



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, DECEMBER 17, 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 November 19, 2024

V. Variance Application

- A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): Charles & Renee Hanlon (Owners)
TAX KEY NUMBER: WGE 00008
STREET ADDRESS: 79 Healy Dr., Williams Bay, WI 53191
Applicant requests variances to zoning code section 390-0212 SF-6 *Village Residential District* to reconstruct a residence having a 2' taller wall height utilizing an existing foundation located 9.4' from the west lot line and 9.4' from the east lot line (10' 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): Kenneth & Katherine Marker (Owners)
TAX KEY NUMBER: WJA 00019
STREET ADDRESS: 14 N. Walworth Ave., Williams Bay, WI 53191
Applicant requests variances to zoning code section 390-0212 SF-6 *Village Residential District* to construct a single-story addition on an existing deck foundation located approximately 6.6' from the north lot line and 7.4' from the south lot line (10' setback required) and 26' from the rear lot line (30' required). Also, to replace the roof on the existing detached garage with a deck and guardrail system located 2.3' from the front property line (30' required) and 0.5' from the north property line (10' required).
- B. Motion to Close Public Hearing
- C. Consideration and Possible Action on Recommendation of Variance

VII. 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: 12/11/2024 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 MEETING MEETING TUESDAY, NOVEMBER 19, 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

Clerk Kolls called the meeting to order at 06:30pm.

II. Roll Call

Present: Trustee Robert Umans, Commissioners Tom Lothian, Mike Fieweger and Matt Robbins

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Trustee Vlach, Commissioner Dennis Costello

The motion to nominate Trustee Umans as the Chair for the remainder of the meeting was initiated by Commissioner Fieweger and seconded by Commissioner Lothian. Unanimously carried.

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of October 15, 2024

The motion to approve the Zoning Board of Appeals Meeting Minutes of October 15, 2024 was initiated by Trustee Umans and seconded by Commissioner Fieweger. Unanimously carried.

V. Variance Application

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

APPLICANT(S): Joseph & Meggen Burkard (Owners)

TAX KEY NUMBER: WCP 00120

STREET ADDRESS: 59 Lincoln Pkwy, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213 SF-CPP Cedar Point Park Residential District to rebuild and add on to a deck to be located 2.0 feet from the side lot line (10' setback required).

Trustee Umans opened the public hearing at 06:32 pm.

Joe Burkard explained that they would like to rebuild the deck and move the deck post so that they can access the garage. The builder has recommended they move the post to the end of the driveway. The neighbors are in favor.

Cedar Point Association is in favor.

No one in favor, No one in opposition.

B. Motion to Close Public Hearing

Trustee Umans closed the public hearing at 06:42 pm.

C. Consideration and Possible Action on Recommendation of Variance

The motion to approve the variance to zoning code section 390-0213 SF-CPP *Cedar Point Park Residential District* to rebuild and add on to a deck to be located 2.0 feet from the side lot line (10' setback required) was initiated by Commissioner Lothian and seconded by Commissioner Fieweger. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Commissioner Robbins at 06:48pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Charles and Renee Hanlon

Applicant address: 79 Healy Drive, Williams Bay, Wi 53191

Applicant phone number: Charles (630) 212-7848 Renee (630)6698117

Address of subject site: 79 Healy Drive

Current zoning of subject site: SF-6 Village Residential District

Current land use of subject site: Single Family Residential

Written description of the proposed variance: _____

We are requesting a variance from Section 390-0603 Nonconforming Structures. We have recently discovered that our home is situated on the lot such that the northwest and southwest corners of our foundation do not meet the required ten foot (10') interior lot line setback. It is our intention to demolish the current structure and rebuild utilizing the existing foundation. Although the structure is deemed legal nonconforming and we have the option to build back without variance; we are asking to build back with a higher roof line than the original structure. Our current home was constructed in the late 1970's and has lower ceilings. We are asking for this accommodation so that the new structure may have more modern ten foot (10') ceilings.

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

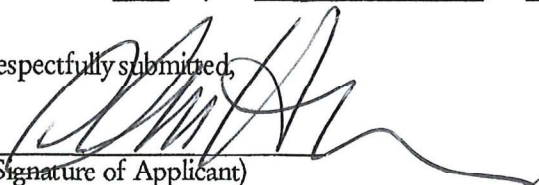
As stated above, our home was constructed in the late 1970's. The home has not been updated since that time and needs substantial remodeling. In soliciting estimates for a comprehensive remodel of the home, it became clear that to raze the existing structure and rebuild on the existing foundation was much more cost effective for us. One of the biggest expenses was modifying the interior ceiling heights. The rebuild allows us to gain those ceiling heights as well as use superior/modernized materials to improve the quality build of the existing home. The footprint will remain unchanged only the overall height of the structure will be changed. Please note that the variation is not required for the entirety of the east and west interior lot lines as they were created on an angle which left only the two (2) corners deficient in setback length.

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 18th day of November, 2024

Respectfully submitted,


(Signature of Applicant)

Record of Administrative Procedures for Village Use

- Application form filed with Village Clerk Date: 11/19/21 By: BMS
- Application fee of \$500 received by Village Clerk Date: 11/19/21 By: BMS
- 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: _____

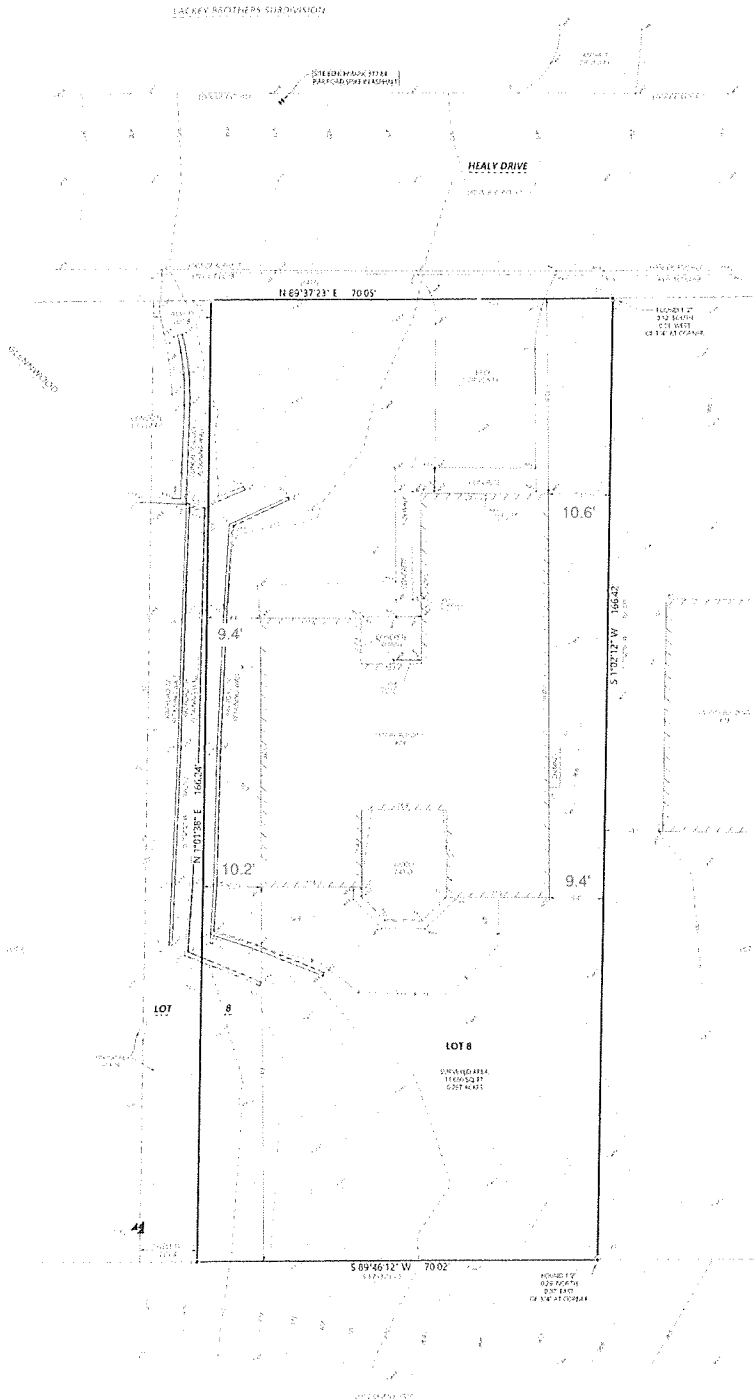


79 Healy Drive location in relationship to the overall Village of Williams Bay included in Charles and Renee Hanlon Variation Application.



Zoning Exhibit for 79 Healy Variation Request

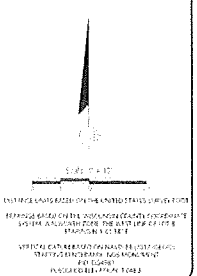
PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING
 LOT 8, EXCEPT THE WESTERLY 10 FEET, GLENWOOD ESTATES SUBDIVISION, BEING PART OF THE SE 1/4
 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 16 EAST, OF THE 4TH P.M.,
 VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Walter J. Bologan
 Wisconsin Professional Land Surveyor # 13143
 Date of Survey: 08/14/2018
 I hereby certify that I have a personal knowledge of the property described and that the bearings and distances are correct and that the plat is a true and correct copy of the original plat as shown to me by the owner.



MONUMENT KEY	LEGEND
1. 1/4" Iron Fabrication Stake	1. Existing Boundary Line
2. 1/4" Iron Fabrication Stake	2. Existing Right of Way
3. 1/4" Iron Fabrication Stake	3. Existing Easement
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99. 1/4" Iron Fabrication Stake	99. Existing Easement
100. 1/4" Iron Fabrication Stake	100. Existing Easement



ORDER NO: 34619
 PSLD CFW BMS
 LPKATW CEM7
 08/14/2018

FOR THE EXECUTIVE USE OF
 Charles Harlan
 79 Healy Drive
 Williams Bay, WI 53191

PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING
 FOR
 79 HEALY DRIVE
 WILLIAMS BAY, WISCONSIN

Batterman
 2617 Randall Drive
 Berlin, Wisconsin 53111
 608.363.8554
 15427N Williams Street
 Evansville, WI 53122
 262.828.2332
 www.batterman.com



79 Healy Drive

Variation request exhibit.



Construct new home using existing foundation. Outside perimeter of the structure to remain as is.

Existing exterior wall height = 8' - 10"

Proposed exterior wall height = 10' - 10"

Charles & Renee Hanlon 79 Healy Drive variation request.


Neighbors within two hundred feet (200')

1. BARRY N REITMAN
GAYLE M REITMAN
8333 N LOWELL ST
SKOKIE, IL 60076-2645
2. KENT TALAMO
NANCY A BELLINO-TALAMO
89 HEALY DR
WILLIAMS BAY, WI 53191
3. KENNETH J LICHAMER TRUST
JOAN M LICHAMER TRUST TRUST
417 NEWCASTLE DR
CARY, IL. 60013
4. DHIREN SHAH
MARI FRAN SCHECHTMAN
1308 N LEAVITT
CHICAGO, IL. 60622
5. JEANNE OSWALDKD TRUST
27W205 OAKWOOD ST
WINFIELD, IL. 60190-1025
6. CRAIG JOHNSON TRUSH
MARTHA JOHNSON TRUST
135 CONFERENCE POINT RD
WILLIAMS BAY, WI 53191
7. BERNICE SPRINGSTON
94 HEALY DR
WILLIAMS BAY, WI 53191-1000
8. JAYSON TAYLOR
DIANNA TAYLOR
39W188 E MALLORY DR
GENEVA, IL 60134
9. CATHERINE M BRAUS TRUST
570 E HARVEY LAKE DR
VERNON HILLS, IL 60061
10. CAROL ANN CIRRINCIONE TRUST
522 7TH AVE
LAGRANGE, IL 60525
11. BARBARA DONALDSON CONLON
2736 PRAIRIE ST
EVANSTON, IL. 60201
12. MICHAEL CONLON
4015 N HARDING AVE
CHICAGO, IL 60618
13. THOMAS R TAYLOR
JEAN M TAYLOR
1620 N SUMMIT
WHEATON, IL. 60187
14. MAURA HAVENGA
150 S ARLINGTON AVE
ELMHURST, IL. 60126
15. JAMES R RUSSELL TRUST
MARIANNE S RUSSELL TRUST
200 WYNDEMERE CIR UNIT W129
WHEATON, IL 60187
16. JOHN COLLETTA
YVONNE COLLETTA
8 WALNUT LN
SOUTH BARRINGTON, IL 60010
17. CHARLES E MILLER
JOAN C MILLER
6901 LEXINGTON TRL
CRYSTAL LAKE, IL 60012
18. JAMES J CIRRINCIONE TRUST
ADRIENNE T CIRRINCIONE TR
4136 JOHNSON AVE
WESTERN SPRINGS, IL 60558
19. PETER M SIAVELIS
MELISSA J SIAVELIS
420 S BELMONT AVE
ARINGTON HEIGHTS, IL. 60005
20. ONER II INVESTMENTS LLC
414 LAKEWOOD DR
WILLIAMS BAY, WI 53191
21. ONER INVESTMENTS LLC
414 LAKEWOOD DR
WILLIAMS BAY, WI 53191
22. LAUREL A LEDFORD
STEVE Y DENTON
1510 ALAMO AVE
COLORADO SPRINGS, CO 80907



79 Healy 200 Foot Owners

WALLWORTH COUNTY, WISCONSIN

Author: 

 Map Produced on: 11/18/2024
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83-2011
 Wallworth County Information Technology Department
 Information Division
 1000 Columbia St.
 Elkhorn, Wisconsin 53121-1001
WALLWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT
 1000 COLUMBIA ST. ELKHORN, WI 53121-1001
 (608) 785-3300 FAX (608) 785-3301
 WWW.WALLWORTHCOUNTY.WI.GOV

0 25 50 100 150 200 250
 Feet
 1" = 250'



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report

Zoning Board of Appeals Meeting

December 17, 2024

December 4, 2024

APPLICANT(S): Charles & Renee Hanlon (Owners)

TAX KEY NUMBER: WGE 00008

STREET ADDRESS: 79 Healy Dr., Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0212 SF-6 *Village Residential District* to re-construct a residence having a 2' taller wall height utilizing an existing foundation located 9.4' from the west lot line and 9.4' from the east 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:

- The residence was constructed prior to the enactment of the current zoning ordinance and is a legally existing non-conforming structure. Utilizing the existing foundation will ensure that the reconstruction will not encroach any further into the side yard setbacks.
- 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: Mr. & Mrs. Ken & Kate Marker

Applicant address: 319 Lake St., Barrington, IL 60010

Applicant phone number: Ken: (312) 909-0268 Kate: (312) 493-7178

Address of subject site: 14 N. Walworth Ave, Williams Bay, WI

Current zoning of subject site: SF-6

Current land use of subject site: Single-family residential

Written description of the proposed variance: one-story addition on current deck full frost depth conc. block foundation which encroaches ± 36" on the North & South side yard setbacks of 10' from the Property lines for a length of 13'-2" on each side, North & South. Remodel of garage roof to deck.

Written justification for the proposed variance (or attach as a separate sheet): The lot is non-conforming to the SF-6 zoning code requirements for min 60' wide lot width. Actual lot width is 36.89'. A dwelling already exists on the lot that was built prior to the establishment of the zoning standards

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 15 day of November, 2024

Respectfully submitted,

[Signature]
(Signature of Applicant)

Record of Administrative Procedures for Village Use

- Application form filed with Village Clerk Date: _____ By: _____
- Application fee of \$ _____ received by Village Clerk Date: _____ By: _____
- 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: _____

Neighboring lots within +/- 200' of 14 N. Walworth Ave.

<u>Lot ID</u>	<u>Owner</u>	<u>Address on record</u>
1. WJA-0001	Fred Bruegmann III	487 Edens Ln., Northfield, IL 60093
2. WJA-0002	Christine Markuz	450 Alexia Ct., Wheeling, IL 60090
3. WJA-0003	Milovan & Darinks Milosevic	PO Box 516, Williams Bay, WI 53191
4. WJA-00016	Anthony Soskich Trust, & Julie Soskich Trust	403 W. Brittany Dr., Arlington Hts., IL 60004
5. WJA-00017	Elizabeth Christenson	PO Box 456, Williams Bay, WI 53191
6. WJA-00018	Shephen & Darlene Murrin	30 Congress St., Williams Bay, WI 53191
7. WJA-00020	Jess & Carrie Haak	20 Congress St., Williams Bay, WI 53191
8. WJA-00021	John O'Sullivan	1875 Thomas Atkinson, Inverness, IL 60067
9. WOP-097	Andrew & Nancy Mose	Tomawadee Dr., Park Ridge, IL 60068
10. WOP-098	Donald & Constance Waterbury	20 Tarpon Dr., Vero Beach, FL 32960
11. WOP-099	John O'Sullivan Trust	1875 Thomas Atkinson, Inverness, IL 60067
12. WOP-00102	Leigh & Audrey Gignilliat	3 N. Walworth Ave., Williams Bay, WI 53191
13. WOP-00103	William Hogan	1298 Prestwick Ln., Itasca, IL 60143
14. WOP-00250	Patrick & Michelle Flemming	35 Congress St., Williams Bay, WI 53191
15. WA493200001	James & Karen Kyle Trust	PO Box 273, Williams Bay, WI 53191
16. WA493200002	James & Karen Kyle Trust	PO Box 273, Williams Bay, WI 53191
17. WA440600001	Patrick Grant	506 Morris Ln., Hinsdale, IL 60521



ARCHITECT

14 Nov., 2024

Village of Williams Bay, WI Zoning Board of Appeals
Mr. George Vlach: Chairperson

Re: 14 N. Walworth Ave, Williams Bay, WI
Owners: Ken & Kate Marker
319 Lake St., Barrington, IL 60010

Dear Mr. Chairperson and Board members,

We respectfully request the Zoning Board of Appeals to consider the approval for a variance to build a 300sf single-story room addition to the existing 717 sf single-story wood frame cottage residence on the current concrete block, full perimeter, frost-depth foundation system that supports a wooden exterior deck at the front East side of the house. In addition, we request a variance to replace the low-pitched roof on the existing street frontage garage with a flat roof and accessible wooden deck with a partial perimeter cable system guardrail.

The subject lot is located in the SF-6 zoning district which requires 30' front & rear building setbacks and 10' interior side yard setbacks. The minimum lot width requirement is 60' and the minimum lot area is 7,200sf. The subject property has a lot width of 36.89' and a total area of 4,854sf, making this parcel a non-conforming lot. The original house was built in 1940 before the zoning standards were established for this property. The entire existing house structure is outside the 30' rear setback to the West.

We have researched what little history we could find on this house and property. We are especially curious why a full concrete block perimeter foundation wall that has a frost depth footing around the entire perimeter of the wood deck was used. This type of foundation is rarely, if ever, used to support an exterior wood deck due to its cost and over-built construction method. Typically, wood posts on concrete piers are used to build exterior decks. This type of foundation would lead us to believe there might have been a house structure on it in the past that was removed for some reason and an exterior deck built on the existing foundation structure. Of course, this is just conjecture, as no historical evidence was discovered in our research to support this theory. But it seems to be the most logical reason for its use.

The proposed room addition would be built on the existing foundation that is approximately 7' from the North & South property lines, encroaching the 10' side yard setbacks by about 3' on each side. The house is not exactly parallel to the lot lines, so the encroachment varies about 2.5" give or take from the South to the North. In addition, the foundation encroaches the rear setback by 3' on the North side & 2.5' on

the South. The maximum allowed ridge height is 35' for this zoning district. The proposed addition ridge height is only 19' from grade. The proposed height of the addition has similar massing to the existing house and the ridge peak is within inches in height to the current main ridge of the house. Since the proposed structure is utilizing the existing foundation footprint, no additional impervious surface area will be added to the lot except for a slightly larger new set of stairs down to grade from the addition that will allow most water to pass through it.

The street frontage of the lot is the only access point for construction equipment and materials deliveries. There is a 7' high stone retaining wall the entire width of the frontage with steps leading up to the front yard. The garage is also on the street frontage in the Northeast corner of the property. It would be impossible to get any excavation equipment onto the lot without driving over the neighboring properties to the North & South to access the site. Therefore, this makes it extremely difficult to remove the existing foundation and construct a new foundation that conforms to the 10' side zoning setbacks. It is also impractical to just build within the conforming areas of the current foundation which is about 16.89' or 16'-10" wide. The non-conforming portions would require a waterproof, insulated flat deck on each side that is only 3' wide which is truly unusable and look aesthetically displeasing.

The neighboring residence to the South was newly constructed a few years ago and is close to the 30' front yard setback, and utilizes the majority of the building envelope extending at least 10' off the West property line. The owners are Jess & Carrie Haak. We discovered in our discussion with them about our project that Mr. Haak is a member of the Williams Bay Plan Commission and also received a variance for the deck on his house.

The neighboring house to the North has three separate structures on the lot and also is close to the 30' front street setback. This parcel is owned by Mr. John O'Sullivan who recently purchased the property to use for visiting guests as he also owns a house across the street on the Bay waterfront.

Our subject residence is set back from the street about 104' and the deck structure is 13.3' in front of the home which puts the distance from the street about 90.87' back. Therefore, even with the proposed addition, the face of the house would still be approximately 60' further West than the adjacent properties structures, not affecting any views to the Bay or daylight planes of the neighboring properties.

The second variance we are requesting is for the single car garage at the Northeast front corner of the lot. The street frontage height of the garage is about 10'-9" tall from the sidewalk with a parapet wall on the front façade terminating the gable end of the roof. The sides and rear of the garage are almost completely below grade as the topography rises behind the front stone retaining wall along the sidewalk. We propose to remove the low-pitched gable roof and parapet wall of the garage and replace it with a flat roof and accessible wood deck to enjoy the views of the Bay to the East. We would need to provide a see-through cable guardrail system on the East face and 4' along each side due to the 9' drop off to the sidewalk below. This proposed 36" high



cable guardrail will be 18" higher than the existing solid parapet wall to be removed. Since the guardrail is a see-through cable railing system, it will make the garage face appear shorter than it currently does with the solid parapet wall height facing the street.

The owners of this property, Ken & Kate Marker will use the cottage as a vacation residence for their immediate family, relatives, and guests to visit while they enjoy the lake and peaceful town and neighborhoods of Williams Bay and Lake Geneva. Kate is the owner of Kate Marker Interiors, a highly recognized and published Interior Design firm in Barrington, IL. Kate has many clients in the immediate area of Lake Geneva and Williams Bay and this proposed addition and residence will be a showpiece of her work for local clients to see her talents and Interior Design brand.

In conclusion, we hope the Zoning Board members will grant our requested variance for this proposed addition and understand our zoning hardships for this low-impact proposal for this neighborhood.

Thank you for your consideration and time.

Kind Regards,

Tom Donahue- Architect
Donahue Design, PC



PLAT OF SURVEY
-OF-

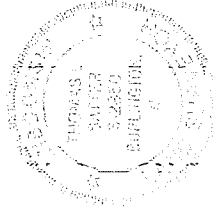
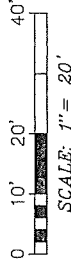
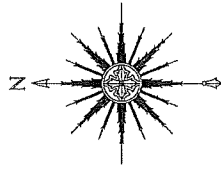
THE NORTH 37 FEET OF LOT 21 OF JOHNSON'S ADDITION TO THE VILLAGE OF WILLIAMS BAY, A SUBDIVISION BEING PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLIAMS BAY, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

SURVEY FOR: KATHY BAUMBACH OF SHOREWEST REALTORS
SURVEY ADDRESS: 14 N. WALWORTH AVENUE, WILLIAMS BAY, WI 53191

Set an iron pipe at the base of the concrete wall 0.14' north of actual corner. Previous surveys of record indicate a chiseled cut on the wall, but this office could not ascertain whether or not existed on top of the wall. This office did not want to make a new chiseled cut in the wall at risk of damaging said wall due to the close proximity to the edge of the wall.

LOT 22
Setbacks: Front: 10'
Side: 10'
Rear: 10'

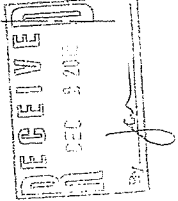
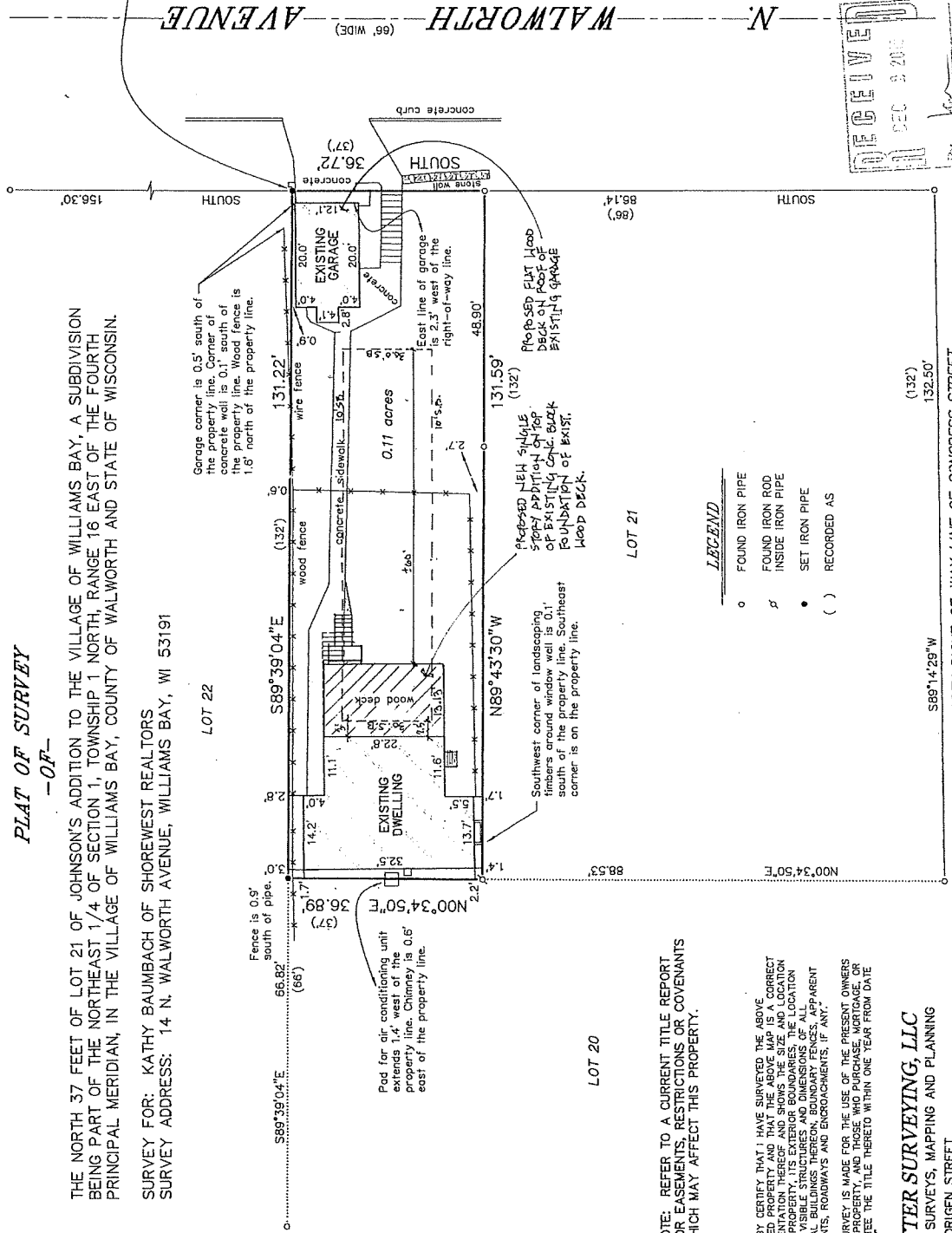
LOT 22
Area: 24,884 s.f. Min. Lot Width: 60'
BEARINGS HEREON RELATE TO THE WEST RIGHT-OF-WAY LINE OF WALWORTH AVENUE. ASSUMED BEARING OF SOUTH.



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Thomas L. Satter
THOMAS L. SATTER S-2880

OCTOBER 30, 2019 DATE
101906 JOB NUMBER



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SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report

Zoning Board of Appeals Meeting

December 17, 2024

December 4, 2024

APPLICANT(S): Kenneth & Katherine Marker (Owners)

TAX KEY NUMBER: WJA 00019

STREET ADDRESS: 14 N. Walworth Ave., Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0212 SF-6 *Village Residential District* to construct a single-story addition on an existing deck foundation located approximately 6.6' from the north lot line and 7.4' from the south lot line (10' setback required) and 26' from the rear lot line (30' required). Also, to replace the roof on the existing detached garage with a deck and guardrail system located 2.3' from the front property line (30' required) and 0.5' from the north property line (10' 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 existing dwelling was constructed prior to the enactment of the current zoning ordinance, and the addition will utilize the existing deck foundation.
- The proposed flat roof of the detached garage will be lower than the existing low-pitched roof, however the deck railing will be 18" higher than the existing parapet wall.
- 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