



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, AUGUST 15, 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 July 18, 2023
- V. Variance Application
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): Judtith Paolella (Owner)
TAX KEY NUMBER: WSU 00005
STREET ADDRESS: 99 Conference Point Rd, Williams Bay, WI 53191
Applicant requests variances to zoning code section 390-0809 Fencing Standards to install a 4' high fence in the street yard (3' maximum height allowed) located 2' from the property line along Liechty Drive (5' setback 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): Gosewisch Family Trust (Owner)
TAX KEY NUMBER: WUH 00013
STREET ADDRESS: 54 Stam St, Williams Bay, WI 53191
Applicant requests a variance to zoning code section 390-0211 SF-3 Suburban Residential District to construct a screen porch on an existing deck located 8.9 feet from the side lot line (15' setback required).
 - B. Motion to Close Public Hearing
 - C. Consideration and possible action on recommendation of Variance
- VII. Variance Application
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): Anthony & Lisa Campbell (Owners)
TAX KEY NUMBER: WLB 00014
STREET ADDRESS: 85 Collie St, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0212 SF-6 Suburban Residential District to construct a screen porch located 11.9 feet from the rear lot line (30' setback required) and an attached garage located 13.2 feet from Lackey Drive (30' setback required) and 10.8 feet from the rear lot line (30' setback required).

- B. Motion to Close Public Hearing
- C. Consideration and possible action on recommendation of Variance

VIII. 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: 08/09/2023 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 7/18/2023 MEETING TUESDAY, JULY 18, 2023 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

Trustee Rob Umans called the meeting to order at 06:30PM.

II. Roll Call

Present: Trustee Robert Umans, Commissioners Dennis Costello, Tom Lothian, Mike Fieweger, and Roy Grada (arrived at 6:45 pm)

Also Present: Zoning Administrator Schaeffer, Clerk Kolls

Excused: Trustee George Vlach, Commissioner Matt Robbins

The motion to elect Trustee Umans to chair the Zoning Board of Appeals Meeting on Tuesday, July 18, 2023 was initiated by Commissioner Fieweger and seconded by Commissioner Costello. Unanimously carried.

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of June 20, 2023

The motion to approve the Zoning Board of Appeals Meeting Minutes of June 20, 2023 was initiated by Commissioner Costello and seconded by Trustee Umans. Commissioner Lothian abstained, Motion carried.

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.

Trustee Umans opened the public hearing at 06:33 pm.

Aiden Stevens, Lake Geneva Architects, gave a brief description of each of the four variance requests. Stevens explained that on the first request, they were requesting a detached garage that goes over a portion of the side yard setback.

Stevens explained that the existing garage is located roughly in the same footprint area but went over the side. Stevens explained that here it would be set back to the north five feet and then five feet to the south as well. Stevens explained that in addition the existing garage extends two and a half feet beyond the street yard setback. Stevens explained that the existing garage was five hundred and forty square feet. Stevens explained that in total area, they were proposing a garage that was four foot six over the side yard setback to the north which is six inches less than the existing and then one foot over the side yard set back to the south. Stevens explained that they were also proposing the garage to be within the street yard setback. Stevens explained that the proposed garage would be forty square foot less than the existing one. Stevens explained that they felt that this would be less non-conforming than the existing garage. Stevens explained that with the second request they were proposing a one-story addition that goes over the ten-foot side yard setback by two and half feet at the northwest corner of the house. Stevens explained that with this one story addition they were proposing that it extends along with the face of the house, since it was two foot over the setback already.

Stevens explained that the Olsons would like to maintain their breakfast room at the northeast corner of the existing residence. Stevens explained that request three was to increase the roof height within a portion of the side yard setback. Stevens explained that they would increase the roof height to fifteen inches within the setback. Stevens explained that the reason they would need to do that was because in the existing residence, room does not exist to meet the code of the Wisconsin Uniform Dwelling Code. Stevens explained that at the top of the second floor wall, between the top plate and within the roof rafter space, they did not have enough room to fit the required insulation into the existing roof. Stevens explained that they were proposing to take the roof and raise it another six inches and then they would be able to get the required insulation into the roof space. Stevens explained that additionally, increasing the pitch of the roof would also allow them to have more positive air flow underneath the roof, it would improve the character of the home and would allow them to take out less of the existing roof structure requiring them to open less of the 2nd floor to the elements. Stevens explained that the last variance is to increase the roof eaves by twelve inches. Stevens explained that these eave extensions would be along the existing house line. Stevens explained that it would extend the eaves from twelve inches which they were to twenty-four inches.

Commissioner Lothian explained that it was the applicants job to explain to the board what the hardship is.

Commissioner Lothian inquired as to what the hardship was that would require the applicant to have to tear down the garage and build a new one.

Stevens explained that as you move west the topography starts to drop off pretty dramatically so if they were to try and move the garage back the necessary amount to be within the setbacks on the south side they would either be dropping the garage, which they would then have all the water run off from the driveway going down and would also increase the impervious surface. Stevens explained that another option would be to raise the garage and in that case, not only would it be more visually grabbing but it would also be breaking the zoning ordinance because it would not meet the height requirements.

Commissioner Lothian inquired as to why the current garage didn't work where it was.

Stevens explained that the current garage was not very deep and did not allow for a larger vehicle. Stevens explained that the Olson family has a larger vehicle which does not fit in the current garage. Stevens explained that they were proposing to extend the garage twenty-nine feet but were also proposing to squeeze the garage quite a bit from what it was.

Commissioner Fieweger inquired as to the length of the current garage.

Stevens explained that he believed that the current garage was twenty or twenty two feet.

Jason Bernard, Lake Geneva Architects, explained that the current garage was twenty-one feet.

Commissioner Costello inquired if they were proposing to increase the length of the garage by eight feet and if they planned on using the extra space for storage.

Bernard explained that they were planning to use the extra space to fit the suburban owned by the Olson family.

Trustee Umans explained that he had gone out to see the property. Trustee Umans inquired if the walkway was counted in the five hundred and forty square feet of the garage or if the walking path was going to be next to the garage.

Bernard explained that the walking path would be south but would not be covered. Bernard explained that if they could rewind time to twenty years ago he worked with Allison Alexander on the existing garage. Bernard explained that at the time there was no desire to have a garage they just wanted to use it as an office so there was no walk around on the property and you had to go down the steep steps and you actually just walked the neighbors property so they decided to take out part of the garage and put in a walk way through there. Bernard explained that you fast forward and the property changes hands and changes owners. Bernard explained that now the new owner would like to fit a larger vehicle in the garage. Bernard explained that they felt the most reasonable way to get that accomplished was to go further from the street and create a new walkway out there and eliminate the number of steps. Bernard explained that they could move the garage farther back but they would have to come up with a large retaining wall in order to keep it level due to the topology. Bernard explained that they would rather have landscaping rather than a concrete retaining wall. Bernard explained that the farther they moved back the taller the building would be which also becomes a problem with zoning so they spot they are in in kind of the sweet spot.

Commissioner Costello asked if they were planning on having living quarters in the raised roof part of the home.

Stevens explained that even if anyone wanted to have living space under the roof pitch it wouldn't be an option.

Commissioner Lothian inquired if they had to raise the higher roof height everywhere in order to be able to meet the current standards of insulation.

Commissioner Fieweger explained that they could use other types of insulation and not have to raise the roof.

Stevens explained that they could use spray foam, but it would not fit.

Bernard explained that the current roof joists are two by four roof rafters sitting on a plate. Bernard explained that it gives you two and a half to four inches and if they need air flow to go through there they need a minimum of an inch and a half for air flow, so they would be down to two inches for insulation, and there would be no way to get an R55 in there. Bernard explained that what they would do is increase the heel height, they would take the roof, hold it up from the top of the wall so that they could get the insulation. Bernard explained that one portion of the variance was to keep the existing roof intact so they wouldn't have to tear out all the ceiling and all the ceiling rafters. Bernard explained that they would be building over the existing.

Trustee Umans explained that he understood the need for variances one, three and four but was having a hard time finding a hardship for variance two for the one story addition. Trustee Umans explained that he had gone out and looked at the property. Trustee Umans explained that he saw where they were planning to make an entry and saw that there was a big tree right there. Trustee Umans explained that they would not be able to complete the addition without removing the tree.

Bernard explained that they were looking at the existing foundation for the bump out bay which is there for the applicants' breakfast nook and the foundation is near non-existent. Bernard explained that the foundation is rubble and rock. Bernard explained that they are proposing to encapsulate what was currently there for the existing foundation rather than trying to disturb the existing foundation.

Commissioner Lothian explained that the bump out bay was added at some point to the house and it was probably flat across there at one point and they built over the top. Commissioner Lothian explained that the corner of the house probably had a decent foundation because he couldn't imagine they would have built over nothing. Commissioner

Lothian inquired as to what would happen if nothing was done.

Bernard explained that they would need to figure out some way to build it.

Commissioner Lothian explained that he went and looked at the property and it did not appear to be falling apart. Commissioner Lothian explained that not being able to fit your car in the garage does not count as a hardship.

Commissioner Costello explained what does not count as a hardship.

Bernard explained that he would say the bump out is going to turn to dust. Bernard explained that there is no vapor barrier or pressure treated plate. Bernard explained that if you were to take a knife and poke at the bump out you would find some dry rot.

Trustee Umans explained that in order to put in the addition they would need to remove the tree.

Barnard explained that they could do the addition and take the tree down without a variance because it is in the buildable area.

Zoning Administrator Schaeffer explained that if a project meets the zoning code, you can not tell them they can not remove a tree in order to complete the project.

Commissioner Lothian inquired as to why they couldn't remove the bump out from the wall, fix the foundation underneath it and replace the bump out.

Stevens explained that within the existing home they are trying to maintain some spaces that were there before and one of the spaces is where the bump out is, is where the breakfast room is and in that space there are concerns about the bump out. Stevens explained that at some point they will need to make some decisions about removing it, but right now how the area lays out, the kitchen is right up in that breakfast room space so if they were to remove the bump out they really don't have any space for the kitchen.

Commissioner Lothian explained that he meant they could just take the bump out off, make the repairs and put the bump out back in.

Bernard explained that they believe there is an existing rubble foundation underneath that bump out which is tied into the existing foundation and so if they were to tear it off and rebuild it, they would want to as a course of action, replace that foundation because it is inadequate. Bernard explained that if they do that, they start pulling off the rest of the foundation around other places because it is tied in, so their thought was, instead of trying to remove this foundation and how far they would need to go, just dig around it, encapsulate it.

Grada explained that his problem with the project is that the houses are too close together. Grada explained that most of the houses are summer homes, so he doesn't feel they need so much room.

Zoning Administrator Schaeffer explained that an email was received from Cedar Point Park partially supporting the variances but partially questioning what was already being discussed. Zoning Administrator Schaeffer explained that two of the variances are closely tied together, so if one were to get approved, the other should as well. Zoning Administrator Schaeffer explained that for the garage she personally did not see an issue. Zoning Administrator Schaeffer explained that she felt that they were changing the configuration of it to meet their needs but also decreasing the non-conformity of it. Zoning Administrator Schaeffer explained that it wasn't an excessively sized garage. Zoning Administrator Schaeffer explained that she was not aware of the foundation problems for the foundation problems for the little addition they wanted to add on however she feels they could take it off and rebuild it or they could just take it off. Zoning Administrator Schaeffer explained that she doesn't feel that we should be granting a hardship for something that we don't have all the answers to. Zoning Administrator Schaeffer explained that the roof height expansion makes sense but she doesn't know if the hardship would extend to the applicant not needing to remove the roof. Zoning

Administrator Schaeffer explained that most new homes do have a two-foot eave to help with air flow, so that one she has not issues with. Zoning Administrator Schaeffer explained that she had a phone call from a neighbor with concerns about the increase in mass, however he did not provide anything in writing and did not show up to the public hearing.

Commissioner Lothian inquired about the reason for variance number three to increase the roof height by 5.3' within the 10' side yard setback.

Bernard explained that the actual variance would be fifteen inches, not five feet three inches.

Trustee Umans asked if there was anyone in favor. There was none.

Trustee Umans asked if there was anyone opposed. There was none.

Bernard explained that this was an existing non conforming structure and that they are doing the best that they can to bring it up to code.

B. Motion to Close Public Hearing

Trustee Umans closed the public hearing at 07:25 pm.

C. Consideration and possible action on recommendation of Variance

Commissioner Costello explained that in his experience he felt that they could blow insulation into the roof.

Commissioner Costello explained that he felt it got down to increasing the value and he didn't feel any of that involves a hardship. Commissioner Costello explained that, in his opinion, he didn't see a hardship.

Commissioner Lothian explained that moving the garage around makes it less non-conforming but, that doesn't necessarily count as a hardship. Commissioner Lothian explained that as far as the roof height he felt the hardship was that it was non-conforming to the ordinance but it also doesn't allow it to conform to the current state specs.

Commissioner Lothian explained that the hardship was that this building exists but was not up to code. Commissioner Lothian explained that if you do anything to a house it has to be brought up to code. Commissioner Lothian explained that while the tree is nice and he would hate to see it go it can not be part of his decision. Commissioner Lothian explained that he does not want to participate in a guessing game as to what is going on with that bump out.

Commissioner Lothian is okay with variance with three and four but is not so sure on two and on one he could go either way.

Trustee Umans thinks that three and four are a good thing and he had no problem with them. Trustee Umans explained that the Cedar Point Association was okay with the garage and he feels that this would make it more conforming and he would be okay with that. Trustee Umans explained he thinks the garage would be an improvement as far as setbacks go. Trustee Umans explained that he could not see any hardship for the addition. Trustee Umans explained that the felt it could be built the way that it was now and even if there was no solid foundation underneath it, it can be added and there is no need to add to the house. Trustee Umans explained that it would be a convenience to add space for the homeowner and not a hardship.

Commissioner Fieweger explained that three and four make sense and he felt that they were doing it in the easiest way.

Commissioner Fieweger explained that there were too many unanswered questions on the other two and no hardship.

Commissioner Grada explained that he can't see patching the foundation. Commissioner Grada explained that they need to fix it properly. Commissioner Grada explained that the foundation is not done up to code. Commissioner Grada explained that he could not go along with the garage just because someone doesn't have room for their vehicle is not a hardship.

The motion to Approve the Variance to Zoning Code section 390-0213 SF-CPP Cedar Park District - 1. to raze an existing detached garage and replace it located 9' from one side lot line and 5.5' from the other lot line (10' required on each side) was initiated by Trustee Umans and seconded by Commissioner Lothian.

Votes:

Yes: Robert Umans

No: Robert Umans, Roy Grada, Mike Fieweger, Tom Lothian, Dennis Costello

Abstain: None

Result: Failed

The motion to Approve the Variance to Zoning Code section 390-0213 SF-CPP Cedar Park District - 2. to construct a 6' x 13' one-story addition located 7.5' from the side lot line (10' required) was initiated by Trustee Umans and seconded by Commissioner Fieweger.

Votes:

Yes: None

No: Robert Umans, Roy Grada, Mike Fieweger, Tom Lothian, Dennis Costello

Abstain: None

Result: Failed

The motion to Approve the Variance to Zoning Code section 390-0213 SF-CPP Cedar Park District - 3. to increase the roof height by 5.3' within the 10' side yard setback was initiated by Robert Umans and seconded by Tom Lothian.

Votes:

Yes: Robert Umans, Roy Grada, Mike Fieweger, Tom Lothian, Dennis Costello

No: None

Abstain: None

Result: Passed

The motion to Approve the Variance to Zoning Code section 390-0213 SF-CPP Cedar Park District - 4. to increase the roof eave extension from 12" to 15" within the 10' side yard setback was initiated by Trustee Umans and seconded by Commissioner Fieweger.

Votes:

Yes: Robert Umans, Roy Grada, Mike Fieweger, Tom Lothian, Dennis Costello

No: None

Abstain: None

Result: Passed

VI. Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Commissioner Fieweger at 07:40 pm.
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
August 15, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Judith Paolella (Owner)

TAX KEY NUMBER: WSU 00005

STREET ADDRESS: 99 Conference Point Rd, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0809 *Fencing Standards* to install a 4' high fence in the street yard (3' maximum height allowed) located 2' from the property line along Liechty Drive (5' setback required).

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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 July 27, 2023 and August 3, 2023

Please do not print contents below the line!



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Judith PAOLELLA

Applicant address: 99 Conference Point Williams Bay

Applicant phone number: 262-686-8021 cell 630-607-9982

Address of subject site: _____

Current zoning of subject site: _____

Current land use of subject site: _____

Written description of the proposed variance: _____

We would like to have the location of the fence
from our property line 2' instead of 5'

Also we would like to have a 4' fence compared to the 3' fence

Written justification for the proposed variance (or attach as a separate 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 July, 20 23

Respectfully submitted,

Judith Paolella
(Signature of Applicant)

Written Description of the proposed variance:

We would like to change the location of the fence on the property line from 5' to 2' back and the height of the fence from 3' to 4'.

Written justification for the proposed variance:

Our property is unusual in that both the front and backyard are on a street. The backyard is somewhat narrow and placing the fence 5' from the property line would make us lose over a quarter of our usable lawn. The current fence, that has been up for over 30 years, is 1' to 1 ½' from our property line and has not been flagged as an issue.

We currently have 6 great-grandchildren and many dogs in our family. We would like to keep them safe from speeding cars (as most do not go the required 20 MPH), unleashed dogs, and wild animals that come into our yard.

The request for the extra 1' in height would help keep our dogs in the yard, while keeping other large dogs and unwelcome wildlife out.

We have taken pride in our yard for the 17 years we have been residents of Williams Bay and would continue to do so.

PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 IN TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
LOT 5 AND 6 OF THE SUMMER HAVEN ON LAKE GENEVA SUBDIVISION
PER DOCUMENT NO. P263298 RECORDED IN WALWORTH COUNTY
REGISTER OF DEEDS.

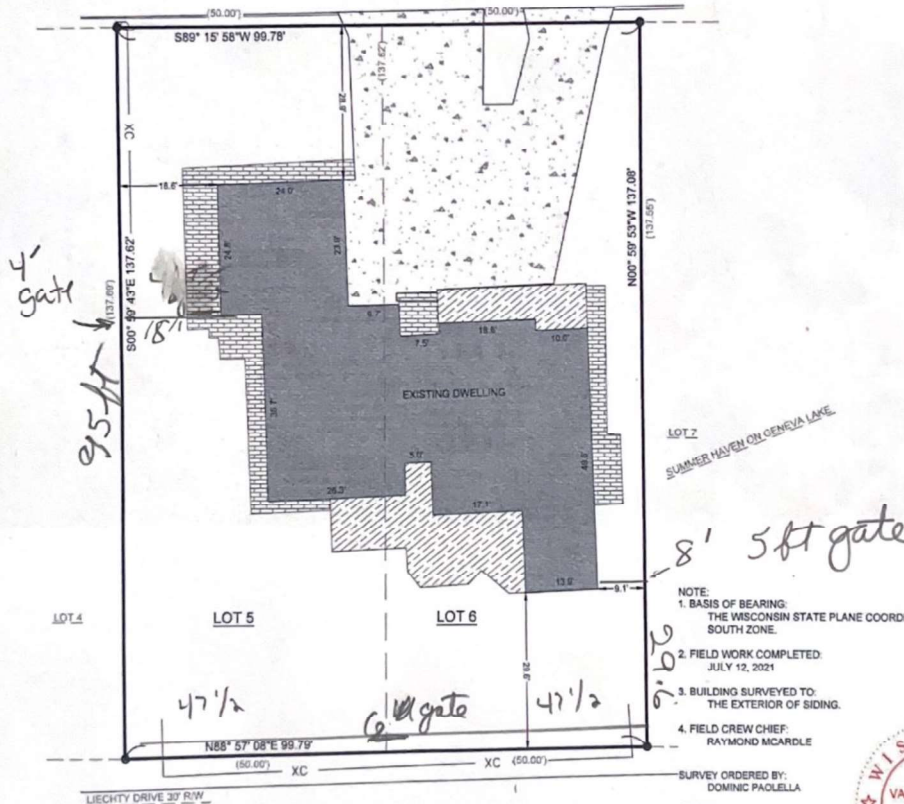


0 20 40 Feet
SCALE: 1"=200'

LEGEND

- FOUND 1" IRON PIPE
- SET 1" IRON PIPE
- ▨ EXISTING BUILDING
- ▤ EXISTING DECK
- ▥ EXISTING CONCRETE
- ▧ EXISTING BRICK PAVERS
- EXISTING WIRE FENCE

CONFERENCE POINT DRIVE (SNAKE DRIVE) 30' R/W

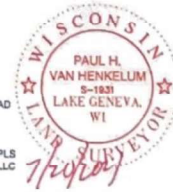


- NOTE:
1. BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
 2. FIELD WORK COMPLETED:
JULY 12, 2021
 3. BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.
 4. FIELD CREW CHIEF:
RAYMOND MCARDLE

SURVEY ORDERED BY:
DOMINIC PACIELLA

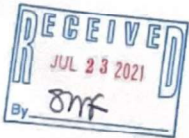
PROPERTY ADDRESS:
89 CONFERENCE POINT ROAD
WILLIAMS BAY WI, 53181

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 DATE *7/12/2021*
PAUL H. VAN HENKELUM, PLS #21533



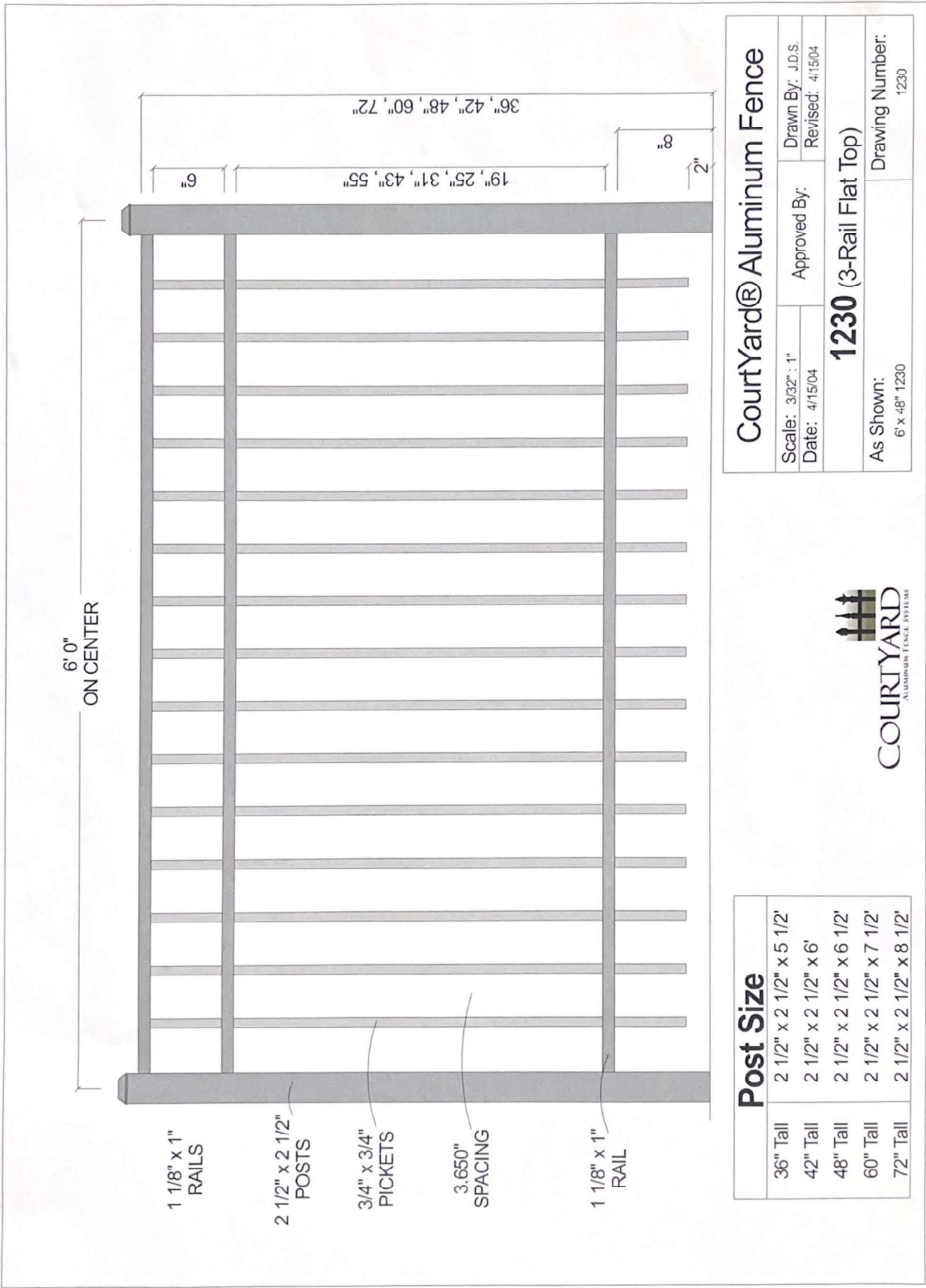
CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
PO BOX 281 - 1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-737-8776
CARDINALENGINEERINGWI.COM

DATE: 07/16/2021 JOB No. 21448
SHEET 1 OF 1 LWG

W00-5

011-3023





CourtYard® Aluminum Fence

Scale: 3/32" = 1"	Approved By:	Drawn By: J.D.S.
Date: 4/15/04		Revised: 4/15/04
1230 (3-Rail Flat Top)		
As Shown: 6' x 48" 1230	Drawing Number:	1230



Post Size	
36" Tall	2 1/2" x 2 1/2" x 5 1/2'
42" Tall	2 1/2" x 2 1/2" x 6'
48" Tall	2 1/2" x 2 1/2" x 6 1/2'
60" Tall	2 1/2" x 2 1/2" x 7 1/2'
72" Tall	2 1/2" x 2 1/2" x 8 1/2'





VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting August 15, 2023

August 8, 2023

APPLICANT(S): Judith Paoella (Owner)

TAX KEY: WSU 00005

STREET ADDRESS: 99 Conference Point Rd, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0809 Fencing Standards to install a 4' high fence in the street yard (3' maximum height allowed) located 2' from the property line along Liechty Drive (5' setback 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 for the height and location of the proposed fence is based on the fact that the lot is a "through" lot with front and back adjoining streets and no rear yard. The existing split rail fence is closer to the right of way of Liechty Drive than the proposed fence.
- 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

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
August 15, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Gosewisch Family Trust (Owner)

TAX KEY NUMBER: WWH 00013

STREET ADDRESS: 54 Stam St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0211 *SF-3 Suburban Residential District* to construct a screen porch on an existing deck located 8.9 feet from the side lot line (15' setback required).

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Tina Kolls
Village Clerk
Published July 27, 2023 and August 3, 2023

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APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Lawrence/Andrea Gosewisch/Gosewisch Family Trust _____

Applicant address: 54 Stam Street Williams Bay, WI 53191 _____

Applicant phone number: 312-859-0700 _____

Address of subject site: 54 Stam Street Williams Bay, WI 53191 _____

Current zoning of subject site: SF-3 Suburban Residential _____

Current land use of subject site: Residential _____

Written description of the proposed variance: We applied for a building permit to enclose an existing deck and discovered the deck is not at least 15 feet from our property line, as required by the zoning ordinance. We seek a variance to permit the construction of the room.

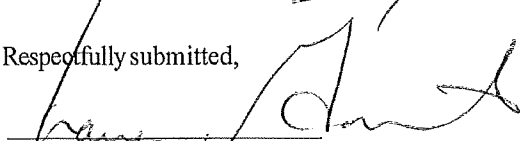
Written justification for the proposed variance (or attach as a separate sheet): Please see the attached sheet.

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 6th day of July 2023

Respectfully submitted,


(Signature of Applicant)

Record of Administrative Procedures for Village Use

- | | |
|--|-------------------------------|
| ☐ Application form filed with Village Clerk | Date: 07/19/23 By: <u>ELS</u> |
| ☐ Application fee of \$ <u>500</u> received by Village Clerk | Date: 07/19/23 By: <u>BUS</u> |
| ☐ 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
(Within 30 days of certification application as complete by Zoning Administrator) | Date: _____ By: _____ |
| ☐ Review/action by Zoning Board of Appeals
(Within 30 days of public hearing) | Date: _____ By: _____ |

Williams Bay Variance Request

We purchased our home in Williams Bay in 2021. The house was constructed in 1962. Our family roots in the area go back to the 1930s. We are seeking an “area variance” to allow us to construct a screened-in porch over an existing deck, which has dimensions of 12’ X 24’. Our home is located in a Suburban Residential District, which requires a 15-foot minimum interior side yard setback. When we applied for the building permit, we were informed that the deck is located 8’ 9” from the side lot line. This discrepancy requires a variance before we can enclose the deck.

Issues relating to zoning are found at Chapter 390 of the Williams Bay Code. The zoning procedure is located at Article 12, and Section 390-1215 governs the topic of a variance. Article 12 enables the Zoning Board of Appeals to decide whether to grant a variance.

Chapter 390 sets forth the criteria considered by the Board. Among other factors, the Board may grant a variance from the Code when the variation will not be contrary to the public interest and, where owing to special factors, a literal enforcement of the code would result in practical difficulty or unnecessary hardship. The Board also considers the spirit of the code to ensure that public safety and welfare are secured and substantial justice is done, as provided by the relevant Wisconsin statutes. (**Wisc. Stats. 62.23 (7) (d) (7)**)

The applicable statute requires that we show an “unnecessary hardship” in connection with our variance request. We believe that a strict compliance with the zoning ordinance would unreasonably prevent us from using the property for a permitted purpose and would render conformity with the zoning ordinance unnecessarily burdensome. In support of our position, we address the factors outlined at Sec. 390-1215 D. of the Code, and note the following:

- There has been no intent to ignore or violate any ordinance. Unlike others who have proceeded with similar projects without ever seeking a building permit, we dutifully applied for a permit and have made every effort to follow the law and abide by all local codes.
- We did not know about the set-back issue until we applied for the permit. Although we retained an attorney and an inspector before we closed on the house, nobody informed us that the deck was not in conformance with the Code.
- We do not seek to do anything that would affect the current distance between the deck and the side lot line. The enclosure will be limited to the footprint of the existing deck.
- The need for the variance results from conditions unique to the property. If the request for variance is denied, the only other place to construct the proposed room would be off the basement. The unique topography of our lot slopes fairly drastically away from the existing deck, and down toward the exterior basement door. Constructing the deck in that location would require a person to enter the room by descending either the inside or exterior stairways. This denies access to persons with disabilities (including several of our family members). (Please see attached photos.)
- It has been suggested that we place the room west of the existing deck and farther south of the lot line to comply with the set-off restriction. Even if this were feasible from a

construction standpoint, it would require us to remove large oak and walnut trees. (Wisconsin courts have stated that the location of existing trees is not personal to the homeowner, but rather is a condition that is unique to the property. *Duda v. Village*, 2021 Wisc. LEXIS 934 (2021)).

- Constructing the room off the basement would also result in a pecuniary hardship because we would have to tear out existing retaining walls, a pergola, a concrete patio, and related landscaping (all of which existed when we purchased the home). Although the Code makes clear that a pecuniary hardship is not, in and of itself, grounds for a variance, it is among the factors the Board may consider.
- We did not create the hardship. The deck was placed in its position by a former owner. Old surveys depict the deck on the house in the same location as far back as the early 1990s. We suspect it has been there much longer. (Although the Code allows the Board to consider whether the reason for the variance was created by the applicant or the previous property owner, at least one court rejected the argument that the need for the variance was “self-imposed” when the condition was caused by a previous owner. (*Duda v. Village*, 2021 Wisc. LEXIS 934 (2021)).
- There is nothing unique about the small structure we wish to build over our deck. Many homes in the neighborhood enjoy similar rooms as an addition to their homes.
- The Code places particular importance on Section D (2) (c), which relates to whether the granting of the variance would be a substantial detriment to adjacent properties. There will be no detrimental effect on properties adjacent to ours. The deck is located on the northern lot line, which abuts the United Church of Christ. We have enjoyed an excellent relationship with all of our neighbors, including the members of the church congregation. It seems the purpose of set-back requirements is related to privacy and noise issues among neighbors. We have never had a complaint from any neighbor for any reason, including a noise complaint. The construction of our small addition would enhance the desire for noise reduction. Any noise you would hear from a deck would now be muffled by the existence of the enclosing structure. This supports the purpose of the set-back requirement. (The Wisconsin Supreme Court has ruled that the Board should evaluate the hardship relating to the variance request in light of the purpose of the zoning restriction at issue. (*Ziervogel v. Washington County Bd. Of Adjustment*, 2004 WI 23).
- We note that had the original deck been placed 15 feet from the lot line, and an adjoining lot placed a structure 15 feet from its lot line, the distance between the structures would be 30 feet. Because of the topography of our lot and the placement of the church on the adjoining lot, the distance between the church and our deck is presently about 50 feet. That distance will not change if the deck is enclosed. (Please see the attached photos.)
- Similarly, granting the variance would not adversely affect the character of the neighborhood, public health or safety, or environmental factors affecting the neighborhood. To the contrary, we know Adjamian Builders will construct a structure that is beautiful and will enhance our neighborhood.

In recent years, the Wisconsin courts have eased the standard for granting an area variance. The Code allows the Board to grant a variance where, owing to special factors, a literal enforcement of the Code would result in “practical difficulty” or “unnecessary hardship”. The Wisconsin Supreme Court stated that “unreasonable hardship” is determined based upon whether compliance with the zoning restriction “would unreasonably prevent the owner from using the

property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.” *State ex rel Ziervogel v. Washington County Board of Adjustment*, 269 Wis. 2d 549 (2004).

We believe that strict enforcement of the Code under the circumstances of our situation would, at a minimum, result in “practical difficulty” to our ability to enjoy the home as we had planned, and would unreasonably prevent us from using the property for a permitted purpose. The Wisconsin Supreme Court has stated that: “Variance procedure in zoning law serves several essential purposes: to prevent otherwise inflexible zoning codes from precipitating regulatory takings; to provide a procedure by which the public interest in zoning compliance can be balanced against the private interests of property owners in individual cases; and, most broadly, to allow a means of obtaining relief from the strict enforcement of zoning restrictions where individual injustices might occasionally occur.”

We respectfully request that the Board consider these factors (and all others discussed) to grant our request for a variance.

We truly appreciate your consideration of this request. Please let us know if we can provide any additional information.

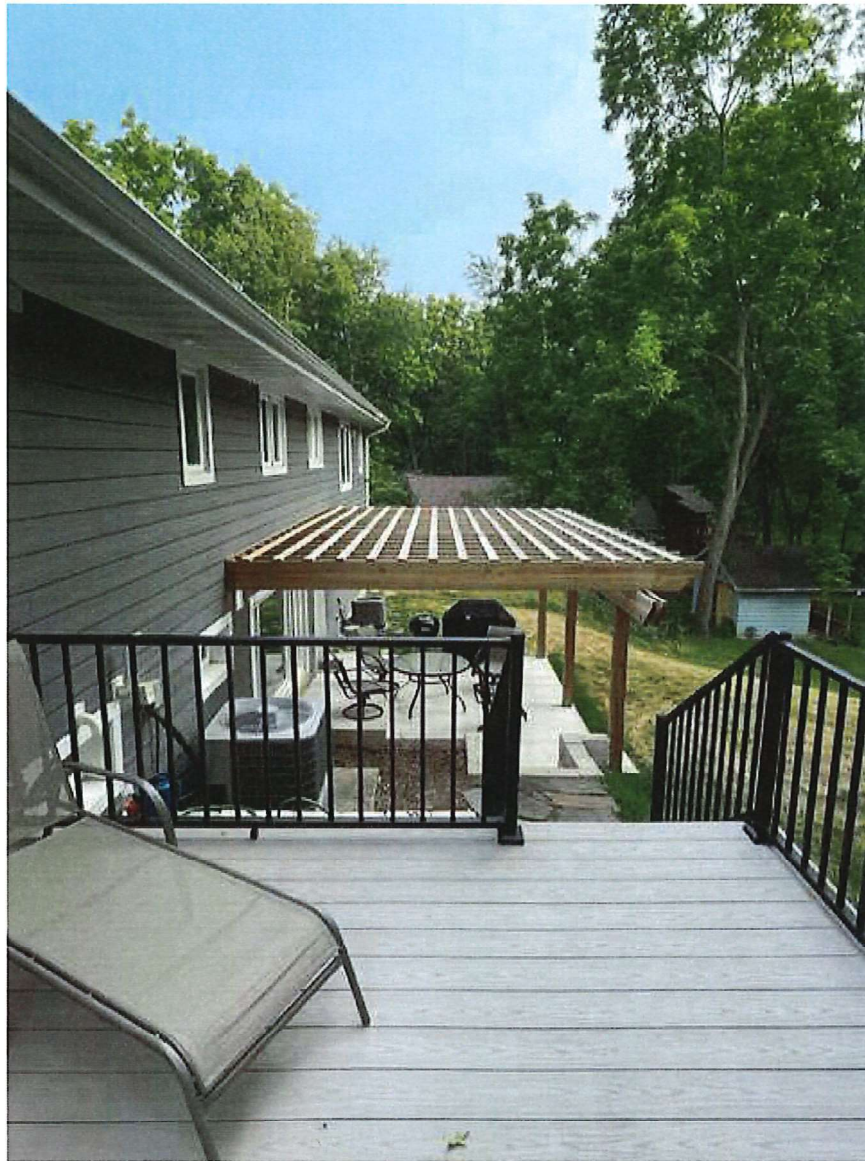
Thank you.

