



# VILLAGE OF WILLIAMS BAY

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

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## OFFICIAL MINUTES ZONING BOARD OF APPEALS MEETING 10/21/2025 MEETING TUESDAY, OCTOBER 21, 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 George Vlach, Commissioners Dennis Costello, Matt Robbins, and Connie Gluth

Also Present: Zoning Administrator Allision Schwark, Clerk Tina Kolls

Excused: Trustee Robert Umans, Commissioners Tom Lothian and Mike Fieweger

### III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

### IV. Minutes

#### A. Zoning Board of Appeals Meeting Minutes of June 17, 2025

The motion to approve the Zoning Board of Appeals Meeting Minutes of June 17, 2025 was initiated by Commissioner Robbins and seconded by Commissioner Costello. Unanimously carried.

### V. Variance Application

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

APPLICANT(S): Thomas and Laurie Beda (Owner)

TAX KEY NUMBER: WDA 00007

STREET ADDRESS: 7 Dartmouth Road, Dartmouth Woods Condominium, Williams Bay, WI 53191

Applicants request a variance to zoning code section 390-0209, SF-1 Low Density Residential District, to allow for a second story addition on a portion of the home that already exists within the required side yard setback of 30 feet, and shore yard setback of 150 feet.

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

Thomas Beda, 7 Dartmouth Rd, spoke in depth regarding the variance request.

Thomas Finns and Mike McDermott, Builders, spoke briefly about the project.

Attorney Kathy Gutenkunst, spoke regarding NR-115 stating they do not believe that a variance is required based on State vs. Ziervogel.

Mark Scarpeli, 3 Dartmouth Rd, Spoke in favor

Laurie Beda, 7 Dartmouth Rd, Spoke in favor

Matthew Fernholz, Attorney for Greg and Linda Wolf, 9 Dartmouth Rd, Spoke in opposition

Trustee Vlach closed the public hearing at 07:50 pm.

The motion to table the request for variance to zoning code section 390-0209, SF-1 Low Density Residential District, to allow for a second story addition on a portion of the home that already exists within the required side yard setback of 30 feet, and shore yard setback of 150 feet for Village Attorney review and guidance with the meeting to be continued with the same Members who are in attendance at this meeting was initiated by Commissioner Robbins and seconded by Commissioner Gluth. Unanimously carried.

**VI. Adjournment**

The motion to adjourn was initiated by Trustee Vlach and seconded by Commissioner Robbins at 08:01pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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