



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, MAY 16, 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 4/18/2023
- V. Variance Application
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): Ryu Family Trust (Owner), Kevin Kruger (Agent)
TAX KEY NUMBER: WL2 00007
STREET ADDRESS: 72 Lower Loch Vista, Williams Bay, WI 53191
Applicant requests a variance to zoning code section 390-0212 to construct a 12' x 17' patio having a proposed rear yard setback of 15' (minimum of 20 feet required).
 - B. Motion to Close Public Hearing
 - C. 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
APPLICANT(S): Charlotte Harrington (Owner)
TAX KEY NUMBER: WA383800001
STREET ADDRESS: 203 Circle Parkway, Williams Bay, WI 53191
Applicant requests a variance to zoning code section 390-0213 to construct an upper patio and lower patio having a proposed rear yard setback of 10' (minimum of 20 feet required).
 - B. Motion to Close Public Hearing
 - C. 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: 05/09/2023 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 4/18/2023 MEETING TUESDAY, APRIL 18, 2023 AT 6:30 PM

I. Call to Order

Trustee George Vlach called the meeting to order at 06:30pm.

II. Roll Call

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

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Commissioner Dennis Costello, Commissioner Roy Grada

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of March 21, 2023

The motion to approve the Zoning Board of Appeals Meeting Minutes of March 21, 2023 was initiated by Trustee Umans and seconded by Commissioner Robbins. Unanimously carried.

V. Variance Application

Trustee Vlach explained the process of the Public Hearing.

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

APPLICANT(S): Michael & Lisa Weiler (Owners), Martin Murphy (Agent)

TAX KEY NUMBER: WOP 00216

STREET ADDRESS: 44 Orchard St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390.0212, *SF-6 Village Residential District* to allow a rear yard setback of 13 feet 6 inches (30 feet required) to construct a single-family residence with attached garage.

Trustee Vlach opened the public hearing at 06:32 PM.

Attorney Martin Murphy explained that the applicants, Michael and Lisa Weiler, were looking to construct a new single family home on a corner lot. Attorney Murphy explained that since it is a corner lot, it poses a little different situation. Attorney Murphy explained that there are three thirty-foot setbacks and a ten-foot setback. Attorney Murphy explained that because of averaging, they pulled a house on Congress or Center which gave them eighteen feet. Attorney Murphy explained with the width of the lot they have to front on Orchard Street, because if they go the other way they end up with the rear yard becoming a problem. Attorney Murphy explained they are being dictated by the width of the lot. Attorney Murphy explained that they have ten feet on the side yard, eighteen feet on the right yard, so that is twenty-eight feet on a sixty-six foot lot, which leaves thirty-eight feet left width wise, and then in the front they have a thirty-foot setback and in the rear they have a thirty-foot setback. Attorney Murphy explained that the Weilers are proposing to build an attached garage versus a detached garage. Attorney Murphy explained the attached garage

would be thirteen feet six inches from the property to the west, and a detached garage would be ten feet from the property to the west. Attorney Murphy explained if they did a detached garage they would need to move the house four feet up towards Orchard and the garage four feet to the west towards the neighbor. Attorney Murphy explained that there would be greater setbacks with an attached garage versus an unattached garage. Attorney Murphy explained the curb appeal would be nicer with one building versus two and the applicant would prefer an attached garage so that they don't have to go out in the elements to get in and out of their vehicles. Attorney Murphy explained that the attached garage would be setback more than the required thirty feet which would keep it further off of Orchard street and further away from neighbors. Attorney Murphy explained that the corner lot is a hardship due to the setbacks.

Trustee Umans had questions about the averaging ordinance, which was explained by Zoning Administrator Bonnie Schaeffer.

Commissioner Lothian requested an explanation of the drawings, which was explained by Attorney Murphy.

There was no one to speak in favor of the Variance request.

Karen Halboth (20 Orchard Street) wished to speak as opposed to the request. Halboth explained that the proposed house appears to not fit the lot so well. Halboth explained that her main concern is the fourteen very mature trees that are there. Halboth explained she is also concerned that once they fill the entire lot with a house, where will the run off go? Halboth explained that there is already a run off problem on Orchard Street as there is and her home is at the bottom of the hill. Halboth explained that she brought pictures to share with the commissioners showing several issues, including the run off and the wall behind the Weilers property. Halboth explained she is worried that the run off will kill the trees. Halboth explained that she feels the size of the house is the problem. Halboth expressed concerns about both the village's infrastructure as well as the roadways with regards to the housing growth. Halboth explained that she feels the style of the proposed house will not fit into the style of the neighborhood. Halboth explained that her house is the newest and it has been there since 1979. Halboth explained each picture to both the Commissioners and the applicant.

Trustee Umans asked if Village Engineer Doug Snyder had reviewed the applicants Storm Water Plan.

Zoning Administrator Schaeffer explained that the applicant has not filed for their building permits yet, which will include a storm water management plan.

Trustee Vlach asked Zoning Administrator Schaeffer for her report.