Larry and Andrea Gosewisch
54 Stam Street
Williams Bay, WI 53191

Williams Bay Variance Request Photos

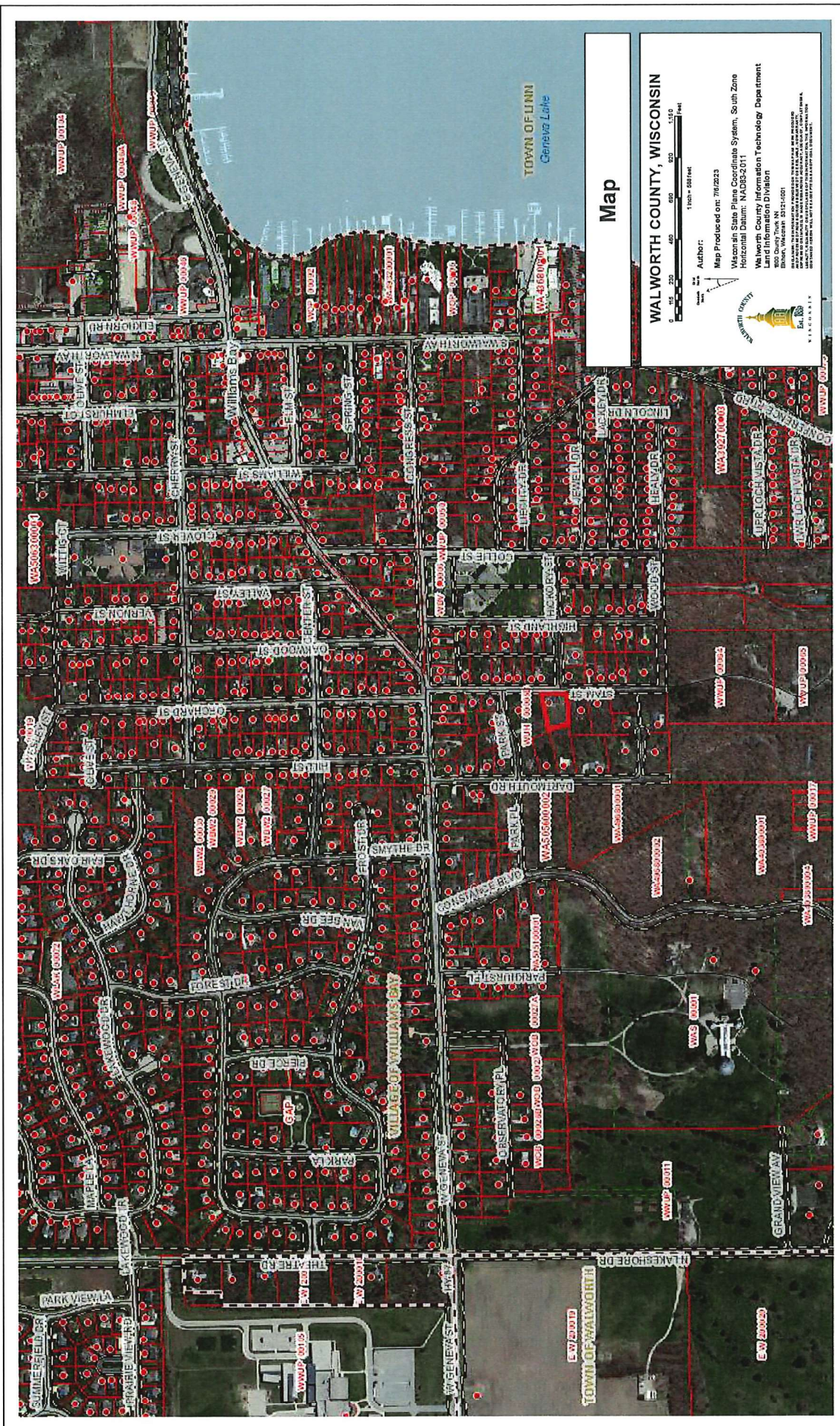








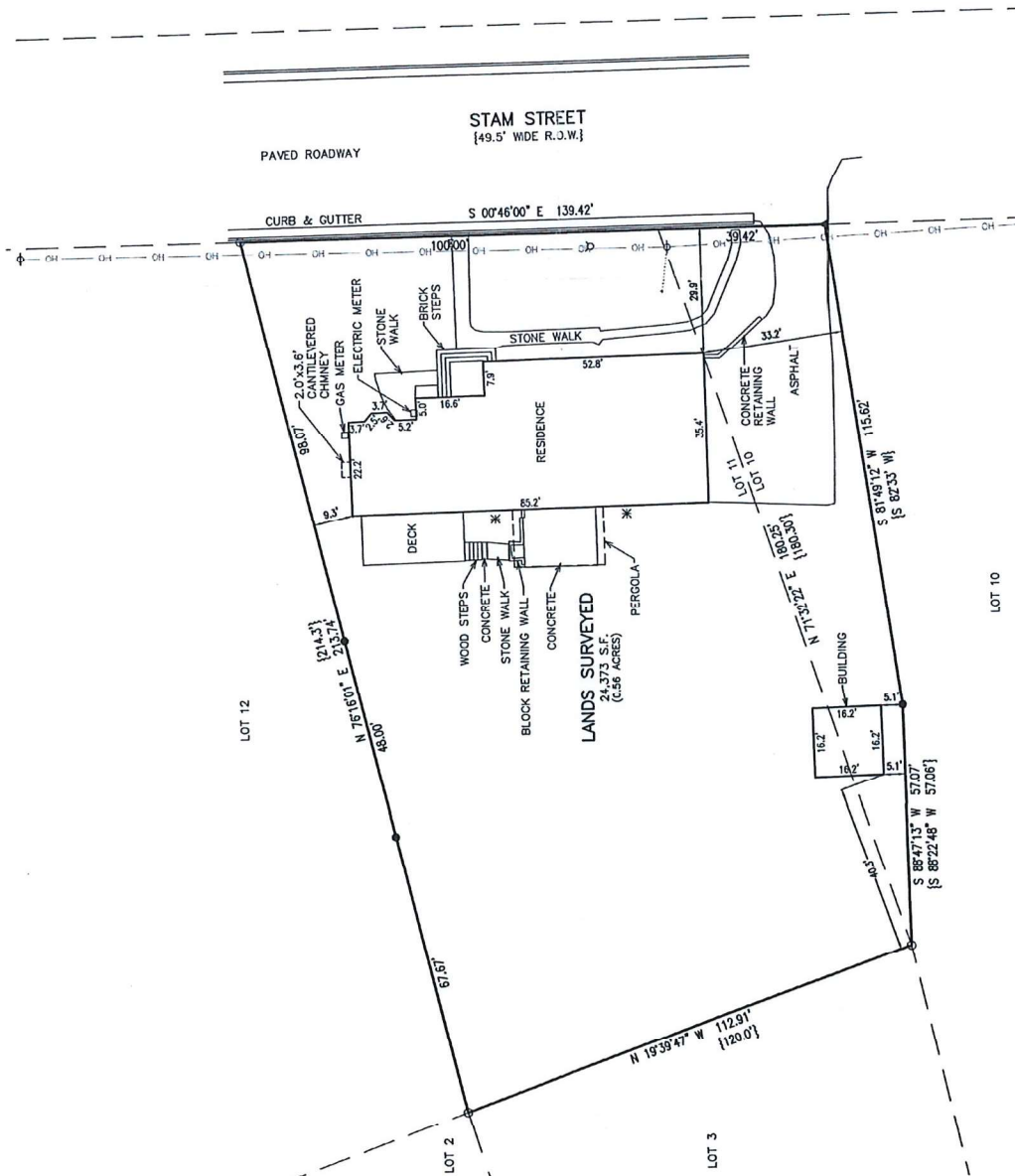






PLAT OF SURVEY LOT 11 AND PART OF LOT 10 OF UNIVERSITY HEIGHTS, A SUBDIVISION LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

ASSIGNED THE WESTERLY RIGHT OF WAY BOUNDARY
 OF STAM STREET S 00°46'00" E PER THE
 RECORD PLAT OF UNIVERSITY HEIGHTS



LEGAL DESCRIPTION:
 Lot 11 in Block 2 of University Heights and that part of Lot 10 in said Block 2 of University Heights described as follows: Beginning at the Northeast corner of said Lot 10, thence South along the East line of said Lot 10, 39.42 feet; thence South 82° 33' 00" West 115.62 feet; thence South 88° 22' 48" West, 57.08 feet to the Southwest corner of Lot 11 of said Block 2; thence Northeast along the South line of said Lot 11, 115.62 feet to the place of beginning. Said land being in the Village of Williams Bay, Walworth County, Wisconsin.

- LEGEND**
- O = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ▲ = SET MAG NAIL IN PAVEMENT
 - ▽ = HYDRANT LOCATED
 - ⋈ = WATER VALVE LOCATED
 - ⊕ = UTILITY POLE LOCATED
 - ⋈ = GUY WIRE LOCATED
 - CH — = OVERHEAD WIRES
 - * = A.C. UNIT LOCATED
 - {XXX} = RECORDED AS



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 THAT I AM A LICENSED SURVEYOR IN THE STATE OF WISCONSIN. 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: 12/1/2021

Christopher A. Hodges
 CHRISTOPHER A. HODGES P.L.S. 2760



011-314

W1114-13

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 RUDOLPH COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

WORK ORDERED BY -
 HB PROPERTY GROUP, LLC
 2600 BEVERLY LANE, UNIT 110
 AURORA, IL 60502

TITLE SURVEY
 54 STAM STREET,
 WILLIAMS BAY, WISCONSIN

PROJECT NO. 10588
 DATE: 12/01/2021
 SHEET NO. 1 OF 1

Plat of Survey

of

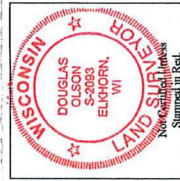
Lands described in a Quit Claim Deed recorded July 18, 2005 as Document No. 646905 as shown below:

Lot 11 in Block 2 of University Heights and that part of Lot 10, in said Block 2, of Lot 10, in said Block 2, of University Heights, in the City of Northbrook, Cook County, Illinois, thence South along the East line of said Lot 10, 39.42 feet; thence S 82° 33' 00" W 115.62 feet; thence S 88° 22' 48" W 57.06 feet to the Southwest Corner of Lot 11 of said Block 2; thence Northeastly along the South line of said Lot 11, 180.30 feet to the place of beginning, all in the Village of Williams Bay, Walworth County, Wisconsin.

Surveyed for:
Linda Petracca
1843 West Harna
Chicago, Illinois 60622



Bearings reference to the
plat of University Heights.



Notes:

- 1) This survey plat is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin law, and this Plat of Survey is the notice of intent to file the same. Lien waiver required.

Copyright 2016 by Olson Land Surveying, LLC.

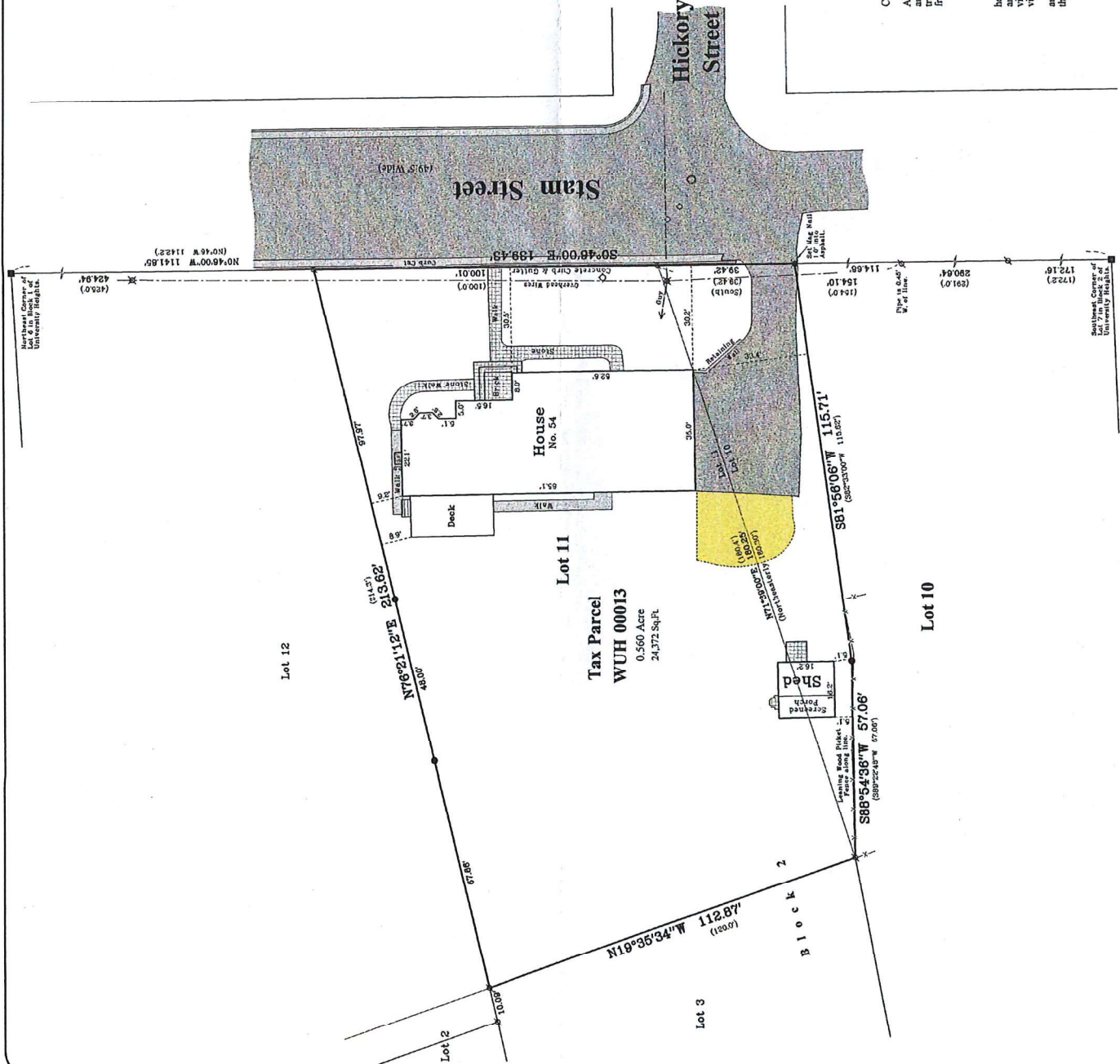
All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property and the map hereon is a true and correct representation of the same, and that I am a duly licensed and qualified Professional Land Surveyor in the State of Wisconsin, and that I am duly sworn to perform my duties as such. The location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

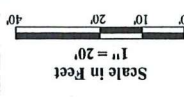
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

WUH-13 011-2643



Survey Date: April 5, 2016.
Revisions:

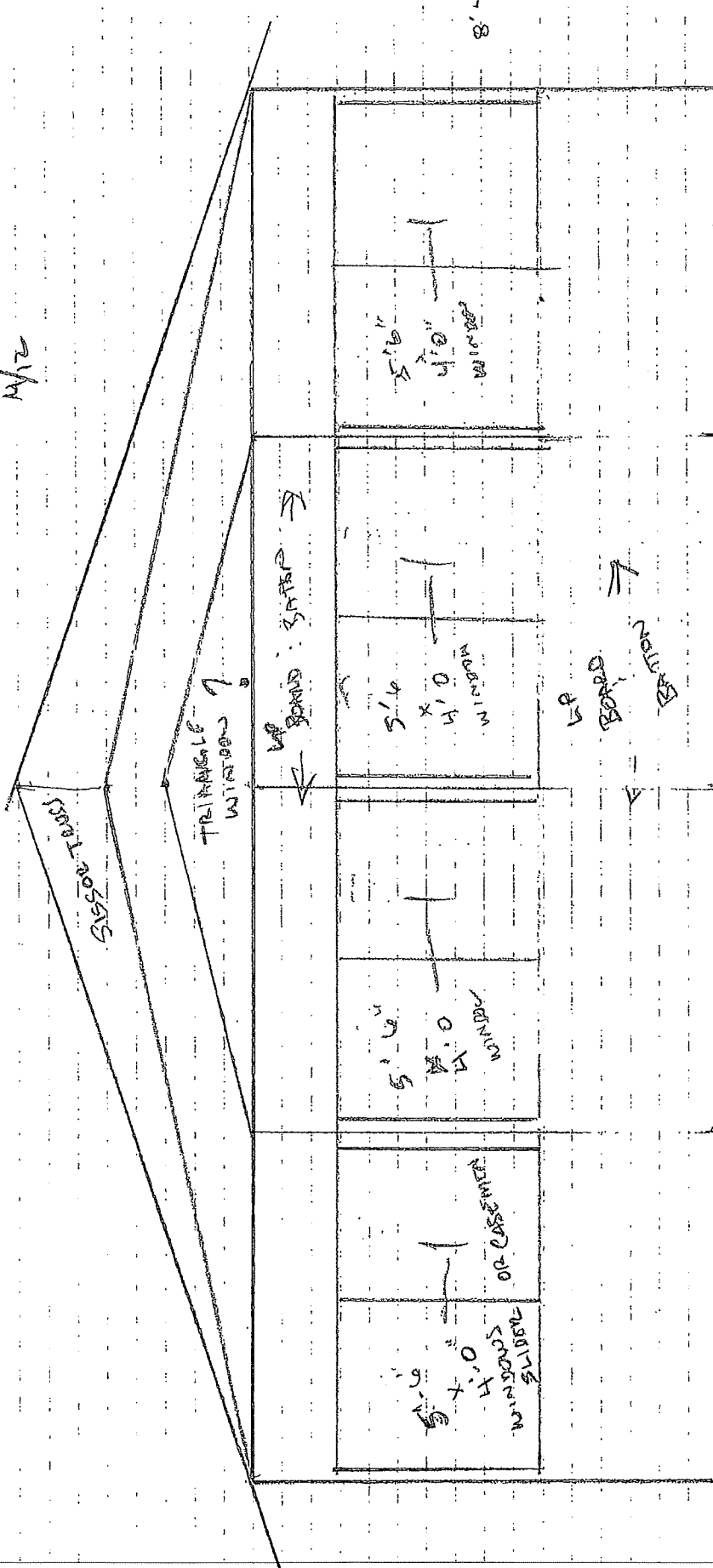


Olson Land Surveying, LLC
45 South Wisconsin Street • P.O. Box 322 • Elkhorn, Wisconsin, 53121
Telephone: (262) 723-3434 • Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com

Legend	Job Reference Number
Found Concrete Monument	2016.020
Found Iron Rod	Sheet 1 of 1 Sheets
Found Nail in Pipe	2016.020
Rebar	
Gravel	
Stone/Brick	
Concrete Surface	
Asphalt Surface	
Grass	
Water	

LARRY GOSEWISCH
 54 STAM ST
 WILLIAMS BAY

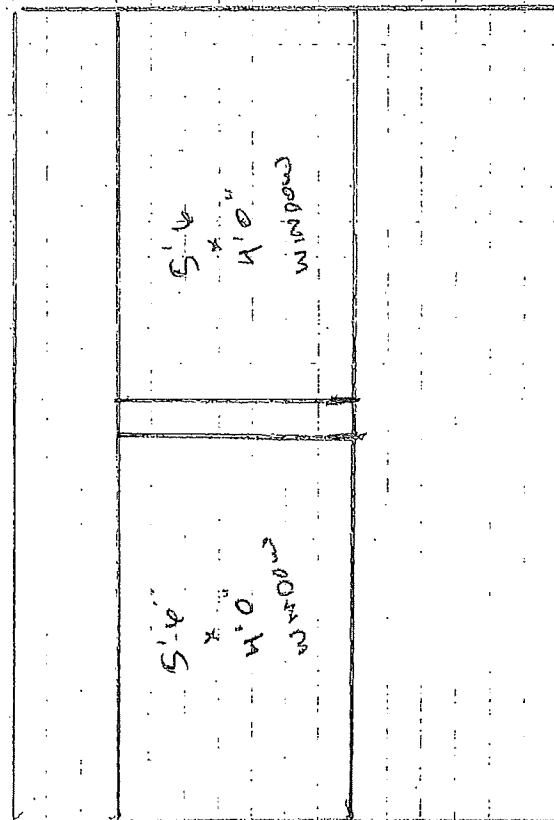
4 1/2



LARRY GOSE WISCH

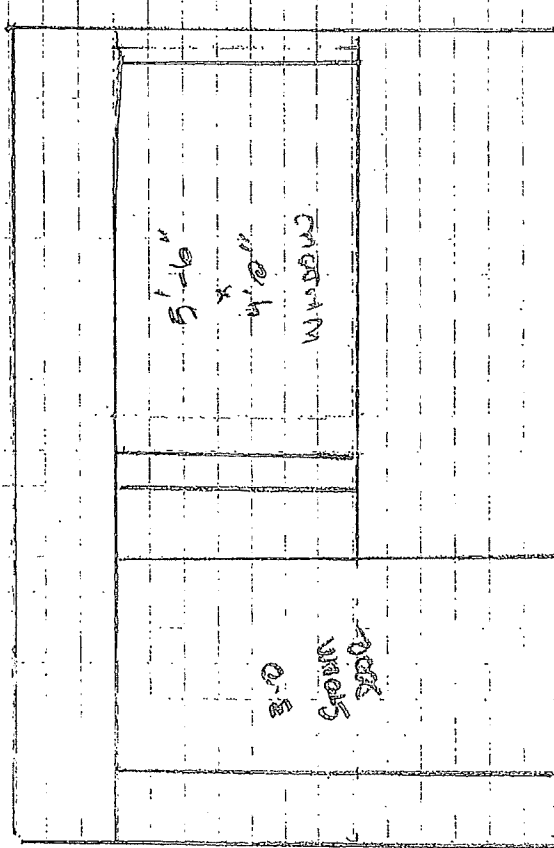
54 STAN ST

WILLIAMS BAY



12'-0"

LEFT



12'-0"

RIGHT

July 15, 2023

Bonnie Schaeffer
Williams Bay Zoning Administrator
250 Williams Street
Williams Bay, Wisconsin 53191

Re: Gosewisch Variance Request

Dear Ms. Schaeffer:

I am the Moderator of the Church Council at the United Church of Christ located at 46 Stam Street in Williams Bay. The Council has been informed that Larry and Andie Gosewisch, our neighbors to the south of the church, have requested a variance from the Village Board in order to enclose their existing deck. I spoke with Larry about the nature of the project and the reasons why a variance is required. We understand that the Gosewischs' existing deck may be in violation of an ordinance relating to the distance from the deck to the side lot.

The granting of the variance is obviously the decision of the Village Zoning administration, however, the UCC Council has discussed this and the majority do not object to our neighbors' enclosure of their existing porch. Since the Gosewisch family became our neighbors in December 2021, we have had no issues relating to the use of their deck.

Please feel free to contact me with any questions relating to this matter.

Sincerely,

Suzanne Arnold

Suzanne Arnold, Moderator
United Church of Christ

cc: Larry Gosewisch
54 Stam Street
Williams Bay, WI 53191



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting August 15, 2023

August 8, 2023

APPLICANT(S): Gosewisch Family Trust (Owner)

TAX KEY: WUH 00013

STREET ADDRESS: 54 Stam St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0211 SF-3 Suburban Residential District to construct a screen porch on an existing deck located 8.9 feet from the side lot line (15' setback 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 enclosure will be limited to the area of the existing deck which was constructed sometime prior to 1994. Topography and existing house layout present hardships to locating the screen porch further from the lot line.
- 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

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
August 15, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Anthony & Lisa Campbell (Owners)

TAX KEY NUMBER: WLB 00014

STREET ADDRESS: 85 Collie St, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0212 *SF-6 Suburban Residential District* to construct a screen porch located 11.9 feet from the rear lot line (30' setback required) and an attached garage located 13.2 feet from Lackey Drive (30' setback required) and 10.8 feet from the rear lot line (30' setback 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 July 27, 2023 and August 3, 2023

Please do not print contents below the line!



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Anthony D & Lisa M Campbell

Applicant address: 85 Collie St

Applicant phone number: 224-489-5744

Address of subject site: 85 Collie St.

Current zoning of subject site: SF-6

Current land use of subject site: Residential

Written description of the proposed variance: Add Replace Existing GARAGE, CREATING AN ATTACHED GARAGE. Add on SCREENED in porch to South of home

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 20th day of June, 20 23

Respectfully submitted,


(Signature of Applicant)

TONY & LISA CAMPBELL
85 COLLIE DR
WILLIAMS BAY

Written Justification

Garage:

Due to the improper elevation of the garage in relationship to the road, there is severe water drainage into the garage. During the thaw and freeze cycle of the seasonal changes, the frost heave is creating foundation problems. This is now a permanent year round residence with only a single car, unattached garage with foundation issues. The garage will be expanded to a 2 car garage.

3 Season Room:

The development of Lucky Bros Subdiv occurred long before the current setback requirements were implemented. Due to the nature of the setback restrictions, having 2 streets setbacks and the back yard setback, all 30ft, there is only one possible direction that allows for additional living space. That is to the south yard which has a 10ft setback. The residence, as was most of the structures in the neighborhood, was built as seasonal, summer homes. The home is occupied as a year round residence now. And as the family continues to grow, additional space is required.

EXISTING CONDITIONS

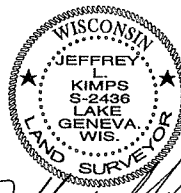
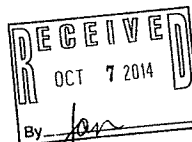
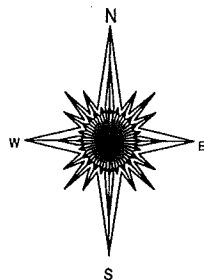
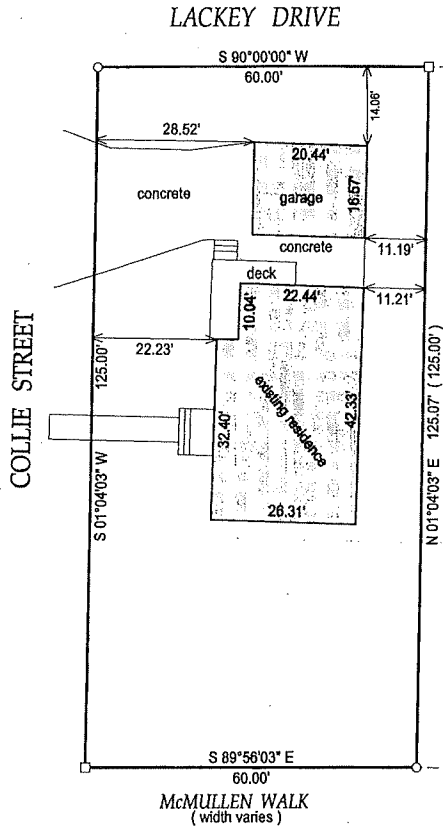
PREPARED FOR
CALOL STANCZAK
SHOREWEST REALTY
DELAVER, WI.

PLAT OF SURVEY

- OF -

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

LOT 14, LACKEY BROTHERS SUBDIVISION, LOCATED IN THE VILLAGE OF
WILLIAMS BAY, COUNTY OF WALWORTH AND STATE OF WISCONSIN.



- () = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar

SCALE 1" = 20'

JOB # 14-171

TAX ID. #

WLB00014

BASIS OF BEARING OF THIS PLAT: THE SOUTH LINE OF LACKEY DRIVE WAS ASSUMED TO BEAR WEST.

I hereby certify that I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments if any.

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 30TH DAY OF JULY, 2014.

JEFFREY L. KIMPS S-2436
Wisconsin Registered Land Surveyor
(original if signed in red)

WLB-14

011-2545

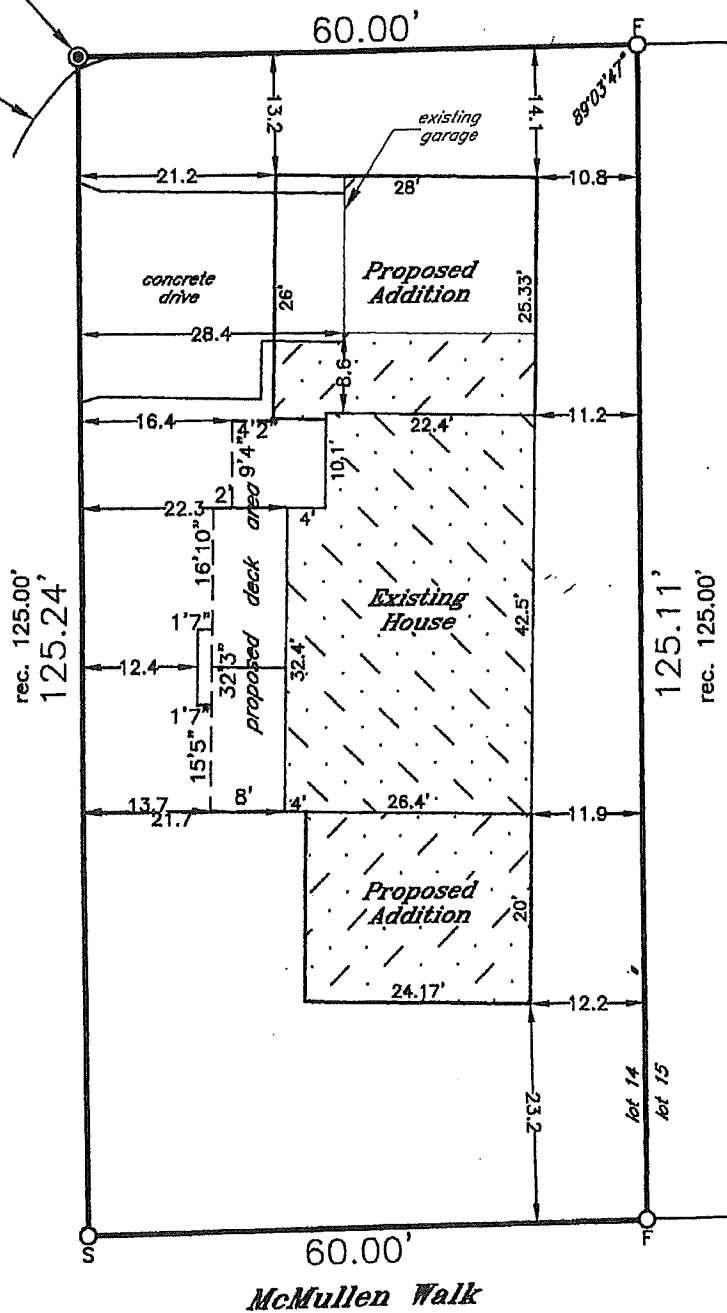
PROPOSED

found masonry nail in
asphalt 0.46' north and
0.18' east of actual corner

edge of asphalt
pavement

Lachey Drive

Collie Drive



DATE of ORIGINAL
ISSUANCE
DATE of REVISION
7/19/2023

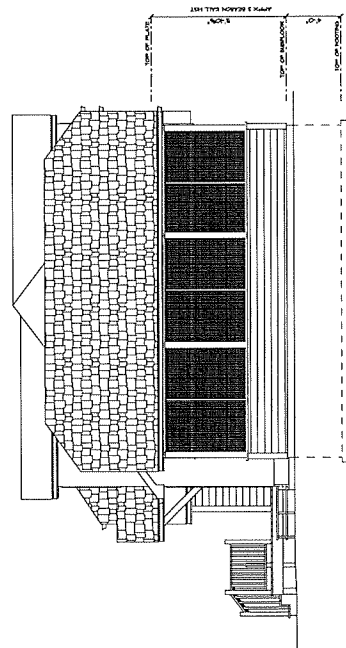
DRAWN BY:
Plant Design, LLC
430 Fair Oaks Dr
Williams Bay, WI 53191
Phone: 262-249-3079

CUSTOM HOME FOR:
TONY & LISA CAMPBELL
85 COLLIE ST
WILLIAMS BAY
WI

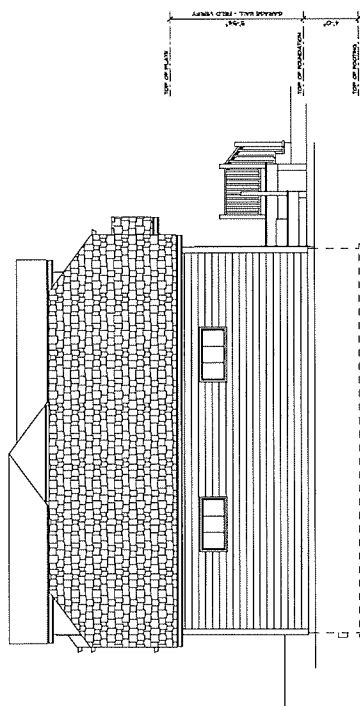
PRairie Builders, LLC
430 FAIR OAKS DR
WILLIAMSBAY, WI 53191
PHONE: 262-949-3075

[illegible]

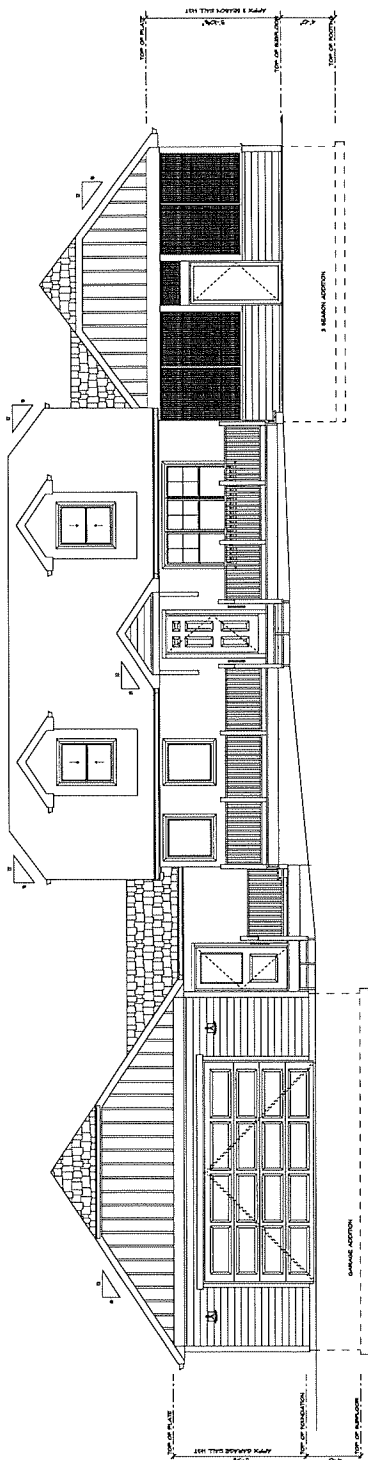
REVISION : DATE



LEVEL - RIGHT



LEFT - LEFT



ELEV - FRONT

DATE of ORIGINAL
DRAWING
DATE of REVISION
7/19/2025

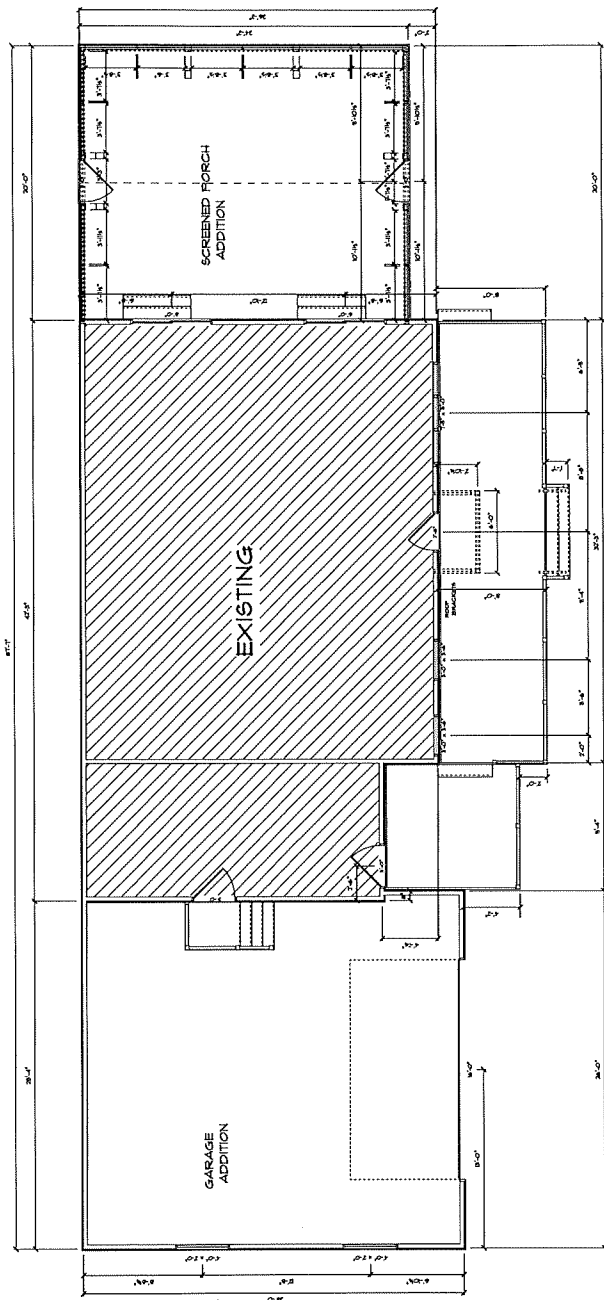
DRAWN BY:
PLANT Design, LLC
400 Fair Oaks Dr
Williams Bay, WI 53191
PHONE: 262-649-3076

CUSTOM HOME FOR:
TONY & LISA CAMPBELL
85 COLLIE ST
WILLIAMSBAY

BUILT BY:
PRAIRIE BUILDERS, LLC
430 FAIR OAKS DR
WILLIAMS BAY, WI 53191
PHONE: 262-949-3075

148 1 CONTINUED PAGE TWO
THE FOLLOWING REPORT OF
THE INVESTIGATION
WAS MADE BY THE
NEW YORK CITY POLICE
ON APRIL TWENTY
NINE LAST AND WAS
RECEIVED BY THE
BUREAU OF THE
FEDERAL BUREAU OF
INVESTIGATION
ON APRIL TWENTY
NINE LAST.

REVISION & DATE



PROPOSED GARAGE & SCREEN PORCH ADDITION

SCALE: 1/4" = 1'-0"

QUARTER ADDITION	381 sqft
Accumulated Parochial Aduis	403 sqft

NEW FLOOR PLAN
800-451-1000

1. **CONTRACT** - A legally enforceable agreement between two or more parties. It is a promise or set of promises for which the law provides a remedy. It is a binding agreement between two or more parties that is enforceable by law. It is a promise or set of promises for which the law provides a remedy. It is a binding agreement between two or more parties that is enforceable by law.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting August 15, 2023

August 8, 2023

APPLICANT(S): Anthony & Lisa Campbell (Owners)

TAX KEY: WLB 00014

STREET ADDRESS: 85 Collie St, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0212 SF-6 Suburban Residential District to construct a screen porch located 11.9 feet from the rear lot line (30' setback required) and an attached garage located 13.2 feet from Lackey Drive (30' setback required) and 10.8 feet from the rear lot line (30' setback 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 proposed attached garage is replacing an existing detached garage that is located at the same proximity to Lackey Dr. It is permitted to be closer to Collie Street utilizing setback averaging.
- The hardship for the proposed screen room addition is difficult to establish. Although the home was constructed prior to passing of the current zoning regulations and the required setbacks leave a 12' wide buildable area, additional encroachment into the rear yard is not necessary to enjoy reasonable use of the property.
- 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