



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, JULY 18, 2023 AT 6:30 PM

Village Hall Council Room

250 Williams Street

Williams Bay, WI 53191

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 June 20, 2023
- V. Variance Application
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): Suzanne Olson Trust (Owner)
TAX KEY NUMBER: WCP1 00007
STREET ADDRESS: 60 Oak Birch Dr, Williams Bay, WI 53191
Applicant requests variances to zoning code section 390-0213 SF-CPP Cedar Point Park District as follows:
 - 1. To raze an existing detached garage and replace it located 9' from one side lot line and 5.5' from the other side lot line (10' required on each side).
 - 2. To construct a 6' x 13' one-story addition located 7.5 from the side lot line (10' required).
 - 3. To increase the roof height by 5.3' within the 10' side yard setback.
 - 4. To increase the roof eave extension from 12" to 24" within the 10' side yard setback.
 - B. Motion to Close Public Hearing
 - C. 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: 07/11/2023 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 6/20/2023 MEETING TUESDAY, JUNE 20, 2023 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

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 Matt Robbins, Commissioner Dennis Costello, Commissioner Mike Fieweger

Also Present: Zoning Administrator Bonnie Schaeffer

Excused: Commissioner Tom Lothian, 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 May 16, 2023

The motion to approve the Zoning Board of Appeals Meeting Minutes of May 16, 2023 with correction of Dennis Costello being not present was initiated by Trustee Umans and seconded by Commissioner Matt Robbins. Unanimously carried.

V. Variance Application

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

APPLICANT(S): Patricia Miles (Owner)

TAX KEY NUMBER: WHV 00003

STREET ADDRESS: 65 Cedar Point Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0212 to separate Lot 6 from Lots 4 and 5, resulting in a proposed side yard setback of 8.5 feet (minimum of 10 feet required). Note that the existing screen porch will be removed.

Trustee Vlach opened the public hearing at 06:34 pm.

Patricia Miles, 65 Cedar Point Dr Williams Bay, WI 53191, explained that she was asking for lots four and five to have a variance so that lot six could be a full lot. Miles explained that when she purchased the property the screen porch already went over the setback. Miles explained that she believed the screen porch was about eight and half feet from the lot line.

Trustee George Vlach explained that the screen porch area is proposed to be removed and the applicant will not be

adding it back on.

Miles explained that she had owned the property for more than twenty years. Miles explained that the screen porch was in such bad shape and needed to be removed anyway.

Commissioner Dennis Costello inquired if the applicant planned to sell lot six.

Miles explained that she was here to find out what could be done with the lot. Miles explained that this is a whole other lot and the upkeep on it was crazy.

Trustee Rob Umans explained that he had gone out and looked at the lot and noticed a few things. Trustee Umans explained that lot six was fifty-seven feet wide, which is not very wide. Trustee Umans explained that if the applicant were to sell the lot and someone were to build on the lot, the new house would only be eighteen feet from the applicant's house. Trustee Umans explained that he noticed there was another porch or mudroom which was eleven by twenty and if the applicant were to remove that as well as the screen porch, it would increase the distance to almost thirty feet between the applicant's house and any new construction on lot six.

Commissioner Mike Fieweger questioned if the applicant was taking down the porch, why she needed a variance.

Trustee Umans explained that even after taking down, the applicant was still short for the separation of the lots.

Commissioner Fieweger inquired why, even though the setbacks were not in place at the time the house was built, the applicant still needed a variance.

Trustee Vlach explained that they would allow Zoning Administrator Bonnie Schaeffer to give her report after they were done asking the applicant questions.

Commissioner Fieweger questioned if the applicant was planning to do anything to the current home which would require a variance.

Miles explained that there was a little stoop but, there would be no reason she would require a variance. Miles explained that she had a whole other porch on the other side of the house. Miles explained that the house was big enough and even without the screen porch it was fantastic. Miles explained that she did not need to build anything else.

Commissioner Dennis Costello inquired if the applicant did not get the variance to make lot six a legal conforming lot she would not be tearing down the screen porch.

Miles explained that commissioner Costello was correct.

Trustee Vlach asked for Zoning Administrator Schaeffer's report.

Zoning Administrator Schaeffer explained to Trustee Umans that all three lots were actually sixty feet wide and explained where the lot lines were on the survey drawings. Zoning Administrator Schaeffer explained that these three lots were at one time separate lots. Zoning Administrator Schaeffer explained that the lots were combined possibly when the screen porch was put on but there were no records. Zoning Administrator Schaeffer explained that the state statute would allow the lots to be built on as long as there was never an encroachment on them, which is why the applicant needs a variance in this case. Zoning Administrator Schaeffer explained that the applicant needs a variance in order to separate lot six from lots four and five. Zoning Administrator explained that the applicant would be trying to split off a lot that already had an encroachment on it. Zoning Administrator Schaeffer explained that if the screen porch was not there, the applicant would not need a variance.

Commissioner Fieweger inquired if the applicant could still tear down the screen porch if she wasn't going to separate

lot six.

Zoning Administrator Schaeffer explained that the applicant could, it would be entirely up to her.

Trustee Vlach explained that if the screen porch was only a foot from the property line, the applicant would not have to be there, and she still would have been able to separate the property. Trustee Vlach explained the only reason the applicant needed the variance was because it encroached.

Zoning Administrator Schaeffer explained that Trustee Umans was correct that if someone decided to build a new home on lot six there would only be a minimum distance of eighteen and a half feet which would be conforming.

Commissioner Costello inquired if the person who buys the lot would have to get a variance to build.

Zoning Administrator Schaeffer explained that the variance would be on lots four and five. Zoning Administrator Schaeffer explained that the applicant's existing house was at an eight and a half foot setback and the new home which would be built on lot six would have to be built to meet all setbacks. Zoning Administrator Schaeffer explained that the hardship was a little hard to talk about with this one because the applicant could take off more of the house and make it conform, but there is a hardship in that the home and the screen porch were built over the lot line on lots of records. Zoning Administrator Schaeffer explained that there are numerous situations in that subdivision where the existing homes are less than ten feet from the lot line, so it would not be something which was not common with other properties in the neighborhood. Zoning Administrator Schaeffer explained that she felt this was a hardship.

Commissioner Costello questioned what rooms in the house were attached to the screen porch.

Miles explained that the screen porch was attached to a study as well as a bathroom.

Trustee Vlach asked if there was anyone in the audience to speak in favor of the variance.

Ed Miles, 404 Cesar Dr, Barrington, IL 60010, explained that he has known Patricia Miles for a long time and knows the property. Ed Miles explained that he felt it would be easy to take the screen porch off because it was an addition and he felt it really wouldn't affect much of the side of the house. Ed Miles explained that he was in favor of the variance and felt this would help the applicant tremendously.

Trustee Vlach asked Zoning Administrator Schaeffer if there was any correspondence in favor of the variance.

Zoning Administrator Schaeffer stated there were none.

Trustee Vlach asked if there was anyone in the audience to speak in opposition to the variance. There were none. Trustee Vlach asked Zoning Administrator Schaeffer if there was any correspondence in opposition to the variance.

Zoning Administrator Schaeffer stated there were none.

B. Motion to Close Public Hearing

Trustee Vlach closed the public hearing at 06:52 pm.

C. Consideration and possible action on recommendation of Variance

Trustee Vlach explained that he was in favor of granting the variance. Trustee Vlach explained that once the screen porch was removed, the applicant could separate the lot.

Commissioner Costello explained that he one hundred percent agreed with Trustee Vlach.

Commissioner Matt Robbins explained that he had gone by the house and was trying to find the hardship.

Commissioner Robbins explained that he felt it would be improving the house and the request was incredibly reasonable, so he was in favor of the variance.

The motion to approve the Variance to zoning code section 390-0212 to separate Lot 6 from Lots 4 and 5, resulting in a proposed side yard setback of 8.5 feet (minimum of 10 feet required) was initiated by Trustee Umans and seconded by Commissioner Fieweger. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Commissioner Fieweger at 06:55pm. 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
July 18, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Suzanne Olson Trust (Owner)

TAX KEY NUMBER: WCP1 00007

STREET ADDRESS: 60 Oak Birch Dr, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0213 *SF-CPP Cedar Point Park District* as follows:

1. To raze an existing detached garage and replace it located 9' from one side lot line and 5.5' from the other side lot line (10' required on each side).
2. To construct a 6' x 13' one-story addition located 7.5 from the side lot line (10' required).
3. To increase the roof height by 5.3' within the 10' side yard setback.
4. To increase the roof eave extension from 12" to 24" within the 10' side yard setback.

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 June 29, 2023 and July 6, 2023

Please do not print contents below the line!



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Richard and Suzanne Olson

Applicant address: 1315 Academy Lane, Wheaton IL, 60189

Applicant phone number: 630-664-6917

Address of subject site: 60 Oak Birch, Williams Bay, WI

Current zoning of subject site: SF-CPP

Current land use of subject site: single family residence

Written description of the proposed variance: (see appended sheet)

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

Requirements

- ☐ Map of the subject property showing its general location in relation to the Village as a whole.
- ☐ Map of the subject property at a scale of not less than 1" equals 800 feet showing:
 - ☒ Current zoning of the subject property and lands within 200 feet of the subject property and the jurisdiction(s) that maintains that control.
 - ☒ All lot dimensions of the subject property.
 - ☒ Graphic scale and a north arrow.
- ☐ Names and addresses of the owners of all lands within 200 feet of subject property as they appear on the current tax records of the Village of Williams Bay.
- ☐ Site Plan of the subject property as proposed for development (see Site Plan application requirements).

Dated this 18 day of June, 2023

Respectfully submitted,

Richard Olson & Suzanne Olson
(Signature of Applicant)



Variance Application

Richard and Suzanne Olson
60 Oak Birch, Williams Bay, WI

1) Detached Garage

- A. Existing: The garage intrudes 2.5' into the street yard setback and intrudes 5' into the side yard setback on each side.
- B. Proposed: The garage is within the street yard setback, intrudes 4.5' into the north side yard setback, and intrudes 1' into the south side yard setback at the southeast corner.
- C. Justification: The owners would like to keep a detached garage. The proposed garage is less of a non-conformity than the existing.

2) One-Story Addition

- A. Existing: The existing breakfast room bump-out was built without a foundation.
- B. Proposed: The 6' x 13' breakfast room addition intrudes 2.5' into the side yard setback.
- C. Justification: The owners desire to increase the size of the existing breakfast room. In order to do so, a foundation extending over the side yard setback is needed.

3) Roof Height Increase

- A. Existing: The existing roof is not code compliant.
- B. Proposed: The roof height is increased by 5.3' within the 10' side yard setback at the east (street side).
- C. Justification: Increasing the roof height will make the residence code compliant. The new structural framing will be deeper to accommodate R-38 insulation. This new framing will rest on the existing wall plate.

For reference:

The Wisconsin State Uniform Dwelling Code specifies a certain amount of insulation in an attic space. Chapter 322 of the Uniform Dwelling Code states, "*R-38 will satisfy the ceiling R-value requirement for a dwelling where the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves*" (SPS 322.32(1)(a)). The thickness of R-38 high performance batt insulation is 10.25". As the above section of the code states, this insulation should extend over the wall top plate at the eaves. True 2x6 roof rafters sit on the existing wall top plate. These rafters provide only 5" of insulation space (1" should be provided as an air ventilation gap). The existing house does not allow for code-compliant batt insulation to fit within the roof envelope.

4) Roof Eave Extension

- A. Existing: The existing home extends 2' past the side yard setbacks at the street side.
- B. Proposed: The proposed overhangs extend from 12" (existing) to 24".
- C. Justification: If the existing home were within the setbacks, the proposed overhangs would be allowed. Overhangs will be 2' (12" less than the allowable 3' intrusion by zoning).

5) Garage Landscape Walls

- A. Existing: Grade falls ~5' along the north side of the garage, making it appear taller.
- B. Proposed: Landscape walls less than 30" high are proposed 1'-6" from the side yard.
- C. Justification: The 3' side yard setback requirements apply to landscaping walls equal to or exceeding 30". Since our landscaping walls are less than 30" tall, the setback requirements are not applicable.

For reference:

Village of Williams Bay Zoning – Fencing Standards:

"Applicability. The requirements of this section apply to all fencing, landscaping walls, and decorative posts equal to or exceeding 30 inches in height for all land uses and activities." - 390-0809(B)



Lot 8 CPP - 60 Oak Birch

Owners of Property within 200 ft.

Lot 2 CPP

David Kenzer and Christine Thornburg
420 Old Mill Cir
Lincolnshire, IL 60069

Lot 3 CPP

James Francis Vanek Trust
312 Forest Rd
Hinsdale, IL 60521

Lot 4 CPP

Diana Schaps Trust
1139 Knollwood Rd
Deerfield, IL 60015

Lot 5 CPP

Suzanne Otterbeck Trust
2601 Half Moon Walk
Naples, FL 31402

Lot 6 CPP

Karen Westrick Trust
136 N Peck Av
LaGrange, IL 60525

Lot 7 CPP

Richard Katz Trust
Kathleen Katz Trust
2699 Greenwood Acres Dr
DeKalb, IL 60115

Lot 9 CPP

Sarah Jane Moore Trust
200 Ocean Rd, 1B
Vero beach, FL 32963

Lot 10 CPP

66 Oak Birch Land Trust
8 The Green #5637
Dover, DE 19901

Lot 11 CPP

Joseph M Vanek Trust
212 N Lincoln
Hinsdale, IL 60521

Lot 12 CPP

Robert and Carolyn Hopkins
427 S Sunset
LaGrange, IL 60525

Lot 13 CPP

Patricia A Dulla Trust
903 Lakewood Dr
Barrington, IL 60010

Lot 14 CPP

Franzen Trust
P.O. Box 1374
Williams Bay, WI 53191

Lot 15 CPP

Sorensen Trust
84 Oak Birch Dr
Williams Bay, WI 53191

Lot 16 CPP

Lynn Hagman Murray Trust
Allison Alexander Trust
920 Linden Ave
Wilmette, IL 60091

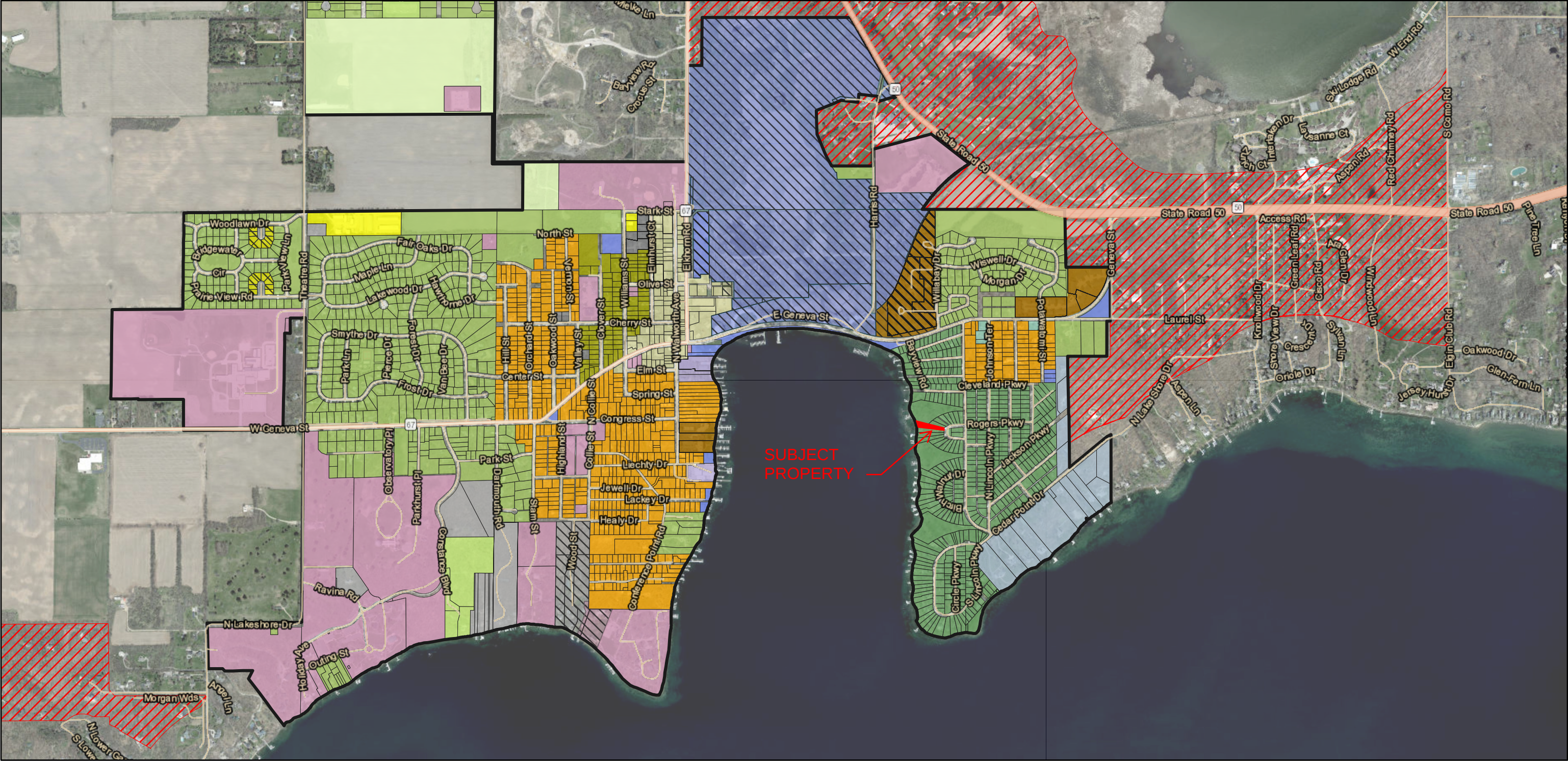
Lot 19 CPP

Mitchell Trust
7129 Blackburn Av
Downers Grove, IL 60516

Lot 20 CPP

James Cermak Trust
38 Cedar Point Dr
Williams Bay, WI 53191

60 Oak Birch, Cedar Point Park



5/16/2023

Village Limits

Village Parcels

Zoning Overlay Designation

Zoning Districts

AG

ER

SF-1

SF-1 (PDO OVER)

SF-2

SF-3

SF-3 (PDO OVER)

SF-6

SF-CPP

TF

MF-12

MF-18

MF-18 (PDO OVER)

SB

VC

VC (EC OVER)

LSB

LI

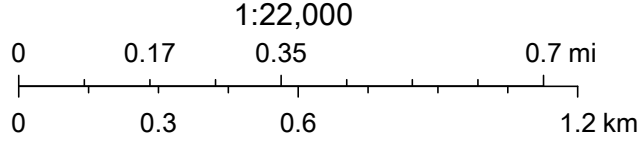
P&I

P&I (EC OVER)

P&R

P&R (EC OVER)

Extra Territorial Zoning Area

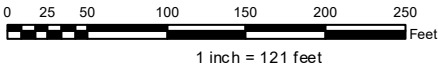


Esri, HERE, SEWRPC, Earthstar Geographics



60 OAK BIRCH - LOT 8 - SF-CPP

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 5/23/2023

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.

PLAT OF SURVEY – PERMIT PLAT
LOT 8 OF CEDAR POINT PARK FIRST ADDITION

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

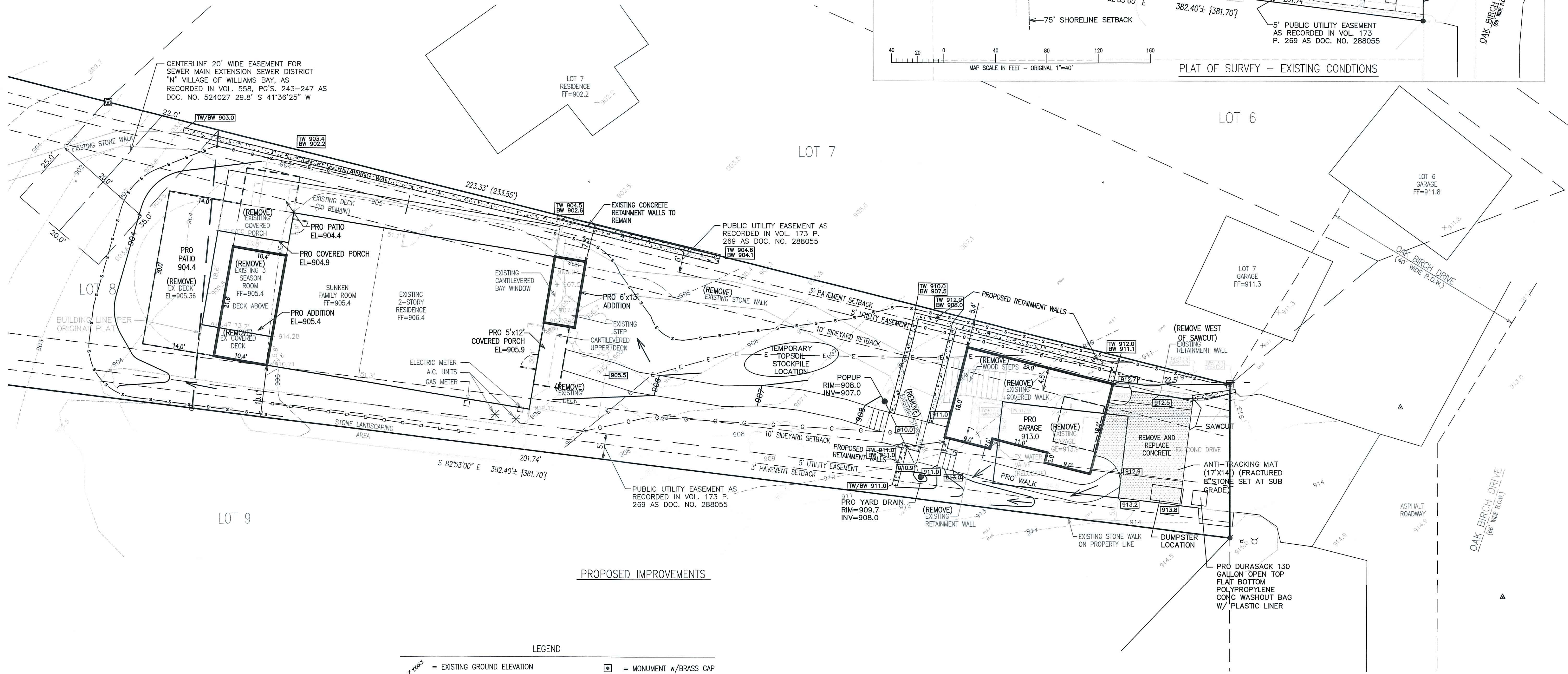
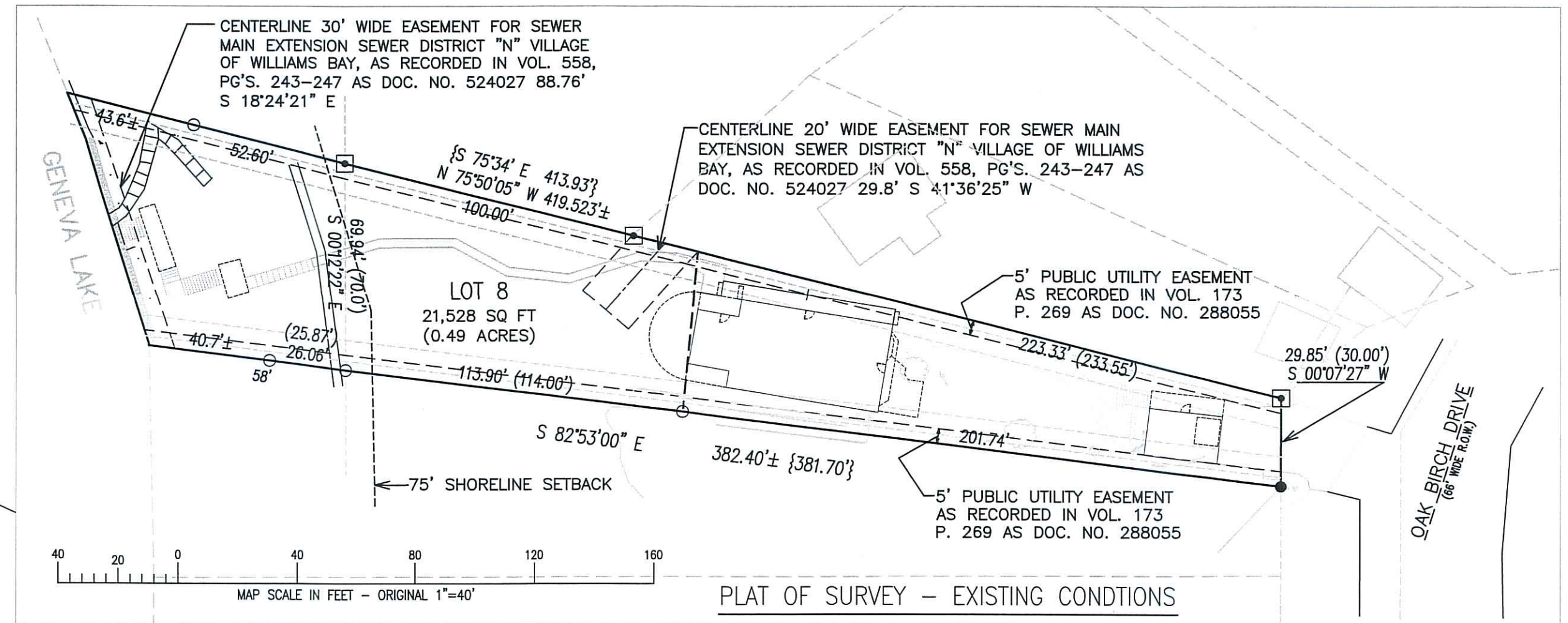
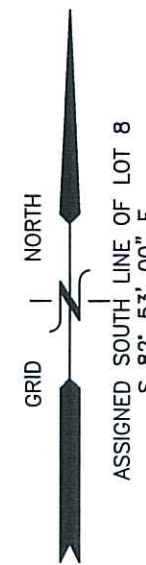
CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) VEGETATION TO BE CLEARED
- 3) TOPSOIL STRIPPED
- 4) FOUNDATIONS DUG & POURED
- 5) WALLS BACKFILLED (WASTE EXCESS OFFSITE)
- 6) FRAMING & HOME CONSTRUCTION COMPLETED
- 7) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE
FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES
REMOVED.

NOTE: ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO
PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED
GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS
OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.
CONSTRUCTION SEQUENCE



PROPOSED IMPROVEMENTS

LEGEND

- | | | | |
|----|-------------------------------------|-------|-------------------------------|
| | = EXISTING GROUND ELEVATION | | = MONUMENT w/BRASS CAP |
| | = EXISTING LAND CONTOURS | | = IRON PIPE FOUND 1 3/8" O.D. |
| | = PROPOSED LAND CONTOURS | | = IRON REBAR FOUND 3/4" O.D. |
| | = DIRECTION OF WATER FLOW | | = BENCHMARK |
| | = PROPOSED FINISHED GRADE/ELEVATION | | = HYDRANT |
| TF | = TOP OF FOUNDATION ELEVATION | {xxx} | = RECORDED AS |
| FF | = FIRST FLOOR ELEVATION | -G- | = BURIED GAS LINE |
| GE | = GARAGE ELEVATION | -E- | = BURIED ELECTRIC LINE |
| TW | = TOP OF WALL ELEVATION | -OH- | = OVERHEAD UTILITY WIRES |
| BW | = BOTTOM OF WALL ELEVATION | -S- | = SILT FENCE |
| | | {xxx} | = PROPOSED SPOT ELEVATIONS |

NOTE: "EASEMENTS FOR WATERMAINS IN WATER DISTRICT "A"...",
RECORDED IN VOL. 237 OF DEEDS ON PAGE 161 AS DOCUMENT NO.
310072, GRANTED TO THE VILLAGE OF WILLIAMS BAY, APPEARS TO
INCLUDE ALL PARCELS IN CEDAR POINT PARK FIRST ADDITION WITH
NO SPECIFIC WIDTHS OR LOCATIONS.

EASEMENT RECORDED IN VOL. 243 OF DEEDS ON PAGE 516 AS
DOCUMENT NO. 316831, GRANTED TO WISCONSIN SOUTHERN GAS
COMPANY, APPEARS TO INCLUDE CEDAR POINT PARK FIRST
ADDITION WITH NO SPECIFIC WIDTH OR LOCATION.

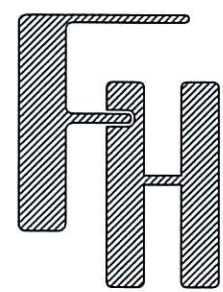
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE
SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY
HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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 THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.



DATED: 1/03/2014

CHRISTOPHER A. HODGES P.L.S. 2760



PERMIT PLAT

PERMIT PLAT

60 OAK BIRCH DRIVE
WILLIAMS BAY, WI 53191

WORK ORDERED BY -

AIDEN STEVENS

323 BRAD STREET
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2088 FAX: (262) 723-5886

REVISIONS

6/02/2021	UPDATE SURVEY
1/20/2023	UPDATE SURVEY
4/28/2023	- DHC ADD TOPOGRAPHY AND CHANGED SCALES
5/04/2023	- DHC ADDED HOME REMODELS
5-9-23-CAH	PERMIT PLAT
5-10-23-CAH	Lower family, 3 Season & patio grades per arch

PROJECT NO.
5201.23.01

DATE
1/03/2014

SHEET NO.
1 OF 1



SURVEYOR

FARRIS HANSEN & ASSOC. INC.
7 MIDWAY COURT • P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 725-2088
FAX (262) 725-5886

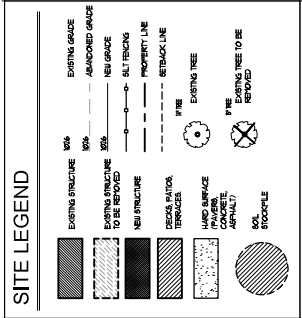
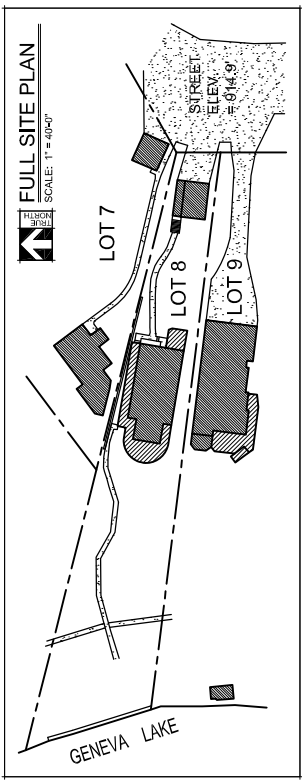
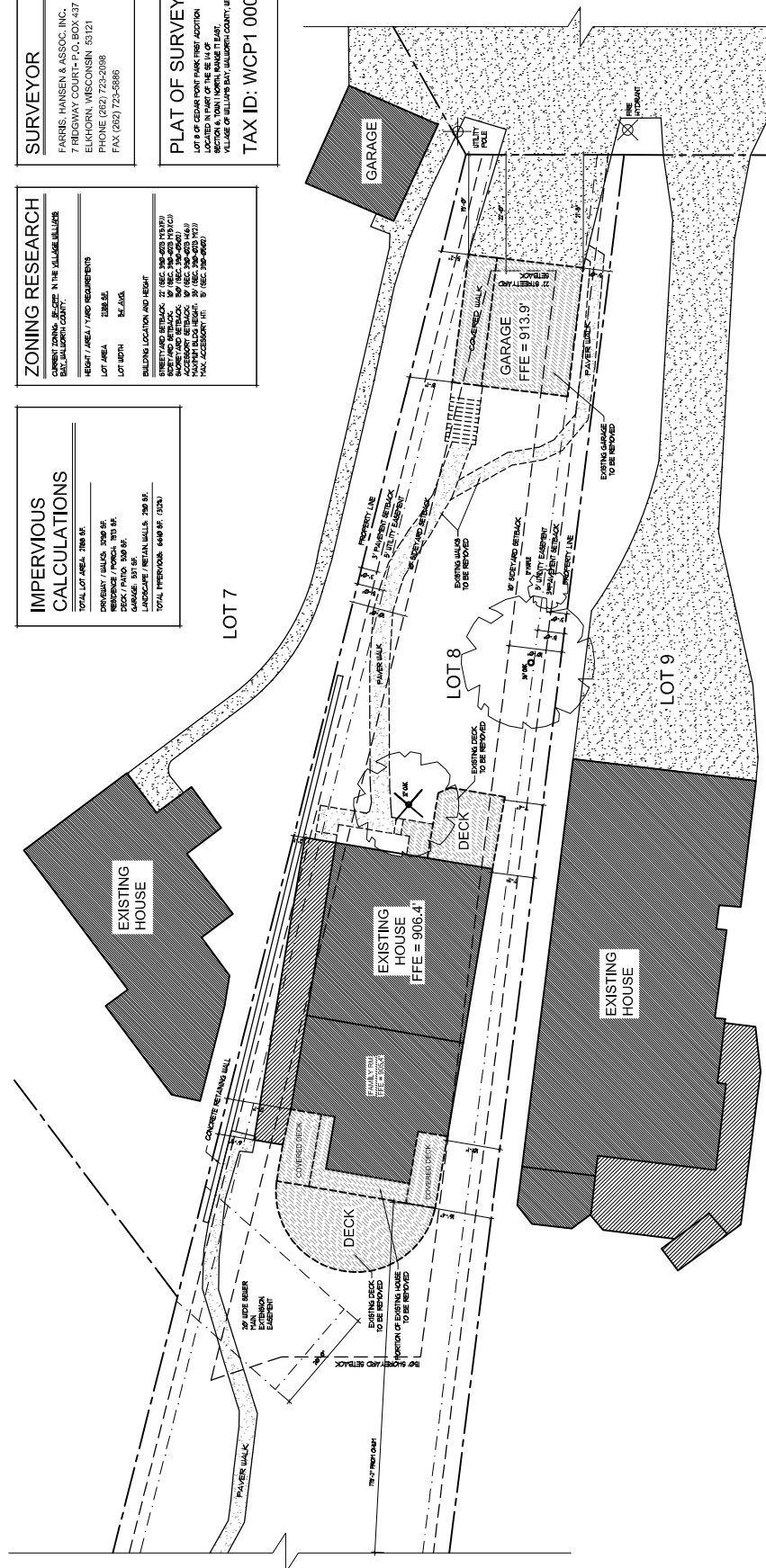
ZONING RESEARCH

CURRENT ZONING: S-2C-2 IN THE VILLAGE OF GENEVA, ILLINOIS
HEIGHT / AREA / FLOOR REQUIREMENTS
LOT AREA: 2384 SQ. FT.
LOT DEPTH: 124.5 FT.
BUILDING LOCATION AND HEIGHT
STREET AND SETBACK: 27' (SEC. 306-403.195.07)
SIDEYARD SETBACK: 5' (SEC. 306-403.195.07)
REAR SETBACK: 5' (SEC. 306-403.195.07)
ACCESSORY SETBACK: 5' (SEC. 306-403.144.07)
MAX. ACCESSORY: 10' (SEC. 306-403.144.07)
MAX. ACCESSORY: 10' (SEC. 306-403.144.07)

IMPERVIOUS CALCULATIONS

TOTAL LOT AREA: 2384 SQ. FT.
DRIVEWAY / WALKS: 300 SQ. FT.
REAR PORCH: 375 SQ. FT.
DECK / PATIO: 300 SQ. FT.
LANDSCAPE / RETAIN WALLS: 750 SQ. FT.
TOTAL IMPERVIOUS: 649 SQ. FT. (27%)

PLAT OF SURVEY
LOT 8 OF CEDAR POINT PARK TRST. ADDITION
SECTION 8, TOWN OF NORTH BEND, T11 S47E,
VILLAGE OF WILLIAMS BAY, ILLINOIS COUNTY, ILL.
TAX ID: WCP1 00007



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



SURVEYOR

FARRIS HANSEN & ASSOC. INC.
7 RIDGEWAY COURT • P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 725-2008
FAX (262) 725-5886

PLAT OF SURVEY

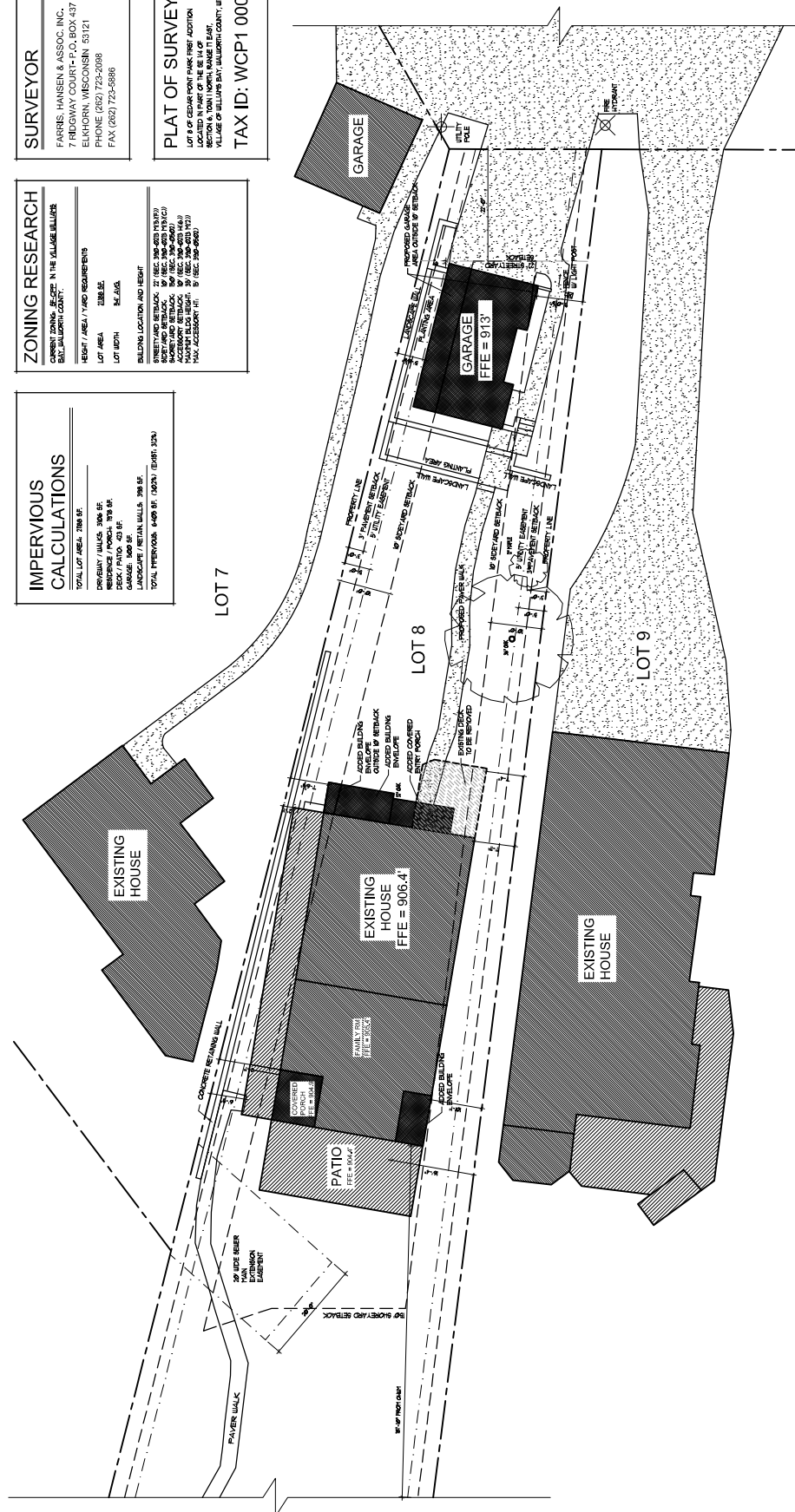
LOT 8 OF CEDAR POINT PARK TRSF. ADDITION
SECTION 6, TOWN OF NORTH WAUWATOGA, IL
VILLAGE OF WILLIAMS BAY, WILSON COUNTY, IL
TAX ID: WCP1 00007

ZONING RESEARCH

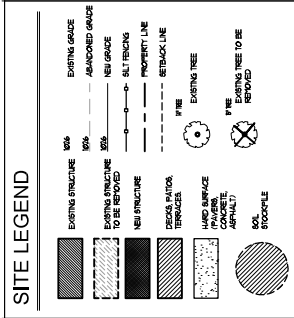
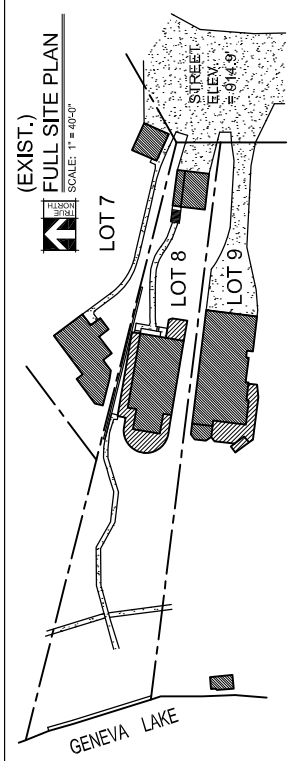
CURRENT ZONING: R-2000 IN THE VILLAGE OF WILLIAMS BAY, WILSON COUNTY, IL
HEIGHT / AREA / FLOOR REQUIREMENTS
LOT AREA: 2384.85 S.F.
LOT DEPTH: 161.00 S.F.
BUILDING LOCATION AND HEIGHT
SETBACKS: 25' (FRONT), 10' (SIDE), 10' (REAR)
MAX. HEIGHT: 35' (FRONT), 25' (SIDE), 25' (REAR)
MAX. AREA: 10,000 S.F. (FRONT), 10,000 S.F. (SIDE), 10,000 S.F. (REAR)
MAX. LOT COVERAGE: 40% (FRONT), 40% (SIDE), 40% (REAR)

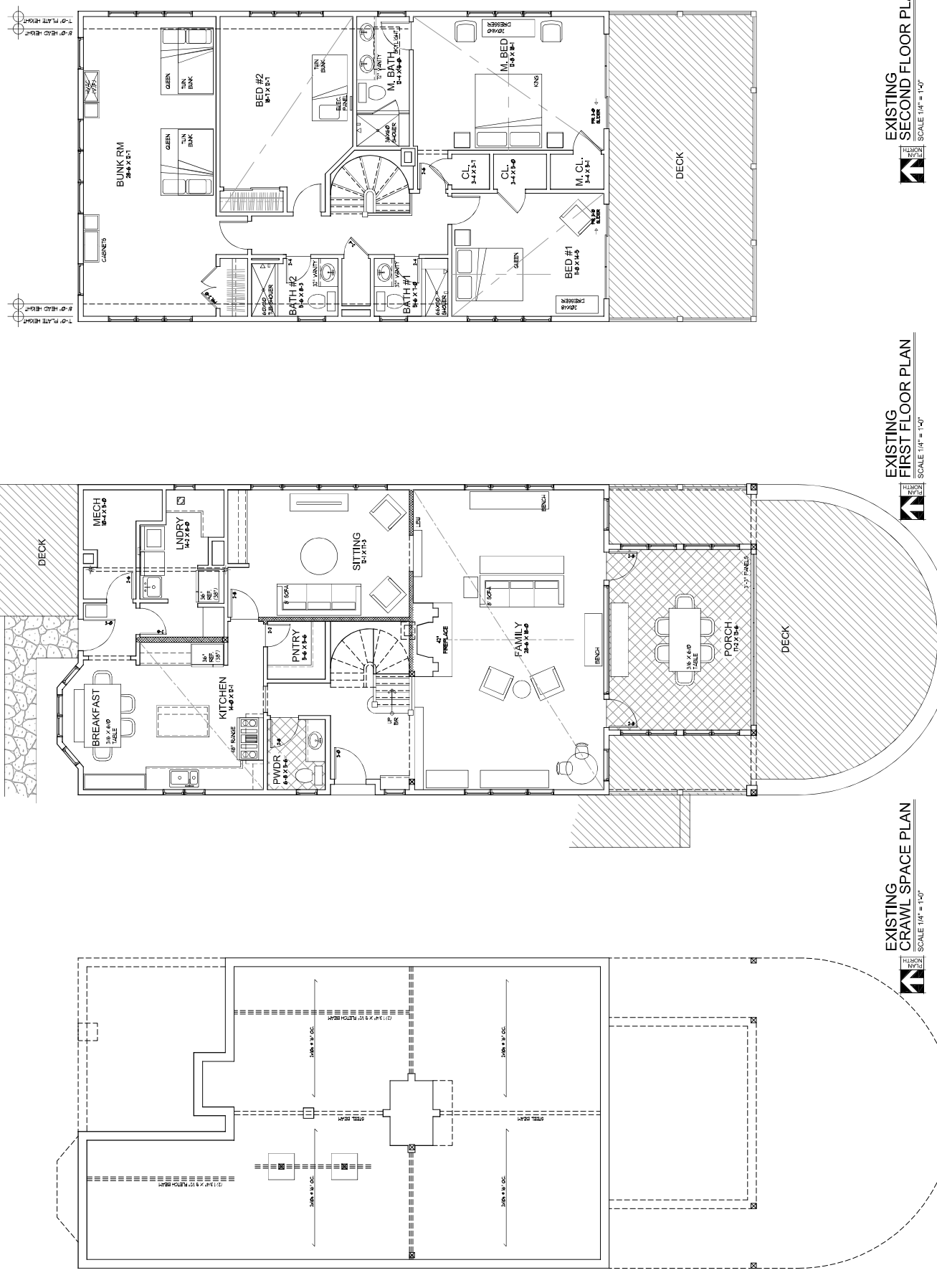
IMPERVIOUS CALCULATIONS

TOTAL LOT AREA: 2384.85 S.F.
DRIVEWAY / PATIO: 1000 S.F.
REAR PORCH: 100 S.F.
DECK: 100 S.F.
LANDSCAPE / RETAIN WALLS: 100 S.F.
TOTAL IMPERVIOUS: 1400 S.F. (58.3%) (EXHIBIT 3.23)



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





EXISTING CRAWL SPACE PLAN
SCALE 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

A3

DATE: 5/16/23

REVISIONS

CONSTRUCTION

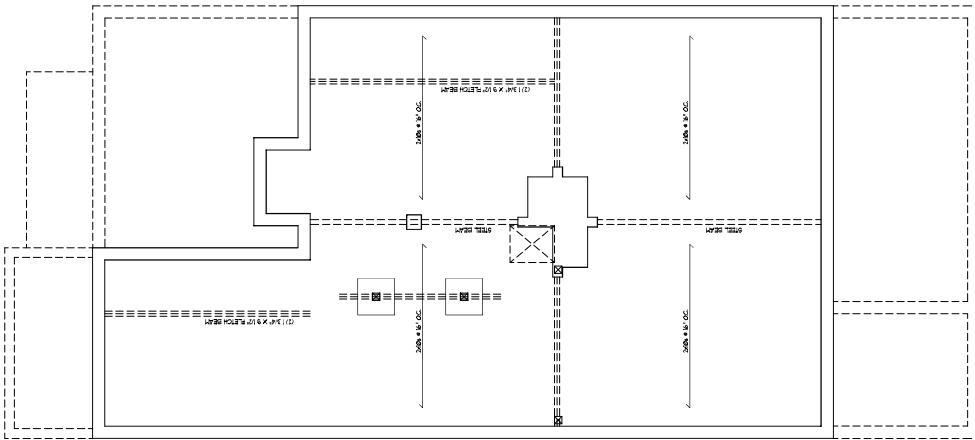
60 OAK BIRCH
CEDAR POINT PARK
WILLIAMS BAY, WI



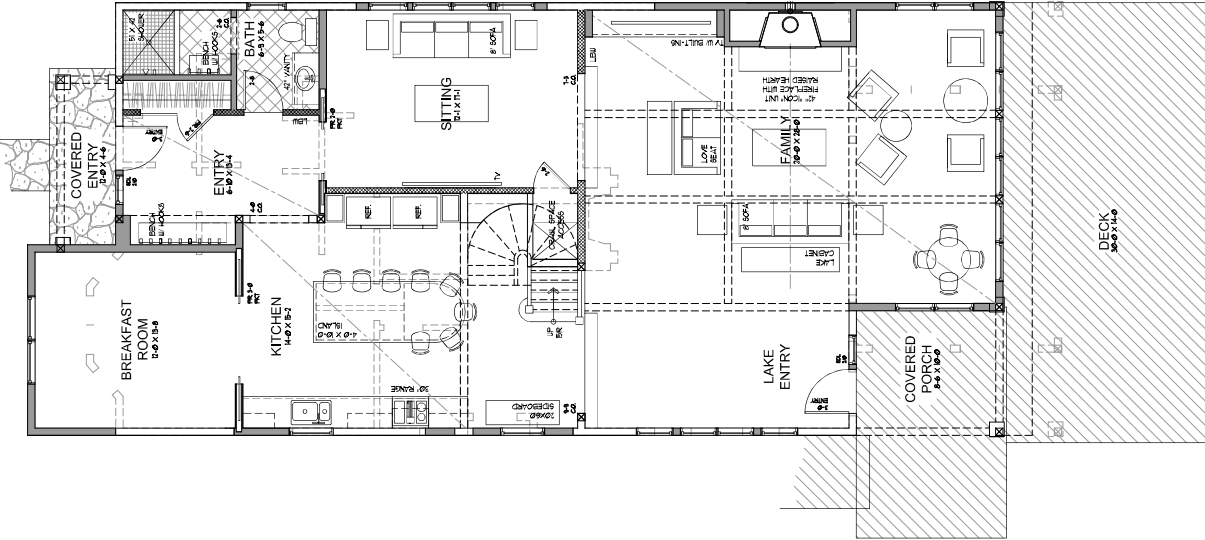
LAKE GENEVA
Architects

STUDIO OF JASON R. REHARD
LAKE GENEVA ARCHITECTS
325 BROAD ST. STE 102
LAKE GENEVA, WI 53147
262.248.1400
lakegenevaarchitects.com

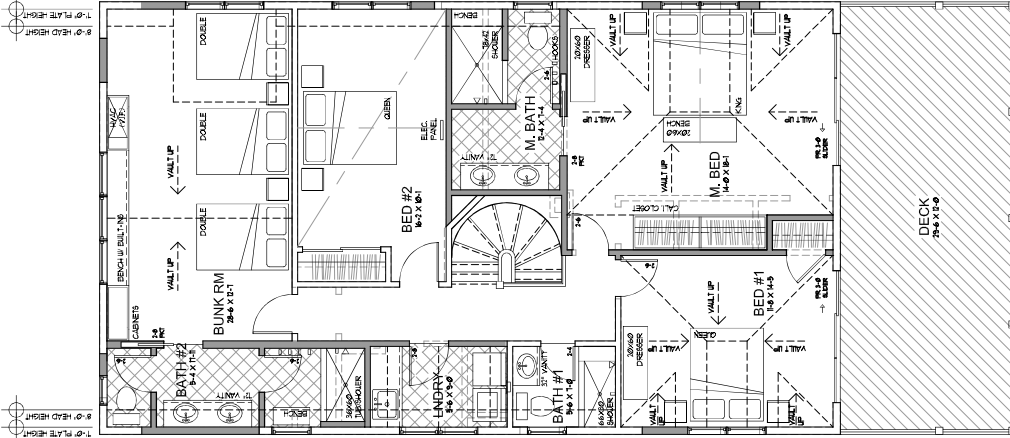
PROPOSED
CRAWL SPACE PLAN
SCALE 1/4" = 1'-0"



PROPOSED
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



60 OAK BIRCH
CEDAR POINT PARK
WILLIAMS BAY, WI



LAKE GENEVA
Architects

LAKE GENEVA ARCHITECTS
329 BROAD ST., STE. 102
LAKE GENEVA, WI 53147
262.248.1400
lakegenevaarchitects.com

A4
DATE: 5/16/23

REVISIONS

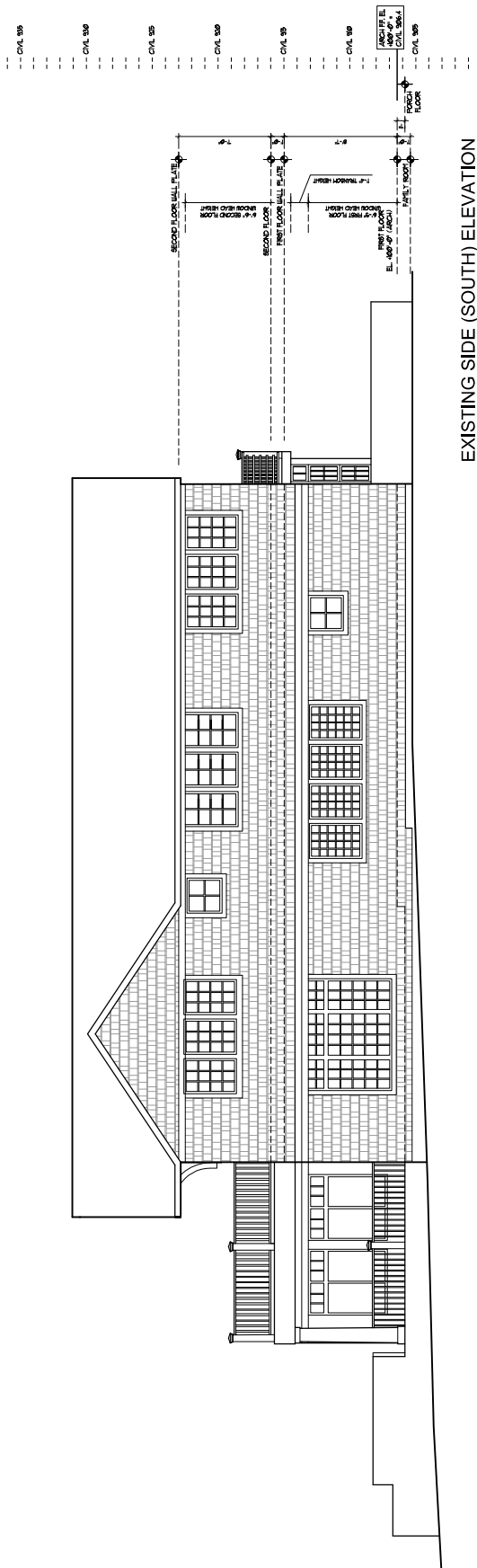
CONSTRUCTION

DESIGN SET



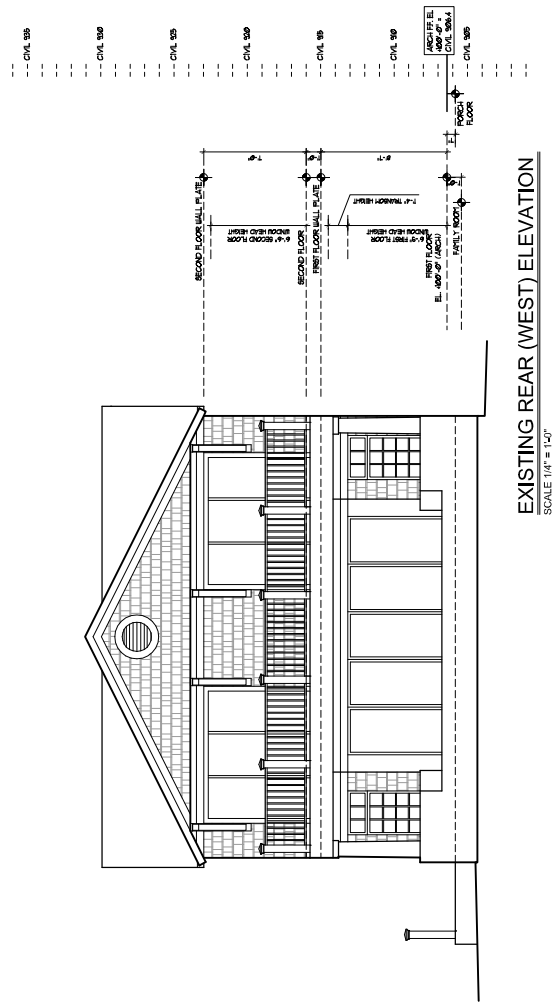
☒ DESIGN SET					
☐ CONSTRUCTION					
		REVISIONS: _____ _____ _____ _____ _____ _____		DATE: 4.28.23	

A6



EXISTING SIDE (SOUTH) ELEVATION

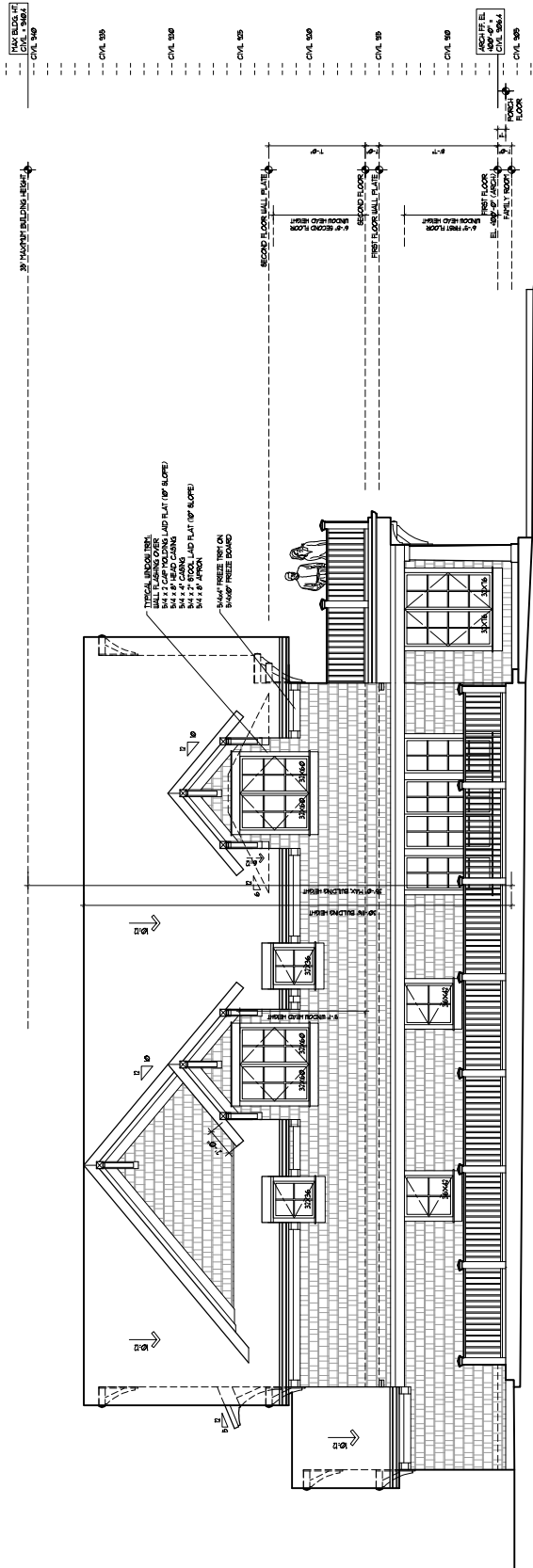
SCALE 1/4" = 1'-0"



EXISTING REAR (WEST) ELEVATION

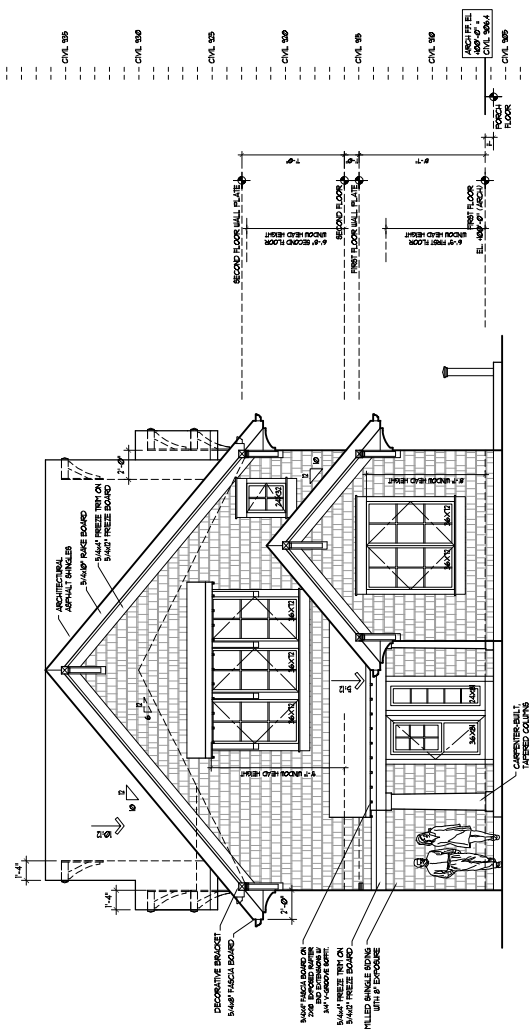


PROPOSED SIDE (NORTH) ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED FRONT (EAST) ELEVATION

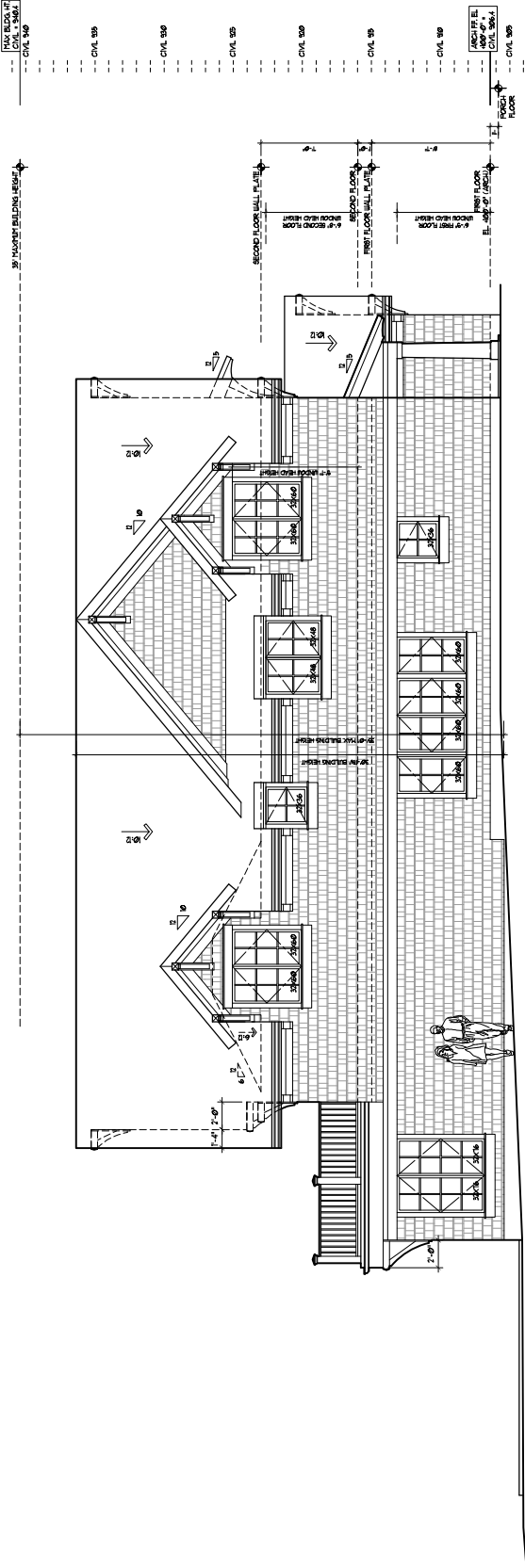
SCALE 1/4" = 1'-0"



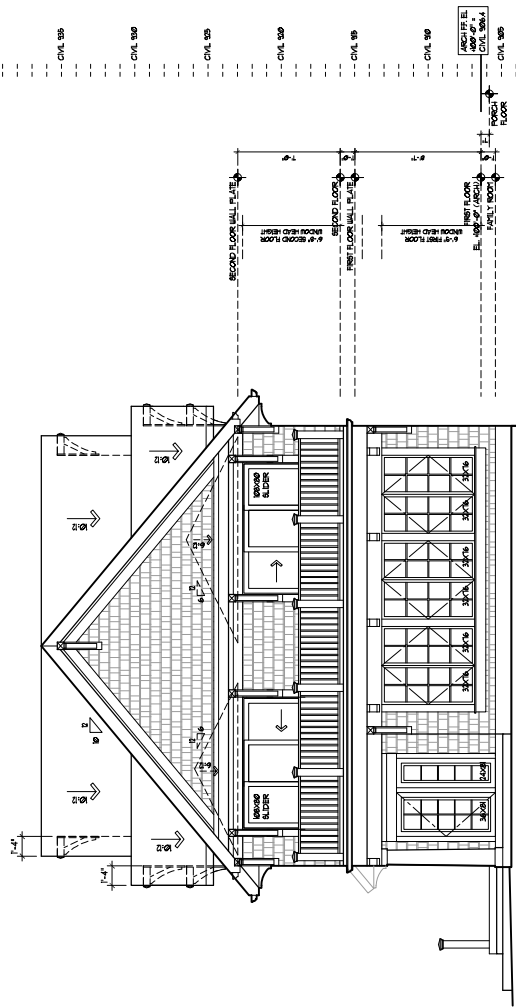


DESIGN SET
CONSTRUCTION
REVISIONS
DATE: 4.26.23

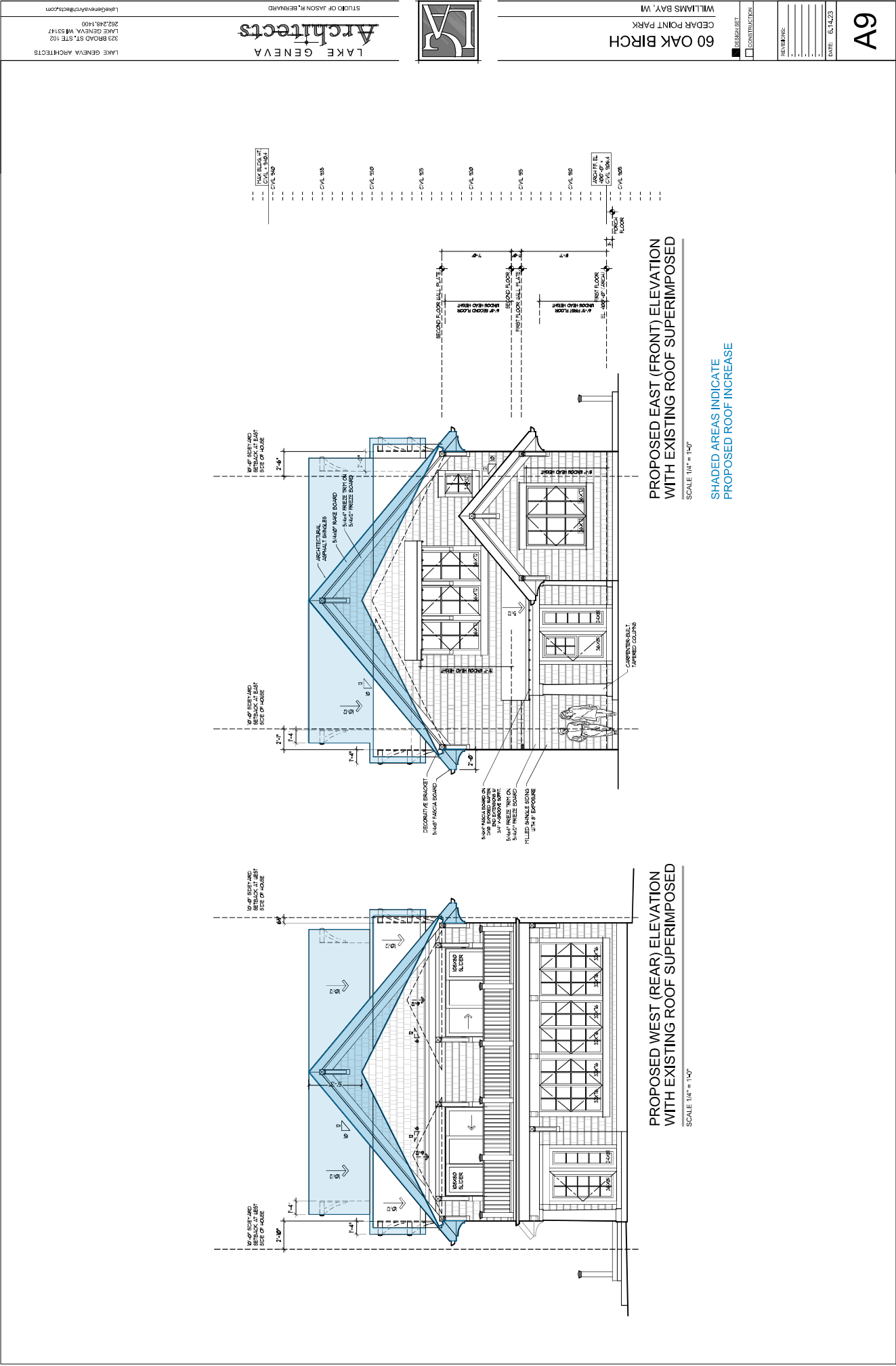
A8

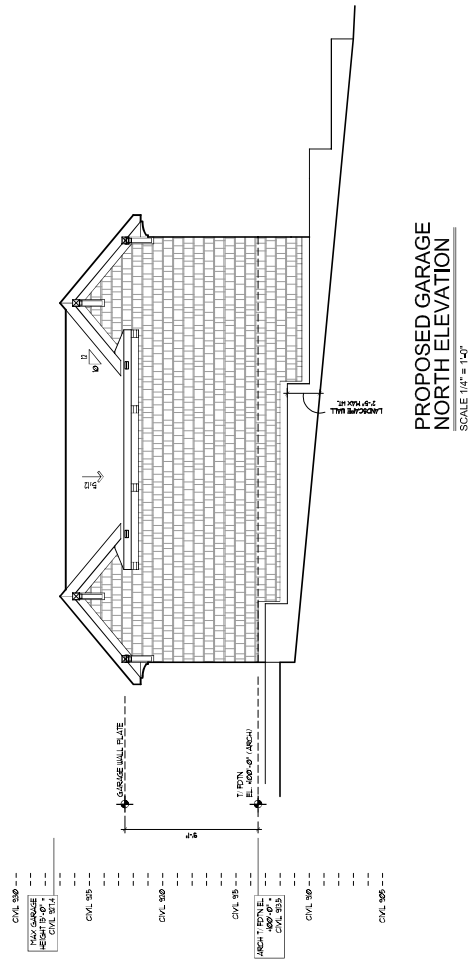
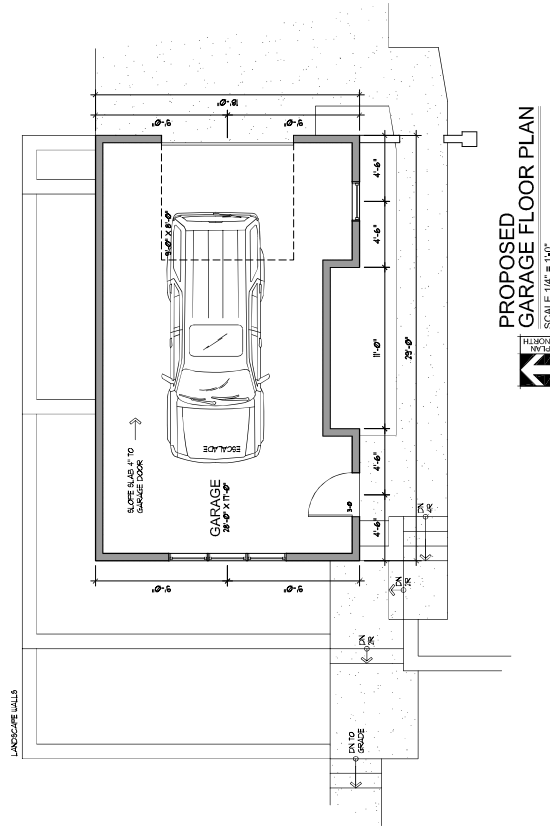
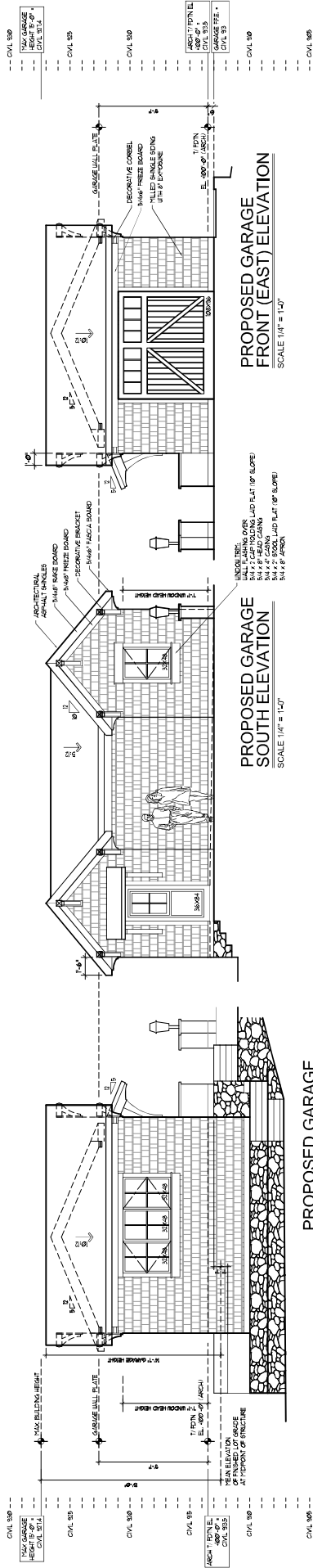


PROPOSED SIDE (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED REAR (WEST) ELEVATION
SCALE 1/4" = 1'-0"





Bonnie Schaeffer

From: Mary Loch <maryloch2a@gmail.com>
Sent: Tuesday, July 11, 2023 2:44 PM
To: Bonnie Schaeffer
Cc: Chris Hume; Kurt Kristmann
Subject: Re: 60 Oak Birch

Bonnie, nice meeting you today at the subject home.
Cedar Point will be fine with the variances related to the garage.

Related to the insulation and roof height: is it possible to add additional insulation to meet the R38 standard with less than the requested roof height increase? It feels as if additional living space is also being considered under the roof.

Related to the additional breakfast space: the planned space shows the removal of the tree (or at least it wasn't included in the plans, but other trees were included).
The additional space would be very close to the neighbor to the north (due to the angle of the lot) and therefore is not approved by Cedar Point.

On Tue, Jul 11, 2023 at 11:09 AM Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov> wrote:

Mary or Kurt,

Can we expect to see any comments on this project prior to the meeting on 7/18? ✓

Thank you,

Please note that my office hours have changed.

Bonnie Schaeffer
Zoning Administrator
Office Hours Tues 2:00 - 5:00 pm W 11:00 am - 1:00 pm
262-245-2700



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting July 18, 2023

July 11, 2023

APPLICANT(S): Suzanne Olson Trust (Owner)

TAX KEY: WCP1 00007

STREET ADDRESS: 60 Oak Birch Dr, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0213 SF-CPP Cedar Point Park District as follows:

1. To raze an existing detached garage and replace it located 9' from one side lot line and 5.5' from the other side lot line (10' required on each side).
2. To construct a 6' x 13' one-story addition located 7.5 from the side lot line (10' required).
3. To increase the roof height by 5.3' within the 10' side yard setback.
4. To increase the roof eave extension from 12" to 24" within the 10' side yard setback.

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

- CPPA recommendation for partial approval is attached.
- The proposed detached garage is replacing an existing garage that is 5' from both side lot lines.
- The hardship for the proposed breakfast room addition is difficult to establish. Although the home was constructed prior to passing of the current zoning regulations, further encroachment into the side yard is not necessary to enjoy reasonable use of the property. Also, construction of the addition would involve removal of a large oak tree.
- The roof height and eave expansions are justified by the applicant as necessary for proper code compliant construction and insulation.
- 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 proposed development does not conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator