VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org Phone: 262-245-2700 | Fax: 262-245-2705

NOTICE

PLAN COMMISSION MEETING

TUESDAY, SEPTEMBER 14, 2021 AT 6:30 PM

VILLAGE HALL COUNCIL ROOM

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of August 10, 2021

V. Recommendation for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Jeffrey & Tara Rabenhorst (Owners)
   TAX KEY: WUW 00012
   STREET ADDRESS: Lot 12 Willabay Woods, Wiswell St, Williams Bay, Wisconsin 53191
   The applicant requests a Conditional Use Permit per 18.1207, *Conditional Use Permit*, and 18.0315.I.(4), *Residential Garage or Shed* to construct a single-family home with the garage doors facing the street. Requesting garage to be located 17 feet in front of the street side facade of the house (setback of a minimum of two (2) feet behind the street side facade of the house required).

B. Close Public Hearing

C. Discussion and possible action for the conditional use permit

VI. Recommendation for a Certificate of Compliance

A. APPLICANT: Joshua W. Staggs (Lessee)
TAX KEY: WFS 00001
STREET ADDRESS: 240 Elkhorn Road, Williams Bay, WI 53191
Applicant is requesting a Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification".

VII. Adjournment

Bill Duncan
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 09/08/2021 5:00 PM

VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org Phone: 262-245-2700 | Fax: 262-245-2705

UNOFFICIAL MINUTES
PLAN COMMISSION 08/10/21 MEETING
TUESDAY, AUGUST 10, 2021 AT 6:30 PM
VILLAGE HALL COUNCIL ROOM

I. Call to Order

President Duncan called the meeting to order at 6:30pm.

II. Roll Call

Present: Pat Watts, Jess Haak, Bill Duncan, Don Parker, Maggie Gage, Jane Pegel
Also Present: Administrator Tobin, Zoning Administrator Schaeffer, Clerk Pankau and Village Attorney Schroeder
Excused: Ralph Cincinelli, Marianne Klemke

III. Pledge of Allegiance

IV. Minutes

A. Joint Village Board and Plan Commission Meeting Minutes of May 25, 2021

The motion to Approve the Joint Village Board and Plan Commission Meeting Minutes of May 25, 2021 was initiated by Jess Haak and seconded by Pat Watts. Unanimously carried.

V. Recommendation for Re-codification of Zoning Ordinance

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

President Duncan opened the Public Hearing at 6:31pm.

1. Re-codification including minor amendments necessary to update the Zoning Ordinance, Chapter 18 of the Code of Ordinances of the Village of Williams Bay

Trustee Wright explained that this is one of the last steps of the Codification process for the Village Ordinances. He stated that they have been cleaned up, such as some Ordinances needed to get in sync with State Statutes, Village position titles have changed over time, and cross-references were made consistent. Trustee Wright stated that grammatical issues and things that needed to be cleaned up were cleaned up, and things that were going to cause more substantial changes will be dealt with at a later time. He encouraged the Plan Commission to recommend this re-codification to the Village Board.

Zoning Administrator Schaeffer stated that the things being re-codified right now are the things that need to be fixed now due to inconsistencies or State Statutes being changed.

No one from the public spoke during this hearing.

B. Motion to Close Public Hearing

President Duncan closed the Public Hearing at 6:36pm.

C. Discussion and possible action for the re-codification

Trustee Parker asked Village Attorney Schroeder if he has reviewed these changes and Attorney Schroeder said he has

briefly reviewed them and found that the changes are grammatical and being made to make things consistent.

The motion to Recommend Village Board Approval of the re-codification including minor amendments necessary to update the Zoning Ordinance, Chapter 18 of the Code of Ordinances of the Village of Williams Bay was initiated by Jess Haak and seconded by Maggie Gage. Unanimously carried.

VI. Recommendation for a Sign Permit

A. APPLICANT: Geneva Lake Conservancy
TAX KEY: WWUP 00041
STREET ADDRESS: 159 Elkhorn Road, Williams Bay, WI 53191

The applicants are requesting a Sign Permit per 18.10001, *Purpose of Sign Regulations* and 18.1006, *Signs Permitted in the Public Parks and Recreation Districts with a Permit* to allow a ground sign

Maddie from the Geneva Lake Conservancy stated that they are hoping to add a sign to increase their visibility to the community as their current signs can sometimes get confused with the Kishwauketoe Nature Conservancy.

Jess Haak asked if there is a sign already up in front of the building and Maddie stated that there is one already there, similar to the one they would like to build.

Zoning Administrator stated the current sign is difficult to see on Highway 67 because it is somewhat hidden in the trees. She stated that the proposed sign is almost identical to that one, but will be placed in a much more visible place.

Trustee Parker stated that he will be abstaining from this because the Conservation Commission needs to approve this as well.

The motion to Approve the Sign Permit per 18.10001, *Purpose of Sign Regulations* and 18.1006, *Signs Permitted in the Public Parks and Recreation Districts with a Permit* to allow a ground sign contingent on approval by the Conservation Commision was initiated by Jess Haak and seconded by Pat Watts. Unanimously carried. Don Parker abstained.

VII. Adjournment

The motion to adjourn was initiated by Jess Haak and seconded by Maggie Gage at 6:51pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

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

APPLICATION FOR A CONDITIONAL USE PERMIT

(Requirements per Zoning Ordinance Section 18.1207)

Applicant name: Tara & Jeffrey Rabenhorst

Applicant address: 126 Potawatomi Rd Williams Bay, WI 53191

Applicant phone number: [redacted]

Address of subject site: Lot 12, Wiswell Dr. Williams Bay WI

Zoning district of subject site: not listed

Written description of the proposed conditional use including type of activities, buildings, and structures proposed for the subject property and their general locations (or attach as a separate sheet): Forward facing garage, parking for our personal vehicles and items needed for property maintenance.

Written justification for the proposed conditional use (or attach as a separate sheet): This is the best use of space on our lot with floor plan we picked. Also, over 80% of the homes on our street are forward facing so our garage and house will not look out of place.

Requirements

- [x] Map of the subject property showing its general location in relation to the Village as a whole.
- [x] 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.
- [x] Names and addresses of the owners of all lands within 200 feet of the subject property as the same appear on the current tax records of the Village of Williams Bay.
- [x] Site Plan of the subject property if proposed for development (see Site Plan application requirements).

Dated this 16th day of August, 20 21

Respectfully submitted,

Tara Rabenhorst

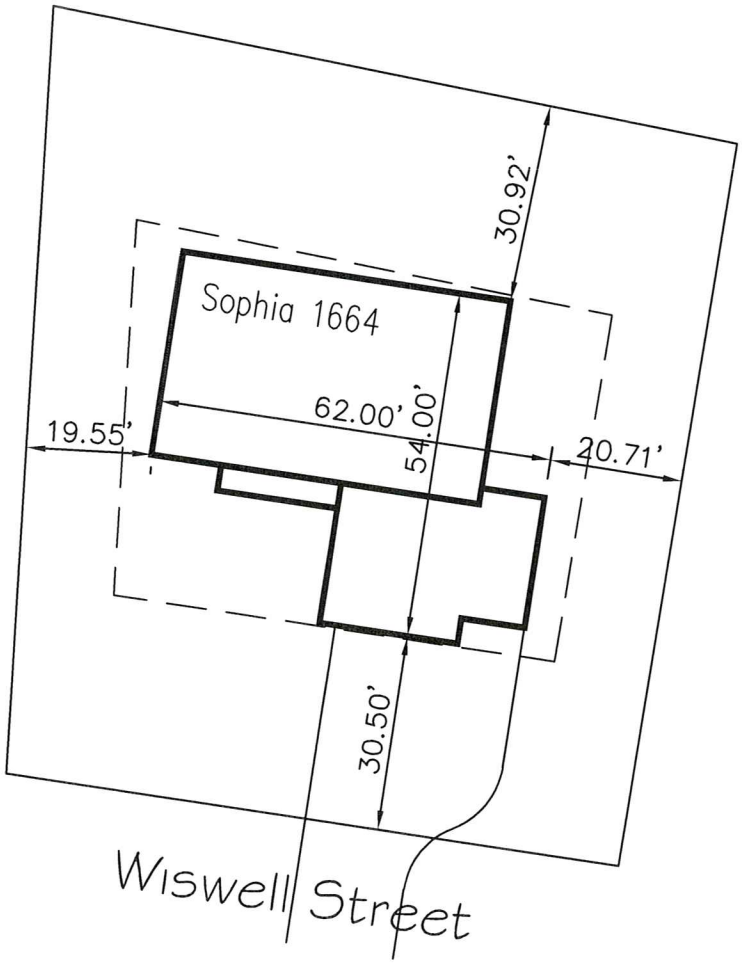
(Signature of Applicant)