Zoning Administrator Schaeffer explained that the applicant had asked if the averaging could apply to a detached garage and she looked at the ordinance but, the averaging only applies to a house and an attached garage. Zoning Administrator Schaeffer explained that where they are showing the garage at the thirty foot setback from Center Street is really not necessary, they could pull it forward to the eighteen foot. Zoning Administrator Schaeffer explained that, as the applicant stated, if they have a detached garage, it would have to be ten feet from the house, ten feet from the south lot line and ten feet from the west lot line, so it would have to, essentially, be in the same location as this one is proposed to be except they would have to redesign the house slightly so they could have the ten foot separation. Zoning Administrator Schaeffer explained that with the eighteen-foot averaging setback from Center Street, they did still have a sixty-one by thirty-eight building envelope and did not need a variance. Zoning Administrator Schaeffer explained that even though the property is a corner lot because of the ability to average, the applicant has a bigger building envelope than most corner lots. Zoning Administrator Schaeffer explained that as far as hardship and unique property conditions with the property, she feels it is a bit of a stretch. Zoning Administrator Schaeffer explained that the applicant could design a home within the sixty-one by thirty-eight foot lot and still have an attached garage by having a smaller footprint, however the applicant has proposed a longer, narrower home that has one story for most with just a small second story. Zoning Administrator Schaeffer explained that if the applicant went for a full two-story home, they would have a smaller footprint.

Attorney Murphy explained that, basically, the applicant is looking at an attached garage versus a detached garage. Attorney Murphy explained that the house would be moved closer to Orchard Street by making the porch smaller which would give them four feet and taking two feet between the garage and the house and moving the garage three or four feet which would give them the required ten feet. Attorney Murphy explained that in doing this it would move the garage closer to the ditch in the back, which could create more drainage problems. Attorney Murphy explained that if they were to leave the garage where it is proposed to be attached, it would be further away from the drainage ditch. Attorney Murphy explained that keeping the proposed attached garage would enable them to utilize the driveway already there, where if they went with a detached garage they would have to do a new curb cut and new driveway, which would mean more concrete and more water issues. Attorney Murphy explained that the attached garage would take much less concrete.

Trustee Umans explained that more concrete or less concrete would be up to Village Engineer Snyder.

Trustee Vlach asked why the applicant didn't build within the envelope.

Attorney Murphy explained that the applicants would like this to be their forever home. Attorney Murphy explained that the applicants are getting older and would like to have a first floor master. Attorney Murphy explained if the applicant had to have a second floor master, this home would no longer be a forever home. Attorney Murphy explained that the applicants prefer a ranch-style home.

Trustee Vlach explained that by ordinance the applicant has a right to a garage. Trustee Vlach asked why the applicant is putting a two car garage and encroaching in the setbacks instead of putting in a one car garage?

Attorney Murphy explained they would want another car garage for storage. Attorney Murphy explained that the applicant is entitled to a garage or storage shed on top of the attached garage and house.

Trustee Vlach asked where the applicant would propose the shed would go?

Attorney Murphy explained it would go where the garage, where the other ten feet would be, the applicant would move it back, the applicant would have it ten feet off the lot and ten feet off the house.

Trustee Vlach asked Zoning Administrator Schaeffer if that is accurate?

Zoning Administrator Schaeffer explained that if the applicant had an attached garage, regardless of whether it was one or two car, the applicant would not be able to have another garage, however, they could have a shed. Zoning Administrator Schaeffer explained that depending on the size of the shed, it could be as close as five feet from the lot line.

Trustee Vlach asked if the maximum size for a shed is 160 square feet?

Zoning Administrator Schaeffer explained that with an attached garage you can have up to a two hundred and forty square foot shed, but that would have to be ten feet from the house and ten feet from the lot line.

Commissioner Fieweger asked if the applicant could build the house with a detached garage with no variance?

Zoning Administrator Schaeffer explained that she didn't feel it would fit as designed.

Attorney Murphy explained that if the applicant removed the porch and moved the house forward, it would fit.

B. Motion to Close Public Hearing

Trustee Vlach Closed the Public Hearing at 07:06 PM.

C. Consideration and possible action on recommendation of Variance

Trustee Vlach explained that although he likes the applicant's design, he doesn't feel that there is a legal hardship.

Commissioner Lothian explained that he was torn as he too liked the applicants' design, but he also could not see a legal hardship.

Trustee Umans explained that he agreed with Trustee Vlach and Commissioner Lothian that there was not a legal hardship.

The motion to deny the variance was initiated by Trustee Umans and seconded by Commissioner Lothian. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Trustee Vlach and seconded by Commissioner Fieweger at 07:19pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

OFFICIAL PUBLICATION
FOR THE
VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING
FOR A
VARIANCE APPLICATION
BEFORE THE
ZONING BOARD OF APPEALS
May 16, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Ryu Family Trust (Owner), Kevin Kruger (Agent)

TAX KEY NUMBER: WLV2 00007

STREET ADDRESS: 72 Lower Loch Vista Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0212 to construct a 12' x 17' patio having a proposed rear yard setback of 15' (minimum of 20 feet required).

All interested in the above matter are invited to attend. Copies of the application are on file at the Village Hall and are available for public inspection during regular office hours on Monday, Tuesday, Wednesday, Friday from 8:30 am – 5:00 pm and Thursday 8:30 am – 12:00 pm.

Tina Kolls
Village Clerk
Published April 27, 2023 and May 4, 2023

Please do not print contents below the line!



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Ryo Family Trust (owner)
Applicant name: Kevin Kruger, Kruger Landscape (agent)
Applicant address: 30102 Theatre Rd Delavan WI 53115
Applicant phone number: 2102-949-9527
Address of subject site: 72 Lower Loch Vista Dr. Williams Bay
Current zoning of subject site: SF10
Current land use of subject site: Residence
Written description of the proposed variance: please see attached

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

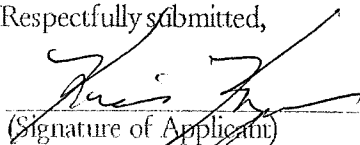
please see attached

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 19 day of April, 2023

Respectfully submitted,


(Signature of Applicant)

description of the proposed Variance:

We are asking for a variance for a 2 ft x 17 ft (34 sq ft) at the 18' to 20' distance from the rear lot line.

To install a proposed 12' x 17' patio in the NW corner of the house adjacent to the 17' north wall. We will remove the existing 3' wide sidewalk in the 15' to 18' footprint from the rear lot line to correct the Grade to move water away from the foundation of the house in the proposed patio footprint. Then install the proposed 12' x 17' patio. And replace the existing 3' x 17' sidewalk at the 15' to 18' distance from the rear lot line.

Justification for the proposed variance:

With the existing Grade, water is directed to the doorway and foundation of the house. We would like to correct the Grade for proper drainage, replace the existing sidewalk and improve the outdoor living space.

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT - P.O. BOX 437 - ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 FAX: (262) 723-5886

PLAT OF SURVEY

THE EAST 75 FEET OF LOT H
LOCH VISTA CLUB SUBDIVISION NO. 2

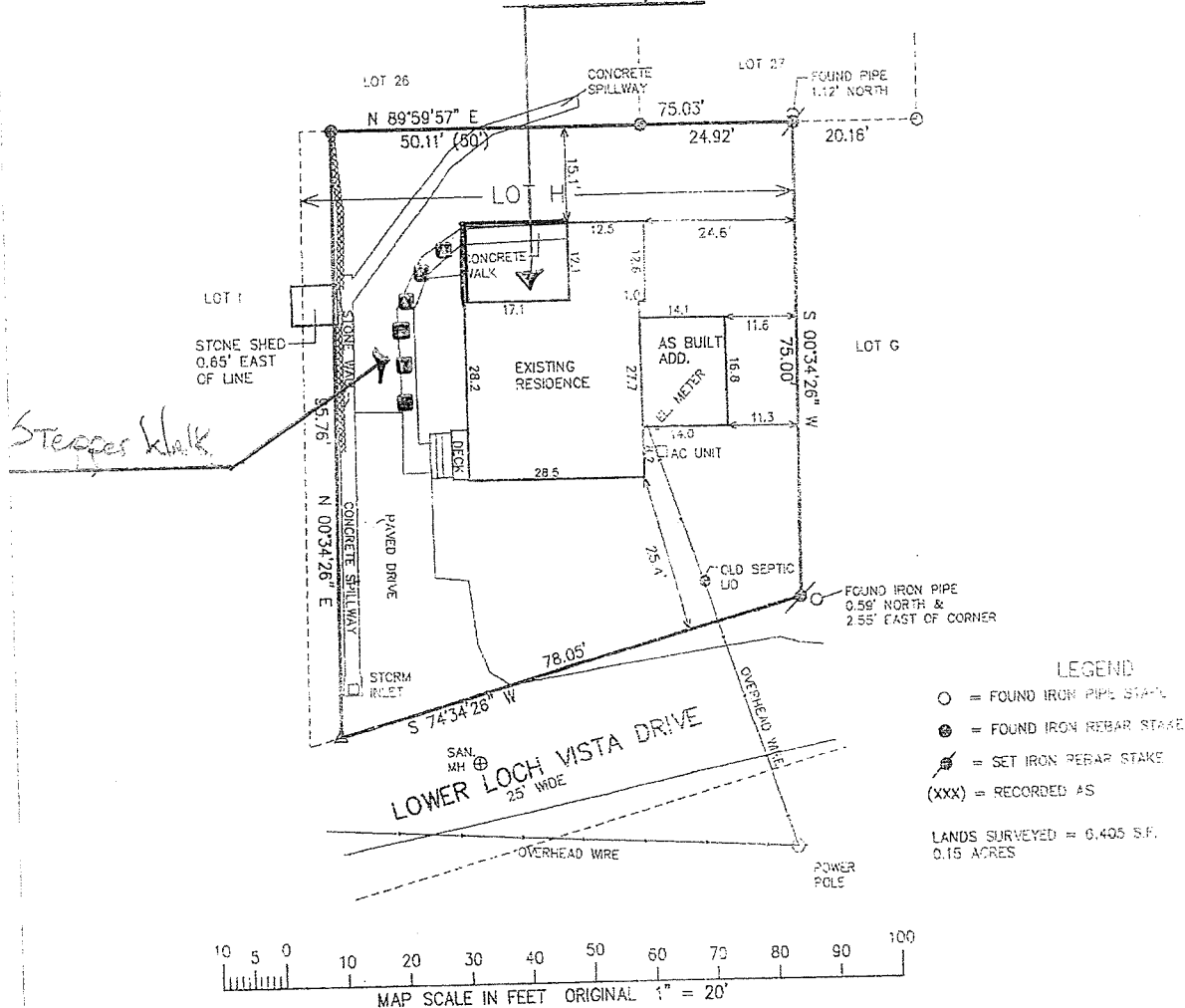
LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 1
TOWN 1 NORTH, RANGE 16 EAST
WALWORTH COUNTY, WISCONSIN

- WORK ORDERED BY -
AL SMIDDY
502 STATE STREET, UNIT 2
LE MONT, IL 60412

AS BUILT ADDITION
ORDERED BY
S.H. FRAUD, JR. AND
P.J. GONZALES
MORRIS, IL 60451

Proposed Patio

12x17



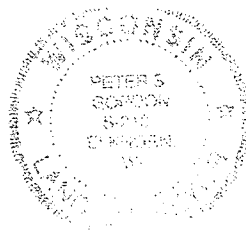
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE
WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE
IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS
WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN
SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE
REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF
THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS
MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND
ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE
THERE TO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: SEPTEMBER 9, 2011

REVISED 09-23-2016
TO SHOW SIZE & LOCATION OF
AS BUILT ADDITION

PETER S. GORDON R.L.S. 2101



PROJECT: S437
DATE: 09-09-2011
SHEET 1 OF 1

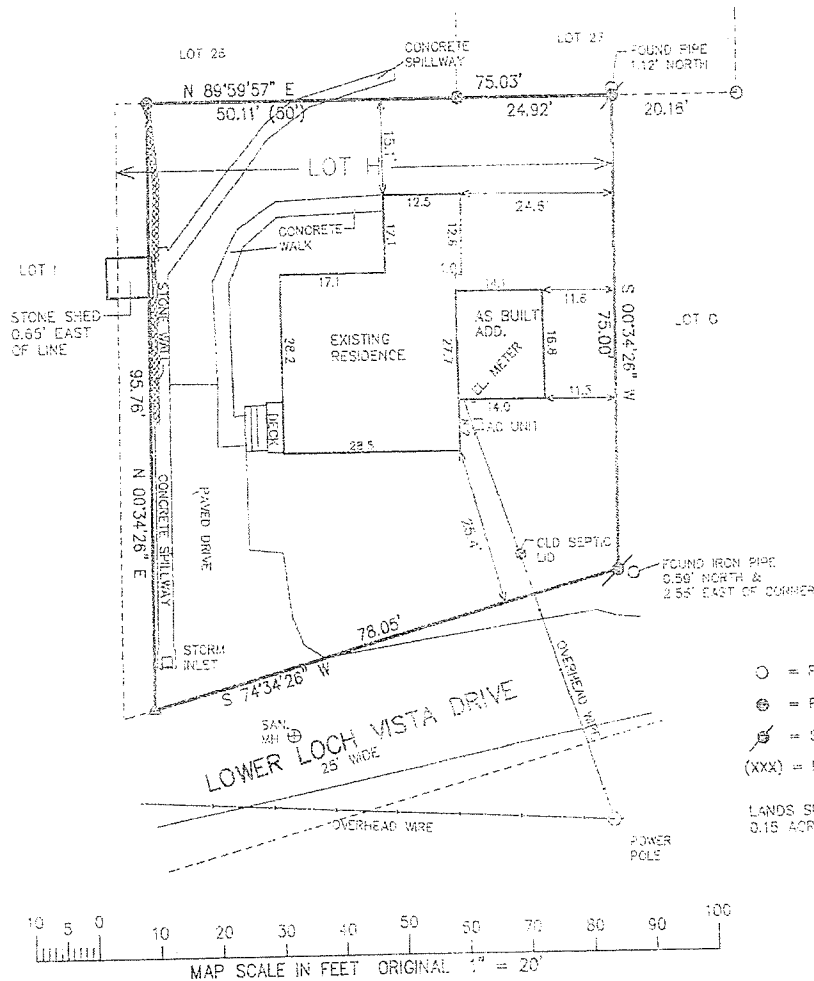
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT - P.O. BOX 437 - ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 FAX: (262) 723-5886

THE EAST 75 FEET OF LOT H
LOCH VISTA CLUB SUBDIVISION NO. 2

LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 1
TOWN 1 NORTH, RANGE 16 EAST
WALWORTH COUNTY, WISCONSIN

- FORM ORDERED BY -
AL 54000
501 STATE STREET, N.E.
ALBUQUERQUE, N.M. 87102

U.S. DIST. COURT
CRIMINAL DIV.
S.D. DISTRICT OF COLO. NO.
20-007
JANUARY 11, 1971



I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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 THE DATE HEREOF.

REVISED 09-23-2016
TO SHOW SIZE & LOCATION OF
AS BUILT ADDITION

PETER S. GORDON R.L.S. 2101

PROJECT: 3437
DATE: 09-09-201
SHEET: 1 OF 1

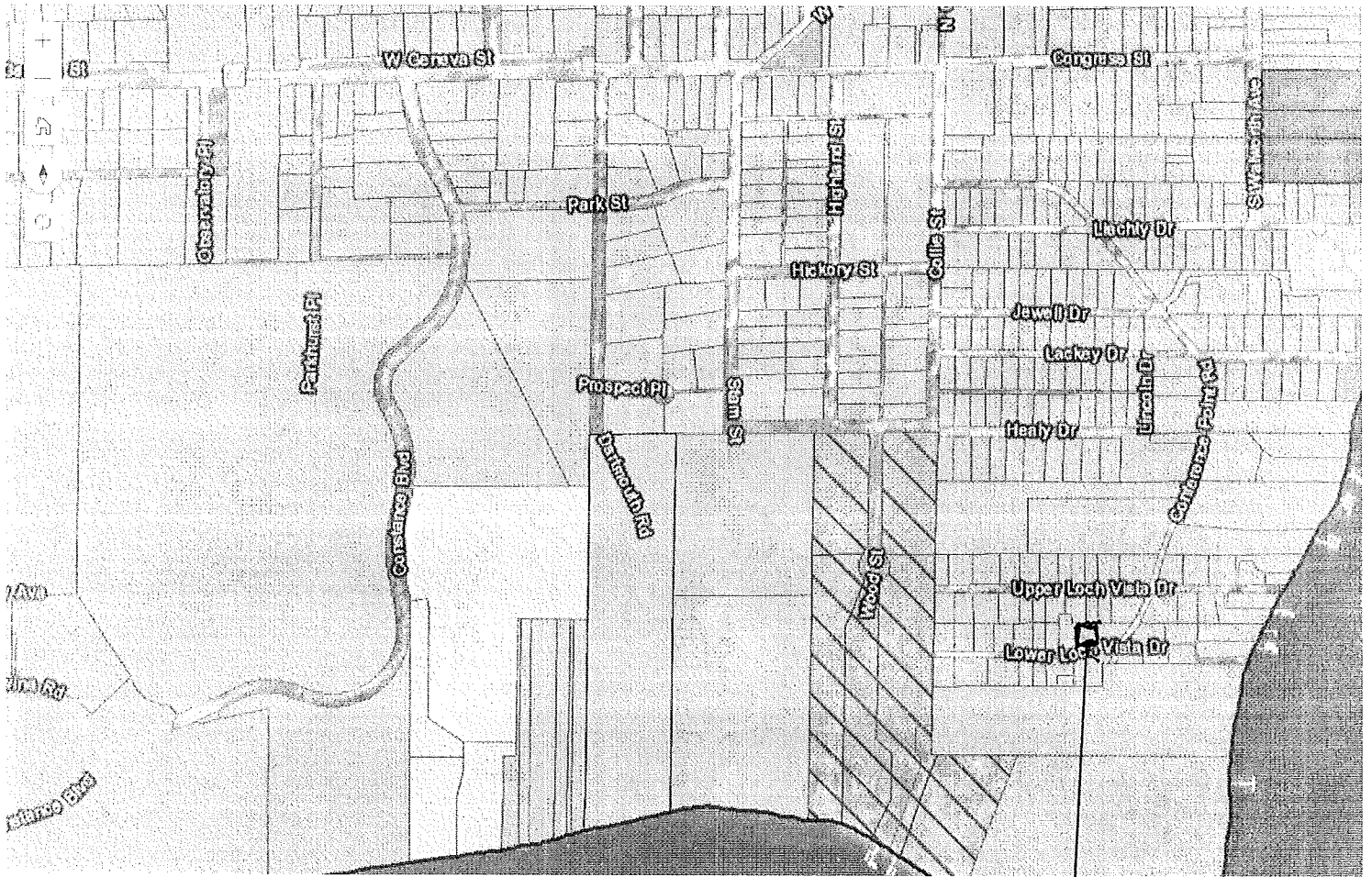


Zoned: Village Residential District

Official Zoning Classification	SF-6
Zoning Ordinance Link	View
PIN	WLV2 00007
Street Address	72 LOWER LOCH VISTA
Acres	0.15
Image (For Official Use Only)	

Zoom to

60 ft



Zoned: Village Residential District



Official Zoning Classification	SF-6
Zoning Ordinance Link	View
PIN	WIV2 00007
Street Address	72 LOWER LOCH VISIA
Acres	0.13
Image (For Official Use Only)	

Zoom to





VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting May 16, 2023

May 8, 2023

APPLICANT(S): Ryu Family Trust (Owner), Kevin Kruger (Agent)

TAX KEY: WLV2 00007

STREET ADDRESS: 72 Lower Loch Vista, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0212 to construct a 12' x 17' patio having a proposed rear yard setback of 15' (minimum of 20 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 not peculiar to the subject property. However, the patio is essentially in the same location as the existing sidewalk.
- Although the requested variance is not essential to make the subject property developable, a patio is a permitted use in the SF-6 District. The proposed size of the patio is not unreasonable and will not exceed the permitted impervious surface ratio.
- The proposed development does not appear to have any substantial impact on adjacent properties.
- 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 and developed prior to passing the current applicable zoning regulations.
- The proposed development does not conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

Ryu variance

Donna Hourigan <dlynhourigan@gmail.com>

Mon 4/17/2023 5:03 PM

To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>

Cc: Jann Ryu <jannryu@me.com>

Hi Bonnie,

Donna Hourigan here, neighbor to the west of the Ryu property, 72 Lower Loch Vista Dr. I met with Kevin Kruger today in regards to the patio project that Jann and Tom Ryu are hoping to get permitted and completed this spring. All aspects of the plan for the new patio will improve the aesthetics, and provide a thoughtfully designed outdoor space for the Ryu family. The house was built in 1921 and the small addition was added in the early 1990's.

Please consider granting the variance to replace the old sidewalk and improve the adjoining patio area, now gravel, which are currently situated 15 feet from the property line. Updating this area in the same footprint that it has been located for 35 plus years would have no negative effects on the Ryu or neighboring properties. Krugers plan to replace the sidewalk and patio in line with the back of the house at 15 feet from the property line makes the most sense and I can see no negative impact to doing so.

Thank you,
Donna Hourigan
262 374-9156

72 Lower Loch Vista variance

Eileen Henning <design.ejh@gmail.com>

Sat 4/15/2023 4:36 PM

To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>

Cc: jannryu@me.com <jannryu@me.com>

Hi Bonnie

We're Tom and Jann Ryu's across-the-street neighbors, at 81 Lower Loch. We have no objection to the proposed patio project.

Chris and Eileen Henning

Ryu variance request

Dave Kastning <dkastning2002@yahoo.com>

Thu 4/27/2023 2:22 PM

To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>

Cc: Jann Ryu <jannryu@me.com>; Donna Hourigan <dlynhourigan@gmail.com>

Hi Bonnie,

I live directly behind the Ryu property to the north and I also fully support your granting them the variance to make the requested improvements to their existing patio and sidewalk area.

Thank you,

Dave Kastning
71 Upper Loch Vista Dr.
847-909-6780

From: Donna Hourigan <dlynhourigan@gmail.com>

Subject: Ryu variance

Date: April 17, 2023 at 4:03:35 PM MDT

To: zoning@vi.williamsbay.wi.gov

Cc: Jann Ryu <jannryu@me.com>

Hi Bonnie,

Donna Hourigan here, neighbor to the west of the Ryu property, 72 Lower Loch Vista Dr. I met with Kevin Kruger today in regards to the patio project that Jann and Tom Ryu are hoping to get permitted and completed this spring. All aspects of the plan for the new patio will improve the aesthetics, and provide a thoughtfully designed outdoor space for the Ryu family. The house was built in 1921 and the small addition was added in the early 1990's.

Please consider granting the variance to replace the old sidewalk and improve the adjoining patio area, now gravel, which are currently situated 15 feet from the property line. Updating this area in the same footprint that it has been located for 35 plus years would have no negative effects on the Ryu or neighboring properties.

Kruger's plan to replace the sidewalk and patio in line with the back of the house at 15 feet from the property line makes the most sense and I can see no negative impact to doing so.

Thank you,
Donna Hourigan
262 374-9156

Variance Request 72 Lower Loch Vista

David Sierakowski <davidski@me.com>

Wed 4/26/2023 6:19 PM

To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>

Bonnie,

My name is David Sierakowski, new owner of 73 Upper Loch Vista. I have reviewed the variance request of Jann and Tom Ryu at 72 Lower loch Vista and have no objection. I am ok with their proposal.

Regards,
David Sierakowski
847-715-8484

Sent from my iPhone

OFFICIAL PUBLICATION
FOR THE
VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING
FOR A
VARIANCE APPLICATION
BEFORE THE
ZONING BOARD OF APPEALS
May 16, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Charlotte Harrington (Owner)

TAX KEY NUMBER: WA383800001

STREET ADDRESS: 203 Circle Parkway, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213 to construct an upper patio and lower patio having a proposed rear yard setback of 10' (minimum of 20 feet required).

All interested in the above matter are invited to attend. Copies of the application are on file at the Village Hall and are available for public inspection during regular office hours on Monday, Tuesday, Wednesday, Friday from 8:30 am – 5:00 pm and Thursday 8:30 am – 12:00 pm.

Tina Kolls
Village Clerk
Published April 27, 2023 and May 4, 2023

Please do not print contents below the line!



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Charlotte Harrington

Applicant address: 203 Circle Parkway, Williams Bay, WI 53191

Applicant phone number: 312-617-4811

Address of subject site: same

Current zoning of subject site: SF-CPP

Current land use of subject site: single family residence

Written description of the proposed variance: 1) A backyard patio to extend 20' from the house reducing the set-back to 10', and 2) increase our paved/structure covered area from 45% to 62%. Our property is 0.22 acres and currently has 0.099 covered. The patio is 0.039.

Written justification for the proposed variance (or attach as a separate sheet): Our backyard is surrounded by large beautiful trees over the property line and slopes 4' from south to north. Between the hill and the large patches of dirt/mud caused by the shade, we do not have a private place to enjoy the outdoors - to eat

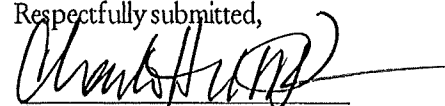
outdoors or just hang out. In order to balance the site, we propose to extend the patio directly out of the kitchen to have a BBQ area, and then drop down to a lower level for an eating & gathering area. (cont'd)

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 18th day of April, 2023

Respectfully submitted,


(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: _____
(Within 30 days of certification application as complete by Zoning Administrator)
- ☐ Review/action by Zoning Board of Appeals Date: _____ By: _____
(Within 30 days of public hearing)

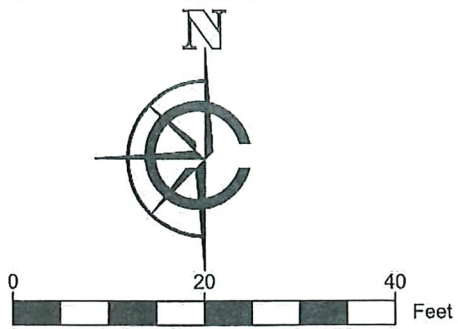
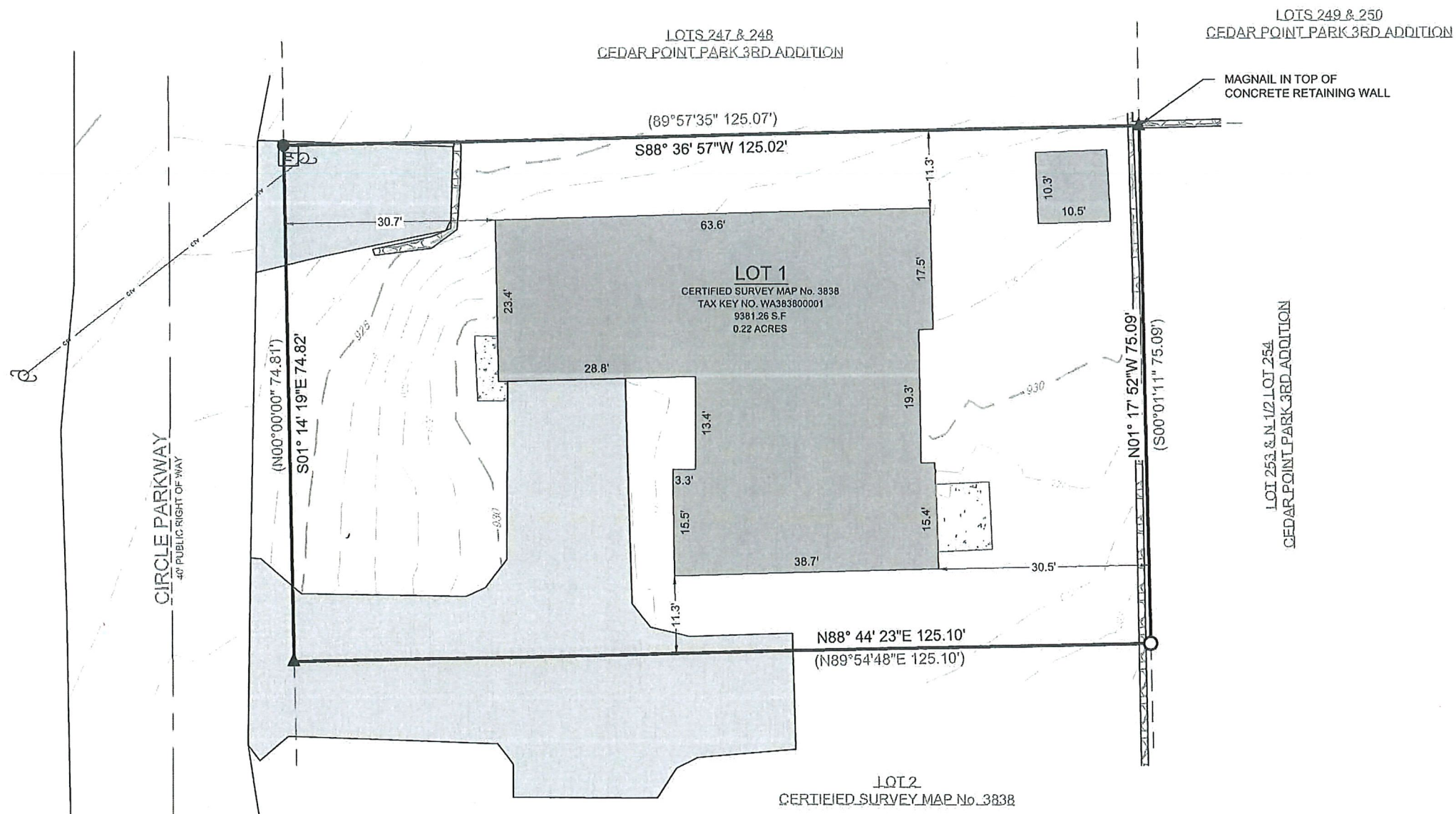
(cont'd)

The extension to the east and the added square footage are both needed in order to have enough room to place a dining table and seating area south to north while still having room for the required stairs to get there. Without extending the patio area to the 10 foot mark, we would still have a 10' strip of unusable space where grass does not grow and still not have enough width to place a table and chairs and have room to move around it. We have a large expanding family - 7 immediate plus 5 spouses/significant others and 1 grandchild (and one more on the way!) who all gather here every chance we get, and that doesn't include having occasional guests. We currently have to resort to hanging out on our driveway in front of the house as it is the only flat space. From the drive in front of our house, the yard slopes down sharply to the street level. When we utilize the driveway for gathering, we have to park cars on the street, and we constantly feel as though we are on display and if we laugh too loud (which is common), it echoes throughout the area. The lower level of the patio will be surrounded by soft landscaping (mostly established and existing), and will be significantly lower than the top of the stone wall at the east (back) property line affording both us and our neighbor behind us more privacy. There is also a hedge on the other side of the stone wall to the east providing further sound deadening. Last year we cleaned up the north side of our house and planted arborvitae and shrubs along our north property line to provide both beauty and privacy between us and our neighbors to the north. We also placed stepping stones along the north side as people cut through our yard to get closer to the lake, and we do not mind this. The patio will not cut off this route. Our neighbor to the south is not effected. Firstly, it is my parents, and we spend most of our time with them. But even if it weren't, the landscape continues to slope up to their patio and back yard, and their backyard is also sheltered. I think their house is the highest on the point. Please see attached drainage plan and enlarged patio / landscape sketch.

PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 17 EAST, IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
LOT 1 OF CERTIFIED SURVEY MAP No. 3838 AS RECORDED IN DOCUMENT NO. 654078 PER THE WALWORTH COUNTY REGISTER OF DEEDS.



- LEGEND
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING STONE
 - RECORDED AS
 - FOUND 1" IRON PIPE
 - FOUND MAGNAIL
 - FOUND IRON ROD
 - SET 1" O.D. IRON PIPE 18", 1.13# L.F.
 - UTILITY POLE
 - FOUND ELECTRIC PEDESTAL
 - OVERHEAD UTILITIES
 - MAJOR CONTOURS (increments of 5)
 - MINOR CONTOURS (increments of 1)

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

EASTLY LINE OF LOT 1, CSM 3838 ASSUMED TO BE: N01°17'52"W

BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAD88")

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
CHARLOTTE HARRINGTON

PROPERTY ADDRESS:
203 CIRCLE PARKWAY
WILLIAMS BAY, WI

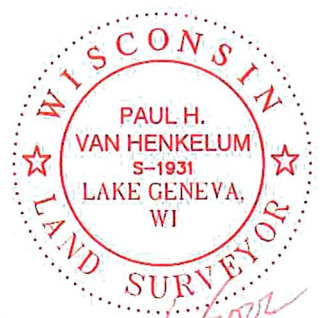
FIELD WORK COMPLETED ON:
AUGUST 1, 2022

FIELD CREW CHIEF:
MICHAEL MELENZIO

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

PAUL H VAN HENKELUM, PLS #1931 DATE 8/5/2022



CARDINAL
PLAN | SURVEY | ENGINEER

1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 08 / 04 / 2022 JOB No. 22379
SHEET 1 OF 1 AJJ

203 Circle Parkway patio

Kurt Kristmann <kkristmann@yahoo.com>

Fri 5/5/2023 10:58 AM

To: cb.harrington@gondign.com <cb.harrington@gondign.com>; Bonnie Schaeffer
<zoning@vi.williamsbay.wi.gov>

Cc: Chris Hume <chume11@yahoo.com>

To all concerned parties,

The Cedar Point Park Association approves the planned construction of the a new patio and retaining walls at 203 Circle Parkway. Please direct any questions to myself Kurt Kristmann on the CPPA building committee

Kurt Kristmann

Cell 847-471-4112



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting May 16, 2023

May 8, 2023

APPLICANT(S): Charlotte Harrington (Owner)

TAX KEY: WA383800001

STREET ADDRESS: 203 Circle Pkwy, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213 to construct an upper patio and lower patio having a proposed rear yard setback of 10' (minimum of 20 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 not peculiar to the subject property.
- Although the requested variance is not essential to make the subject property developable, a patio is a permitted use in the SF-CPP District. However, the proposed size of the patio will decrease the landscape surface area ratio to 38%. While the SF-CPP District does not specify a minimum landscape surface area, other residential districts require a minimum ratio of 50%. If approved, the grading plan will need to be reviewed by the Village Engineer.
- The proposed development does not appear to have any substantial impact on adjacent properties. Landscaping should be installed to minimize the impact on the neighboring property to the east.
- 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 proposed development does not conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator