



# 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, NOVEMBER 16, 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.** Zoning Board of Appeals Meeting Minutes of September 21, 2021

**V. Variance Application**

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

1. APPLICANT(S): Stephen Greenberg, Nomad Lifestyle, LLC (Owner)  
TAX KEY: WECT 00101 through WECT 00106 and WECT 00201 through WECT 00204  
STREET ADDRESS: 171 Elmhurst Street, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390.0602.D, *Alterations to Conforming Buildings Containing Legal, Nonconforming Residential Units* to construct partial second story additions to two existing multi-family residential buildings within the VC Village Center Zoning District.

- B.** Motion to Close Public Hearing

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

**VI. Adjournment**

George Vlach  
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: 11/10/2021 5:00 PM



# VILLAGE OF WILLIAMS BAY

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

## UNOFFICIAL MINUTES ZBA 09/21/21 MEETING TUESDAY, SEPTEMBER 21, 2021 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

### I. Call to Order

Chairman Vlach called the meeting to order at 6:30pm.

### II. Roll Call

Present: George Vlach, Robert Umans, Jane Pegel, Dennis Costello, Tom Lothian

Also Present: Zoning Administrator Schaeffer

### III. Pledge of Allegiance

### IV. Minutes

#### A. Zoning Board of Appeals Meeting Minutes of July 20, 2021

The motion to Approve the Zoning Board of Appeals Meeting Minutes of July 20, 2021 was initiated by Robert Umans and seconded by Dennis Costello. 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 6:34pm.

1. APPLICANT(S): Donald & Karen Batterson (Owners)  
TAX KEY: WCP1 00042  
STREET ADDRESS: 168 Birch Walnut Dr., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, *SF-CPP Cedar Point Park District*, to allow a rear yard setback of 10 feet (20 feet required) for replacement and expansion of existing patio.

Don Batterson (Owner) and their Landscaper presented the project and pointed out that the steep steps will be moved to allow fewer, safer steps and that the space on the west side of the patio is not useable without an expansion.

John Widell (110 Cedar Point Dr) stated that he is a neighbor of the Battersons and is on the Cedar Point Park Association Board, and that he is in favor of the variance.

ZBA Member Lothian stated that he is not opposed to the plan and that there is a middle ground.

Chairman Vlach felt that this is not much of an expansion and that safety could be a possible hardship.

ZBA Member Costello stated that he does not see a hardship.

Trustee Umans stated that replacing the degrading structure will make it safer.

No one from the public spoke in opposition.

**B. Motion to Close Public Hearing**

Chairman Vlach closed the Public Hearing at 6:56pm.

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

The motion to Approve the variance to zoning code section 18.0213, *SF-CPP Cedar Point Park District*, to allow a rear yard setback of 10 feet (20 feet required) for replacement and expansion of existing patio for Donald and Karen Batterson, Tax Key: WCP1 00042, Street Address: 168 Birch Walnut Drive presented was initiated by Robert Umans and seconded by Tom Lothian.

The motion to Amend the original motion to include an arborist reviewing the location of the wall in proximity to the tree to verify there would be no damage to the tree was initiated by Tom Lothian and seconded by Robert Umans. Unanimously carried.

The original motion was approved unanimously.

**VI. Adjournment**

The motion to adjourn was initiated by Robert Umans and seconded by Dennis Costello at 7:13pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

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



## APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: **CANYON DEVELOPMENT GROUP**

Applicant address: **185 LAKESHORE DRIVE, CRYSTAL LAKE, IL 60014**

Applicant phone number: **815.451.2276**

Address of subject site: **171 ELMHURST 101-106 & 171 ELMHURST 201-204**

Current zoning of subject site: **VILLAGE CENTER DISTRICT**

Current land use of subject site: **MULTI-FAMILY RESIDENTIAL**

Written description of the proposed variance: **ALL THE SURROUNDING BUILDINGS ARE ALL TWO STORY STRUCTURES. OUR BUILDINGS ARE 2 STORY ON THE FRONT OF THE BUILDING, BUT ONLY 1 STORY ON THE REAR OF THE BUILDING. WE WOULD LIKE TO BUILD A 2ND STORY ON THE REAR HALF OF THE BUILDING.**

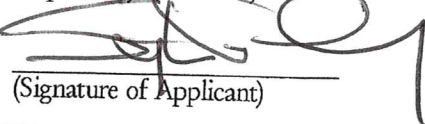
Written justification for the proposed variance (or attach as a separate sheet): **BECAUSE WE ARE IN THE VILLAGE CENTER THERE IS NO ZONING TO ALLOW US TO ADD A 2ND STORY ON THE REAR OF THE BUILDING. WE WANT A VARIANCE TO ALLOW US TO ADD THIS 2ND FLOOR ADDITION MAKING IT CONSISTENT WITH THE SURROUNDING BUILDINGS. THE PRINT AND THE HEIGHT OF THE BUILDINGS WILL REMAIN THE SAME.**

### Requirements

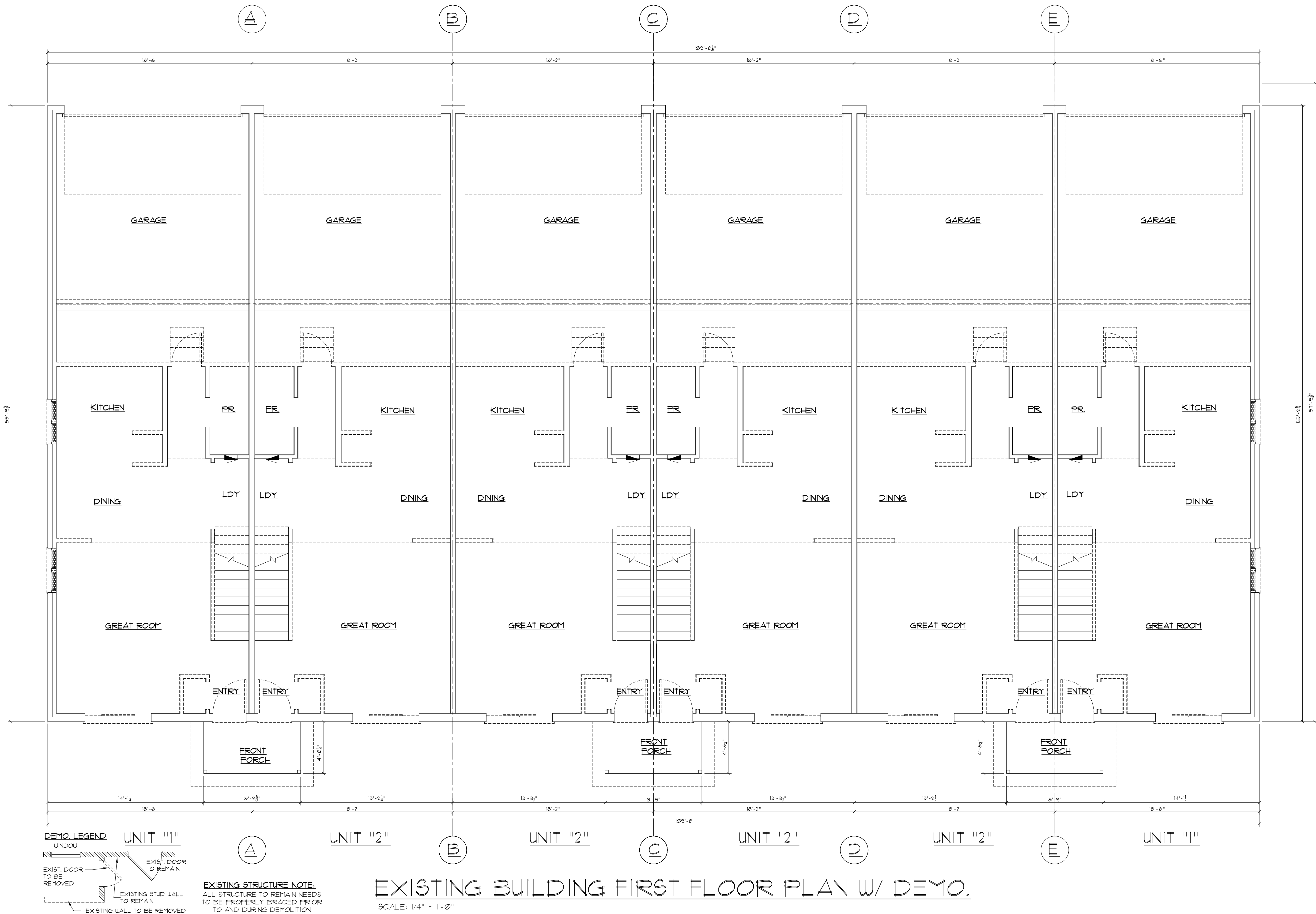
- ☐ Map of the subject property showing its general location in relation to the Village as a whole.
- ☐ Map of the subject property at a scale of not less than 1" equals 800 feet showing:
  - Current zoning of the subject property and lands within 200 feet of the subject property and the jurisdiction(s) 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 **27th** day of **September**, 20**21**

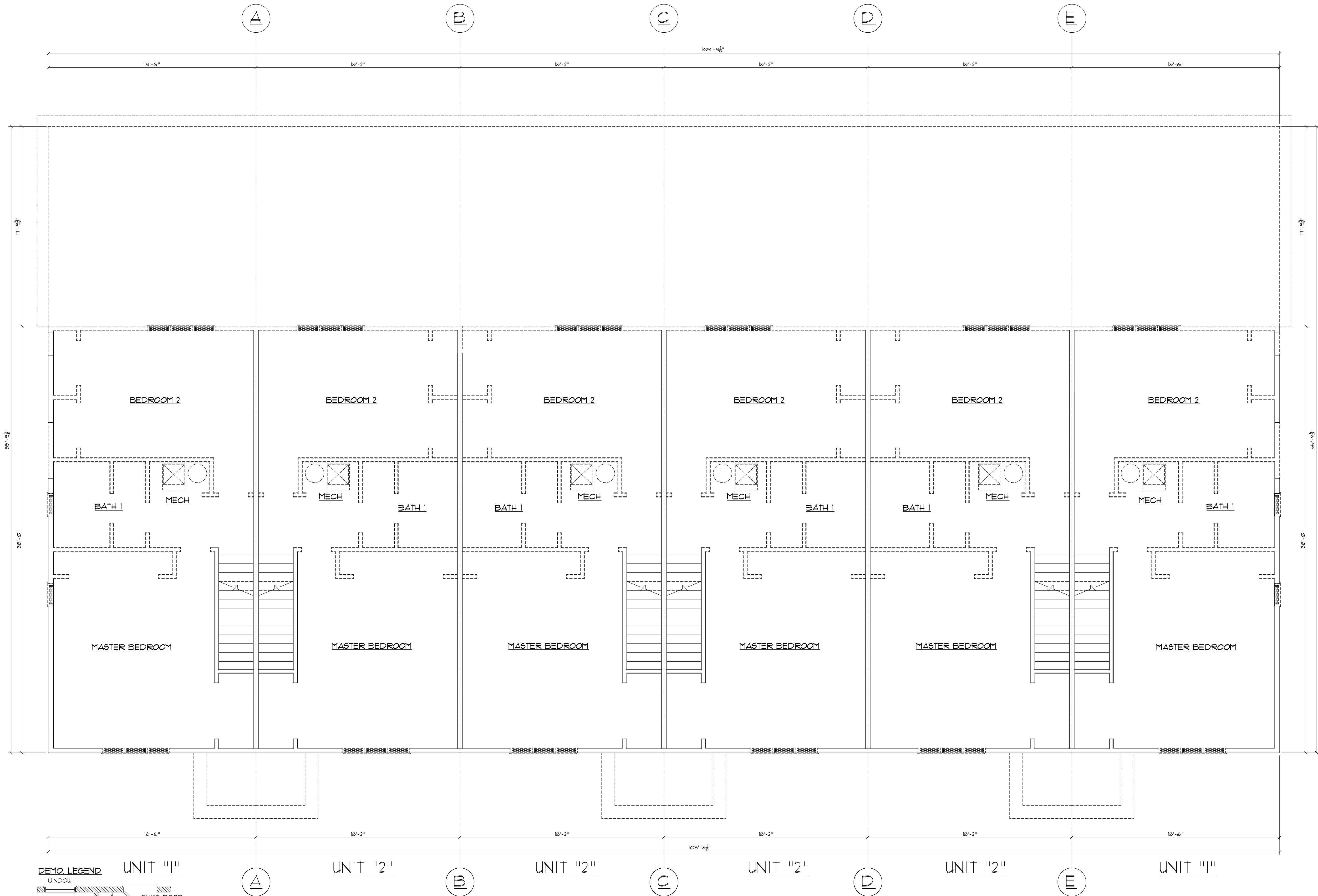
Respectfully submitted,

  
(Signature of Applicant)

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| DATE     | REV# | DESCRIPTION OF REVISION   |
|----------|------|---------------------------|
| 1-21-21  | 1    | PRELIMINARY FOR REVIEW    |
| 10-25-21 | 2    | FINAL DRAWINGS FOR PERMIT |
|          |      |                           |
|          |      |                           |
|          |      |                           |
|          |      |                           |
|          |      |                           |
|          |      |                           |



**DEMO. LEGEND**

WINDOW

EXIST. DOOR TO REMAIN

EXIST. DOOR TO BE REMOVED

EXISTING STUD WALL TO REMAIN

EXISTING WALL TO BE REMOVED

**EXISTING STRUCTURE NOTE:**  
ALL STRUCTURE TO REMAIN NEEDS  
TO BE PROPERLY BRACED PRIOR  
TO AND DURING DEMOLITION

EXISTING BUILDING SECOND FLOOR PLAN W/ DEMO.

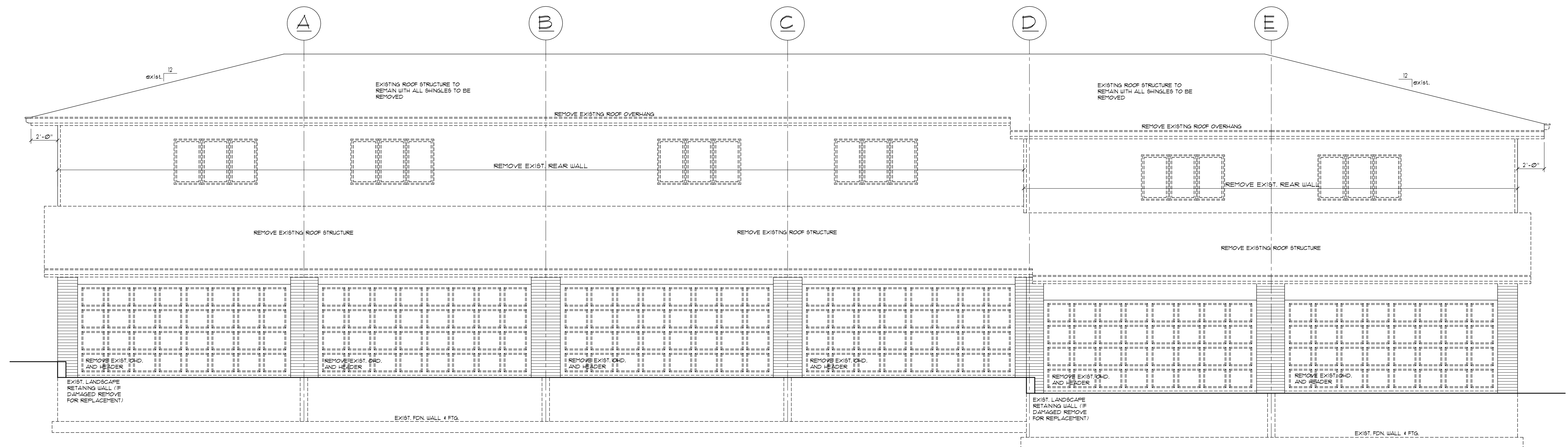
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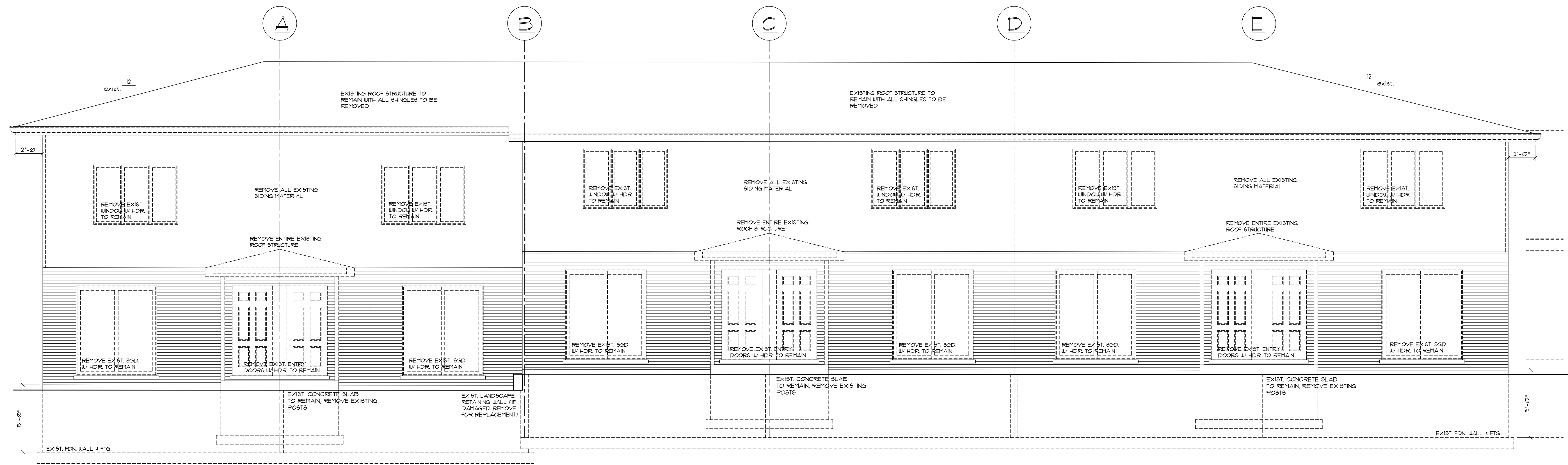
CRYSTAL LAKE, IL.

ELMHURST COURT TOWNHOMES  
WILLIAMS BAY WI.

| DATE     | NEW | DESCRIPTION OF REVISION   |
|----------|-----|---------------------------|
| 1-27-21  | 1   | PRELIMINARY FOR REVIEW    |
| 10-29-21 | 2   | FINAL DRAWINGS FOR PERMIT |
|          |     |                           |
|          |     |                           |
|          |     |                           |
|          |     |                           |
|          |     |                           |



EXIST. BUILDING REAR ELEVATION W/ DEMO.

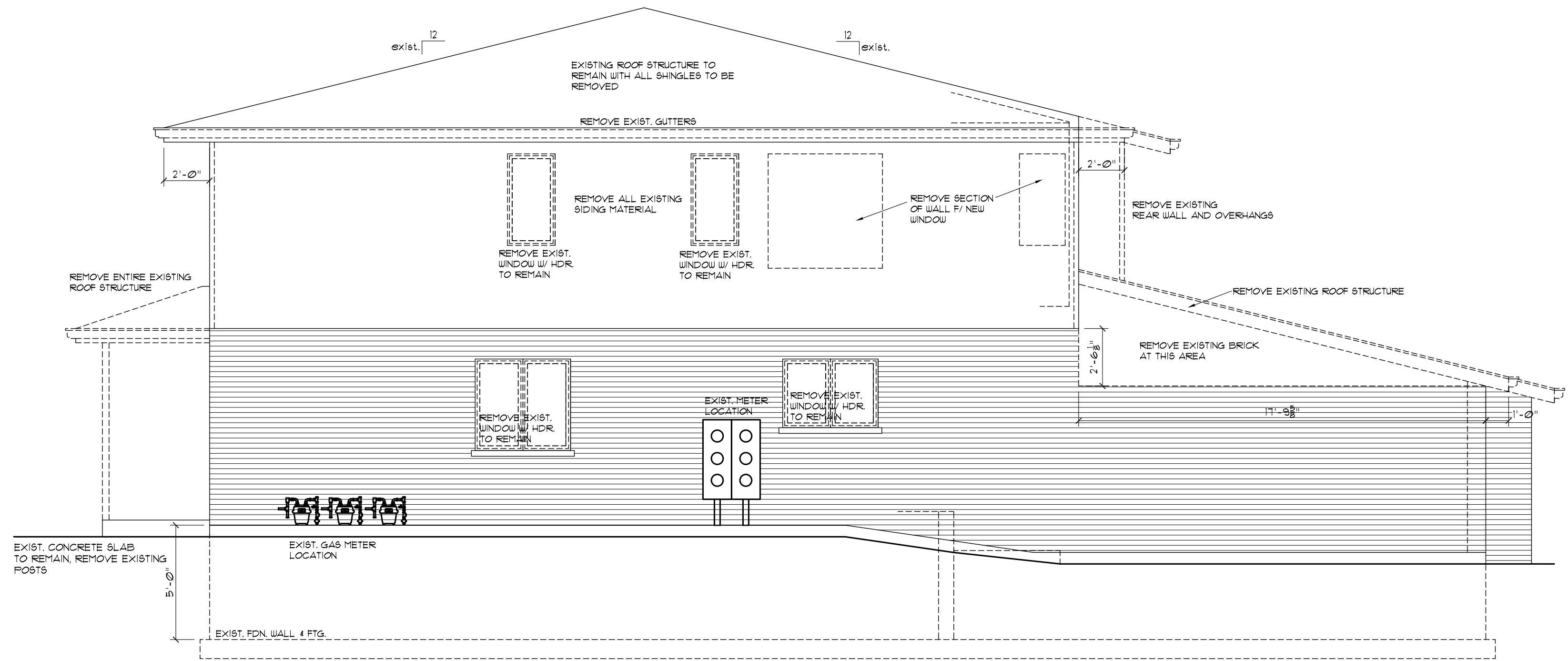


EXIST. BUILDING FRONT ELEVATION W/ DEMO.

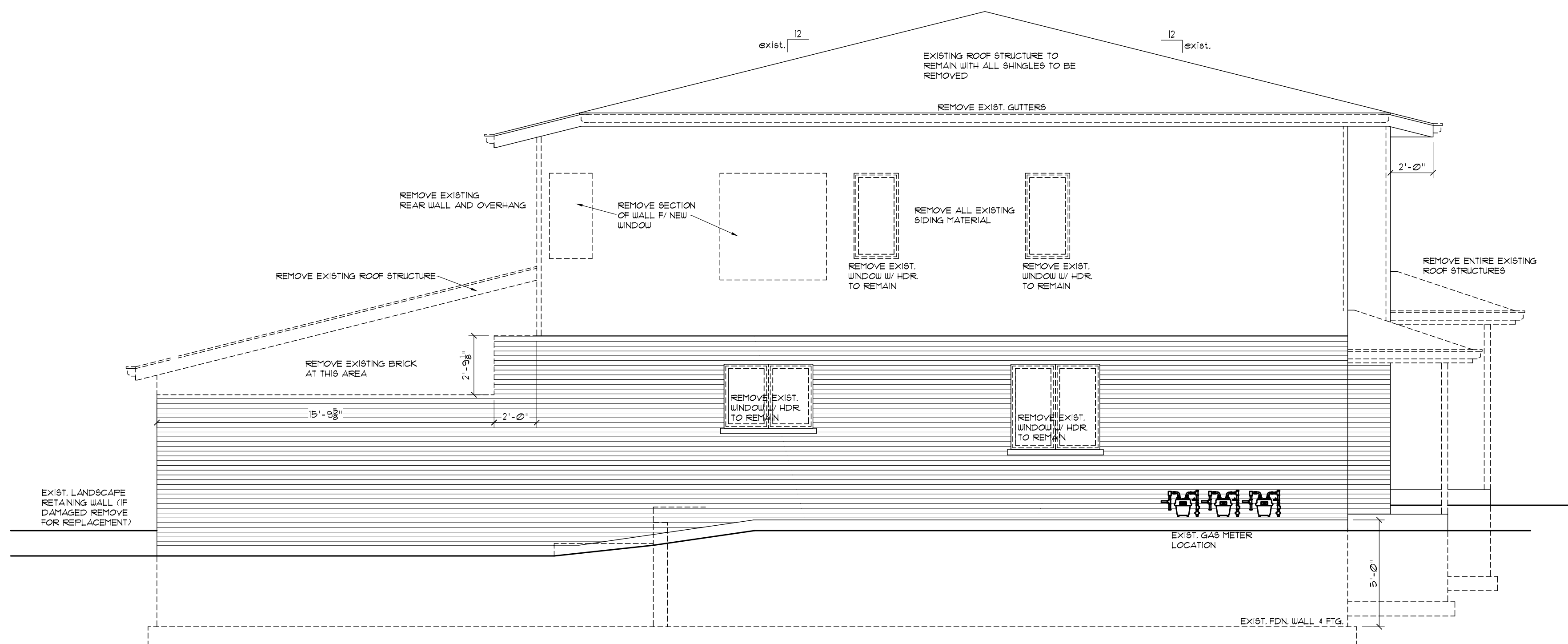
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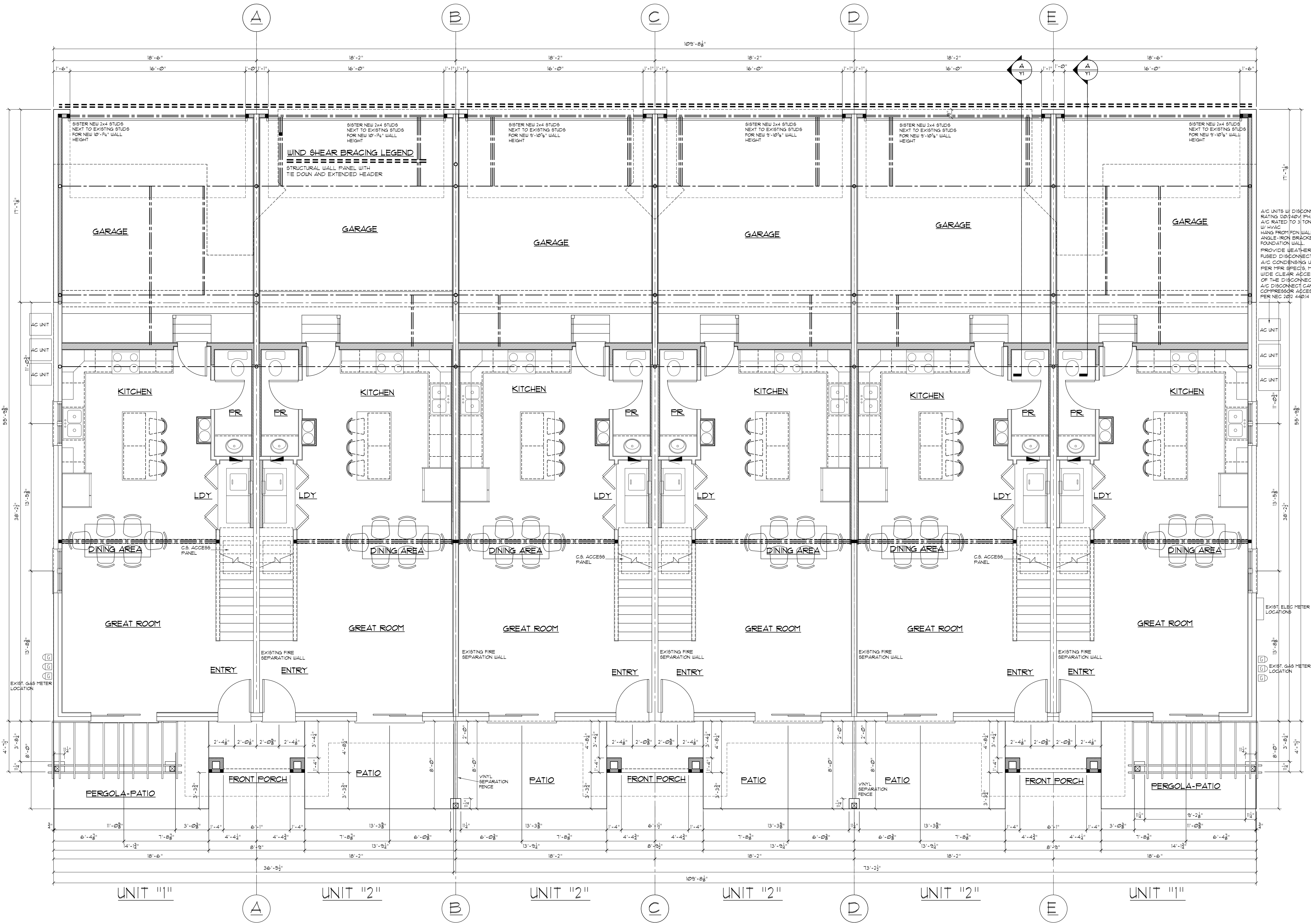


SCALE: 1/4" = 1'-0"



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

| DESCRIPTION OF REVISION |      |
|-------------------------|------|
| DATE                    | REV# |
| 7-27-21                 | 1    |
| 10-25-21                | 2    |
|                         |      |
|                         |      |
|                         |      |
|                         |      |
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PROPOSED FIRST FLOOR BUILDING PLAN W/ ADDITION  
SCALE: 1/4" = 1'-0"

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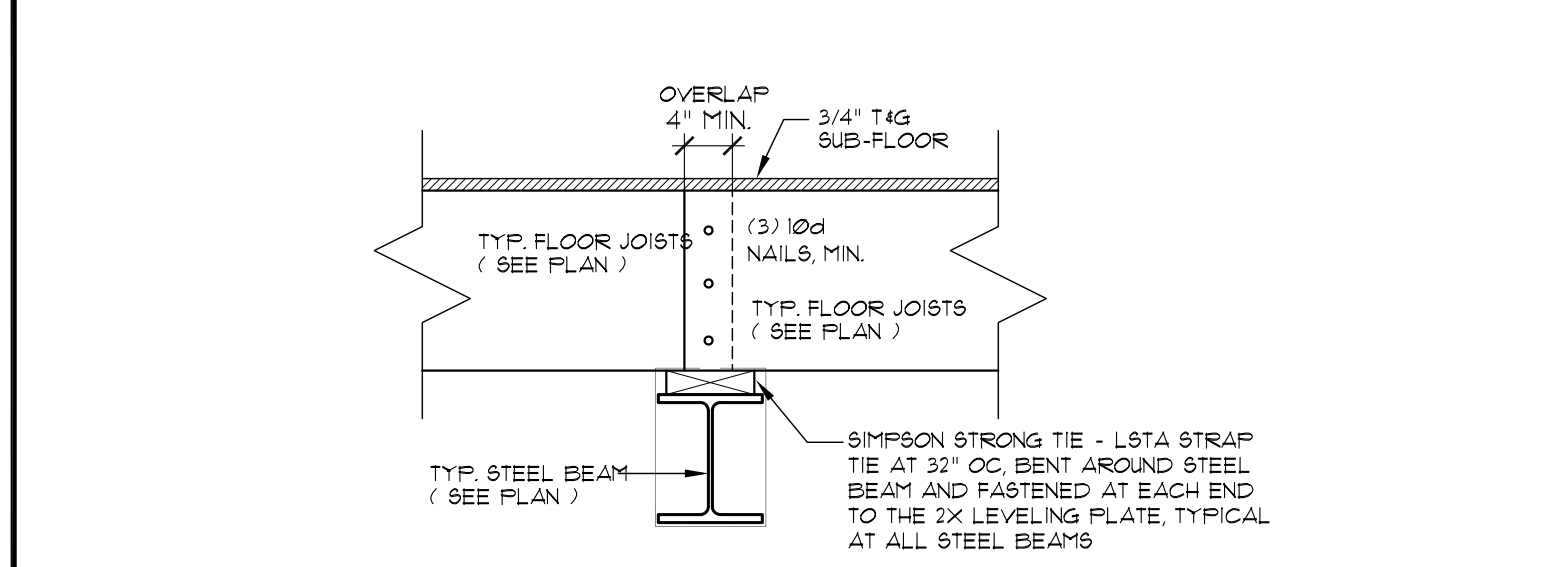
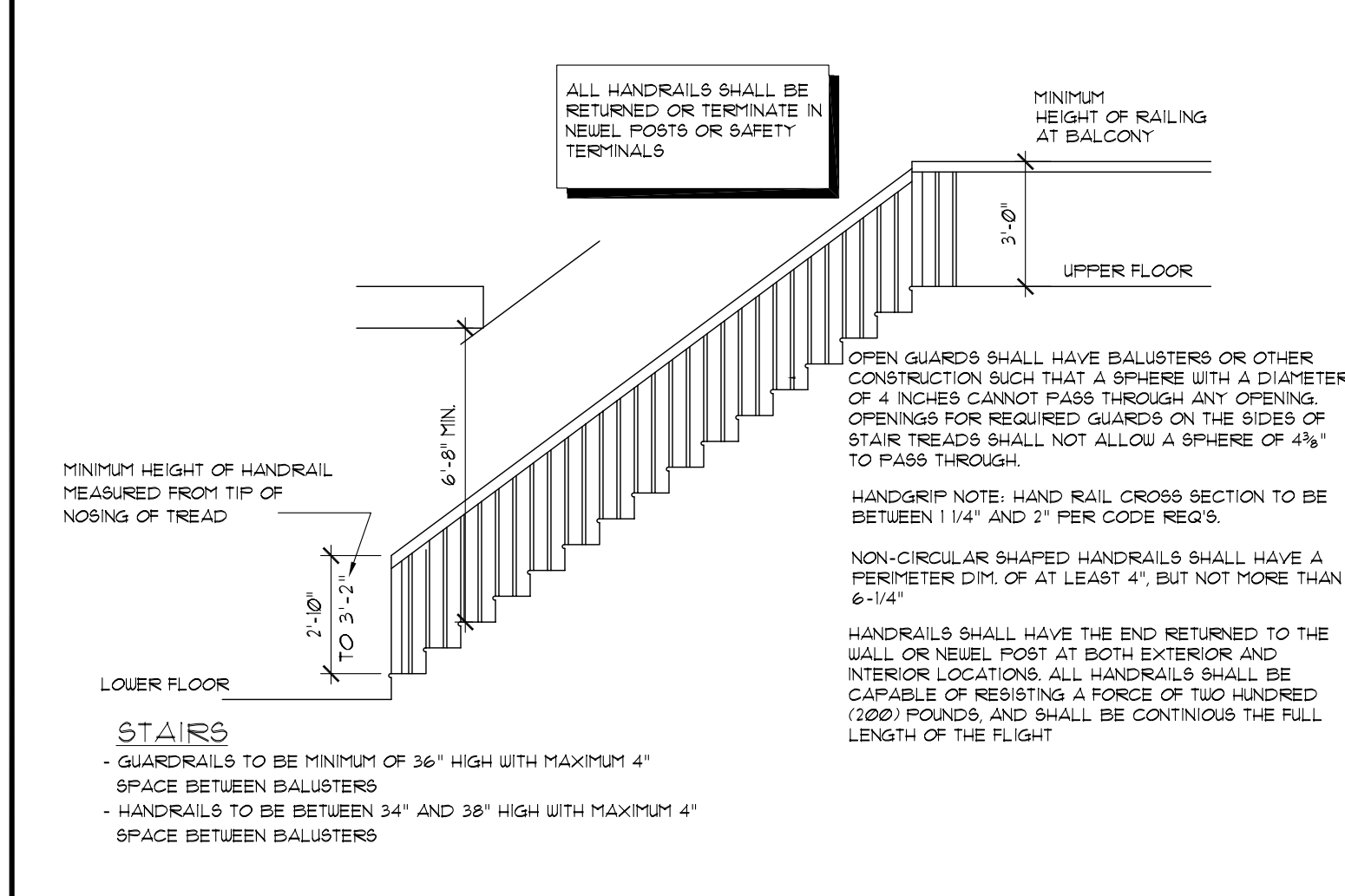


ELMHURST COURT TOWNHOMES  
WILLIAMS BAY WI.

| DATE     | NEW | DESCRIPTION OF REVISION   |
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| 1-27-21  | 1   | PRELIMINARY FOR REVIEW    |
| 10-29-21 | 2   | FINAL DRAWINGS FOR PERMIT |
|          |     |                           |
|          |     |                           |
|          |     |                           |
|          |     |                           |
|          |     |                           |



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## PLATE DETAIL

SCALE: 1"=1'-0"

### LIGHT & VENT SCHEDULE UNIT 1

| ROOM NAME        | AREA | LIGHT (SF.) |       | VENT    |       |
|------------------|------|-------------|-------|---------|-------|
|                  |      | REQ         | ACT   | REQ     | ACT   |
| GRT. RM/DIN/KIT. | 416  | 38.08       | 51.81 | 19.0    | 28.90 |
| POUNDER          | 33   | .           | .     | **33cfm | 10    |
| M BEDROOM        | 219  | 18.4        | 31.45 | 9.2     | 15.12 |
| M. BATH          | 31   | .           | .     | **31cfm | 10    |
| BEDROOM 2        | 111  | 9.36        | 21.25 | 4.68    | 10.62 |
| BATH 2           | 63   | .           | 5.10  | **63cfm | 12.55 |
| BEDROOM 3        | 101  | 8.56        | 21.25 | 4.28    | 10.62 |

### LIGHT & VENT SCHEDULE UNIT 2

| ROOM NAME        | AREA | LIGHT (SF.) |       | VENT    |       |
|------------------|------|-------------|-------|---------|-------|
|                  |      | REQ         | ACT   | REQ     | ACT   |
| GRT. RM/DIN/KIT. | 416  | 38.08       | 51.81 | 19.0    | 28.90 |
| POUNDER          | 33   | .           | .     | **33cfm | 10    |
| M BEDROOM        | 203  | 16.12       | 22.95 | 8.36    | 11.41 |
| M. BATH          | 31   | .           | .     | **31cfm | 10    |
| BEDROOM 2        | 131  | 10.16       | 10.20 | 5.08    | 5.10  |
| BATH 2           | 63   | .           | .     | **63cfm | 10    |
| BEDROOM 3        | 131  | 10.48       | 22.95 | 5.24    | 11.41 |

REQ'D. LIGHT - 8% OF HABITABLE ROOM AREA  
1% OF KITCHEN AREA  
8% OF BATHROOM AREA (MIN. 3 SF.)  
\* BATHROOM/WATERCLOSET - ARTIFICIAL LIGHT

REQ'D. VENTIL. - 4% OF HABITABLE ROOM AREA  
3.5% OF KITCHEN AREA  
OR 1 AIR CHANGE EVERY 30 MINUTES  
4% OF UTILITY RM AREA  
\*\* BATHROOM/WATER CLOSET INDICATES MECH. VENTIL.  
1 CFM/SF. FOR INTERMITTENT

**PENETRATION NOTE:**  
PENETRATIONS BETWEEN STORIES AND THE ROOF SPACE SHALL BE FIRESTOPPED AS WELL AS SOFFITS, DROPPED CEILING, ETC.

**KITCHEN NOTE:**  
REFER TO KITCHEN DESIGNER'S LAYOUT FOR KITCHEN FINAL LAYOUT WITH ALL TRADES TO FOLLOW

**GAS APPLIANCE NOTE:**  
ADEQUATE SUPPLY OF COMBUSTION AIR SHALL BE PROVIDED FOR ALL GAS APPLIANCES IN ACCORDANCE WITH MFR'S SPECIFICATIONS AND 2012 IRC.

**GLAZING NOTE:**  
ALL GLAZING REQUIREMENTS TO FOLLOW THE WISCONSIN UNIFORM CODE AND FOLLOW MANUFACTURER'S SPECIFICATIONS

**WINDOW FALL PROTECTION NOTE:**  
ALL WINDOWS SHOWN ARE TO BE CASEMENT UNITS IN FEET AND INCHES.  
ALL WINDOWS TO FOLLOW R302 OF THE 2018 IRC CODE.  
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN NET CLEAR OPENING OF 5.7 SF.

**WINDOW FALL PROTECTION NOTE:**  
ALL WINDOWS SHOWN SHALL FOLLOW FALL PROTECTION CODE R302.2 OF THE 2018 IRC CODE, AND COMPLY WITH SEC. R302.2.2. ALL WINDOWS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY: OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH WHERE THE WINDOW OPENED ARE IN THEIR LARGEST OPENED POSITION OR HAVE FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2090.

**ENERGY CODE NOTES:**  
ALL WINDOWS AND GLAZED DOORS SHALL FOLLOW THE NOTED MAXIMUM 'U' FACTORS, AND REQUIREMENTS NOTED BELOW.  
MAXIMUM 'U' FACTOR FOR WINDOWS AND GLAZED DOORS: 0.30  
MAXIMUM 'U' FACTOR FOR SKYLITES: 0.55  
ALL NEW WINDOWS AND GLAZED DOORS MUST BEAR THE MANUFACTURER'S STICKERS SO COMPLY WITH THE FOLLOWING: BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS - A MINIMUM OF 80% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICIENCY  
- BLOWER DOOR TEST REQUIRED PER SECTION R402.4.12

**KITCHEN EXHAUST HOOD NOTE:**  
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF FOUR HUNDRED (400) CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCT CONNECTED TO THE DAMPERS BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED.

**DRYER VENTING NOTE:**  
EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BLDG. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MFR'S INSTRUCTIONS. IF THE MFR INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3" IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED W/ A BACKDRAFT DAMPER. SCREENING SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.

**BRACING NOTE:**  
THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE 35' FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE W/ TABLE M502.4.5.1. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.

**BATH VENTING NOTE:**  
ALL BATHROOM EXHAUST FANS ARE TO BE DUCTED TO THE EXTERIOR.

**GENERAL NOTES:**  
PROVIDE A PERMANENT CERTIFICATE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED, WINDOW U-FACTOR, EQUIPMENT EFFICIENCIES, DUCT SYSTEMS, AND AIR LEAKAGE PER IECC R403.3

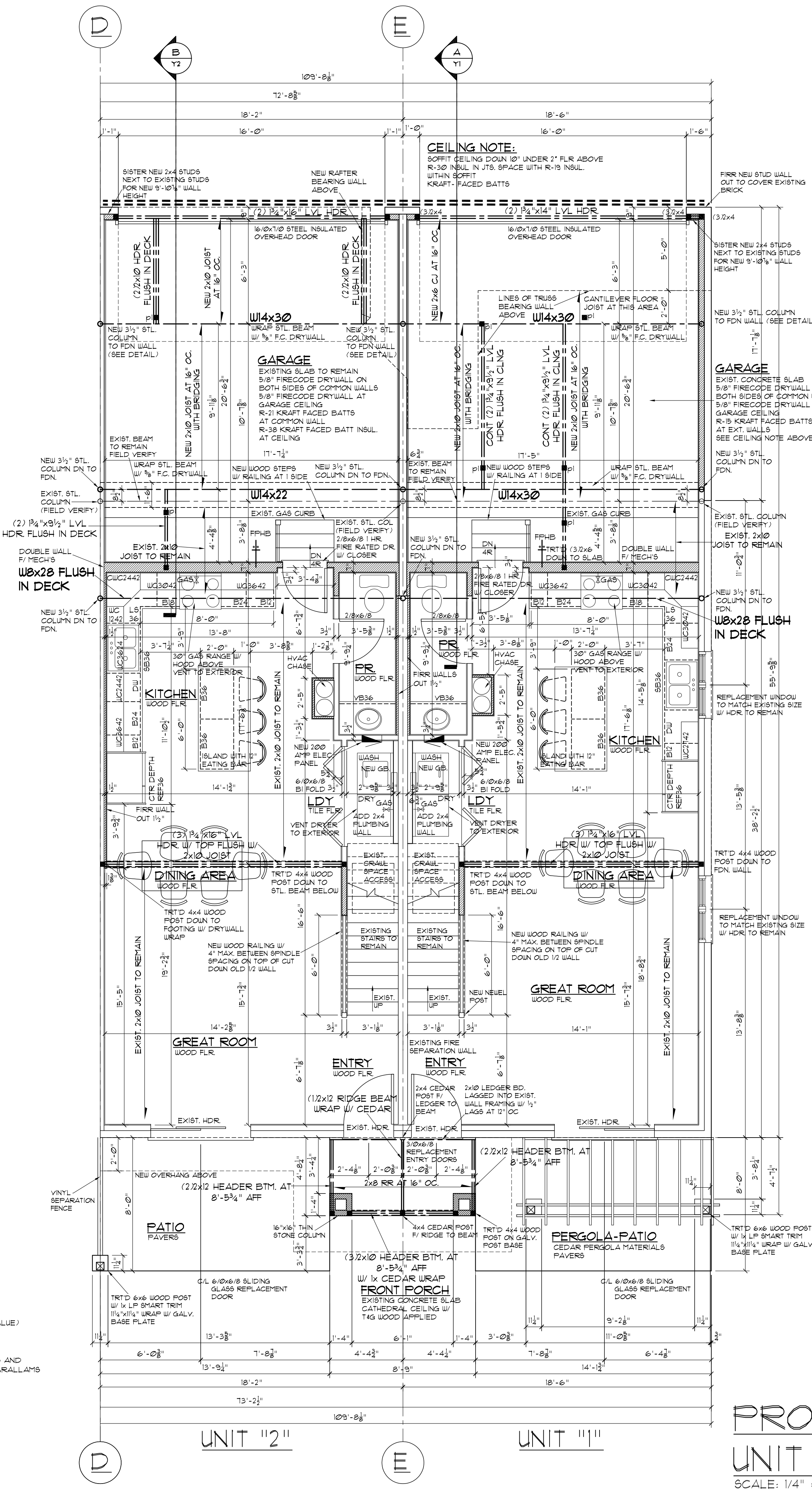
**ENVELOPE NOTES:**  
THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIAL BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.

**WIND SHEAR BRACING LEGEND**  
===== STRUCTURAL WALL PANEL WITH TIE DOWN AND EXTENDED HEADER 48" OF STRUCTURAL WALL PANEL HEADER FROM POST TO CORNER WITH 6000 LB SIMPSON LST 24" STRAP TO RHT JTS.

**STRUCTURAL FRAMING LUMBER**  
FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION / USE NO MULTIPLIERS AGAINST BASE VALUE

**ENGINEERED WOOD PRODUCTS**  
MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROCOLLARS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST WETERHAUEBER

**DESIGN LOADS**  
WIND SPEED LOAD: ONE HUNDRED FIFTEEN (15) MILES PER HOUR.  
ROOF SNOW LOAD / LIVE LOAD: THIRTY (30) PSF.  
FLOOR LIVE LOADS FOR SLEEPING, AND NON SLEEPING ROOM ARE LISTED THIRTY (30) PSF. AND FORTY (40) PSF.



**BEAM/ POST NOTE:**  
- BEAM/ POST CONNECTION TO MEET IRC 2012 R502.6 BEARING. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NO LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL, AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

**GENERAL NOTE:**  
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED MATERIAL.  
ALL FASTENERS, HANGERS, AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE WITH ACG TREATED LUMBER

**PLUMBING NOTES:**  
MECHANICAL PIPING CARRYING FLUIDS ABOVE 105 DEGREES F. SHALL HAVE R-3 INSULATION PER 2018 IECC CODE REQUIREMENTS.  
HOT WATER SUPPLY SHALL BE RECIRCULATING WITH AN AUTOMATIC OR MANUAL RECIRCULATING PUMP.

**HVAC NOTES:**  
THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCULATIONS SHALL BE A MAX. OF 12 DEGREES F. FOR HEATING.  
THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCULATIONS SHALL BE A MIN. OF 12 DEGREES F. FOR COOLING.  
A PROGRAMMABLE THERMOSTAT IS PROVIDED TO CONTROL THE HEATING AND COOLING SYSTEMS.

**HVAC NOTES:**  
IF PROVIDING DUCTWORK IN ANY ATTIC SPACES, SUPPLY DUCTS IN ATTICS SHALL HAVE R-8 INSULATION, R-6 IF NOT COMPLETELY IN THE THERMAL ENVELOPE.  
THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE AS OUTLINED IN THE 2018 IECC.

**HVAC NOTES:**  
THE HEATING AND COOLING SYSTEMS SHALL COMPLY WITH THE 2018 IECC, AND SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J AND N, ACCORDANCE WITH ACCA MANUAL J5 APPROVED HEATING AND COOLING CALCULATION METHODS.

**HVAC NOTES:**  
DUCT SYSTEMS SERVING HEATING, COOLING, AND VENTILATION EQUIPMENT SHALL BE FABRICATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 205 IECC M601, AND ACCA MANUAL D OR OTHER APPROVED METHODS.

**HVAC NOTES:**  
ALL DUCTWORK LOCATED IN UNCONDITIONED ATTICS MUST BE PROVIDED WITH MINIMUM R-8 INSULATION. ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION.

**HVAC NOTES:**  
ALL DUCTS, AIRHANDLERS FILTER BOXES AND BUILDING CAVITIES USED FOR DUCTS SHALL BE SEALED TO MEET IECC M601, AND ACCA MANUAL D OR OTHER APPROVED METHODS.

**HVAC NOTES:**  
- MINIMUM OF ONE (1) THERMOSTAT CONTROLLING HVAC SHALL BE PROGRAMMABLE, CAPABLE OF CONTROLLING SYSTEM ON A DAILY BASIS PER 2012 IECC R403.11  
- BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS IRC OR IMC OUTDOOR AIR INTAKES AND EXHAUST CLOSURE WHEN SYSTEM IS NOT OPERATING PER 2012 IECC R403.5

**HVAC NOTES:**  
- WOOD BURNING FIREPLACES MUST HAVE GASKETED DOORS AND BE SUPPLIED WITH OUTSIDE COMBUSTION AIR FROM OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER  
- MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR, AND MAY VARY FROM LOCATIONS SHOWN ON PLAN

**HVAC NOTES:**  
THE CONTRACTOR IS TO PROVIDE A FINAL BLOWER DOOR TEST AND AIR DUCT TEST REPORT PRIOR TO OR AT FINAL INSPECTION

**HVAC NOTES:**  
THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

**HVAC NOTES:**  
A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS OR A COMBINATION OF SUCH AND ASSOCIATED DUCTS AND CONTROLS. INDICATE THE VENTILATION RATE OR WEATHER IT WILL BE PROVIDED CONTINUOUSLY OR INTERMITTENTLY.

**CUTTING AND NOTCHING**  
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60 PERCENT OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED, BORING OR NOTCHING IN EXCESS OF THAT NOTED SHALL REINFORCED WITH METAL SPLICE PLATES.

**CUTTING AND NOTCHING**  
WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, THE PLATE SHALL BE REINFORCED WITH 24 GAUGE STEEL ANGLE OR OTHER EQUIVALENT SUPPORT SPANNING THE DISTANCE BETWEEN THE APPROPRIATE STUDS.

**CUTTING AND NOTCHING**  
NOTCHES IN THE TOP OR BOTTOM OF SOLID JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED PORTIONS LESS THAN 4 INCHES WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES ARE MAINTAINED. WHEN IT IS NECESSARY TO PROVIDE A SPACE FOR PIPES, DUCTS OR VENTS, THE DOUBLE JOISTS REQUIRED TO SUPPORT BEARING PARTITIONS WHICH RUN PARALLEL TO THE FLOOR JOISTS SHALL BE SPACED APART TO ACCOMMODATE THE PIPES, DUCTS, VENTS AND BLOCK AT 4 FEET ON CENTER.

**STRUCTURAL STEEL**  
ALL STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT ADOPTED EDITION OF AISC MANUAL FOR STEEL CONSTRUCTION ASD OR LRFD, AND SPECIFICATION FOR STRUCTURAL STEEL BUILDING.

**STRUCTURAL STEEL**  
FABRICATION AND ERECTION OF STRUCTURAL AND MISC. STEEL SHALL CONFORM TO THE AISC CODE OF STANDARD PRACTICE, UNLESS OTHERWISE DETAILED.

**STRUCTURAL STEEL**  
ALL STEEL SHALL COMPLY WITH AWS CODE AND SPECIFICATION AWS D.11. ALL FIELD WELDING TO BE DONE BY AWS PRE-QUALIFIED WELDERS, CERTIFIED FOR WELDS MADE.

**STRUCTURAL STEEL**  
ALL STEEL SHALL BE SHOP PRIMED WITH RUST PROHIBITIVE PAINT. COLUMN BASE PLATES WITH OVERSIZED HOLES SHALL HAVE PLATE WASHERS PROVIDED WITH ANCHOR BOLTS.

## PROPOSED FIRST FLOOR UNIT PLANS W/ ADDITION

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



**DESIGNERS**  
HUNTLEY, IL 60142  
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EMAIL: ADAM.MDG@GMAIL.COM  
PROFESSIONAL DESIGN FIRM  
LICENSE# 184-004261

**CANYON DEVELOPMENT GROUP**  
CRYSTAL LAKE, IL.

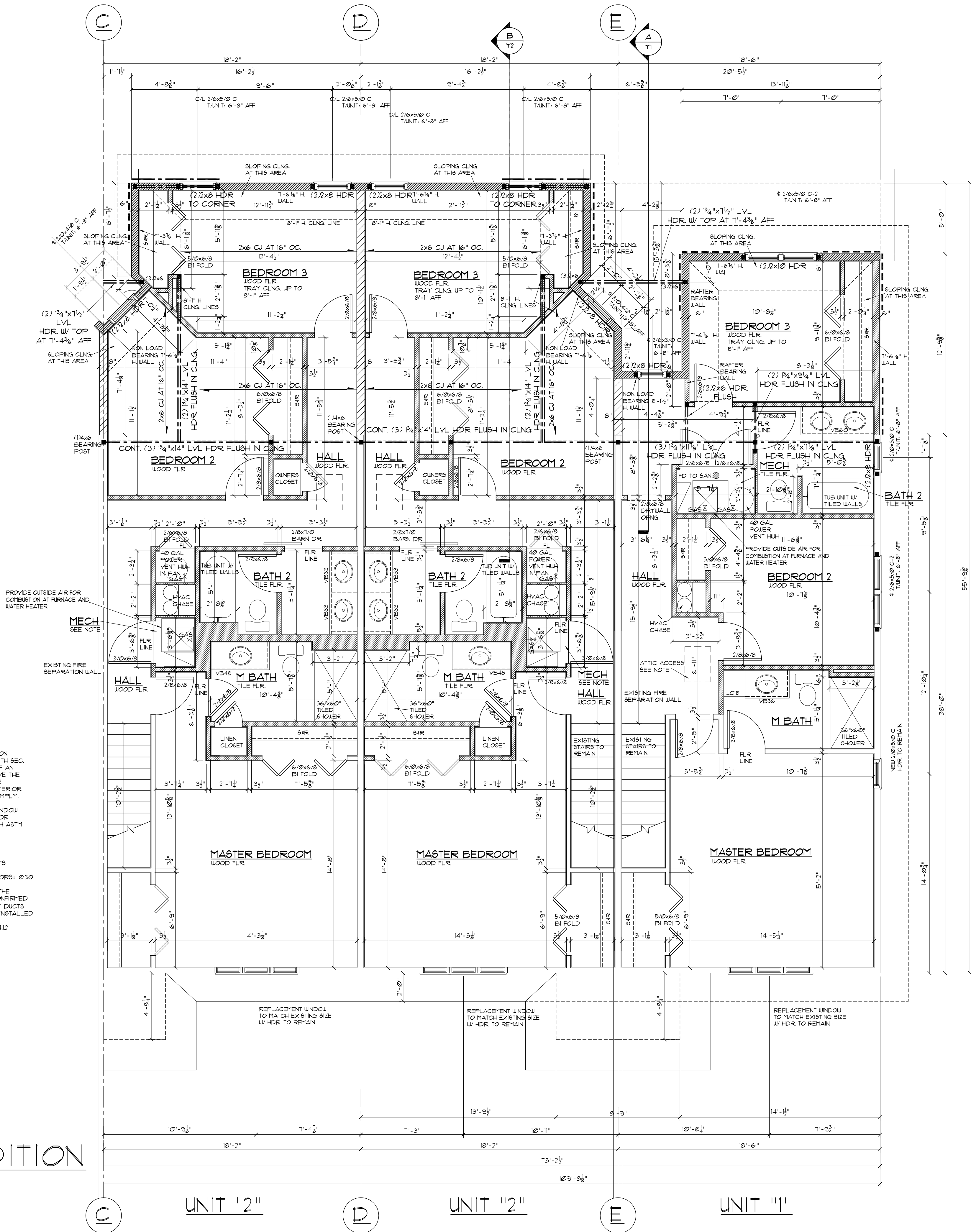
**ADDITION & RENOVATION TO:**  
ELMHURST COURT TOWNHOMES  
WILLIAMS BAY WI.

| DATE     | REVISION | DESCRIPTION OF REVISION   |
|----------|----------|---------------------------|
| 1-21-21  | 1        | PRELIMINARY FOR REVIEW    |
| 10-25-21 | 2        | FINAL DRAWINGS FOR PERMIT |

**B5**  
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| DATE     | REV# | DESCRIPTION OF REVISION   |
|----------|------|---------------------------|
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|          |      |                           |
|          |      |                           |
|          |      |                           |

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**MECHANICAL ROOM NOTE:**

CERAMIC W/ FLOOR PAN & DRAIN TO SANITARY 5/8" FIRECODE DW/ ALL WALLS & CLG. 94% HI-EFF. FURNACE (2) PIPE SYSTEM FOR SUPPLY & VENT OF COMBUSTION AIR & EXHAUST

**TUB-SHOWER NOTE:**

PROVIDE FIBERCEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED FOR WALL TILE APPLIED IN ALL TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS WHICH ARE IN DIRECT CONTACT WITH WATER OR HIGH HUMIDITY.

ALL GLAZING IN DOORS AND ENCLOSURES FOR TUBS AND SHOWERS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING IN ANY PART OF A BUILDING ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING WITHIN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATER'S EDGE OF A BATHTUB IS CONSIDERED TO BE A HAZARDOUS LOCATION.

**BATH VENTING NOTE:**

ALL BATHROOM EXHAUST FANS ARE TO BE DUCTED TO THE EXTERIOR.

**PENETRATION NOTE:**

PENETRATIONS BETWEEN STORIES AND THE ROOF SPACE SHALL BE FIRESTOPPED AS WELL AS SOFFITS, DROPPED CEILINGS, ECT.

**GAS APPLIANCE NOTE:**

ADEQUATE SUPPLY OF COMBUSTION AIR SHALL BE PROVIDED FOR ALL GAS APPLIANCES IN ACCORDANCE WITH NFPA'S SPECIFICATIONS AND 2021 IRC.

**GLAZING NOTE:**

ALL GLAZING REQUIREMENTS TO FOLLOW THE WISCONSIN UNIFORM CODE AND FOLLOW MANUFACTURER'S SPECIFICATIONS

**WINDOW NOTES:**

ALL WINDOWS SHOWN ARE TO BE CASEMENT UNITS IN FEET AND INCHES. ALL WINDOWS TO FOLLOW R302 OF THE 2018 IRC CODE. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SF.

**WINDOW FALL PROTECTION NOTE:**

ALL WINDOWS SHOWN SHALL FOLLOW FALL PROTECTION CODE R302 OF THE 2018 IRC CODE AND COMPLY WITH SEC. R302.2.2. ALL WINDOWS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH WHERE THE WINDOW OPENED ARE IN THEIR LARGEST OPENED POSITION, OR HAVE FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2090.

**ENERGY CODE NOTES:**

ALL WINDOWS AND GLAZED DOORS SHALL FOLLOW THE NOTED MAXIMUM 'U' FACTORS, AND REQUIREMENTS NOTED BELOW:  
MAXIMUM 'U' FACTOR FOR WINDOWS AND GLAZED DOORS: 0.30  
MAXIMUM 'U' FACTOR FOR SKYLITES: 0.35  
ALL NEW WINDOWS AND GLAZED DOORS MUST BEAR THE MANUFACTURER'S STICKERS SO COMPLIANCE CAN BE CONFIRMED  
BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS  
A MINIMUM OF 50% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICIENCY  
BLOWER DOOR TEST REQUIRED PER SECTION R402.4.12

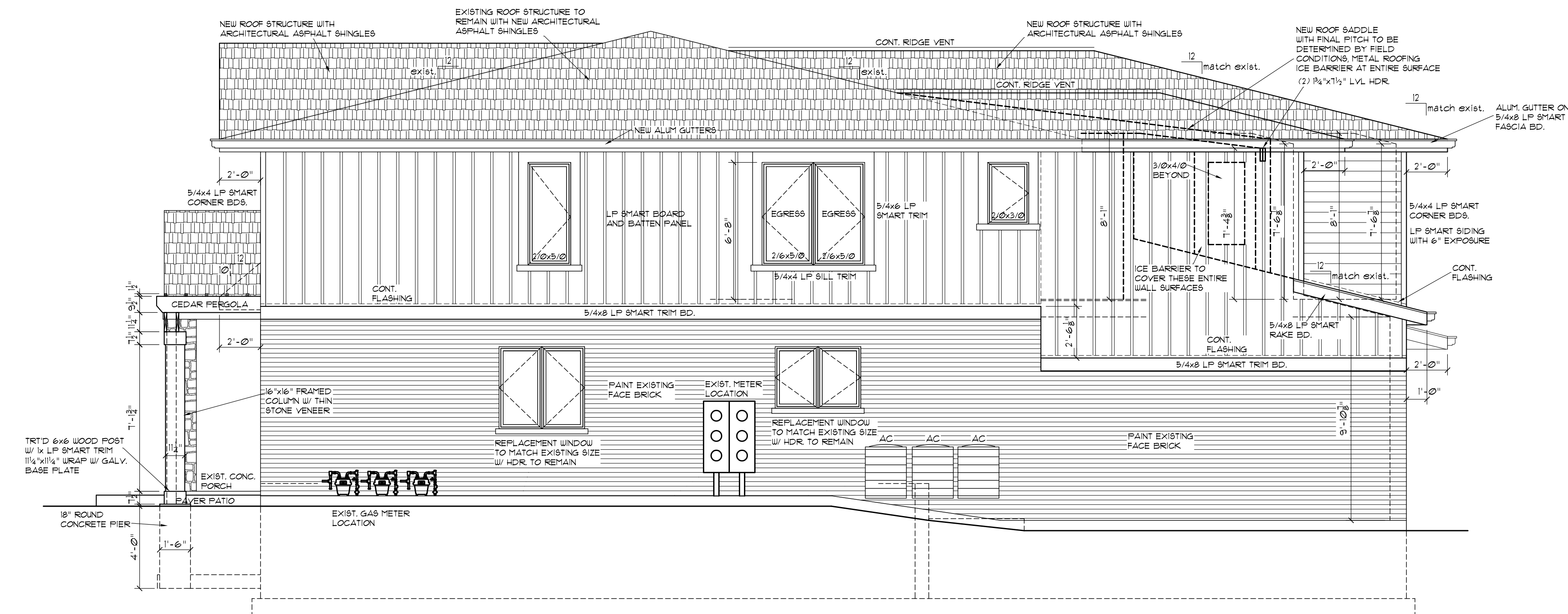
**BRACING NOTE:**

WALLS ARE REQUIRED TO BE BRACED AT A MAX. OF 25'-0" O.C. (BUT NOT TO BE LESS THAN 16% OF THE WALL LENGTH) WITH 48" WIDE BT THE HEIGHT OF THE STORY WITH STRUCTURAL PANEL SHEATHING.

PROPOSED  
SECOND FLOOR  
UNIT PLANS W/ ADDITION

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

| DESCRIPTION OF REVISION |     |
|-------------------------|-----|
| DATE                    | REV |
| 1-21-21                 | 1   |
| 10-25-21                | 2   |



**GUTTER NOTE:**  
DOWNSPOUT LOCATIONS TO BE INSTALLED BY GUTTER CONTRACTOR, PER LOCAL CODES.

**TRIM NOTE:**  
ALL EXTERIOR TRIM TO BE LP SMART TRIM & CAULKED BY CARPENTER.

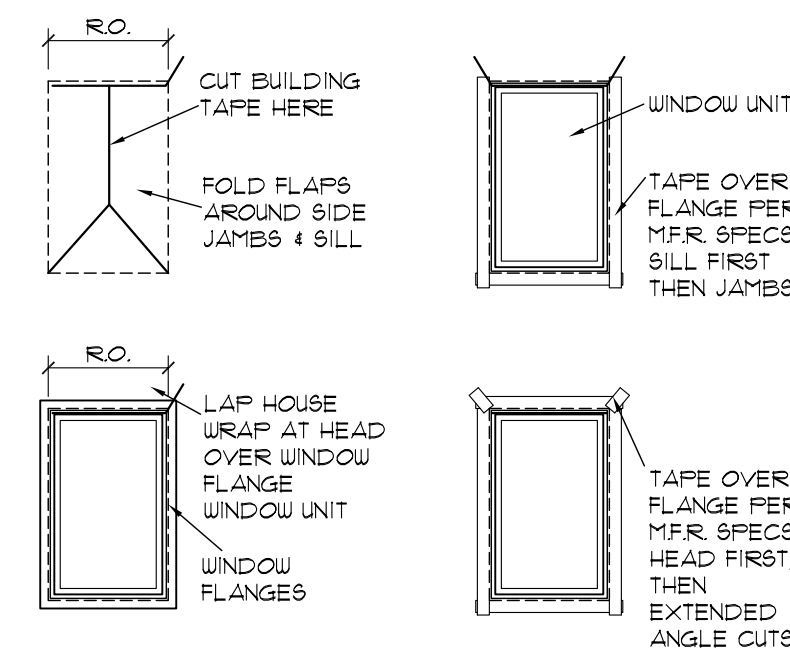
**GLAZING NOTE:**  
ALL GLAZING REQUIREMENTS TO FOLLOW IRC R-308 AND MANUFACTURER'S SPECIFICATIONS. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC SECTIONS R312.1 AND R312.2.

**FLASHING NOTE:**  
PROVIDE FLASHING AT ALL TOP AND SIDES OF WINDOWS, DOORS, SILLS, AND ROOF VALLEYS.

FLASH ALL SILL COPINGS AT MASONRY VENEER OPENINGS.

**DOWNSPOUT NOTES:**  
ALL ROOF DOWNSPOUTS SHALL DISCHARGE ON GRADE IN THE FRONT, REAR, OR CORNER SIDE YARD DIRECTION WITH A MAXIMUM EXTENSION OF 5' FROM THE STRUCTURE AND NO CLOSER THAN 5' FROM THE PROPERTY LINE.

#### WINDOW FLASHING DETAILS



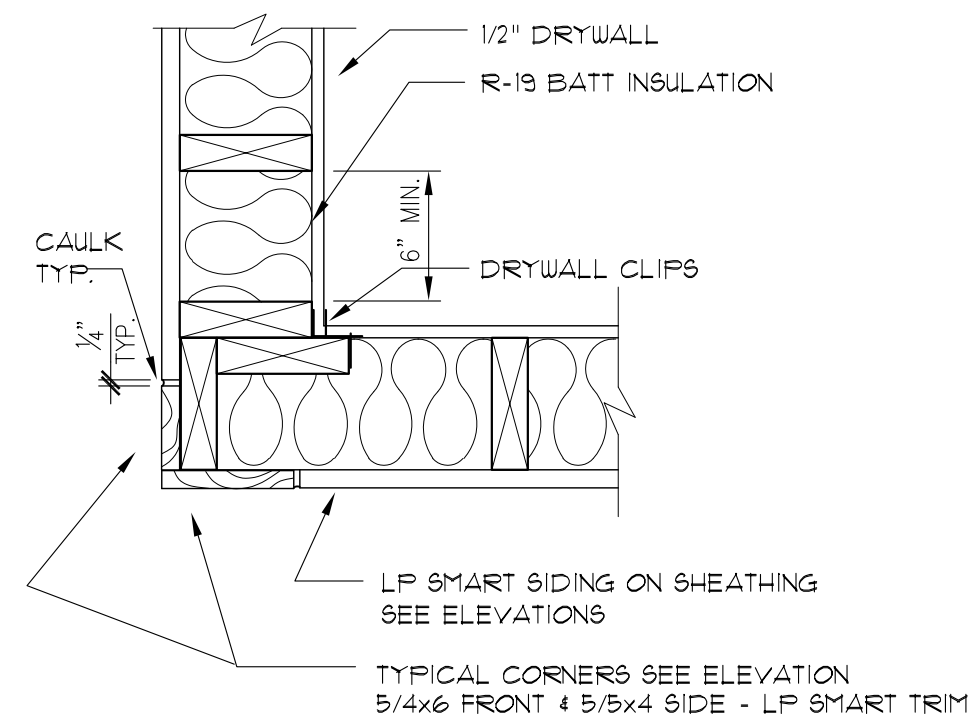
### BUILDING LEFT SIDE ELEVATION W/ ADDITION

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

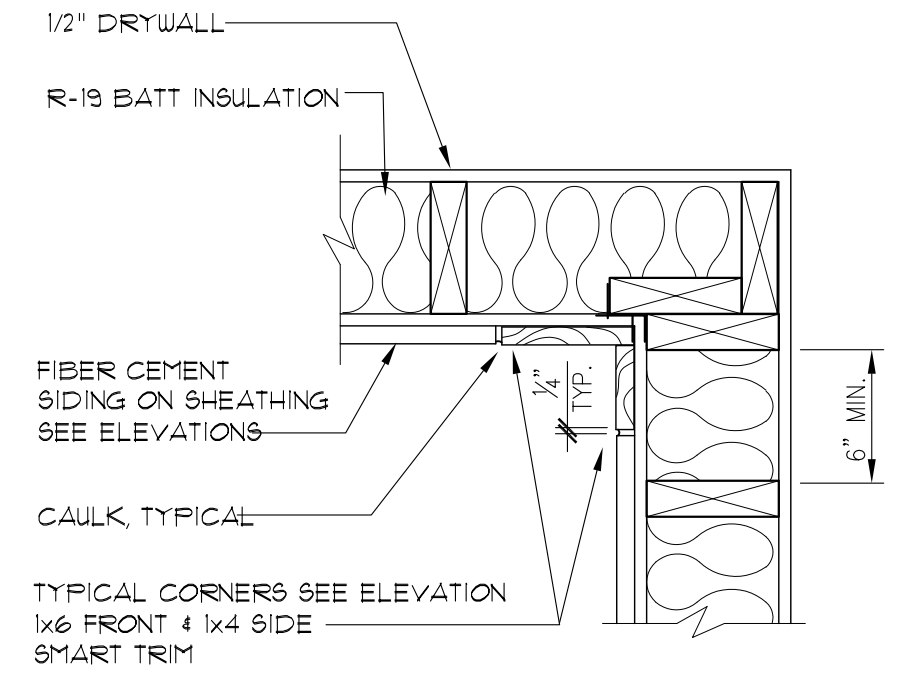


### BUILDING FRONT ELEVATION W/ ADDITION

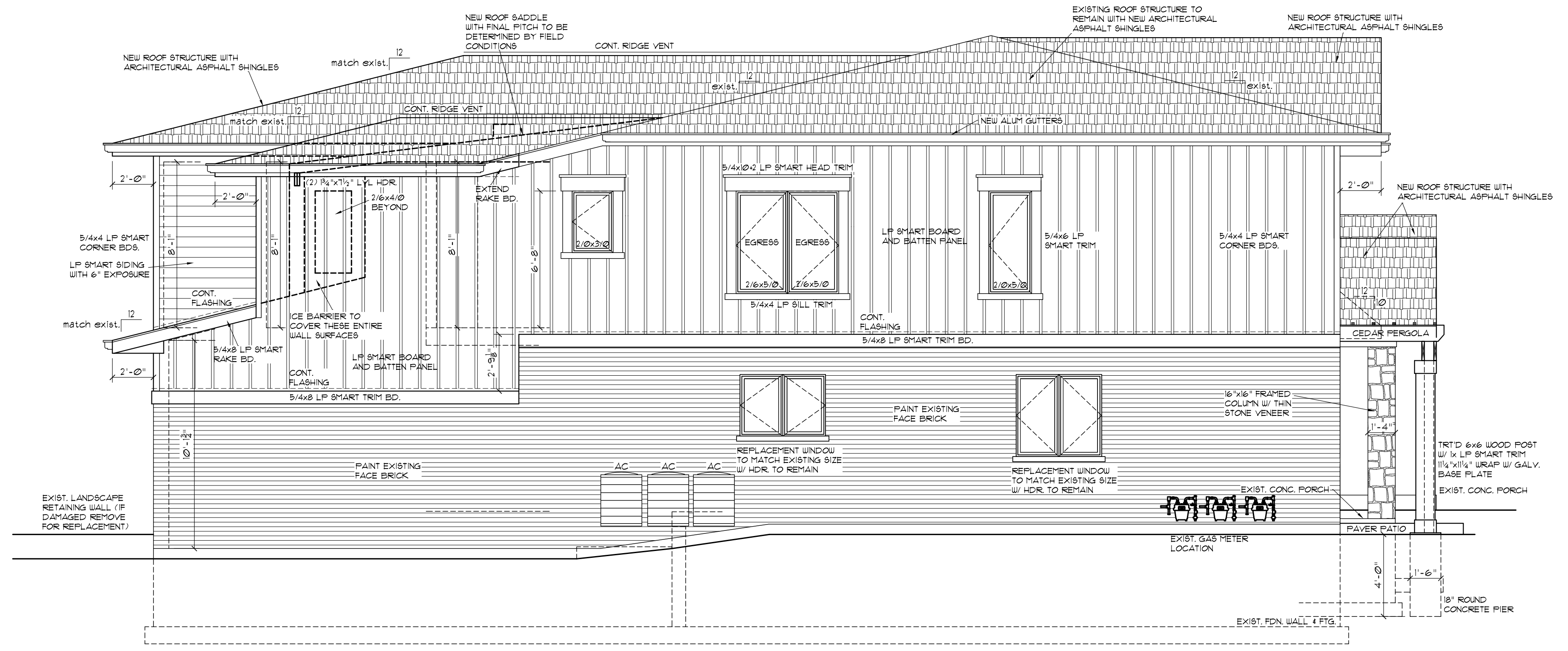
SCALE: 1/4" = 1'-0"



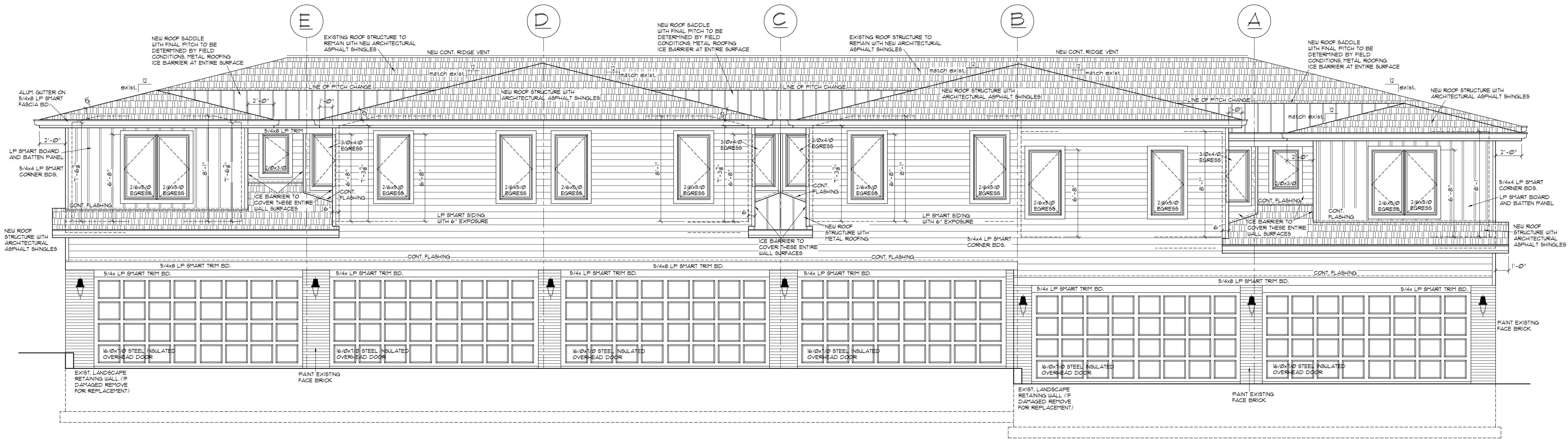
TYPICAL OUTSIDE CORNER DETAIL  
SCALE: 1 1/2" = 1'-0"



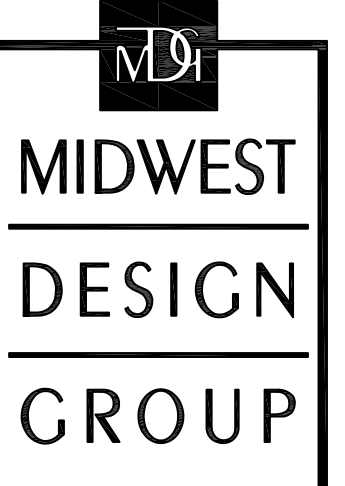
TYPICAL INSIDE CORNER DETAIL  
SCALE: 1 1/2" = 1'-0"



BUILDING RIGHT SIDE ELEVATION W/ ADDITION  
SCALE: 1/4" = 1'-0"



BUILDING REAR ELEVATION W/ ADDITION  
SCALE: 1/4" = 1'-0"



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CANYON DEVELOPMENT GROUP  
CRYSTAL LAKE, IL.

ADDITION & RENOVATION TO:  
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WILLIAMS BAY WI.

| DATE |          | DESCRIPTION OF REVISION   |  |
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# Plat of Survey

of  
**Elmhurst Court Townhomes Condominium,**  
located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North,  
Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

Surveyed for: **Keefe Real Estate, Inc.**  
204 East Commerce Court  
Elkhorn, Wisconsin 53121

Lot 15  
Block 2  
Stark's Subdivision

recorded as (N89°14'30"E 131.84')  
N89°12'40"E 131.81'

Lot 2  
C.S.M. 1192



Bearings referenced to the East line of Elmhurst Court,  
recorded as N1°07'00"W on the plat of Elmhurst Court  
Townhomes Condominium.

Tax Parcels  
WEST 00101 - WEST 00106  
WEST 00201 - WEST 00204

Unit 201  
No. 161

Unit 202  
No. 159

Unit 203  
No. 157

Unit 204  
No. 155

Olive Street  
(66' Wide)

S88°58'46"W 131.95'  
recorded as (S89°12'40"E 131.81')

S1°09'08"E 241.63'  
recorded as (S1°08'44"E 241.62')

Lot 1  
C.S.M. 1192

Not Certified Unless  
Stamped in Red.

## Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

MAY 11 2018  
Jan

Copyright © 2017 by Olson Land Surveying, LLC.

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.  
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson  
Wisconsin Professional Land Surveyor - 2093

Sheet 1 of 1 Sheets

Drawing Name

Job Reference Number

2017.150

## Legend of Symbols & Abbreviations

- Found Iron Pipe
- Found Iron Rod
- Recorded Information
- Utility Pole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Asphalt Surface
- Manhole
- Catch Basin

**OLSON**  
LAND SURVEYING, LLC  
Rural | Residential | Commercial

45 South Wisconsin Street | P.O. Box 322  
Elkhorn, Wisconsin 53121  
Telephone: (262) 723-5434  
Facsimile: (262) 723-8044  
Email: doug@olsonsurveying.com  
Website: www.olsonsurveying.com

Scale in Feet

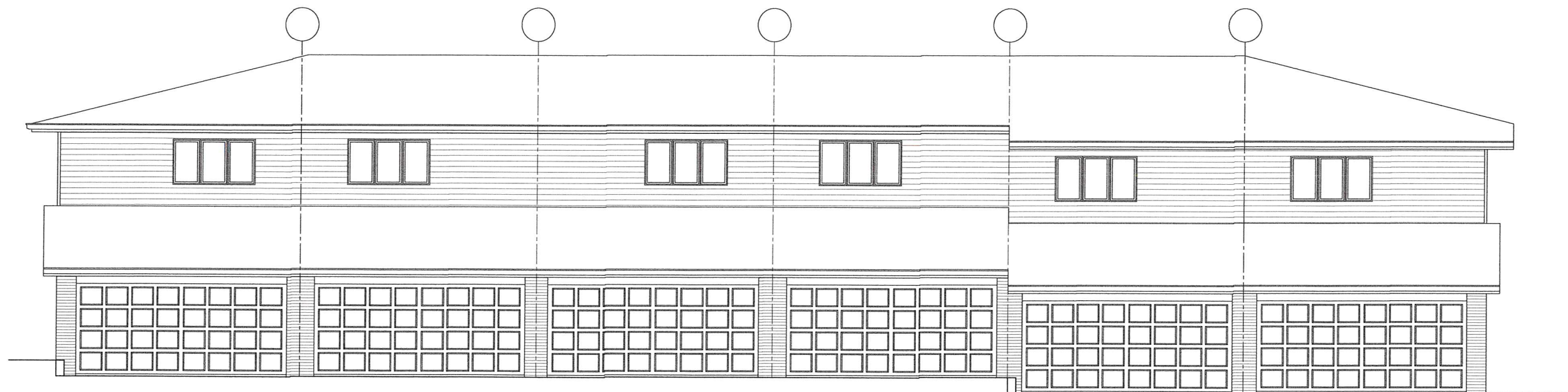
1" = 20'



Survey Date: January 8, 2018.

Revisions:

2017.150



EXIST. BUILDING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



EXIST. BUILDING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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**MIDWEST  
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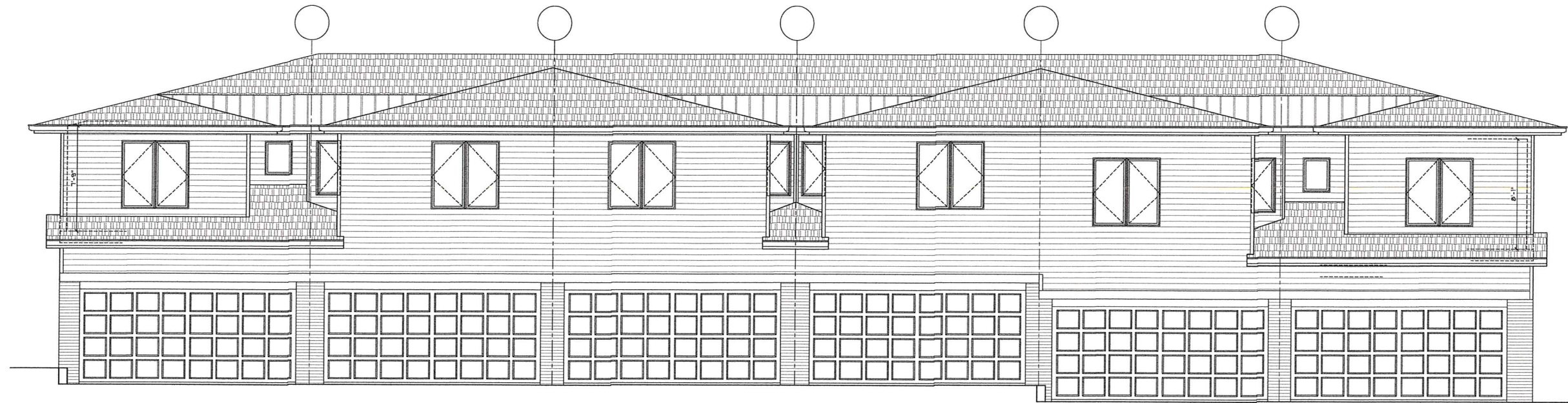
DESIGNERS  
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PROFESSIONAL DESIGN FIRM  
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CANYON DEVELOPMENT GROUP  
CRYSTAL LAKE, IL.

ADDITION & RENOVATION TO:  
ELMHURST COURT TOWNHOMES  
WILLIAMS BAY WI.

| DATE    | REV | DESCRIPTION OF REVISION |
|---------|-----|-------------------------|
| 1-27-21 | 1   | PRELIMINARY FOR REVIEW  |
|         |     |                         |
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BUILDING REAR ELEVATION W/ ADDITION  
SCALE: 1/4" = 1'-0"



BUILDING FRONT ELEVATION W/ ADDITION  
SCALE: 1/4" = 1'-0"

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| 1-27-21 | 1   | PRELIMINARY FOR REVIEW  |

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CANYON DEVELOPMENT GROUP  
CRYSTAL LAKE, IL.

ADDITION & RENOVATION TO:  
ELMHURST COURT TOWNHOMES  
WILLIAMS BAY WL.

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EXIST. BUILDING RIGHT SIDE ELEVATION



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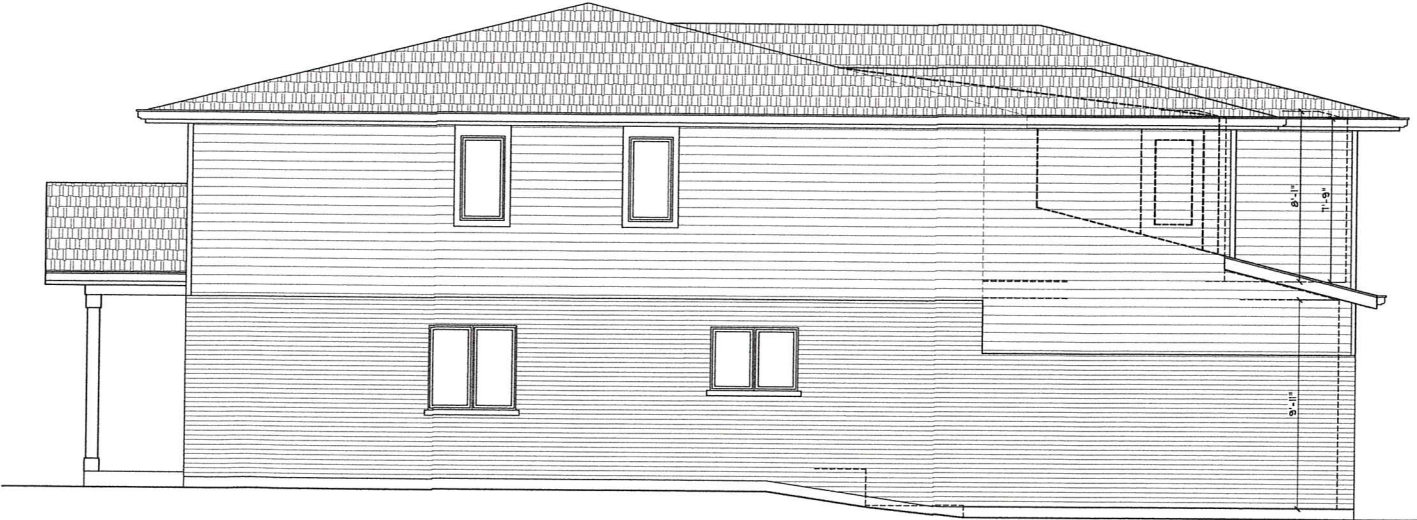
CANYON DEVELOPMENT GROUP  
CRYSTAL LAKE, IL.

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BUILDING LEFT SIDE ELEVATION W/ ADDITION

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

## Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017

SUBJECT PROPERTY

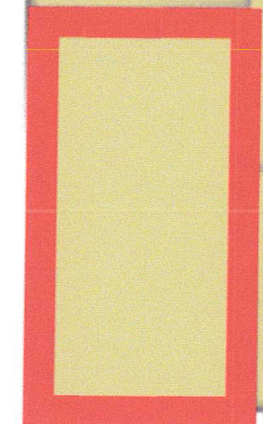
STARK ST

ELMHURST ST

WITTIG CT

ERNON ST

OLIVE ST









# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report Zoning Board of Appeals Meeting November 16, 2021

November 8, 2021

APPLICANT(S): Stephen Greenberg, Nomad Lifestyle, LLC (Owner)

TAX KEY: WECT 00101 through WECT 00106 and WECT 00201 through WECT 00204

STREET ADDRESS: 171 Elmhurst St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0602.D, *Alterations to Conforming Buildings Containing Legal, Nonconforming Residential Units* to construct partial second story additions to two existing multi-family residential buildings within the VC Village Center Zoning District.

The existing multi-family residential units are a legal non-conforming use within the VC District. Per Section 18.0602.D Alterations to Conforming Buildings Containing Legal, Nonconforming Residential Units, structural alterations may be made to a building containing lawful nonconforming residential units, provided such alterations do not increase the number of dwelling units or the bulk of the building. Notwithstanding the foregoing, a conforming garage may be added if none previously existed. However, after the effective date of this Chapter, such buildings shall not be enlarged, expanded, or extended without bringing the enlargement, expansion, or extension into compliance with the provisions of the Chapter unless a variance is granted under Section 18.1215 and except as permitted under this Section.

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

- The hardship is not peculiar to the subject property. There are other non-conforming residential structures in the VC District.
- The requested variance is not essential to make the subject property developable. The multi-family units already exist and the expansion will increase the bulk of the units but not the total number of units.
- The proposed development does not appear to have any substantial impact on adjacent properties.
- 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 property was originally developed prior to passage of the current applicable zoning regulations. It appears that the original development occurred in the 1980's.
- The proposed development is in conflict with the Village Comprehensive Plan. Multi-family residential use is no longer permitted in the Village Center.

Respectfully,  
Bonnie M. Schaeffer  
Zoning Administrator