



# VILLAGE OF WILLIAMS BAY

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## OFFICIAL MINUTES ZBA 05/18/21 MEETING TUESDAY, MAY 18, 2021 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

### 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.