



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

Village of Williams Bay and Town of Geneva EXTRATERRITORIAL ZONING MEETING

TUESDAY, OCTOBER 17, 2023 AT 5:30 PM

**Williams Bay Village Hall Council Room
250 Williams Street
William Bay, WI 53191**

Zoom Meeting Link:

<https://us06web.zoom.us/j/81231525672?pwd=0IAOpwYhcldAzNuGdBGy407AivKz5v.1>

Zoom Meeting ID: 812 3152 5672

Zoom Meeting Passcode: 524589

A quorum of Village Board may be present

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Variance Application**
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): Robert and Sarah Elliott (Owners)
TAX KEY NUMBER: IRP 00017
STREET ADDRESS: W4417 Laurel Street, Town of Linn
The applicant is requesting a variance per sections 390.0315.I(6)(c) and 390.0315.I(7) to construct an accessory structure having a footprint of 1,540 square feet (maximum of 1,000 square feet allowed) and a height of 20 feet (maximum of 15 feet allowed).
 - B. Motion to Close Public Hearing
 - C. Consideration and possible action on recommendation of Variance
- V. **Adjournment**

Posted 10/10/2023 5:00PM

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

NOTICE OF PUBLIC HEARING
FOR A
VARIANCE
BEFORE THE
EXTRATERRITORIAL ZONING BOARD OF APPEALS
OF THE TOWN OF LINN AND VILLAGE OF WILLIAMS BAY

October 17, 2023 at 5:30 PM
Village Hall Council Room
250 Williams Street

APPLICANTS: Robert and Sarah Elliott

TAX KEY: IRP 00016

STREET ADDRESS: W4417 Laurel Street, Town of Linn

The applicant is requesting a variance per sections 390.0315.l(6)(c) and 390.0315.l(7) to construct an accessory structure having a footprint of 1,540 square feet (maximum of 1,000 square feet allowed) and a height of 20 feet (maximum of 15 feet allowed).

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 September 28, 2023 and October 5, 2023

Please do not print contents below the line!



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Robert and Sarah Elliott
Applicant address: W4417 Laurel St Lake Geneva WI 53147
Applicant phone number: 630-244-3477
Address of subject site: W4417 Laurel St Lake Geneva WI 53147
Current zoning of subject site: ETZ
Current land use of subject site: Residential - R-1, ETZ
Written description of the proposed variance: We have designed a new garage/office/Exercise/workshop space to replace our existing dilapidated garage. The new structure ~~will~~ will have a footprint of 1540 sq.ft and a peak height of 20 feet.
Written justification for the proposed variance (or attach as a separate sheet): _____

See Attached Page.

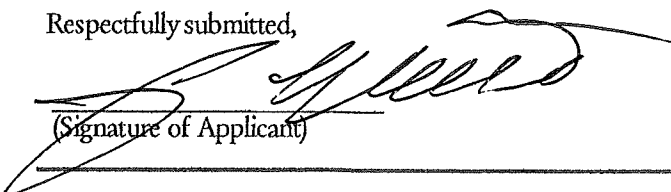
Thank you.

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 26 day of JULY, 20 23

Respectfully submitted,


(Signature of Applicant)

Written Justification for proposed variance:

Hello, thank you for your time. My name is Rob Elliott. In June of 2023 my wife Sarah and our two kids Miles and Ivy moved into our 2nd home full time. We are located at w4417 Laurel St Lake Geneva WI 53147. We absolutely love getting to know more about the community we have spent the last 30 years visiting. Our children are very excited to start at Williams Bay school this fall, and we look forward to continuing to enjoy all the great natural resources in the area. This area is truly special, and we are very grateful to be a part of such a great community.

In hopes to not spread out, or add on to our home, we have worked closely with an architect to create a modest and tasteful garage to replace our existing dilapidated garage structure. Our hope is to build a creative office space, workshop, and exercise area in hopes to take some of the stress off our home. If you reference the renderings and designs, you will find the new structure is very similar in style and shape to what is currently on site, just slightly larger.

We are asking that you please consider our project for 2 variances to the current ETZ regulations, one from the WB ETZ ordinance maximum size of 1,000 square feet, and one from the maximum height of 15 feet. Our proposed structure would have a footprint of 1540 sq foot, and a max peak height of 20 feet to allow for proper ceiling clearance inside.

Thank you very much for your time and consideration. We look forward to hearing from you.

The Elliotts



Zoning Permit Application Village of Williams Bay

250 Williams Street x PO Box 580 x Williams Bay, WI 53191
Phone: 262-245-2700 x Fax: 262-245-2705

Request:
Please check all that apply.

- ☐ Residential Principal Use 1 or 2 Family \$175.00
- ☐ Residential Addition \$75.00
- ☒ Residential Accessory Use \$75.00
- ☐ Fence \$75.00
- ☐ Deck \$75.00
- ☐ Swimming Pool \$100.00
- ☐ Commercial Principal Use (includes multi-family) \$150.00
- ☐ Commercial Addition \$100.00
- ☐ Commercial Accessory Use \$100.00
- ☐ Signage \$50.00 first 20 sq. ft. plus \$.50 per sq. ft. thereafter
- ☐ Lakefront and Shoreyard Projects \$75.00
- ☐ Other: _____ Fee: _____

Date application was received:

Fee Paid: _____

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Owner's Name: Robert T Elliott Phone No.: 6302443477

Mailing Address: w4417 Laurel St Lake Geneva Wi 53147

Applicant's Name: Robert and Sarah Elliott Phone No. 6302443477

Mailing Address: W4417 Laurel St Lake Geneva Wi 53147

Physical Address of Site: w4417 Laurel St Lake Geneva wi 53147 Tax Parcel No: JRP 00016

Subdivision Name: _____ Lot No. _____ Block No. _____

Current Zoning of Site: etz Current Overlay Districts of Site: _____

Proposed type of structure: garage

Proposed use of structure or site: workshop/office/exercise room

Lot Area 33173 sq. ft. Proposed Bldg. / Structure Footprint Area 1540 sq. ft.

Existing Building Coverage on Site: _____% Proposed _____%

Existing Impervious Surface Coverage on Site: _____% Proposed _____%

Proposed Setbacks: Front 25 Rear 25 Left 15 Right 15

Proposed Building Height 20 ft.

Applicant's Signature: _____ Date: 8/1/23

OFFICE USE ONLY:

PERMIT FEES:		PERMIT ISSUED BY:	
Permit	\$ _____	Name: _____	Date: _____
Admin Fee	\$ _____	Tel: _____ Permit No. _____	
Other	\$ _____		
Total	\$ _____		
CONDITIONS OF APPROVAL:			

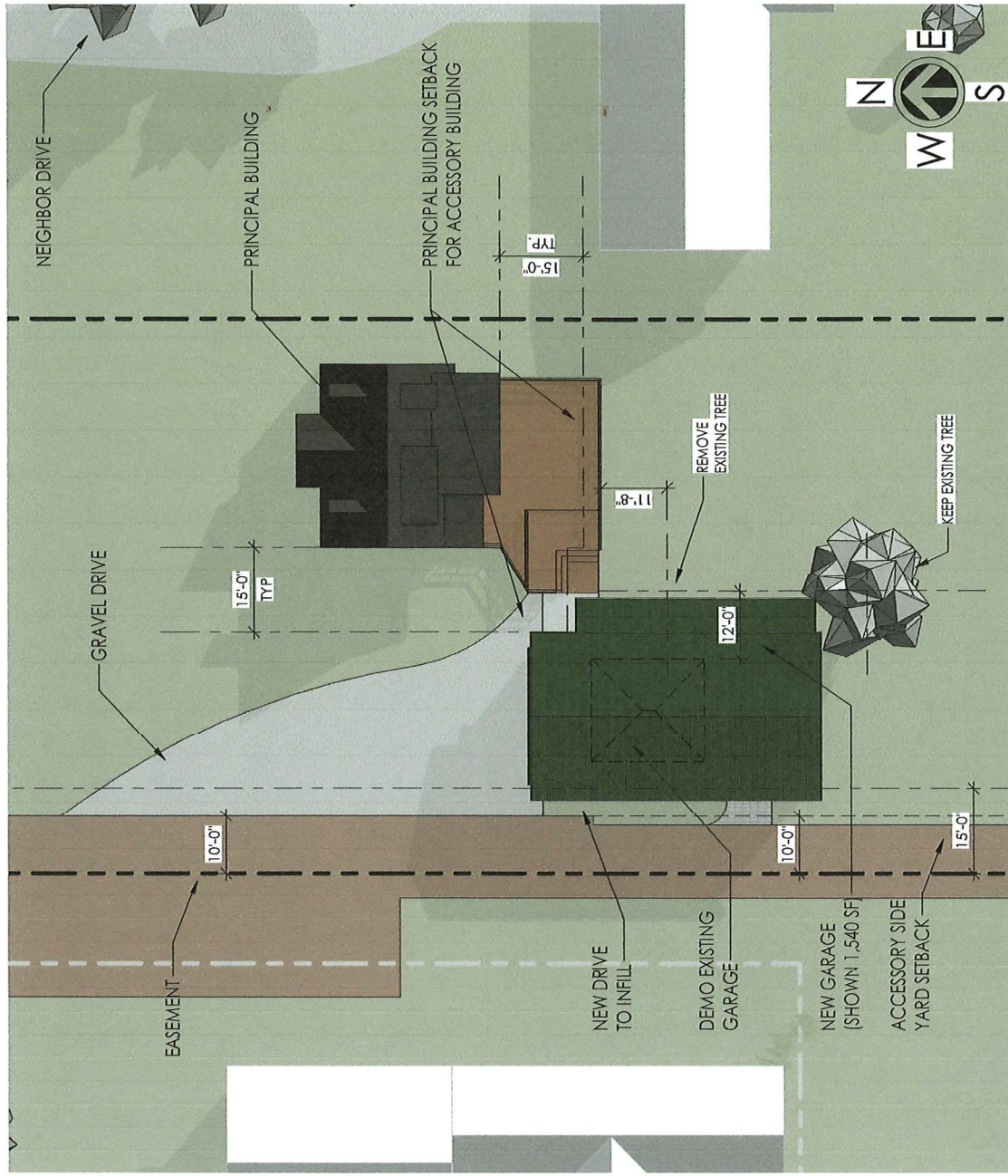
COUNTY ZONING: R-1 (SINGLE FAMILY)

PRINCIPAL BUILDINGS:

- MIN. FRONT YARD SETBACK: 25'-0" (SUBDIVISION ROAD)
- MIN. SIDE YARD SETBACK: 15'-0"
- MIN. REAR YARD SETBACK: 25'-0"

ACCESSORY BUILDINGS:

- TOTAL ACCESSORY STRUCTURE FLOOR AREA CALCULATION: (SQ. FT. AT GROUND FLOOR)
- PARCEL 12,001 SQ. FT. TO 40,000 SQ. FT. IS LIMITED TO **1,650 SQ. FT. OF AREA** (APPROX 33,173)
- MIN. SIDE YARD SETBACK: **15'-0"** (MUST MATCH PRINCIPAL SIDE YARD)
- MAX HEIGHT: ACCESSORY STRUCTURES 1,201 SQUARE FEET TO 1,650 SQUARE FEET IN SIZE SHALL NOT EXCEED **20'-0"** IN HEIGHT. (TO PEAK OF ROOF)



5/10/2023

NEW CONSTRUCTION

ELLIOTT GARAGE

W4417 LAUREL ST. WILLIAMS BAY 53147

PROJ. NO. 2023-38

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.

© 2023 Abacus Architects, Inc.





5/10/2023

NEW CONSTRUCTION

ELLIOTT GARAGE

W4417 LAUREL ST, WILLIAMS BAY 53147

PROJ. NO. 2023-38

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2023 Abacus Architects, Inc.



5/10/2023

NEW CONSTRUCTION

ELLIOTT GARAGE

W4417 LAUREL ST, WILLIAMS BAY 53147

PROJ. NO. 2023-38

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2023 Abacus Architects, Inc.



5/10/2023

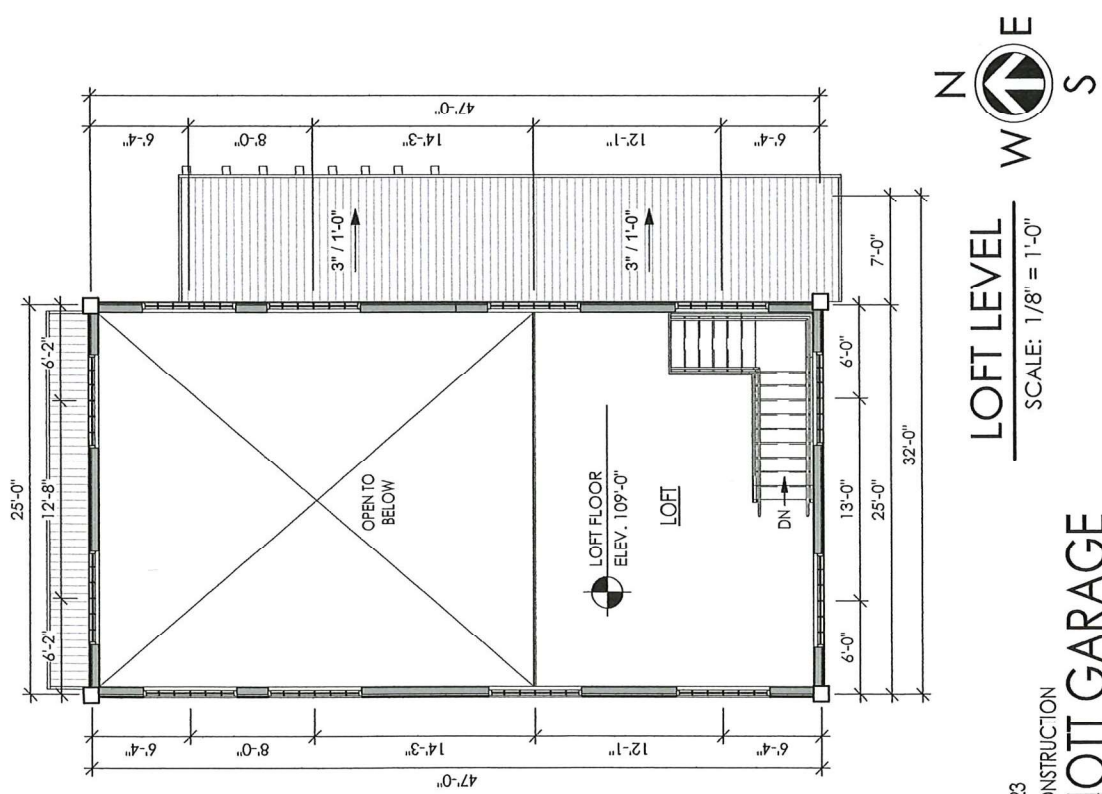
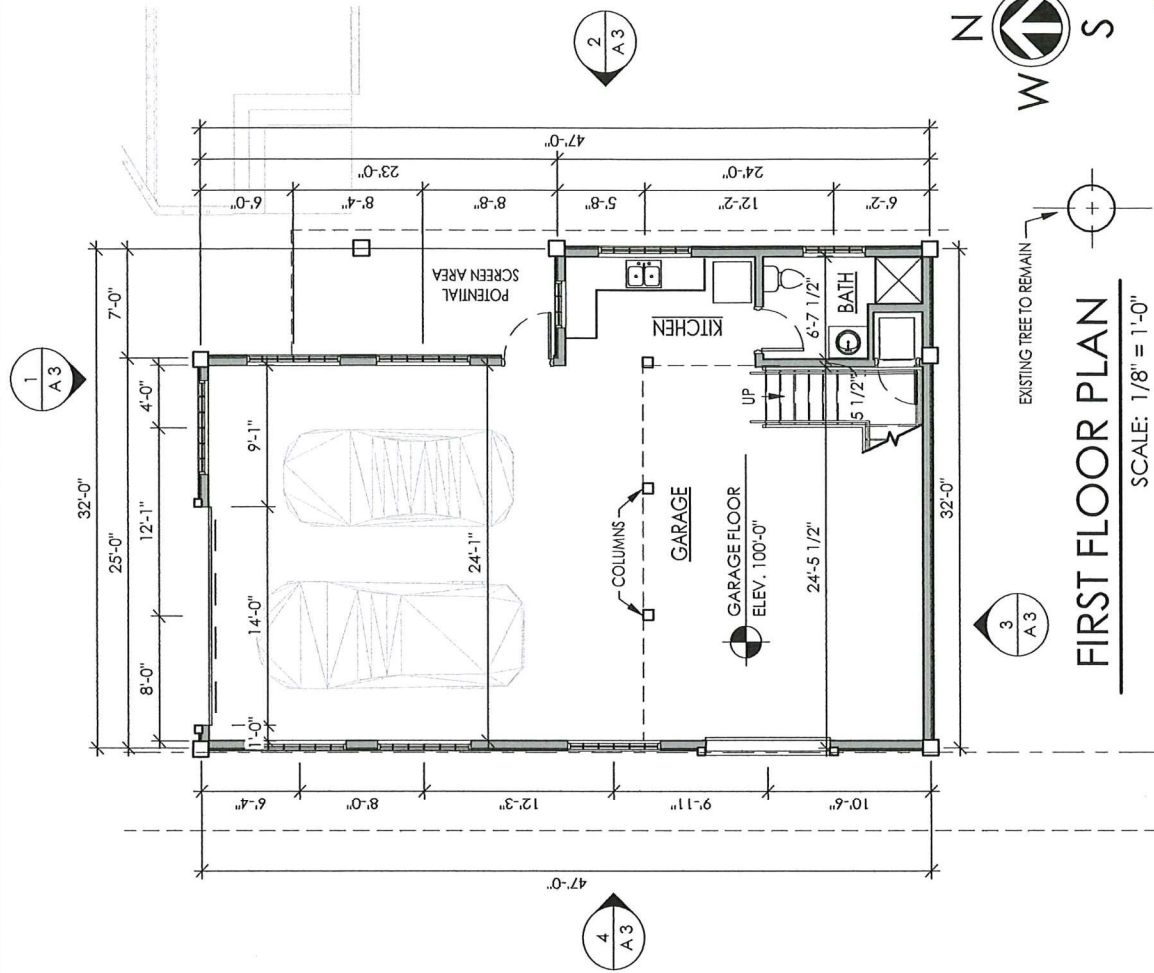
NEW CONSTRUCTION

ELLIOTT GARAGE

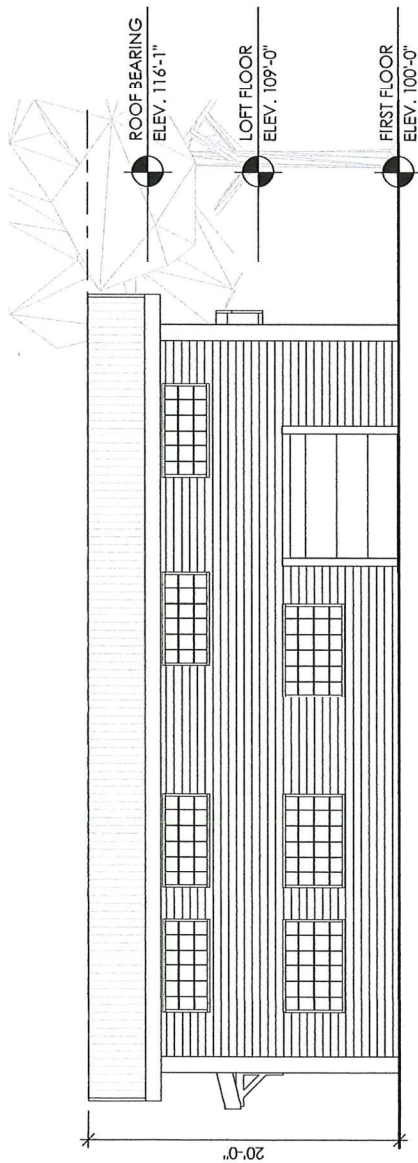
W4417 LAUREL ST, WILLIAMS BAY 53147

PROJ. NO. 2023-38

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2023 Abacus Architects, Inc.



Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2023 Abacus Architects, Inc.

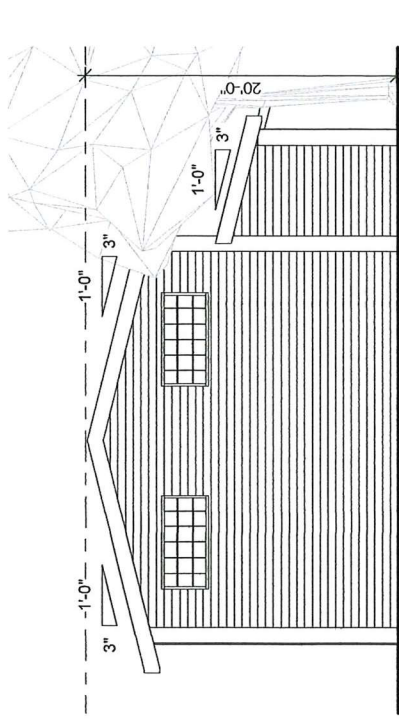


WEST ELEVATION

4

SCALE: 1/8" = 1'-0"

A 3

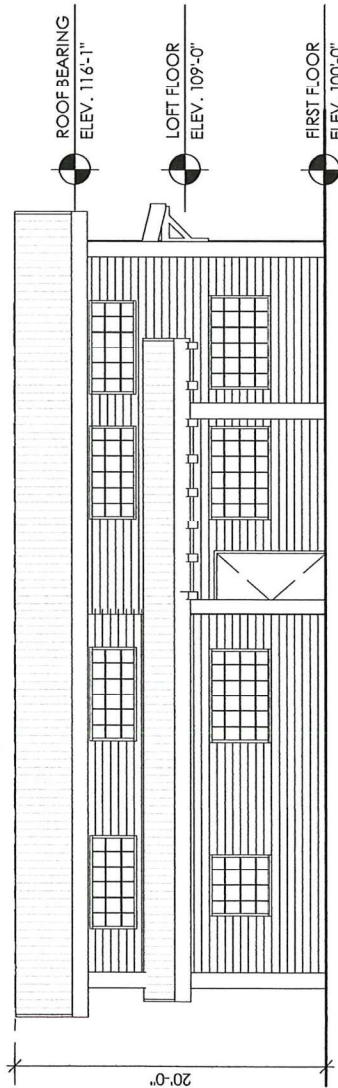


SOUTH ELEVATION

3

SCALE: 1/8" = 1'-0"

A 3

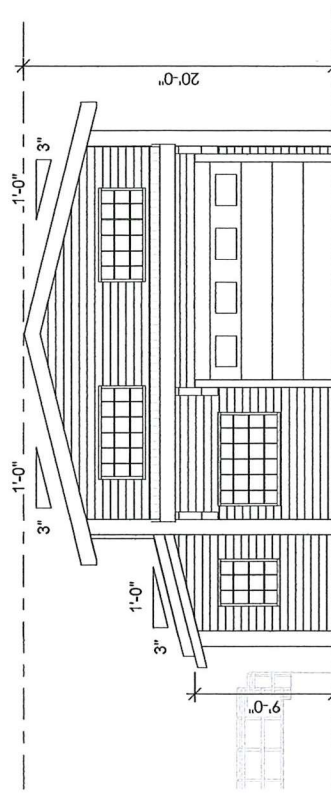


EAST ELEVATION

2

SCALE: 1/8" = 1'-0"

A 3

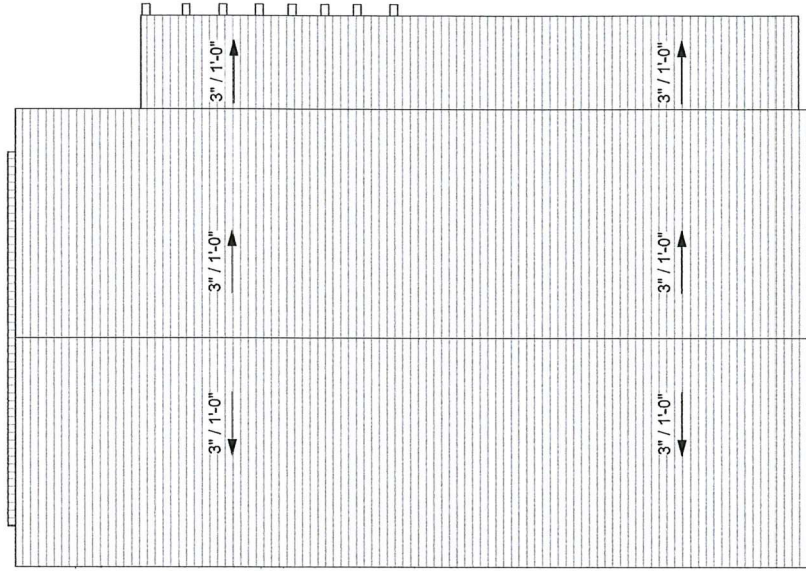


NORTH ELEVATION

1

SCALE: 1/8" = 1'-0"

A 3



ROOF PLAN
SCALE: 1/8" = 1'-0"

5/10/2023
NEW CONSTRUCTION
ELLIOTT GARAGE
W4417 LAUREL ST, WILLIAMS BAY 53147
PROJ. NO. 2023-38

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2023 Abacus Architects, Inc.



To whom it may concern,

Rob and Sarah Elliott (applicants) of W4417 Laurel St Lake Geneva WI 53147 parcel number irp 00016 are requesting to build a garage/workshop space consisting of 1540 sq ft with a max peak height of 20ft.

The Elliott's are requesting variances to exceed the Williams Bay ETZ ordinance of a maximum size of 1000 sq ft and a proposed structure with a maximum height of 15ft in order to create a suitable yet tasteful structure on their property allowing them to continue their work as artists and creators within the community.

This request is allowed in accordance with County Zoning r 1 (single family) as attached below:
ACCESSORY BUILDINGS :TOTAL ACCESSORY STRUCTURE FLOOR AREA CALCULATION: (SQ FT AT GROUND FLOOR)
PARCEL 12,001 SQ. FT. TO 40,000 SQ. FT. IS LIMITED TO 1,650 SQ.FT. OF AREA (APPROX 33,173),
MAX HEIGHT: ACCESSORY STRUCTURES 1,201 SQUARE FEET TO 1,650 SQUARE FEET IN SIZE SHALL NOT EXCEED 20'-0" IN HEIGHT. (TO PEAK OF ROOF).

What exceptional or extraordinary circumstances or special factors are present that apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district, specifically the following:

The subject property does not have an existing attached garage or basement on the home due to the original placement of the home on the parcel and the topography of the area. The septic placement on the property does not allow for a structure to be placed anywhere else on the property. A structure cannot be attached to the home due to topography issues as well as setbacks and utilities. Due to the long narrow shape of our property, we are not able to add on to our home without significant cost prohibitive restructuring of the entire property, its utilities, and loss of green space. We do not want to take away from the green space of the property in essence of the wooded community in which we reside.

Rob is a woodworker and fabricator. Sarah is a jeweler, large sign painter and artist. Both also work together to create the production behind the World's Tallest Glass Tree at Yerkes Observatory. They are supportive and contributing members of the community year round.

Currently, all The Elliott's tools and workshop materials are being stored in temporary storage onsite at the Elliott's home, making it very challenging if not impossible to meet their obligations as creators. This temporary structure will be removed once the new structure is completed.

The main floor of the structure will be used for vehicle/camper storage and maintenance, a workshop capable of housing tools and workspace necessary for large carpentry projects, storage for recreational equipment such as bikes, camping gear and small watercrafts, food pantry and deep freezer storage. All of which are currently not available due to the original build site on the parcel. A shop wash basin and the plumbing rough in for bathroom workshop bathroom at a later date to keep shop/home contamination to a minimum.

The height of the structure is needed for camper and vehicle use described above. Due to the nature of the homeowners work, a portion of the height will be reserved for a lofted office space and other homeowners studio art space which requires large drawing tables, storage of art supplies and a jewelry bench/workshop.

The small square footage of the residents home, with room for a family of 4, does not allow for the space required for these necessities that other properties in the neighborhood may enjoy.

The 20 ft height requested is essential to create a dry, covered working space required for our campers. We perform all our own camper and vehicle repairs, which require enough height to safely lift vehicles when

needed, and the ability to create large scale projects requiring tall clearances, hence “The World’s Tallest Glass Tree”.

In what manner do the factors identified in Subsection D(2)(a) above prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

The subject property is not conducive to the building styles and abilities of other properties in the same zoning district. The long narrow parcel, and placement of the home on that parcel, are prohibitive of this. In order to enjoy the property rights enjoyed by other owners in the area both variances are required for the build.

Would the granting of the proposed variance as depicted on the required site plan [see Subsection C(3) above] result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development?

The tasteful design of this structure will add appeal and value to the subject property as well as the neighborhood. There is no impact on long-range planning matters.

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

The building of this structure does not hinder any neighbor’s property rights. Our neighbors adjacent to the south will have the same access to their driveway via an easement we inherited with our property, and they are in written support of the variances. Nor does it hinder our neighbors adjacent to the west with 2 driveways between properties, who has shown written support. Neighbors adjacent to the east are not affected and have also shown written support. The neighbor owning the three properties immediately across the street has also shown written support of the variances. The structure is not in sight to any other property owners nor hinders any adjacent neighbors or immediately neighboring properties.

Have the factors that present the reason for the proposed variance been created by an act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lot pattern, or grading) after the effective date of this chapter? The response to this question shall clearly indicate that such factors existed prior to the effective date of this chapter and were not created by action of the applicant, a previous property owner, or their agent.

All of the above listed factors were pre existing prior to ownership of the subjects that began in 2015.

Thank you for your time and consideration. We truly appreciate your help. Please reach out with any questions.

Rob and Sarah Elliott



Robert T Elliott

The Elliott Organization

Helping People, Help People

RobertTElliott1@gmail.com

630 244 3477

www.theblankcanvasproject.com

www.instagram.com/roberttelliott1

www.worldstallestglasstree.com

www.mackglass.com



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Extraterritorial Zoning Board of Appeals Meeting October 17, 2023

October 10, 2023

APPLICANT(S): Robert and Sarah Elliott (Owners)

TAX KEY: IRP 00017

STREET ADDRESS: W4417 Laurel Street, Town of Linn

The applicant is requesting a variance per sections 390.0315.I(6)(c) and 390.0315.I(7) to construct an accessory structure having a footprint of 1,540 square feet (maximum of 1,000 square feet allowed) and a height of 20 feet (maximum of 15 feet allowed).

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

- The Town of Linn has recommended denial of the request.
- The proposed accessory structure is replacing an existing 18' x 20' detached garage that is 11' in height.
- The Zoning Administrator shall review the application and evaluate and comment on the written justification for the proposed variance provided in the application per the following:
- (a) What exceptional or extraordinary circumstances or special factors are present that apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district, specifically the following:
 - [1] The hardship or difficulty is not peculiar to the subject property and different from that of other properties and affects all properties similarly.
 - [2] Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance.
 - [3] Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships. This is not applicable to the request.
 - [4] Violations by, or variances granted to, neighboring properties shall not justify a variance. This is not applicable to the request.
 - [5] The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.) This is not applicable to the request.

- (b) In what manner do the factors identified in Subsection D(2)(a) above prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property. All R-1, ETZ zoned properties are subject to the same regulations.
- (c) Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties. There has been no objection to the size of the proposed variance from adjacent property owners. One letter written in opposition expressed concerns about the use of the structure rather than the size.
- (d) Would the granting of the proposed variance as depicted on the required site plan [see Subsection C(3) above] result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters. The variance request does not appear to have any impact on the character of the neighborhood, etc.
- (e) Have the factors that present the reason for the proposed variance been created by an act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lot pattern, or grading) after the effective date of this chapter? The response to this question shall clearly indicate that such factors existed prior to the effective date of this chapter and were not created by action of the applicant, a previous property owner, or their agent. The factors that present the reason for the proposed variance have been created by the applicant. The applicant's proposed use of the structure is what is driving the need for the variances.
- The proposed development does not conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator



TOWN OF LINN

Date: October 10, 2023

Subject: Robert & Sarah Elliott

W4417 Laurel St

Lake Geneva, WI 53147

Regarding: Town of Linn Plan Commission

To: Whom it may concern, Bonnie Schaeffer, ETZ Board of Appeals

Monday October 09, 2023, the Town of Linn Board was presented with a variance request from Robert and Sarah Elliott. The Elliotts are looking to exceed the square footage and height of a building in the Williams Bay and Town of Linn's ETZ. The board voted unanimously to deny Mr. & Mrs. Elliotts request. The Plan Commission and Town Board felt there was not a hardship presented to honor their request.

Thank You,

Alyson Morris

Alyson Morris

Town of Linn Clerk

October 4, 2023

Hello Bonnie,

In preparation for the Oct. 17th ETZ Board of Appeals meeting, regarding the Elliott family appeal for the "construction of an accessory structure", I wanted to share the perspectives with you that I shared with Linn Township Planning Commission Sept. 25th 2023.

It will be my preference to join this ETZ meeting via the zoom link, but in case it is not working for some reason, I would like to ensure my concerns are brought forward to the Board of Appeals for consideration.

In high-level summary points, these are the concerns I raised last month:

1. The appearance of the structure is very nice on paper but to me it appears to be more of a "venue" vs a "garage". Or, even a "2nd dwelling" option.
2. I mention the words "venue/dwelling" because of the number of large events and gatherings that have taken place on this property the past 5-6 years. This proposed, very large structure would be quite accommodating to the large gatherings that have occurred and continue to occur.
3. This property had been used as a Vacation Rental over the past 5-6 years, and the owners are continuing to maintain the option of it being a rental property by maintaining their rental license.
4. The property behind the Elliott's is currently and routinely used as a Vacation rental property; and at times joint gatherings take place between both properties.
5. In addition, what makes me think this new structure is for a venue/dwelling is that the Elliott's have acquired several vintage campers, a self-described "collection" of sorts, that are parked and available for family and friends to stay in when visiting.
6. Also, it was identified that the new structure includes a full kitchen and full bath; that will require plumbing.
 - o Mr. Elliott identified that he was informed that he would need to improve the septic system to accommodate this new structure.
 - o Per the Elliott's the plans are to put up this building, including the plumbing and all but, to not hook up the plumbing, until the septic is expanded. This septic adjustment would not be made until a later time when the budget permitted.
 - o Why not prepare the property for this and have the proper septic first?

Based on what information I have learned from The Elliott's and based on my experience as a neighbor with this property and its usage, I do not support the building of the proposed "accessory structure".

In closing, thank you for your time and willingness to listen to my concerns and perspectives about this proposed construction project.

Barbara Bigler

Barbara and John Bigler W4387 Laurel St. Lake Geneva WI 53147

Barbara Bigler
262-949-9269
delaneybigs@gmail.com

10.6.2023

To

TOWN OF LINN

Village of Williams Bay

RE:

ELLIOTT

W4417 Laurel St,

IRP00016

ATTN:

EXTRATERRITORIAL ZONING BOARD OF APPEALS

Dear board, I am writing to express my thoughts in regard to the Elliott's request to construct a garage at 4417 Laurel St. Lake Geneva, WI 53147.

I have resided directly across Laurel St. from the Elliots for 55 years. W4398, W4404, W4416, and W4420 have been owned by our family for over 60 years. That being said, my properties have the most exposure to the Elliots. I have absolutely no discrepancies with the Elliott's request and plans for the construction of the proposed building. I can and do assure you that any oppositions to the Elliot's reasonable request are unwarranted and most likely unreasonably justified.

The Elliott's have been first class neighbors and I expect the other adjacent family's should agree. As in any community we have a couple of grouches who will never be happy, even being hung with a new rope, however, any logical thought indicates that the Elliots should be granted the variance to proceed with construction.

Enough of the taxpayers money has been thrown at this unnecessary and definitely unwarranted attempt to stop the Elliot's well planned reasonable request to construct a lovely garage. Thank you for your consideration.

William R. Budych Jr.

Tel 2623251492
Fax 2622451068

W4416 Laurel Street
Lake Geneva, WI 53147

billsmarineservice@outlook.com

Ben and Vanessa Chernivsky
W4421 Laurel St, Town of Linn

clerk@townoflinn.wi.gov
zoning@vi.williamsbay.wi.gov

RE: W4417 Laurel St, Town of Linn - Variance Request

October 7, 2023

Dear Planning Commission,

Ben and Vanessa Chernivsky, owners of W4421 Laurel St, back neighbors to Rob and Sarah Elliott, are writing this letter in regards to the variance request submitted by Rob and Sarah Elliott for parcel IRP 00016 in the Town of Linn at their home address of W4417 Laurel St.

In short we support the request.

We have reviewed their building plans and designs, and we support the granting of the requested variance because the overall design is in good taste for the area, and it supports the wellbeing and creative nature of the Elliott's.

The proposed building, and the minor changes to the current standards, have absolutely no negative effect on me or the surrounding neighbors. If anything, the building is supporting the admirable vision the Elliott's have in raising their children to be more connected to craftsmanship and community. Ask anyone who has met the Elliott's, and in short conversation you'll learn how important this is to them.

And don't we need more of this: skilled craftsmanships and community building? The alternative is to revert into insolation, and confine learning into yet another virtual device.

We've all met a few neighbors who seem to isolate and criticize as they grow older - they provide little to the well-being and growth to anything.

And that is the heart of why I support the proposed variance request - this isn't just about supporting a building, it's about standing for a healthy version of community and creativity.

We need good neighbors like Rob and Sarah at W4417 Laurel St. They are here to improve the land and culture, while preserving the history and spirit of the area. We see this in the work they've done to help support and preserve the Yerkes Observatory through The World's Tallest Glass Tree project.

If you want these kind of people - and families - to be part of the overall community, I would recommend supporting their slightly different vision for what home and work life looks like. And for the Elliott's, I assume they have good reason to need a slightly bigger building for their slightly bigger vision of what work and life can look like for future generations.

Thank you for listening,



Ben and Vanessa Chernivsky
Owners of www.ThisIsFeeling.com, www.ZippyBooth.com, www.Gifyyy.com, <https://www.fierceearth.shop>

Charles L □ □ □ □ □

Colman <ccolman01@charter.net>

To: Bonnie Schaeff

Fri 10/6/2023 10:17 AM

To whom it may concern,

I am writing this in support of the requested variance for the size of the garage/workshop project of the Elliott family. It is within the size allowed for the county and it is on property that is long and narrow and the neighbors to the south and east have houses way away of the location of the building proposed. The Elliotts are unable to do an attached garage on the house and then separately building a smaller workshop because of the landscape issues. Also, I know both Rob and Sarah Elliot are extremely creative in the areas of woodwork and Jewelry. They will use the building for these creative activities had have no interest in turning it into something else. I hope this is helpful.

For your information, I am a long time Linn Township resident. I live on the lake and also own the 28 acre woods that touches the south end of the Elliott property. That makes them my neighbors. I have lived in this area for my whole life and feel that this is a reasonable variance for the location.

Respectfully,

Charles L Colman
W4461 North Lake Shore Drive
Williams Bay, WI. 53191

Email: ccolman01@charter.net
Cell: 262-903-4453

----- Forwarded message -----

From: **Sam Eddins** <sam@theeddins.com>

Date: Thu, Oct 5, 2023 at 11:22 AM

Subject: Letter in Support of Elliott Variance Request

To: <clerk@townoflinn.wi.gov>, RobertTElliott1@gmail.com <RobertTElliott1@gmail.com>

Dear Planning Commission

Sam Eddins and Christie Eddins, owners of 4433 N Lake Shore Drive are writing this letter in support of the variance request submitted by Rob and Sarah Elliott for parcel IRP 00016 in the Town of Linn.

We are neighbors and full-time residents of the Town of Linn and have carefully reviewed the plans as submitted. After careful consideration we wholeheartedly support the granting of the requested variance. Rob and Sarah are assets to the community and as artists need the space for their creative endeavors. The project as currently planned will enhance the attractiveness of this portion of Laurel St and is consistent with the guidance as it is not detrimental to adjacent properties as indicated by letter in support of the variance.

Sam and Christie Eddins
(630) 740-1155