



# 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 MEETING TUESDAY, NOVEMBER 18, 2025 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

### I. Call to Order

Clerk Kolls called the meeting to order at 06:30pm.

### II. Roll Call

Present: Trustee Robert Umans, Commissioners Dennis Costello, Tom Lothian, Mike Fieweger, Matt Robbins

Also Present: Zoning Administrator Allison Schwark, Clerk Tina Kolls

Excused: Trustee George Vlach

The motion to select Trustee Umans to chair the remainder of the meeting was initiated by Commissioner Lothian and seconded by Commissioner Fieweger. Unanimously Carried.

### III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

### IV. Minutes

#### A. Zoning Board of Appeals Meeting Minutes of November 3, 2025

The motion to approve the Zoning Board of Appeals Meeting Minutes of November 3, 2025 was initiated by Commissioner Robbins and seconded by Commissioner Lothian. Unanimously carried.

### V. Variance Application

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

APPLICANT(S): Rafael and Karen Rodriguez (Owner)

TAX KEY NUMBER: WOP 00215

STREET ADDRESS: 220 W Geneva Street, Williams Bay, WI 53191

The applicant is requesting a variance per section 390.0315.l(6)(c) and 390.0315.l(7) to construct an accessory structure having a footprint of 1,925 square feet (maximum of 1,000 square feet allowed) and a height of 20 feet (maximum of 15 feet allowed).

Trustee Umans opened the public hearing at 06:33 pm.

Rafael Rodriguez, 220 W Geneva St, explained they were asking for 1000 feet from both lots so that they can put all of their stuff inside. Rodriguez explained he cannot put his truck in the current garage. Rodriguez explained that he has had multiple surgeries and it is hard to work outside. Rodriguez stated he could better maintain the property if everything could be stored inside. Rodriguez explained that the need for the higher roof was to be able to maintain his classic cars.

Letter from Dennis and Patricia Kuper, 22 Hill Street was received in support.  
There was no one who spoke in opposition.

**B. Motion to Close Public Hearing**

Trustee Umans closed the public hearing at 06:47 pm.

**C. Consideration and possible action on recommendation of Variance**

The motion to deny the variance per section 390.0315.l(6)(c) and 390.0315.l(7) to construct an accessory structure having a footprint of 1,925 square feet (maximum of 1,000 square feet allowed) and a height of 20 feet (maximum of 15 feet allowed) was initiated by Trustee Umans and seconded by Commissioner Fieweger. Unanimously carried.

**Votes:**

Yes: Trustee Umans, Commissioners Costello, Lothian, Fieweger and Robbins

No: None

Abstain: None

Result: Passes

**VI. Adjournment**

The motion to adjourn was initiated by Trustee Umans and seconded by Commissioner Costello at 06:52pm.  
Unanimously carried.

/s/ Tina Kolls, Village Clerk

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