



# 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 4/15/2025 MEETING TUESDAY, APRIL 15, 2025 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: Trustee Vlach, Commissioners Lothian, Fieweger, Robbins, Gluth

Also Present: Zoning Administrator Schaeffer, Clerk Kolls

Excused: Trustee Umans, Commissioner Costello

### III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

### IV. Minutes

#### A. Zoning Board of Appeals Meeting Minutes of January 28, 2025

The motion to approve the Zoning Board of Appeals Meeting Minutes of January 28, 2025 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): 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).

Trustee Vlach opened the public hearing at 06:35pm.

No one spoke in favor of the variance.

Ted Johnson, Attorney with Godfrey, Leibsle, Blackbourn & Howarth SC, 354 Seymour Ct, spoke in opposition on behalf of Andrew & Maureen Szafran, Ouilmette Williams Bay LLC, 266 Circle Pkwy

**B. Motion to Close Public Hearing**

Trustee Vlach closed the public hearing at 07:27pm

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

The motion to deny items 1) To rebuild and extend by 1' x 4.3' a porch located 5.7' from the west side lot line (10' required) and 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" was initiated by Commissioner and seconded by Commissioner Robbins. Unanimously carried.

The motion to approve 3) To increase the height of the existing chimney by 4'6" located 5.2' from the west side lot line (10' required) was initiated by Commissioner Lothian and seconded by Commissioner Fieweger. Unanimously carried.

The motion to table 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) was initiated by Commissioner Fieweger and seconded by Commissioner Lothian. Unanimously carried.

**VI. Adjournment**

The motion to adjourn was initiated by Commissioner Robbins and seconded by Commissioner Fieweger at 08:00pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

*These are not official Minutes until approved by the Governing Body.*