



# 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, JANUARY 28, 2025 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 17, 2024

**V. Variance Application**

- A. Motion to Open Public Hearing - All interested in this matter are invited to attend  
APPLICANT(S): Aurora University (Owner), Water Safety Patrol (Applicant), Attorney Christina M. Green (Agent)  
TAX KEY NUMBER: WGT 00010 and part of WWUP 00011  
STREET ADDRESS: 451 Outing St., Williams Bay, WI 53191  
Applicant requests variances to zoning code section 390-0223 P & I *Public and Institutional District*, section 390-0805 *Off Street Parking and Traffic Circulation*, and section 390-0809 *Fencing Standards* per Exhibit B Table of Necessary Variances for Proposed Lot Line Adjustment.
- 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: 01/21/2025 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, DECEMBER 17, 2024 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

### 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 Matt Robbins  
Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

### III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

### IV. Minutes

#### A. Zoning Board of Appeals Meeting Minutes of November 19, 2024

The motion to approve the Zoning Board of Appeals Meeting Minutes of November 19, 2024 was initiated by Trustee Umans and seconded by Commissioner Robbins. Unanimously carried.

### 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 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).

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

Charles Hanlon, 79 Healy Dr, House is slightly twisted, wanting to tear the house down and build new on same footprint. Building a ranch house on the footprint of a ranch house. The structure would be 2' taller. The house will be built on the existing foundation.

No one spoke in favor, no one spoke in opposition.

#### B. Motion to Close Public Hearing

Trustee Vlach closed the public hearing at 06:39 pm.

#### C. Consideration and Possible Action on Recommendation of Variance

The motion to approve the 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) was initiated by Trustee Umans and seconded by Commissioner Robbins. Unanimously carried.

## **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).

Trustee Vlach opened the public hearing at 06:41 pm.

Tom Donhue, architect, The current lot is currently non-conforming, the zoning ordinances were non-existent when the house was built in the 1940s. Would use the existing foundation. The addition is inline with the current structure. The lot makes it impossible to get construction vehicles to the construction site to access the property.

No one spoke in favor, no one spoke in opposition.

### **B. Motion to Close Public Hearing**

Trustee Vlach closed the public hearing at 06:55 pm.

### **C. Consideration and Possible Action on Recommendation of Variance**

The motion to approve the 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). *In addition the* 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) and decided no variance was required due to the height being lower was initiated by Trustee Umans and seconded by Commissioner Lotian. Unanimously carried.

## **VII. Adjournment**

The motion to adjourn was initiated by Commissioner Robbins and seconded by Commissioner Lothian at 07:05pm. 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**  
January 28, 2025 at 6:30 PM  
Village Hall Council Room  
250 Williams Street

**APPLICANT(S):** Aurora University (Owner), Water Safety Patrol (Applicant), Attorney Christina M. Green (Agent)

**TAX KEY NUMBER:** WGT 00010 and part of WWUP 00011

**STREET ADDRESS:** 451 Outing St, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0223 P & I *Public and Institutional District*, section 390-0805 *Off Street Parking and Traffic Circulation*, and section 390-0809 *Fencing Standards* per Exhibit B Table of Necessary Variances for Proposed Lot Line Adjustment.

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 January 9, 2025 and January 16, 2025

---

Please do not print contents below the line!



# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report

### Zoning Board of Appeals Meeting

### January 28, 2025

January 21, 2025

**APPLICANT(S):** Aurora University (Owner), Water Safety Patrol (Applicant), Attorney Christina M. Green (Agent)

**TAX KEY NUMBER:** WGT 00010 and part of WWUP 00011

**STREET ADDRESS:** 451 Outing St., Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0223 P & I *Public and Institutional District*, section 390-0805 *Off Street Parking and Traffic Circulation*, and section 390-0809 *Fencing Standards* per Exhibit B Table of Necessary Variances for Proposed Lot Line Adjustment.

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

- Unnecessary hardship is evident since the lot configuration is changing, not the existing improvements. The lot line adjustment is necessary for the Water Safety Patrol to gain ownership of the land that they use for their operations.
- The proposed lot line adjustment does not appear to have any substantial impact on adjacent properties.
- The lot line adjustment will have no substantial impact on the neighborhood's character as the improvements are existing in their current locations.
- The proposed lot line adjustment does not conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer  
Zoning Administrator

**SWEET & MAIER, S.C.**  
ATTORNEYS AND COUNSELORS AT LAW

Recd  
11-14-2024  
JC

**Lowell E. Sweet**  
*Retired*

**John L. Maier, Jr.**  
*Retired*

**Christina M. Green\***  
**Patrick S. DeMoon, III\***

*\*Licensed in WI & IL*

November 13, 2024

**VIA ELECTRONIC MAIL & US MAIL**

Ms. Bonnie Schaeffer, Zoning Administrator  
Village of Williams Bay  
PO Box 580  
250 Williams Street  
Williams Bay, WI 53191

