



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

ZONING BOARD OF APPEALS (ZBA) MEETING

TUESDAY, MARCH 16, 2021 AT 6:30 PM

VIA ZOOM WEBINAR

INTERACT FROM A COMPUTER BY GOING TO: <https://zoom.us/j/91298218996>

LISTEN-IN FROM A PHONE BY DIALING: 888-475-4499 | MEETING ID: 91298218996#

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. Zoning Board of Appeals Minutes of 12-15-2020

V. Variance Application

- A. Motion to Open Public Hearing – All interested in this matter are invited to attend
APPLICANT(S): William & Anmarie Brandenburg (Owners), John Engerman, Woodley Assets, LLC
(Applicant)
TAX KEY: WWUP 00017
STREET ADDRESS: 251 Constance Blvd., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0209, *SF-1 Low Density Residential District*, to allow a shore yard setback of 85.29 feet (150 feet required) and side yard setbacks of 20 feet and 13.51 feet (30 feet required) for construction of a new single-family residence.

- B. Motion to Close Public Hearing.
- C. Consideration and possible action on recommendation of Variance.

VI. Variance Application

- A. Motion to Open Public Hearing – All interested in this matter are invited to attend
APPLICANT(S): Debra J. Nicolosi Trust (Owner)
TAX KEY: WCP2 00017
STREET ADDRESS: 6 Bayview Rd., 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 5 feet (22 feet required) and a side yard setback of 5 feet (10 feet required) for construction of a residential addition including attached garage.

- B. Motion to Close Public Hearing.

C. Consideration and possible action on recommendation of Variance.

VII. Adjournment

George Vlach
Chair

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: 03/09/2021 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700 | Fax: 262-245-2705

UNOFFICIAL MINUTES

ZONING BOARD OF APPEALS MEETING TUESDAY, DECEMBER 15, 2020 AT 6:30 PM VIA ZOOM WEBINAR

Call to Order

Zoning Administrator Bonnie Schaeffer called the meeting to order at 6:30pm.

Roll Call

Present: Trustee Rob Umans, Dennis Costello, Jane Pegel, Tom Lothian and First Alternate Mike Fieweger

Also Present: Zoning Administrator Bonnie Schaeffer

Excused: Trustee George Vlach

Pledge of Allegiance

Pegel/Lothian motion to nominate Rob Umans as Chairman in George Vlach's absence. Unanimously carried.

Approve Minutes

Pegel/Lothian motion to approve Meeting Minutes of 11-17-2020. Unanimously carried.

Variance Application

APPLICANT(S): Thomas Keefe & Katherine Mackay (Owners)

TAX KEY: WBW2 00027

STREET ADDRESS: Lot 76 Baywood Heights Addn. #2, Smythe Dr., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0211.H, SF-3 Suburban Residential District, for a lot line adjustment resulting in a lot width of 75.38 feet (90 feet required).

Trustee Umans opened the Public Hearing at 6:35pm.

Attorney Christina Greene (representing the owners) made a presentation and Tom Keefe (owner) introduced himself.

Costello questioned whether they created their own hardship by placing the driveway on the adjoining lot. Keefe bought both properties, sold the house, and kept the vacant lot with the existing driveway. Keefe stated that they cannot have two driveways on one lot and the subdivision covenants do not allow shared driveways. Pegel stated that approval of this application will allow large trees to be saved.

Zoning Administrator Schaeffer read two letters of support from residents who sent in public comments. These comments will be kept on file with the minutes.

No one spoke in opposition.

Trustee Umans closed the Public Hearing at 7:12pm.

Pegel/Lothian motion to approve the application for the variance. Roll Call Vote: Aye – Pegel, Lothian, Umans, Costello and Fieweger. Nay – None. Motion carries unanimously.

Variance Application

APPLICANT(S): Chester & Michele Olszewski (Owners)

TAX KEY: WOP 00239

STREET ADDRESS: 176 W. Geneva St., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0212, SF-6 Village Residential District, to allow a street yard setback of 17.8 feet (30 feet required) and a side yard setback of 6.11 feet (10 feet required) for an addition to an existing detached garage.

Chairman Umans opened the Public Hearing at 7:20pm.

Chester & Michele Olszewski (owners) made a presentation on their application.

Fieweger questioned the size of the proposed garage. Trustee Umans stated that the hardship would be locating the garage behind the house down the hill. Costello stated that he did not see it a hardship to build an extra deep or extra wide garage. Zoning Administrator Schaeffer reported that she did believe there is hardship based on the locations of the buildings and the typography.

Zoning Administrator Schaeffer read two letters in support from neighbors who sent in public comments. These comments will be kept on file with the minutes.

No one spoke in opposition.

Lothian/Pegel motion to approve an amended variance for a 12' wide x 48' deep garage with the southwest corner of the new garage at the same location as the existing garage. Roll Call Vote: Aye – Umans, Lothian and Fieweger. Nay – Pegel and Costello. Motion carries.

Adjournment

Fieweger/Costello motion to adjourn at 8:20pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

These are not official minutes until approved by the Zoning Board of Appeals



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: WOODLEY ASSETS, LLC

Applicant address: W3411 LINTON RD.

Applicant phone number: 262.248.9210

Address of subject site: 251 CONSTANCE BLVD. WILLIAMS BAY

Current zoning of subject site: SF-1

Current land use of subject site: RESIDENTIAL HOME

Written description of the proposed variance: REQUESTING A VARIANCE TO CODE SECTION 18.0209 - SF1 LOW DENSITY RESIDENTIAL DISTRICT TO ALLOW SIDEYARD SETBACK OF 20'-0" AND 13'-5" (50' REQUIRED) RESPECTIVELY. AND A SHOREYARD SETBACK OF 85.29' (150' REQUIRED)

Written justification for the proposed variance (or attach as a separate sheet): ENFORCEMENT OF SF-1 SETBACKS WOULD STAGNATE AND CREATE A NEGATIVE BUILDING BOX INCONSISTENT WITH NEIGHBORING HOMES AND PARCELS ENJOYING LESS SETBACKS AND RESTRICTIONS. PROPOSED HOME BECOMES BETTER CENTRALIZED AND LOCATED ON LOT & RELIEVES TIGHT EAST DIMENSION.

