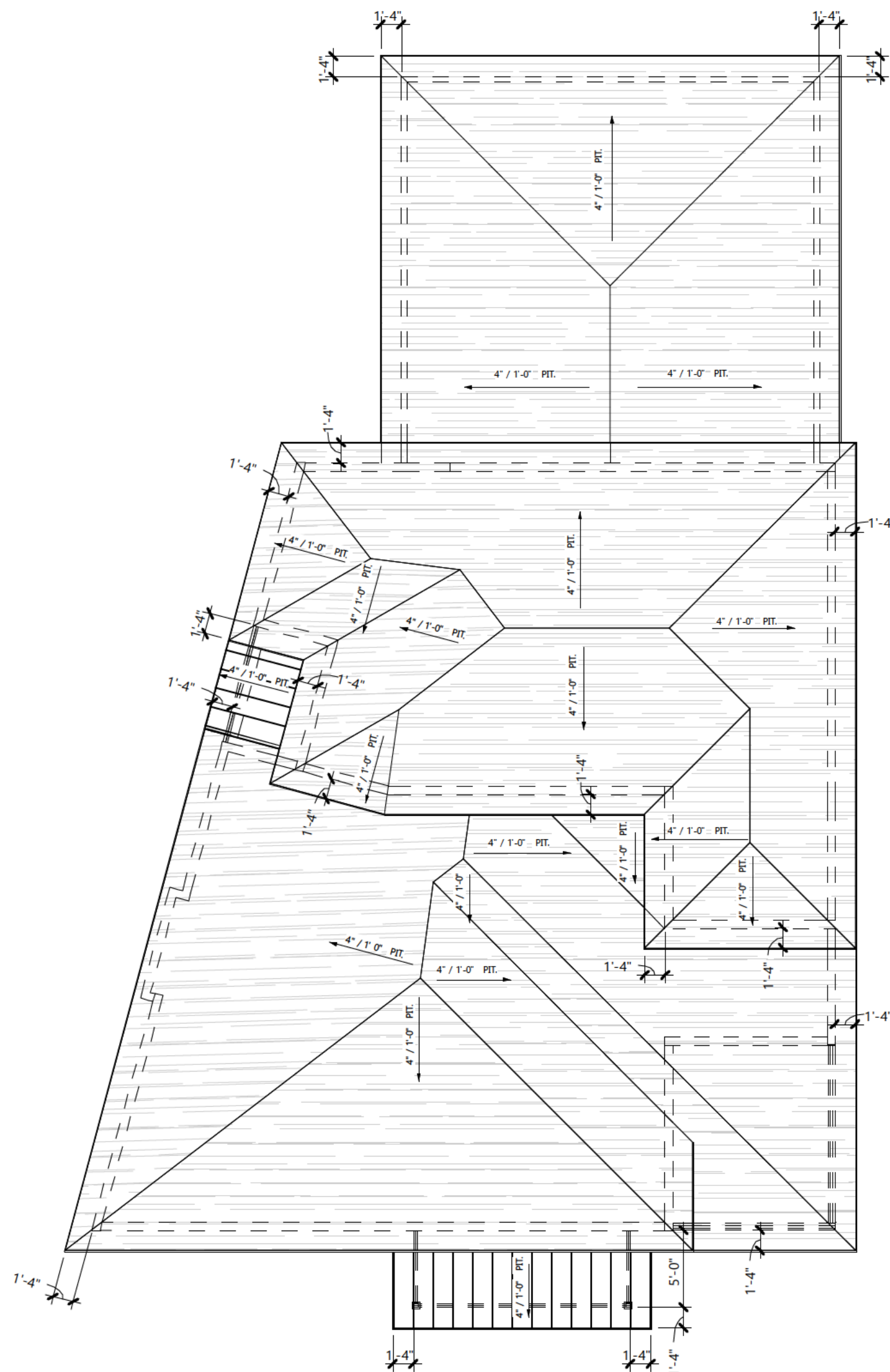
DESCRIPTION	DATE
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REV. 7	10.3.2022
REV. 8	10.11.2022
REV. 9	10.13.2022

DATE:	3.21.2022
DRAWN BY:	JLC
SHEET TITLE:	EXTERIOR ELEVATIONS & ROOF PLAN

A2.1



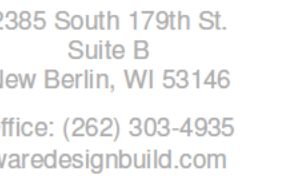
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 ROOF PLAN
SCALE: 1/8" = 1'-0"
• VENT EAVES AND RIDGE PER CODE
• MINIMUM 16" HEEL HEIGHT UNLESS NOTED OTHERWISE (SEE BUILDING SECTIONS FOR HEEL HEIGHTS)
• DIMENSIONS ARE TO ROUGH FRAMING
• SEE SPECS FOR ROOF MATERIALS & INSTALL REQUIREMENTS
• ICE & WATER SHIELD ON ENTIRE ROOF FOR SLOPES 3/12 OR LESS



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



**PRELIMINARY SET
NOT FOR CONSTRUCTION**

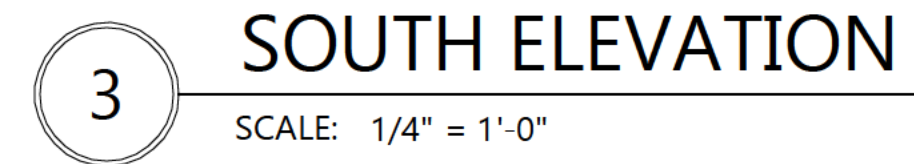
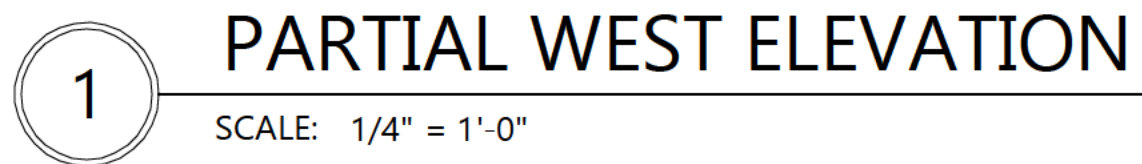
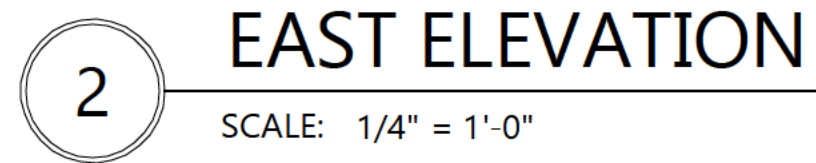
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**JOHN & KRISTINE PORRITT
42 UPPER LOCH VISTA DR.
WILLIAMS BAY, WI 53191**

DESCRIPTION	DATE
REV. 6	9.13.2022
REV. 7	10.3.2022
REV. 8	10.11.2022
REV. 9	10.13.2022

DATE: 3.21.2022
DRAWN BY: JLC
SHEET TITLE:
**EXTERIOR
ELEVATIONS**

A2.2

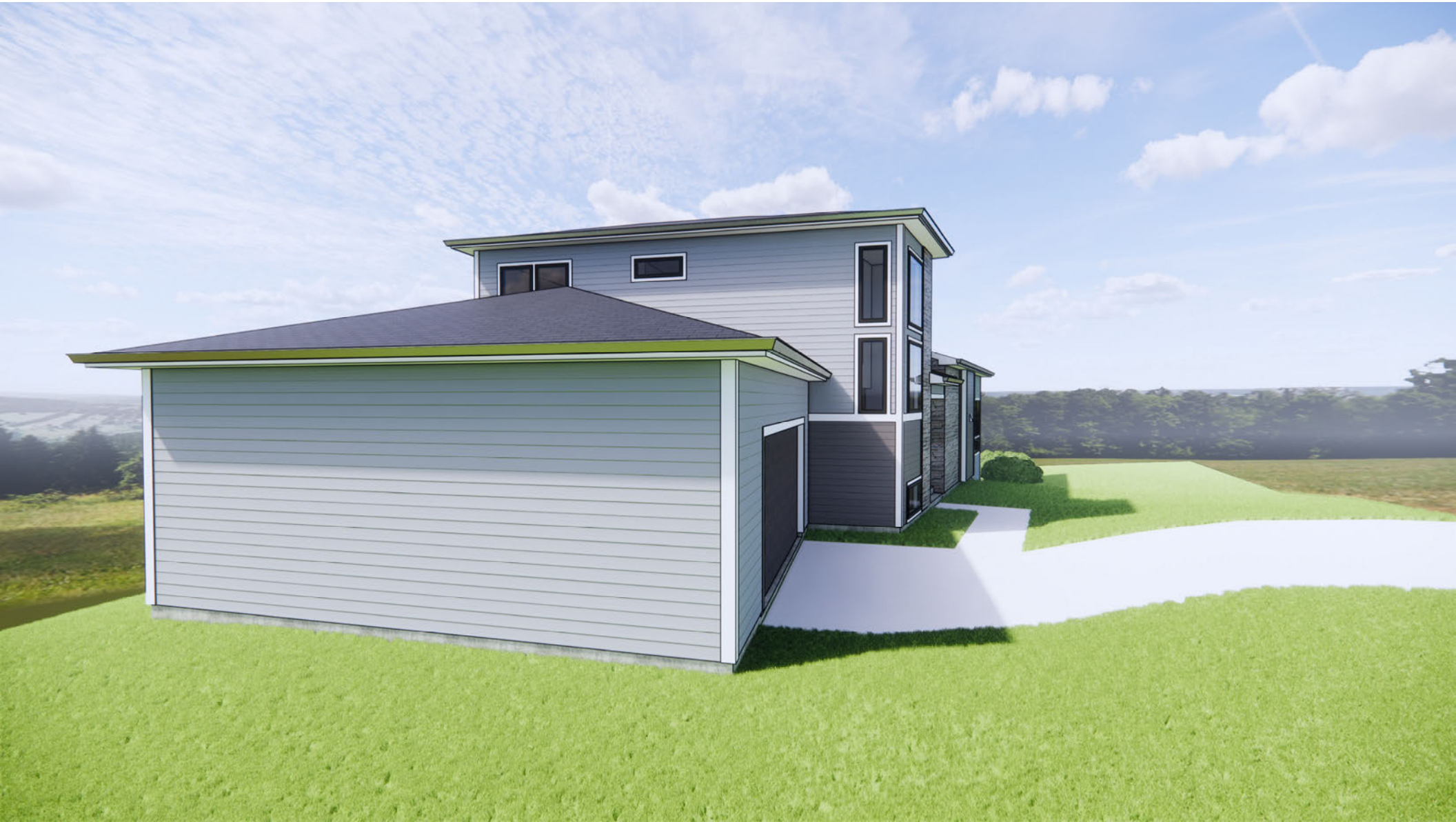


















VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting December 20, 2022

December 12, 2022

APPLICANT(S): John & Kristin Porritt (Owners)

TAX KEY: WLW 00029

STREET ADDRESS: 42 Upper Loch Vista Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0212 to construct a single-family residence with a proposed front yard setback from Upper Loch Vista Dr. of 13'1" (minimum of 30 feet required) and a proposed rear yard setback of 12'4 ½" (minimum of 30 feet required).

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

- The hardship is peculiar to the subject property due to the shallow depth of the corner lot.
- Although the requested variance is not essential to make the subject property developable, the buildable area of the lot is greatly encumbered due to there being two 30' front yard setbacks and a 30' rear setback.
- The proposed development does not appear to have any substantial impact on adjacent properties.
- 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 divided and 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