



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, APRIL 15, 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 January 28, 2025

V. Variance Application

- A. Motion to Open Public Hearing - All interested in this matter are invited to attend
APPLICANT(S): Pamela M. Framberg Trust, Kim Piotrowski, Trustee (Owner), Brian Hyde (Agent)
TAX KEY NUMBER: WCP3 00018
STREET ADDRESS: 258 Circle Dr., Williams Bay, WI 53191
Applicant requests variances to zoning code section 390-0213 SF-CPP Cedar Point Park District:
 - 1) To rebuild and extend by 1' x 4.3' a porch located 5.7' from the west side lot line (10' required).
 - 2) To add a new sloping gambrel roof over the existing porch located 5.7' from the west side lot line (10' required). The new roof increases the height within the setback by up to 10'6".
 - 3) To increase the height of the existing chimney by 4'6" located 5.2' from the west side lot line (10' required).
 - 4) To extend a second-floor flat roof deck by 2' 6" x 2'2" located 7.9' from the east lot line (10' 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: 04/08/2025 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, JANUARY 28, 2025 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

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

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Trustee George Vlach

The motion select Trustee Umans to chair the remainder of the meeting was initiated by Commissioner Robbins 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 December 17, 2024

The motion to approve the Zoning Board of Appeals Meeting Minutes of December 17, 2024 was initiated by Commissioner Lothian 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): 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.

Trustee Umans opened the public hearing at 06:34 pm.

Ted Pankau, Water Safety Patrol, Spoke regarding the Water Safety Patrol and the history of the building.

Christina Green, Attorney, Sweet & Maier, SC, Spoke regarding the hardship of the property.

Connie Gluth, 95 Lackey, Spoke in favor of the variance

Carol Wilkinson, 455 Outing St., Spoke regarding the possibility of increased of traffic on Outing.

B. Motion to Close Public Hearing

Trustee Umans closed the public hearing at 07:04 pm.

C. Consideration and Possible Action on Recommendation of Variance

The motion to approve the 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 with the exception of the following sentence in Exhibit B "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." was initiated by Commissioner Robbins and seconded by Commissioner Lothian. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Commissioner Fieweger at 07:08pm. 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
April 15, 2025 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Pamela M. Framberg Trust, Kim Piotrowski, Trustee (Owner), Brian Hyde (Agent)

TAX KEY NUMBER: WCP3 00018

STREET ADDRESS: 258 Circle Dr, Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0213 SF-CPP *Cedar Point Park District*:

- 1) To rebuild and extend a porch located 5.7' from the side lot line (10' required)
- 2)

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 March 27, 2025 and April 3, 2025

Please do not print contents below the line!



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report

Zoning Board of Appeals Meeting

April 15, 2025

April 7, 2025

APPLICANT(S): Pamela M. Framberg Trust, Kim Piotrowski, Trustee (Owner), Brian Hyde (Agent)

TAX KEY NUMBER: WCP3 00018

STREET ADDRESS: 258 Circle Dr., Williams Bay, WI 53191

Applicant requests variances to zoning code section 390-0213 SF-CPP Cedar Point Park District:

- 1) To rebuild and extend by 1' x 4.3' a porch located 5.7' from the west side lot line (10' required).
- 2) To add a new sloping gambrel roof over the existing porch located 5.7' from the west side lot line (10' required). The new roof increases the height within the setback by up to 10'6".
- 3) To increase the height of the existing chimney by 4'6" located 5.2' from the west side lot line (10' required).
- 4) To extend a second-floor flat roof deck by 2' 6" x 2'2" located 7.9' from the east lot 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:

(a) What exceptional or extraordinary circumstances or special factors are present that apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district, specifically the following:

[1] The hardship or difficulty shall be peculiar to the subject property and different from that of other properties, and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations and is not economically suitable for an allowed use or will not accommodate a structure of reasonable design for an allowed use if all area, yard, green space, and setback requirements are observed. **This is applicable for the second and third requests, but not the first and fourth requests.**

[2] Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance. **Not applicable**

[3] Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships. **Not applicable**

[4] Violations by, or variances granted to, neighboring properties shall not justify a variance. **Not applicable**

[5] The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.) **Not applicable**

(b) In what manner do the factors identified in Subsection D(2)(a) above prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property. **The requested variances are not essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.**

(c) Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties. **The neighbor to one side (254 Circle Pkwy) has submitted a letter of support, and the neighbor to the other side (266 Circle Pkwy) has submitted a letter of objection).**

(d) Would the granting of the proposed variance as depicted on the required site plan [see Subsection C(3) above] result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters. **No substantial or undue adverse impact is evident.**

(e) Have the factors that present the reason for the proposed variance been created by an act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lot pattern, or grading) after the effective date of this chapter? The response to this question shall clearly indicate that such factors existed prior to the effective date of this chapter and were not created by action of the applicant, a previous property owner, or their agent. **Not applicable**

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: JIM & KIM PIOTROWSKI c/o PAMELA M. FRAMBERG TRUST

Applicant address: 258 CIRCLE PARKWAY, WILLIAMS BAY, WI

Applicant phone number: 847-302-7405

Address of subject site: 258 CIRCLE PARKWAY, WILLIAMS BAY, WI

Current zoning of subject site: SF-CPP

Current land use of subject site: SINGLE FAMILY RESIDENTIAL

Written description of the proposed variance: SEE ATTACHED

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 MARCH, 2025

Respectfully submitted,

Kim J Piotrowski TTEE
(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 Date: _____ By: _____
(Within 30 days of certification application as complete by Zoning Administrator)
- Review/ action by Zoning Board of Appeals Date: _____ By: _____
(Within 30 days of public hearing)

Application of a Variance to Williams Bay, Wisconsin- 258 Circle Parkway:

Written description of the proposed variance:

- A. We request a variance to zoning code section 390-0213 SF-CPP Cedar Point Park to construct three items as part of an addition and renovation to the west portion of the existing residence which is 5.7' from the east property line (10' setback required.)
1. Lake Porch: Rebuild existing lake porch on the south side of existing residence which is currently 5.7' feet from the west property line (10' setback required.) The plan is to extend the full width of the existing lake porch 1' to the south, still conforming to the required shore yard setback. The variance request is for the 1' x 4.3' southwest corner section of the addition in the 10' required side yard setback.
 2. New gambrel sloping roof: In conjunction with other new proposed conforming additions to the main portion of the home, a new triangular shaped sloped roof section is proposed to be built over an existing lower slope roof over the existing lake porch at the southwest corner of the existing home currently 5.7' feet from the west property line (10' setback required.) The gambrel roof form does not contain any habitable space below, just unfinished attic space. It is a continuation of the architectural continuity and detailing of the new conforming rooflines of the proposed main addition to the lakeside of the existing residence.
 3. Fireplace chimney: The existing masonry chimney is 5.2' from the west property line (10' setback required.) Because of the other conforming additions proposed to the existing residence within 10' of the existing chimney, building code requires the chimney to be made taller to comply with the code requirement: **SPS 321.29 Masonry Fireplaces. (2) Termination of chimney. Masonry fireplace chimneys shall extend at least 3 feet above the highest point where the chimney passes through the roof and at least 2 feet higher than any portion of the dwelling within 10 feet of the chimney.** The variance request is for the same footprint size of the existing chimney of roughly 2'-4" x 4'-9", and a vertical extension of that footprint by roughly 4'-6" high to comply with the building code requirements.
- B. Also, we request a variance to zoning code section 390-0213 SF-CPP Cedar Point Park to extend a small, cantilevered portion of an existing second-floor-level flat roof, which will become a walkable flat roof deck surface with a guardrail that is currently 7.9' from the east property line (10' setback required.) The plan is to cantilever a 30" section of the flat roof deck to the south (lakeside) mostly conforming to all setback requirements. The variance request is for the 30" x 26" size footprint of the southeast corner section of the cantilevered deck addition located 7.9' from the east property line in the 10' required side yard setback.

Written justification of the proposed variance:

The factors present of this existing residence having been originally built in 1939: The current residence was originally built beyond both side yard setback lines that the current zoning requires 10' setbacks on each side. The placement of this existing house on this irregular shaped property is unique to this individual parcel. Renovating and adding on to the existing non-conforming portions of the home is very restrictive without a zoning variance. We feel the requested variance items are relatively minor requests and intentionally kept to a minimum in an effort to be sensitive to the zoning ordinance, in

balance with designing additions and renovations that preserve and enhance the original architecture and character of this charming Dutch Colonial style home on Cedar Point.

The granting of the proposed variance will not be of substantial detriment to the adjacent properties:

Request A1: The 1' extension of the existing south lake porch is allowed conforming to the shore yard setback. Since the current space is 5.7' from the west property line, adding on to that room is awkward and creates irregular architectural rooflines and detailing if it is not increased in size the full east-west width of the room. The 1' x 4.3' southwest corner section of the addition in the 10' required side yard setback will not increase any impact on the neighboring property.

Request A2: The new proposed sloping gambrel roof takes the place of an existing lower slope roof form over the existing south lake porch. There is no proposed livable finished space under this new roof form, just unfinished attic space. It will not impact the neighbor any more than the existing low slope roof form or the proposed allowed conforming addition to the south portion of the existing home.

Request A3: The existing masonry chimney is original to the 1939 home. The proposed added height to the chimney is above the roof eave of the neighboring home to the west, it will not impact the neighbors negatively.

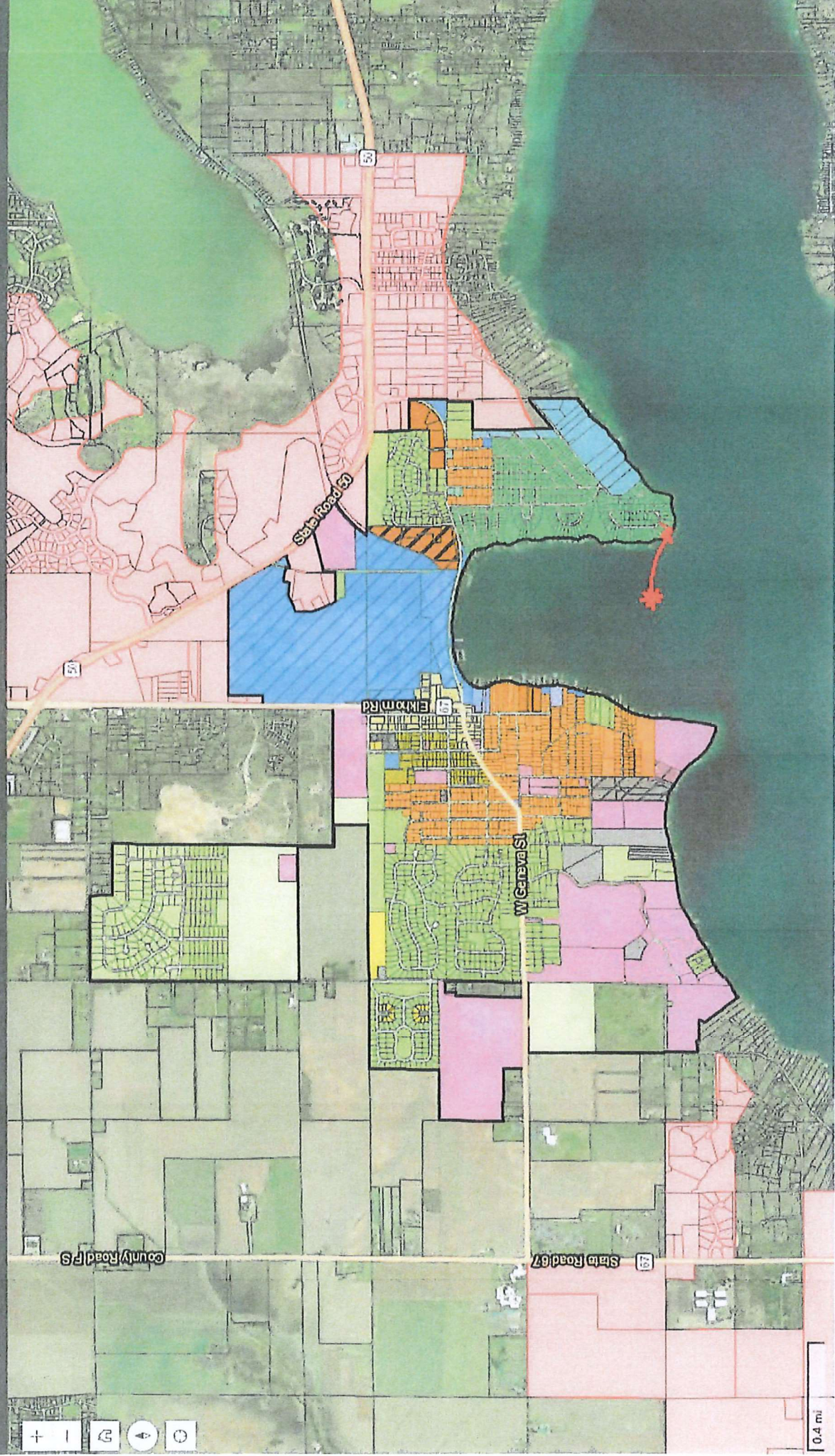
Request B: The additional proposed cantilevered deck element with shingled corbels is only a 30" projection of an approximately 12" high deck construction. The existing flat roof area is 7.9' from the property line. The architectural detailing of the new deck/balcony and guardrail with open balusters will continue from the existing flat roof around the new conforming second floor bedroom addition for continuity of the exterior elevations at that location. There is only the relatively small 30" x 26" corner of this new exterior deck that exceeds the setback. It is no more than a typically allowed 36" eave/gutter projection allowed if this section of the existing building had a typical sloped roof/eave overhang detail per zoning section *390-0505 Intrusions into required interior side yards, section G(1)*. The new deck cantilever is only on the south lakeside face of that building corner above the existing first floor exterior deck and will not negatively impact the neighbor to the east.

The granting of the proposed variance will not result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development. The additions and renovations to the existing home have been developed to maintain and enhance the architectural character of the original home and Cedar Point community.

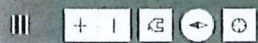
The factors that present the reason for the proposed variance existed prior to the effective date of this chapter and were not created by action of the applicant, a previous property owner, or their agent. These factors have existed since the home was originally built in 1939.

Thank you for your consideration of this variance application.

Village of Williams Bay WI - Zoning Map



©WRPC, Maxar | Esri, HERE



200 F



Zoom to

Zoned: Cedar Point Park District

Official Zoning Classification	SF-CPP
Zoning Ordinance Link	View
PIN	WCP3 00078
Street Address	258 CIRCLE PKWY
Acres	0.37
Image (For Official Use Only)	Curba,G.Circle_Play_258.tif

☰ Village of Williams Bay WI - Zoning Map



EWRPC, Maxar, Microsoft | Esri, HERE, iPC

258 Circle Parkway:

Names & Addresses of owners of all lands within 200 feet of subject property:

254 Circle Pkwy:
Sommerhus, LLC
PO Box 3215
Oak Park, IL 60303

250 Circle Pkwy:
Jason Eckert Trust
319 W. Madison Ave.
Wheaton, IL 60187

244 Circle Pkwy:
James R Phillip Jr
39 S. Park Ave
Hinsdale, IL 60521

234 Circle Pkwy:
Martha Phillip
200 E 4th Street
Hinsdale, IL 60521

229 Circle Pkwy:
Rita Jo Murphy Trust
14180 Rowling Pl
Carmel, IN 46033-WCP3

237 Circle Pkwy:
Kristen Kangas Trust
1043 E Marion St.
Arlington Heights, IL 60004

241 Circle Pkwy:
Happy Hummingbird LLC
50 Hanson Road
Darien, CT 06820

247 Circle Pkwy:
247 Circle Parkway LLC
c/o Peter Darley
325 Spring Lake Dr.
Itasca, IL 60143-0000

266 Circle Pkwy:
Ouilmette Williams Bay LLC
266 Circle Pkwy
Williams Bay, WI 53191-0000

270 Circle Pkwy:
Charles W. Matthews Trust
321 Grand Ave.
Waukegan, IL 60085

278 Circle Pkwy:
Anita W. Reiche
4332 Carlisle Drive
Prairie Grove, IL 60012

282 Circle Pkwy:
282 Circle Parkway LLC
252 May St.
Elmhurst, IL 60126

"Treezy Point" Proposed
 Additions & Renovations
 The Palowski Residences
 258 Circle Pkwy, Cedar Point Park
 Williams Bay, Wisconsin 53191

3000 South Chicago Road, LLC
 3000 South Chicago Road
 Milwaukee, WI 53211
 414-251-1111
 414-251-1111

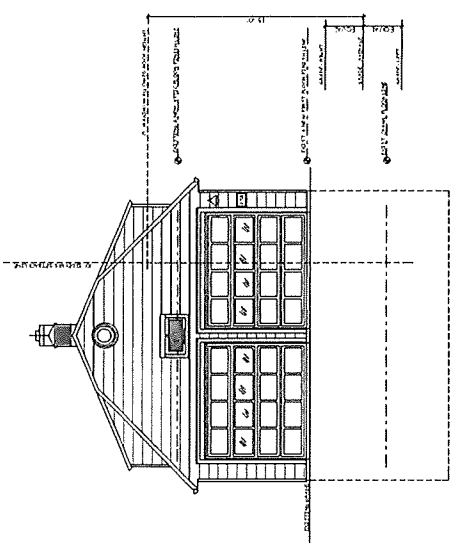
Design One Architects, Inc.
 1414 Lincoln Drive
 Oakleaf Park, Bristol, WI 53002
 762-72-1010
 designonearchitects.com

NO.	DATE	DESCRIPTION
1	10/15/17	EXISTING PLANS & ELEVATIONS
2		
3		
4		

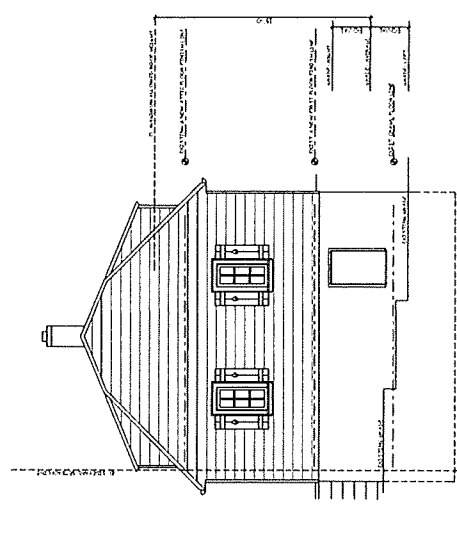
NO. 10/15/17
 DATE 10/15/17
 DESCRIPTION EXISTING PLANS & ELEVATIONS

SHEET TITLE
 Existing Garage
 ELEVATIONS

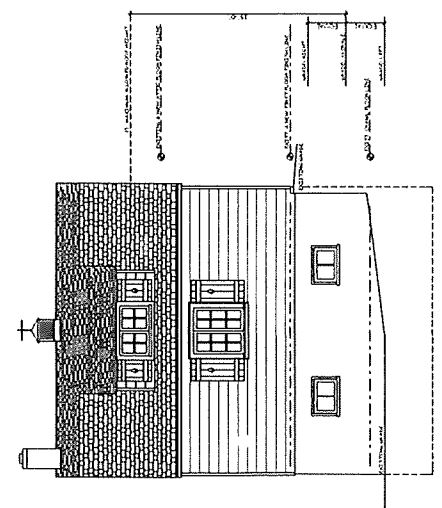
A-2
 SHEET 2 OF 9



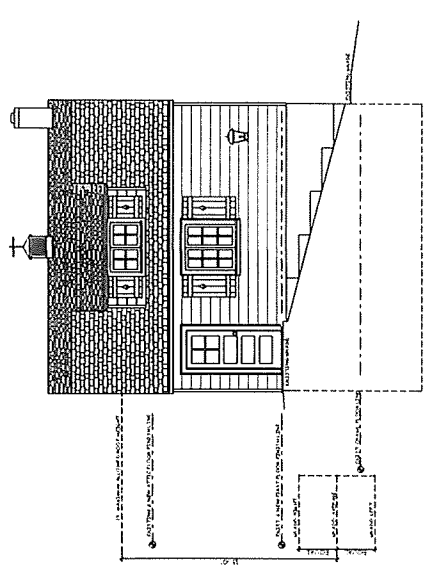
1 Existing North (Front) Garage Elevation
 Scale: 1/4" = 1'-0"



4 Existing South (Rear) Garage Elevation
 Scale: 1/4" = 1'-0"



2 Existing East (Left) Garage Elevation
 Scale: 1/4" = 1'-0"



3 Existing West (Right) Garage Elevation
 Scale: 1/4" = 1'-0"

"Breezy Point" Proposed Additions & Renovations
 The Piotrowski Residence
 258 Catic Parkway, Cedar Point Park
 Williams Bay, Wisconsin 53191

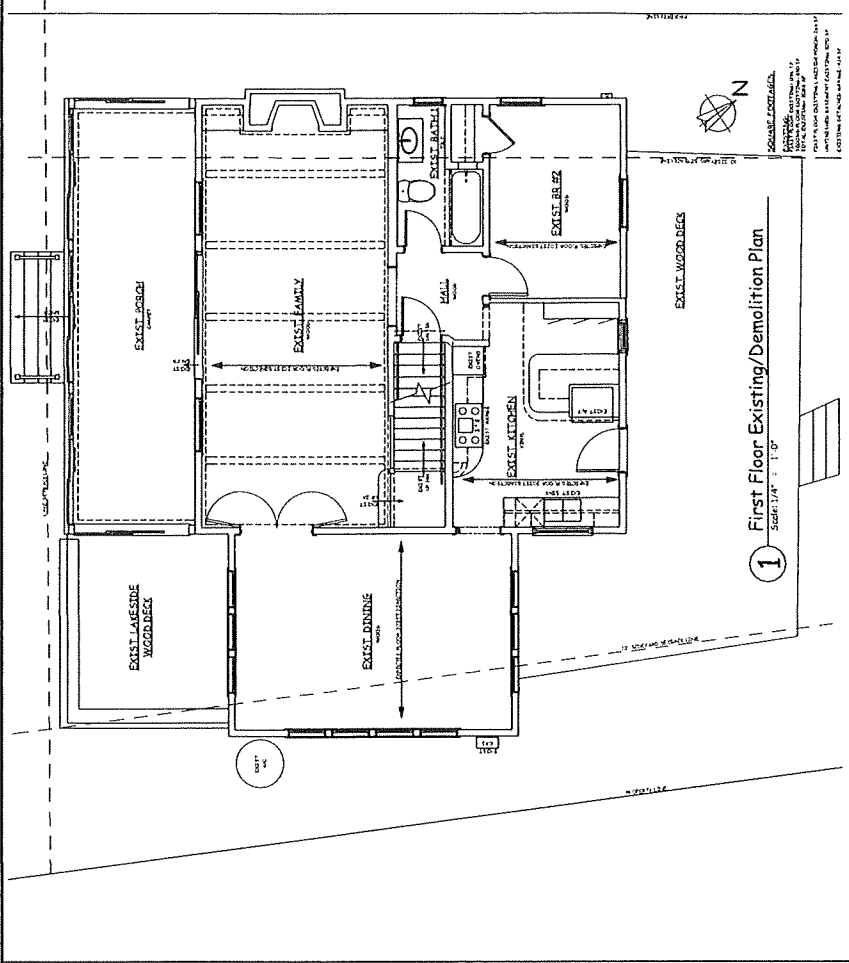
SOEHL
 ARCHITECTS
 2500 W. Wisconsin Ave.
 Milwaukee, WI 53233
 P: 414.353.1119
 F: 414.353.1118
 WWW.SOEHLARCHITECTS.COM

Design One Architects, Inc.
 5141 Vandegriff Drive
 75372-1019
 (972) 491-0000
 WWW.D1ARCHITECTS.COM

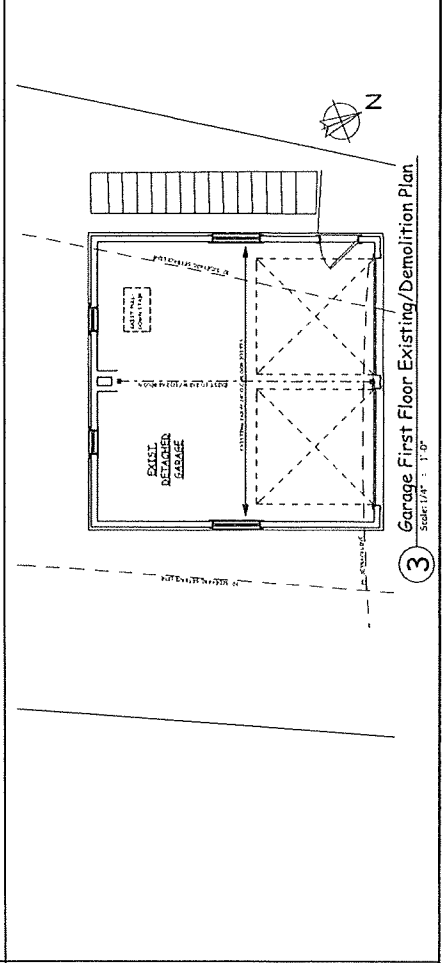
NO.	DATE	DESCRIPTION
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2		
3		
4		

SCALE: 1/4" = 1'-0"
 SHEET TITLE
 GARAGE FLOOR PLAN

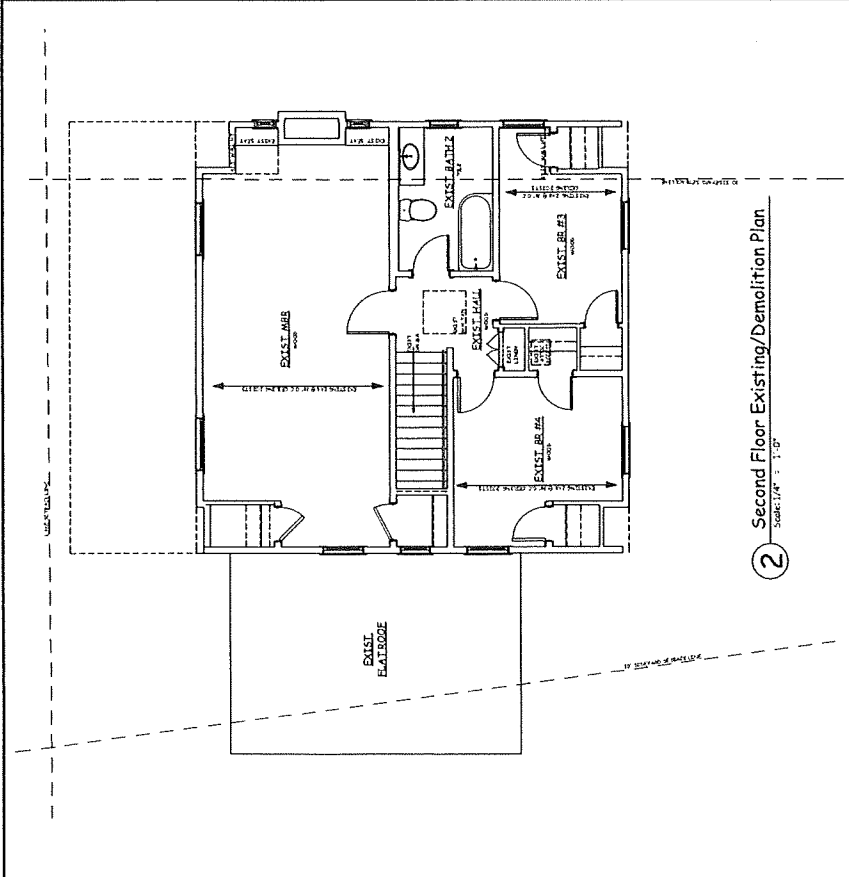
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 SHEETS OF 9



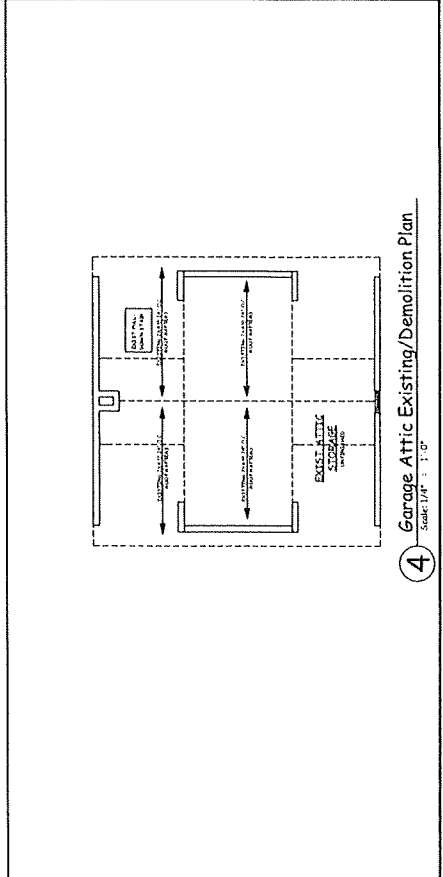
1 First Floor Existing/Demolition Plan
 Scale: 1/4" = 1'-0"



3 Garage First Floor Existing/Demolition Plan
 Scale: 1/4" = 1'-0"

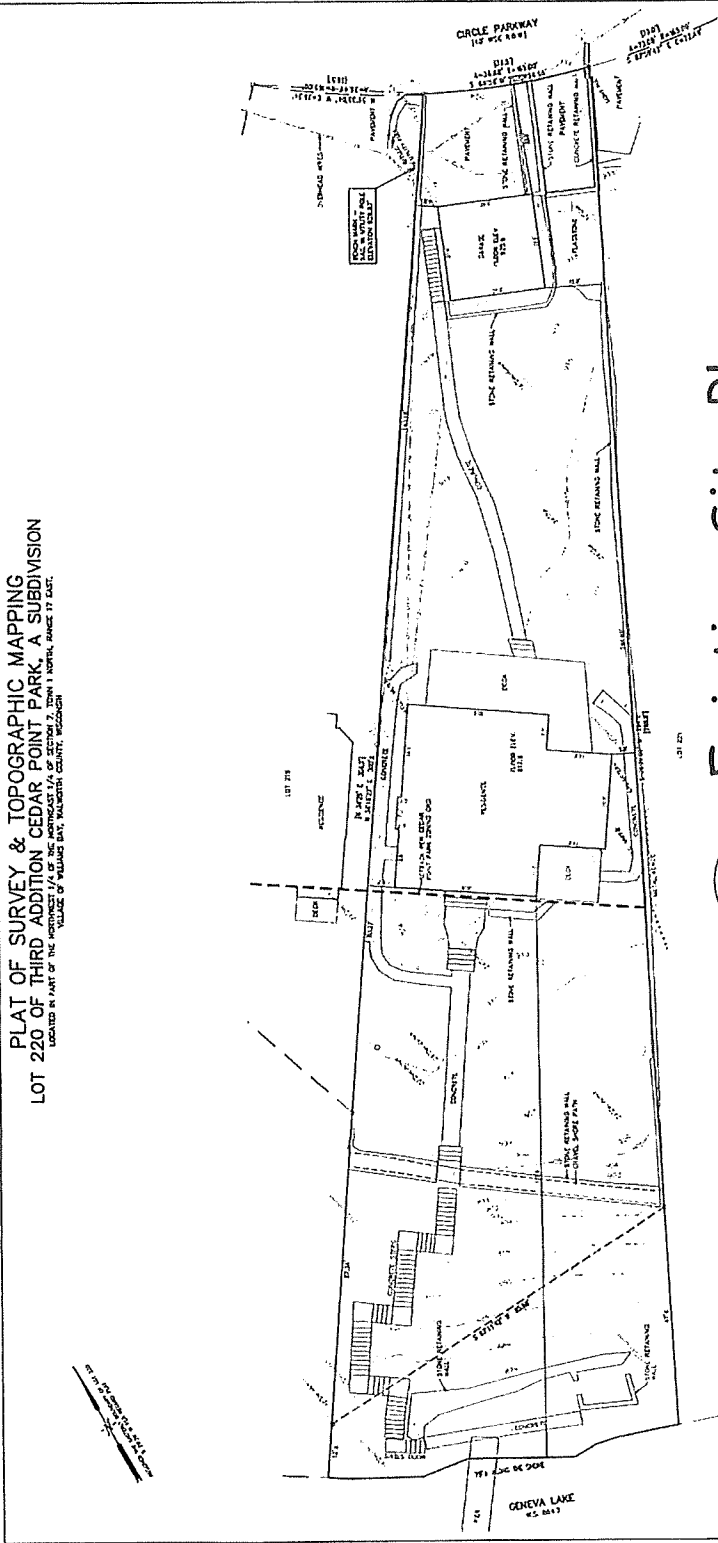


2 Second Floor Existing/Demolition Plan
 Scale: 1/4" = 1'-0"



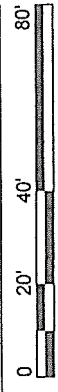
4 Garage Attic Existing/Demolition Plan
 Scale: 1/4" = 1'-0"

PLAT OF SURVEY & TOPOGRAPHIC MAPPING
 LOT 220 OF THIRD ADDITION CEDAR POINT PARK, A SUBDIVISION
 LOCATED IN PART OF THE
 TOWNSHIP OF WILMINGTON COUNTY, WISCONSIN



Existing Site Plan

1

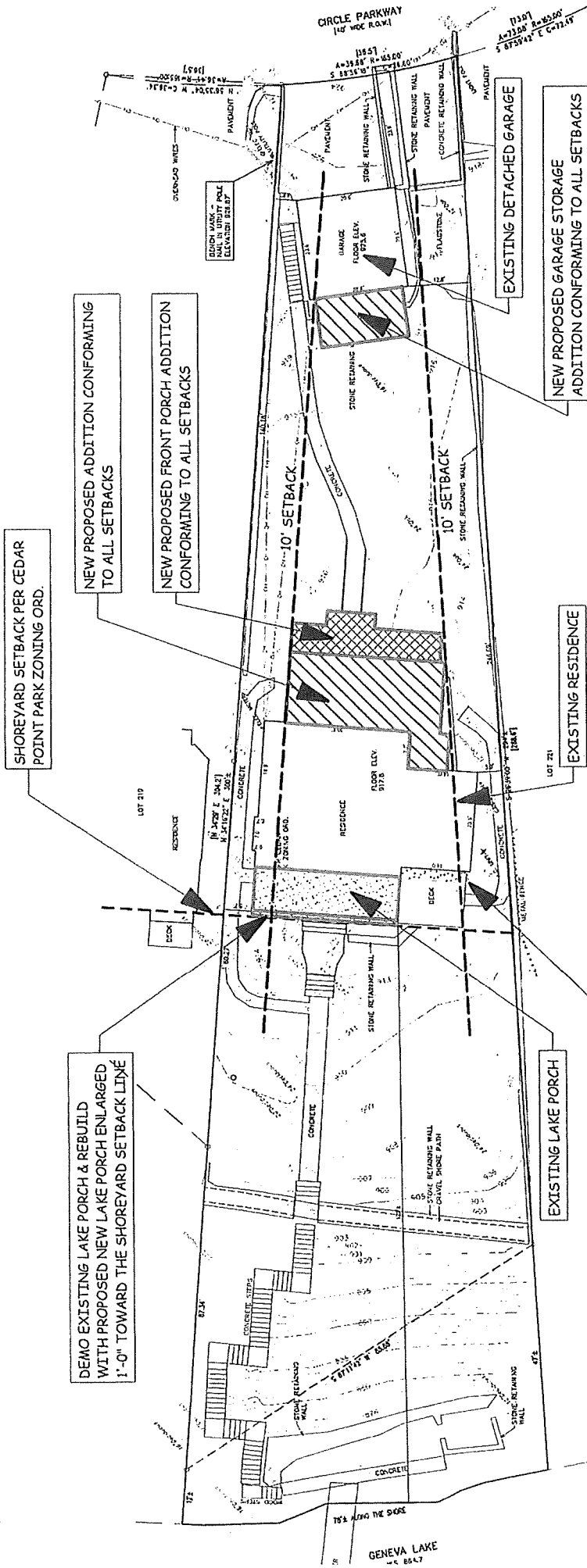
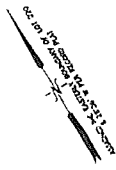


"BREEZY POINT"
 258 CIRCLE PARKWAY, WILLIAMS BAY, WI 53148-2525
 SCALE: 1" = 40'-0"
 © 2025 SOUTH SHORE CUSTOM HOMES, LLC & DESIGN ONE ARCHITECTS, INC.

THIS PLAN IS A PART OF THE PLAT OF SURVEY & TOPOGRAPHIC MAPPING FOR LOT 220 OF THE THIRD ADDITION CEDAR POINT PARK, A SUBDIVISION, WILMINGTON COUNTY, WISCONSIN. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

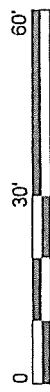
<p>TOPOGRAPHIC SURVEY 258 CIRCLE PARKWAY WILLIAMS BAY, WISCONSIN</p>	<p>WORK CREDITED BY: PAULINA M. FRUMENTI TRUST WILLIAMS BAY, WI 53148</p>	<p>FARRIS, HANSEN & ASSOCIATES, INC. 1000 W. WISCONSIN AVENUE SUITE 200 MADISON, WISCONSIN 53703 PHONE: (608) 732-2211</p>	<p>DATE: 10/9/2024 DRAWN BY: [Name]</p>
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PLAT OF SURVEY & TOPOGRAPHIC MAPPING
LOT 220 OF THIRD ADDITION CEDAR POINT PARK, A SUBDIVISION
 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 1 NORTH, RANGE 17 EAST,
 VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

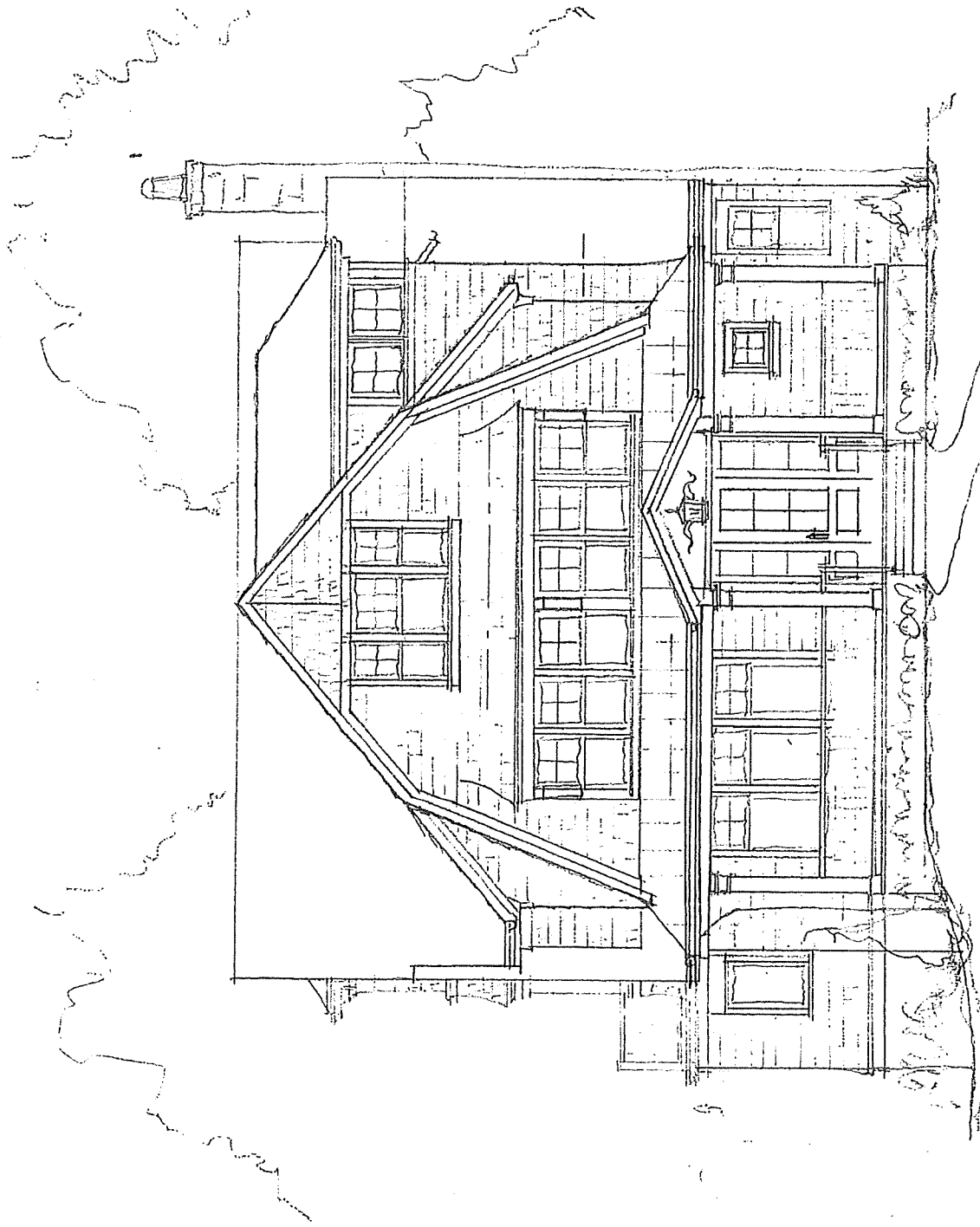


Proposed Site Plan: Additions

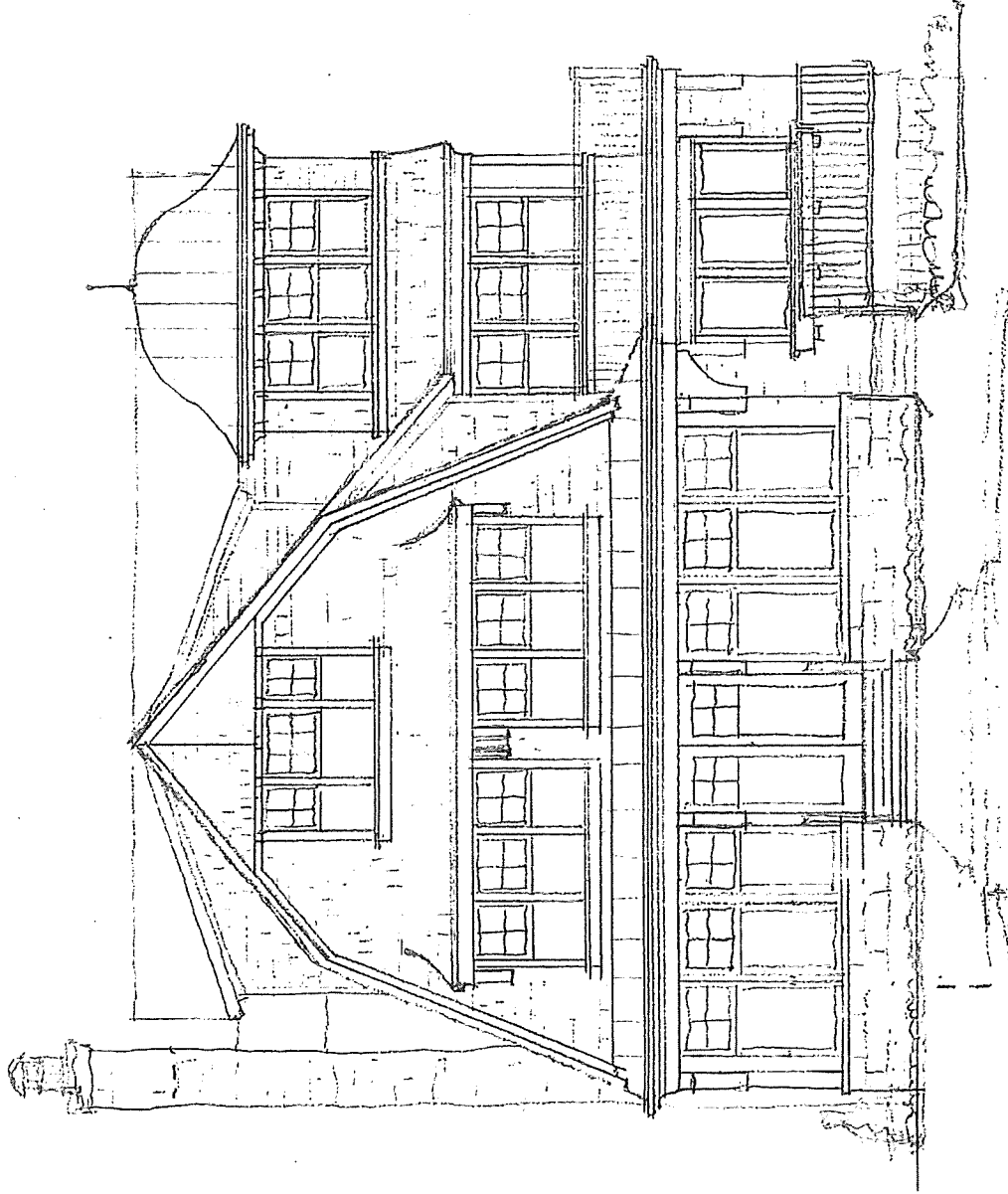
1



"BREEZY POINT"
 258 CIRCLE PARKWAY, WILLIAMS BAY, WI
 3-14-25
 © 2025 SOUTH SHORE CUSTOM HOMES, LLC & DESIGN ONE ARCHITECTS, INC.



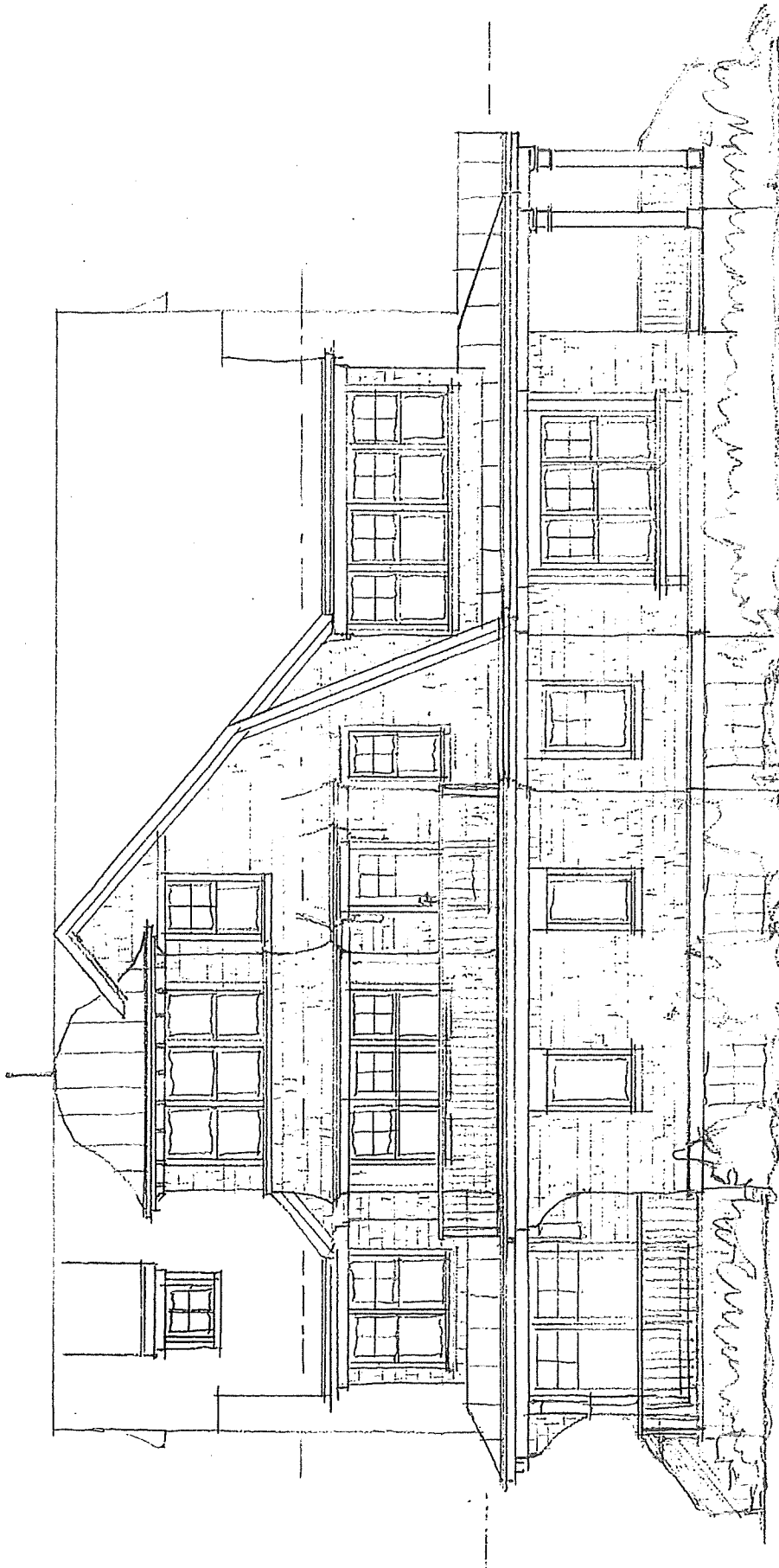
NORTH -
FRONT ELEVATION 3.14.25
"BREEZY POINT" 258 CIRCLE PLUM W.D.
© 2025 SOUTH SHORE CUSTOM HOMES LLC &
DESIGN ONE ARCHITECTS, INC.



SOUTH -

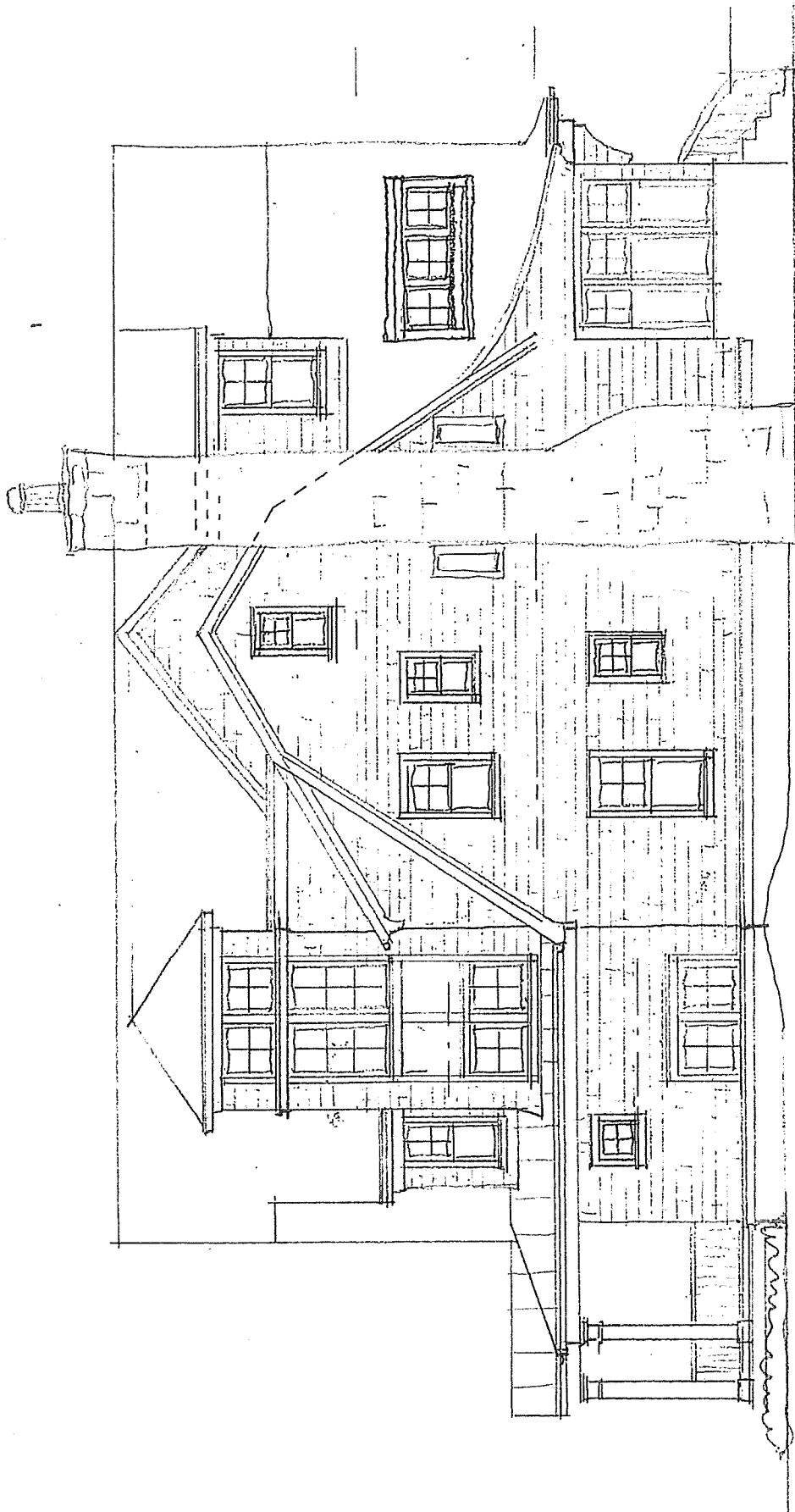
-LAKE ELEVATION 3.14.25

"BREEZY POINT" 258 CIRCLE PRUDY WR
©2025 SOUTH SHORE CUSTOM HOMES, LLC
DESIGN BY ARCHITECTS, INC.



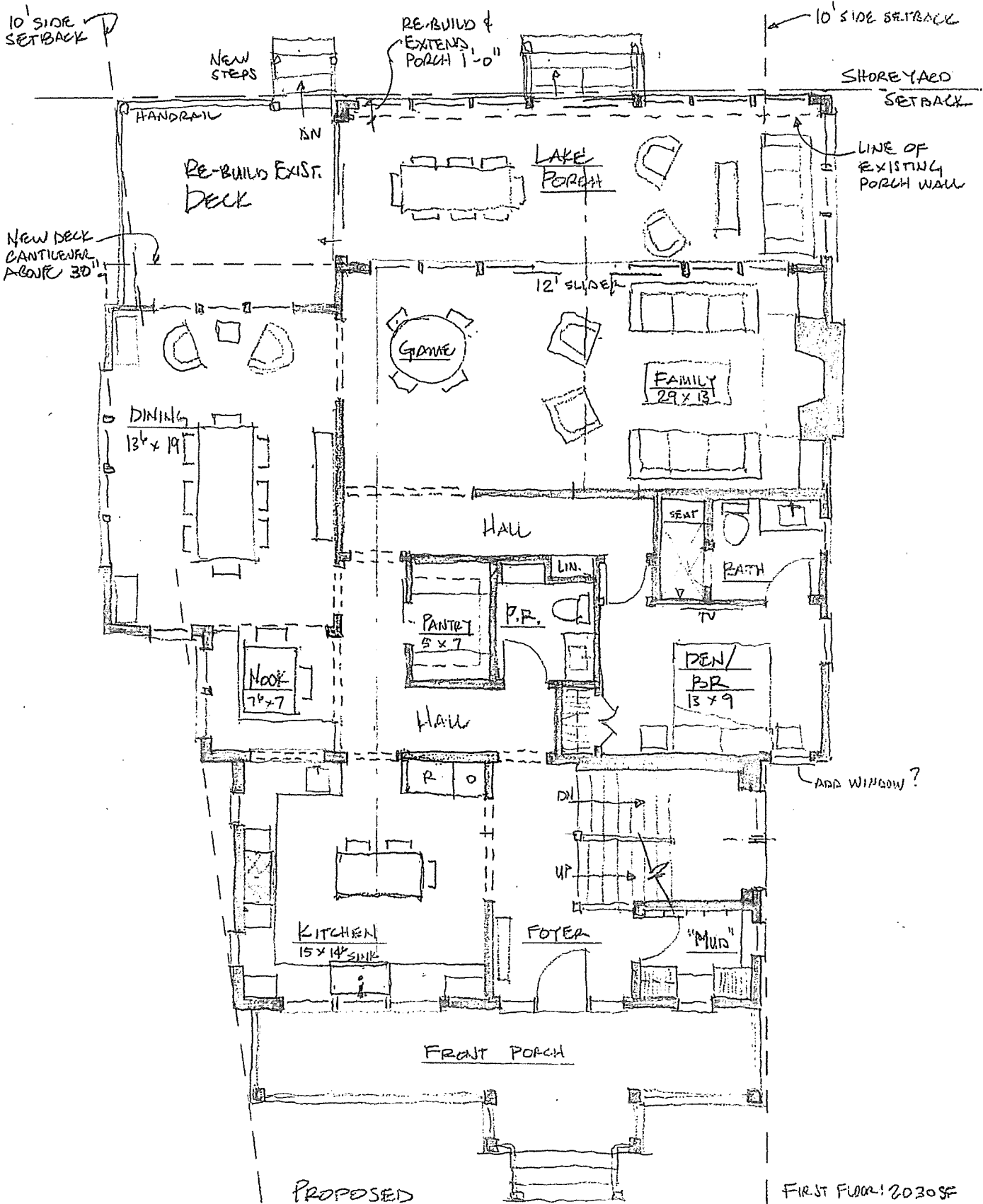
LEFT (EAST) ELEVATION 3.14.05

"BREEZY POINT" 258 CIRCLE PKWY W.B.
© 2005 SOUTH SHORE CUSTOM HOMES LLC #
DESIGN ONE ARCHITECTS, INC.



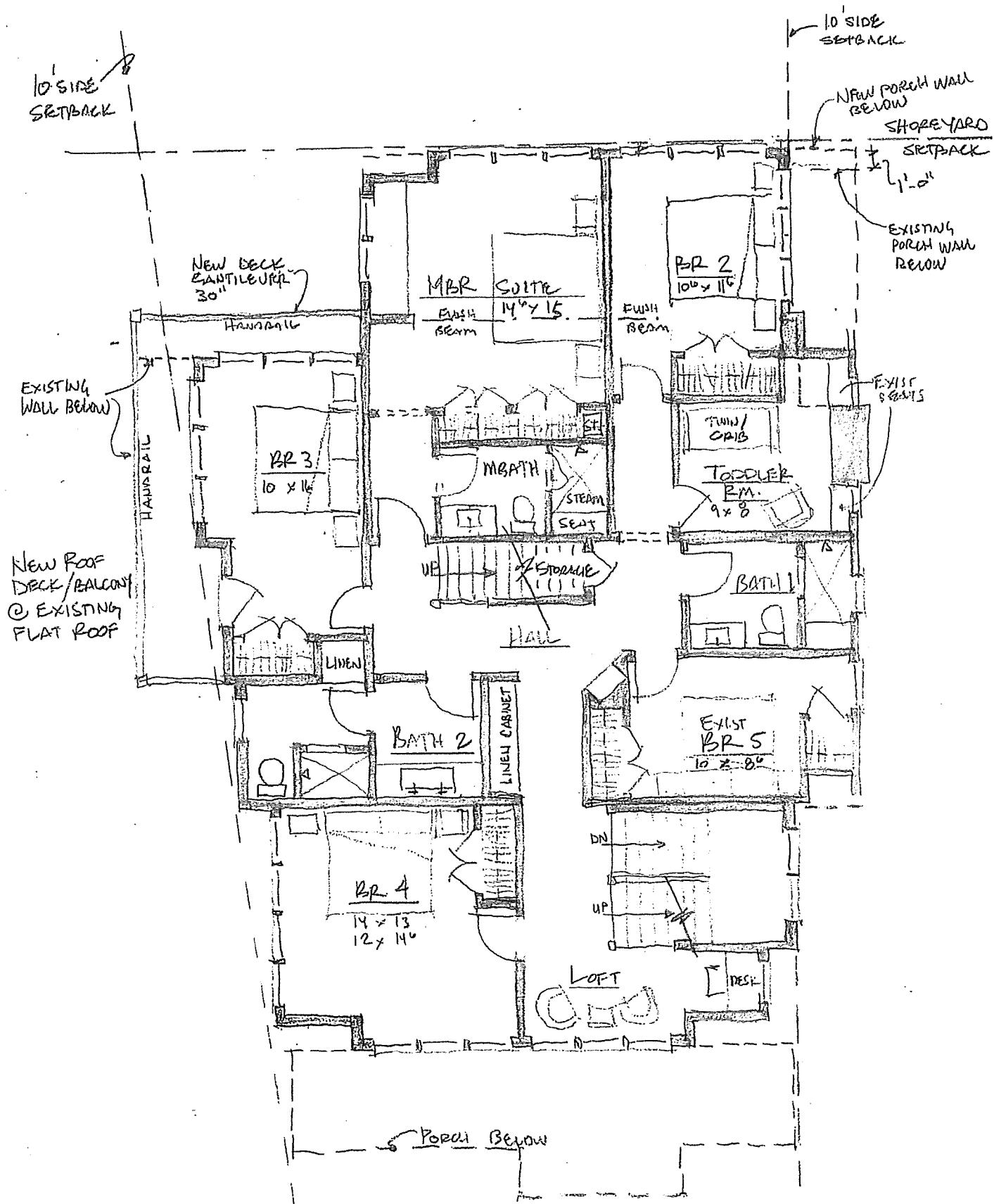
RIGHT (WEST) ELEVATION 3.14.25

"BREWERY PENIT" 2500 CIRCLE PKWY, W.R.
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DESIGN ONE ARCHITECTS, INC.



PROPOSED
 FIRST FLOOR PLAN - 3.14.25
 "BREEZY POINT" 258 CIRCLE PKWY, W.B.
 ©2025 SOUTHSHORE CUSTOM HOMES LLC &
 DESIGN CASE ARCHITECTS, INC

FIRST FLOOR! 2030SF



PROPOSED
 SECOND FLOOR PLAN 3.14.25

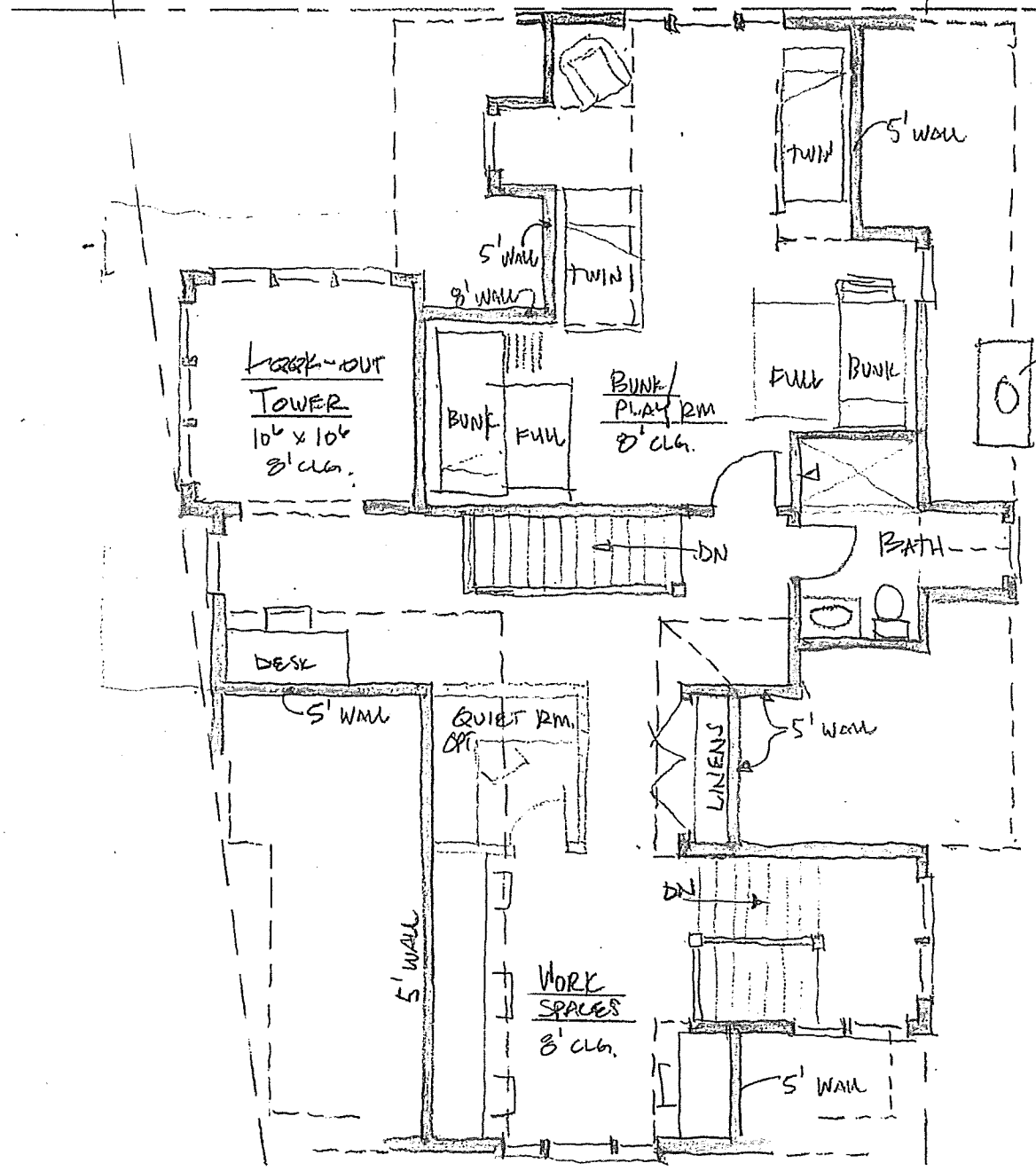
"PINEY POINT" 258 CIRCLE PKWY, WA
 © 2025 SOUTH SHORE CUSTOM HOMES, LLC &
 DESIGN ONE ARCHITECTS, INC.

SECOND FL: 1860SF

10' SIDE
SETBACK

10' SIDE
SETBACK

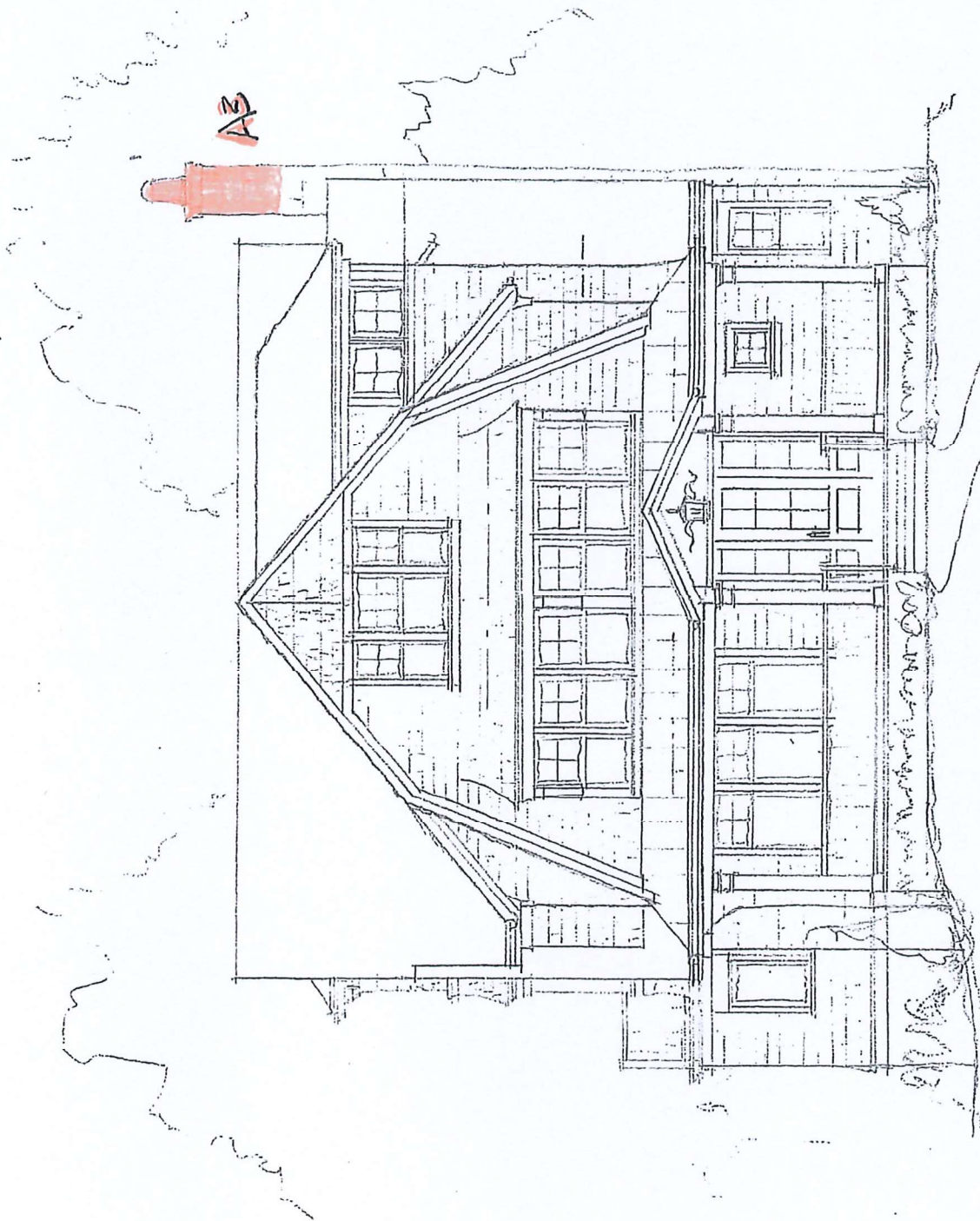
SHORE YARD
SETBACK



PROPOSED
 THIRD FLOOR PLAN 3.14.05

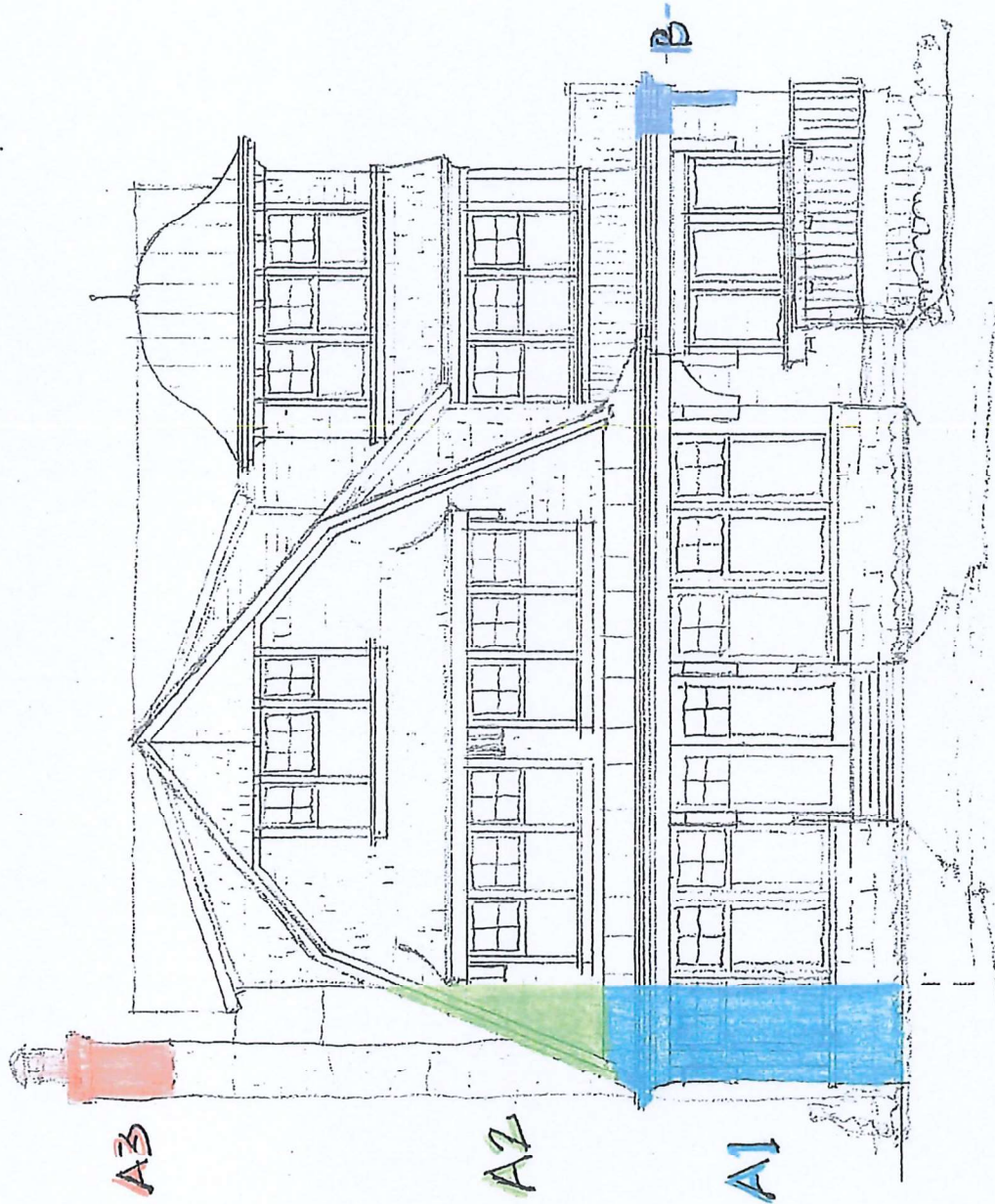
THIRD FLOOR = 1395 SF

"BREEZY POINT" 258 CIRCLE PLUM, WB
 ©2005 SOUTH SHORE CUSTOM HOMES LLC
 DESIGN ONE ARCHITECTS, INC.



NORTH -
FRONT ELEVATION 3/14/05

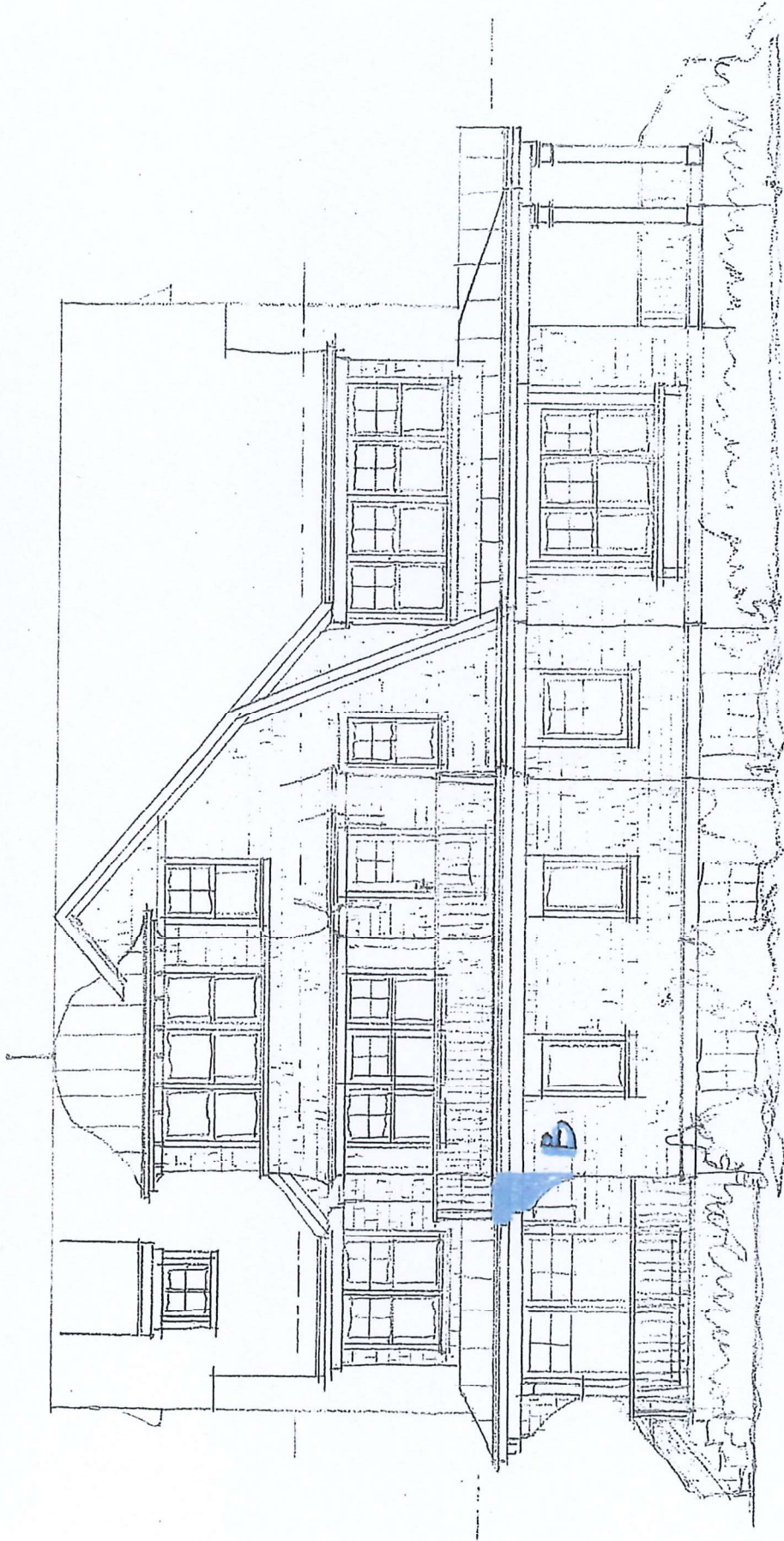
"BREEZY POINT" 2520 CIRCLE PENNY W.B.
© 2005 SOUTH SHORE CUSTOM HOMES INC.
DESIGNED ONE ARCHITECTS, INC.



SOUTH -

LAKE ELEVATION 3.14.25

"BREEZY POINT" 258 CIRCLE PERRY MR
 ©2025 SOUTH SHORE CUSTOM HOMES, LLC
 DESIGN BY ARCHITECTS, INC.



LEFT (EAST) ELEVATION 3.14.25

"BERRY POINT" 258 CIRCLE PKWY W.B.
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DESIGN ONE ARCHITECT, INC.

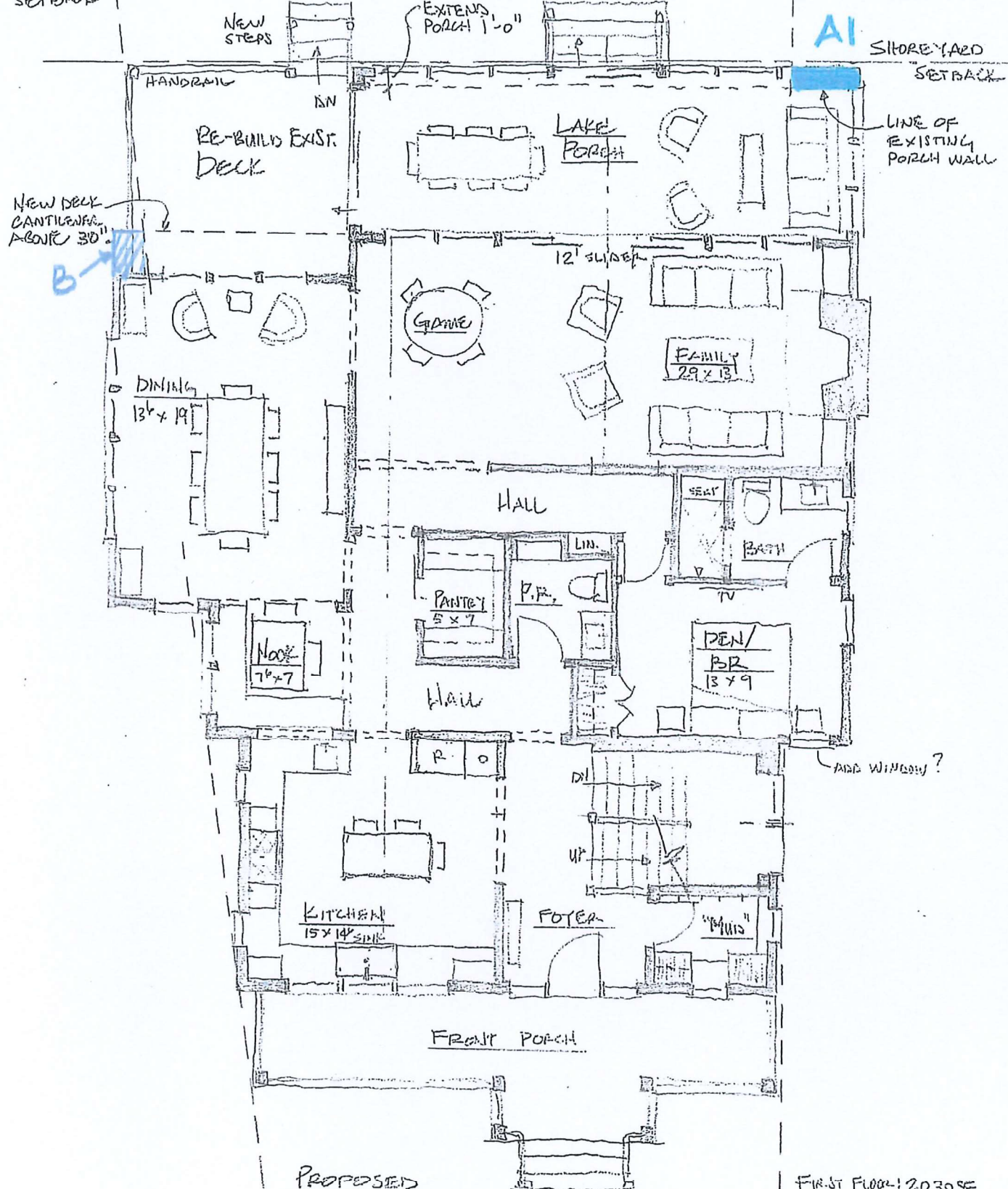


ZIGZAG (WEST) ELEVATION 3/14/25

"BREEZY POINT" 258 CIRCLE PKWY, W.B.
 © 2025 SOUTH SHORE CUSTOM HOMES, LLC &
 DESIGN ONE ARCHITECTS, INC.

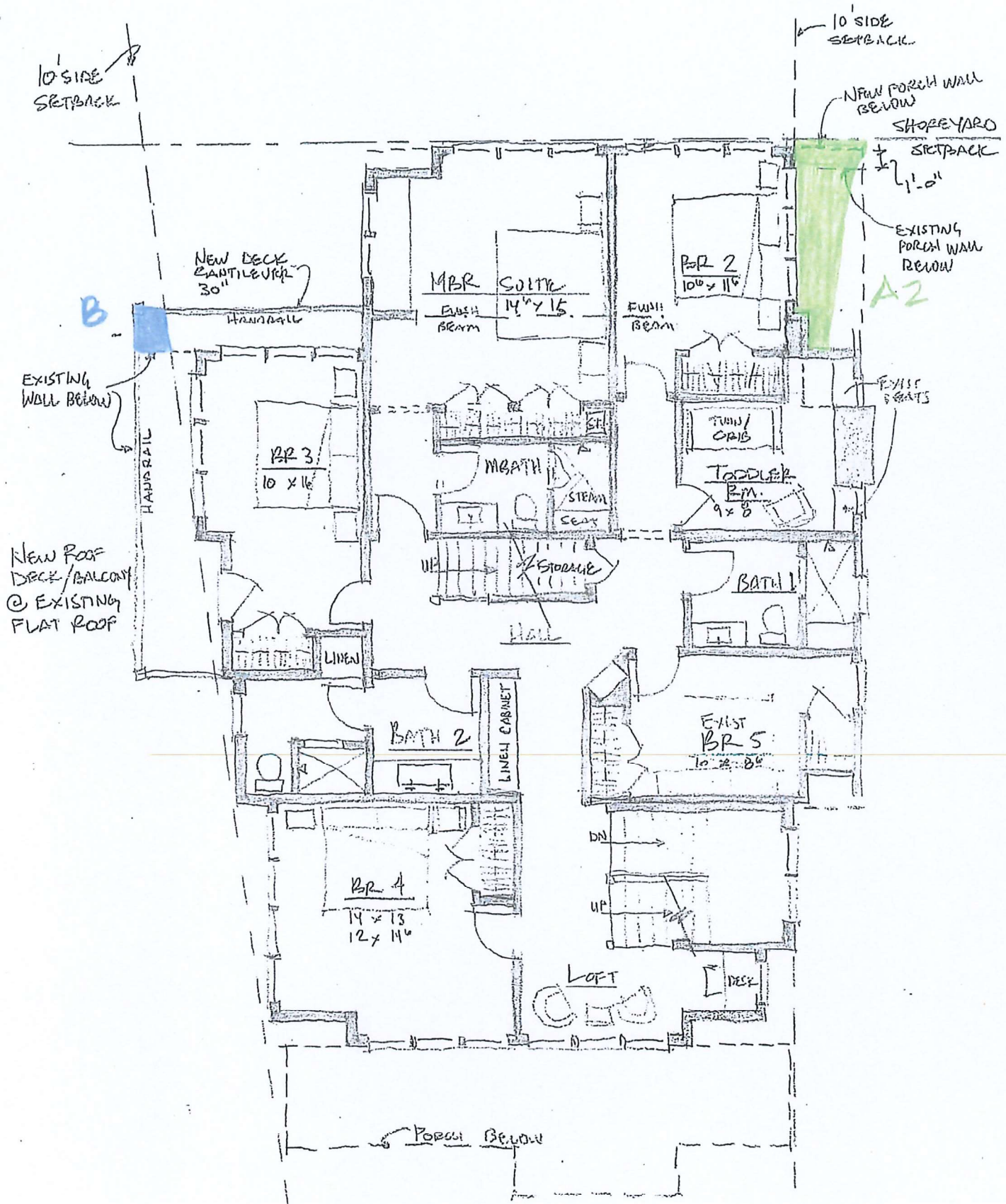
10' SIDE SETBACK

10' SIDE SETBACK



PROPOSED
 FIRST FLOOR PLAN - 3.14.25
 "PORTERLY POINT" 258 CIRCLE PLWY, W.G.
 ©2025 SOUTHSHORE CUSTOM HOMES LLC &
 DESIGN LANE ARCHITECTS, INC

FIRST FLOOR: 2030 SF



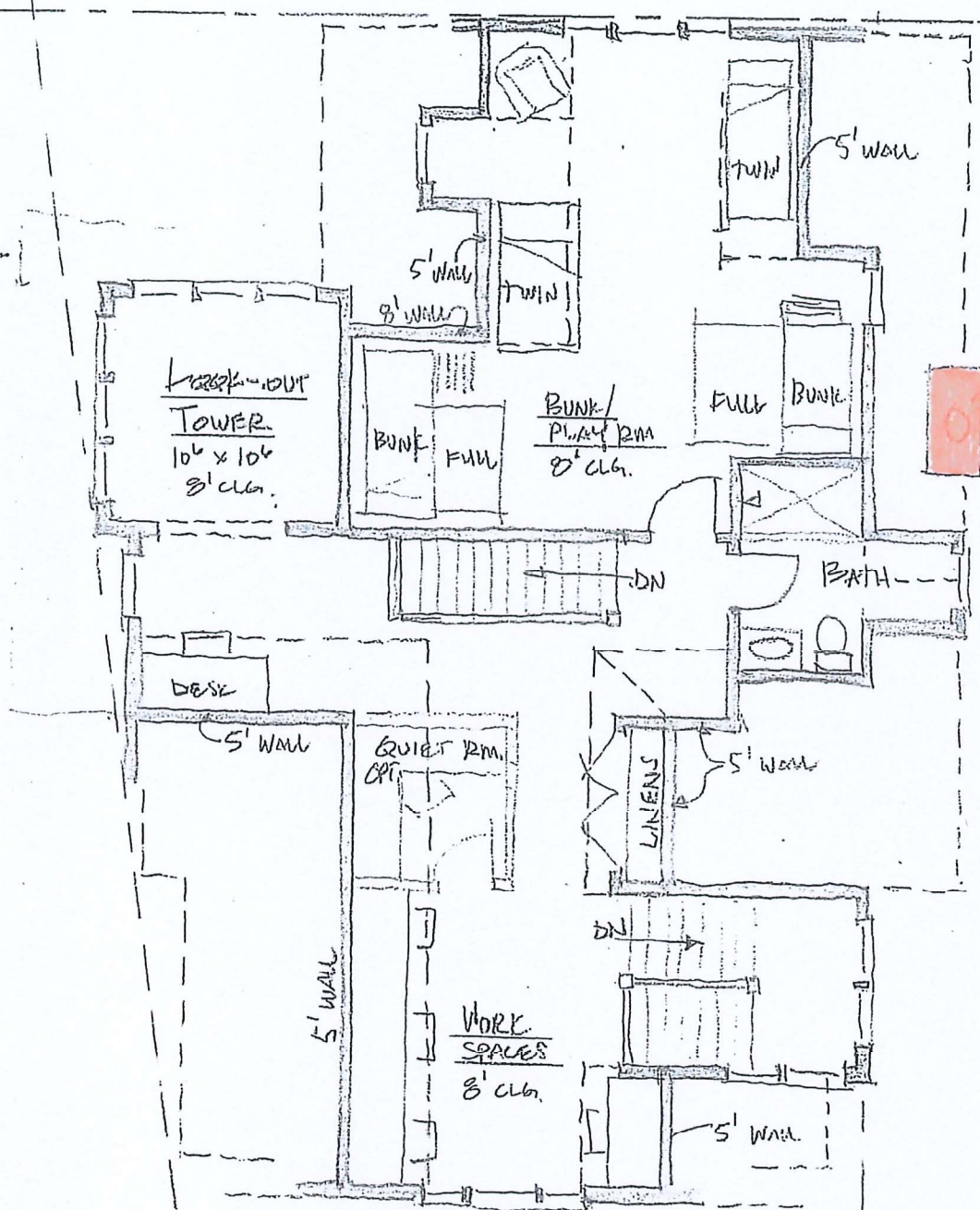
PROPOSED
SECOND FLOOR PLAN 2.14.25

"BREEZY POINT" 258 CIRCLE PRYLY, WA
 © 2025 SOUTH SHORE CUSTOM HOMES, LLC &
 DESIGN ONE ARCHITECTS, INC.

10' SIDE SETBACK

10' SIDE SETBACK

SHORE YARD SETBACK



A3

INCREASE HEIGHT OF EXISTING CHIMNEY

PROPOSED
 THIRD FLOOR PLAN 3.14.25

THIRD FLOOR = 1395 SF

"BREEZY FRONT" 258 CIRCLE PLYM, WIS
 ©2025 SOUTH SHORE CUSTOM HOMES & DESIGN ONE ARCHITECTS, INC.

Fwd: CPPA Review - 258 Circle Pkwy

From Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Date Tue 4/8/2025 7:24 AM
To bmschaeffer@outlook.com <bmschaeffer@outlook.com>

----- Forwarded message -----

From: Building CedarPointPark <building@cedarpointpark.org>
Date: Apr 7, 2025 4:44 PM
Subject: CPPA Review - 258 Circle Pkwy
To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Cc:

Bonnie,

We are in receipt of the zoning variance application and plans from South Shore Custom Homes, LLC and Design One Architects, Inc. on behalf of the homeowner for 258 Circle Pkwy, Williams Bay, WI.

Please find our comments relative to the zoning variances requested for 258 Circle Parkway. Generally speaking, we appreciate the homeowners desire to preserve an existing home in the neighborhood, and the support provided from the neighbor located directly adjacent at 254 Circle Pkwy.

A-1. We are in support of the minor porch addition side yard setback provided that the shore yard setback is maintained.

A-2. We are in support of the new gambrel sloping roof given its architectural continuity.

A-3. As long as no portion of the overall roof of the house exceeds 35', we are in support of the chimney to exceed 35'. We understand from the architect that the current drawings show the chimney at 36.5'.

B / 4. We are in support of the second floor cantilever.

This review is subject to final approval by the Williams Bay Zoning Department and Building Department. Should the plans vary materially from those submitted with this application, we reserve our right to re-review these plans.

Thank you.
Chris Hume
Board Member / Building Committee Chair

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

April 4, 2025

RE: Piotrowski Lakehouse Construction, Williams Bay, WI

**To: Brian Hyde, Project Manager
Bonnie Schaeffer, Zoning Administrator, Williams Bay
Chris Hume, CPPA Building Committee**

We own a house in Williams Bay, at 254 Circle Parkway. Kim and Jim Piotrowski are our next-door neighbors. We all love the Cedar Point Park neighborhood and are committed to investing in it!

Kim and Jim have fully communicated with us concerning their plans and ideas for rehabbing and adding to their current residence. We completely support their project and all of the variance requests.

We are excited for them as they look forward to many more years of enjoying Williams Bay / Geneva Lake, in their updated lake house!

Thank you!

**Mark and Jennifer King Soderquist
254 Cedar Point Park
Williams Bay, WI 53191**

Theodore N. Johnson
354 Seymour Court
Elkhorn, WI 53121
tjohnson@godfreylaw.com
262-723-3220 (office)
262-741-1540 (direct)
262-723-5121 (facsimile)

April 7, 2025

VIA EMAIL (zoning@vi.williamsbay.wi.gov and clerk@vi.williamsbay.wi.gov)
AND HAND DELIVERED

Village of Williams Bay Zoning Board of Appeals
c/o Bonnie Schaeffer – Zoning Administrator
Village Hall
250 Williams Street
Williams Bay, WI 53191

RE: Objection to Variance Request/Application
Variance Site Address: 258 Circle Parkway, Williams Bay, WI
Applicant: Pamela Framberg Trust

Dear Zoning Board of Appeals:

Our office represents the owners of property at 266 Circle Parkway (Ouilmette Williams Bay, LLC/Szafran) with respect to their objection to the proposed variance application of the Pamela Framberg Trust located at 258 Circle Parkway, Williams Bay, Wisconsin. I am enclosing a letter and exhibit signed by my client stating their objections to the proposed variance.

The applicant is seeking four different variances in their application. Our objections are as follows:

1. The applicant has a legal non-conforming structure. Nothing in the Williams Bay Zoning Code or the Wisconsin Statutes allow for expansion of a legal non-conforming structure by variance or any other means. Applicant's requests A1, A2 and A3 are clearly seeking an addition and expansion of an already legal non-conforming structure. The applicant states at page 2 of their application the following:

April 7, 2025
Page 2

Since the current space is 5.7' from the west property line, **adding on to that room** is awkward and creates irregular architectural rooflines and detailing **if it is not increased in size the full east-west width of the room.** The 1' x 4.3' southwest corner section of **the addition. . . .**

The expansion of a legal non-conforming structure is not allowed by the Williams Bay Code, Wisconsin Statutes or by variance and should be denied.

2. Request B by the applicant seeks a new roof deck/balcony. Williams Bay Code Section 390-0603 prohibits legal non-conforming structures from being enlarged, expanded, or extended without bringing the enlargement, expansion or extension into compliance with the provisions of this chapter. The applicant's new roof deck/balcony significantly changes the use and size of the already existing non-conforming roofline which encroaches into the side yard setback. This modification of use by creating a deck and installing a handrail should require a variance for the entire addition of the wrap around deck and installation of a rail. However, the application contains no such request.
3. The applicant's variance Request B will have a substantial negative impact on the adjacent property. The wrap around deck will dramatically invade the privacy and property rights of the owners at 266 Circle Parkway. The wrap around deck will create substantial additional useable space which directly overlooks my clients' patio, pool and outdoor shower area.
4. The applicant has shown no hardship or exceptional circumstances which would justify granting the variance. Applicant's property is not unique. It is the same size and shape of most lake lots in this section of Cedar Point Park. Currently the applicant's home is a four bedroom, 2 bathroom structure. The proposed renovation and remodel seeks to expand the home to a six bedroom, five and one-half bathroom plus bunk room space. The applicant's desire for

April 7, 2025
Page 3

expansion and renovation is wholly self-imposed and not the result of any hardship or exceptional/unique circumstances related to their property. The size of the project could be modified to be completed without the need for any variance and at the same time remove the substantial negative impact the proposed variance and renovation have on the adjacent properties.

Please consider the above objections and the attached letter from the adjacent property owner and based on these materials, we would respectfully request that the Zoning Board of Appeals deny the applicant's variance requests. Thank you for your attention to this matter.

Very truly yours,

GODFREY, LEIBSLE, BLACKBOURN
& HOWARTH, S.C.

By:


Theodore N. Johnson

TNJ:jks

Enclosures

cc: Client (via email)

T:\s\Szafran\Objection to Framberg Variance\Corres\04-07-25 Vill of WB Zoning Brd of Appeals-tnj.rtf

April 7, 2025

VIA EMAIL – zoning@vi.williamsbay.wi.gov

Village of Williams Bay Zoning Board of Appeals

c/o Bonnie Schaeffer – Zoning Administrator

Village Hall

250 Williams Street

Williams Bay, WI 53191

Re: Objection to Variance Request/Application

Variance Site Address: 258 Circle Parkway, Williams Bay, WI

Applicant: Pamela Framberg Trust

Dear Zoning Board of Appeals:

We are the owners of 266 Circle Parkway, the property adjacent to the East/Southeast of the subject property at 258 Circle Parkway. We have owned our property since the summer of 2011. We have several objections to the Variance Application submitted.

When we purchased our house and property, we knew that an addition to the Framberg house was situated over the required side-yard setback but took great comfort in knowing that our rights were protected by the Village Zoning Code in that, should the house ever be significantly renovated or added to, or torn down, the non-conforming structure would have to be rebuilt conforming to the required setback.

Objections to Statements and Mischaracterizations in the Application

1. We object to the characterization of the parcel at 258 Circle Parkway as being uniquely situated. Every lakeside parcel in our area of Circle Parkway in Cedar Point is trapezoidal, narrower on the streetside, wider at the lakefront (see page 6 of Application).
2. The variance items are characterized as minor, yet per the Williams Bay Code (Section 390-0603, paragraph E & F) in a project such as this, the non-conforming structures should be rebuilt as conforming to required setbacks. There are exceptions for ordinary maintenance and repairs, however, the Applicants proposed remodel, and almost total renovation cannot be characterized as ordinary maintenance or repairs. The Zoning Administrator has indicated Wisconsin law has changed on this subject, but the Williams Bay ordinance cited herein remains. We

believe the Williams Bay ordinance in place and should be enforced. The result would and should be that the Applicant's variance application is incomplete and inaccurate because the variance being sought should in fact be a much greater area and the use that is now being proposed (wrap-around deck and railing) is changing from the current use (roof) and the proposed area of the deck and railing encroaches in to the 10' setback, yet Applicant is seeking a variance for a fraction of the area and use of what we believe should be requested. As a result of the application being defective, the application should be denied.

3. We object to the statement that "the granting of the proposed variance will not be a substantial detriment to the adjacent properties." We are one of the adjacent properties and the proposed variance/project will have a substantial negative impact on our property and privacy.
4. We object to the visual aid submitted on page 7 supposedly indicating the applicant's lot and surrounding properties. Whether intentionally or mistakenly, the shading on the east side is well over onto our property, giving the false impression that the current violation of required setbacks is not as severe as it truly exists.
5. We do not believe that the applicant has demonstrated undue Hardship in their application. The Applicant is proposing a massive 6 bedroom plus office plus den plus lookout tower on a parcel which was intended for a small home. The plans could have been made without requiring variances by taking alternative approaches.
6. We object to the fact that the Plat of Survey of existing conditions (pages 15,16) made on 10/9/24 is of such low resolution, that it is not sufficiently clear in showing the dimensions of the existing building and how close the non-conforming structures are to the property lines. Can you determine what those numbers are? We cannot.

Our Situation at 266 Circle Parkway

We purchased our property, a double lot, in the summer of 2011. We rebuilt the building Sep 2012 to Feb 2014, chiefly in the footprint of the old structure, well within required setbacks, and without requesting any variances. The land itself is a hill. The only flat, outdoor space that we have on the lakeside is our patio which contains a small pool, outdoor shower, patio, and eating area. It is where we spend virtually all our time when outdoors. Our patio is situated several feet below the Framberg property. Privacy is currently afforded by the fact that the existing non-conforming structure of the Framberg house is simply a dining room. Arbor Vitae bushes on our side of the lot line provide some screening and privacy. As we will show, the proposed wraparound deck, railing and balustrade on top of the non-conforming structure, to be constructed within the area of the required setback, creates a viewing area which significantly intrudes upon our privacy.

Objection #1 - Application for Variance is incomplete and defective

1. We believe that the Applicant and/or Zoning Administrator made a mistake by not requiring the Variance Application include a request for a variance for the construction of the proposed "New Roof Deck / Balcony @ Existing Flat Roof" in addition to the

requested Variance B. The construction of a new deck and railing over the existing non-conforming structure, as shown on the Eastside Elevation (p. 20) and Proposed Second Floor Plan (p. 23) **is in direct violation of the Williams Bay Code, § 390-0603**. The relevant sub-section B states: *However, after the effective date of this chapter, such structures may not be enlarged, expanded, or extended without bringing the enlargement, expansion, or extension into compliance with the provisions of this chapter, or unless a variance is granted by the Zoning Board of Appeals under § 390-1215*. The new deck / balcony and guardrail, described under Variance Request B as a “12-inch deck construction” is clearly an enlargement and expansion of the non-conforming structure. Even if the decking material is modified from a 12-inch construction to a quarter inch of walkable material it is an enlargement and/or an expansion. The applicant’s proposed project significantly extends the visual height and mass of the non-conforming structure. Furthermore, not only is it a physical enlargement and expansion, but it is also a complete modification of use and usability. What is currently the roof of a non-conforming structure is being transformed into usable, walkable, sittable, intrusive space.

As a result of this oversight or **misinterpretation**, Variance Request B is presented as quite insignificant and minor. The Application in its present form is defective and does not properly apply for a variance for the requested additions/renovations (wrap around deck & railing) and change in use for these proposed renovations (change from a “roof” to walkable/usable space and deck and railing well inside the side yard setback). We are including revised versions which better illustrate what is being proposed in the construction of the new deck / balcony and balustrade **in the non-conforming setback area**.

Request of the Zoning Board of Appeals for Relief

The Zoning Board should deny the application and/or require that the Applicant re-submit with a variance request for the entire portion of the wraparound deck and **balustrade** proposed to be located on the existing non-conforming structure.

Objection #2 - Substantial Detriment to Adjacent Property/No Exceptional Circumstances/No Hardship

Granting the applicant’s variance will have a substantial negative impact on our property. As described above, our property is on a slope and the only flat outdoor area we possess **on the lakeside is our patio**. The patio is where we spend almost all our time when outdoors. The proposed Variance Request B enables the **creation of a substantial usable space** exacerbating the existing situation of the building sitting significantly over the required setback. This new space is a dramatic invasion of privacy and property rights. It extends the visual height and mass of the non-conforming structure and creates a prime viewing area of overlooking our patio, pool, outdoor shower, dining area, and our property.

In addition, the Applicant has failed to show any exceptional or extraordinary circumstances peculiar to Applicant’s property that would justify granting the variance.

Applicant's lot is not unique and is fact approximately the same shape, size, & character, of most lake lots in Cedar Point Park. Applicant could, by reasonable modifications to their proposed renovation complete the project without the wrap-around deck and railing. The applicant could move access to proposed deck off the bedroom to the south side and forego any "wrap around deck" and access on the east side of their home and remove any need for any variance.

Likewise, the Applicant has failed to show the Hardship on the Applicant should the variance be denied. Applicant is seeking to complete a substantial and major renovation of what has been a 4-bedroom, 2-bathroom structure/home that has been in its current location since 1939 (according to the application). Now the Applicant is proposing a renovation to create a 6-bedroom, 5½-bathroom plus bunk room plus workspace plus lookout tower structure by enlarging the second floor, adding a third floor, and expanding the current non-conforming structure. The Applicant's desire for an expansion and renovation of this size is wholly self-imposed and if the project size was modified could be completed without the need for any variances and the substantial negative impact on the adjacent properties. There is no Hardship.

Request of the Zoning Board of Appeals for Relief

The Zoning Board of Appeals should deny the request for Variance B, along with the entirety of the new deck / balcony and balustrade proposed to be constructed within the required side yard setback, specifically inclusive of what is proposed to be added on top of the non-conforming structure.

The Framberg/Piotrowski family is entitled to create a deck/balcony on the lakeside of their home which conforms to all required setbacks. This modification of their plans can be achieved without hardship. We strongly object to any deck/balcony and balustrade which would encroach, in any way, into the side yard setback.

A Note on the Air Conditioning Unit

While we recognize that the location of Air Conditioning Units is not normally considered by the Zoning Board of Appeals, we would like to call attention to the fact that an AC unit is currently located east of the existing non-conforming structure, in violation of the Code. It is very close to our property, quite noisy, and will undoubtedly be replaced and/or supplemented due to the scope of this project. We ask that it be noted that the final project plans should incorporate locating all AC units on the north side of the house.

Conclusion

We ask that Variance B, and the entire new deck / balcony and balustrade on the East side be denied. It is a violation of the required setback and a clear contravention of the Williams Bay Code, which greatly exacerbates the current incursion of the non-conforming

structure. Furthermore, it transforms the nature and use of the non-conforming structure, as well as the setback area. It provides for a substantial invasion of our privacy and property rights.

We are on good terms with the Framberg/Piotrowski family and would like to remain as such. We hope that this design element was an oversight in terms of the impact on us, their neighbors. Removing the side deck/balcony does not create a hardship for the project. They are entitled to a view of their property and the lake; they are not entitled to a view of our property, patio, and us.

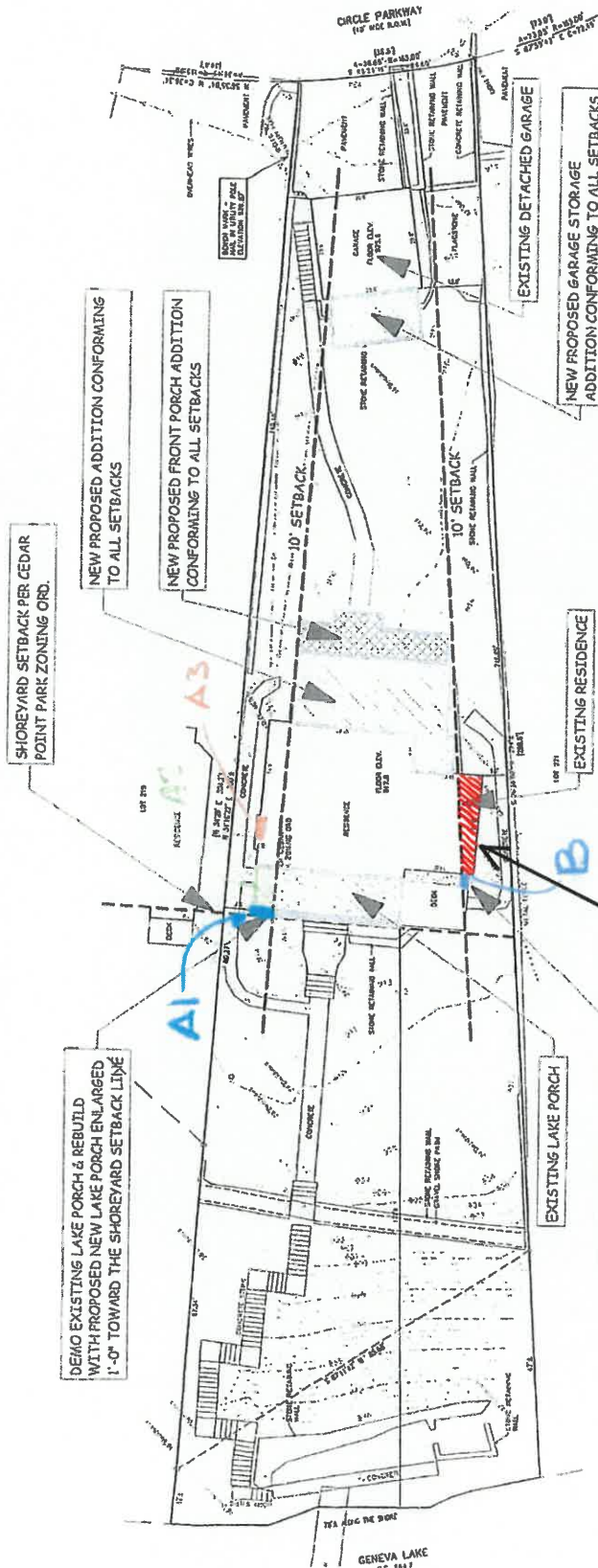
We request that the members of the Zoning Board of Appeals visit both our property and the Framberg property in advance of the scheduled meeting. While on our property, we ask that you stand on our patio and take note of all the points that we have raised:

- How close the current non-conforming portion of the Framberg house is to our property line
- The slope of our property
- The patio as our only flat outdoor space on the lakeside
- How the proposed new deck / balcony and balustrade located within the required side yard setback and on top of the non-conforming structure would increase the visual height and mass within the side yard setback, as well as create a viewing area of our patio, property, and us.

Respectfully submitted,

Andrew and Maureen Szafran

PLAT OF SURVEY & TOPOGRAPHIC MAPPING
 LOT 220 OF THIRD ADDITION CEDAR POINT PARK, A SUBDIVISION
 LOCATED IN PART OF THE AMHERST TWP. OF SECTION 7, TOWN 1 NORTH, RANGE 17 EAST,
 COUNTY OF WILSON CO., INDIANA COUNTY, INDIANA



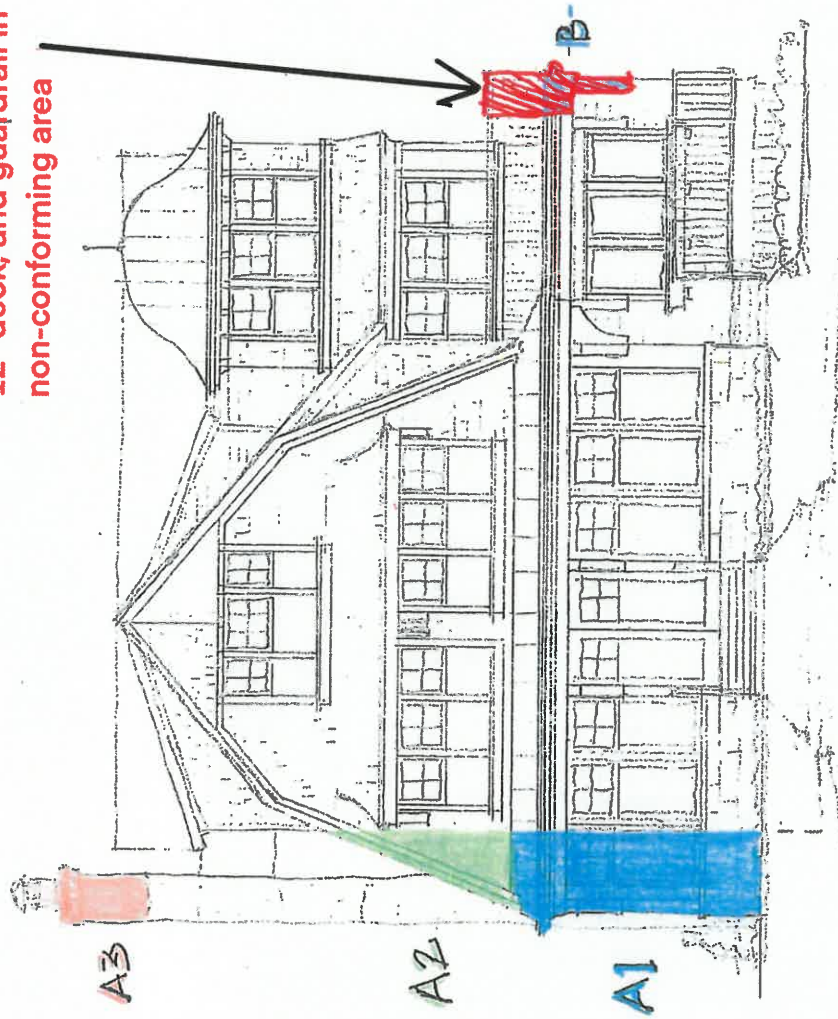
Proposed Site Plan: Additions



"BREEZY POINT"
 258 CIRCLE PARKWAY, WILLIAMS BAY, WI 53142-25
 SCALE: 1" = 30'-0"
 © 2025 SOUTH SHORE CUSTOM HOMES, LLC & DESIGN ONE ARCHITECTS, INC.

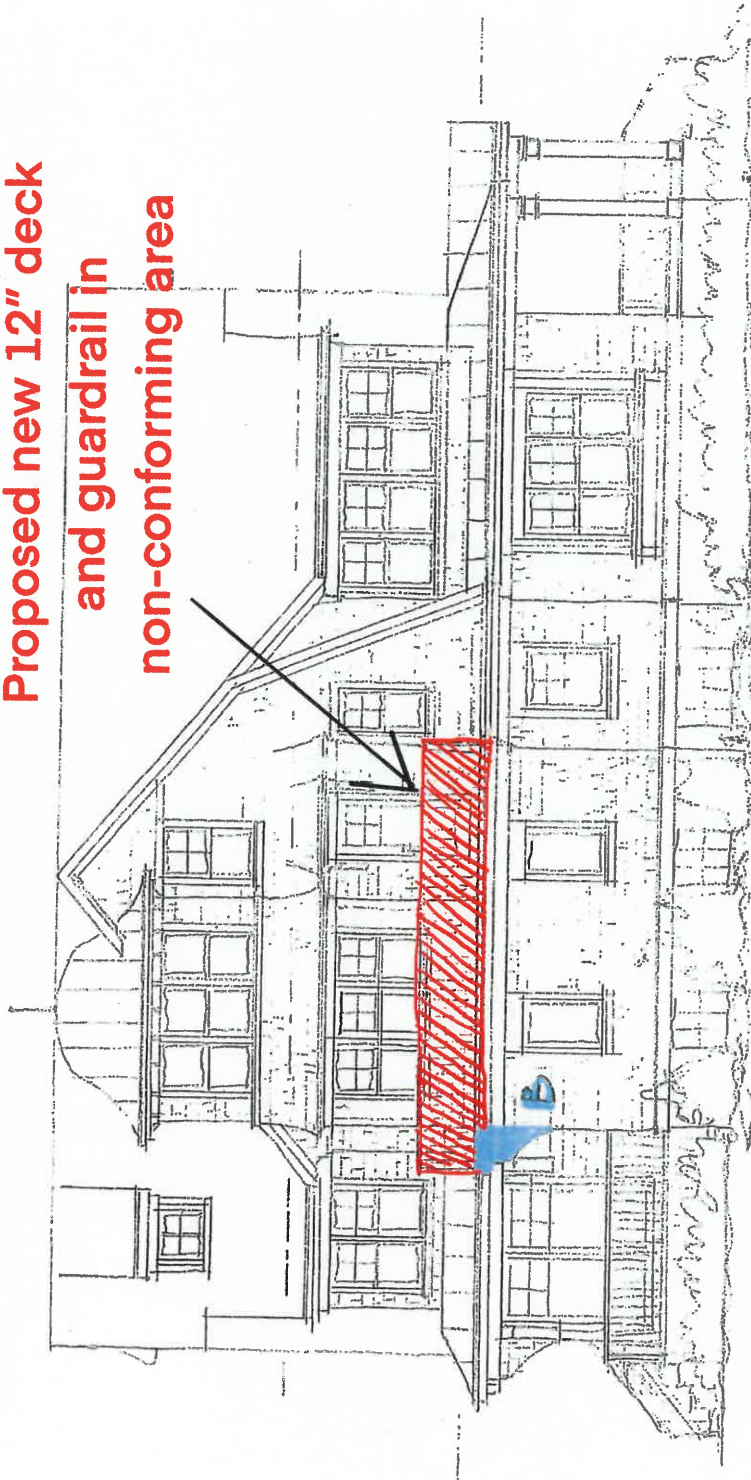
**Proposed 12" deck and
 guardrail in non-conforming
 area**

Proposed new overhang, -
12" deck, and guardrail in
non-conforming area



SOUTH -
LAKE ELEVATION 3.11.25
"BREZY POINT" 258 CIRCLE PRYD MYR
©2025 SOUTH SHORE CUSTOM HOMES, LLC
DESIGN AND ARCHITECTS, INC.

Proposed new 12" deck
and guardrail in
non-conforming area



LEFT (EAST) ELEVATION 3.14.25

1 BREZZY POINT, 250 CIRCLE PKWY N.W.
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DESIGN ONE ARCHITECTS, INC.



**Proposed deck/balcony and
balustrade on top of non-conforming
structure within side yard setback.**

