



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, OCTOBER 15, 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 July 16, 2024
- V. Variance Application
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): William & Pamela Mitchell (Owners), Ron Amann, RJ Amman Builders (Agent)
TAX KEY NUMBER: WCP1 00026
STREET ADDRESS: 86 Birch Walnut Dr, Williams Bay, WI 53191
Applicant requests a variance to zoning code section 390-0213 SF-CPP Cedar Point Park Residential District to add a second story to the existing house located 5.3 feet from the side lot line (10' 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: 10/09/2024 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES ZONING BOARD OF APPEALS 7/16/2024 MEETING

TUESDAY, JULY 16, 2024 AT 6:30 PM

VILLAGE HALL COUNCIL ROOM

250 WILLIAMS STREET

WILLIAMS BAY, WI 53191

THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD BUSINESS WILL BE CONDUCTED.

I. Call to Order

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

II. Roll Call

Present: Trustees George Vlach and Robert Umans, Commissioners Dennis Costello, Tom Lothian, and Michael Fieweger

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Commissioner Matt Robbins

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of May 21, 2024

The motion to approve the Zoning Board of Appeals Meeting Minutes of May 21, 2024 was initiated by Trustee Umans and seconded by Commissioner Costello. Unanimously carried.

V. Variance Application

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

APPLICANT(S): Provost Properties, LLC (Owner), Fred Wilson, Morgante-Wilson Architects (Agent)

TAX KEY NUMBER: WCP4 00008

STREET ADDRESS: 619 Cedar Point Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0208 *ER Estate Residential District* to construct a front porch, a side porch, and to extend the original roof gable located 128.9 feet from the shoreline of Geneva Lake (150' setback required).

Trustee Vlach opened the public hearing at 06:35pm.

Jim Zaleski, 607 Cedar Point Dr - Spoke in opposition of the outdoor pool, but was not opposed to the variance.

B. Motion to Close Public Hearing

Trustee Vlach closed the public hearing at 07:07 pm.

C. Consideration and possible action on recommendation of Variance

The motion to approve the variance to zoning code section 390-0208 *ER Estate Residential District* to construct a front porch, a side porch, and to extend the original roof gable located 128.9 feet from the shoreline of Geneva Lake (150' setback required) was initiated by Trustee Umans and seconded by Commissioner Fieweger. Motion carries.

Votes:

Yes: Trustees Vlach & Umans, Commissioners Fieweger & Lothian

No: Commissioner Costello

Abstain: None

Result: Passed

VI. Adjournment

The motion to adjourn was initiated by Commissioner Fieweger and seconded by Trustee Umans at 07:23pm. 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
October 15, 2024 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): William & Pamela Mitchell (Owners), Ron Amann, RJ Amman Builders (Agent)

TAX KEY NUMBER: WCP1 00026

STREET ADDRESS: 86 Birch Walnut Rd, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213 SF-CPP *Cedar Point Park Residential District* to add a second story to the existing house located 5.3 feet from the side lot line (10' 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 September 26, 2024 and October 3, 2024

Please do not print contents below the line!



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report

Zoning Board of Appeals Meeting

October 15, 2024

October 9, 2024

APPLICANT(S): William & Pamela Mitchell (Owners), Ron Amann, RJ Amman Builders (Agent)

TAX KEY NUMBER: WCP1 00026

STREET ADDRESS: 86 Birch Walnut Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213 SF-CPP *Cedar Point Park Residential District* to add a second story to the existing house located 5.3 feet from the side lot line (10' 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:

- CPPA recommendation for approval is attached.
- The home was constructed prior to passing of the current zoning regulations, further encroachment into the side yard is not proposed.
- The builder has stated that there is no way to bring the loading of the second story addition in to meet the required setback due to the bedrooms on the first floor.
- 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



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Bill & Pam Mitchell / Ron Amann - Builder

Applicant address: 86 Birch Walnut Drive Wausau

Applicant phone number: 847-476-5102

Address of subject site: 86 Birch Walnut

Current zoning of subject site: Residential

Current land use of subject site: Single Family Home

Written description of the proposed variance: _____

Build a second story to existing ranch home
consisting of 2 bedrooms, full bath,
and a lot area

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

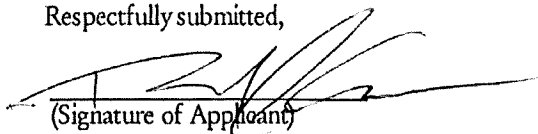
See attached

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 17 day of September, 2024

Respectfully submitted,


(Signature of Applicant)

Record of Administrative Procedures for Village Use

- | | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Application form filed with Village Clerk | Date: <u>9/17/24</u> By: <u>BMS</u> |
| <input type="checkbox"/> Application fee of \$ <u>500</u> received by Village Clerk | Date: <u>9/17/24</u> By: <u>BMS</u> |
| <input type="checkbox"/> Reimbursement of professional consultant costs agreement executed | Date: _____ By: _____ |
| <input type="checkbox"/> Certification that application is complete by Zoning Administrator | Date: _____ By: _____ |
| <input type="checkbox"/> Evaluation report prepared by Zoning Administrator | Date: _____ By: _____ |
| <input type="checkbox"/> Notified Neighboring Property Owners (within 200 feet) | Date: _____ By: _____ |
| <input type="checkbox"/> Notified Neighboring Township Clerks (within 1,000 feet) | Date: _____ By: _____ |
| <input type="checkbox"/> Class 2 legal notice sent to official newspaper by Village Clerk | Date: _____ By: _____ |
| <input type="checkbox"/> Class 2 legal notice published on _____ and _____ | Date: _____ By: _____ |
| <input type="checkbox"/> Zoning Board of Appeals public hearing
<i>(Within 30 days of certification application as complete by Zoning Administrator)</i> | Date: _____ By: _____ |
| <input type="checkbox"/> Review/action by Zoning Board of Appeals
<i>(Within 30 days of public hearing)</i> | Date: _____ By: _____ |

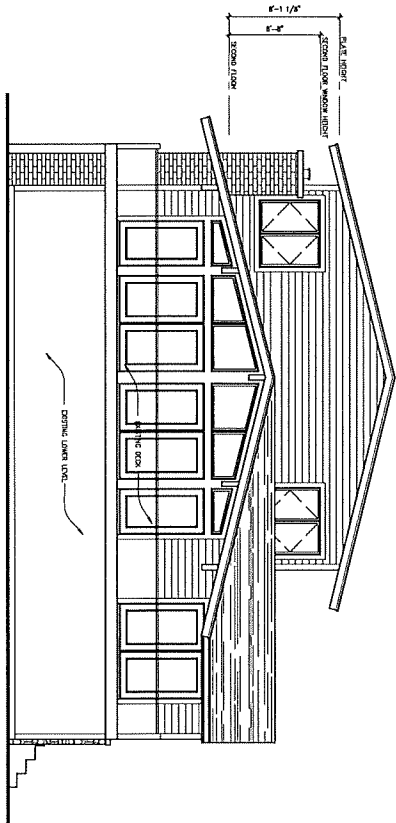
Variance request for Bill and Pam Mitchell at 86 Birch Walnut Wms Bay

The current home has a setback of 5.3 feet on the east side and the Village requires 10'.

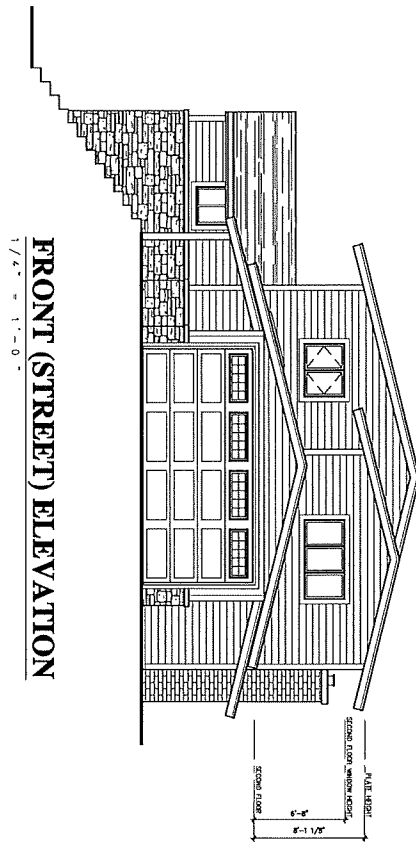
We are proposing to build a second story addition on the current home per the plans that must load on the outside walls, thus the 5.3' setback will remain on the second story east side also. There is no way to bring the loading of the second story in to meet the setback requirements due to the bedrooms on the first floor.

The north, south, and west sides will be within the setback requirements set forth by the Village.

The first floor is being revised and a second story added for the use of a full-time caretaker in the future as the owner's have knee issues and are aging in their 70's. This will give them a separate sleeping space for the caretaker.



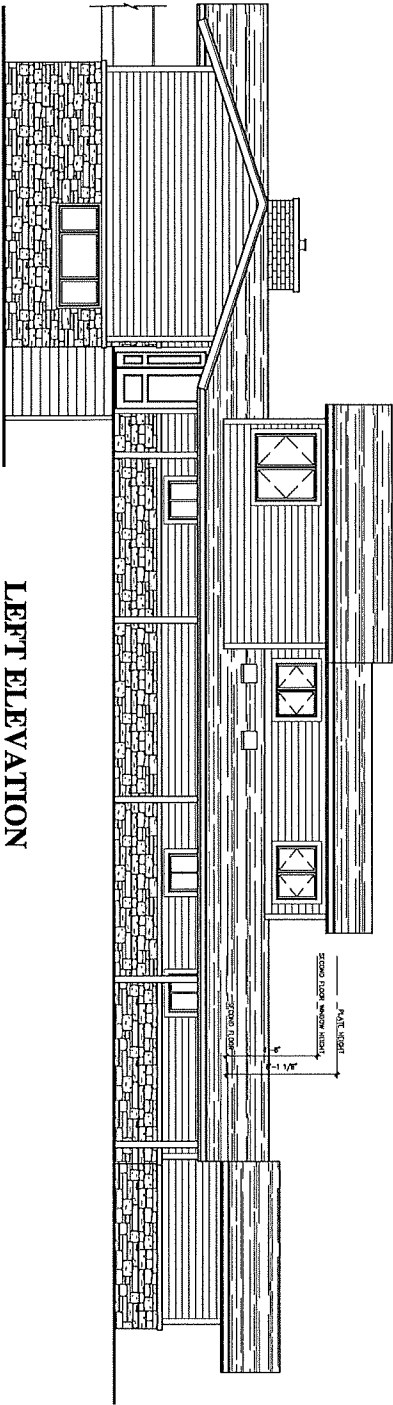
REAR (LAKESIDE) ELEVATION
1/4" = 1'-0"



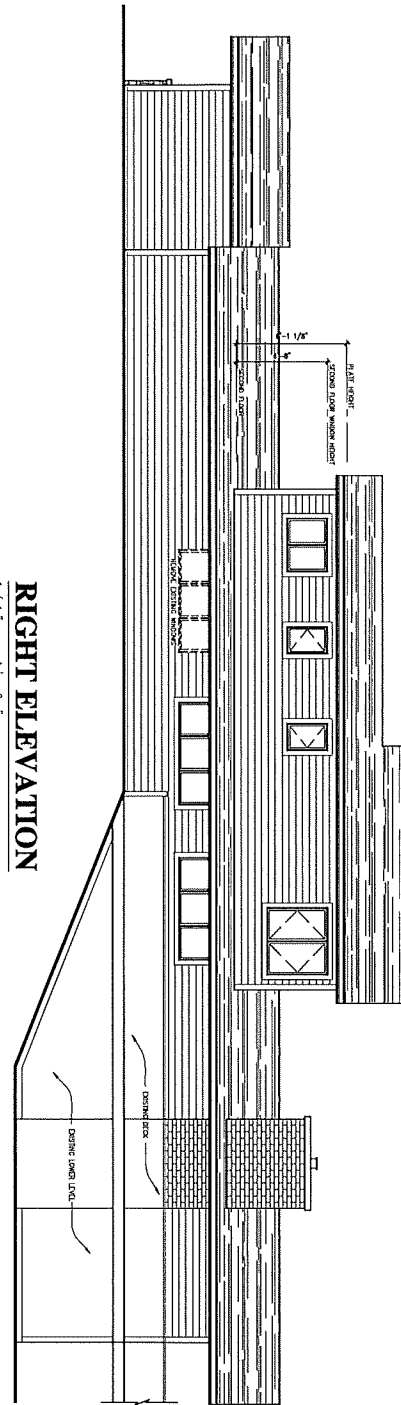
FRONT (STREET) ELEVATION
1/4" = 1'-0"

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<p>DATE: SEPTEMBER 4, 2024</p>	<p>A-1</p>	<p>MITCHELL RESIDENCE</p> <p>86 BIRCH WALNUT DRIVE LAKE GENEVA, WISCONSIN</p> <p>SHEET TITLE: FRONT (STREET) & REAR (LAKESIDE) ELEVATIONS</p>	<p>REVISIONS:</p> <p>09-06-2024</p> <p>09-10-2024</p>	<p>HomesCAPes Residential Design</p> <p>Michelle Michgers mich@hcd1.net</p> <p>Madison, Wisconsin 53750 Phone: 414.507.3142 homescapess@hcd1.net</p>
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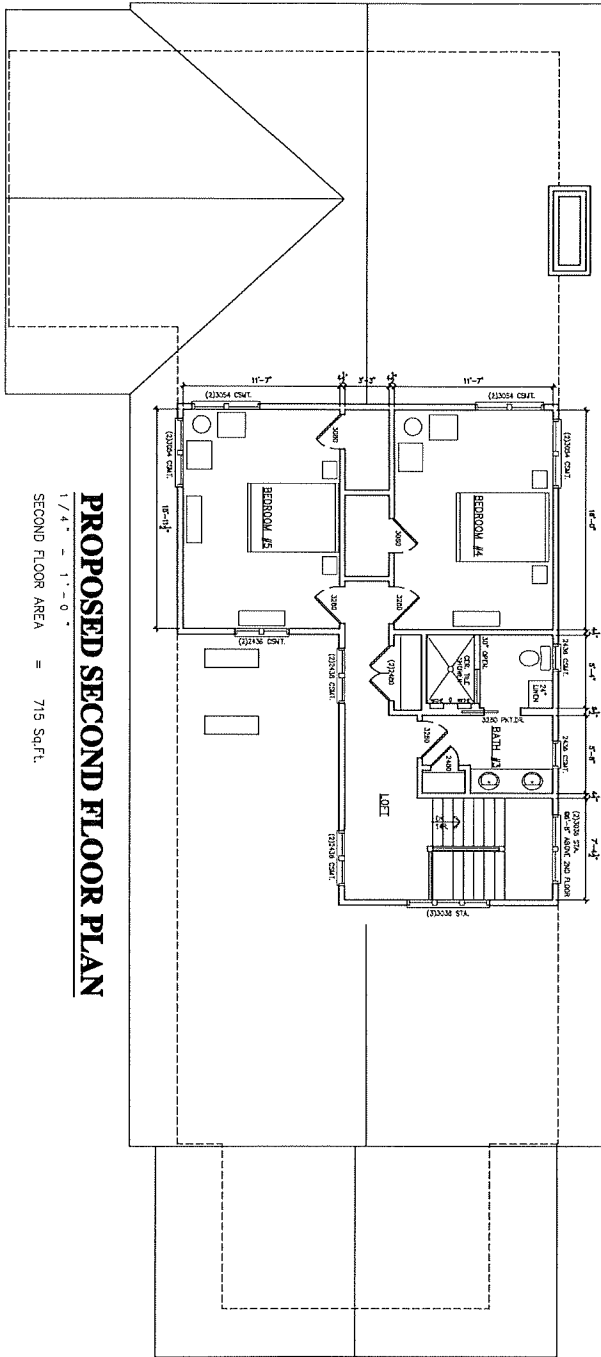
LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

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<p>DATE: SEPTEMBER 4, 2024</p> <p>A-2</p>	<p>MITCHELL RESIDENCE</p> <p>86 KENOSHA VALLEY DRIVE LAKE GENEVA, WISCONSIN</p> <p>SKETCH TITLE: RIGHT & LEFT ELEVATIONS</p>	<p>PROFESSIONAL DESIGNER 09-10-2024</p>	<p>Homescapcs Residential Design</p> <p>Michelle Wichpers residential designer</p> <p>Waukegan, Wisconsin 53150 Phone: 414.507.3141 homescapcs@bbqcg1bbn1.net</p>
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PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"
 SECOND FLOOR AREA = 715 Sq.Ft.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

<h1 style="margin: 0;">A-5</h1>	<h2 style="margin: 0;">MITCHELL RESIDENCE</h2> <p style="margin: 0; font-size: small;">86 BIRCH MAUNY DRIVE LAKE GENEVA, WISCONSIN</p> <p style="margin: 0; font-size: x-small;">SHEET TITLE: PROPOSED SECOND FLOOR PLAN</p>	<p style="margin: 0; font-size: x-small;"> REVISIONS: 02-09-2024 02-09-2024 02-09-2024 </p>	<p style="margin: 0;">Homescapex</p> <p style="margin: 0; font-size: small;">Residential Design</p> <p style="margin: 0; font-size: x-small;"> Michelle Wichgers mtw@scd1.net Milwaukee, Wisconsin 53150 Phone: 414.507.3144 homescapex@scd1.net </p>
DATE: SEPTEMBER 4, 2024			

PREPARED FOR
 RON AMANN
 R.J. AMANN BUILDERS
 2492 CREST DR.
 LAKE GENEVA, WI 53147

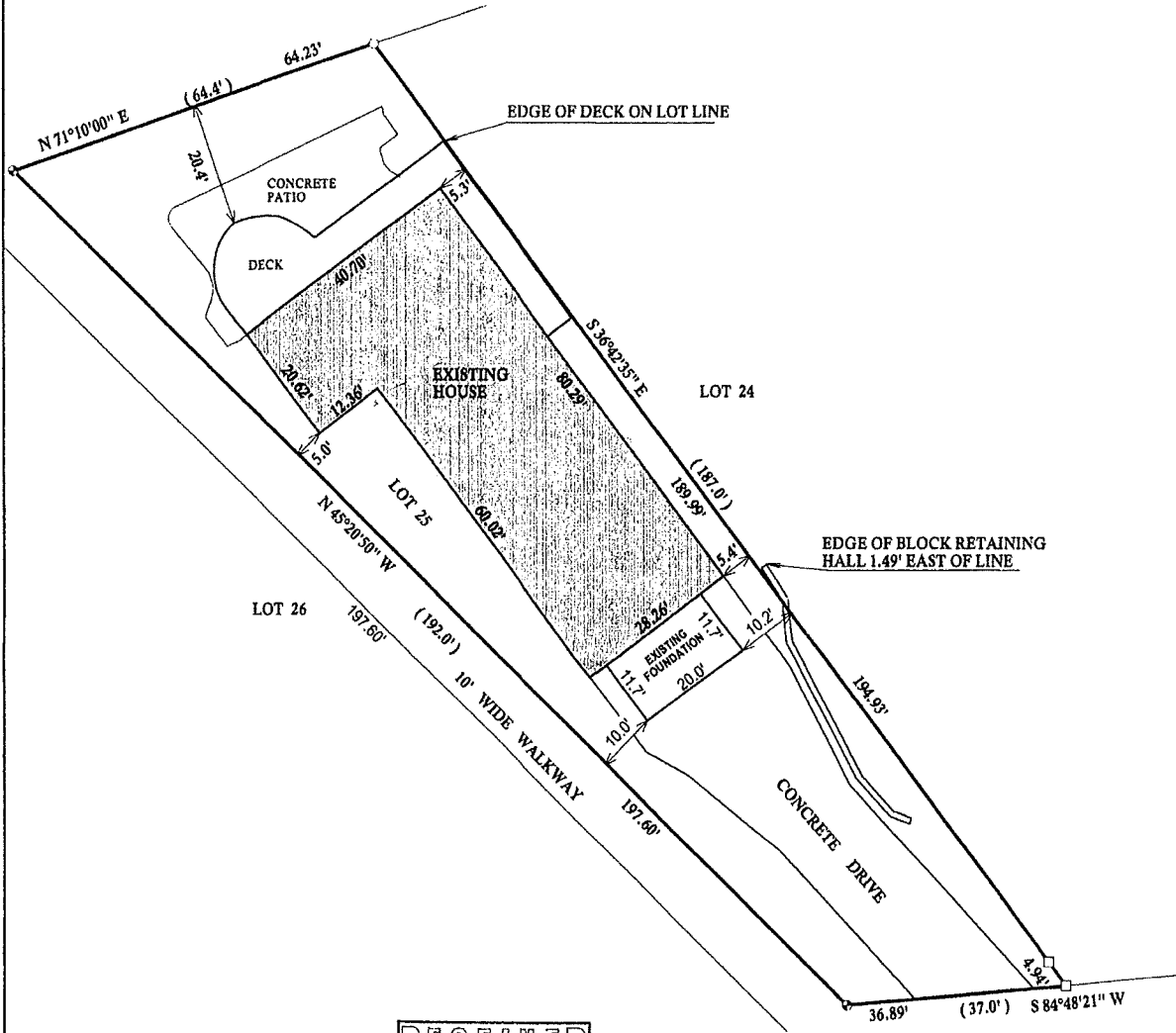
PLAT OF SURVEY

KROTT SURVEYING INC.

N3705 WILLOW BEND LANE
 LAKE GENEVA WI. 53147
 PHONE # (262)248-3697
 FAX # (262)249-0639

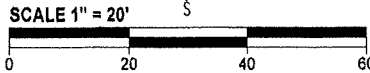
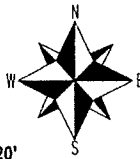
-OF-

LOT 25, FIRST ADDITION TO CEDAR POINT PARK, LOCATED IN SECTION 6,
 T1N, R17E, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.



RECEIVED
 DEC 03 2010
 By *SMF*

C.L. BIRCH WALNUT DRIVE
 (40' WIDE ROAD)



LEGEND

- FOUND IRON PIPE
- FOUND IRON BAR
- ⊕ FOUND CONCRETE MONUMENT

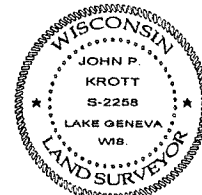
(XX) RECORDED AS

TAX ID # WCP100026

JOB # 03-363

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 exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.



DATED THIS 24th DAY OF NOVEMBER 2010.

John P. Krott

JOHN KROTT S - 2258
 Wisconsin Registered Land Surveyor
 (original if signed in red)

Bonnie Schaeffer

From: Building CedarPointPark <building@cedarpointpark.org>
Sent: Saturday, October 5, 2024 8:13 AM
To: Bonnie Schaeffer
Cc: ron@rjamannbuilders.com
Subject: 86 Birch Walnut

Follow Up Flag: FollowUp
Flag Status: Flagged

Bonnie,

We are in receipt of the preliminary plans for a 2nd floor addition to this house. The CPPA building committee has reviewed these plans and are in support of approving this proposed addition given its midpoint setback on the house between the front and rear (parkway) property lines and given the structural limitations of the house in order to build. All other zoning requirements appear to be met.

Please let me know if you have any questions.

Thanks,
Chris Hume

Building Committee
Cedar Point Park Association
building@cedarpointpark.org
50 Humboldt Parkway
PO Box 490
Williams Bay, WI 53191

Bonnie Schaeffer

From: Raymond Copeland <rooting1@aol.com>
Sent: Monday, October 7, 2024 11:41 AM
To: Bonnie Schaeffer
Subject: Mitchell variance request; to Bonnie Schneider

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Bonnie:

I am writing to support the request for a building variance by William Mitchell 86 Birch-Walnut. I live directly next door and have reviewed the plans and am glad they are maintaining the older home rather than tearing it down. As both Mr. Mitchell and his wife are seniors, this addition will allow them to remain in the home and provide additional space for care givers . I do hope the Village will approve the variance request.

Ray Copeland
88 Birch-Walnut Dr
Williams Bay, WI 53191
Sent from my iPhone

Good morning Bonnie,

We have received the notice of the public hearing for the Mitchel's variance application at 86 Birch Walnut.

My wife and I will not be able to attend the meeting, but wanted to express our support for the project. Bill and Pam reviewed their plans with us, and we are familiar with their builder.

We are in favor of them moving forward with the project as submitted. This second story is a good solution for them and the neighborhood versus looking at a tear down and new build. We live directly next door to them, and support their project

Thank you.

Harry & Linda Hagy
82 Birch Walnut Drive
Williams Bay, WI 53191