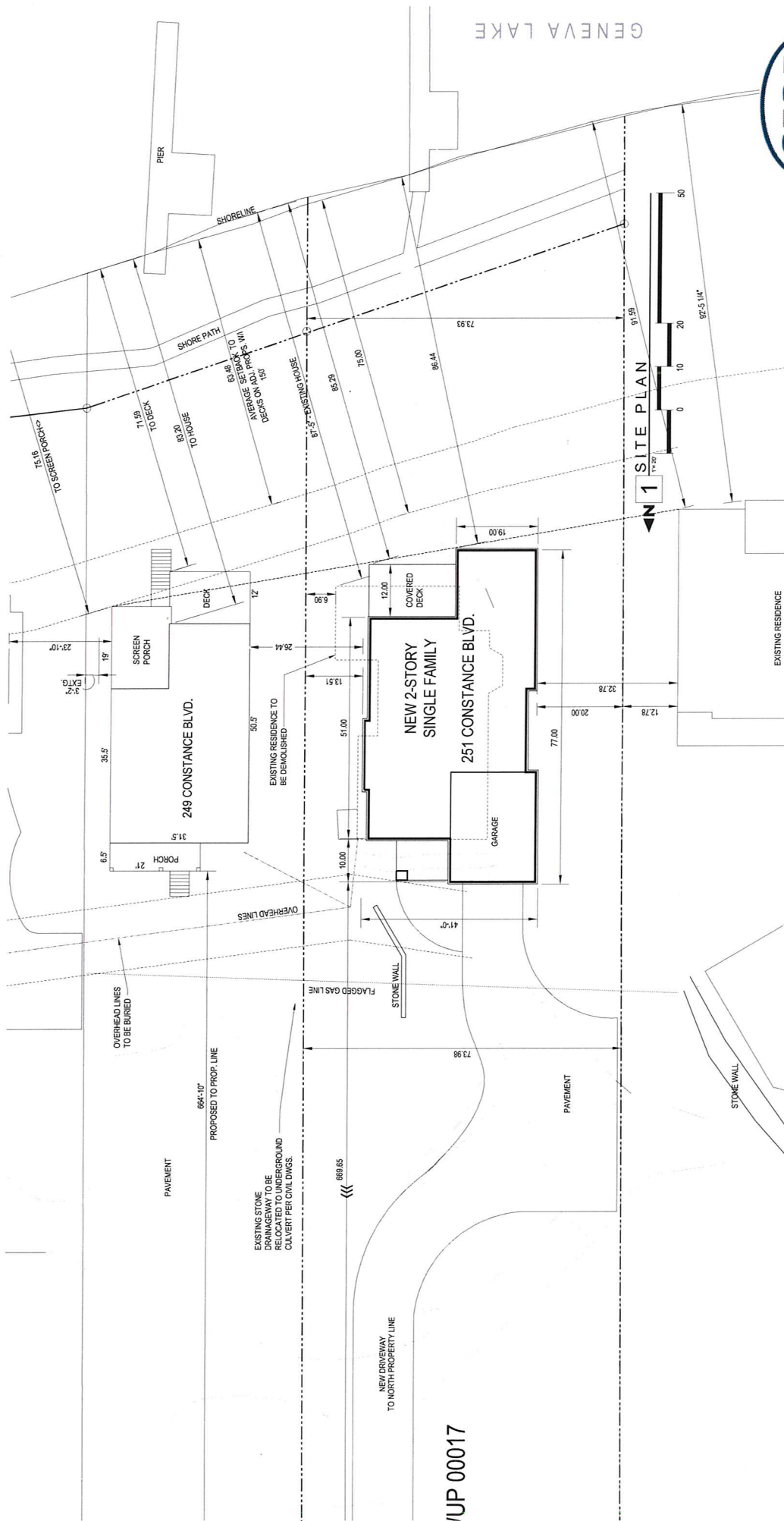
Requirements

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

Dated this 18 day of JANUARY, 2021

Respectfully submitted,

John J. Gr
(Signature of Applicant)



JANUARY 19, 2021

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ENGERMAN COMPANIES

251 Constance Blvd.
Williams Bay, Wisconsin



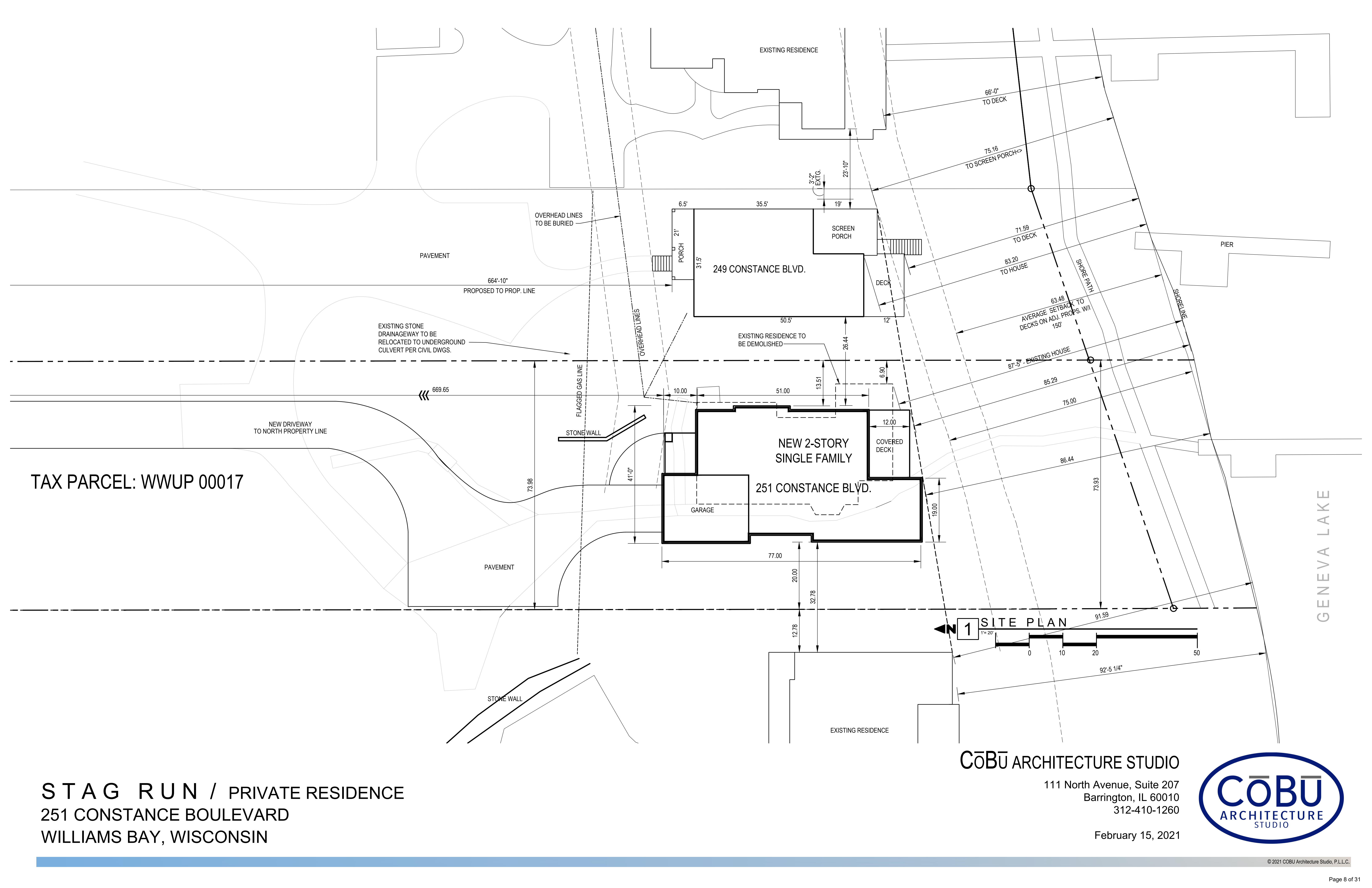
TAX PARCEL: WWUP 00017

STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

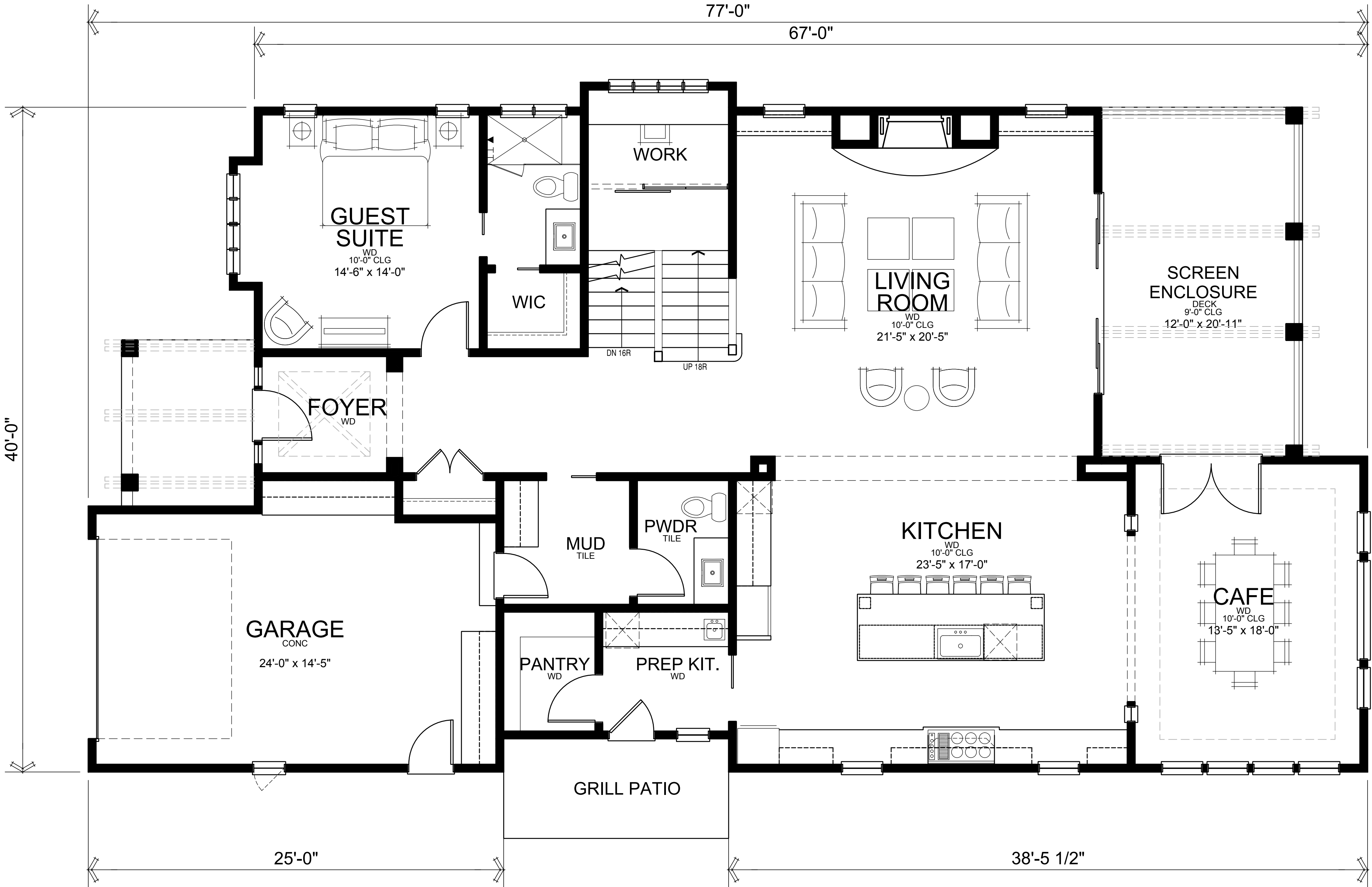
CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

February 15, 2021



SQUARE FOOTAGES	
MAIN FLOOR	2100
UPPER FLOOR	2068
SUBTOTAL	4168
GARAGE	400
COVERED PORCH	254
TOTAL	4822
UNFINISHED BASEMENT	0



MAIN FLOOR PLAN

1'-0" = 1/4" @ 22X34

STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

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Barrington, IL 60010
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February 15, 2021





UPPER FLOOR PLAN

1'-0" = $\frac{1}{4}$ " @ 22X34

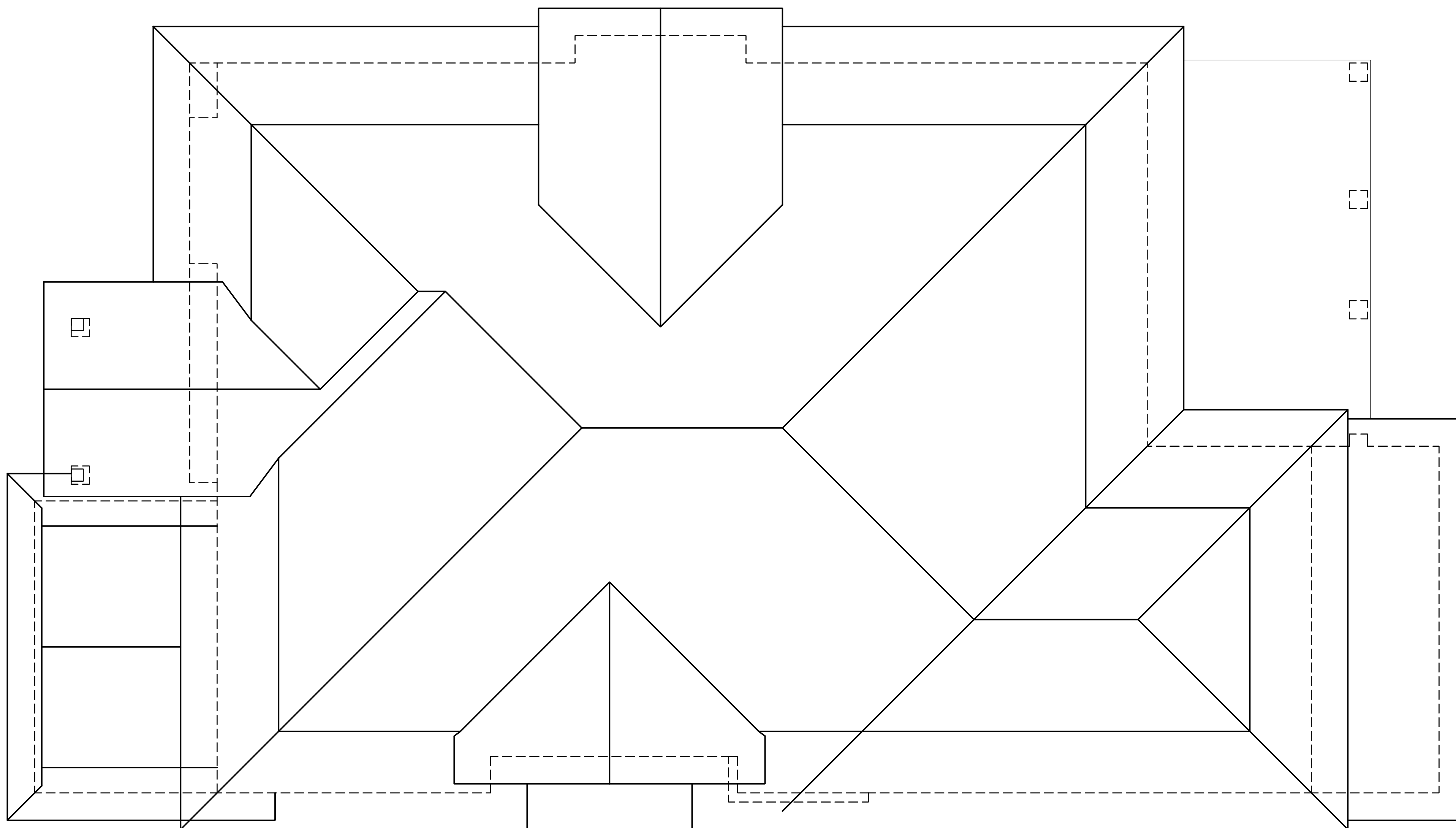
STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
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February 15, 2021





