



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

EXTRATERRITORIAL ZONING BOARD OF APPEALS (ETZ ZBA) MEETING

TUESDAY, MAY 27, 2025 AT 5:30 PM

Williams Bay Village Hall Council Room – 250 Williams Street

A quorum of Village Board may be present

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Minutes**
 - A. ETZ Zoning Board of Appeals Meeting Minutes of July 16, 2024
- V. **Variance Application**
 - A. Motion to Open Public Hearing - All interested in this matter are invited to attend.
APPLICANT(S): Kevin & Lisa Belke (Owners)
TAX KEY NUMBER: ICI 00241A
STREET ADDRESS: N2461 Cisco Rd, Town of Linn
The applicant is requesting a variance per section 390.1703(4)(c)[2] to construct a new single-family residence having side yard setbacks of 4 feet on each side (15 feet required on each side).
 - B. Motion to Close Public Hearing
 - C. Consideration and possible action on recommendation of Variance
- VI. **Adjournment**

Posted 05/20/2025 5:00PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES EXTRATERRITORIAL ZONING BOARD OF APPEALS MEETING TUESDAY, JULY 16, 2024 AT 5:30 PM WILLIAMS BAY VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

Chairman Parker called the meeting to order at 05:30pm.

II. Roll Call

Present: Village of Williams Bay: Commissioners Don Parker, Vernon Choyce and Michael O'Brien Town of Linn:
Commissioners Larry Rademaker and Boyd Whiting

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Town of Linn Commissioner Bob Winter

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Review Minutes

A. ETZ Zoning Board of Appeals Meeting Minutes of October 17, 2023

The motion to approve the ETZ Zoning Board of Appeals Meeting Minutes of October 17, 2023 was initiated by Commissioner Choyce and seconded by Commissioner O'Brien. Unanimously carried.

V. Variance Application

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

APPLICANT(S): Marc & Elizabeth Niederkorn (Owners)

TAX KEY NUMBER: ICI 00243A

STREET ADDRESS: N2443 Cisco Rd, Town of Linn

The applicant is requesting a variance per section 390.1703(4)(c) to construct a new single-family residence having side yard setbacks of 4.6 feet on each side (15 feet required on each side).

Chairman Parker opened the public hearing at 05:32pm.

B. Motion to Close Public Hearing

The motion to close the Public hearing was initiated by Commissioner Rademaker and seconded by Commissioner Choyce at 05:36pm. Unanimously carried.

C. Consideration and possible action on recommendation of Variance

The motion to approve the variance per section 390.1703(4)(c) to construct a new single-family residence having side yard setbacks of 4.6 feet on each side (15 feet required on each side) was initiated by Commissioner Rademaker and

seconded by Commissioner O'Brien. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Commissioner Choyce and seconded by Commissioner Rademaker at 05:39pm. 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
BEFORE THE
EXTRATERRITORIAL ZONING BOARD OF APPEALS
OF THE TOWN OF LINN AND VILLAGE OF WILLIAMS BAY

May 27, 2025 at 5:30 PM
Village Hall Council Room
250 Williams Street

APPLICANTS: Kevin and Lisa Belke

TAX KEY: ICI 00241A

STREET ADDRESS: N2461 Cisco Rd, Town of Linn

The applicant is requesting a variance per section 390.1703(4)(c)[2] to construct a new single-family residence having side yard setbacks of 4 feet on each side (15 feet required on each side).

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 May 12, 2025 and May 19, 2025

Please do not print contents below the line!



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Extraterritorial Zoning Board of Appeals Meeting May 27, 2025

May 20, 2025

APPLICANT(S): Kevin and Lisa Belke (Owners)

TAX KEY: ICI 00241A

STREET ADDRESS: N2461 Cisco Drive, Town of Linn

The applicant is requesting a variance per section 390.1703(4)(c)[2] to construct a new single-family residence having side yard setbacks of 4 feet on each side (15 feet required on each side).

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

- The Town of Linn has recommended approval of the request.
- The proposed single-family residence is replacing an existing structure that is located 3.22' from the south side lot line and 8.27' from the north side lot line.
- The Zoning Administrator shall review the application and evaluate and comment on the written justification for the proposed variance provided in the application per the following:
- (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 is not peculiar to the subject property and different from that of other properties and affects all properties similarly.
 - [2] Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance.
 - [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. This is not applicable to the request.
 - [4] Violations by, or variances granted to, neighboring properties shall not justify a variance. This is not applicable to the request.
 - [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.) This is not applicable to the request.
- (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. All R-1, ETZ zoned properties are subject to the same regulations. However, the lot width of 40' presents a hardship.

- (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 variance request does not appear to have any negative impact on adjacent properties.
- (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. The variance request does not appear to have any impact on the character of the neighborhood, etc.
- (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. The lot was platted and the existing home was constructed prior to the enactment of the current zoning ordinance.
- The proposed development does not conflict with the Village Comprehensive Plan.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Kevin and Lisa Belke
Applicant address: 24959 N. Route 59, Barrington IL 60010
Applicant phone number: Kevin 773-629-0513, Lisa 224-381-5196
Address of subject site: N2461 Cisco Rd, Lake Geneva WI 53147
Current zoning of subject site: R-1
Current land use of subject site: Single family home
Written description of the proposed variance: Side setbacks 4.0' on both sides.

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 28 day of March, 2025

Respectfully submitted,

J. Belke
(Signature of Applicant)

Record of Administrative Procedures for Village Use

- | | |
|---|--------------------------------------|
| ☐ Application form filed with Village Clerk | Date: <u>03/28/25</u> By: <u>BUS</u> |
| ☐ Application fee of \$ <u>500</u> received by Village Clerk | Date: <u>05/06/25</u> By: <u>BUS</u> |
| ☐ 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
<i>(Within 30 days of certification application as complete by Zoning Administrator)</i> | Date: _____ By: _____ |
| ☐ Review/action by Zoning Board of Appeals
<i>(Within 30 days of public hearing)</i> | Date: _____ By: _____ |

N2461 Cisco Road
Lake Geneva, WI53147

Residential Variance Justification

The setbacks for new construction are 25' from front and rear and 15' from the side lot lines. ETZ ordinance does not have any setback reductions for substandard lots and our lot is only 40' wide. Without the variance, we would be able to only build a 10' wide home which is not practical.

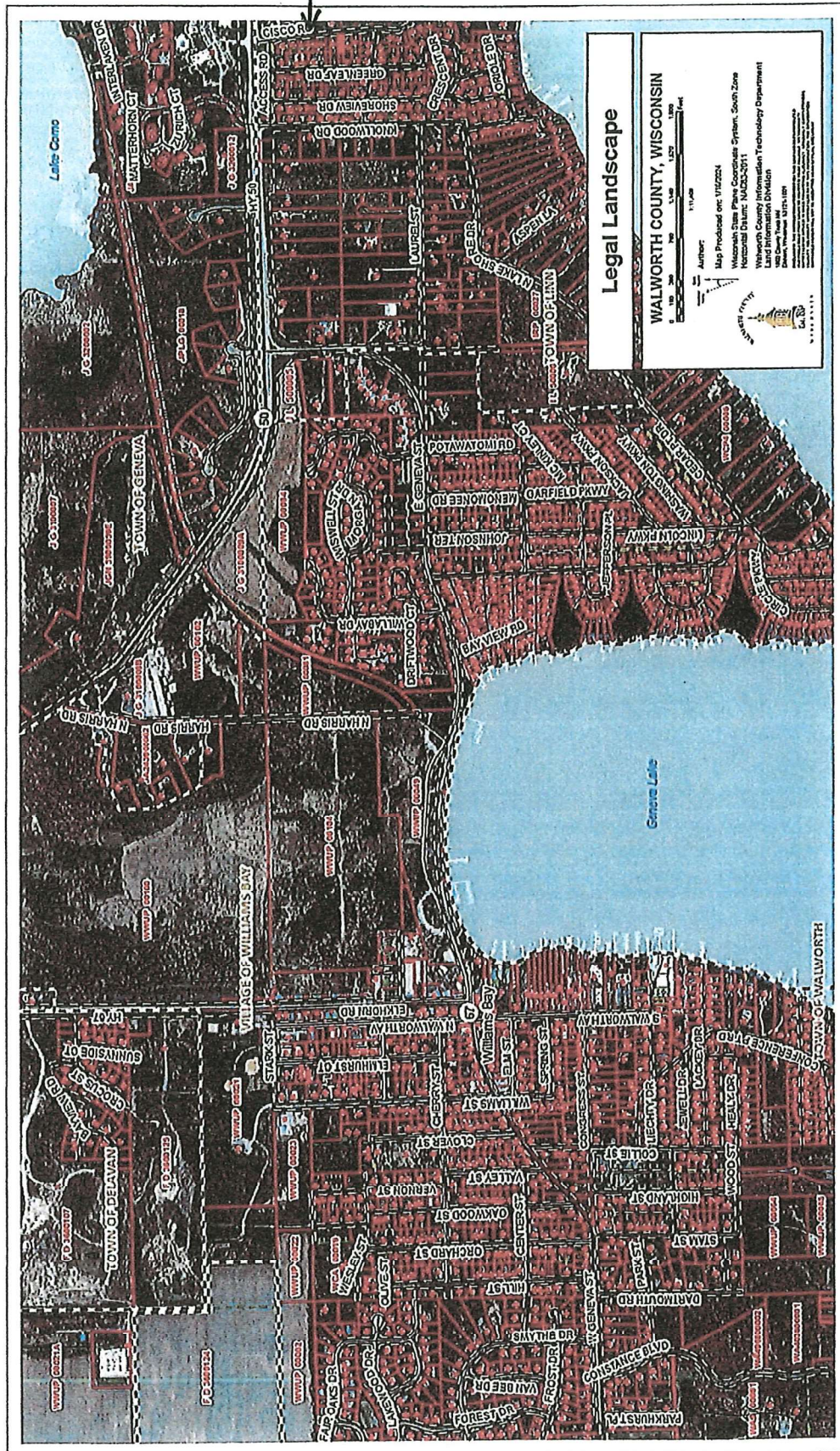
We are planning to have a ground level patio in the back of the home. The front setback will be 26' and rear 25'. The home will be a two story with a basement.

The former homes side to side setback was south side 3.22' and north side 8.27'. (See enclosed survey). After learning from neighbors that last year lot 46-N2443 Cisco was granted 4.3' setbacks on each side we were excited to know we may be able to build our ideal home. To accommodate a 32' wide home and stay close to the most recent approved variance, we would like to request 4' on each side. Our lot is unique to the previously approved variance as the homes on either side of our lot are greatly spaced out because both residences own 2 lots so they have extra space. The house to the north is 15' from our lot line and the house to the south is 48' from our lot line.

Our family has been within Knollwood since the late 1930s, and most of the family has spent every summer there since. Last year, we were fortunate enough to purchase this property to build our own home to continue the family tradition in Knollwood. We plan to utilize it as a summer home for the next few years and then sell our Illinois home and retire in the Knollwood home. We are looking to build a comfortable, modest home. A home to accommodate us and our future family visitors (grandkids). I enjoy gardening both vegetables and flowers so we do plan to have as much green space as possible in both the front and back yards for flowers and plants.

Thank you for your consideration,

Lisa and Kevin Belke



N 24 01 C:SCO



N2461 Cisco

Legal Portrait

WALWORTH COUNTY, WISCONSIN

Author:

Map Produced on: 8/29/2024

Wisconsin State Plane Coordinate System: South Zone

Horizontal Datum: NAD83-2011

Walworth County Information Technology Department

Land Information Division

1000 County Trunkline

Section: Walworth County 1121-1-22

Section: 1121-1-22

Section: 1121-1-22

Section: 1121-1-22

Section: 1121-1-22

PLAT OF SURVEY OF

PHONE: 262-537-4874

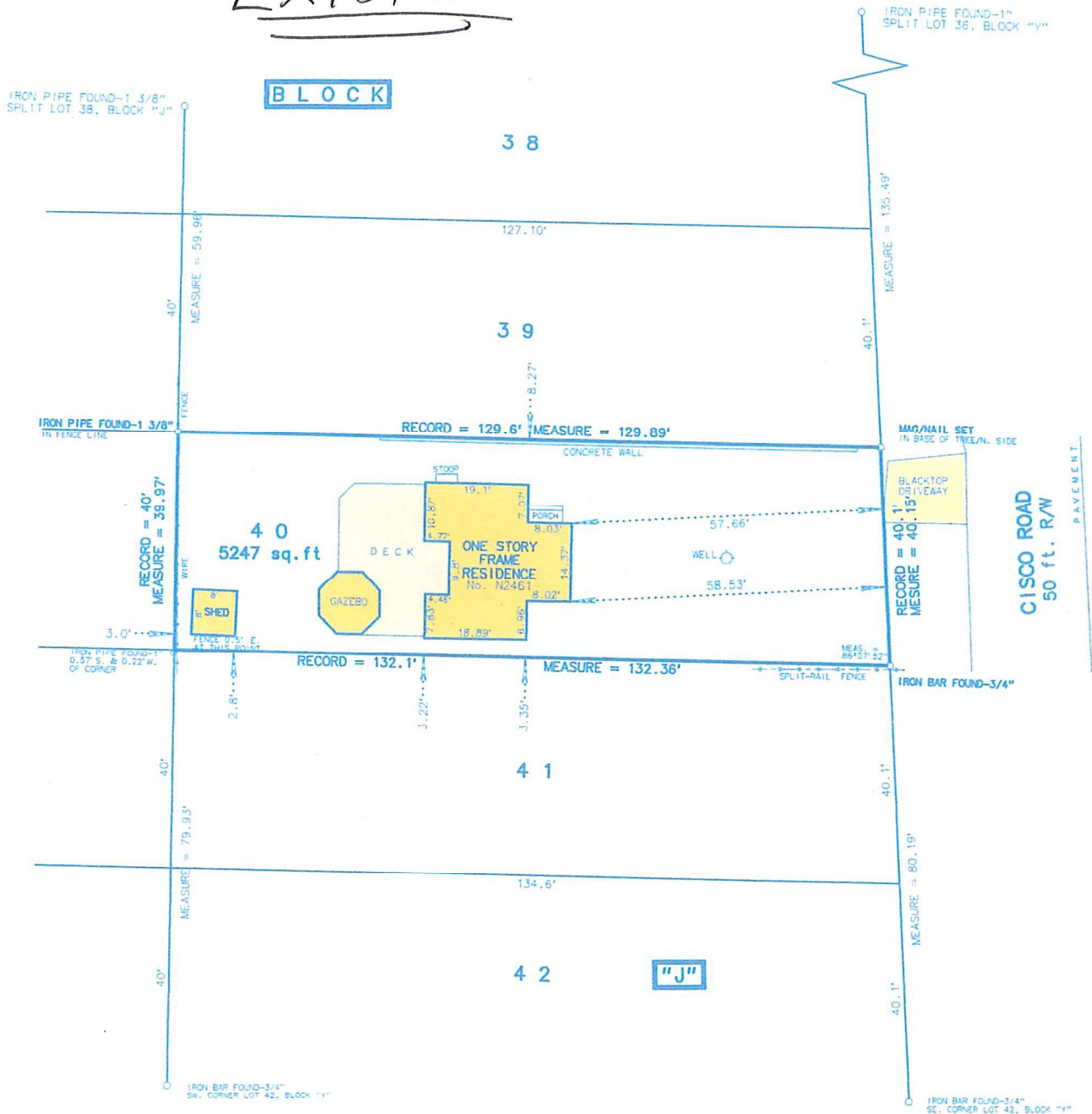
FAX: 262-537-4221

EMAIL: ambitpls@gmail.com

Lot 40, Block "J" of CISCO BEACH, a subdivision located in part of the Section 5,
Township 1 North, Range 17 East of the 4th Principal Meridian, Town of Linn,
Walworth County, Wisconsin.

PARCEL IDENTIFICATION NO.: ICI 00241A

EXISTING



SCALE: 1 inch = 20 feet



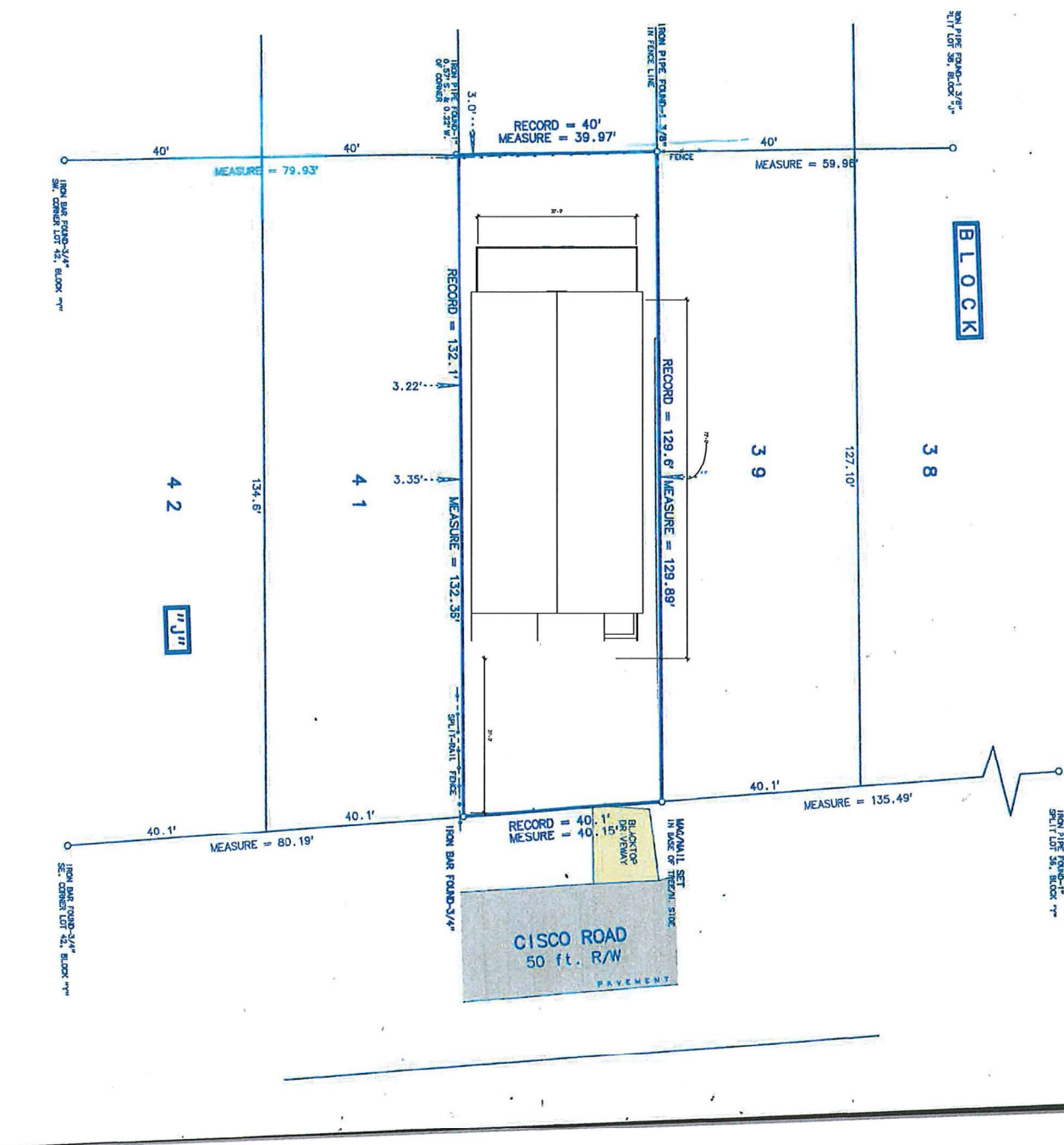
Fieldwork completed on and date of certification: October 22, 2024

I hereby certify that I have surveyed the above described property and the above plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Wheatland, Wisconsin this 24th day of October, 2024

PROPOSED



**DISTINGUISHED
LOGO HERE**

for
Kevin Belke

N2461 Clace Rd, Lakes
Geneva, WI 53147

Residence

WWW.ALCONLABS.COM

2050 north finley road, suite 40
bushland, illinois 60134
pr 630.495.1900



Sheet Number

R1.1

Kevin Belke
for
N2461 Cisco Rd, Lake Geneva, WI 53147



112461 Claco Rd, Lakes
Summit, WI 53147

Kevin DeZure

DISTRICT
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PROGRESS DRAWING -
NOT FOR CONSTRUCTION

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CONTRACT DRAWINGS AND SPECIFICATIONS

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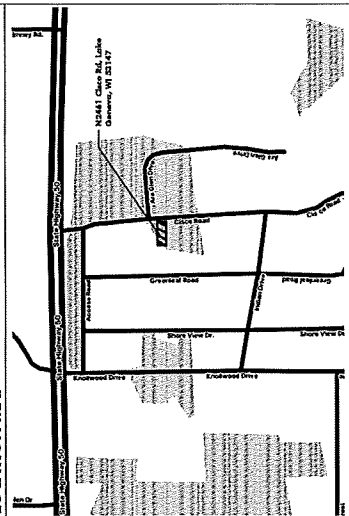
CULTURE AND PARTICIPATION

1. THE CONTRACTOR SHALL DEMONSTRATE AN UNDERSTANDING OF THE EFFECTS OF THE CONTRACT DOCUMENTS AND ATTACHED FORMS. THE CONTRACTOR SHALL PREPARE A LIST OF QUESTIONS TO BE ANSWERED BY THE ARCHITECT AND THE OWNER. THE CONTRACTOR SHALL PREPARE A LIST OF QUESTIONS TO BE ANSWERED BY THE ARCHITECT AND THE OWNER. THE CONTRACTOR SHALL PREPARE A LIST OF QUESTIONS TO BE ANSWERED BY THE ARCHITECT AND THE OWNER.
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LOCATION MAP

[illegible]

SITE COVERAGE

[illegible]

ABBREVIATIONS

Machine Target	Decal Target	Double-Extension Target	Infinite-Extension Target	North Arrow	North-Corridor Target	Wall-on-Target Accusation Tag	Function Tag
Ring # 1	Ring # 2	Ring # 3	Ring # 4	Ring # 5	Ring # 6	Ring # 7	Ring # 8

MATERIAL SYMBOLS

	FACE BRICK		CONCRETE MASONRY UNIT		STEEL		APPLY FINISH
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- 01 **DISORDERED, GENERAL ANXIETY, NON-DEPRESSIVE PERSONALITY**
- 02 **DISORDERED, GENERAL ANXIETY, NON-DEPRESSIVE PERSONALITY**
- 03 **DISORDERED, GENERAL ANXIETY, NON-DEPRESSIVE PERSONALITY**
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- 11 **DISORDERED, GENERAL ANXIETY, NON-DEPRESSIVE PERSONALITY**

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1. ALL ACTS INVOLVING MATTERS IN THE MATTER OF THE UNITED STATES OF AMERICA SHALL BE CONSIDERED AS MATTERS OF THE UNITED STATES OF AMERICA.
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DISTRICT
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PROGRESS DRAWING -
NOT FOR CONSTRUCTION

[illegible]

Project Number
00000

Issue Date
March 28, 2023

Drawn by
Autism

Sheet Title
SECOND AND SECOND FLOOR
PLAN

Sketch Number

A1.2



REVISIONS	
No.	Date

Project Number
 #0000

Name Drawn
 March 28, 2023

Drawn by
 [Signature]

Check by
 [Signature]

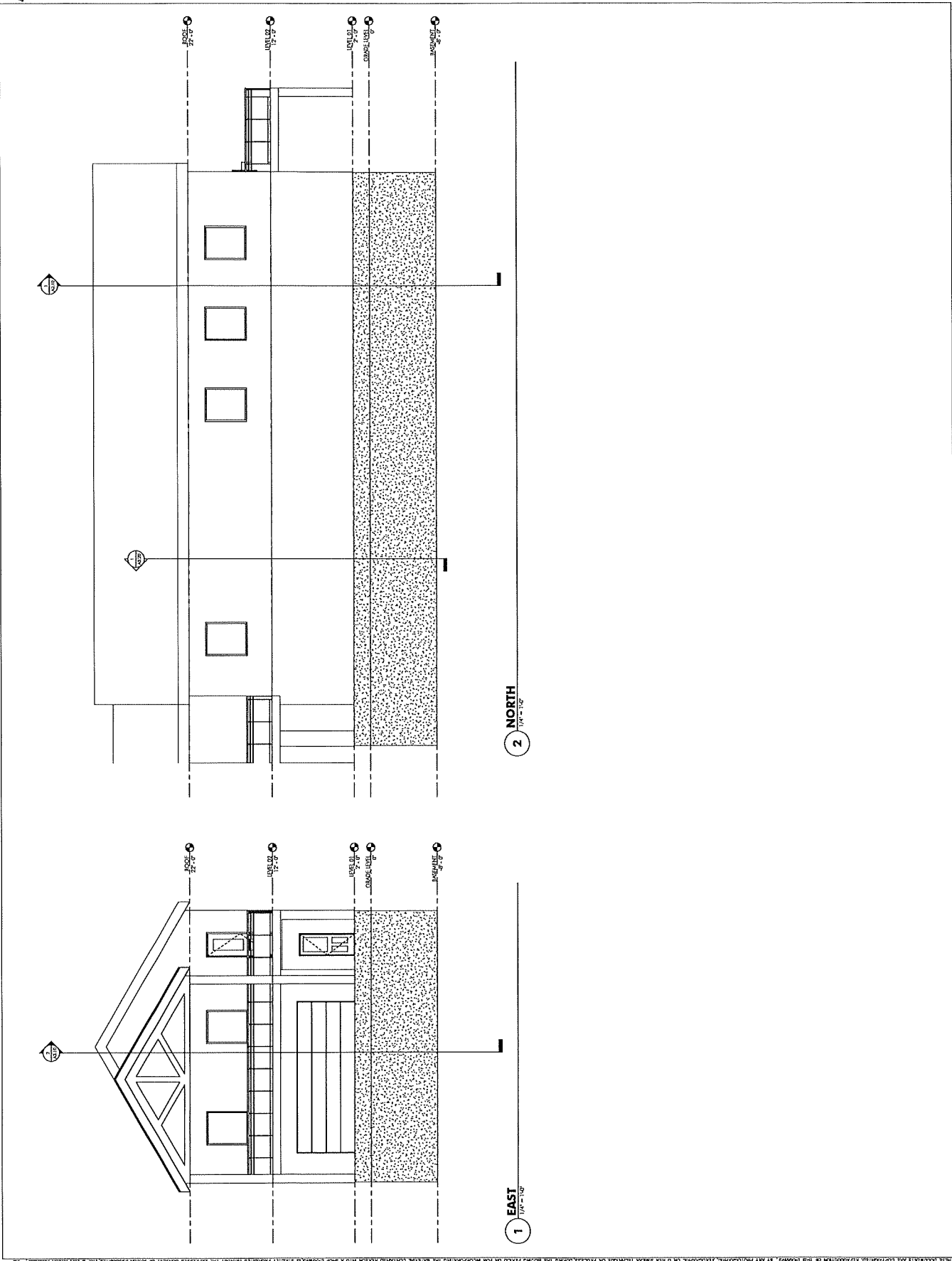
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ARCON
Architectural
Interiors
and
Exteriors
3000 South Highway 101, Suite 40
Lakewood, Colorado 80226
Tel: 303.440.1000
www.arconinc.com

**Belke
Residence**

10000 S. 1st Ave. N.E.
Edmonds, WA 98147

for
Kevin Baker

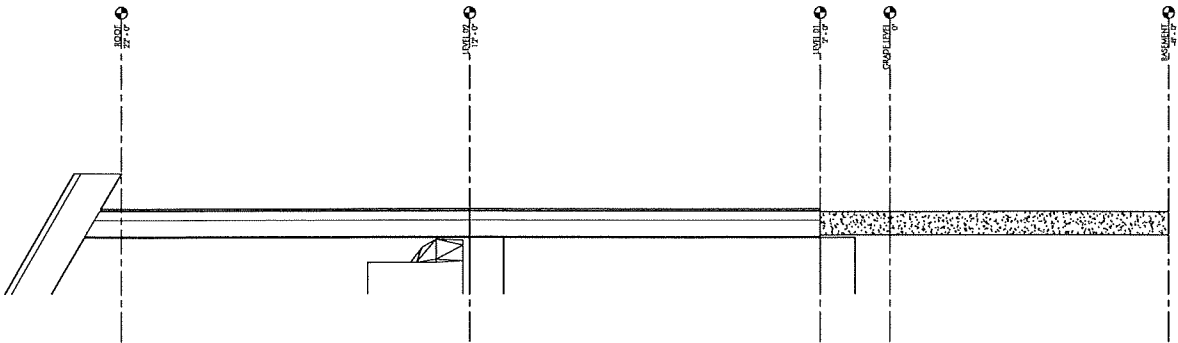
OWNER
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PROGRESS DRAWING

REVISIONS	
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Issue Date
March 28, 2023
Drawn by
J. Baker
Checked by
K. Baker
Scale
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1 WALL SECTION
SPT-112



TOWN OF LINN

Date: May 13, 2025

NAME OF APPLICANT: Kevin and Lisa Belke **PROPERTY OWNER:** Kevin and Lisa Belke

TOWN: Town of Linn

TAX PARCEL NUMBERS: ICI 00241A

VARIANCE:

Kevin & Lisa Belke (applicant/homeowner) of N2461 Cisco Rd. Lake Geneva, WI 53147 (parcel #ICI 00241A) are requesting a side yard setback of 4.00 feet on both sides for a new single-family home. The ETZ ordinance for a new single-family home requires a side lot set back of 15 feet for a stand size lot. This lot is considered a substandard lot.

TOWN OF LINN BOARD DECISION: Motion Passed 5-0

Weiss/Leith motioned to approve the variance as presented. Motion Carried.

Roll vote: Zimmerman-yes, Livingston-yes, Leith-yes, Palmer-yes, Weiss-yes,

Chairman Weiss read the agenda item out loud. There was no discussion, comments or questions from board members.

Thank you,

Alyson Morris

Alyson Morris
Town of Linn Clerk