



# VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | [williamsbay.org](http://williamsbay.org) Phone:  
262-245-2700 | Fax: 262-245-2705

## NOTICE

### ZONING BOARD OF APPEALS (ZBA) MEETING

TUESDAY, MAY 18, 2021 AT 6:30 PM

VIA ZOOM WEBINAR

INTERACT FROM A COMPUTER BY GOING TO: <https://zoom.us/j/91720417400>

LISTEN-IN FROM A PHONE BY DIALING: 888-475-4499 | MEETING ID: 9172 041 7400

## 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 04-20-2021

V. Variance Application

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

1. APPLICANT(S): Allison Family Trust (Owner)

TAX KEY: WCP 00189

STREET ADDRESS: 641 Jackson Pkwy., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, SF-CPP Cedar Point Park District, to allow a street yard setback of 23.5 feet (30 feet required) for construction of an 8' x 10' covered porch addition.

B. Motion to Close Public Hearing

C. Consideration and possible action on recommendation of Variance

VI. Adjournment

George Vlach  
Zoning Board of Appeals Chair

*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: 05/11/2021 5:00 PM



# VILLAGE OF WILLIAMS BAY

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## UNOFFICIAL MINUTES ZONING BOARD OF APPEALS (ZBA) MEETING TUESDAY, APRIL 20, 2021 AT 6:30 PM Via Zoom Webinar

### I. Call to Order

Chairman Vlach called the meeting to order at 6:31pm.

### II. Roll Call

Present: Trustees Vlach and Umans, Members Pegel (joined at 6:36pm), Costello, and Fieweger  
Also Present: Administrator Tobin and Zoning Administrator Schaeffer  
Excused: Member Tom Lothian

### III. Pledge of Allegiance

### IV. Minutes

#### A. Zoning Board of Appeals Meeting Minutes of 03-16-2021

The motion to Approve the Zoning Board of Appeals Meeting Minutes of 03-16-2021 was initiated by Robert Umans 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

Chairman Vlach gave an overview of the Public Hearing process, the reasons this item was tabled at the last ZBA meeting in March and opened the Public Hearing at 6:34pm.

1. APPLICANT(S): John Engerman, Woodley Assets, LLC (Owner)  
TAX KEY: WWUP 00017  
STREET ADDRESS: 251 Constance Blvd., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0209, *SF-1 Low Density Residential District*, to allow a shore yard setback of 88.5 feet (150 feet required) and side yard setbacks of 23.4 feet and 10 feet (30 feet required) for construction of a new single-family residence.

John Engerman (applicant) presented the tree study, the impervious surface calculations, the hydrology study, and the revised site and building plans following the Zoning Board's requests from the last meeting.

Zoning Administrator Schaeffer read two letters that she received in favor of the Variance from Michael Covey (7 Dartmouth) who stated that he finds the home is suitable for the area in size and style and Patricia Purcell (249 Constance) who stated that erroneous claims were made at the last meeting from the Herrman's, saying that the statement about him clear-cutting her lot at 249 Constance and finding a spring were false, and she believes his redevelopment of a dilapidated eye-sore will be an improvement for her and her neighbors.

Baird Allis, representing his mother-in-law Patricia Purcell (249 Constance) spoke in favor of the Variance stating that his mother-in-law remains entirely behind the project.

Attorney Christina Green, representing Bob Herrman (257 Constance) thanked Engerman for moving the house slightly further from the Herrman's property and the lake. She stated that they are not against Engerman building a new home on the property, but is speaking in opposition of the variance because she believes it does not meet variance standards as she does not believe there is a hardship. She stated that if the house were built on the existing footprint, a variance would not be necessary and that the proposed hardship is a want, not a need.

Bob Herrman (257 Constance) spoke in opposition of the variance agreeing with what his attorney stated and also expressed concern about the proposed driveway.

Attorney Tom Gardiner, representing John Engerman (applicant) stated that this is clearly a hardship because of zoning restrictions that make it so that you can build a house only on within a 15-foot area based on those restrictions. Gardiner stated that it's very clear that there needs to be some give and take with variances to be able to build a new house. Gardiner stated that there is a slope that needs to be addressed before it is completely eroded, and this house being built would create retaining walls to stop the erosion which will be in compliance with the Village Engineer.

John Engerman (applicant) spoke in agreement with his attorney and explained the plan for the driveway and landscaping.

**B. Motion to Close Public Hearing**

Chairman Vlach closed the Public Hearing at 7:38pm.

**C. Consideration and possible action on recommendation of Variance**

Umans stated that he is in approval of the revised setbacks and thinks that Engerman has addressed all of the previous concerns.

Costello stated that he does not believe there is a hardship because the property can be used as a residence the way it is set-up right now.

Vlach stated that all of the items that the Board requested last time have been presented and he believes re-building a house in the exact same footprint is not realistic. He stated that no harm to the public interest has been presented by evidence.

The motion to Approve the Variance as requested was initiated by Robert Umans and seconded by George Vlach.

**Votes:**

Yes: George Vlach, Robert Umans, Jane Pegel, Mike Fieweger

No: Dennis Costello

Abstain: None

Result: Passed

**VI. Adjournment**

The motion to adjourn was initiated by George Vlach and seconded by Robert Umans at 07:53 PM. Unanimously carried.

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



## APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Albert Allison

Applicant address: 12659 Gibraltar Drive San Diego CA 92128

Applicant phone number: 858-705-1518

Address of subject site: 641 Jackson Parkway Williams Bay WI

Current zoning of subject site: SF - CPP

Current land use of subject site: Residence

Written description of the proposed variance: Extend the current 4'X5' stoop to 8' X 10' and erect a cover over the stoop. Currently the house sits 31.5' from the property line along Jackson Parkway.

The new stoop and cover will be 23.5' from the property line.

Written justification for the proposed variance (or attach as a separate sheet): The cover will protect the front entrance from weather elements and it will provide a more aesthetically pleasing front to the house

### 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 14 day of April, 2021

Respectfully submitted,



(Signature of Applicant)

Allison Variance Application dated 4/14/2021

Additional Written Justification

- The proposed variance to extend the stoop and add a cover will allow the Allison property at 641 Jackson Parkway to aesthetically conform to the other properties on the 600 block of Jackson Parkway:
- The property at 637 Jackson Pkwy has a covered porch
- The property at 633 Jackson Pkwy has a front deck and stairway leading up to the deck.
- The property at 627 Jackson Pkwy has an enclosed porch
- The property at 649 Jackson Pkwy has an uncovered front deck

The extension of the front stoop and addition of a cover will not obstruct any views or provide any detriment to the adjacent properties.

The variance to extend the stoop will not require other modifications as the existing sidewalk to the front door will remain with the step-up onto the stoop occurring from the West as opposed to the current ingress onto the stoop from the North

**MARK SURVEYING**  
**Mark L. Miritz**  
Professional Land Surveyor S-2582

N9330 Knuteson Drive  
Whitewater, WI 53190  
Phone: (262) 495-3284  
MARKMIRITZ@  
LAND-MARKSURVEYING.COM

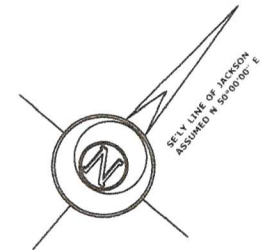
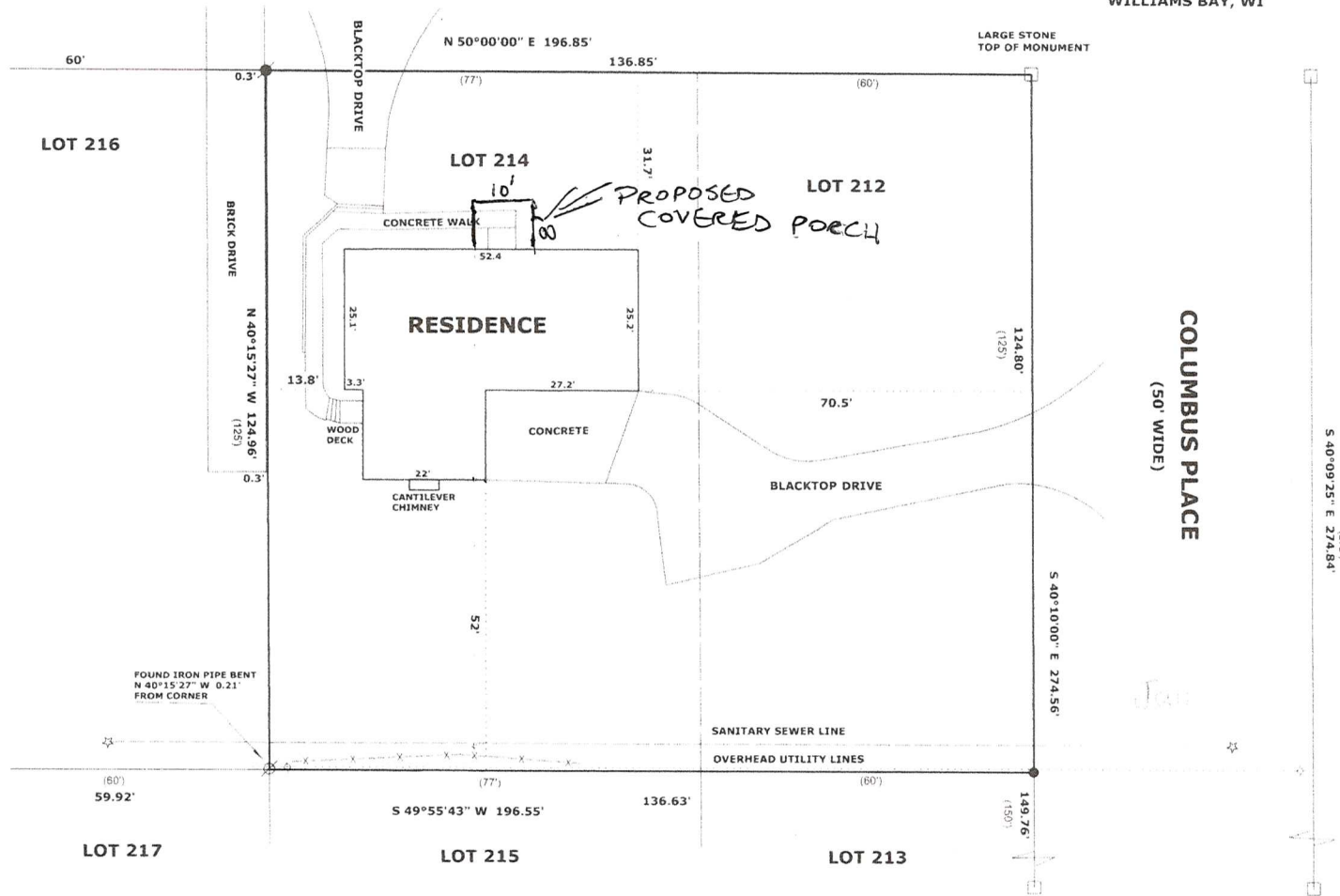
**JACKSON PARKWAY**  
(50' WIDE)

**OWNERS:**  
**ALLISON FAMILY TRUST**  
12659 GIBRALTAR DRIVE  
SAN DIEGO, CA 92128

**SITE ADDRESS:**  
641 JACKSON PARKWAY  
WILLIAMS BAY, WI

**PLAT OF SURVEY**

LOTS 212 AND 214 OF CEDAR POINT PARK  
SUBDIVISION, LOCATED IN THE VILLAGE  
OF WILLIAMS BAY, WALWORTH COUNTY,  
WISCONSIN.



**LEGEND**

- FOUND IRON PIPE
- FOUND IRON ROD
- ⊠ FOUND CONCRETE MONUMENT
- ⊠ UTILITY POLE
- ⊠ SANITARY SEWER MANHOLE
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- (x x) RECORDED AS DIMENSION
- X—X— EXISTING FENCE

**SCALE: 1 INCH = 20 FEET**

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any." "This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

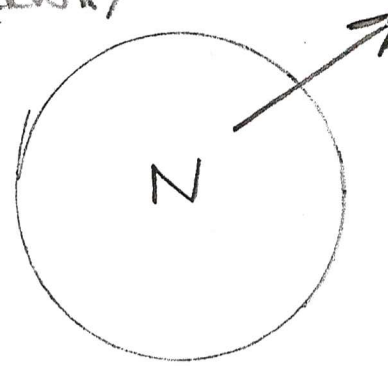
*Mark L. Miritz*  
**MARK L. MIRITZ**  
WISCONSIN PROFESSIONAL  
LAND SURVEYOR S-2582

DATE: NOV. 17, 2017 JOB NO. 17.1105

*WC 00-100  
00 214  
1 inch = 32.1 feet*

JACKSON PARKWAY

Allison FAMILY TRUST  
641 JACKSON PKWY  
1 inch = 2 feet



23.7 ft  
to  
Property  
Line

Support Posts

10 ft



EXPANDED STOOP



EXISTING  
SIDEWALK

REMOVE THIS  
PORTION OF  
EXISTING  
SIDEWALK

8 ft

31.7 ft  
to  
Property  
Line



EXISTING  
STOOP

PICTURE WINDOW

FRONT DOOR

BATH  
WINDOW



UX-01-29





Village  
Of  
Williams Bay

Bonnie Schaeffer <zoning@williamsbay.org>

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## 641 Jackson Parkway/ Stoop. FYI

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**bilpetullo** <bilpetullo@aol.com>

Fri, Apr 23, 2021 at 12:39 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Cc: "albertjallison@pacbell.net" <albertjallison@pacbell.net>

Hi Bonnie,

We have reviewed the plan for a new entrance stoop for the property located at 641 Jackson Pkwy, and recommend approval pending any need for a variance.

Bill Petullo

Chairman, CPPA Building committee.

[Sent from the all new AOL app for iOS](#)

[Quoted text hidden]



# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report Zoning Board of Appeals Meeting May 18, 2021

May 7, 2021

APPLICANT(S): Allison Family Trust (Owner)

TAX KEY: WCP 00189

STREET ADDRESS: 641 Jackson Pkwy., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, *SF-CPP Cedar Point Park District*, to allow a street yard setback of 23.5 feet (30 feet required) for construction of an 8' x 10' covered porch addition.

Per Section 18.1215.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 not peculiar to the subject property.
- The requested variance is not essential to make the subject property developable.
- The proposed development does not appear to have any negative impact on adjacent properties.
- The development is not consistent with the character of the neighborhood as it is inconsistent with location and size of development on adjoining lots. Although some of the houses in the immediate area have front porches, they all appear to meet the 30' setback.
- 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,

Bonnie M. Schaeffer  
Zoning Administrator