



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org Phone:
262-245-2700 | Fax: 262-245-2705

NOTICE

ZONING BOARD OF APPEALS (ZBA) MEETING TUESDAY, JULY 20, 2021 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

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 May 18, 2021

V. Variance Application

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

- B.** APPLICANT(S): Dave Born, Born Trust (Owner)

TAX KEY: WCP 00193

STREET ADDRESS: 633 Jackson Pkwy., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, *SF-CPP Cedar Point Park District*, to allow a side yard setback of 7.6 feet (10 feet required) for construction of a 12' x 34' garage and storage addition.

- C.** Motion to Close Public Hearing

- D.** 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: 07/13/2021 5:00 PM



VILLAGE OF WILLIAMS BAY

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UNOFFICIAL MINUTES ZBA 05/18/21 MEETING TUESDAY, MAY 18, 2021 AT 6:30 PM Via Zoom Webinar

I. Call to Order

Chairman Vlach called the meeting to order at 6:30 PM.

II. Roll Call

Present: Trustees Vlach and Umans, Costello, Lothian and Fieweger
Also Present: Administrator Tobin and Zoning Administrator Schaeffer
Excused: Jane Pegel

III. Pledge of Allegiance

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of 04-20-2021

The motion to Approve the Zoning Board of Appeals Meeting Minutes of 04-20-2021 was initiated by Robert Umans and seconded by Mike Fieweger. Unanimously carried.

V. Variance Application

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

Chairman Vlach opened the public hearing at 6:34 PM.

1. APPLICANT(S): Allison Family Trust (Owner)
TAX KEY: WCP 00189
STREET ADDRESS: 641 Jackson Pkwy., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, SF-CPP Cedar Point Park District, to allow a street yard setback of 23.5 feet (30 feet required) for construction of an 8' x 10' covered porch addition.

Al and Carol Allison (applicant) explained that they would like to extend and cover the front stoop and that they are requesting a setback variance to allow the front of the covered porch to be 23.5 feet from the property line. Al Allison stated that the front porch will not obstruct any views or be a detriment to any of their neighbors.

Tom Lothian asked the applicants what the hardship is that creates the need for the variance.

Al Allison stated that one of the hardships is that there is no protection to get to the front door from the snow or rain and would like the covered porch for that reason as well as to be able to sit outside and greet their neighbors.

Zoning Administrator Schaeffer stated that Bill Petullo from the Cedar Point Park Association has sent an email in support of this variance application. Schaeffer also stated that although there are several homes in the neighborhood

that have porches, several of them already meet the setbacks. She stated that if they were to just do a larger stoop without the cover on it, they would not need a variance, but because of the covering it is considered an addition. Schaeffer stated that she does not believe they have a hardship in order to get this variance.

Bill Petullo (Cedar Point Park Association) spoke in favor of the variance because winter time without a covered entrance in Cedar Point is a challenge and that it is nice to have a covered entrance where snow and ice are not gathering. Petullo also stated that the Allison's are moving towards year-round residency and that he is always in support of that.

Lothian asked if the Allison's are moving to Williams Bay full-time. Allison's stated that they are not going to be living in Williams Bay permanently, but will be spending 12-20 weeks in Williams Bay a year to have all four seasons.

No one spoke in opposition.

B. Motion to Close Public Hearing

Chairman Vlach closed the public hearing at 6:48 PM.

C. Consideration and possible action on recommendation of Variance

Costello stated that he does not believe there is a hardship present since all of the neighboring properties with porches seem to be meeting the required setbacks.

Fieweger stated you could put a roof over a 4-foot by 4-foot porch to help with the weather, so he does not see a hardship present.

Umans stated that he agrees there is not a hardship per say if they follow the book precisely, but the argument that could be brought up is that this house was built in 1953, well before the current zoning laws, and there is an issue of safety concern and since the Cedar Point Park Association recommends this he is in support of it.

Lothian stated the Zoning Board of Appeals must follow the rules of hardship and that they cannot arbitrarily approve without a hardship. He stated that he understands the issues with the snow, but that he doesn't see it as a hardship because the stoop is not covered.

Vlach asked Schaeffer if they were to put a covering over the existing 5-foot by 4-foot porch if they would need a variance. Schaeffer stated that is correct and they could amend their request rather than come before the Zoning Board of Appeals again. Vlach stated that he understands the weather protection as a hardship, but he does not understand the expansion of the porch to sit on as a hardship.

Carol and Al Allison requested to amend the petition to receive a variance to cover the existing 5-foot by 4-foot porch.

The motion to Approve the Tax Key: WCP 00189, Allison Family, 641 Jackson Parkway with the variance request amended to cover the existing 5-foot by 4-foot front stoop was initiated by Robert Umans and seconded by Mike Fieweger.

Votes:

Yes: George Vlach, Robert Umans, Mike Fieweger

No: Dennis Costello, Tom Lothian

Result: Passed

VI. Adjournment

The motion to adjourn was initiated by Robert Umans and seconded by George Vlach at 07:15 PM. Unanimously carried.



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

wide open west.com

Applicant name: Dave Born

Applicant address: 351 Hill Avenue - Glen Ellyn, IL 60137

Applicant phone number: (630) 460-6589

JBORN 0749 @

Address of subject site: 633 Jackson Parkway - Williams Bay, WI 53191

Current zoning of subject site: SF-CPP

Current land use of subject site: Single Family Residential

Written description of the proposed variance: Construct a single car garage with a storage area behind it and a deck above it. This would be constucted on the northeast side of the property and would required a variance change from the 10' required side setback to a proposed 7.6' side setback.

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

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 27 day of May, 2021

Respectfully submitted,

Dave Born

(Signature of Applicant)



variance 633 Jackson Parkway

1 message

JOAN BORN <jborn0749@wideopenwest.com>

Thu, May 27, 2021 at 1:05 PM

To: joan born <jborn0749@wideopenwest.com>

Bonnie,

We will be requesting a variance to add a second car garage to our home on Jackson Parkway. As third generation part time residents, our goal is to be the first generation of full time residents in the very near future. In order to do so, we need to make some modifications to our home to make it a an all season home for us. Our plan is to include a second car garage as we have two vehicles and lawn maintenance equipment we need to store. If approved, I understand the variance for this second garage will be minimal and should enhance the curb appeal of our home. Thank you for your consideration and we look forward to being full time residents of Williams Bay.

C.L. JACKSON PARKWAY
(50' WIDE)

EDGE OF ASPHALT ROADWAY
(60')

LANDSCAPE WALL IS 1.1'
NORTHERLY OF LOT LINE

AREA
0.17 ACRES
7,506 SQ FT

ASPHALT DRIVE

OVERHANG

DECK

EXISTING HOUSE

CONCRETE

BURIED ELECTRIC
MARKED BY OTHERS

STONE LANDSCAPE WALL IS 0.1'
NORTHERLY OF LOT LINE
FOUND IRON PIPE
ONLINE 1.00' NORTH
OF CORNER

LOT 216

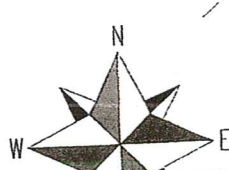
10' WIDE EASEMENT
FOR SEWER MAIN EXTENSION
RECORDED IN VOL. 563 ON
PAGE 10 AS DOCUMENT NO. 52771

LOT 218

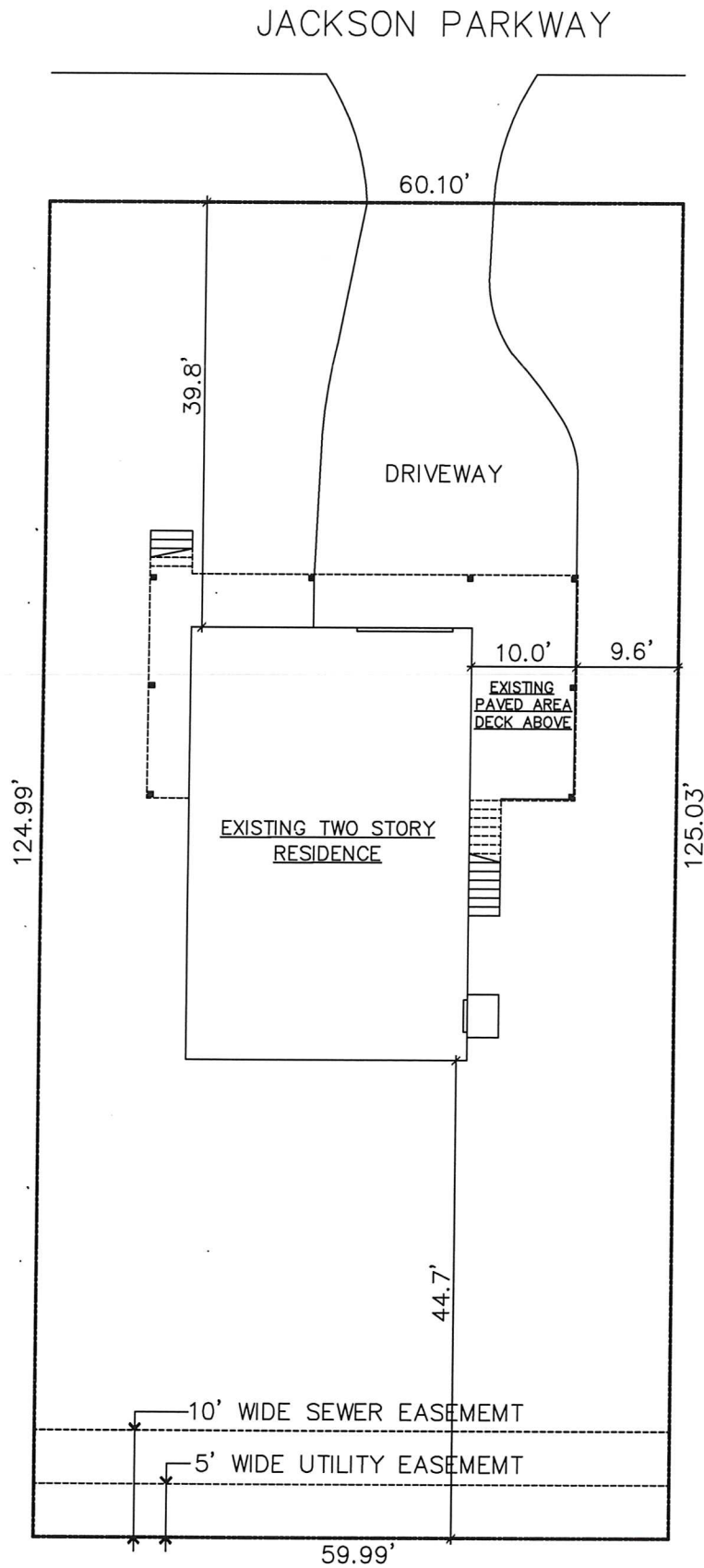
LOT 219

LOT 221

LOT 220





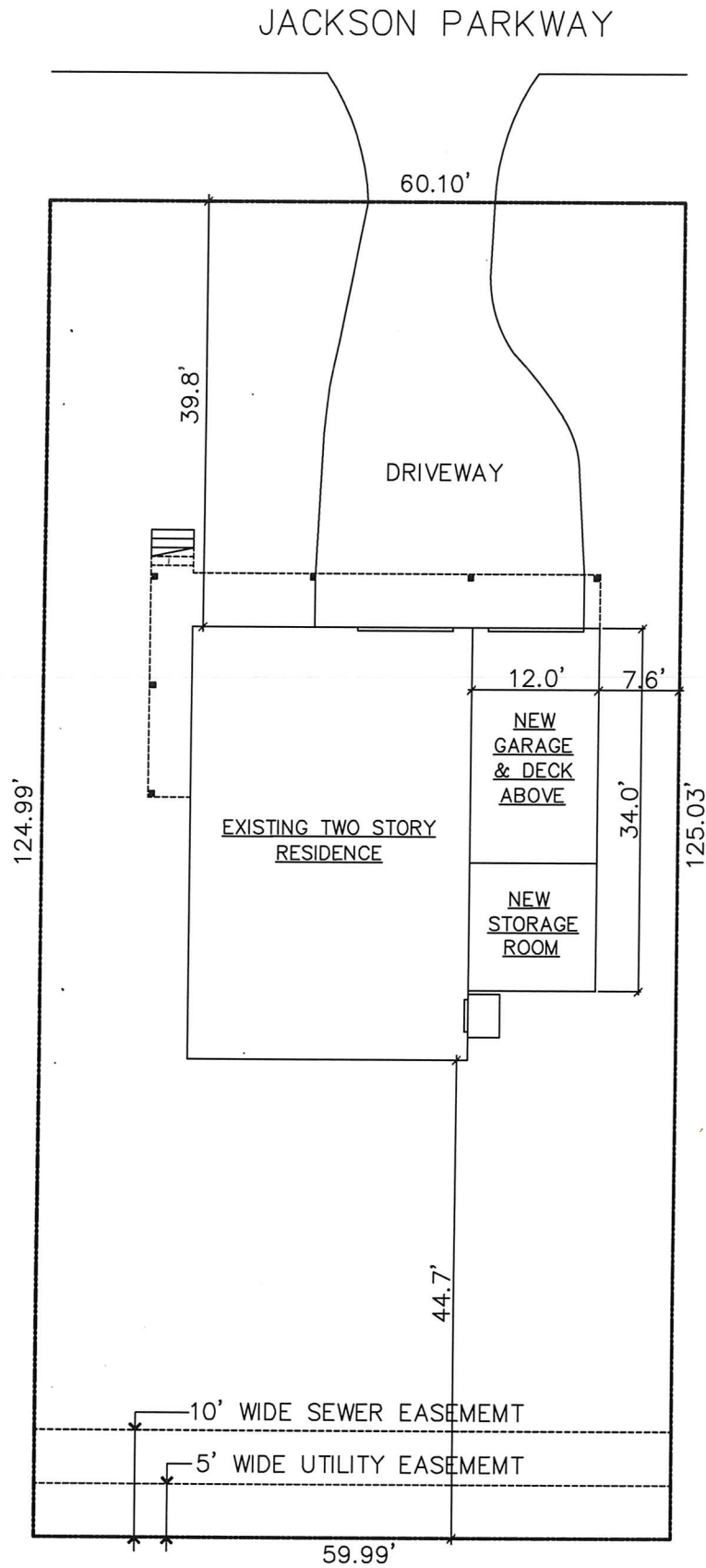


EXISTING SITE PLAN

SCALE: 1/16"=1'-0"

633 JACKSON PARKWAY



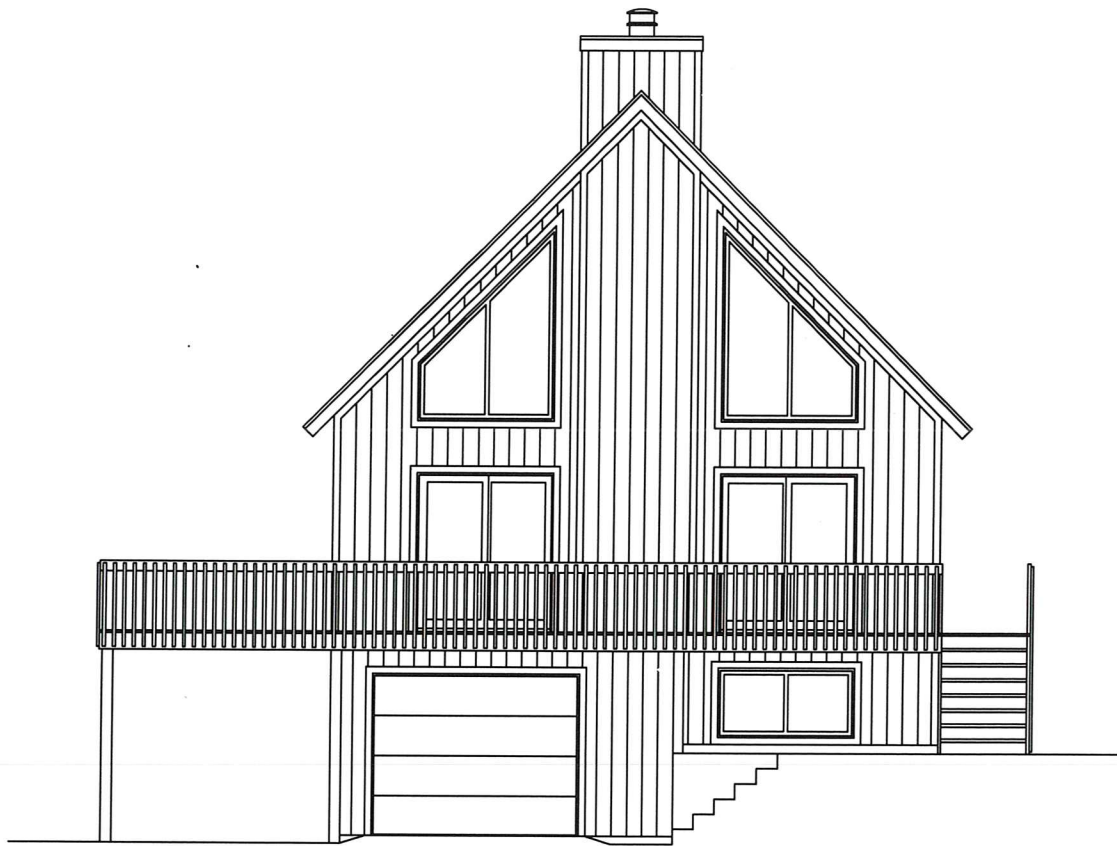


PROPOSED SITE PLAN

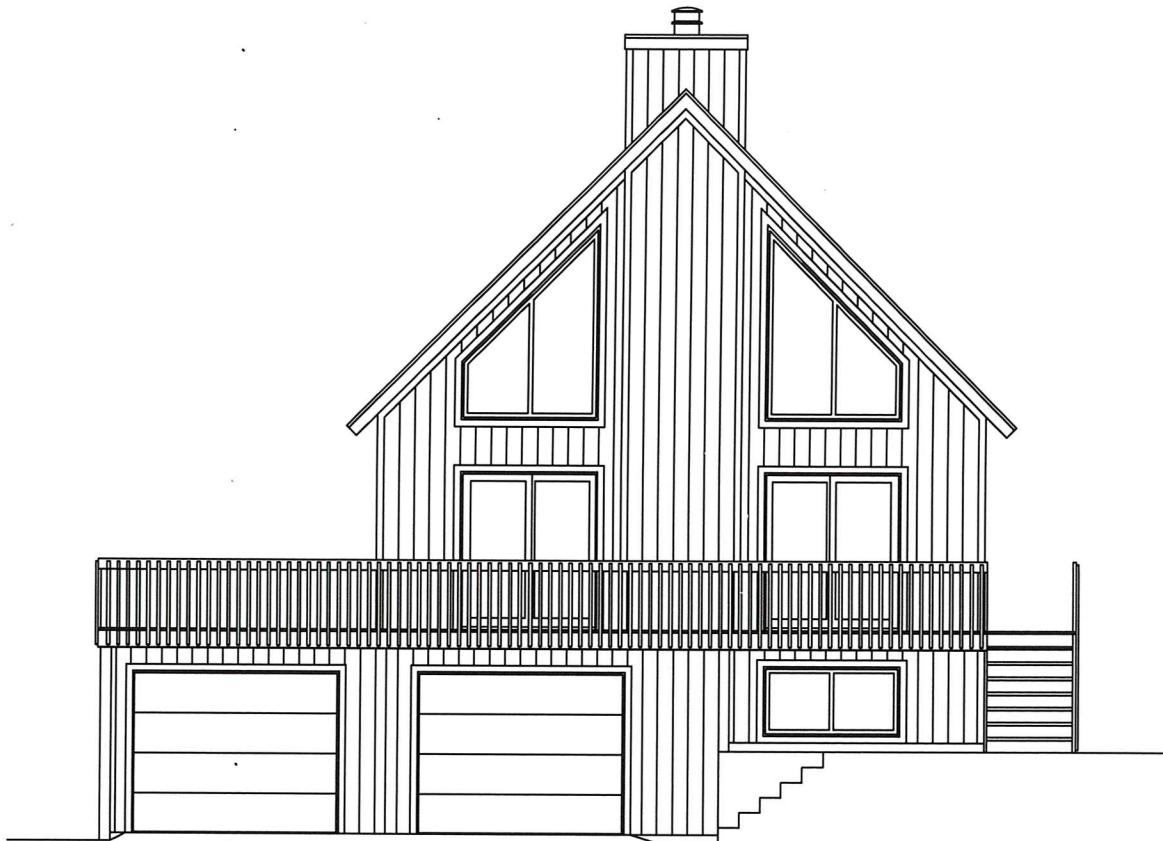
SCALE: 1/16"=1'-0"

633 JACKSON PARKWAY

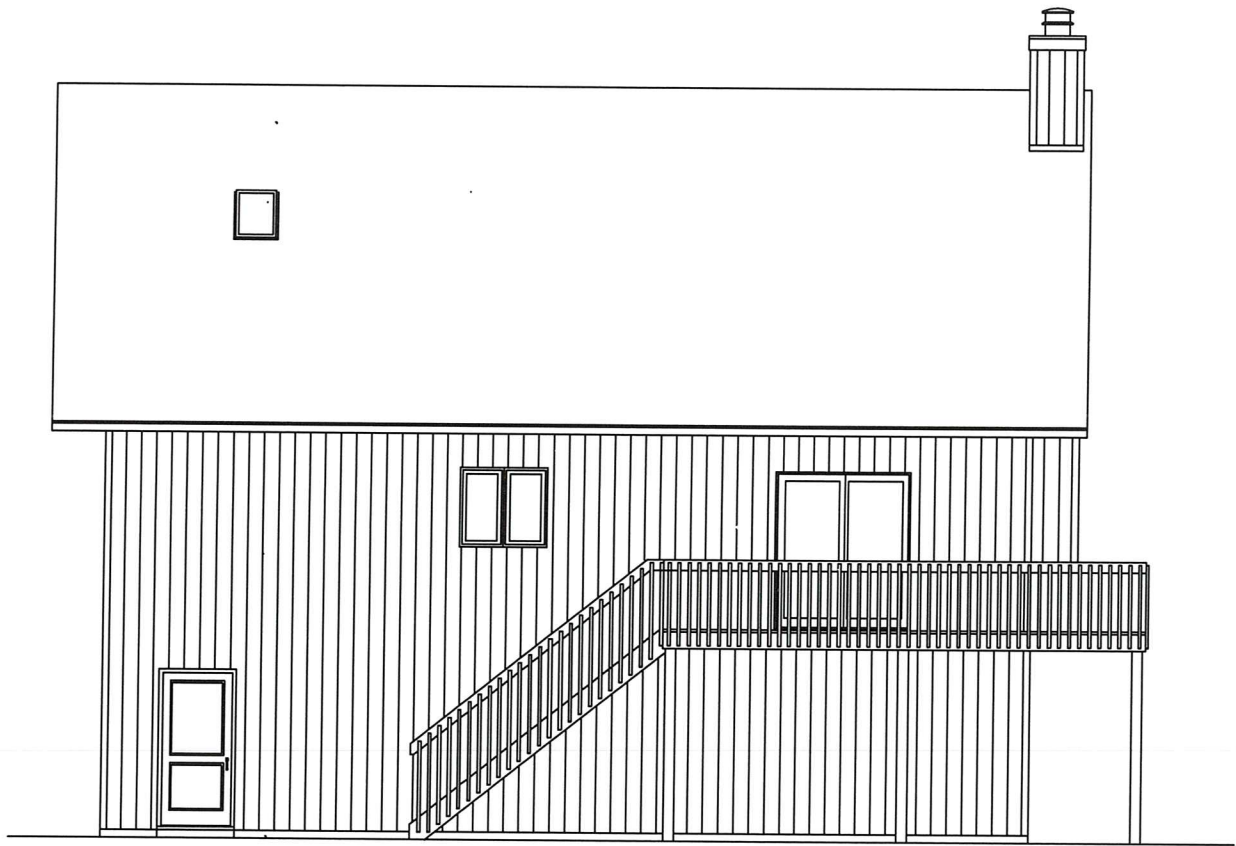
NORTH



EXISTING NORTHWEST ELEVATION
SCALE: 1/8"=1'-0" 633 JACKSON PARKWAY



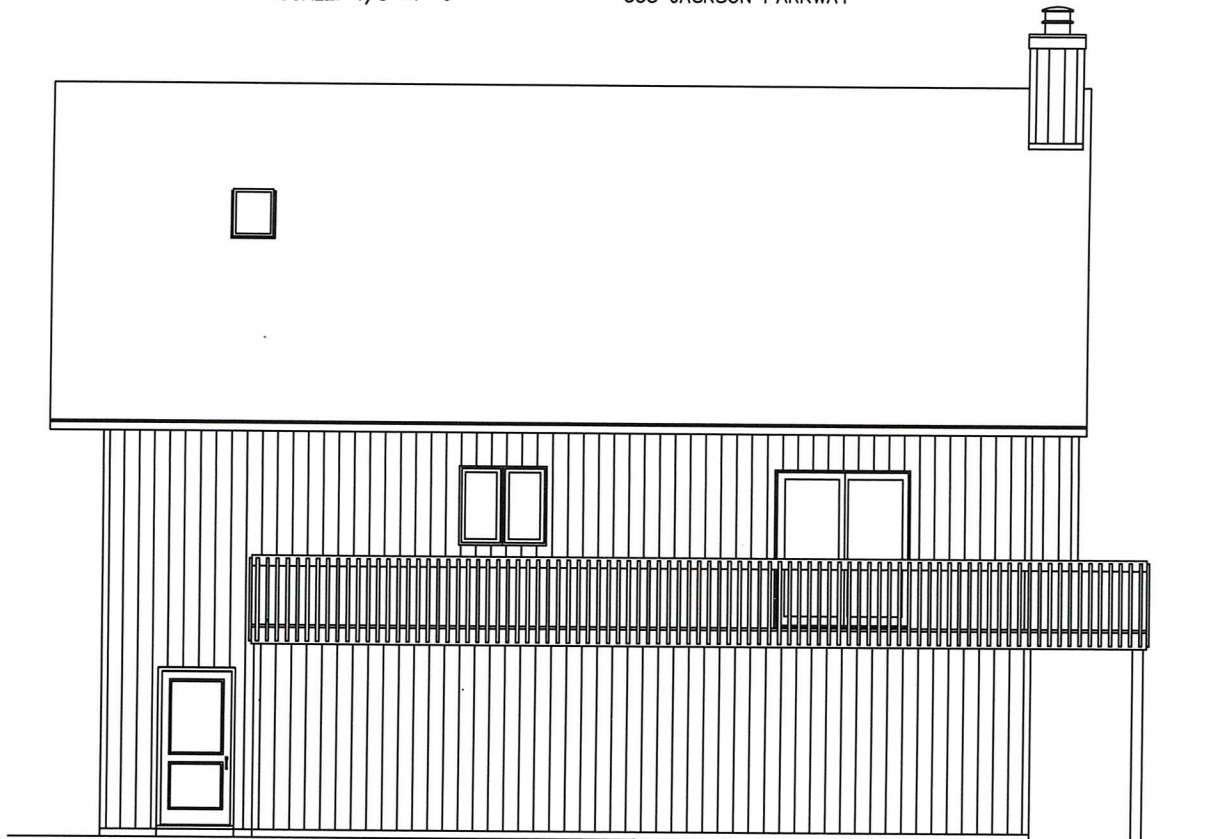
PROPOSED NORTHWEST ELEVATION
SCALE: 1/8"=1'-0" 633 JACKSON PARKWAY



EXISTING NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"

633 JACKSON PARKWAY



PROPOSED NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"

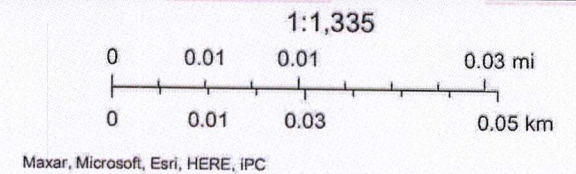
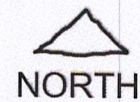
633 JACKSON PARKWAY

● 633 Jackson Parkway Location

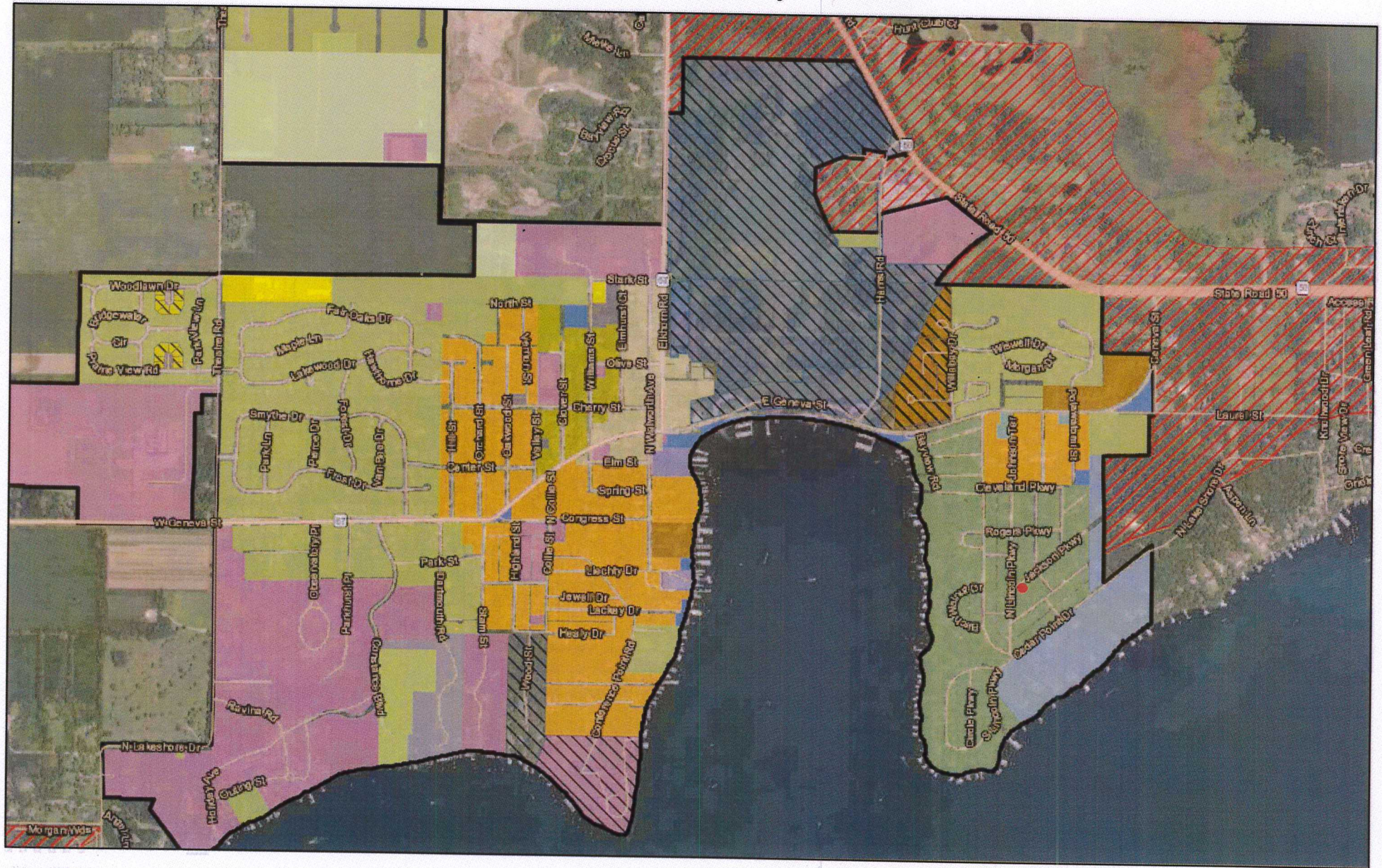


6/14/2021

 Village Limits  Village Parcels  Zoning Districts
SF-CPP



● 633 Jackson Parkway Location



6/14/2021

▬ Village Limits

▨ Zoning Overlay Designation

Zoning Districts

AG
ER

SF-1

SF-1 (PDO OVER)

SF-2

SF-3

SF-3 (PDO OVER)

SF-6

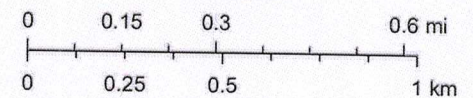
SF-CPP

TF

MF-12

MF-18

1:26,412



Esri, HERE, IPC, Maxar



**Village
Of
Williams Bay**

Bonnie Schaeffer <zoning@williamsbay.org>

633 Jackson garage project.

bilpetullo <bilpetullo@aol.com>

Mon, Jun 7, 2021 at 2:01 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>, John Widell <j.widell@comcast.net>

Hi Bonnie,

We have reviewed the plans for extending the garage at 633 Jackson, and recommend approval pending the decision of the village Variance Committee. I have discussed this project with the neighbor effected and he supports a positive decision in considering a variance.

Please let me know the date set for the consideration of the variance request.

Bill Petullo

CPPA Building committee chairman

Sent from the all new AOL app for iOS



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting July 20, 2021

July 9, 2021

APPLICANT(S): Dave Born, Born Trust (Owner)

TAX KEY: WCP 00193

STREET ADDRESS: 633 Jackson Pkwy., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, *SF-CPP Cedar Point Park District*, to allow a side yard setback of 7.6 feet (10 feet required) for construction of a 12' x 34' garage and storage addition.

Per Section 18.1215.D(2)(a through f), *Variance*, I have reviewed the request and provide the following comments for your consideration:

- The Cedar Point Park Association has recommended approval of the project.
- The hardship is not peculiar to the subject property.
- The requested variance is not essential to make the subject property developable.
- The proposed development does not appear to have any negative impact on adjacent properties provided that grading and drainage are properly addressed. A portion of the proposed addition area is already encumbered by an elevated deck.
- The development is consistent with the character of the neighborhood. Several of the houses in the immediate area are at least partially located within the 10' side yard setback.
- The property was originally developed prior to passage of the current applicable zoning regulations.
- The proposed development is not in conflict with the Village Comprehensive Plan.

Respectfully,

Bonnie M. Schaeffer
Zoning Administrator