



# VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

## OFFICIAL 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.*