



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, MARCH 21, 2023 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 1/17/2023
- V. Variance Application
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend
 - B. APPLICANT(S): Patricia Purcell Trust (Owner), Atty. Philip Steigerwald (Agent)
TAX KEY NUMBER: WWUP 00018
STREET ADDRESS: 249 Constance Blvd, Williams Bay, WI 53191
Applicant requests a variance to zoning code section 390.0209, SF-1 *Low Density Residential District and Section 390-0505.I(3) Permitted Intrusion into Required Shore Yards to allow a shore yard setback of 53 feet 2 inches* (125 feet required) to install a stone patio
 - 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: 03/14/2023 5:00 PM



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES ZONING BOARD OF APPEALS MEETING 1/17/2023 MEETING TUESDAY, JANUARY 17, 2023 AT 6:30 PM

I. Call to Order

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

II. Roll Call

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

Also Present: Interim Administrator Bretl, Clerk Kolls

Excused: Dennis Costello, Roy Grada

III. Pledge of Allegiance

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of 12/20/2022

The motion to Approve the Zoning Board of Appeals Meeting Minutes of 12/20/2022 was initiated by Robert Umans and seconded by Mike Fieweger, George Vlach Abstains. Motion carried.

V. Variance Application

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

George Vlach opened the public hearing at 06:32pm.

B. APPLICANT(S): Eileen M. Kammier (Owner)

TAX KEY NUMBER: WLB 00015

STREET ADDRESS: 107 Lackey Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0212 to construct a 21' x 30' attached garage with a proposed side yard setback of 4.2' (minimum of 10 feet required).

Applicant Eileen Kammier (107 Lackey Dr) explained that she has lived at the address for 24 years and she is now a full-time resident of Williams Bay. Kammier explained that she was asking for a 21'x30' garage. Kammier explained that the post from the existing carport, which was built in 1962, is currently 4.2' from the side yard setback. Kammier explained that she believes the garage will look better than the carport, which Kammier explained is in bad shape. Kammier explained that her 90-year-old father lives across the street and she drives him frequently to doctor's appointments. Kammier explained her father uses a wheelchair and walker, which is why she is asking for the garage to be 21' wide. Kammier feels it would be nice for her father to be able to get out of the car in a nice warm garage. Kammier explained that her and her son moved here full time this past year and would like to be able to park their cars in a garage. Kammier explained that the carport is old, leaky and starting to fall apart. Kammier stated she feels the garage would be a good improvement for the neighborhood.

George Vlach explained that he drove by and looked at the property. Vlach stated that by looking at the drawings included in the meeting packet it appeared that the garage would be further back on the property than the carport.

Kammier explained that the garage will not be lined up with the front door but will appear to be attached to the house. Kammier explained that it would be 21' back. Kammier explained that there is a village-owned walkway which requires any structure to be 30' off. Kammier explained that the garage would start from where the shed is now. Kammier explained that she had a letter of approval from the neighbors on the side, Tony and Lisa Campbell (85 Collie St), where the garage would be, as well as a letter of approval from the neighbors across the street, Stanley and Gerry Stec (107 Jewel Dr).

Vlach questioned if the garage would be wider than the current carport?

Kammier answered no, but explained that the garage would extend further back. Kammier explained that to make the garage look esthetically, it will be built so that the roof is level with the roof of the house. Kammier explained that she is working with a contractor to be able to connect the two roofs.

Robert Umans stated that he also drove by the house and agrees that it is a tight situation back in her neighborhood. Umans explained that although he enjoyed her handwritten letter, her father having mobility issues is not a legal hardship. Umans went on to explain that, on the positive side, she does have a right to a garage. Umans explained that if Kammier were to build a tandem garage, 15' wide, she would be within the side yard setback and still have plenty of room on either side of the garage to exit the vehicle with a walker or wheelchair. Umans further explained that a 15' x 30' garage would fit two cars while meeting the setbacks.

Kammier explained that she also needs a bigger garage for storage. Kammier explained that her house is a lot smaller than her previous house and she needed the extra space. Kammier explained that if she wanted to do a tandem garage she would not be standing before the committee and wouldn't have paid the \$500.00 fee.

Umans explained that the problem is the committee has to establish a hardship. Umans stated he feels she would be able to build a perfectly good garage within the required setback.

There was no one present to speak for or against the variance.

The email from Tony and Lisa Campbell (85 Collie St) and the letter from Stanley and Gerry Stec (107 Jewel Dr) was read along with the Evaluation Report from Bonnie Schaeffer, Zoning Administrator.

C. Motion to Close Public Hearing

George Vlach closed the public hearing at 06:50pm

D. Consideration and possible action on recommendation of Variance

The Commissioners discussed amongst themselves to determine if there is indeed a hardship. They discussed that the applicant could build within the setbacks and have a very nice garage.

The motion to approve Variance was initiated by George Vlach and seconded by Tom Lothian. Motion Carried.

Votes:

Yes: George Vlach, Tom Lothian, Matt Robbins

No: Robert Umans, Mike Fieweger

Result: Passed

VI. Variance Application (Tabled from December Meeting)

- A. 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 rear yard setback of 12' 4 1/2" (minimum of 30 feet required).

John Porritt explains that they are looking to tear down the existing two-season house, which has problems with pipes freezing. Porritt explained the hardship is that they are on a corner lot which has three 30' offsets and a 10' offset on the back. Porritt explained that they are looking to construct a new structure with a two-car garage, which will be the portion of the house they are requesting the variance for. Porritt explained that they made a previous request for this variance, but at that time they were asking for two separate variances. Porritt explained that they took the feedback from the Board and removed the Loch Vista variance. Porritt explained that by removing the proposed front deck, the structure will be within the 30' setback. Porritt stated that they had three letters from neighbors which were attached to the previous application.

There was no one present for or against the variance.

Vlach read the Evaluation Report from Bonnie Schaeffer, Zoning Administrator.

B. Consideration and possible action on recommendation of variance

The motion to Approve the variance was initiated by Robert Umans and seconded by Mike Fieweger. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Tom Lothian and seconded by Mike Fieweger at 07:16pm. 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: PATTI PURCELL

Applicant address: 835 S. WASHINGTON HINSDALE, IL 60521

Applicant phone number: 630-220-9901

Address of subject site: 249 CONSTANCE BLVD

Current zoning of subject site: SF-1

Current land use of subject site: SINGLE FAMILY HOME

Written description of the proposed variance: INSTALLATION OF AT-GRADE BLUESTONE PATIO, RETAINING WALL WITH BENCH, STEPS AND FOOT WASH ALL ENCRACHING THE 150' REQUIRED SHORE YARD SETBACK.

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

SEE ATTACHED

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 30 day of JANUARY, 2023

Respectfully submitted,

Patricia H. Curvall
(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
<i>(Within 30 days of certification application as complete by Zoning Administrator)</i> | Date: _____ By: _____ |
| ☐ Review/action by Zoning Board of Appeals
<i>(Within 30 days of public hearing)</i> | Date: _____ By: _____ |



VILLAGE OF WILLIAMS BAY

AGREEMENT TO REIMBURSE FOR PROFESSIONAL SERVICES

As a prerequisite for processing the application of Applicant, this Agreement must be signed and submitted by Applicant and, if different than Applicant, the Owner of the subject property at time of application. The terms of this Agreement shall be binding upon both the Applicant and the Owner.

1. The Village of Williams Bay (Village) shall authorize its professional staff, including but not limited to, the Village engineer, the Village attorney, the Village building inspector/zoning administrator, and any other professional the Village deems it necessary to retain, as well as its office staff and any other employee of the Village whose participation is deemed necessary by the Village, to assist the Village in reviewing the application and related documents submitted by Applicant. The type and amount of services provided shall be those deemed necessary and appropriate by the Village, its professional staff and office staff.

2. In consideration of the Village authorizing its professional staff, office staff and other personnel to perform the services set forth in paragraph 1, the Applicant agrees to reimburse the Village for engineering, legal, accounting or other professional expenses incurred by the Village for services performed by individuals in connection with the work described in paragraph 1 above. Further, the Applicant agrees to reimburse the Village for any extraordinary expenses incurred by the Village for services provided by its office staff in connection with the work identified in paragraph 1 above, as well as for any other expenses incurred by the Village in connection with the work identified in paragraph 1 above including, not limited to, inspection fees, postage, copies, office expense, mileage and publication expense.

3. The Village agrees to invoice the Applicant on a monthly basis for any costs which the Village incurs as described in paragraphs 1 and 2 above. Payment of each invoice by the Applicant shall be within 30 days of receipt of same. In the event timely payment of an invoice is not received by the Village, the amount owed on the invoice shall be applied against the property which is the subject of the application, and collected as a special charge pursuant to Wis. Stats. Sec. 66.0627.

249 CONSTANCE BLVD
Property Address and Parcel Number

835 S WASHINGTON HINSDALE, IL 60521
Mailing Address (if different than property address)

PATTI PURCELL
Applicant

PATTI PURCELL
Property Owner (if different than Applicant)

Dated: 1/30/2023

Dated: 1/30/2023

VILLAGE OF WILLIAMS BAY

Building Inspector/Zoning Administrator

Village Administrator

Date _____

Date _____

I. Introduction

The subject lot is of an unusual shape, being just fifty feet wide, and over eight hundred feet in length. The southern lot line abuts Geneva Lake, and the north, west, and east lot lines are landlocked. Except for the residence itself and the yard facing the lake, the lot is heavily wooded and is located over variable topography, so the use of the lot is extremely limited.

This property ordinarily would have been subject to a one hundred fifty foot setback from the lake shore, but the previous owner was granted a setback variance to allow the residence to be placed nearer to the lake, based upon the average setbacks of the neighboring properties. However, this variance did not address the need for an at-grade back patio for the property, which is essential for the ordinary and customary enjoyment of properties like this one.

The proposed patio would maintain a setback of between fifty-three and sixty-two feet from the lake shore. Notably, to the applicant's knowledge, all neighboring landowners affirmatively support or have stated no objection to the project, and many neighbors have similarly situated fixtures, with patios, sidewalks and principal structures whose distance from the shore line ranges from thirty to seventy feet, and all well within the 150 foot setback.

The factors governing the granting of a variance applications are set forth in Section 390-1215 D(2)(a)-(f) of the Village of Willams Bay Zoning Ordinance. The below factors should be considered by the Village in considering a variance request, each of which is met in this situation.

II. Unique Hardship

This factor deals with whether there are “exceptional or extraordinary circumstances” unique to the subject property, looking at 1) whether the hardship is peculiar to the subject property; 2) whether the hardship is purely pecuniary; 3) whether the hardship is self-imposed, 4) whether the variance application is premised on variances granted to neighboring properties; and 5) whether the hardship would exist in the absence of the zoning ordinance.

a. *Hardship Peculiar to Subject Property.* This variance is necessitated by the unusual configuration of this lot, which is sixteen times longer than it is wide—even among lake lots, which are

often long and narrow, this is an outlier. This configuration poses unique restrictions on the use and enjoyment of the lot. The portion of the lot behind the residence is all but unusable for recreational purposes, as are the narrow portions to the east and west of the residence. In the absence of a variance, the configuration does not accommodate the proposed patio, which is of a reasonable and proportionate size, both relative to the residence and to similar neighboring structures.

b. *Hardship not Purely Pecuniary.* This request is made to allow the full use and enjoyment of the property. While the property may well be disadvantaged from a pecuniary standpoint if it were not allowed this variance, the applicant requests the petition so that she can make full use of her property in the manner customary to other homeowners in the community. Without the benefit of the patio, the applicant will be deprived of one of the essential aspects of lake living. This can be shown from the fact that similar patios are common in similar properties.

c. *Hardship not Self-Imposed.* The hardship posed in this case is due to the narrow width of the lot, which prevents the patio from being built on the east or west sides of the home. This lot, since its inception, has had this narrow configuration, and has not been shaved or split by the applicant's predecessors in title, and is not the result of deed restrictions imposed by the predecessor in title.

d. *Variances granted to Neighboring Properties.* Though the neighboring properties have benefited from variances like the one the applicant requests, the applicant is not asking for a variance on the basis that neighbors have received variances. When this application points out that neighboring properties have similar structures with similar setbacks from the water, this is offered only to show that the applicant seeks to use and benefit from her property in ways that similarly situated neighbors are able to.

e. *Hardship Would not Exist in Absence of Zoning Ordinance.* This hardship is not one which would have existed in the absence of the setback requirement. If the applicant were not constrained by a setback requirement, there would be nothing to prevent the patio from being built.

III. Development Similar to Comparable Properties

The next factor to be considered is whether the factors above prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district. That is

unquestionably the case with this property. As noted throughout this application, similar outdoor structures are ubiquitous in SF-1 properties, particularly lake-facing patios on lakefront properties. Other similarly situated owners, especially those situated near the subject property, whether by right or by variance, almost all enjoy the benefit of similar structures at a similar distance from the water. Notably, as set forth in Exhibits 1 and 2, neighboring properties have similar structures and fixtures which are at a similar distance from the shore line as the proposed patio. These include terraces, patios, and walls which are between thirty-one and seventy-five feet from the shore line. The proposed patio, which has an average distance of fifty-seven feet from the shore line, is well within this range.

If the applicant were not able to build the patio, this would substantially curtail her ability to use and enjoy her property in ways that her neighbors use and enjoy their property.

IV. No Detriment to Neighboring Properties

The fourth factor is whether the proposed improvement would adversely impact adjacent property. This patio would have no impact on the use or value of adjacent property. First, it will be an attractive asset to the property in keeping with neighboring properties, so it will not have any adverse aesthetic impact. Second, it will not impede any views or otherwise create any adverse visual impact, as it is a flush to grade patio and retaining wall. The retaining wall to the west is needed based on the current grade differences between the two properties. The wall replaces a stacked stone wall that was previously installed by the builder. The proposed retaining wall is 36 inches in height, well under the heights of neighboring retaining walls. The at-grade patio, flush to the ground will also have less visual impact than neighboring patios and decks that are raised or on higher ground. The new patio will have plantings on both sides so it will be screened from both neighbors.

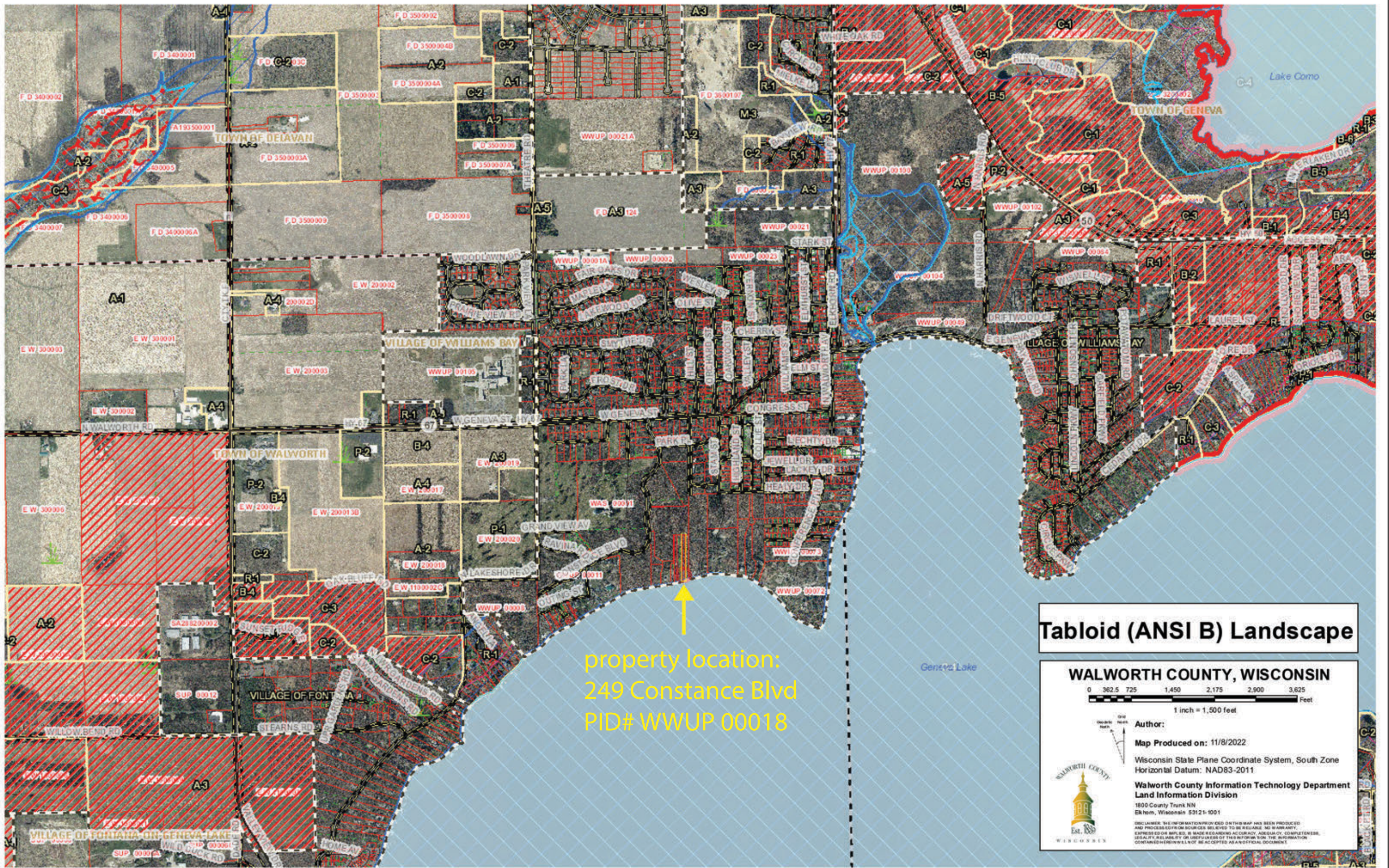
V. No Adverse Impact to Neighborhood

This would have no adverse impact on the character of the neighborhood. It will not have an impact on the environment, parking, public property, any right-of-way, or public safety and well-being. In fact, it can only conceivably benefit the character of the neighborhood, by adding an attractive element in keeping with the neighboring properties. This patio would be small, secluded, and private, and does not and will not

conflict with any long-term planning matters reflected in the Village zoning ordinance, in any other ordinance, program, or plan which the applicant is aware of.

VI. Hardship Not Created by Applicant or Previous Owner

The hardship is created by the shape and configuration of the lot itself, which as noted above, was not created by the applicant or any previous owner, and has existed since the inception of this parcel, which was before the effective date of the Village zoning ordinance. Notably, the hardship is not created by the placement and configuration of the residence by the last owner, as the placement and configuration was dictated by the existing conditions on the property. To avoid interference with existing utility and other easements, the home had to be placed over the footprint of the existing structure. Even if the house could have been built by the developer further from the shore line, which in turn would have allowed this patio to be built further from the shore line, this would not at all obviate the need for this variance, as the ordinary required setback is one hundred fifty feet.



Tabloid (ANSI B) Landscape

WALWORTH COUNTY, WISCONSIN
0 362.5 725 1,450 2,175 2,900 3,625 Feet
1 inch = 1,500 feet

Author:

Map Produced on: 11/8/2022

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

**Walworth County Information Technology Department
Land Information Division**
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



Purcell Residence
249 constance blvd, williams bay, illinois 53191

EXHIBIT 1

Setbacks from Lake - Review Adjacent Properties

Legal Landscape

WALWORTH COUNTY, WISCONSIN

Author:

Map Produced on: 10/26/2022

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division
1600 County Trunk NW
Elkhorn, Wisconsin 53121-4001

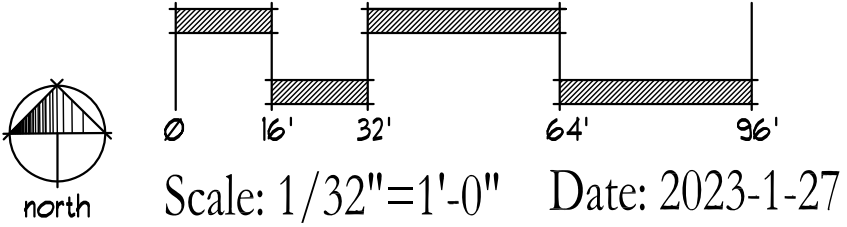


EXHIBIT 2

Examples of neighbor's encroachments into the 150' shoreline setback:

Property WWUP 00017 (neighbor directly to the west of Patti) has a new patio that encroaches the 150' shoreline setback. This patio is approximately 72'-7" from the shoreline with a boulder retaining wall approximately 68'-9" from the shoreline. In addition, this patio is approximately 5' higher than Patti's at-grade patio.

Property WWUP 00020 (neighbor directly to the east of Patti's property) Raised deck is approximately 64'-1" to the shoreline on the east side and 74'-10" on the west side.

Property WWUP 00015 has an existing patio and garden wall that is approximately 75' -11" from the shoreline. This property is also high on a hillside.

Property WWUP 00016 has an existing patio and raised garden wall approximately 73' – 4" from the shoreline. This property is also high on a hillside

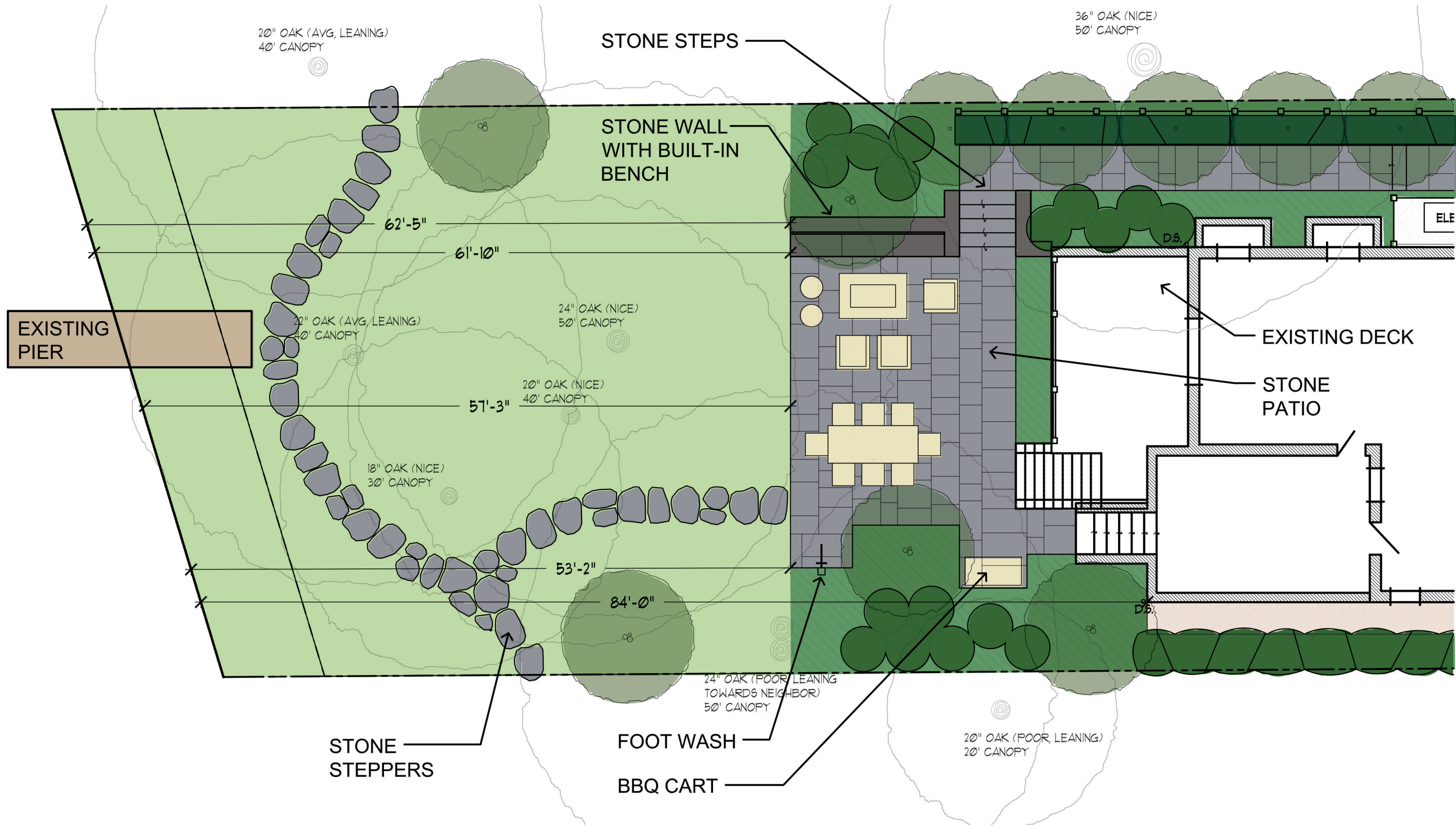
Property WDA 00001 is approximately 56'-9" to a walk along the back of this home.

Property WDA 00002 is approximately 53'-2" to the shoreline.

Property WDA 00004 has a small terrace that is approximately 31'-4" to the shoreline. The home is 52'-4" to the shoreline.

Property WDA 00005 is approximately 47'-11" to the shoreline

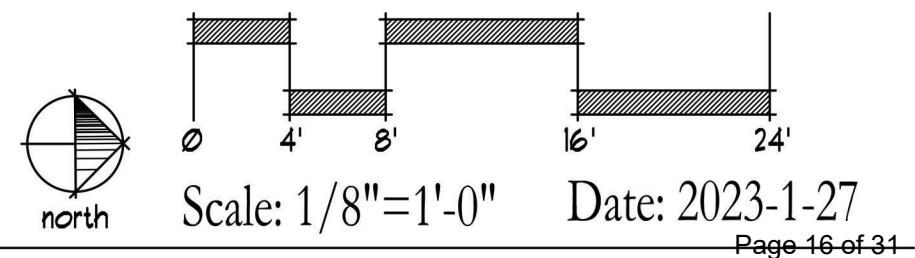
Patti's proposed at-grade terrace is 53'-2" from the shoreline on the east side and 61'-10" on the west end.



Purcell Residence
249 constance blvd, williams bay, illinois 53191

EXHIBIT 3

Rear Yard Proposed Landscape Plan





3D Model of Proposed Rear Terrace



3D Model of Proposed Rear Terrace
(existing shade trees hidden for visibility)

Neighbor's within 200 feet of 249 Constance Blvd		
Parcel #	Owner Name	Owner Address
WA403800001	TEAM E-IA LLC	
WA403800002	TEAM E-IA LLC	301 CONSTANCE BLVD WILLIAMS BAY
WWUP 00015	PETER PERKINS TRUST AND JANICE PERKINS TRUST, et al.	259 CONSTANCE BLVD WILLIAMS BAY
WWUP 00016	MELISSA HERRMAN AND ROBERT WILLIAM HERRMAN	257 CONSTANCE BLVD WILLIAMS BAY
WWUP 00017	F MICHAEL COVEY AND JENNIFER COVEY	251 CONSTANCE BLVD WILLIAMS BAY
WWUP 00019	PHYLLIS C STEINDL TRUST	243B CONSTANCE BLVD WILLIAMS BAY
WWUP 00020	PHYLLIS C STEINDL TRUST	243 CONSTANCE BLVD WILLIAMS BAY
WDA 00001	BALLY BAY LLC AND C/O J OR W PLAZA	1 DARTMOUTH RD WILLIAMS BAY
WDA 00002	EDF LLC AND C/O CAROLINE WETTERSTEN	2 DARTMOUTH RD WILLIAMS BAY
WDA 00003	MARK SCARPELLI AND JULIE SCARPELLI	3 DARTMOUTH RD WILLIAMS BAY
WDA 00004	CARL EDWARD AVALLON TRUST	4 DARTMOUTH RD WILLIAMS BAY



Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WA403800001
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: TEAM E-IA LLC
Owner Name 2:
Mailing Address: 318 HALF DAY RD STE 343

BUFFALO GROVE IL, 60089

2021 Valuation Information

Land: \$156,100.00
Improvements: \$0.00
Total: \$156,100.00
Acres: 11.2120
Fair Market Value: \$198,300.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$0.00	School Credit: \$258.36
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$2,564.27	Woodland Tax Law Taxes: \$0.00
Net Tax: \$2,564.27	

Tax Jurisdictions

WALWORTH COUNTY \$661.48
VILLAGE OF WILLIAMS BAY \$561.52
GATEWAY TECHNICAL \$143.03
WILLIAMS BAY SCHOOL DISTRICT \$1198.24
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudenberg (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	6.6512
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	2.2218
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	2.1532
MyB	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES	0.0795

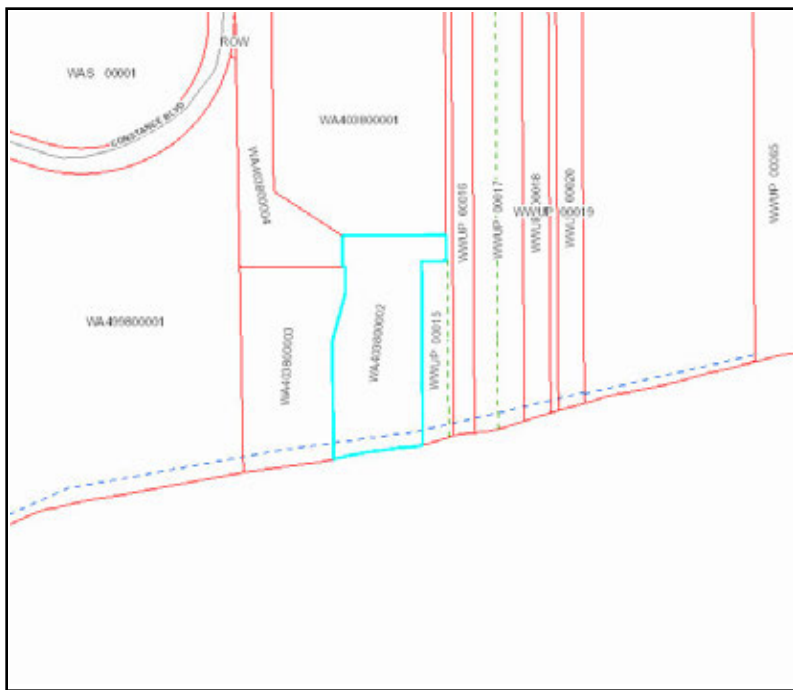
Property Address

Legal Description

LOT 1 CERTIFIED SURVEY NO 4038 AS RECORDED IN VOL 25 OF C.S. ON
PAGE 98 WCR. LOCATED IN SW 1/4 SEC 1 T1N R16E & GOV'T LOT 2 SEC 12
T1N R16E 488404 SQ FT VILLAGE OF WILLIAMS BAY OMITS WWUP-14

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WA403800002
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: TEAM E-IA LLC
Owner Name 2:
Mailing Address: 318 HALF DAY RD STE 343

BUFFALO GROVE IL, 60089

2021 Valuation Information

Land: \$2,822,300.00
Improvements: \$156,800.00
Total: \$2,979,100.00
Acres: 1.0000
Fair Market Value: \$3,784,100.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$4,930.62
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$48,882.96	Woodland Tax Law Taxes: \$0.00
Net Tax: \$48,882.96	

Tax Jurisdictions

WALWORTH COUNTY \$12624.06
VILLAGE OF WILLIAMS BAY \$10716.44
GATEWAY TECHNICAL \$2729.65
WILLIAMS BAY SCHOOL DISTRICT \$22867.91
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
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US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.1597
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.4626

Property Address

301 CONSTANCE BLVD WILLIAMS BAY

Legal Description

LOT 2 CERTIFIED SURVEY NO. 4038 AS RECORDED IN VOL 25 OF C.S. ON PAGE 98 WCR. LOCATED IN SW 1/4 SEC 1 T1N R16E & GOV'T LOT 2 SEC 12 T1N R16E 69700 SQ FT VILLAGE OF WILLIAMS BAY OMITS WWUP-14

Disclaimer

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WWUP 00015
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: PETER PERKINS TRUST
Owner Name 2: JANICE PERKINS TRUST, et al.
Mailing Address: PO BOX 81

MARENGO IL, 601520000

2021 Valuation Information

Land: \$1,261,800.00
Improvements: \$121,800.00
Total: \$1,383,600.00
Acres: 0.6240
Fair Market Value: \$1,757,500.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$2,289.95
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$22,673.46	Woodland Tax Law Taxes: \$0.00
Net Tax: \$22,673.46	

Tax Jurisdictions

WALWORTH COUNTY \$5863.06
VILLAGE OF WILLIAMS BAY \$4977.09
GATEWAY TECHNICAL \$1267.74
WILLIAMS BAY SCHOOL DISTRICT \$10620.67
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudenberg (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.4644
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.1593

Property Address

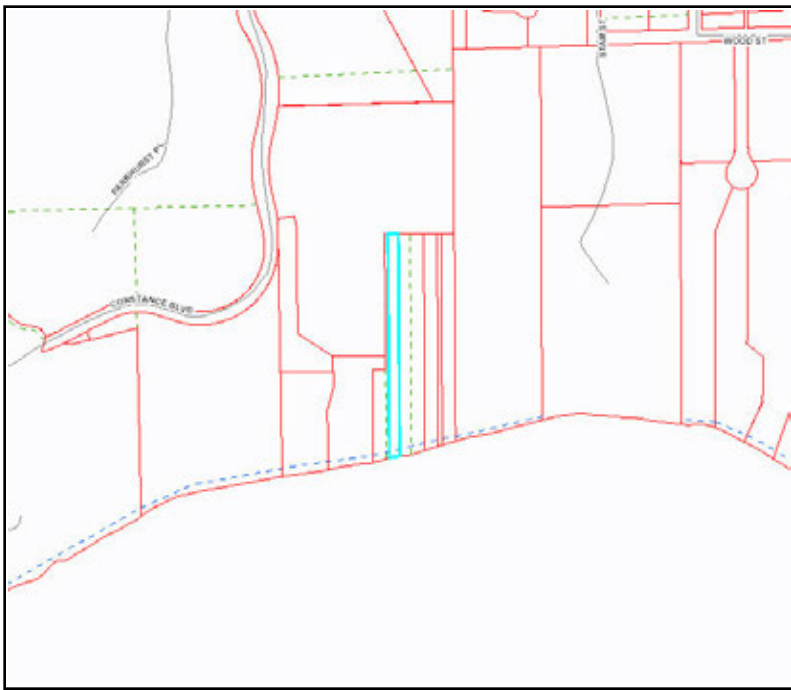
259 CONSTANCE BLVD WILLIAMS BAY

Legal Description

PT SW 1/4 SEC 1 T1N R16E & NW 1/4 SEC 12 T1N R16E DESC AS: COM 514' S OF S LN BLK 6 GRAND TERRACE SUB & 262' W OF N S 1/4 SEC LNS SECS 1 & 12, S TO SHR GENEVA LAKE, WLY TO PT 50' W OF 1ST COURSE, N TO PT 514' S FROM S LN BLK 6 SD SUB, E 50' TO POB. ALSO COM AT PT 252' W OF SE COR BLK 6 SD SUB, S 850' TO SHR GENEVA LAKE, WLY TO PT 10' W OF 1ST COURSE, N TO PT 514' S FROM S LN BLK 6, W 2.4', N 514' TO S LN BLK 6, E 12.4' TO POB. VILLAGE OF WILLIAMS BAY

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WWUP 00016
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: MELISSA HERRMAN
Owner Name 2: ROBERT WILLIAM HERRMAN
Mailing Address: 1579 HEIGHTS CT

MARCO ISLAND FL, 34145

2021 Valuation Information

Land: \$1,091,200.00
Improvements: \$769,000.00
Total: \$1,860,200.00
Acres: 0.7780
Fair Market Value: \$2,362,900.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$3,078.76
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$30,502.65	Woodland Tax Law Taxes: \$0.00
Net Tax: \$30,502.65	

Tax Jurisdictions

WALWORTH COUNTY \$7882.68
VILLAGE OF WILLIAMS BAY \$6691.52
GATEWAY TECHNICAL \$1704.44
WILLIAMS BAY SCHOOL DISTRICT \$14279.11
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudenberg (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.4891
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.2892

Property Address

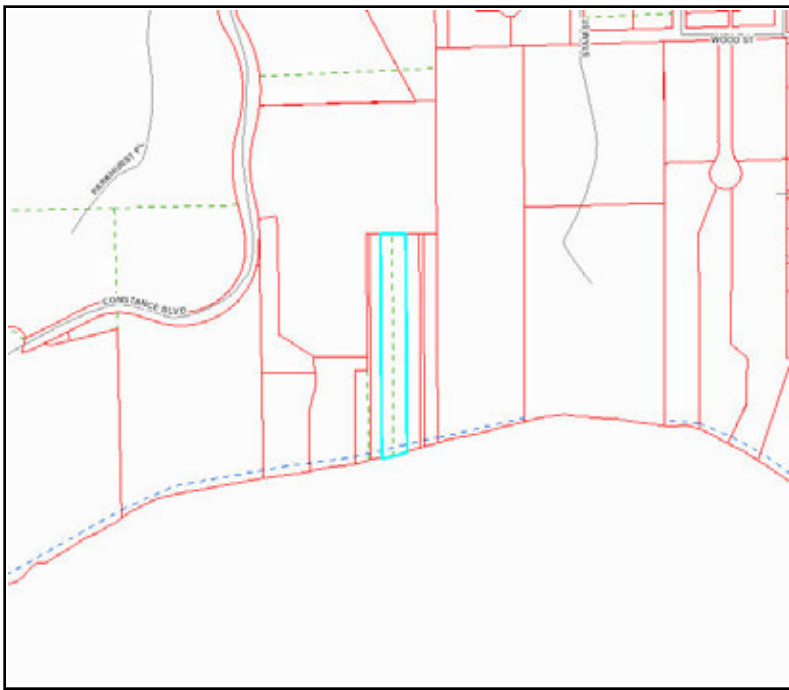
257 CONSTANCE BLVD WILLIAMS BAY

Legal Description

PT SW 1/4 SEC 1 & NW 1/4 SEC 12: COM 212' W OF SE COR BLK 6 GRAND TERRACE SUB, S 850' TO SHR LAKE GENEVA, WLY ALG SHR TO PT 50' W OF 1ST COURSE, N & PAR TO SD LN TO PT 514' S OF S LN BLK 6, W 2.4', N 514' TO S LN BLK 6, E 52.4' TO POB. EXC. W 12.4' OF N 514' & W 10' OF S PART OF SD PARCEL LYING S OF THE 514' PT. 1.21 A VILLAGE OF WILLIAMS BAY

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WWUP 00017
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: F MICHAEL COVEY
Owner Name 2: JENNIFER COVEY
Mailing Address: 625 S BURTON PL

ARLINGTON HEIGHTS IL, 60005

2021 Valuation Information

Land: \$1,767,000.00
Improvements: \$97,000.00
Total: \$1,864,000.00
Acres: 1.8450
Fair Market Value: \$2,367,700.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$3,085.05
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$30,565.07	Woodland Tax Law Taxes: \$0.00
Net Tax: \$30,565.07	

Tax Jurisdictions

WALWORTH COUNTY \$7898.78
VILLAGE OF WILLIAMS BAY \$6705.19
GATEWAY TECHNICAL \$1707.92
WILLIAMS BAY SCHOOL DISTRICT \$14308.28
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudenberg (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.2028
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.5763
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	0.0661

Property Address

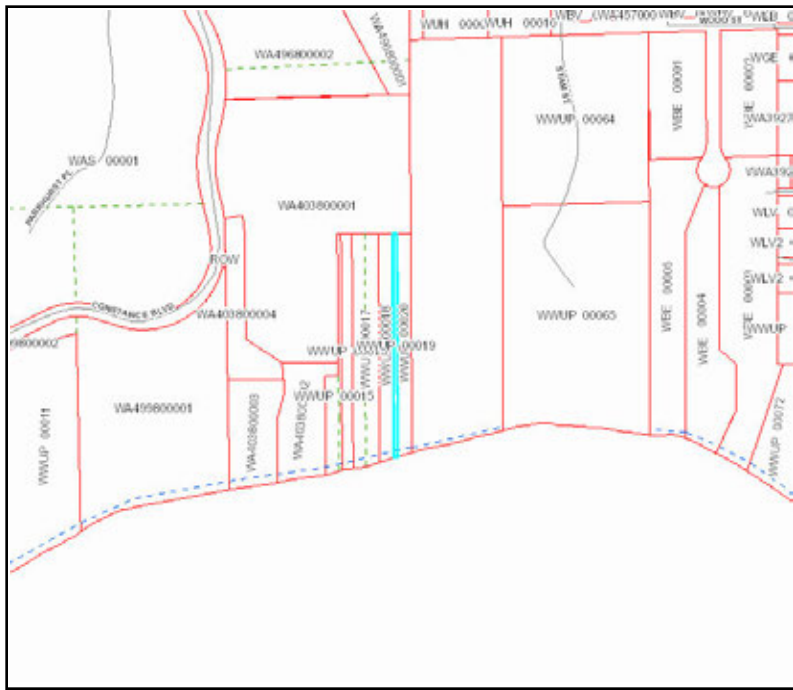
251 CONSTANCE BLVD WILLIAMS BAY

Legal Description

PT SW 1/4 SEC 1 & NW 1/4 SEC 12: COM ON S LN BLK 6 GRAND TERRACE SUB 116' W OF SE COR, S PAR WITH & 116' W OF 1/4 SECS LN ON E SIDE 1/4 SECS TO SHR GENEVA LAKE, WLY ALG SHR TO PT 51' AT R.A., N PAR WITH & 167' W OF 1/4 LN 840' TO S LN BLK 6, E 51' TO POB. ALSO E 1/2 OF - COM AT PT IN S LN BLK 6 GRAND TERRACE SUB, 167' W OF SE COR SD BLK, S 840' M/L TO SHR GENEVA LAKE, WLY ALG SHR TO PT 212' W FROM 1/4 LNS EXT S, N TO S LN BLK 6, E 45' TO POB. VILLAGE OF WILLIAMS BAY

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WWUP 00019
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: PHYLLIS C STEINDL TRUST
Owner Name 2:
Mailing Address: 13 CARRIAGE CT

OAK BROOK IL, 60523

2021 Valuation Information

Land: \$230,600.00
Improvements: \$0.00
Total: \$230,600.00
Acres: 0.2770
Fair Market Value: \$292,900.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$0.00
Special Assessment: \$0.00
Delinquent Utility Charge: \$0.00
Managed Forest Land Taxes: \$0.00
Total Billed: \$3,788.10
Net Tax \$3,788.10
School Credit: \$381.66
Lottery Credit: \$0.00
Special Charges: \$0.00
Private Forest Crop Taxes: \$0.00
Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

WALWORTH COUNTY \$977.18
VILLAGE OF WILLIAMS BAY \$829.52
GATEWAY TECHNICAL \$211.29
WILLIAMS BAY SCHOOL DISTRICT \$1770.11
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudenberg (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.1645
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0652
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	0.0477

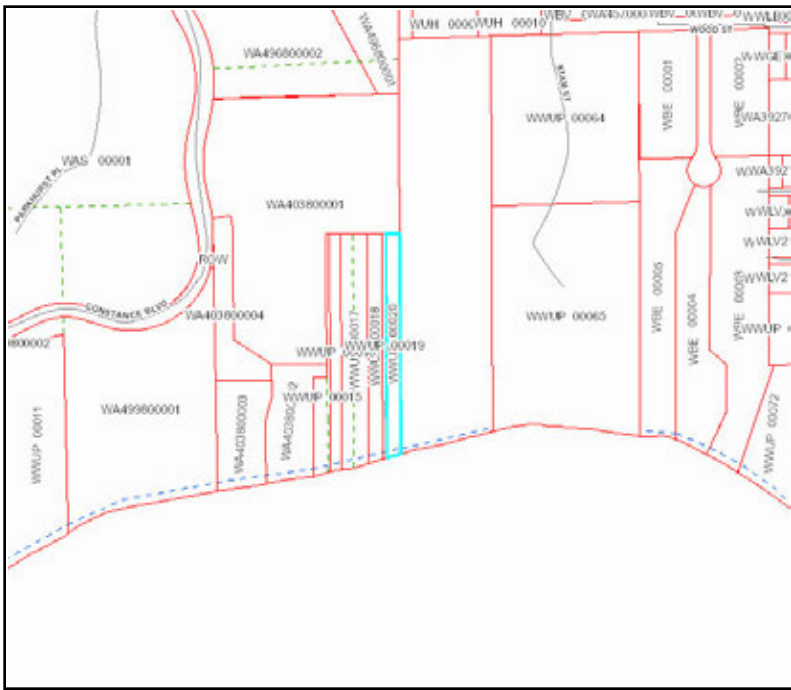
Property Address

Legal Description

PT SW 1/4 SEC 1 & NW 1/4 SEC 12 T1N R16E DESC AS: COM ON S LN BLK 6 GRAND TERRACE SUB 50' W OF SE COR, S PAR WITH & 50' W OF 1/4 LN TO GENEVA LAKE, WLY TO PT 15' AT R.A., N PAR WITH & 65' FROM 1/4 LN TO S LN BLK 6, E 15' TO POB. VILLAGE OF WILLIAMS BAY

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WWUP 00020
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: PHYLLIS C STEINDL TRUST
Owner Name 2:
Mailing Address: 13 CARRIAGE CT

OAK BROOK IL, 60523

2021 Valuation Information

Land: \$1,342,000.00
Improvements: \$344,400.00
Total: \$1,686,400.00
Acres: 0.9100
Fair Market Value: \$2,142,100.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$2,791.11
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$27,647.61	Woodland Tax Law Taxes: \$0.00
Net Tax: \$27,647.61	

Tax Jurisdictions

WALWORTH COUNTY \$7146.19
VILLAGE OF WILLIAMS BAY \$6066.33
GATEWAY TECHNICAL \$1545.19
WILLIAMS BAY SCHOOL DISTRICT \$12945.00
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudensbeck (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.5529
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.1842
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	0.1769

Property Address

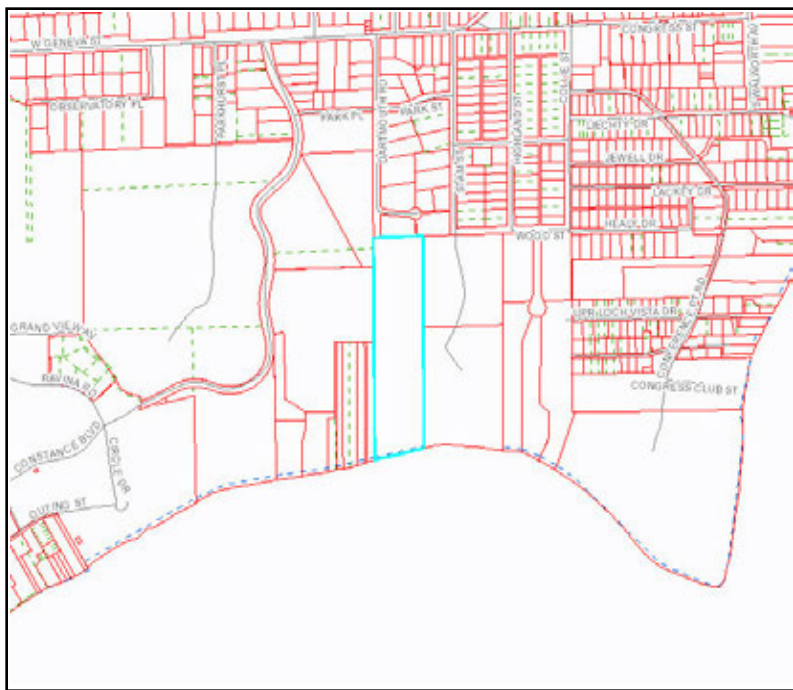
243 CONSTANCE BLVD WILLIAMS BAY
243B CONSTANCE BLVD WILLIAMS BAY

Legal Description

PARCEL 50' WIDE OFF E SIDE OF S 660' OF SE 1/4 SW 1/4 SEC 1 T1N R16E.
ALSO E 60' OF GOVT LOT 2 FR SEC 12 T1N R16E. VILLAGE OF WILLIAMS BAY

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WDA 00001
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: BALLY BAY LLC
Owner Name 2: C/O J OR W PLAZA
Mailing Address: 77515 PELICAN BAY BLVD

NAPLES FL, 341080000

2021 Valuation Information

Land: \$975,000.00
Improvements: \$120,800.00
Total: \$1,095,800.00
Acres: 0.0000
Fair Market Value: \$1,391,900.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$1,813.62
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$17,945.75	Woodland Tax Law Taxes: \$0.00
Net Tax: \$17,945.75	

Tax Jurisdictions

WALWORTH COUNTY \$4643.50
VILLAGE OF WILLIAMS BAY \$3941.82
GATEWAY TECHNICAL \$1004.04
WILLIAMS BAY SCHOOL DISTRICT \$8411.49
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudbeck (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	7.2781
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	3.6555
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0552
W	WATER GREATER THAN 40 ACRES	0.0277

Property Address

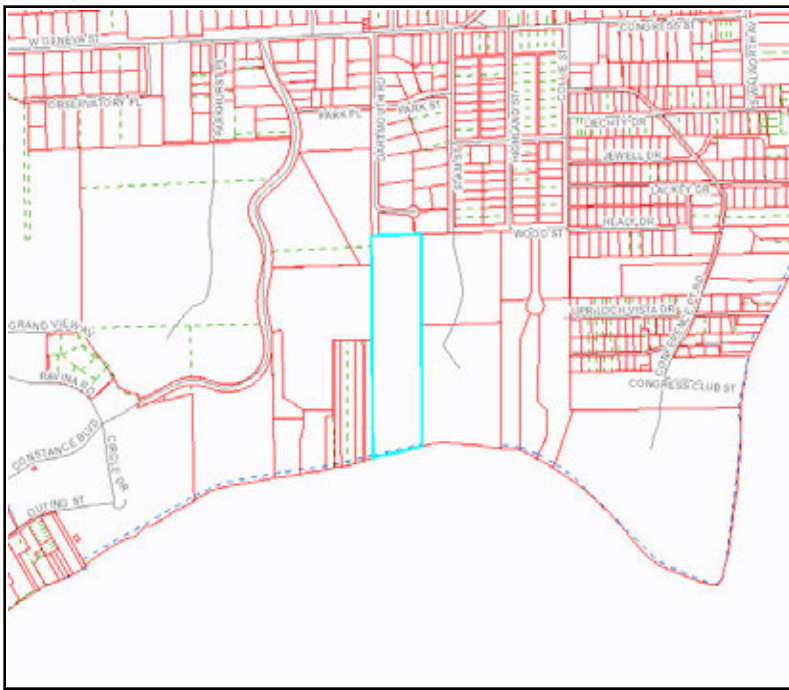
1 DARTMOUTH RD WILLIAMS BAY

Legal Description

UNIT 1 DARTMOUTH WOODS CONDO RECORDED IN VOL 336 RECORDS
PG 27 WCR VILLAGE OF WILLIAMS BAY OMITS WWUP 63

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WDA 00002
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: EDF LLC
Owner Name 2: C/O CAROLINE WETTERSTEN
Mailing Address: 5884 N KILBOURN AV

CHICAGO IL, 606460000

2021 Valuation Information

Land: \$975,000.00
Improvements: \$135,500.00
Total: \$1,110,500.00
Acres: 0.0000
Fair Market Value: \$1,410,600.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$1,837.95
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$18,187.23	Woodland Tax Law Taxes: \$0.00
Net Tax: \$18,187.23	

Tax Jurisdictions

WALWORTH COUNTY \$4705.79
VILLAGE OF WILLIAMS BAY \$3994.70
GATEWAY TECHNICAL \$1017.51
WILLIAMS BAY SCHOOL DISTRICT \$8524.33
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudbeck (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	7.2781
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	3.6555
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0552
W	WATER GREATER THAN 40 ACRES	0.0277

Property Address

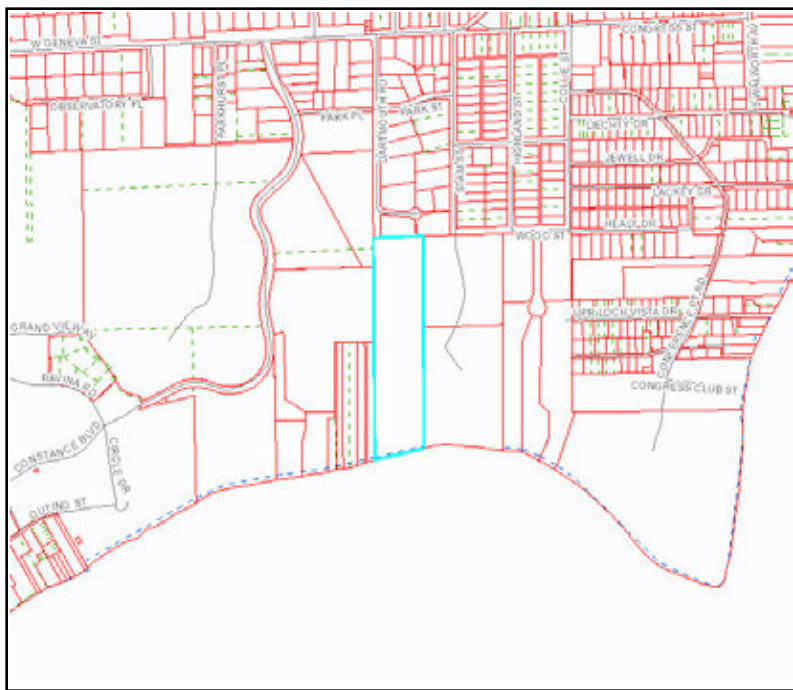
2 DARTMOUTH RD WILLIAMS BAY

Legal Description

UNIT 2 DARTMOUTH WOODS CONDO RECORDED IN VOL 336 RECORDS
PG 27 WCR VILLAGE OF WILLIAMS BAY

Disclaimer

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WDA 00003
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: MARK SCARPELLI
Owner Name 2: JULIE SCARPELLI
Mailing Address: 216 W COOK AVE

LIBERTYVILLE IL, 60048

2021 Valuation Information

Land: \$975,000.00
Improvements: \$117,800.00
Total: \$1,092,800.00
Acres: 0.0000
Fair Market Value: \$1,388,100.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$1,808.66
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$17,896.47	Woodland Tax Law Taxes: \$0.00
Net Tax: \$17,896.47	

Tax Jurisdictions

WALWORTH COUNTY \$4630.79
VILLAGE OF WILLIAMS BAY \$3931.03
GATEWAY TECHNICAL \$1001.29
WILLIAMS BAY SCHOOL DISTRICT \$8388.46
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudbeck (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	7.2781
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	3.6555
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0552
W	WATER GREATER THAN 40 ACRES	0.0277

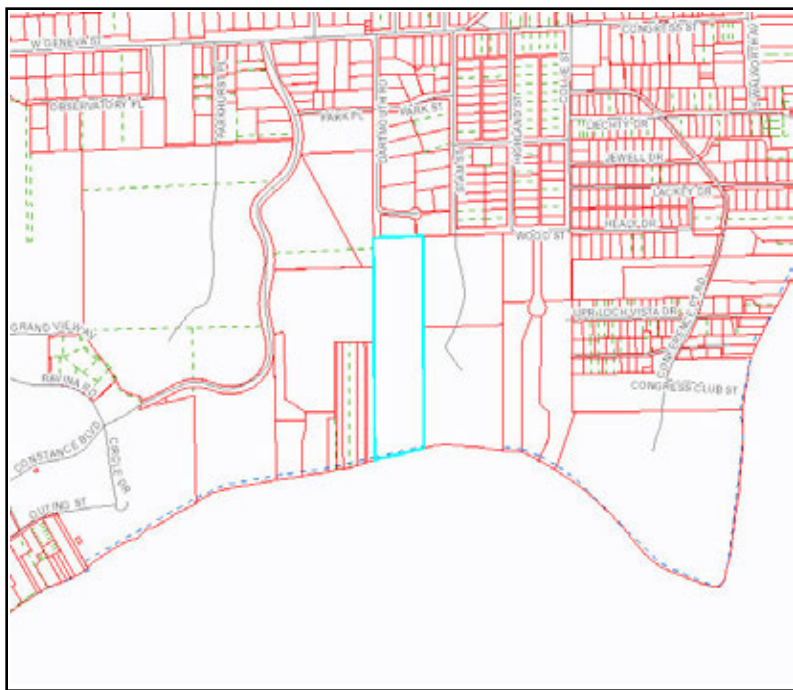
Property Address

Legal Description

UNIT 3 DARTMOUTH WOODS CONDO RECORDED IN VOL 336 RECORDS
PG 27 WCR VILLAGE OF WILLIAMS BAY

Disclaimer

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Walworth County, WI Land Information Division

Property Details

Municipality: VILLAGE OF WILLIAMS BAY
Parcel Number: WDA 00004
School District: 6482-WILLIAMS BAY SCHOOL DISTF
Zoning District:

Owner Information

Owner Name: CARL EDWARD AVALLON TRUST
Owner Name 2:
Mailing Address: 290 S SHORE LN

LAKE FOREST IL, 600450000

2021 Valuation Information

Land: \$975,000.00
Improvements: \$154,900.00
Total: \$1,129,900.00
Acres: 0.0000
Fair Market Value: \$1,435,300.00
Assessment Ratio: 0.7872694130
Mill Rate: 0.0164271270

Tax Information

First Dollar Credit: \$55.10	School Credit: \$1,870.06
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$18,505.91	Woodland Tax Law Taxes: \$0.00
Net Tax: \$18,505.91	

Tax Jurisdictions

WALWORTH COUNTY \$4788.00
VILLAGE OF WILLIAMS BAY \$4064.48
GATEWAY TECHNICAL \$1035.29
WILLIAMS BAY SCHOOL DISTRICT \$8673.24
WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: David A. Weber (D7)
State Representative: Amy Loudbeck (R) (Wisconsin's 31st Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	7.2781
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	3.6555
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0552
W	WATER GREATER THAN 40 ACRES	0.0277

Property Address

Legal Description

UNIT 4 DARTMOUTH WOODS CONDO RECORDED IN VOL 336 RECORDS
PG 27 WCR VILLAGE OF WILLIAMS BAY

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting March 21, 2023

March 10, 2023

APPLICANT(S): Patricia Purcell Trust (Owner), Atty. Philip Steigerwald (Agent)

TAX KEY: WWUP 00018

STREET ADDRESS: 249 Constance Blvd, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390.0209, *SF-1 Low Density Residential District* and Section 390-0505.I(3) *Permitted Intrusions into Required Shore Yards* to allow a shore yard setback of 53 feet 2 inches (125 feet required) to install a stone patio.

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 not peculiar to the subject property.
- Although the requested variance is not essential to make the subject property developable, it could be argued that it is necessary so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property. It is important to note that the property owner does already have a deck that was approved as part of the original variance in 2020.
- The proposed development does not appear to have any substantial impact on adjacent properties. It is an at grade patio that will not block neighboring property owners' views.
- The development will have no substantial impact on the neighborhood's character as it is consistent with location and size of development on adjoining lots. The property was first divided prior to passing the current applicable zoning regulations, but was developed after the passing of the current applicable zoning regulations.
- The proposed development does not conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator