



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

ZONING BOARD OF APPEALS (ZBA) MEETING

TUESDAY, MAY 21, 2024 AT 6:30 PM

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

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Minutes**
 - A. Zoning Board of Appeals Meeting Minutes of December 12, 2023**
- V. Variance Application**
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend**
APPLICANT(S): Michael and Eileen Conway (Owners)
TAX KEY NUMBER: WBV 00022
STREET ADDRESS: 58 Highland St, Williams Bay, WI 53191
Applicant requests a variance to zoning code section 390-0212 SF-6 Village Residential District to construct a covered porch located 15.5 feet from the front lot line along Hickory Street (30' setback required).
 - B. Motion to Close Public Hearing**
 - C. Consideration and Possible Action on Recommendation of Variance**
- VI. Adjournment**

George Vlach
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 05/14/2024 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES ZONING BOARD OF APPEALS 12/12/2023 MEETING TUESDAY, DECEMBER 12, 2023 AT 5:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

Clerk Kolls called the meeting to order at 05:30pm.

II. Roll Call

Present: Trustee Robert Umans, Commissioners Dennis Costello and Mike Fieweger

Also Present: Zoning Administrator Bonnie Schaeffer, Attorney Steven Koch, Clerk Tina Kolls

Excused: George Vlach, Tom Lothian, Roy Grada, Matt Robbins

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

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

The motion to approve the Zoning Board of Appeals Meeting Minutes of November 21, 2023 was initiated by Commissioner Fieweger and seconded by Commissioner Costello. Unanimously carried.

V. Order and Findings of Fact - Consideration and Possible Action

A. APPLICANT(S): William and Lisa Brogan, 222 Circle Parkway, Williams Bay, WI 53191

OWNER OF SITE: Christopher and Melanie Coulter

TAX KEY NUMBER: WCP3 00011A

STREET ADDRESS: 226 Circle Parkway, Williams Bay, WI 53191

The applicant filed an appeal per Section 390-1217 regarding zoning administrator conditional approval of Site Layout, Grading, and Drainage Plan 34521 – C4.01E – Option E for the Coulter residence located at 226 Circle Parkway.

A public hearing was held on November 21, 2023, the appeal was considered and a motion carried to deny the appeal as summarized in the Order and Findings of Fact.

The motion to accept the Order and Findings of Fact as presented was initiated by Commissioner Costello and seconded by Commissioner Fieweger. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Commissioner Costello and seconded by Commissioner Fieweger at 05:36pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

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

NOTICE OF PUBLIC HEARING
FOR A
VARIANCE APPLICATION
BEFORE THE
ZONING BOARD OF APPEALS
May 21, 2024 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Michael and Eileen Conway (Owners)

TAX KEY NUMBER: WBV 00022

STREET ADDRESS: 58 Highland St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0212 *SF-6 Village Residential District* to construct a covered porch located 15.5 feet from the front lot line along Hickory Street (30' 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 May 2, 2024 and May 9, 2024

Please do not print contents below the line!



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Michael and Eileen Conway

Applicant address: 58 Highland, Williams Bay, WI

Applicant phone number: 630-730-9455

Address of subject site: 58 Highland, Williams Bay, WI 53191

Current zoning of subject site: Residential

Current land use of subject site: Residential

Written description of the proposed variance: Covered front porch as described in Attachment

Written justification for the proposed variance (or attach as a separate sheet): The proposed structure fits in the surrounding neighborhood, is meant to beautify the front of the home which faces east along Highland. The proposed porch will extend out 8 feet from the existing front wall and will run approximately 28 feet along the Highland Ave frontage. Professional landscaping to follow.

Additional written justification is attached.

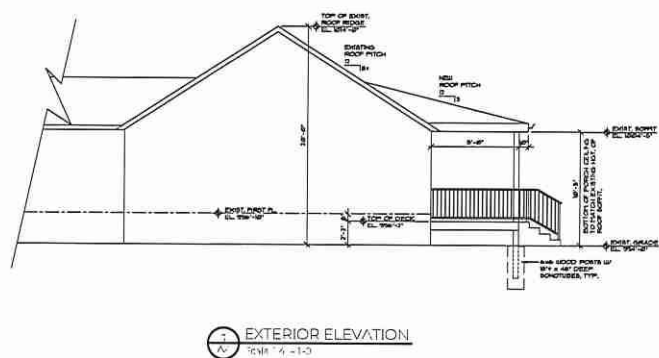
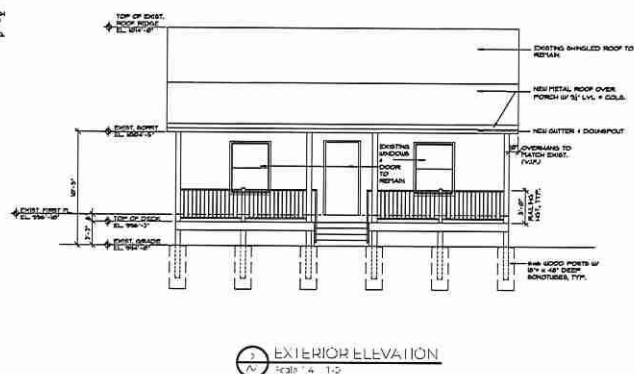
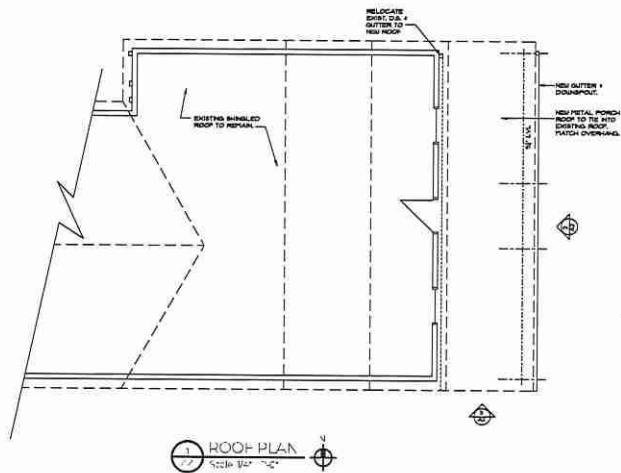
Requirements

- ☐ 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 10th day of April, 20 24

Respectfully submitted,

Michael Conway
(Signature of Applicant)

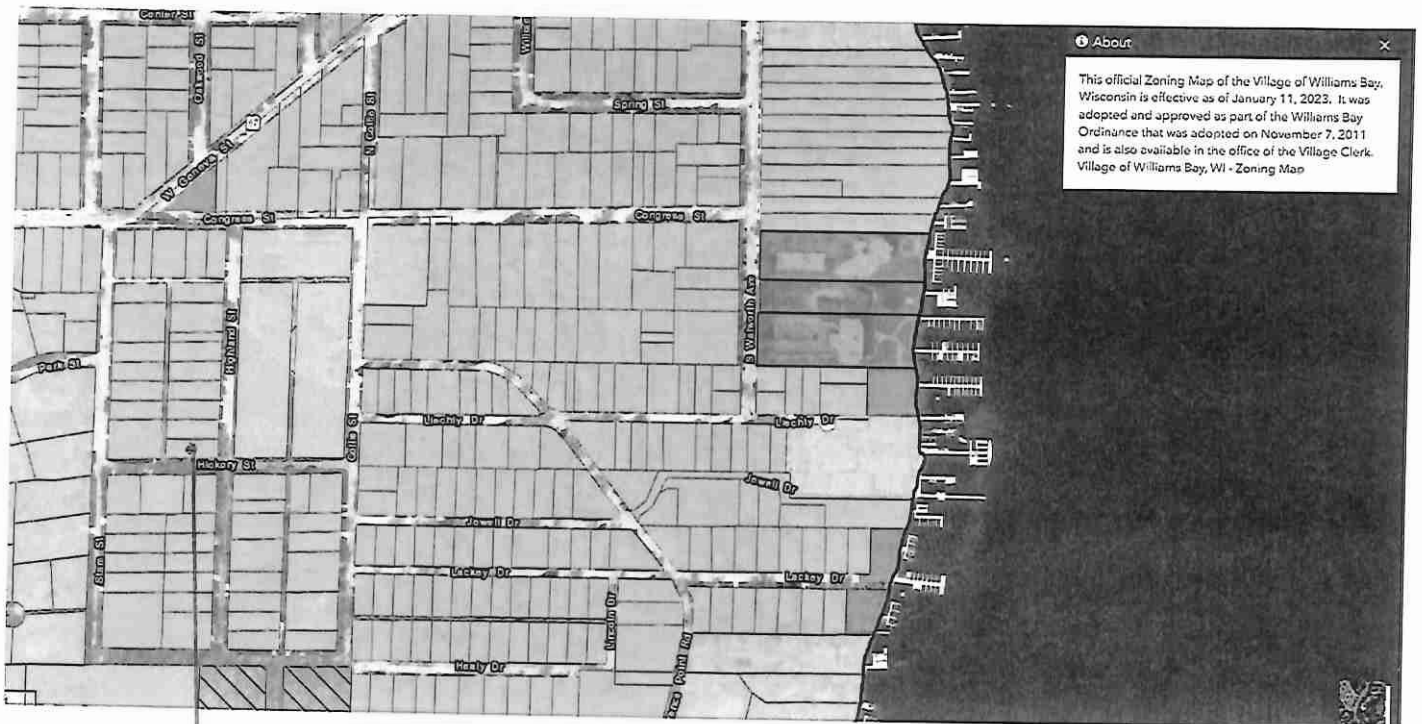
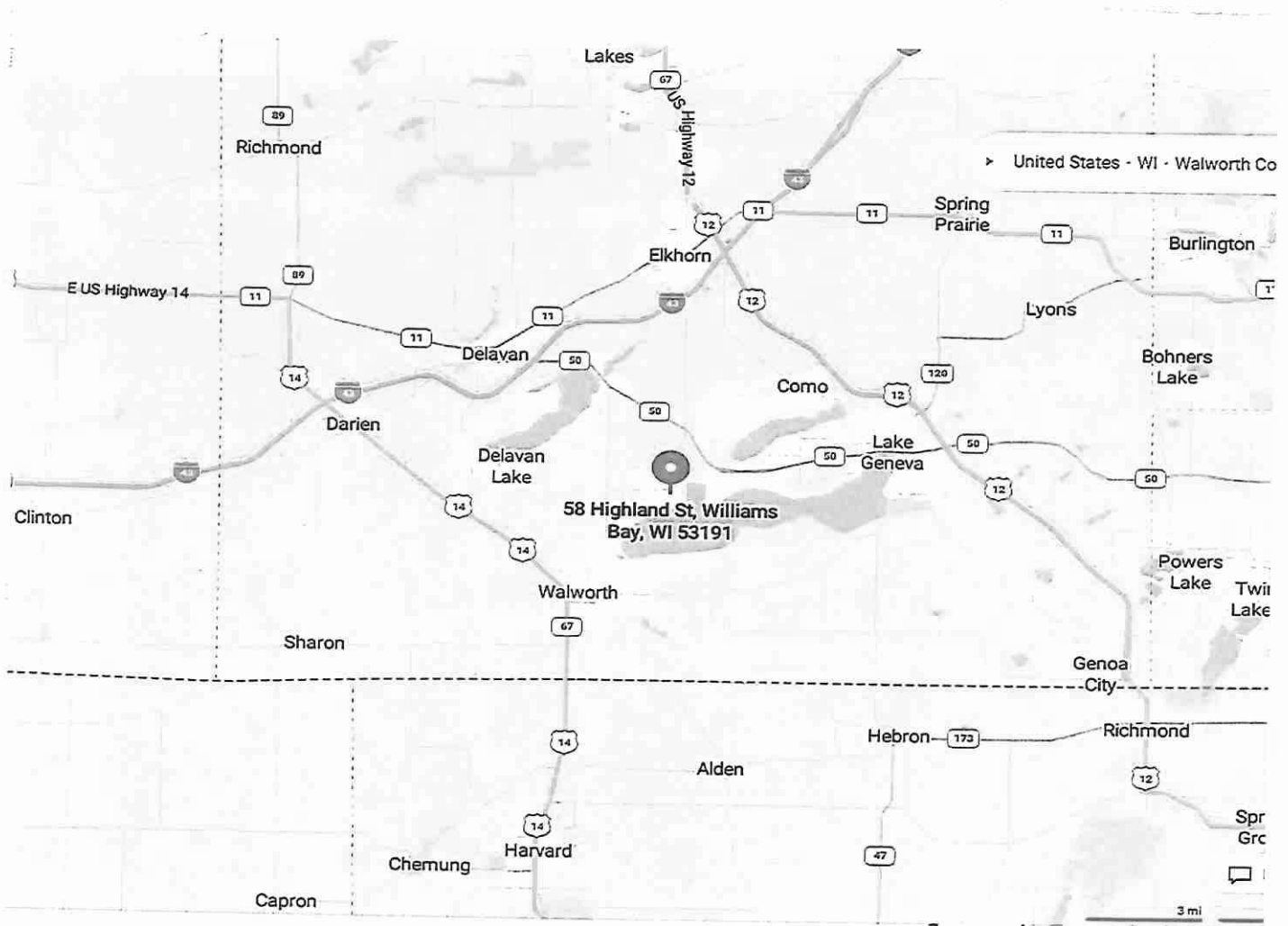


COVERED PORCH & DECK WORK		55 HIGHLAND STREET WILLIAMS DAV, WI.		Bernhardt Construction & General Contracting Fountain, WI.	
DATE: 10/1/2006		TIME: 10:00 AM		BY: BO	
FOR: 10/1/2006		BY: A2			



58 Highland is zoned Residential





Attachment to Application of a Variance

This attachment is part of the written justification for the proposed variance described in the Application of a Variance.

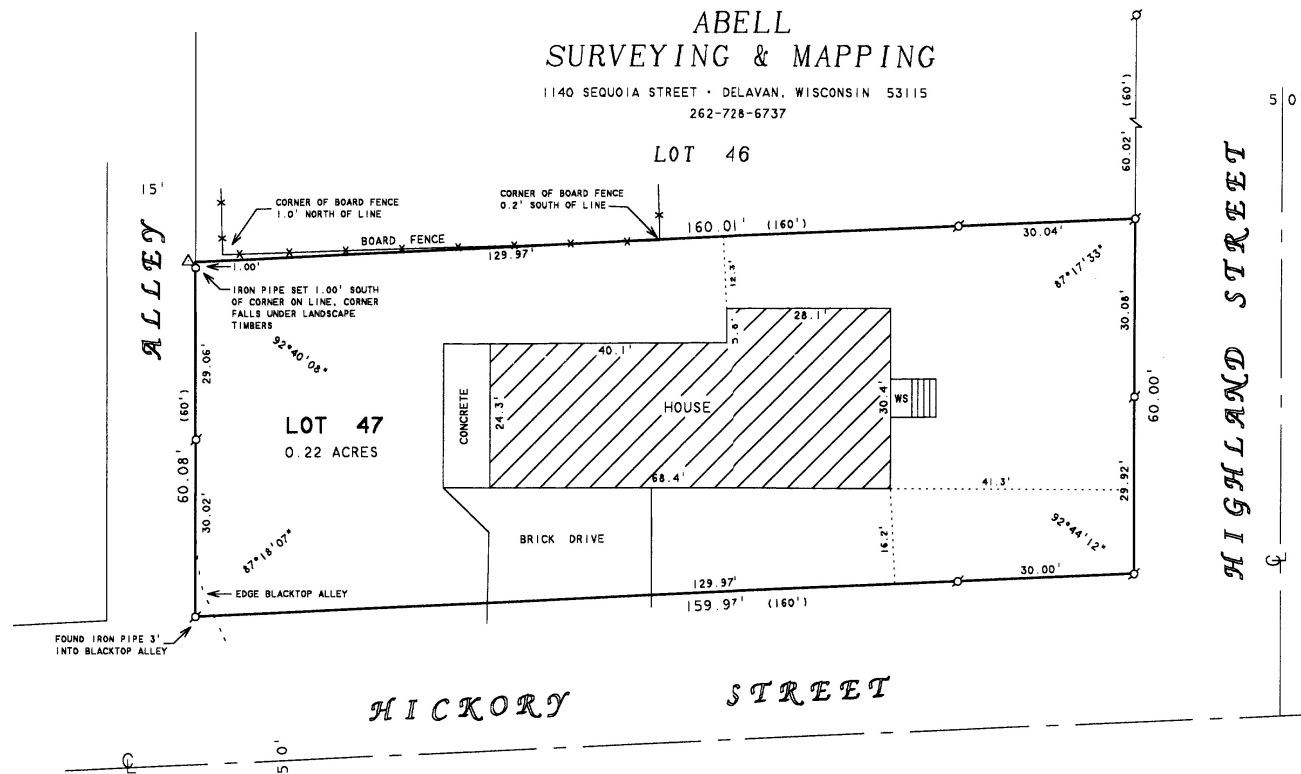
Additional written justifications for the proposed variance:

1. The home was built on the corner of Highland and Hickory before the zoning requirement that requires a 30-foot setback from Hickory was enacted. Highland runs along the east side of the lot while Hickory runs along the south side of the lot. Per the survey, the SE corner of the existing home (existing structure) is 16 feet 2 inches from the south lot line and 31 feet 4 inches from the start of the Hickory Street blacktop. The proposed covered porch will be built along the east side of the home and will extend out 8 feet from the existing structure. The SE corner of the proposed covered porch will be approximately 15 feet 8 inches from the south lot line and will be approximately 30 feet 9 inches from the start of the Hickory Street blacktop.
2. The proposed covered porch is designed to fit in with the neighborhood.
3. The proposed porch will enhance the curb appeal of the home and does not create a barrier to existing corner site lines for traffic or our neighbors.
4. The proposed covered porch will provide a pleasant area to read a book, listen to a baseball game, take a nap or enjoy the peace and quiet of Williams Bay.
5. Michael and Eileen Conway currently reside in Oak Lawn, Illinois. We are the owners of the home located at 58 Highland, Williams Bay, Wisconsin. This home is intended to be our permanent residence once Michael retires. We will live in the home with our adult son, Martin (a Down Syndrome adult). Eileen is 65 years-old and Michael will turn 65 on April 30. While Eileen is a retired schoolteacher, Michael still works in the banking industry, but is planning for retirement. It is our strong opinion that Illinois is not the place to spend our retirement. To us, Williams Bay provides an ideal location for our retirement years. In addition to the many amenities Williams Bay offers, it is located 45 minutes from Milwaukee where our youngest daughter lives with her husband and our granddaughter, and 90 minutes from Chicago/Oak Lawn where our other 2 children live with their spouses and our 4 other grandchildren.

ABELL SURVEYING & MAPPING

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
262-728-6737

LOT 46



N

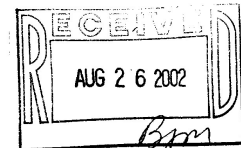


SCALE 1"=20'

LEGEND

- - IRON PIPE FOUND
- - IRON PIPE SET
- △ - UTILITY POLE
- WS - WOOD STOOP
- () - RECORDED AS

ORDERED BY: CENTURY 21-SKANDIA REALTY
422 E. GENEVA STREET
DELAVAN, WI 53115



PLAT OF SURVEY OF

LOT 47 OF BAYVIEW SUBDIVISION, LOCATED IN THE
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY,
WISCONSIN.

NOTE: THIS SURVEY IS A RETRACEMENT OF A SURVEY DONE BY
HAROLD H. KOLB, DATED SEPT. 19, 1977.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 (1) YEAR FROM DATE HEREON.

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

July 11, 2002

DATE JOB NUMBER - 02103
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

WBV 22

011-1680



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting May 21, 2024

May 14, 2024

APPLICANT(S): Michael and Eileen Conway (Owners)

TAX KEY NUMBER: WBV 00022

STREET ADDRESS: 58 Highland St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0212 *SF-6 Village Residential District* to construct a covered porch located 15.5 feet from the front lot line along Hickory Street (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 hardship for the proposed covered porch addition is difficult to establish. Although the home was constructed prior to passing of the current zoning regulations and the required setbacks on the corner lot leave a 20' wide buildable area, additional encroachment into the street 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