RE: Variance – Water Safety Patrol, Applicant  
Property Owner: Aurora University  
Parcel: WGT 00010  
Village of Williams Bay, Walworth County  
Physical Address: 451 Outing Street

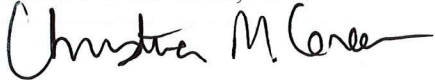
Dear Bonnie,

As a follow-up to your October 18, 2024, email denying the proposed lot line adjustment regarding Water Safety Patrol's purchase of the property on which its building sits, enclosed please find a variance application packet along with ten (10) copies and our check in the amount of \$500.00 for the application fee. As you know, parcel WGT 00010 is an existing substandard lot zoned P&I Public and Industrial District. The proposed lot line adjustment is drawn in such a way as to allow the current Water Safety Patrol building, existing parking, and access to pier to exist on a singular, less substandard parcel, which does require some variances to be approved.

Please confirm the hearing date and time and, should you have any questions regarding this submittal or need anything further, please feel free to reach out.

Very truly yours,

SWEET & MAIER, S.C.



Christina M. Green  
State Bar No. 1025088  
[cgreen@wisclaw.com](mailto:cgreen@wisclaw.com)

cc: Leigh Otzen (via electronic mail)  
Ted Pankau (via electronic mail)  
Chad Pollard (via electronic mail)  
Brad Dallet (via electronic mail)



## APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Water Safety Patrol

Applicant address: 451 Outing Street

Applicant phone number: (262) 745-4938

Address of subject site: 451 Outing Street

Current zoning of subject site: P&I Public and Institutional

Current land use of subject site: Emergency Service Facility

Written description of the proposed variance: \_\_\_\_\_

See attached narrative.

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

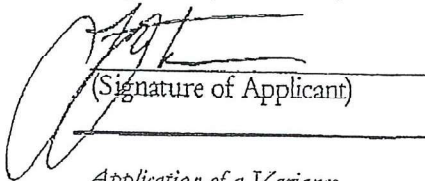
See attached narrative.

### 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 5 day of November, 2024

Respectfully submitted,

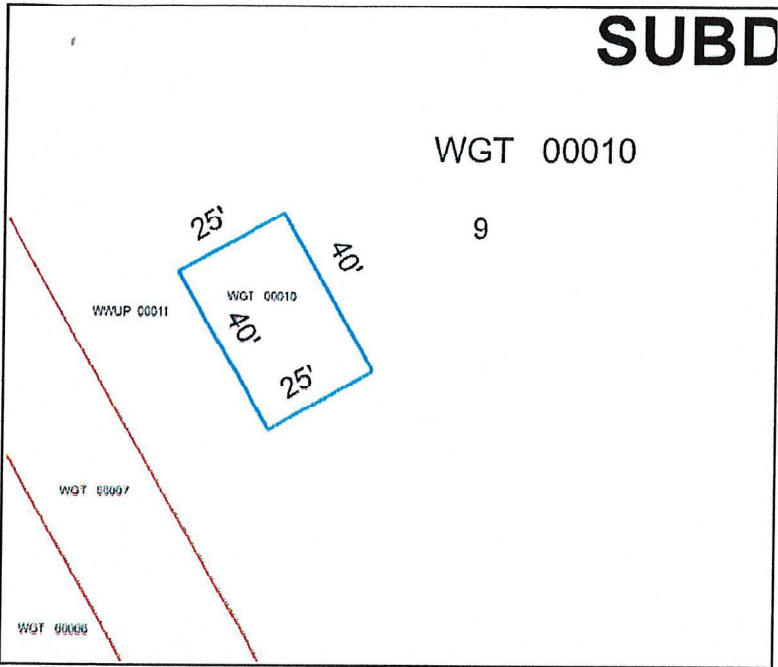
  
\_\_\_\_\_  
(Signature of Applicant)

*Application of a Variance*

# SUBD

WGT 00010

9



## Walworth County, WI Land Information Division

### Property Details

Municipality: VILLAGE OF WILLIAMS BAY  
 Parcel Number: WGT 00010  
 School District: 6482-WILLIAMS BAY SCHOOL DISTR  
 Zoning District:

### Owner Information

Owner Name: AURORA UNIVERSITY  
 Owner Name 2:  
 Mailing Address: PO BOX 210

WILLIAMS BAY WI, 531910000

### 2023 Valuation Information

Land: \$0.00  
 Improvements: \$0.00  
 Total: \$0.00  
 Acres: 0.0240  
 Fair Market Value: \$0.00  
 Assessment Ratio: 0.8191651190  
 Mill Rate: 0.0119971350

### Tax Information

First Dollar Credit: \$0.00	School Credit: \$0.00
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$0.00	Woodland Tax Law Taxes: \$0.00
Net Tax \$0.00	

### Tax Jurisdictions

GATEWAY TECHNICAL \$0.00  
 WILLIAMS BAY SCHOOL DISTRICT \$0.00  
 VILLAGE OF WILLIAMS BAY \$0.00  
 WAL CTY METRO SEWER \$0.00  
 WALWORTH COUNTY \$0.00

### Elected Officials / Voting Districts

Supervisory District: Joanne Laufenberg (D7)  
 State Representative: Tyler August (R) (Wisconsin's 32nd Assembly District)  
 State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)  
 US Representative: Bryan Steil (R) (Wisconsin's 1st District)  
 US Senator: Ron Johnson (R), Tammy Baldwin (D)

### Soil Classification

Soil Type	Soil Name	Acres
MwD2	MIAMI LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.0240

### Special Assessments / Charges

### Property Address

### Legal Description

PARCEL 40' X 25' OF VAC LOT 9 GRAND TERRACE SUB. VILLAGE OF WILLIAMS BAY

### Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



# WATER SAFETY PATROL

**WALWORTH COUNTY, WISCONSIN**

Author: Map Produced on: 11/5/2024  
 Wisconsin State Plane Coordinate System, South Zone  
 Horizontal Datum: NAD83-2011  
 Walworth County Information Technology Department  
 Land Information Division  
 Elkhorn, Wisconsin 53111-1001

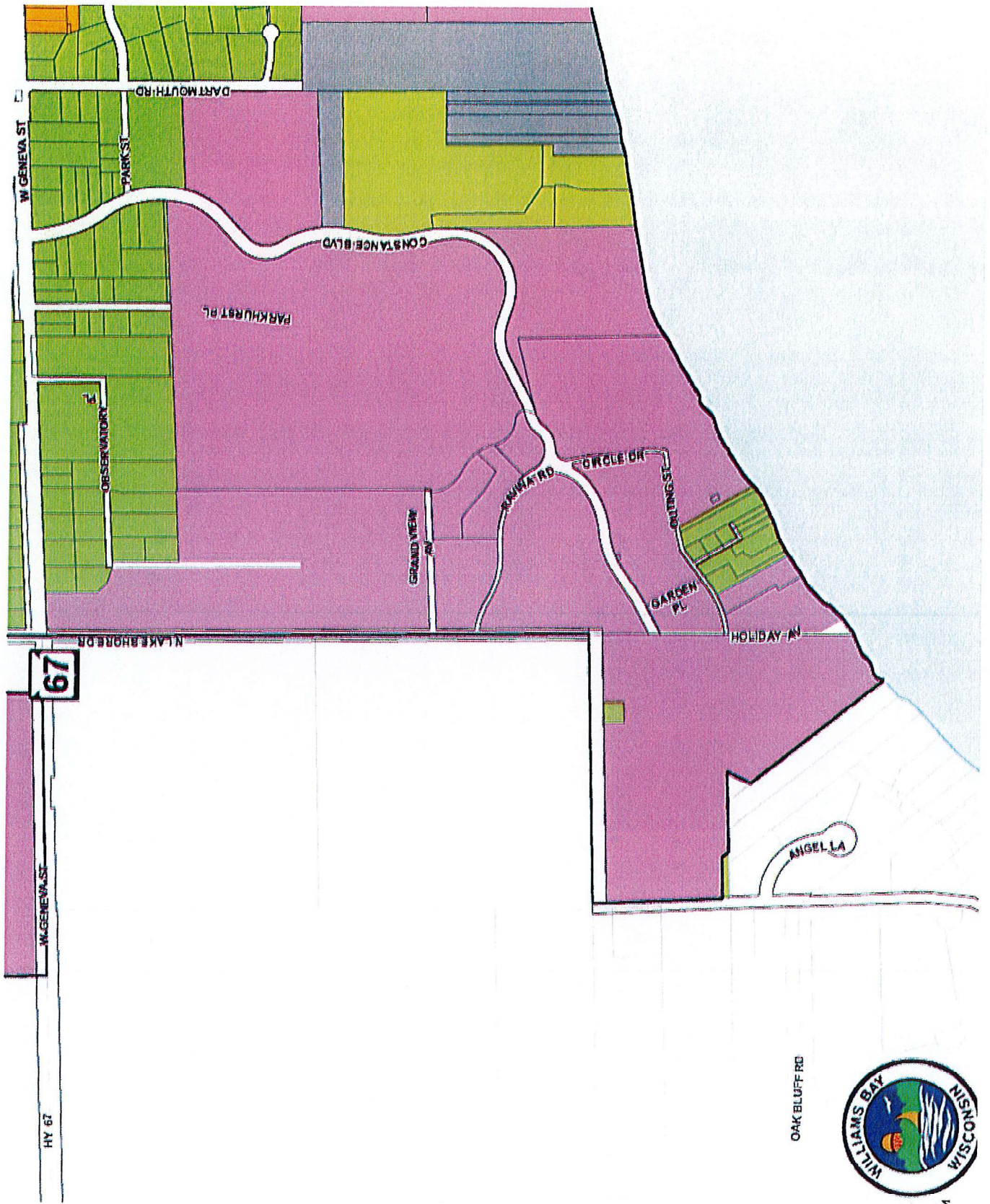
Scale: 1:2,164

0 37.5 75 150 225 300 Feet

North Arrow

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED FROM AERIAL PHOTOGRAPHS AND OTHER SOURCES. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THIS INFORMATION. THE INFORMATION IS NOT TO BE USED AS AN OFFICIAL DOCUMENT.

© 2024 GENERAL LAKES



OAK BLUFF RD



Names & Addresses of Owners of all lands within 200 feet of subject property

TaxKey	Owner1	Owner2	Address	City	State	Zip
WGT 00006	THOMAS NEWMAN TRUST	CAROL WILKINSON TRUST, et al.	208 W WASHINGTON ST #1811	CHICAGO	IL	60606
WGT 00007	MICHAEL R BISHOP	CHRISTINE A BISHOP	7963 SAVOY CLUB CT	BURR RIDGE	IL	60527
WW 00001	DANIEL VONRABENAU TRUST	JANETTA VONRABENAU TRUST	704 N WELLS ST FL 2	CHICAGO	IL	60654
WW 00002	DANIEL VONRABENAU TRUST	JANETTA VONRABENAU TRUST	704 N WELLS ST FL 2	CHICAGO	IL	60654
WW 00003	JESSICA COLE	THEODORE MCCARTAN	3708 N GREENVIEW AVE	CHICAGO	IL	60613
WW 00004	WILLIAMS BAY LLC		2000 DEMPSTER ST STE B	EVANSTON	IL	60202
WW 00006	ELIZABETH ANN HAMLIN TRUST		PO BOX 1153	WILLIAMS BAY	WI	53191
WWJUP 00011	AURORA UNIVERSITY		PO BOX 210	WILLIAMS BAY	WI	53191

**NARRATIVE: VARIANCE**  
**RE: LOT LINE ADJUSTMENT DENIAL**

**APPLICANT: WATER SAFETY PATROL**  
**PROPERTY OWNER: AURORA UNIVERSITY**  
**PARCEL # WGT 00010**  
**VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI**  
**PHYSICAL ADDRESS: 451 OUTING STREET**

The applicant, Geneva Lake Water Safety Committee, Incorporated, a Wisconsin non-stock corporation, d/b/a Water Safety Patrol (“**Water Safety Patrol**”), has a Land Agreement (the “**Land Agreement**”) for 99 years which commenced on October 17, 2001 with Aurora University, an Illinois non-stock corporation (“**Aurora**”). Under this Land Agreement, Water Safety Patrol has historically operated from a 2,545-square foot building with eight (8) adjacent parking spaces, and quick access to the shores of Geneva Lake, which is located on a small part of tax parcel WGT 00010 and part of tax parcel WWUP 00011 (the “**Property**”), zoned P&I, Public and Institutional district. The physical address of the Water Safety Patrol building is 451 Outing Street, Williams Bay, WI on the George Williams College campus.

**BACKGROUND**

Water Safety Patrol is a private, non-profit organization founded in 1920 made up of three branches: lifeguarding, swimming and boating safety classes, and boat patrol on the waters of Geneva Lake. The Boat Patrol fleet consists of six (6) fully equipped boats, ready to respond to rescue operations and boat assistance. Boat Patrol is on duty staffed between 9:00 am and 9:00 pm, May through October, and on-call for emergencies 24 hours a day.

In the summer of 2023, Water Safety Patrol was notified by the then current president of Aurora, Rebecca Sherrick, that Aurora was discontinuing use of George Williams College as an educational campus for Aurora. Therefore, in connection with that discontinuance of use, and out of a desire to allow Water Safety Patrol to continue its vital operations from its existing building, Aurora and Water Safety Patrol entered into an Offer to Purchase in August of 2023 (the “**Contract**”) to allow Water Safety Patrol to purchase the land on which its existing building is situated. Such purchase would assure Water Safety Patrol, and the citizens of Williams Bay and beyond who utilize the services of Water Safety Patrol and enjoy Geneva Lake, that Water Safety Patrol could indefinitely continue its operations on Geneva Lake.

After the signing of the Contract between Aurora and Water Safety Patrol, Water Safety Patrol was later advised by Aurora that Aurora did enter into another contract (the “**Topography Contract**”) with Topography Hospitality, LLC (“**Topography**”) for the balance of the Aurora land in Williams Bay. The Topography Contract did delay Water Safety Patrol’s Contract to some extent, but the Topography Contract is completely separate and independent from Water Safety Patrol’s Contract. In fact, Water Safety Patrol is making every effort to move forward with its Contract and purchase of the land on which its building is situated as quickly as possible and without further delay regardless of Topography’s Contract with Aurora or negotiations with the Village of Williams Bay.

In order to proceed with its purchase, Water Safety Patrol will need to complete a lot line adjustment between existing tax parcels WGT 00010 and WWUP 00011 so the entire Water Safety Patrol existing building, parking area and lakefront piers are included in tax parcel WGT 00010 (the “LLA”). Attached hereto as “**Exhibit A**” is a Plat of Survey (Lot Line Adjustment) prepared by Lynch & Associates Engineering Consultants, LLC dated June 10, 2024 and revised August 23, 2024 and October 1, 2024 (the “**LLA Survey**”) depicting the necessary LLA. This LLA Survey has been created to incorporate the land necessary for Water Safety Patrol’s continued use of the Property without creating any unnecessary nonconformities. Regardless, because of the location of the existing Water Safety Patrol building in relation to other buildings on the remaining Aurora parcel, several variances are required in order to accomplish the necessary LLA and to allow Water Safety Patrol to continue its historical rescue operations and educational operations on Geneva Lake.

The LLA would reconfigure existing substandard Parcel WGT 00010, which is approximately 1,000 square feet, moving its boundary lines to encompass only the existing Water Safety Patrol building, existing eight (8) parking stalls, and existing lawn access to the shore of Geneva Lake, where the Boat Patrol boats can be quickly accessed from an existing pier. The proposed LLA would make WGT 00010 a less substandard parcel of approximately 14,400 square feet. Parcel WWUP 00011 will retain 57.26 acres (from its existing 57.59 acres) upon approval of the LLA.

The entire length of the LLA’s south boundary line runs parallel with and adjacent to Geneva Lake, which allows for rapid response times in accessing the water. The LLA’s east and north boundary line runs parallel with and adjacent to the WWUP 00011, property owned by Aurora. Additionally, the west boundary line runs parallel with and adjacent to existing developed residentially zoned properties.

The existing zoning is P&I, Public and Institutional district, which zoning will be retained. There is no proposed request to amend the zoning district. The existing use as an emergency service facility and rescue operations by Water Safety Patrol has been operating at this location since 2007, when it was moved from the other side of the George Williams College Campus. Access to Water Safety Patrol has historically been through an existing 11-foot drive off Outing Street which will be legally continued by way of an easement agreement with Aurora (regardless of whether Outing Street remains public or becomes private). Parking has historically existed in the eight (8) existing parking stalls adjacent to the existing structure depicted on the LLA. Overflow parking, as needed from time to time, has been historically provided in the several parking areas along and north of Outing Street. Overflow parking will continue to be available to Water Safety Patrol on portions of the remaining Aurora property through an easement agreement.

## **VARIANCE REQUEST**

In order to proceed with the LLA, various variances from the Williams Bay Code of Ordinances will be required. These requested variances are identified in “**Exhibit B**” attached hereto titled Table of Necessary Variances for Proposed Lot Line Adjustment, and include variances applicable to WGT 00010, as well as those applicable to the adjacent WWUP 00011, Aurora parcel.

**(1) UNIQUE PROPERTY LIMITATIONS.**

The existing WGT 00010 tax parcel is extremely unique in that it is exceptionally substandard and, in its current configuration, not feasibly usable in any commonsense way. In fact, existing WGT 00010 is only approximately 1,000 square feet in size and only 25 feet in width. The proposed size of WGT 00010 after the LLA would be approximately 14,400 square feet in size and 70 feet in width, bringing the size into conformity and making the width less nonconforming. Thus, to allow the reconfiguration of WGT 00010 through a lot line adjustment, although requiring some variances for the existing buildings, will improve many nonconformities while also being sensitive to existing conditions.

Another unique property limitation is that Water Safety Patrol has historically operated from a building which it owns but which was built on land owned by Aurora under the terms of the Land Agreement. The building is located on a small sliver of land located in the lower southwest corner of a large 57.59-acre site currently owned by Aurora University. Under the terms of the Land Agreement, if certain conditions are met, Aurora or a future owner of Aurora's land could terminate Water Safety Patrol's right to occupy its building and the Aurora Property.

For Water Safety Patrol to be assured its ability to continue its rescue operations from this site, a LLA must be completed in order to allow Water Safety Patrol to purchase the land on which its building sits. Any proposed lot line adjustment will need to consider and allow the drawing of boundary lines of ownership after-the-fact (i.e., after buildings, roads, parking areas, were created). The LLA has been configured in the only feasible manner to incorporate Water Safety Patrol's existing building and shore frontage to the lake without incorporating other buildings not owned by Water Safety Patrol. Because of the existing location of several historical buildings on Aurora's property, it would be impossible to reconfigure existing tax parcel WGT 00010 in any other way, other than what is being proposed here to incorporate **only** Water Safety Patrol's building and facilities in such tax parcel.

**(2) UNNECESSARY HARDSHIP.**

According to Wis. Stat. § 62.23(7)(e)(7)(d), a property owner bears the burden of proving "unnecessary hardship," for an area variance by demonstrating that strict compliance with an ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome, and unnecessary hardship must be based on conditions unique to the property. Strict compliance with the Code would be unnecessarily burdensome to Water Safety Patrol and to the public in that if the variances are denied, Water Safety Patrol would be unable to guarantee its ability to continue operations from the building which it owns in its current location, which is the ideal location for boater safety since it is centrally located on Geneva Lake to assist with emergencies on Geneva Lake. As stated above, the Land Agreement does have a provision which would allow Aurora or a future owner of Aurora's land to terminate the Land Agreement under certain circumstances. Without the requested variances, Water Safety Patrol would be

unable to purchase the land on which the building it owns is located and thus would not be able to guarantee its ability to continue rescue operations on Geneva Lake.

In addition, the proposed lot line adjustment was carefully configured to consider existing conditions on both Water Safety Patrol property and existing conditions on the Aurora property, as well as to create the least amount of nonconformities through the LLA.

To grant the requested variances would be a small increment of relief, which is appropriate in order to provide Water Safety Patrol the ability to continue use of the building which it owns as well as the historical use of its vital safety operations on Geneva Lake within legal boundaries of the proposed lot line adjustment.

### **(3) NO HARM TO PUBLIC INTERESTS.**

The proposed variance request does not affect any of the existing uses of the P&I zoned lands affected by or surrounding the LLA, nor does it affect the residential zoned properties to the west. The use of the Water Safety Patrol property and the improvements on the Water Safety Patrol property are not changing in any manner. The only change is the location of the lot lines between WGT 00010 and the balance of Aurora's land. Water Safety Patrol is simply seeking an area variance to provide an increment of relief from physical dimensional setback restrictions to accommodate conditions of existing buildings and pavement on both parcels.

The purpose, intent and spirit of the ordinances that were adopted by the elected officials representing the community will not be undermined or frustrated by granting Water Safety Patrol's variance requests. The variances requested by Water Safety Patrol are the minimum variance necessary to guarantee the continued use of Water Safety Patrol's operations on the land. The granting of the variance would not allow Water Safety Patrol to further develop the land.

Water Safety Patrol's operations have consistently and historically taken place in this area of the Property adjacent to the shores of Geneva Lake and are not proposed to change. The public will continue receiving the exceptional service Water Safety Patrol has provided to citizens and visitors since the 1920's. The result of approving the variance request will be the ability of WGT 0010 to completely contain the building, parking, and operations of Water Safety Patrol on a separately conveyable tax parcel that cannot be threatened by future development or decisions of owners of WWUP 00011. Therefore, the variances requested do not frustrate the purpose, intent or spirit of the ordinances.

Granting the requested variances would allow Water Safety Patrol to continue its operations and would be a benefit to the public rather than cause harm to the public interest. In fact, the unintended consequence of denying Water Safety Patrol's requested variances would result in an unknown future for Water Safety Patrol and its operations which the public has come to expect and deserve while enjoying Geneva Lake and denial of the variances could harm the public interest.

By approving the variances requested today, you are ensuring Water Safety Patrol will be allowed to continue the vital public service they provide ensuring safety and assistance to the residents,

citizens and visitors to Geneva Lake through the respectfully configured WGT 00010 itself, resulting in a benefit to public safety overall.

For the foregoing reasons, Water Safety Patrol hereby respectfully requests the requested variances be granted to allow the lot line adjustment of WGT00010, so Water Safety Patrol may continue operating from its location for the betterment of everyone on Geneva Lake.

**Note:**

The proposed LLA was reviewed to the standards of the Village of Williams Bay Code of Ordinances and the following additional information is be provided for your knowledge:

1. The minimum lot width required for a parcel located in the P&I zoning district is 90'. The existing substandard parcel is 40' x 25'. The proposed LLA will reduce the nonconforming width of the existing WGT 00010. This existing nonconformity is allowed to remain and be improved.
2. The minimum lot area required for a parcel located in the P&I zoning district is 12,000 square feet. The proposed lot exceeds this requirement at 14,000 square feet.
3. The required maximum building coverage for a parcel located in the P&I zoning district is 30%. Calculations indicate the building coverage will be 17.6%.
4. The required minimum landscape surface ratio for a parcel located in the P&I zoning district is 40%. Calculations indicate the landscape surface ratio will be 49.7%
5. The required minimum shore yard (lake) setback for a parcel located in the P&I zoning district is 150'. The existing building was constructed with a 78.51' shore yard (lake) setback. This existing nonconformity is allowed to remain and be maintained.
6. The required minimum front and rear yard setback for a parcel located in the P&I zoning district is 30'. The existing building exceeds the requirement as it was constructed at least 80' from the proposed front (northwest) property line.
7. The required minimum principal building separation for multiple structures on a shared lot located in the P&I zoning district is 30'. While this requirement technically does not apply to this situation as there is only one building on this lot, it should be noted that the existing Water Safety Patrol building and the existing building to the east did not meet this requirement prior to proposed lot line adjustment, and have an existing separation distance of approximately 19.36' (which does meet State of Wisconsin Building Code regulations of a minimum 10' building separation for fire control). This existing nonconformity is allowed to remain and be maintained.
8. Additional land use regulations for parcels located in the P&I zoning district as described in Section 390-0308(D) of the Williams Bay Code of Ordinances requires all structures be located a minimum of 20' from any residentially zoned property, and outdoor storage areas shall be 50' from any residentially zoned property. There is a residentially zoned lot abutting the west property line from which the existing Water Safety Patrol building is located 21' away. There is no outdoor storage proposed.







**EXHIBIT B**

**Table of Necessary Variances for Proposed Lot Line Adjustment**

Existing Parcel: WGT 00010

Substandard: 1,000-sf

Zoning District: P&I Public and Institutional

Proposed Lot Line Adjustment to enlarge an existing landlocked parcel WGT 00010 to encompass Water Safety Patrol's historic use, including building, parking, and access.

The below referenced variances are believed to be the minimum necessary to complete a lot line adjustment of existing tax parcel WGT 00010 which will allow Water Safety Patrol to purchase the property on which its headquarters is located. In the event a necessary variance has not been identified in the forgoing, Water Safety Patrol respectfully requests a variance from all ordinances or parts of ordinances in conflict with the proposed lot line adjustment to the extent such conflict is necessary to allow the requested lot line adjustment, including, without limitation, applicable sections of the Village of Williams Bay Municipal Code which address lot area, width, setbacks, impervious surface, parking, access, easements, utilities, and roads.

<b>SITE DATA TABLE: WGT 00010 – WATER SAFETY PATROL</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
EASTERN MIN. SIDE YARD SETBACK	15.0'	11.91'	YES	CREATED
MIN. PAVEMENT SETBACK	3.0'	0.0'	YES	CREATED
MIN. RETAINING WALL SETBACK §390-0809(B) & 390-0809(E)(1)	>30" fence – 3' <30" fence – 6"	0'	YES	CREATED
PARKING (§390-0805 off-street parking and traffic circulation)				
NUMBER §390-0308(D)(6)	12	8	YES	CREATED
SETBACK (PARKING TO LOT LINE)		0.0'	YES	CREATED

<b>WWUP 00011 - AURORA UNIVERSITY</b>				
<b>AURORA BUILDING A</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
SOUTHERN MIN. REAR YARD SETBACK	30.0'	23.2'	YES	CREATED
MIN. PAVEMENT SETBACK (DRIVE & CONC WALK TO WGT 00010)	3.0'	0.0'	YES	CREATED

<b>AURORA BUILDING B</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
SOUTHERN MIN. REAR YARD SETBACK	30.0'	Approx 25.0'	YES	CREATED
MIN. PAVEMENT SETBACK (CONC WALK)	3.0'	0.0'	YES	CREATED

<b>AURORA BUILDING C</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
WESTERN MIN. SIDE YARD SETBACK	15.0'	6.9'	YES	CREATED
MIN. PAVEMENT SETBACK (CONC WALK)	3.0'	0.0'	YES	CREATED
MIN. RETAINING WALL SETBACK §390-0809(B) & 390-0809(E)(1)	>30" fence – 3' <30" fence – 6"	0'	YES	CREATED



**EXHIBIT C**  
**Table of Existing Conditions and Nonconformities**

Existing Parcel: WGT 00010

Substandard: 1,000-sf

Zoning District: P&I, Public and Institutional

Proposed Lot Line Adjustment to enlarge an existing landlocked parcel WGT 00010 to encompass Water Safety Patrol's historic use, including building, parking, and access.

The data below identifies the existing conditions and nonconformities of the area applicable to the proposed lot line adjustment, which are permitted to remain and do not require variance approvals.

<b>SITE DATA TABLE: WGT 00010 – WATER SAFETY PATROL</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
MIN. LOT AREA	12,000 sf	14,400 sf	NO	Conforming
MIN. LANDSCAPE SURFACE RATIO	40%	49.7%	NO	Conforming
LOT BUILDING COVERAGE	30%	17.6%	NO	Conforming
MIN. LOT WIDTH	90.0'	70.0'	NO	Existing (made less nonconforming)
MIN. STREET FRONTAGE §375-0706(C)		0.0'	NO	Existing
MIN. FRONT YARD SETBACK	30.0'	52.49'	NO	Conforming
MIN. SHOREYARD SETBACK	150.0'	78.51'	NO	Existing
WESTERN MIN. SIDE YARD SETBACK	15.0'	21.10'	NO	Conforming
MIN. BLDG SETBACK TO RES. ZONED PROPERTY	20'	21.0'	NO	Conforming
BUILDING SEPARATION TO BUILDING C	30.0'	19.4'	NO	Existing
MIN. FIRE SEPARATION PER WI BLDG CODE	10.0'	19.4'	NO	Conforming
<b>PARKING (§390-0805 off-street parking and traffic circulation)</b>				
STALL SIZE		9'x16.5' (5) 10'x17' (3)	NO	Existing

**WWUP 00011 - AURORA UNIVERSITY**

**AURORA BUILDING A**

	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
MIN. STREET YARD SETBACK	30.0'	>50.0'	NO	Conforming
MIN. SHOREYARD SETBACK	150.0'	>375.0'	NO	Conforming
WESTERN MIN. SIDE YARD SETBACK	15.0'	16.1'	NO	Conforming
BUILDING SEPARATION TO BUILDING B	20.0'	25.0'	NO	Conforming
<b>ACCESS STANDARDS</b>				
MIN. PROP LINE SETBACK §390-0803(J)	5'	0.0'	NO	Existing
MIN. DRIVE WIDTH §390-0803(K)	18'	12.0'-15.0'	NO	Existing
MAX. CURB OPENINGS §390-0803(K)	30'	18.5'	NO	Conforming

**AURORA BUILDING B**

	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
MIN. STREET YARD SETBACK	30.0'	>35.0'	NO	Conforming
MIN. SHOREYARD SETBACK	150.0'	>200.0'	NO	Conforming
SOUTH-WESTERN MIN. SIDE YARD SETBACK	15.0'	21.1'	NO	Conforming
BUILDING SEPARATION TO BUILDING A	20.0'	25.0'	NO	Conforming

**AURORA BUILDING C**

	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
MIN. STREET YARD SETBACK	30.0'	>200.0'	NO	Conforming
MIN. SHOREYARD SETBACK	150.0'	50.0'	NO	Existing
BUILDING SEPARATION TO WSP BLDG	20.0'	19.4'	NO	Existing
MIN. FIRE SEPARATION PER WI BLDG CODE	10.0'	19.4'	NO	Conforming

**EXHIBIT B**

**Table of Necessary Variances for Proposed Lot Line Adjustment**

Existing Parcel: WGT 00010

Substandard: 1,000-sf

Zoning District: P&I Public and Institutional

Proposed Lot Line Adjustment to enlarge an existing landlocked parcel WGT 00010 to encompass Water Safety Patrol's historic use, including building, parking, and access.

The below referenced variances are believed to be the minimum necessary to complete a lot line adjustment of existing tax parcel WGT 00010 which will allow Water Safety Patrol to purchase the property on which its headquarters is located. In the event a necessary variance has not been identified in the forgoing, Water Safety Patrol respectfully requests a variance from all ordinances or parts of ordinances in conflict with the proposed lot line adjustment to the extent such conflict is necessary to allow the requested lot line adjustment, including, without limitation, applicable sections of the Village of Williams Bay Municipal Code which address lot area, width, setbacks, impervious surface, parking, access, easements, utilities, and roads.

<b>SITE DATA TABLE: WGT 00010 – WATER SAFETY PATROL</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
EASTERN MIN. SIDE YARD SETBACK	15.0'	11.91'	YES	CREATED
MIN. PAVEMENT SETBACK	3.0'	0.0'	YES	CREATED
MIN. RETAINING WALL SETBACK §390-0809(B) & 390-0809(E)(1)	>30" fence – 3' <30" fence – 6"	0'	YES	CREATED
PARKING (§390-0805 off-street parking and traffic circulation)				
NUMBER §390-0308(D)(6)	12	8	YES	CREATED
SETBACK (PARKING TO LOT LINE)		0.0'	YES	CREATED

<b>WWUP 00011 - AURORA UNIVERSITY</b>				
<b>AURORA BUILDING A</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
SOUTHERN MIN. REAR YARD SETBACK	30.0'	23.2'	YES	CREATED
MIN. PAVEMENT SETBACK (DRIVE & CONC WALK TO WGT 00010)	3.0'	0.0'	YES	CREATED

<b>AURORA BUILDING B</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
SOUTHERN MIN. REAR YARD SETBACK	30.0'	Approx 25.0'	YES	CREATED
MIN. PAVEMENT SETBACK (CONC WALK)	3.0'	0.0'	YES	CREATED

<b>AURORA BUILDING C</b>				
	REQUIRED	PROPOSED	VARIANCE REQUIRED	COMMENTS
WESTERN MIN. SIDE YARD SETBACK	15.0'	6.9'	YES	CREATED
MIN. PAVEMENT SETBACK (CONC WALK)	3.0'	0.0'	YES	CREATED
MIN. RETAINING WALL SETBACK §390-0809(B) & 390-0809(E)(1)	>30" fence – 3' <30" fence – 6"	0'	YES	CREATED