ROOF PLAN

Scale: 1/4" = 1'-0" at 22x34

STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

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February 15, 2021





FRONT ELEVATION

Scale: 1/4" = 1'-0" at 22x34

STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

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312-410-1260

February 15, 2021





RIGHT ELEVATION

Scale: 1/4" = 1'-0" at 22x34

STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

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111 North Avenue, Suite 207
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312-410-1260

February 15, 2021





REAR ELEVATION - (LAKE SIDE)

Scale: 1/4" = 1'-0" at 22x34

STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

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312-410-1260

February 15, 2021





LEFT ELEVATION

Scale: 1/4" = 1'-0" at 22x34

STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

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111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

February 15, 2021





VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting March 16, 2021

March 8, 2021

APPLICANT(S): William & Anmarie Brandenburg (Owners), John Engerman, Woodley Assets, LLC
(Applicant)

TAX KEY: WWUP 00017

STREET ADDRESS: 251 Constance Blvd, Williams Bay, WI 53191

The applicant requests a Variance to Zoning Code Section 18.0209, *SF-1 Low Density Residential District*, to allow side yard setbacks of 13.5 feet and 20 feet (30 feet required) and shore yard setback of 85.29 feet (150 feet required) to build a single-family residence.

Per Section 18.1215.D(2)(a through f), *Variance*, I have reviewed the request and provide the following comments for your consideration:

- Hardship is present due to the narrow width of the lot being 73.9 feet. The property was created prior to the passage of the current 30' minimum side yard setback requirement.
- Development of the property is not possible without variances to the side yard setbacks. The proposed shore yard setback is consistent with neighboring properties. Placement of the home behind the utility easement is impractical.
- The proposed development does not appear to have any substantial impact on adjacent properties provided that grading and elevation are properly addressed.
- The development will have no substantial impact on the character of the neighborhood as it is consistent with location and size of development on adjoining lots.
- The reasons for the proposed variance were not created by the applicant.
- The proposed development is not in conflict with the Village Comprehensive Plan.

Respectfully,

Bonnie M. Schaeffer
Zoning Administrator



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: **Deborah J. Nicolosi Trust**

Applicant address: **6376 Tuscany Circle, Rockford, IL 61107**

Applicant phone number: **815-378-2454**

Address of subject site: **6 Bayview Road, Williams Bay, Wisconsin**

Current zoning of subject site: **SF-CPP, Cedar Point Park**

Current land use of subject site: **Single Family Residential**

Written description of the proposed variance: **See Exhibit "A" Narrative**

Written justification for the proposed variance (or attach a separate sheet): **See Exhibit A- Narrative**

Requirements

- o Map of the subject property showing its general location in relation to the Village as a whole. **See Exhibit "B"**
- o 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. **See Exhibit "B"**
 - All lot dimensions of the subject property. **See Survey**
 - Graphic scale and a north arrow. **See Survey**
- o Names and addresses of the owners of all lands within 200 feet of subject property as they appear on the current tax records of the Village of Williams Bay. **See Exhibit "B"**
- o Site Plan of the subject property as proposed for development (see Site Plan application requirements). **Provided by PDF to Bonnie Schafer per her approval.**

Dated this 10 day of February 2021. —

Respectfully Submitted

Deborah J. Nicolosi, Trustee

Record of Administrative Procedures for Village Use

- | | | | |
|---|--|-------|-------|
| D | Application form filed with Village Clerk | Date: | By: _ |
| D | Application fee of \$____ received by Village Clerk | Date: | By: _ |
| D | Reimbursement of professional consultant costs agreement executed | Date: | By: _ |
| D | Certification that application is complete by Zoning Administrator | Date: | By: _ |
| D | Evaluation report prepared by Zoning Administrator | Date: | By: _ |
| D | Notified Neighboring Property Owners (within 200 feet) | Date: | By: _ |
| D | Notified Neighboring Township Clerks (within 1,000 feet) | Date: | By: _ |
| D | Class 2 legal notice sent to official newspaper by Village Clerk | Date: | By: _ |
| D | Class 2 legal notice published on <input type="text"/> and | Date: | By: _ |
| D | Zoning Board of Appeals public hearing
<i>(Within 30 days of certification application as complete by Zoning Administrator)</i> | Date: | By: _ |
| D | Review/action by Zoning Board of Appeals
<i>(Within 30 days of public hearing)</i> | Date: | By: _ |

EXHIBIT “A” Narrative

Proposed Variance:

The Property and all surrounding properties are situated within the Cedar Point Park Subdivision and is governed by the Village of William’s Bay’s zoning ordinances (“ZO”) which require a setback of 22 feet on the street yard and 10 feet on the side yard.

The Owner request all required variances from the Village's ZO, to permit the construction of an attached two-car garage, with street yard and side yard setbacks of not less than 5 feet.

Justification for Variances

Background:

Pursuant to ZO §18.0213 D. 4, a residential garage is a use permitted as a matter of right. Because of the Property’s natural and original platting conditions, the permitted garage cannot be built in conformance with the current ZO which creates an undue hardship on the property owners. Further, the granting of the required variances does not cause harm to the general public and will not cause the Property to be inconsistent with other properties in the neighborhood.

Wisconsin law provides for the issuance of an area variance when applying the ZO to a property provides an unnecessary hardship as a result of the property’s particular limitations and so long as the granting of the variances does not pose harm to the public interest. For the reasons set out below and otherwise apparent, the Property meets these conditions for the granting of the variances to permit the construction of the proposed garage addition.

Hardship:

Hardship of the current ZO to being applied to the Property stems from a number of issues. First, the Property, which was platted many decades before the current ZO was passed, is narrow (50 feet in width), and oddly shaped which together make the building of a garage in compliance with the current ZO virtually impossible.

Justification for Variances

Hardship (*Con’t*)

In addition to the shape and size of the property, it has a natural topography that further makes the building of a garage in compliance with the ZO impossible. More specifically, while most residential yards have less than a 10% slop and any grade over 15% is generally defined as being steep, the Property has a 40% grade from the street to the home’s main entry. With a natural grade 4x more steep than an average residential lot, positioning of the garage on the Property to allow for safe year-round access between the home and the garage is very limited. For these reasons, the proposed garage has been carefully positioned on the Property to fit the garage while also making safe year-round access between it and the home possible.

Conformity with Neighboring Properties – *no public harm*

Through careful planning with architects, civil engineers, the contiguous neighbors, and Cedar Point Park Association (all of whom support this request for a variance), the proposed garage has been designed and placed on the Property to maintain its utility while maximizing its setback from its property lines and having it remain in keeping with other properties in the neighborhood.

The following chart identifies 8 other properties in the neighborhood who have setbacks from the street yard less than or substantially similar to the variance requested to permit the building of the garage on the Property. Further, these and many if not most of the other properties in the neighborhood have side yard setbacks of 5 feet. As a result, the granting of the required variances is not a detriment to the neighborhood.

Map Number	Lot	Feet off Property Line
1	6 Bay View (Applicant)	5.01
2	8 Bayview Rd	7.25
3	38 Bayview Rd	6
4	539 Park Ridge Rd.	4.5
5	14 Bayview Rd	4.5
6	535 Park Ridge Rd	4
7	529 Park Ridge Rd	0.67
8	531 Park Ridge Rd	0.5
Average		3.9

Justification for Variances

In evaluating the requested variances, Owner notes the following:

1. The extraordinary hardship of the current zoning ordinance which the Owner/applicant seeks a variance arises from the Property’s small size, narrow width, and steep slopes which are all conditions peculiar to the Property, arising out of its platting many decades ago, and not, therefore conditions of Owner/applicant’s making.
2. The hardships presented by the Property result from its platting and its natural condition, not from a hardship self-imposed by the Owner.
3. While the Variance for a garage granted to the adjacent Filek property in recent years is not a legal precedent, the Filek property presents the same hardships of small size, narrow width, and steep slopes as the variances requested for the proposed Garage and Village granted an identical variance for the building of a garage on this property.
4. While the Property presents physical challenges, it is not unbuildable with an appropriately granted variance from the ZO which this board is well within its statutory authority to grant.
5. As noted in the above chart, many other neighboring properties in Cedar Point Park have structures closer than the setback being sought for this Property. As a result, granting of the requested variance will only allow the Property to enjoy features that neighboring properties have under similar conditions but is clearly within keeping of the neighborhood.
6. Granting the variances will not pose a substantial detriment to adjacent properties. The adjacent private park to the south will not be affected; its sight lines to Geneva Lake and its uses will be unchanged. As evidenced by the above chart, garages and even residences, that are set close to the roads in this neighborhood are the norm and, therefore the granting of variances to permit the construction of the proposed will not cause the neighborhood to any, let alone a substantial detriment.
7. Just as the proposed garage will not pose any detriment to the adjacent properties, the garage will not have a substantial or undue adverse impact on the character of the neighborhood, which, as evidenced by the above chart, contains a number of garages, even residences, equally to or as close to their property lines. Further, the requested variances pose no substantial impact on long-range planning issues for the Village.
8. As noted above, the small size, narrow width, and steep slopes of the Property are what necessitate this variance and they are not the creation of Owner or prior owners of the Property. Such factors pre-date the ZO, and are not created by Owner, a previous owner, or an agent of either of such owners.

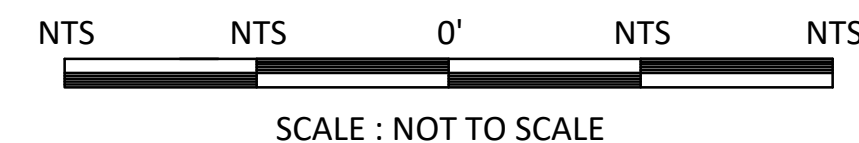
Exhibit "B"
AERIAL MAP & LIST OF OWNERS WITHIN 200 FEET OF PROPERTY

See Pages 7 & 8



TaxKey	Owner I	Owner 2	Address	City	State	Zip
WA427400001	FRANCIS X HOPE III	KATHLEEN O HOPE	96 MEADOW HILL RD	BARRINGTON HEIGHTS	IL	60010
WCPI 00020	CEDAR POINT PARK		BOX 490	WILLIAMS BAY	WI	53191
WCP2 00007	WILLIAM LANDWEHR TRUST	ANN MARIE SILVER RIES	531 PARK RIDGE RD	WILLIAMS BAY	WI	53191
WCP2 00008	JOHN N STRANDIN	GLENDIA N STRANDIN	7058 PERRIETTA LN	ROCKFORD	IL	61107
WCP2 00009	MICHAEL D GANNON	JANICE N GANNON	207 N OLD RAND RD	LAKE ZURICH	IL	60047
WCP2 00014	JEFFREY KOPELMAN	Kimberly KOPELMAN	538 PARK RIDGE RD	WILLIAMS BAY	WI	53191
WCP2	JOHN J SCAPIN	PAMELA M SCAPIN	395 WHISPERING PINES CT	INVERNESS	IL	60010
WCP2 00015	RONALD K WAGNER	LAURA S WAGNER	411 E MAYFAIR RD	ARLINGTON HEIGHTS	IL	60005
WCP2 00017	DEBORAH J NICOLOSI TRUST		6376 TUSCANY CIR	ROCKFORD	IL	61107
WCP2 00018	JANE FILEK DECLARATION OF		2543 MERCEDES DR	FORT LAUDERDALE,	FL	33316
WCP2 00019	CHRISTINE CILIO TRUST		102 BUCKNELL CT	GLENVIEW	IL	60026
WCP2 00025	LUIS F MONTALVO	GERALDINE M MONTALVO	5711N NEWARK AVE	CHICAGO	IL	60631
WCP2 00026	LEONARD F MAZUROWSKI	DIANE L MAZUROWSKI	1114 DEL MAR DR	PALATINE	IL	60067
WCP2 00027	JOHN K MARSHALL	NANCY E MARSHALL	470 WESTWOOD	BARRINGTON	IL	60010
WCP2 00035	MARYLEE NOYSE TRUST		740 S ORCHARD DR	BARRINGTON	IL	60010
WCP2 00036	SEVERKO HRYWNAK	RENEE KRAKOWER	4106 N LAVERGNE AVE	CHICAGO	IL	60641
WCP2 00037	MICHAEL R SRANSEK TRUST	MARGARET E SRANSKE	6612 W RIVER POINT DR	FRANKLIN	WI	53132
WCP2 00082	FRANK A DAVENPORT	MELANIE E DAVENPORT	20 BAYVIEW RD	WILLIAMS BAY	WI	53191

01/18/2021

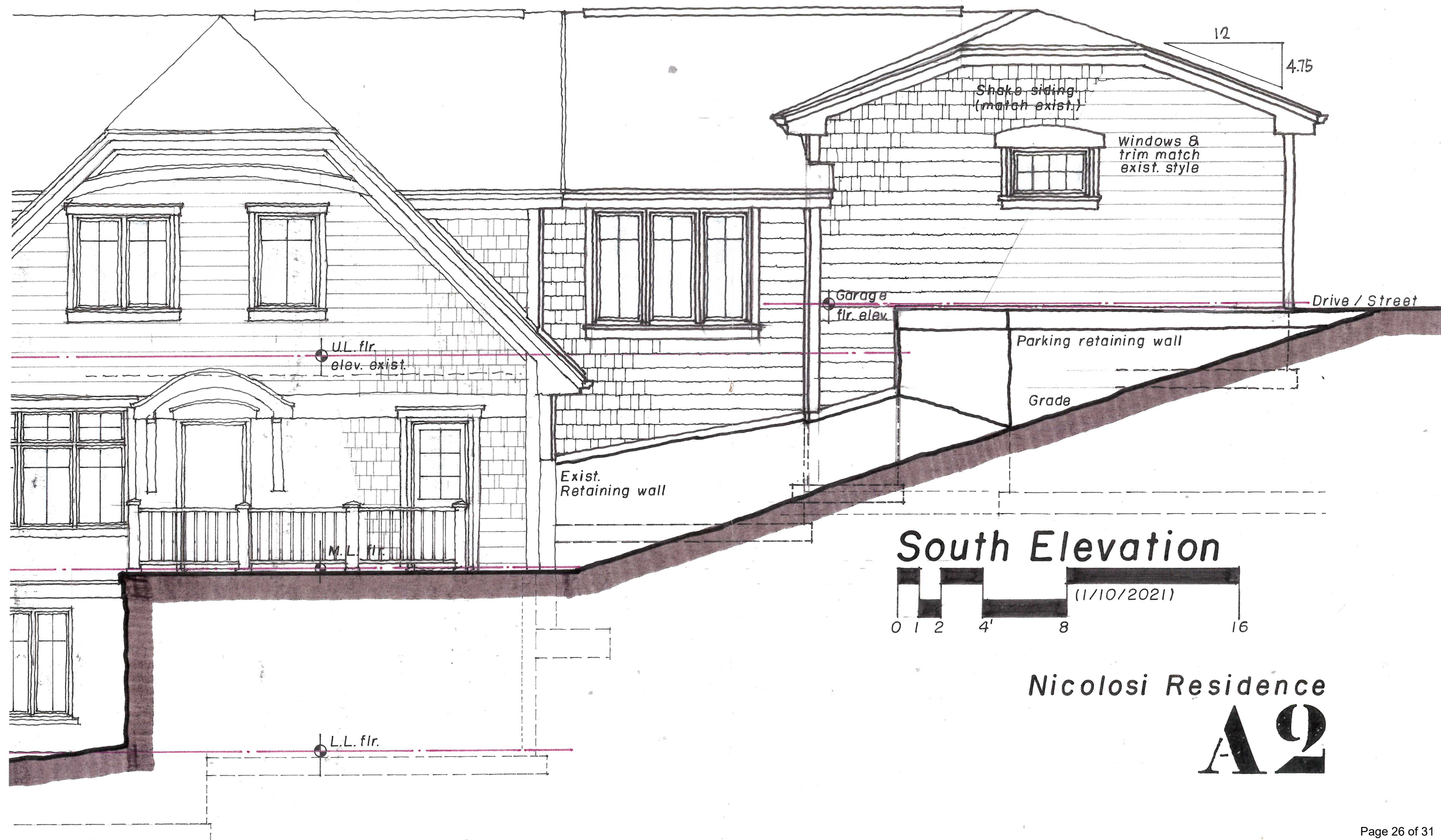


Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
4458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tel: (262)634-5588 Website: www.nmbssc.net

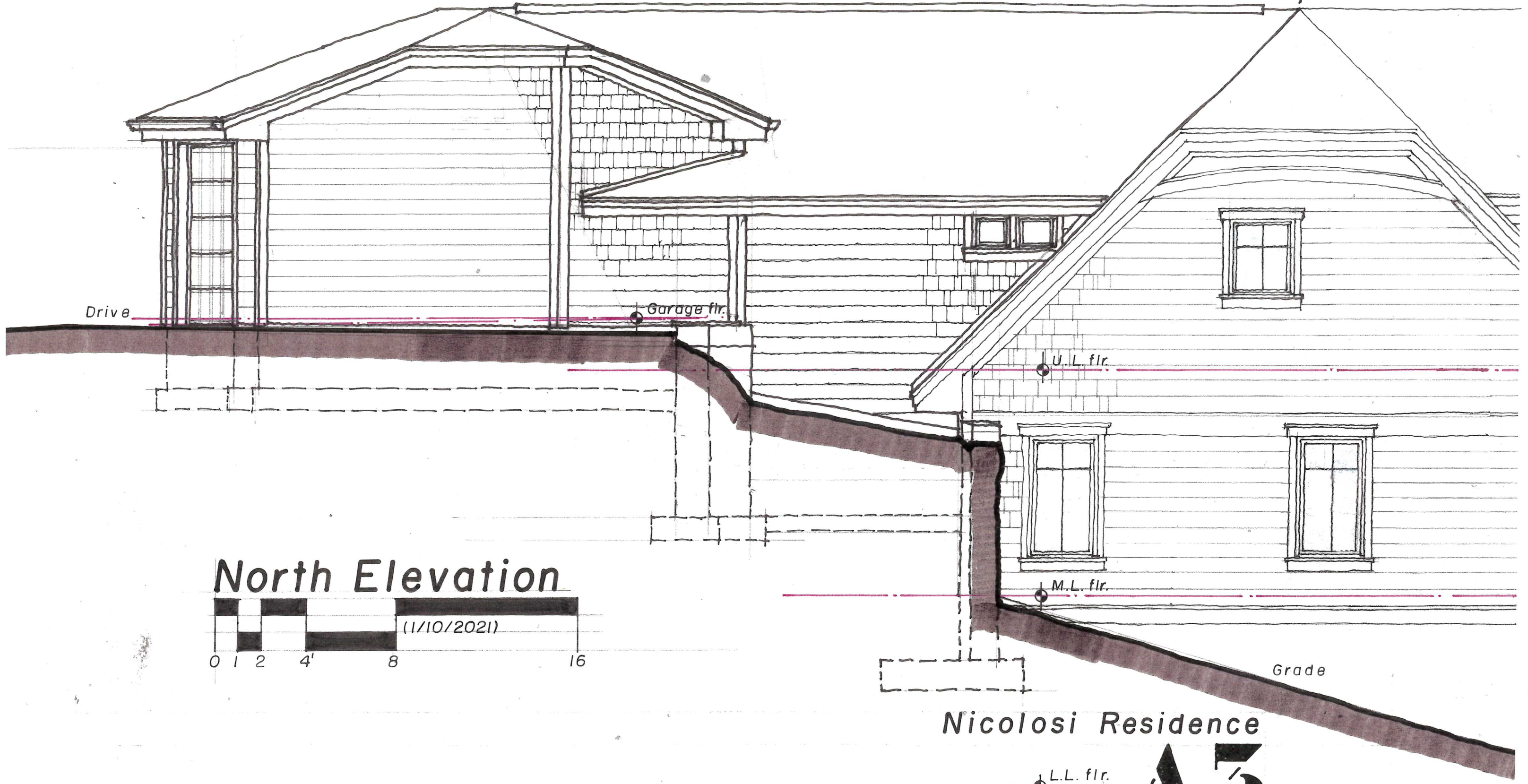
FOR
PAUL NICOLOSI

PAUL NICOLUSI
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

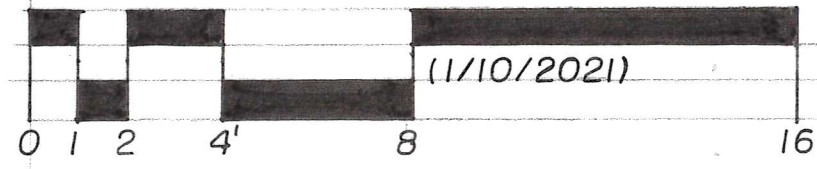
PROJ. MGR: MRM
DRAFTED: DMB
DATE: 01-18-2021
CHECKED: SCB
DATE: 01-18-2021



← Addition Existing →



North Elevation



Nicolosi Residence

L.L. flr. **A3**



U.L. flr.
elev.

Garage flr.
Drive/Street Grade

East Elevation

(1/10/2021)

0 1 2 4' 8 16

M.L. flr.
elev.

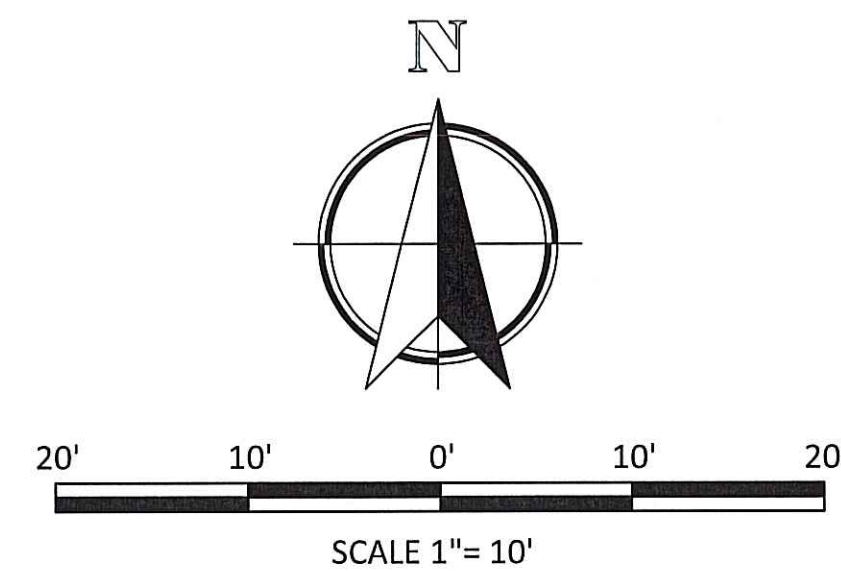
L.L. flr.
elev.

Nicolosi Residence



Certificate
The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

02/08/2021 / Hale



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbc.net

LOT 9 CEDAR POINT PARK 2ND ADD
PLAT OF SURVEY WITH TOPOGRAPHY

FOR
PAUL NICOLISI

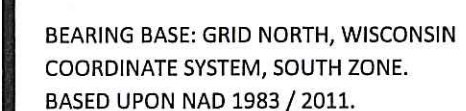
PAUL NICOLUZI
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

[illegible]

PROJ. MGR: MRM
DRAFTED: DMB
DATE: 01-18-2021
CHECKED: SCB
DATE: 02-03-2021

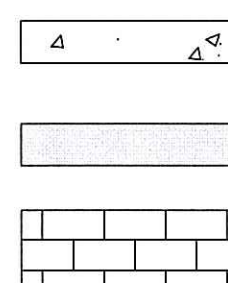
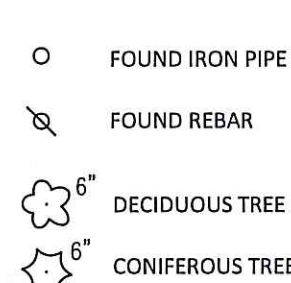
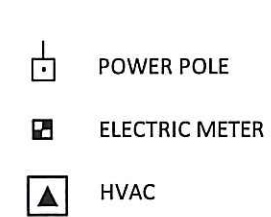
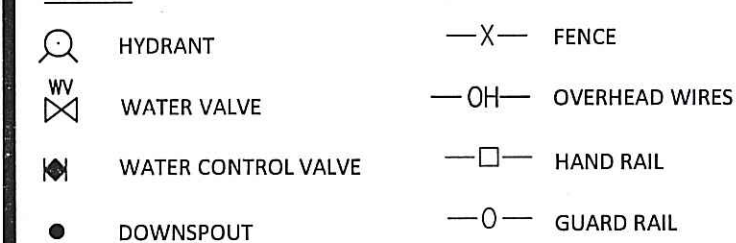
2020.0296.01

SHEET
1 OF **1**



ALL ELEVATIONS REFER TO NAVD 1988 (12).

LEGEND:

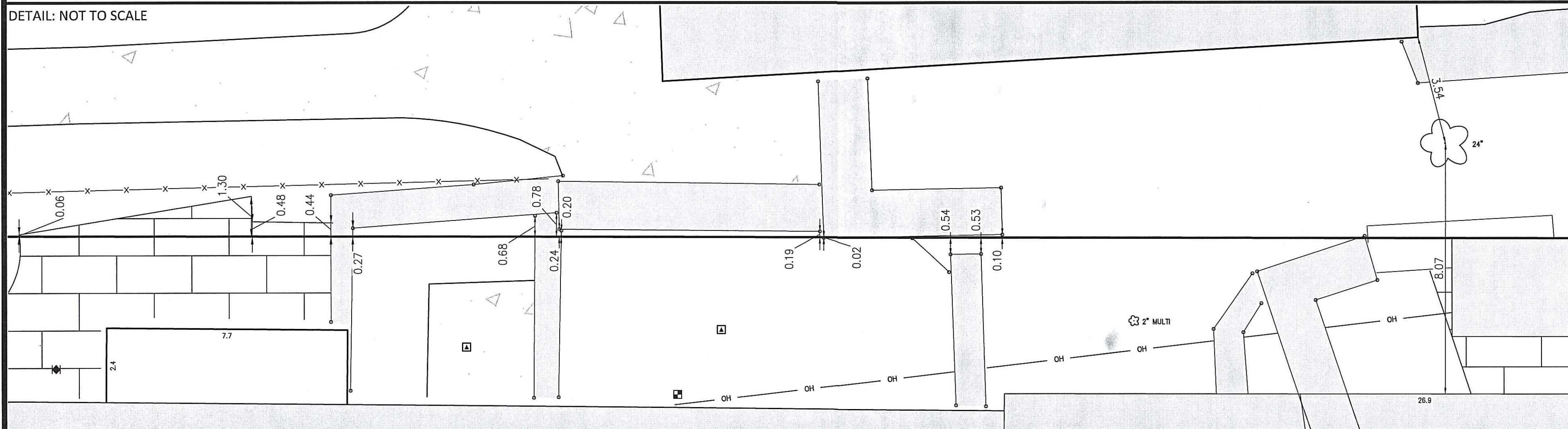


CONCRETE

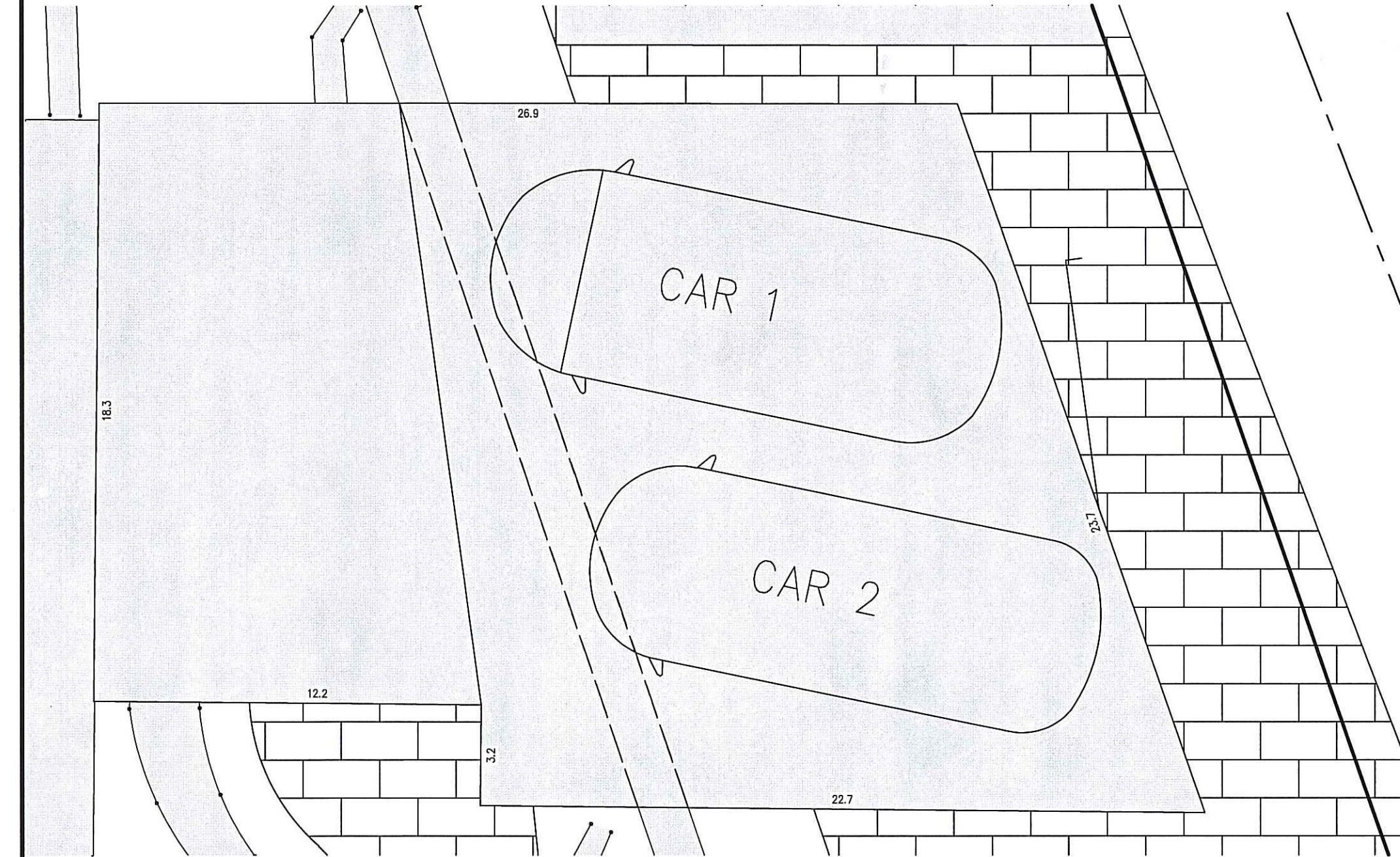
RETAINING WALL

BRICK PAVERS

DETAIL: NOT TO SCALE



DETAIL: NOT TO SCALE





**Village
Of
Williams Bay**

Bonnie Schaeffer <zoning@williamsbay.org>

Fw: Nicolosi garage

bilpetullo <bilpetullo@aol.com>

Wed, Feb 17, 2021 at 1:54 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>

The building committee of Cedar Point has reviewed the revised plan for a garage to be located at 6 Bayview Dr. in Cedar Point.

There seems to be a need for a variance due to the setback requirements of the village.

After communicating with Mr. Nicolosi's next door neighbor, we recommend approval pending a positive ruling by the variance committee.

Bill Petullo

CPPA Building Chairman

[Sent from the all new Aol app for iOS](#)

[Quoted text hidden]



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting March 16, 2021

March 8, 2021

APPLICANT(S): Debra J. Nicolosi Trust (Owner)

TAX KEY: WCP2 00017

STREET ADDRESS: 6 Bayview Rd, 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 5 feet (22 feet required) and a side yard setback of 5 feet (10 feet required) for construction of a residential addition including attached garage.

Per Section 18.1215.D(2)(a through f), *Variance*, I have reviewed the request and provide the following comments for your consideration:

- The Cedar Point Park Association has approved the project.
- The requested variance is essential to allow construction of a garage. There is presently no garage on the property.
- The proposed development does not appear to have any substantial impact on adjacent properties provided that grading and drainage are properly addressed. Placement of the garage takes into consideration the extremely steep slope present on the property.
- The development will have no substantial impact on the character of the neighborhood as it is consistent with location and size of development on adjoining lots. The existing detached garage at 8 Bayview (adjoining to the north) is within a similar proximity to the front lot line and there are other garages within close proximity that are non-conforming to the street yard setback.
- The property was originally developed prior to passage of the current applicable zoning regulations.
- The proposed development is not in conflict with the Village Comprehensive Plan.

Respectfully,

Bonnie M. Schaeffer
Zoning Administrator