



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL 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.