DocuSign Envelope ID: 4DF15BFA-4088-4120-BB70-D90C74CA59C4

Lot 12
Willabay Woods
in Williams Bay, WI

DS TR 7/11/2021

DS JR 7/11/2021



SCALE: 1" = 30

0 15 30 60

THIS IS NOT A SURVEY

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

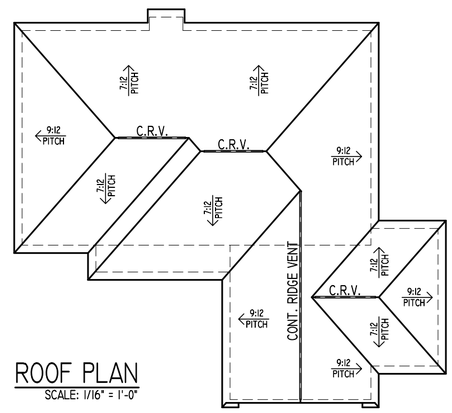
EXTERIOR MATERIALS

- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
- SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING
- 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS.
- VINYL CORNER ON INSIDE CORNERS.
- FASCIA: 8" ALUMINUM CLAD.
- SOFFIT: VENTED ALUMINUM.
- RAKE FASCIA: 6" ALUMINUM CLAD.
- RAKE TRIM: 3" ALUMINUM CLAD.
- RAKE FRIEZE: 5/4x6 MIRATEC.
- FIXTURE BLOCKS: VINYL J-BLOCK; PAINTED MIRATEC @ STONE AREAS.
- GARAGE JAMB: PAINTED MIRATEC.
- (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
- ICE & WATER SHIELD AS REQUIRED @ SADDLES.

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-7:12 ROOF PITCH (8 9/16" HEEL) W/ 1'-2" OVERHANG
-9:12 ROOF PITCH (10 7/8" HEEL) W/ 1'-2" OVERHANG

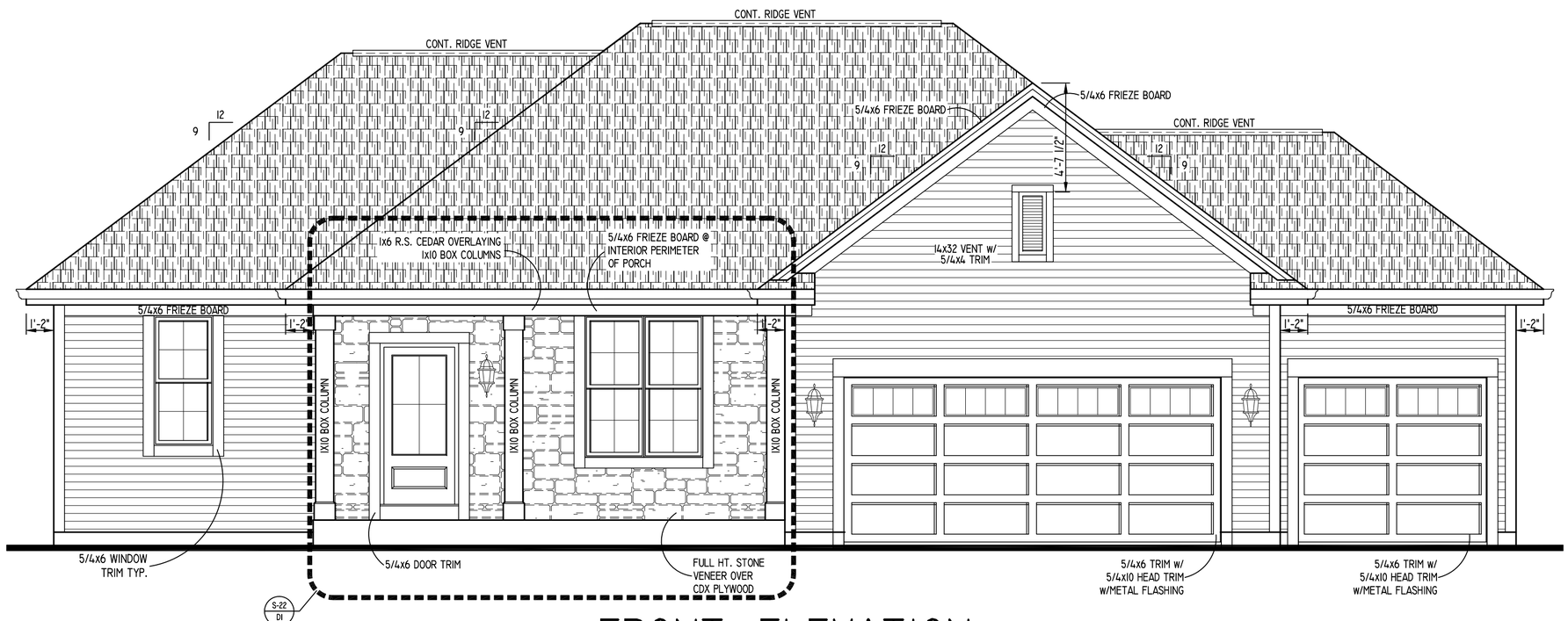
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/16" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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Model: SOPHIA | Elevation: TRANSITIONAL | Plan: #1664
Series: HARMONY

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Date	By	Revision

Built for:
Rabenhorst, Jeffrey & Tara
Willabay Woods, Wiswell St.
Williams Bay WI, 53191
Village Of Williams Bay

Job Number:
BOYL-H-1060

Phase: WORKING PLANS

Drawn By: JAB

Plan Date: 7/30/21 Release Date: ----

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1674 SQ. FT.

OPEN VOLUME - N/A
TOTAL 1674 SQ. FT.

GARAGE AREA - 688 SQ. FT.

OVERALL WIDTH - 62'-0"
OVERALL DEPTH - 57'-0"

Model: SOPHIA

Elevation: TRANSITIONAL
Plan: #1664 Series: HARMONY

Sheet Title
3-CAR ELEVATION

Sheet Number
1.1 OF 3

EXTERIOR MATERIALS

- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
- SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING
- 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS.
- VINYL CORNER ON INSIDE CORNERS.
- FASCIA: 8" ALUMINUM CLAD.
- SOFFIT: VENTED ALUMINUM.
- RAKE FASCIA: 6" ALUMINUM CLAD.
- RAKE TRIM: 3" ALUMINUM CLAD.
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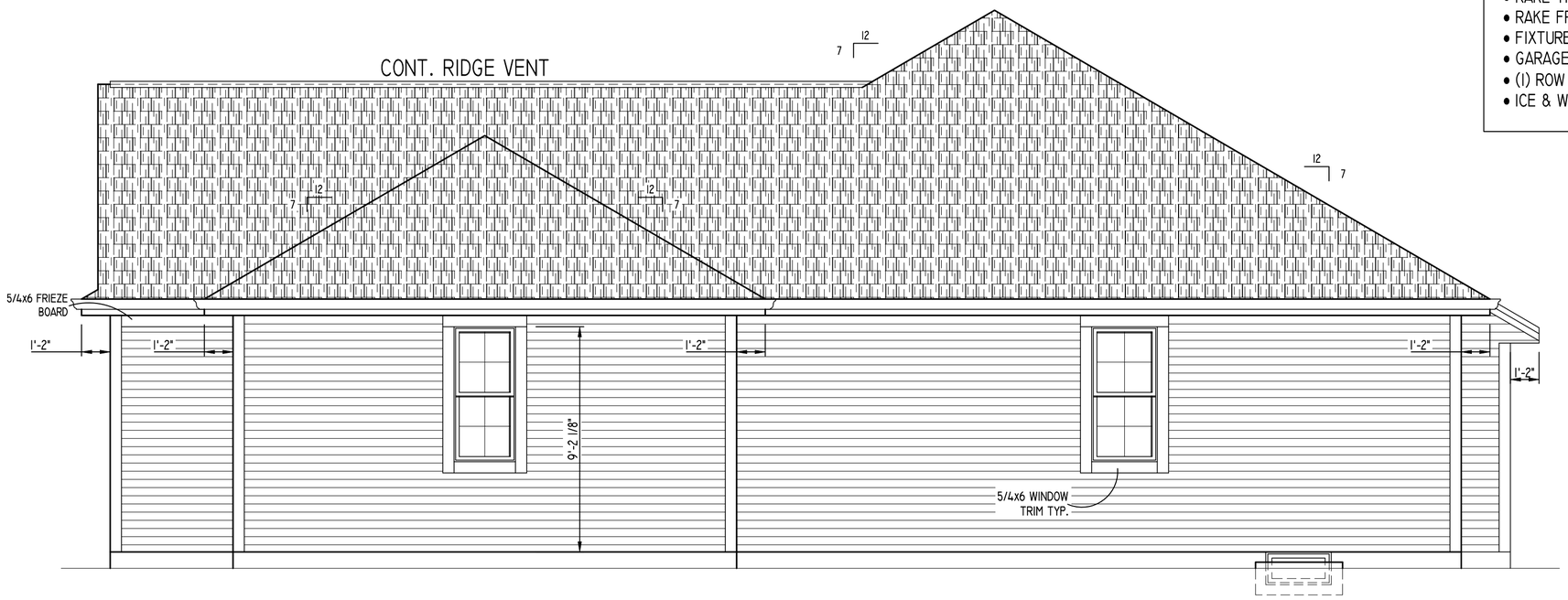
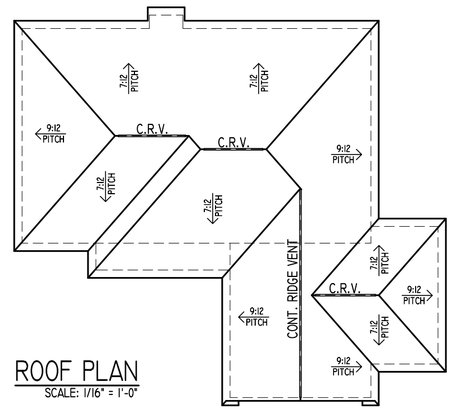
- GARAGE JAMB: PAINTED MIRATEC.
- (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
- ICE & WATER SHIELD AS REQUIRED @ SADDLES.

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-7:12 ROOF PITCH (8 9/16" HEEL) W/ 1'-2" OVERHANG
-9:12 ROOF PITCH (10 7/8" HEEL) W/ 1'-2" OVERHANG



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/16" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Model: SOPHIA | Elevation: TRANSITIONAL | Plan: #1664 | Series: HARMONY

BIELINSKI HOMES
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Date	By	Revision

Built for:
Rabenhorst, Jeffrey & Tara
Willabay Woods, Wiswell St.
Williams Bay WI, 53191
Village Of Williams Bay

Job Number:
BOYL-H-1060

Phase: WORKING PLANS

Drawn By: JAB

Plan Date: 7/30/21 | Release Date: ----

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1674 SQ. FT.

OPEN VOLUME - N/A
TOTAL 1674 SQ. FT.

GARAGE AREA - 688 SQ. FT.

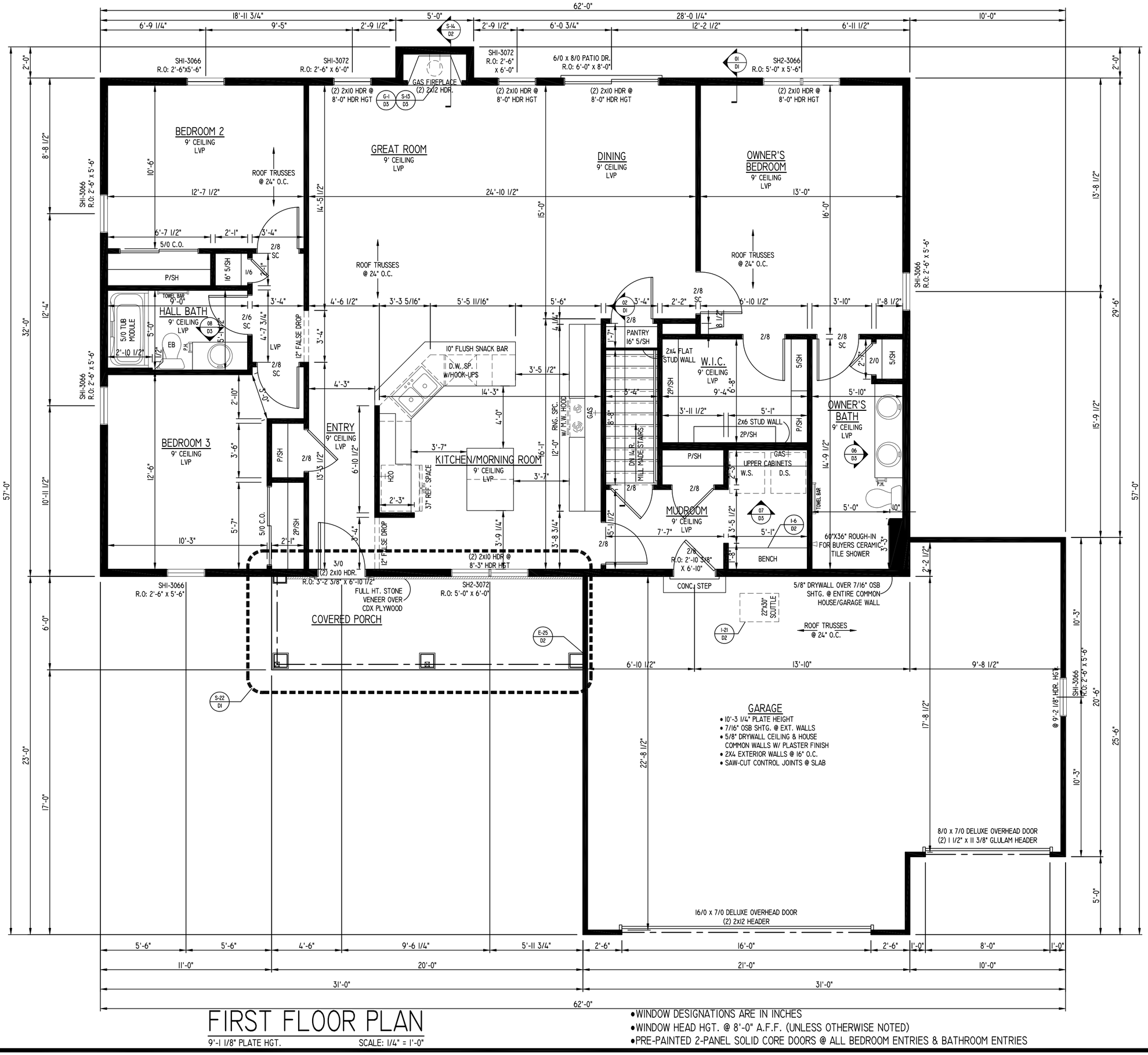
OVERALL WIDTH - 62'-0"
OVERALL DEPTH - 57'-0"

Model: SOPHIA

Elevation: TRANSITIONAL
Plan: #1664 | Series: HARMONY

Sheet Title: 3-CAR ELEVATION

Sheet Number: 1.2 OF 3



FIRST FLOOR PLAN

9'-1 1/8" PLATE HGT. SCALE: 1/4" = 1'-0"

- WINDOW DESIGNATIONS ARE IN INCHES
- WINDOW HEAD HGT. @ 8'-0" A.F.F. (UNLESS OTHERWISE NOTED)
- PRE-PAINTED 2-PANEL SOLID CORE DOORS @ ALL BEDROOM ENTRIES & BATHROOM ENTRIES

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Date	By	Revision

Built for:
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Willabay Woods, Wiswell St.
Williams Bay WI, 53191
Village Of Williams Bay

Job Number: BOYL-H-1060

Phase: WORKING PLANS

Drawn By: JAB

Plan Date: 7/30/21 Release Date: ----

Technical Data:

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OPEN VOLUME - N/A
TOTAL 1674 SQ. FT.

GARAGE AREA - 688 SQ. FT.

OVERALL WIDTH - 62'-0"
OVERALL DEPTH - 57'-0"

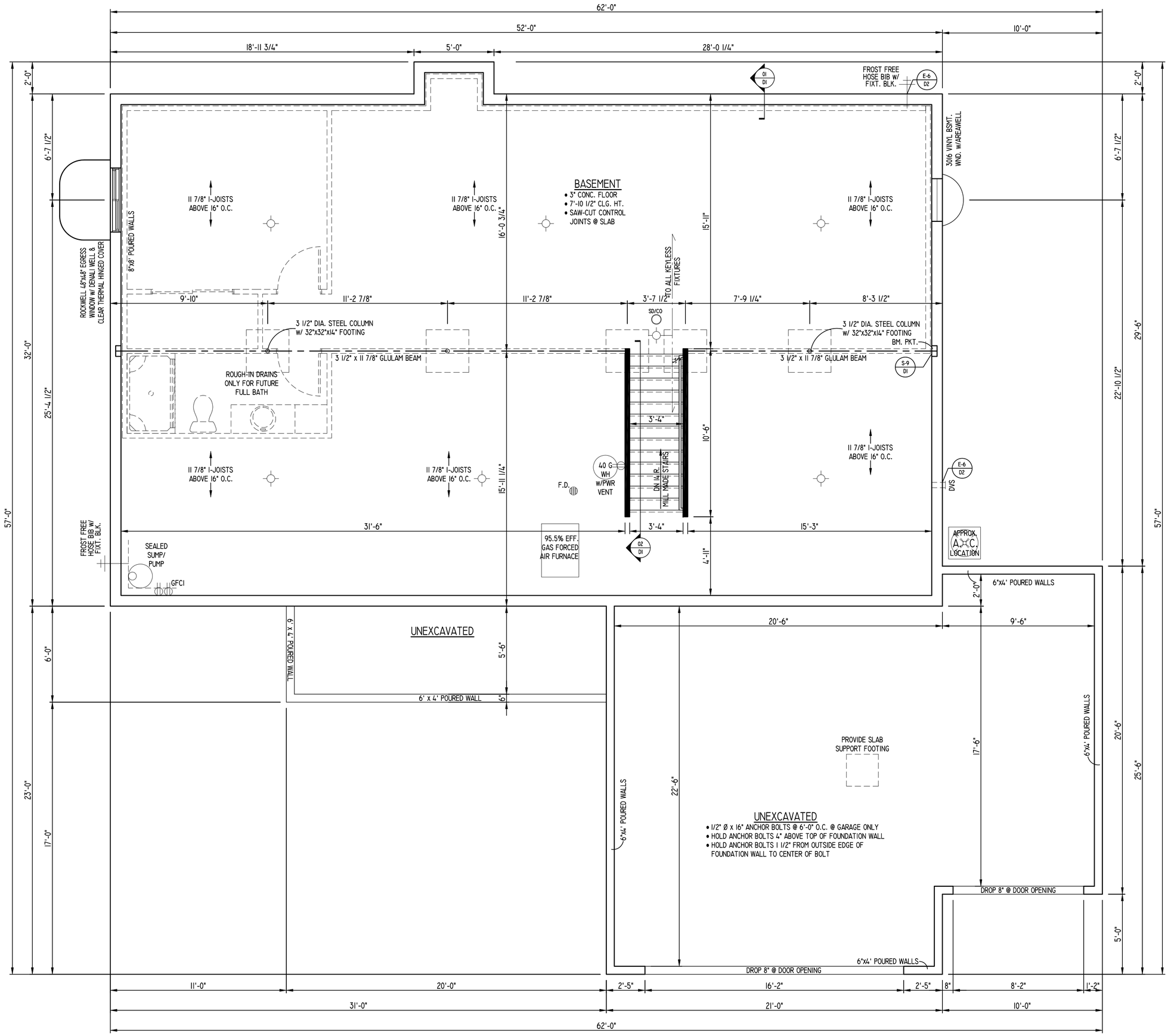
Model: SOPHIA

Elevation: TRANSITIONAL

Plan: #1664 Series: HARMONY

Sheet Title: FLOOR PLAN

Sheet Number: 2 OF 3



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- RUN WASTE LINES @ BASEMENT TO OUTSIDE WALLS FOR FUTURE FINISHED AREAS
- ACTIVE RADON AND HUMIDITY CONTROL ABATEMENT SYSTEM W/ 110V SINGLE OUTLET

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Revision	By	Date

Built for:
Rabenhorst, Jeffrey & Tara
Willabay Woods, Wiswell St.
Williams Bay WI, 53191
Village Of Williams Bay

Job Number: BOYL-H-1060

Phase: WORKING PLANS

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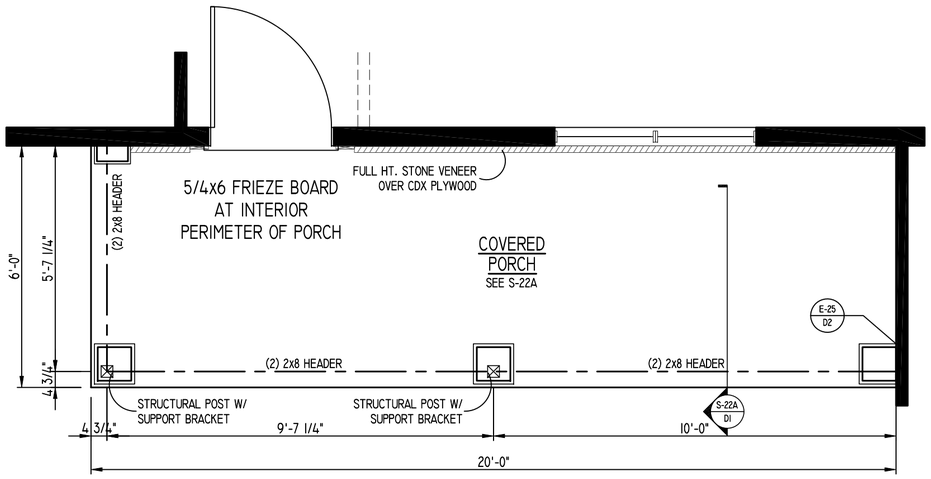
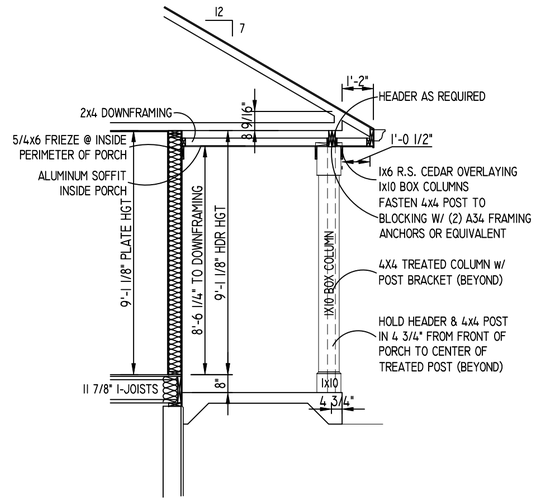
Model: SOPHIA
Elevation: TRANSITIONAL
Plan#1664 Series: HARMONY

Sheet Title: FOUNDATION PLAN

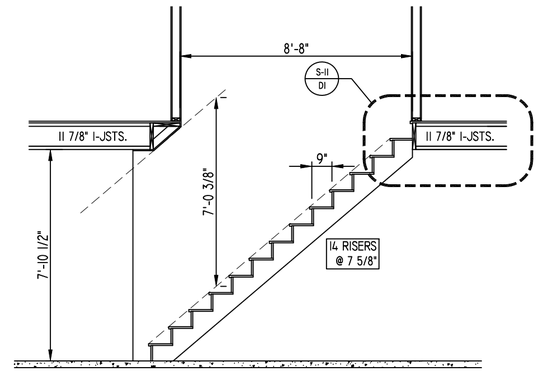
Sheet Number: 3 OF 3



S-22 PORCH DETAIL
SCALE: 3/8" = 1'-0"



S-22A PORCH SECTION
SCALE: 1/4" = 1'-0"



02 STAIR SECTION
SCALE: 1/4" = 1'-0"

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Model: SOPHIA | Elevation: TRANSITIONAL | Plan: #1664 | Series: HARMONY

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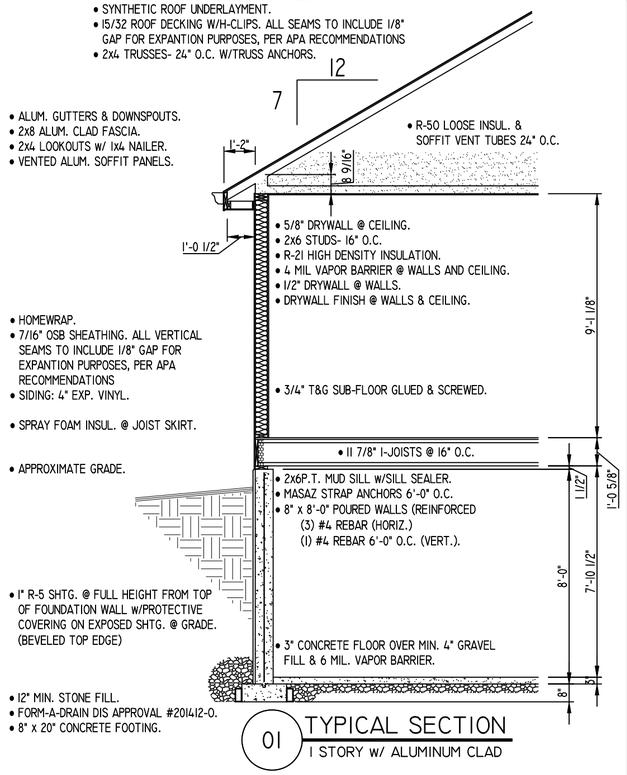
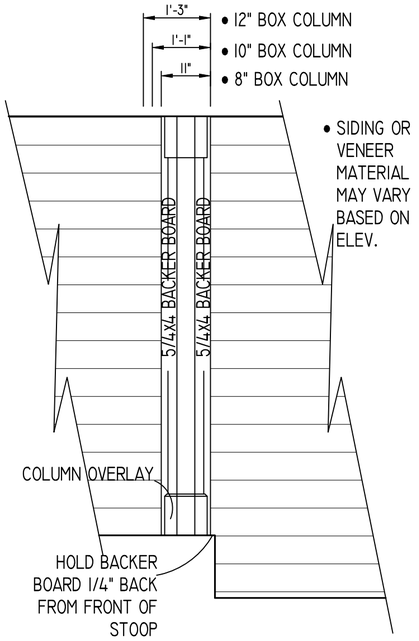
- SHINGLES: PRO 30 DIMENSIONAL SHINGLES.
- SYNTHETIC ROOF UNDERLAYMENT.
- 15/32 ROOF DECKING W/H-CLIPS. ALL SEAMS TO INCLUDE 1/8" GAP FOR EXPANTION PURPOSES, PER APA RECOMMENDATIONS
- 2x4 TRUSSES- 24" O.C. W/TRUSS ANCHORS.
- ALUM. GUTTERS & DOWNSPOUTS.
- 2x8 ALUM. CLAD FASCIA.
- 2x4 LOOKOUTS w/ 1x4 NAILER.
- VENTED ALUM. SOFFIT PANELS.
- R-50 LOOSE INSUL. & SOFFIT VENT TUBES 24" O.C.
- 5/8" DRYWALL @ CEILING.
- 2x6 STUDS- 16" O.C.
- R-21 HIGH DENSITY INSULATION.
- 4 MIL VAPOR BARRIER @ WALLS AND CEILING.
- 1/2" DRYWALL @ WALLS.
- DRYWALL FINISH @ WALLS & CEILING.
- HOMEWRAP.
- 7/16" OSB SHEATHING. ALL VERTICAL SEAMS TO INCLUDE 1/8" GAP FOR EXPANTION PURPOSES, PER APA RECOMMENDATIONS
- SIDING: 4" EXP. VINYL.
- SPRAY FOAM INSUL. @ JOIST SKIRT.
- APPROXIMATE GRADE.
- 3/4" T&G SUB-FLOOR GLUED & SCREWED.
- 11 7/8" I-JOISTS @ 16" O.C.
- 2x6P.T. MUD SILL W/SILL SEALER.
- MASAZ STRAP ANCHORS 6'-0" O.C.
- 8" x 8'-0" POURED WALLS (REINFORCED (3) #4 REBAR (HORIZ.) (1) #4 REBAR 6'-0" O.C. (VERT.).
- 1" R-5 SHTG. @ FULL HEIGHT FROM TOP OF FOUNDATION WALL w/PROTECTIVE COVERING ON EXPOSED SHTG. @ GRADE. (BEVELED TOP EDGE)
- 3" CONCRETE FLOOR OVER MIN. 4" GRAVEL FILL & 6 MIL. VAPOR BARRIER.
- 12" MIN. STONE FILL.
- FORM-A-DRAIN DIS APPROVAL #201412-0.
- 8" x 20" CONCRETE FOOTING.

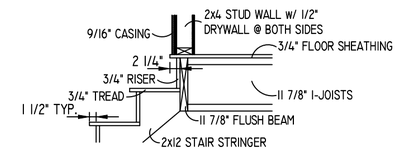


01 TYPICAL SECTION
1 STORY w/ ALUMINUM CLAD

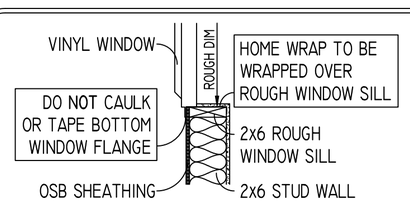


* COLUMN BACKER BOARD INSTALLED BY ROUGH CARPENTER

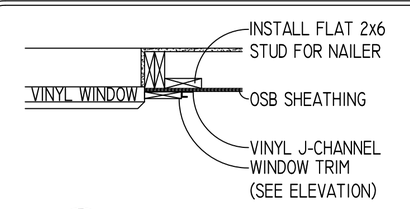
E-25 COLUMN BACKER DETAIL
APPLIED BY ROUGH CARPENTER



S-11 ENLARGED STAIR SECTION
SCALE: 1/2" = 1'-0"



S-15 WINDOW SILL DETAIL
SCALE: 3/4" = 1'-0"



S-16 WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"

Revision	By	Date

Built for:
Rabenhorst, Jeffrey & Tara
Willabay Woods, Wiswell St.
Williams Bay WI, 53191
Village Of Williams Bay

Job Number: BOYL-H-1060

Phase: WORKING PLANS

Drawn By: JAB

Plan Date: 7/30/21 Release Date: ----

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1674 SQ. FT.

OPEN VOLUME - N/A
TOTAL 1674 SQ. FT.

GARAGE AREA - 688 SQ. FT.

OVERALL WIDTH - 62'-0"
OVERALL DEPTH - 57'-0"

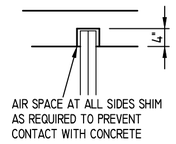
Model: SOPHIA

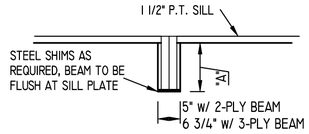
Elevation: TRANSITIONAL
Plan: #1664 Series: HARMONY

Sheet Title: DETAILS

Sheet Number: D1 OF 3

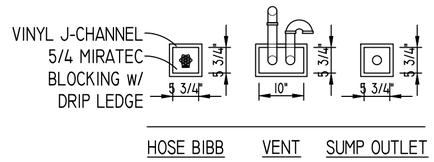
(TOP VIEW)



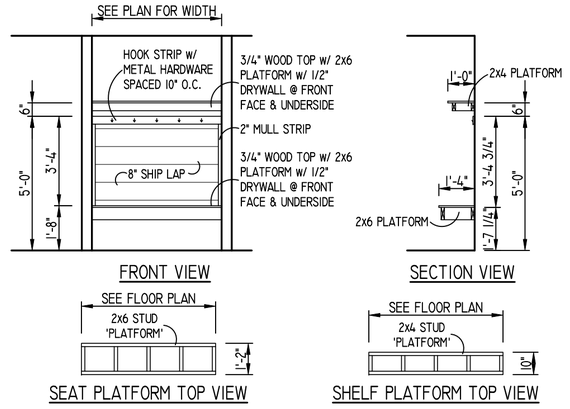


BEAM SIZE	POCKET DEPTH "A"
9 1/2"	8 1/2"
11 7/8"	10 7/8"
14"	13"
16"	15"

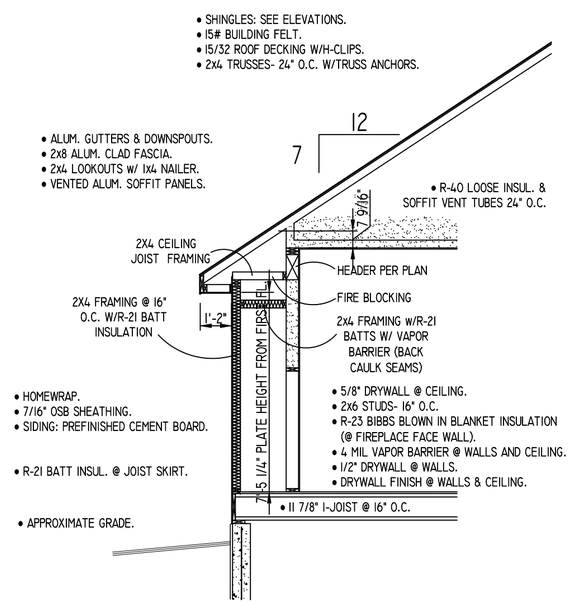
S-9 BEAM POCKET DETAIL
WOOD BEAMS ONLY



E-6 WALL PENETRATION BLOCKING
SCALE: 1/2" = 1'-0"



I-6 BENCH ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



S-14 FIREPLACE FRAMING BAY DETAIL

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Model: SOPHIA | Elevation: TRANSITIONAL | Plan: #1664 | Series: HARMONY

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Revision	By	Date

Built for:
Rabenhorst, Jeffrey & Tara
Willabay Woods, Wiswell St.
Williams Bay WI, 53191
Village Of Williams Bay

Job Number:
BOYL-H-1060

Phase: WORKING PLANS
Drawn By: JAB
Plan Date: 7/30/21 Release Date: ----

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1674 SQ. FT.

OPEN VOLUME - N/A
TOTAL 1674 SQ. FT.

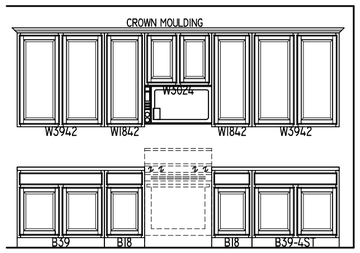
GARAGE AREA - 688 SQ. FT.

OVERALL WIDTH - 62'-0"
OVERALL DEPTH - 57'-0"

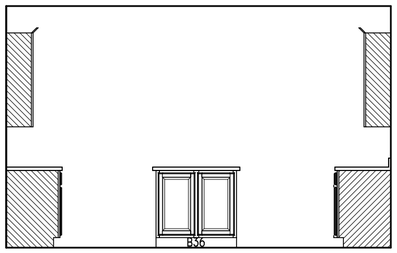
Model: SOPHIA
Elevation: TRANSITIONAL
Plan: #1664 Series: HARMONY

Sheet Title: DETAILS

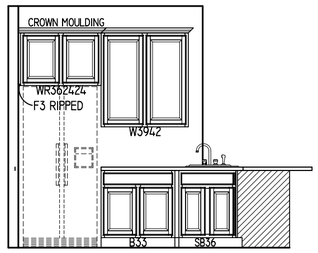
Sheet Number: D2 OF 3



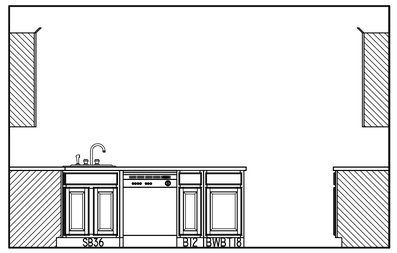
01 KITCHEN ELEVATION
1/4" = 1'-0"



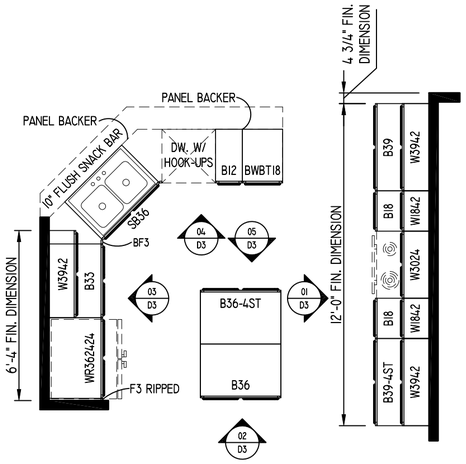
02 KITCHEN ELEVATION
1/4" = 1'-0"

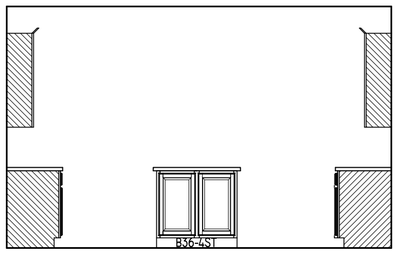


03 KITCHEN ELEVATION
1/4" = 1'-0"

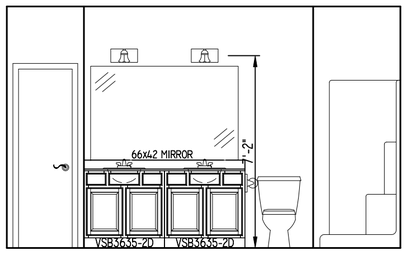


04 KITCHEN ELEVATION
1/4" = 1'-0"

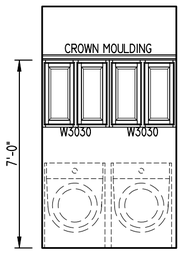




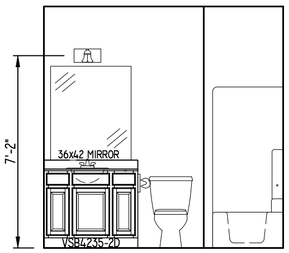
05 KITCHEN ELEVATION
1/4" = 1'-0"



06 OWNER'S BATH
1/4" = 1'-0"



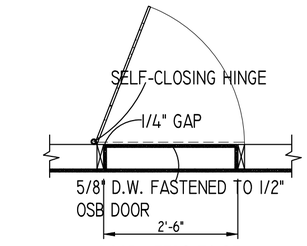
07 MUDROOM
1/4" = 1'-0"



08 HALL BATH
1/4" = 1'-0"

K-1 KITCHEN CABINET LAYOUT

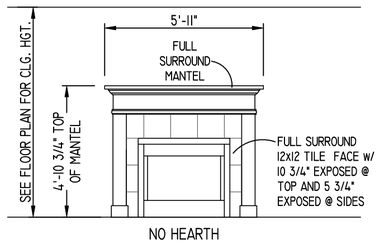
- ALL KITCHEN DETAIL DIMENSIONS ARE FINISHED DIMENSIONS
- CROWN MOULDING @ KITCHEN CABINETS
- BASE LEVEL CABINET DOOR HARDWARE THROUGHOUT
- DELUXE DRAWER CONSTRUCTION THROUGHOUT
- LAMINATE COUNTERTOPS THROUGHOUT (NO BACK SPLASH INSTALL TIGHT TO WALL)



- DOOR NEEDS TO BE ABLE TO CLOSE UNDER ITS OWN WEIGHT.

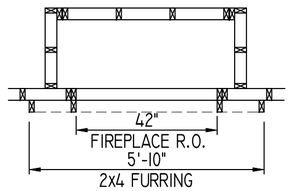
I-21 SCUTTLE DOOR DETAIL

SELF CLOSING

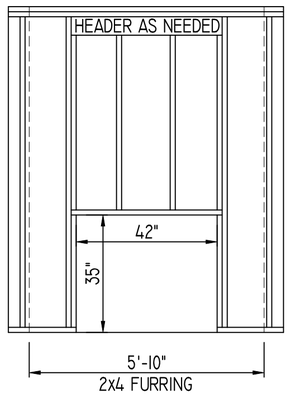


G-1 FIREPLACE DETAIL

DIRECT VENT GAS FIREPLACE w/FANS



TOP VIEW



FRONT VIEW

- FIREPLACE INSTALLER TO FURNISH DUROCK MATERIAL & LABOR TO COMPLETE FINISHED OPENING
- FIREPLACE INSTALLER TO FURNISH ALL FRAMING MATERIALS & LABOR FOR 12" FIREPLACE PLATFORM WHEN NEEDED AND DOWN FRAMING OF ROUGH OPENING HEIGHT

S-13 FIREPLACE FRAMING DETAIL

STANDARD UNIT

NOTES

GENERAL:

1. SOME NOTES MAY NOT PERTAIN. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDER TO CLARIFY WHICH NOTES DO NOT PERTAIN.
2. THESE NOTES ARE TO BE COMBINED WITH THE CONSTRUCTION WORK SHEET. IF THERE ARE VAGUE OR CONFLICTING INSTRUCTIONS, IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDER TO GET CLARIFICATION FROM OUR CONSTRUCTION DEPARTMENT.

EXTERIOR:

3. FLOOR PLAN DIMENSIONS ARE OUT-TO-OUT OF STUD WALLS.
4. OUTSIDE FACE OF 2X6 WALL STUDS ARE TO BE FLUSH WITH OUTSIDE OF FOUNDATION WALL.
5. ALL EXTERIOR WALLS ARE 2X6, 16" O.C. , CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
6. ALL WINDOW CALLOUTS ARE LISTED IN INCHES.
7. ALL EXTERIOR HEADERS ARE TO BE (2) 2X6'S UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
8. WINDOW HEADERS HEIGHTS ARE TO BE AS FOLLOWS;
   - 6'-8" FOR 8'-0" CEILINGS; UNLESS NOTED OTHERWISE
   - 8'-0" FOR 9'-0" CEILINGS; UNLESS NOTED OTHERWISE
9. HOME WRAP TO BE INSTALLED ON THE ENTIRE EXTERIOR OF THE HOUSE INCLUDING GABLE ENDS.
10. GARAGE TO HAVE OSB SHEATHING @ ALL EXTERIOR WALLS & GABLES, DOUBLE SOLE PLATES W/ PRESSURE TREATED BOTTOM PLATE, AND THE FLOOR TO BE 4" CONCRETE, SLOPED TOWARDS DOOR.
11. ALL GABLE ENDS TO HAVE 1/2" OSB SHEATHING.
12. ICE & WATER SHIELD TO BE USED AT ALL SADDLES AND DORMERS.
13. 8" MAX @ ALL EXTERIOR STEPS.

INTERIOR:

14. ALL PLAN DIMENSIONS ARE ROUGH FRAMING DIMENSIONS
15. ALL INTERIOR WALLS ARE 2X4, 16" O.C. , CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
16. ALL INTERIOR HEADERS ARE TO BE LADDER FRAME UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
17. PLUMBER TO VERIFY IF SEWER HOOK UP FOR SUMP PUMP IS REQUIRED. LOCATE CROCK FOR SEWER LATERAL. DO NOT DRILL THROUGH ANY LOAD BEARING STUDS @ WINDOW HEADERS. USE ISLAND VENT AS NEEDED.
18. ALL 42" HIGH MIRRORS ARE TO BE SET ON BACKSPLASH.
19. STANDARD HEIGHTS:
    - TOILET PAPER HOLDERS 26" A.F.F.
    - TOWEL BARS 54" A.F.F.
    - HAND RAILS 30" TO 36" ABOVE NOSING
    - GUARD RAILS 40" A.F.F.
20. SOLID BLOCKING REQUIRED @ SHOWER DOORS ON TILED WALLS AND WITHIN 1'-0" OF EACH END OF HAND RAILS.
21. STAIRS
    - MINIMUM HEADROOM FOR ALL STAIRS TO BE 6'-8" UNLESS OTHERWISE NOTED.
    - 8" RISER HEIGHT MAX.
22. 20 MIN. FIRE RATED DOOR @ GARAGE COMMON WALL.
23. GARAGE COMMON WALL TO BE 5/8" FIRECODE DRYWALL W/ A 3/4 HOUR FIRE RATING.
24. ALL AREAS WITH VINYL FLOORING ARE TO BE FLUSH WITH ADJACENT WOOD OR CERAMIC FLOORS.
25. LOCATIONS OF HVAC, ELECTRICAL OUTLETS, LIGHTS & SWITCHES ARE APPROXIMATE; UNLESS NOTED OTHERWISE.
26. GFI OUTLETS @ WASHING MACHINE TO BE 38" A.F.F.
27. CEILING @ BASEMENT STAIR OPENINGS TO BE FLAT 6" ABOVE BOTTOM OF HEADER.
28. SCUTTLE DOORS TO BE SELF CLOSING W/ LATCH.
29. TEMPERED GLASS @ DOORS, SIDELIGHTS, TUB ENCLOSURES, STAIR LANDINGS & PANELS WITHIN 24" OF DOORS.

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Model: SOPHIA | Elevation: TRANSITIONAL | Plan: #1664 | Series: HARMONY

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Revision	By	Date

Built for:
Rabenhorst, Jeffrey & Tara
Willabay Woods, Wiswell St.
Williams Bay WI, 53191
Village Of Williams Bay

Job Number:
BOYL-H-1060

Phase: WORKING PLANS

Drawn By: JAB

Plan Date: 7/30/21 Release Date: ----

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1674 SQ. FT.

OPEN VOLUME - N/A
TOTAL 1674 SQ. FT.

GARAGE AREA - 688 SQ. FT.

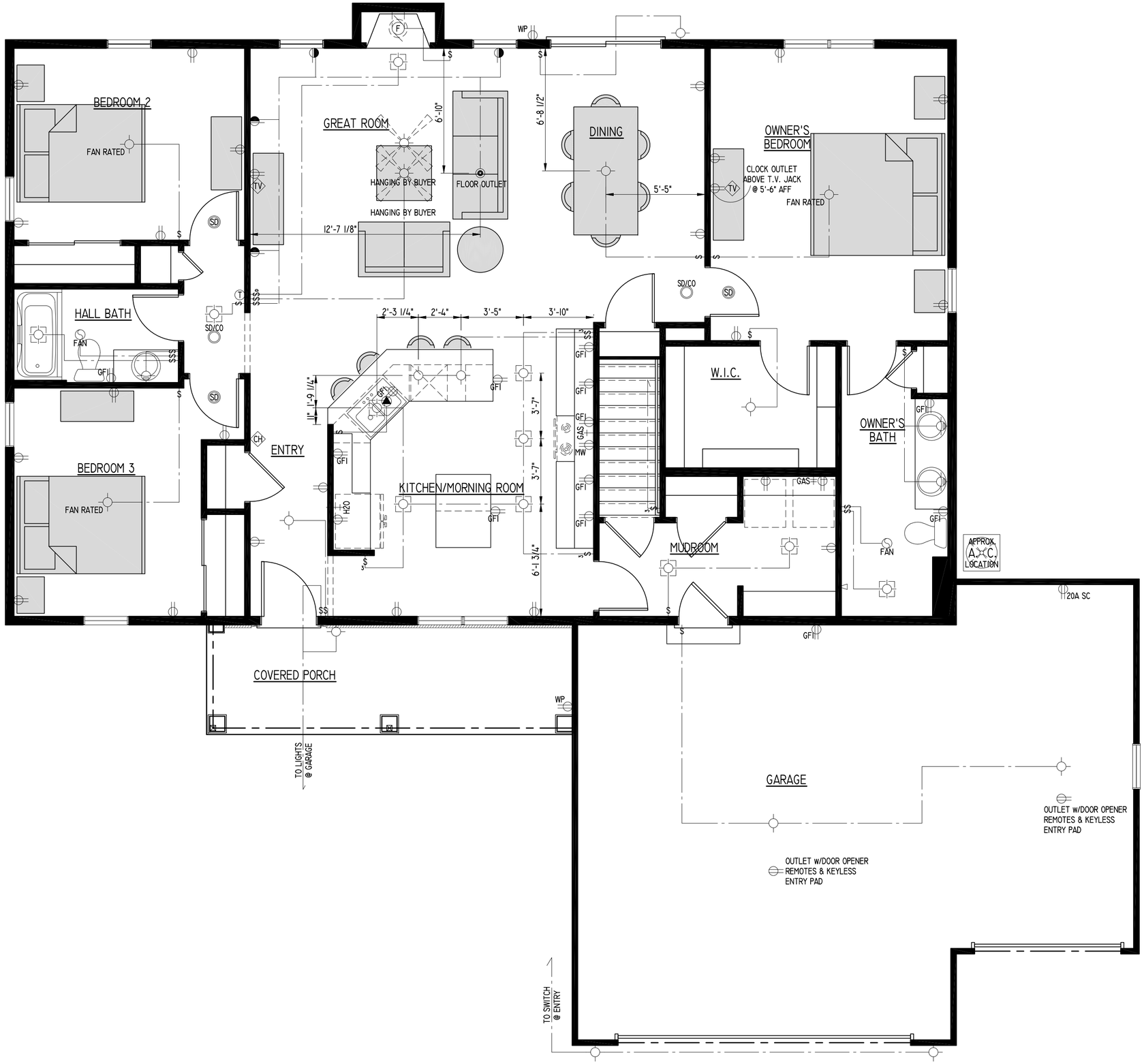
OVERALL WIDTH - 62'-0"
OVERALL DEPTH - 57'-0"

Model: SOPHIA

Elevation: TRANSITIONAL
Plan: #1664 | Series: HARMONY

Sheet Title
DETAILS & INTERIOR ELEVS.

Sheet Number
D3 OF 3



FIRST FLOOR PLAN

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1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Revision	By	Date

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Williams Bay WI, 53191
Village Of Williams Bay

Job Number:
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Phase: WORKING PLANS

Drawn By: JAB

Plan Date: 7/30/21 Release Date: ----

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GARAGE AREA - 688 SQ. FT.

OVERALL WIDTH - 62'-0"
OVERALL DEPTH - 57'-0"

Model: SOPHIA

Elevation: TRANSITIONAL

Plan: #1664 Series: HARMONY

Sheet Title
ELECTRICAL PLAN

Sheet Number
E1 OF 1

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
September 14, 2021

September 3, 2021

APPLICANT: Jeffrey & Tara Rabenhorst (Owners)

TAX KEY: WUW 00012

STREET ADDRESS: Lot 12 Willabay Woods, Wiswell St, Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 18.1207, *Conditional Use Permit*, and 18.0315.I.(4), *Residential Garage or Shed* to construct a single-family home with the garage doors facing the street. Requesting garage to be located seventeen (17) feet in front of the street side façade of the house (setback of a minimum of two (2) feet behind the street side facade of the house required).

Per Section 18.0315.I.(4), Except in the SF-CPP district, for garage doors facing a public street, the following shall apply:

a) The first two garage bays shall be set back a minimum of two feet behind the front or street side facade of the house, except through the issuance of a conditional use permit.

Per Section 18.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

a) Is in harmony with the recommendations of the Comprehensive Plan.
b) Will result in a substantial or undue adverse impact on nearby property, 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 provisions 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 development.
c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

CONCLUSION:

The ordinance language which requires that for garage doors facing a public street, the first two garage bays shall be set back a minimum of two feet behind the front or street side facade of the house was added in the 2011 version of the zoning ordinance. The majority of the houses in this subdivision were constructed prior to the 2011 version of the zoning ordinance, and a significant percentage of the houses have garage doors facing the street that are located in front of the street side façade of the house.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

APPLICATION FOR A CERTIFICATE OF COMPLIANCE

(Requirements per Zoning Ordinance Section 18.1211)

Applicant name: Joshua W. STAGGS

Applicant address: 908 Bennett Cover WALWORTH, WI 53184

Applicant phone number: [redacted]

Address of subject site: 240 ELKHORN ROAD

Architect: n/a

Site owner: DAVE & Geri Burrough

Engineer:

Contractor: Bay Builders

Address of subject site:

Current zoning of subject site: Village Center

Written description of the site, including the following:

Type of structure: Commercial

Existing and proposed operation or use of the structure or site: 1950 sq Ft of prior flooring store to now be used as a salon

Number of employees: 8 max e / time

Requirements

- ☐ Legal description of the subject site.

AND

- ☐ Plat of survey prepared by a land surveyor registered in Wisconsin showing:
  - ■ Location, boundaries, dimensions, uses, and size of the subject site, structures, existing and proposed easements, streets and other public ways, off-street parking areas, loading areas and driveways.
  - ■ Existing highway access restrictions.
  - ■ High water, channel floodway, and floodplain boundaries.
  - ■ Existing and proposed front, street side, rear, interior side, and shore yards.
  - ■ Type, slope, and boundaries of soils shown in the Walworth County Soils Survey prepared by the United States Department of Agriculture Soil Conservation Service.
  - ■ Location, elevation, and use of any abutting lands and their structures within 40 feet of the subject site.

(The Zoning Administrator may waive the plat of survey requirement).

OR

- ☐ Sketch plan showing the information generally required on the plat of survey.
- ☐ Proposed Sewage Disposal Plan if municipal sewerage service is not available. This plan shall include a copy of the permit issued by the Walworth County Health Department for the installation of an onsite soil absorption sanitary sewage disposal system, or other appropriate means of waste disposal. The Village Engineer shall certify that satisfactory, adequate, and safe sewage disposal is possible on the site as shown in the private sewage disposal plan.
- ☐ Proposed Water Supply Plan if municipal water service is not available. This plan shall be in accordance with Chapter NR-112 of the Wisconsin Administrative Code and shall be approved by the Village Engineer who shall certify in writing that an adequate and safe supply of water will be provided.

Dated this 1st day of September, 2011

Respectfully submitted,

_____
(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____ By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____ By: ____
☐	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: ____
☐	Review and recommendation by Village Plan Commission	Date: _____ By: ____
☐	Review and action by Village Board	Date: _____ By: ____

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
September 14, 2021

September 3, 2021

A. APPLICANT: Joshua W. Staggs (Lessee)
TAX KEY: WFS 00012
STREET ADDRESS: 240 Elkhorn Rd, Village of Williams Bay

Applicant is requesting a Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification".

The previous use of this commercial space was a flooring retail store classified as an Indoor Sales and Service use. The proposed use is a salon and is classified as a Personal or Professional Service use. The previous use and proposed use have an equivalent need for parking, therefore approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator