



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

NOTICE

ZONING BOARD OF APPEALS (ZBA) MEETING TUESDAY, APRIL 19, 2022 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 December 14, 2021

V. Variance Application

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

1. APPLICANT(S): Grant and Sarah Spellmeyer (Owner)

TAX KEY: WCP 00026

STREET ADDRESS: 117 Cedar Point Dr., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213, SF-CPP Cedar Point Park District, to allow a side yard setback of 4.35 feet (10 feet required) and an alley setback of 7 feet (10 feet required) to construct a 20' x 21' attached garage in place of the existing 13' x 20' mudroom structure.

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: 04/12/2022 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 ZBA 12/14/21 MEETING TUESDAY, DECEMBER 14, 2021 AT 5:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Zoning Administrator Schaeffer called the meeting to order at 5:30pm.

II. Roll Call

Present: Trustee Robert Umans and Members Jane Pegel, Dennis Costello, Tom Lothian and Mike Fieweger
Also Present: Administrator Tobin and Zoning Administrator Schaeffer
Excused: Trustee George Vlach

III. Pledge of Allegiance

The motion to nominate Trustee Robert Umans as Chair in Trustee George Vlach's absence was initiated by Tom Lothian and seconded by Dennis Costello. Unanimously carried.

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of September 21, 2021

The motion to Approve the Zoning Board of Appeals Meeting Minutes of September 21, 2021 was initiated by Mike Fieweger and seconded by Dennis Costello. Unanimously carried.

B. Zoning Board of Appeals Meeting Minutes of November 16, 2021

The motion to Approve the Zoning Board of Appeals Meeting Minutes of November 16, 2021 was initiated by Tom Lothian and seconded by Robert Umans. Unanimously carried.

V. Variance Application

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

The motion to Open the Public Hearing was initiated by Robert Umans and seconded by Tom Lothian at 5:33pm. Unanimously carried.

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.

Joel Reyenga (50 Cherry St) stated that he has no objections to the variance requested.

Chris Kirby (48 Olive St) questioned the purpose of the variance.

Mary Sorensen (253 Center St) questioned the increase in the number of people due to the increase in the number of bedrooms. She stated that she is not in favor of this variance and how many variances the Village issues.

B. Motion to Close Public Hearing

The motion to close the Public Hearing was initiated by Robert Umans and seconded by Mike Fieweger at 6:17pm. Unanimously carried.

C. Consideration and possible action on recommendation of Variance

Some ZBA Members expressed concerns that the applicant does not have a justifiable hardship within the State Statutes to permit a variance.

There was discussion about if the Ordinance allows it to be a hardship if the building was existing before the Zoning was passed.

Tom Lothian stated that the Village Ordinance is poorly written and needs to be reviewed. He stated that the Zoning Board of Appeals needs to decide if there is a hardship within the Zoning that the land is given, and he does not believe that there is a hardship.

The motion to Deny the variance application for

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

was initiated by Dennis Costello and seconded by Tom Lothian.

Votes:

Yes: Dennis Costello, Tom Lothian, Mike Fieweger

No: Robert Umans, Jane Pegel

Abstain: None

Result: Denial Carried

VI. Adjournment

Trustee Umans adjourned the meeting at 6:35pm.

/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: Grant & Sarah Spellmeyer

Applicant address: 117 Cedar Point Dr., Williams Bay

Applicant phone number: [REDACTED]

Address of subject site: 117 Cedar Point Dr., Williams Bay

Current zoning of subject site: Residential

Current land use of subject site: Residential - Homestead

Written description of the proposed variance: A variance from the required 10 ft alley setback
(Plan = 7 ft) and the 15 ft sideyard setback (Plan = 4.35' - replacing existing mudroom
structure (13' x 20')) to allow for construction of an attached 2-car garage (Plan = 21.6' X 21') in
the exact location of the existing structure.

Written justification for the proposed variance (or attach as a separate sheet): See Attached.

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 19th day of January, 2022

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: _____ |
| ☐ Notified Neighboring Property Owners (within 200 feet) | Date: _____ By: _____ |
| ☐ Notified Neighboring Township Clerks (within 1,000 feet) | Date: _____ By: _____ |
| ☐ Class 2 legal notice sent to official newspaper by Village Clerk | Date: _____ By: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ By: _____ |
| ☐ Zoning Board of Appeals public hearing
<i>(Within 30 days of certification application as complete by Zoning Administrator)</i> | Date: _____ By: _____ |
| ☐ Review/ action by Zoning Board of Appeals
<i>(Within 30 days of public hearing)</i> | Date: _____ By: _____ |

We are seeking this variance to allow the construction of an attached two car garage (21' x 20') on our permanent year-round residence at 117 Cedar Point Dr. The variance we seek mirrors the side-lot setback of the current property's mudroom (13' x 20') (which would be removed and replaced as part of this construction). The construction would also require a variance on the alley setback but said variance is less than the existing garage setbacks of numerous prior and recently constructed garages on the same alley. We are year round residents and have configured the design of this project in such a manner as to avoid the need for a variance on Cedar Point Dr or Lincoln Parkway. As designed the garage is of a minimum size necessary to accommodate two vehicles. We have explored other potential locations on the property and all would require variances and would present greater design and construction challenges due to the location of the existing structure.

Mr Spellmeyer suffers from diabetic retinopathy which increases the likelihood of falls on wet/icy surfaces and makes living in Williams Bay without a garage a significant hardship.

John and Sharon Widell
110 Cedar Point Drive
Williams Bay, WI 53191

Sherry Lindquist
Sally Tirrell
115 Cedar Point Drive
Williams Bay, WI 53191

Jack and Martha Burke
120 Cedar Point Drive
Williams Bay, WI 53191

Bob and Mary Ong
606 Cedar Point Drive
Williams Bay, WI 53191

Jeffrey and Nancy Meisenger
105 N. Lincoln Parkway
Williams Bay, WI 53191

Richard and Amy Johnstone
104 N. Lincoln Parkway
Williams Bay, WI 53191







Remove
+
replace

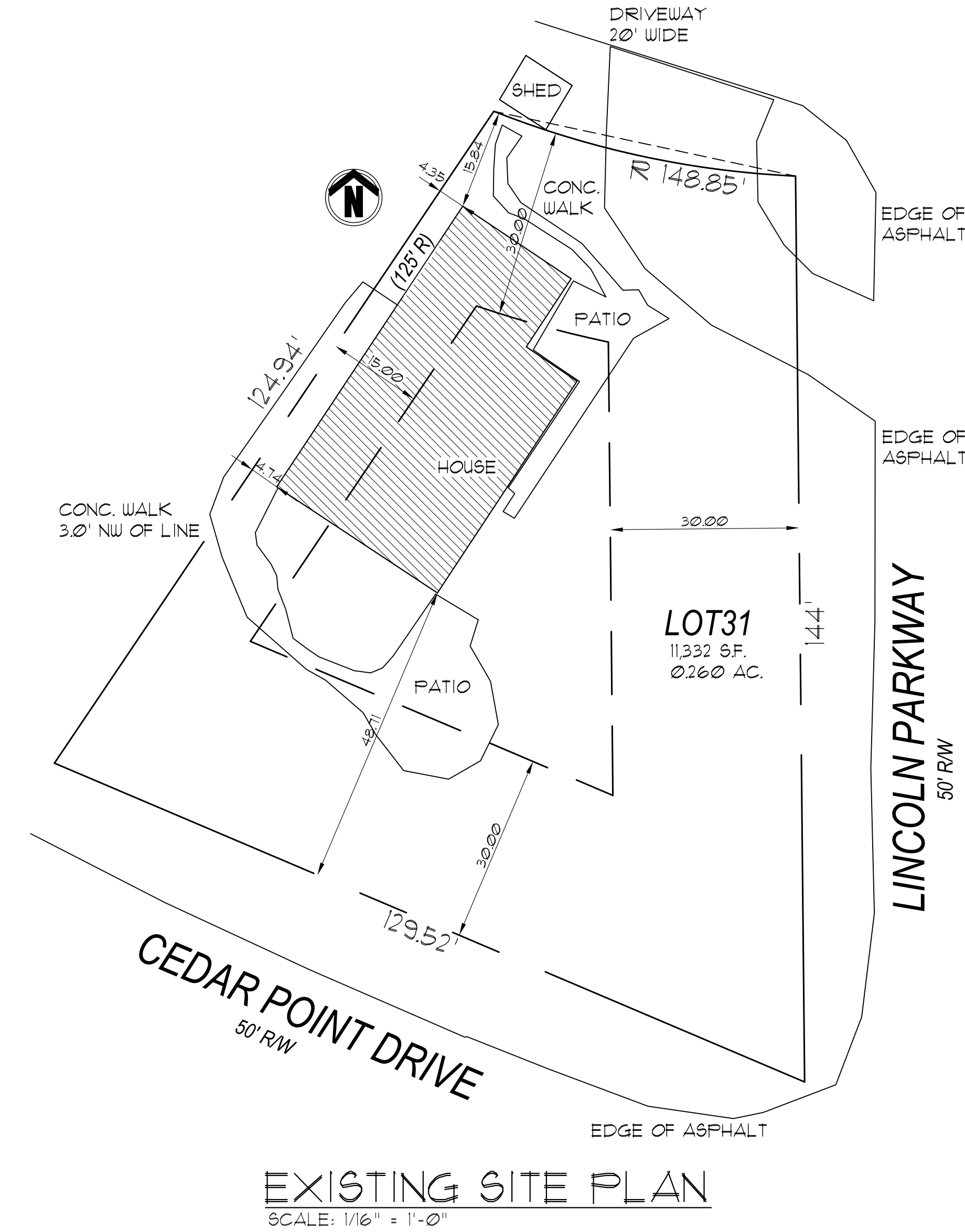


Mudroom

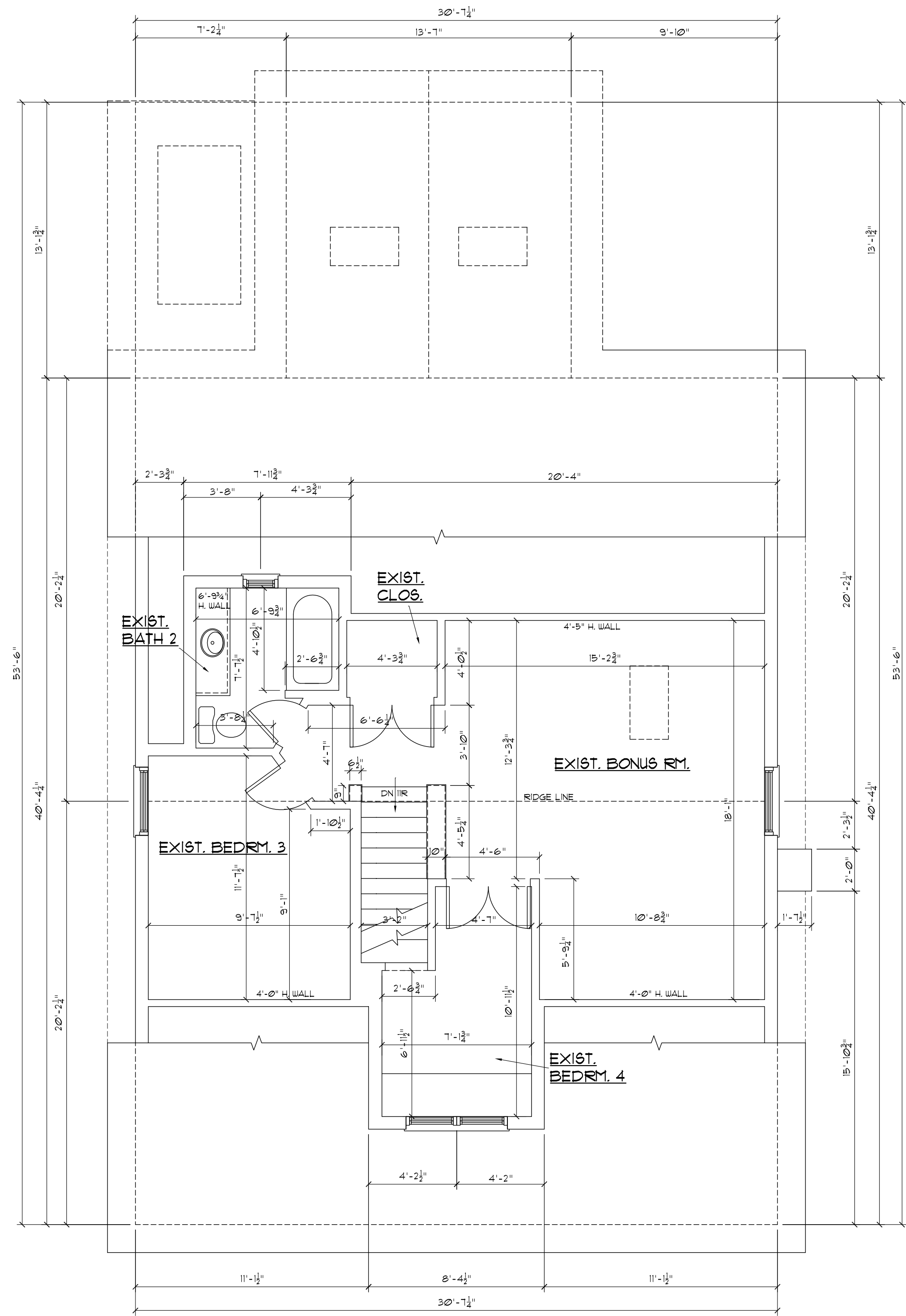


ADDITION & RENOVATION TO:
THE SPELLMEYER RESIDENCE
117 CEDAR POINT DRIVE
WILLIAMS BAY, WI.

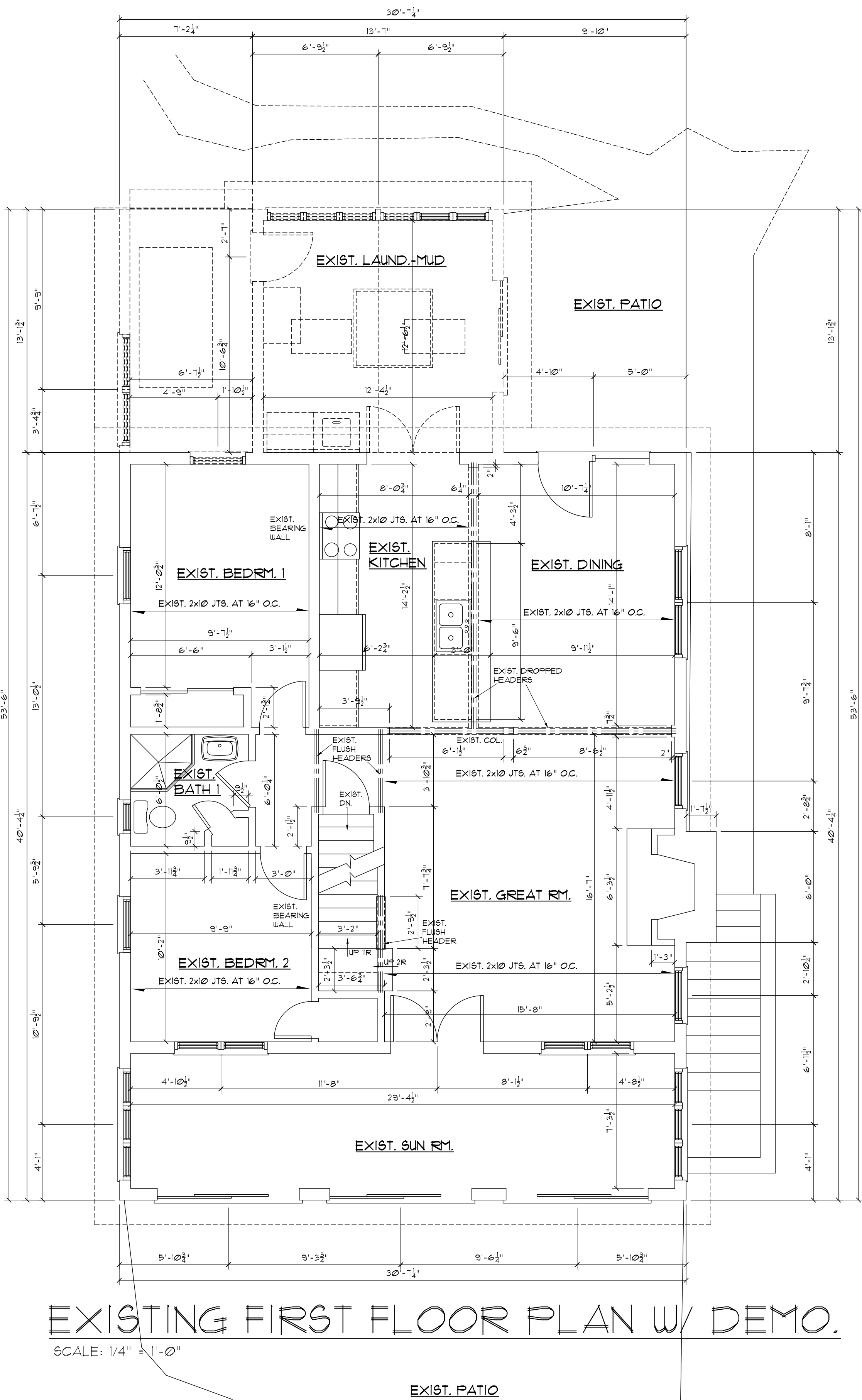
1-16-22	2	PRELIMINARY PLAN F/ SUBDIVISION REVIEW



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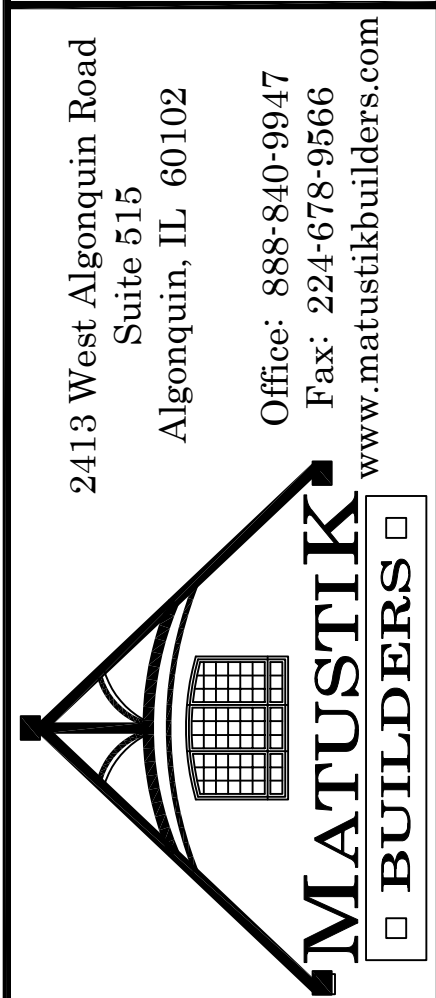
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SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN W/ DEMO.
SCALE: 1/4" = 1'-0"

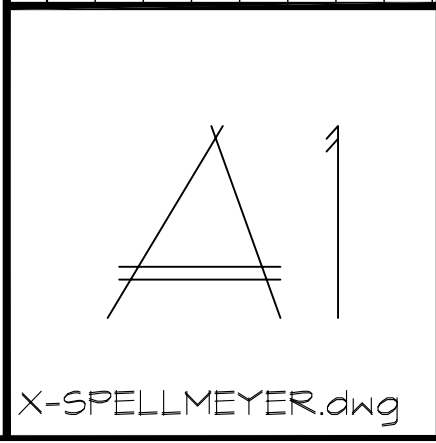


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HUNTLEY, IL 60142
OFFICE: 224-800-3030
EMAIL: ADAM.MDG@GMAIL.COM
PROFESSIONAL DESIGN FIRM
LICENSE# 184-004261



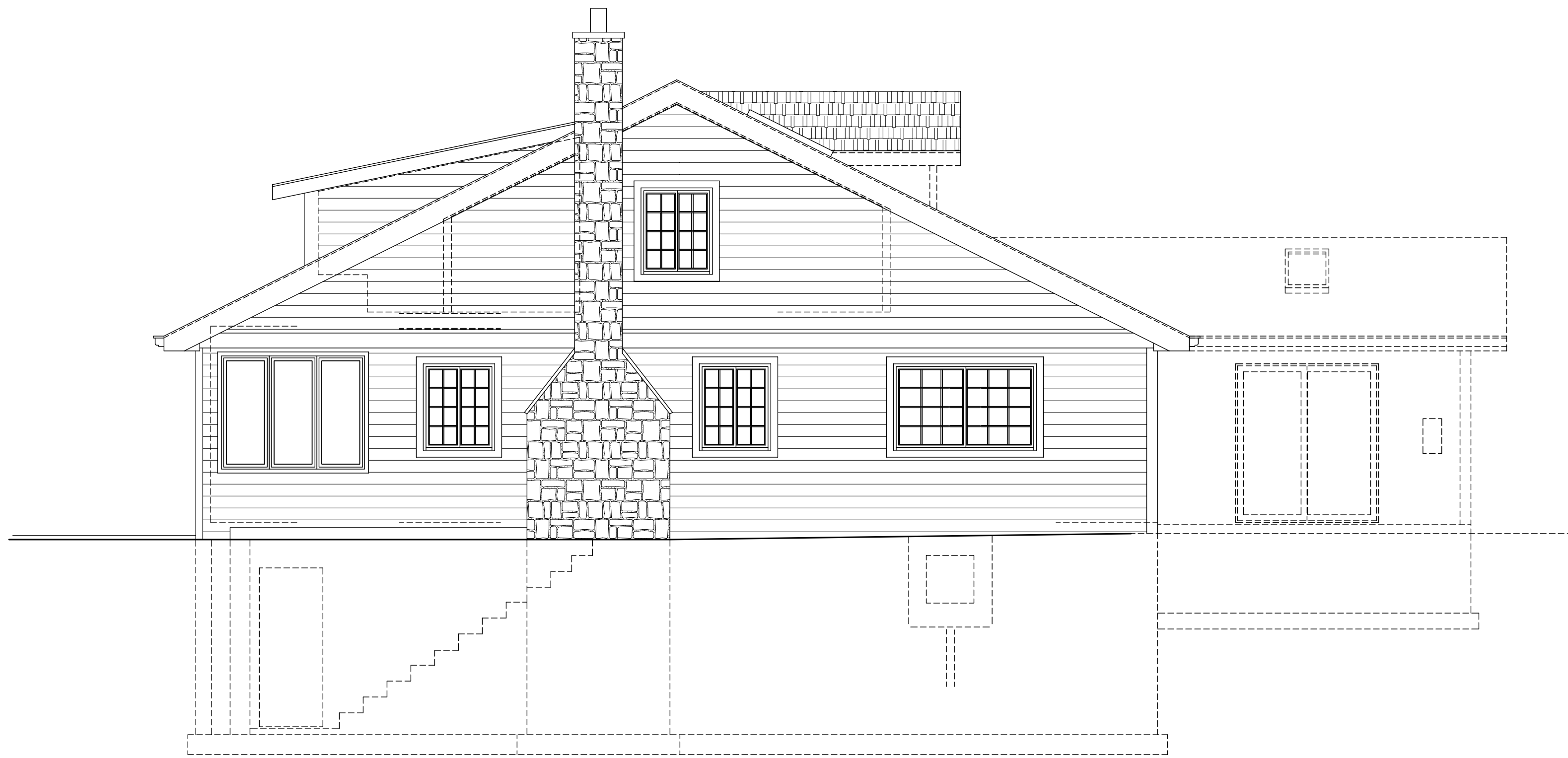
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THE SPELLMEYER RESIDENCE
117 CEDAR POINT DRIVE
WILLIAMS BAY, WI.

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1-12-22	1	NEW SITE PLAN STUDY
1-16-22	2	PRELIMINARY PLAN F/ SUBDIVISION REVIEW

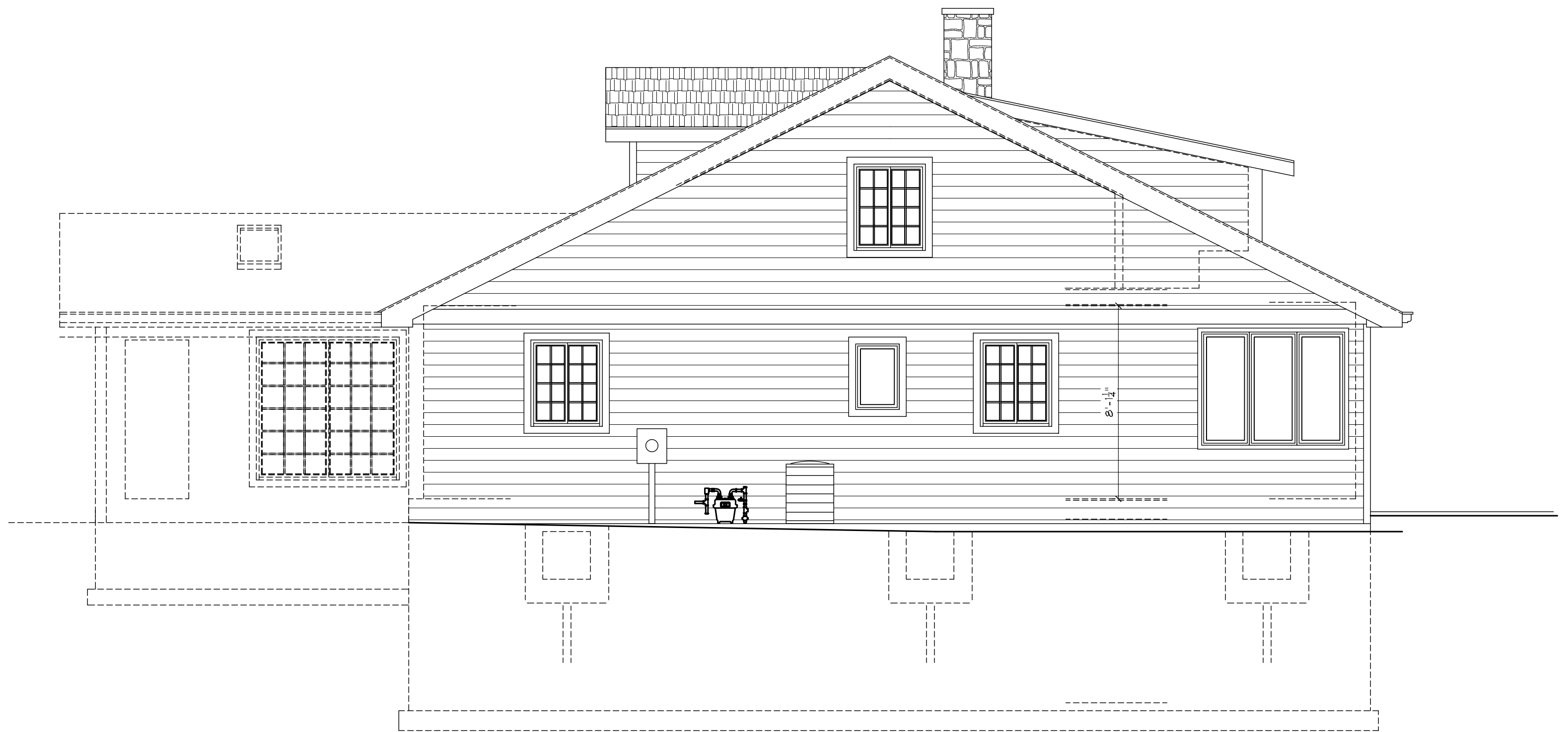


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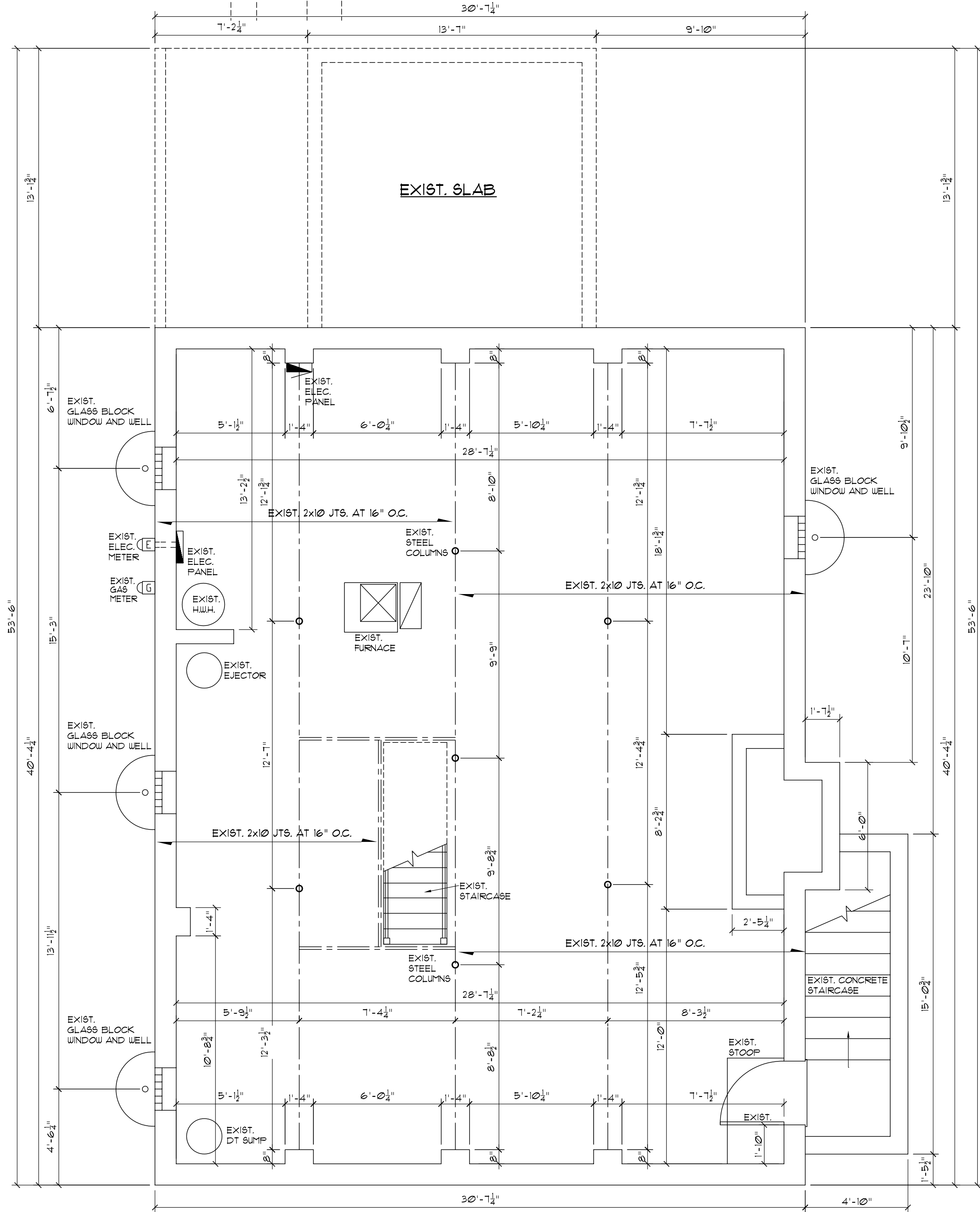
EXISTING EAST ELEVATION W/ DEMO.
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION W/ DEMO.
SCALE: 1/4" = 1'-0"



EXISTING NORTH
ELEVATION W/ DEMO.
SCALE: 1/4" = 1'-0"

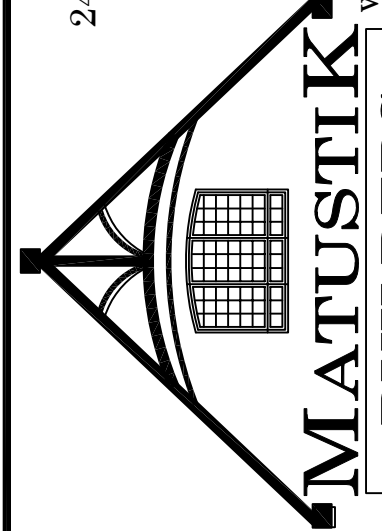


EXISTING BASEMENT PLAN W/ DEMO.
SCALE: 1/4" = 1'-0"



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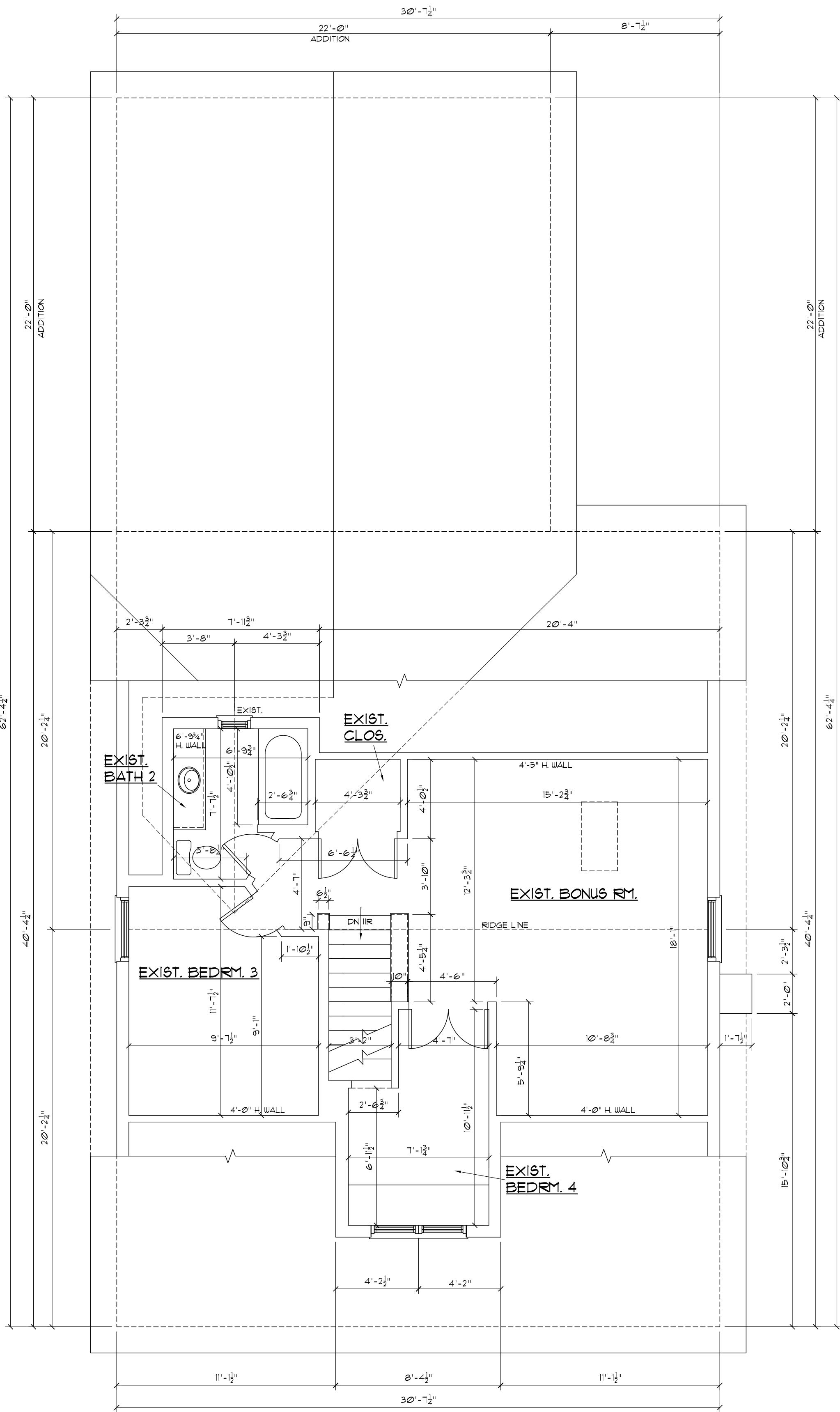
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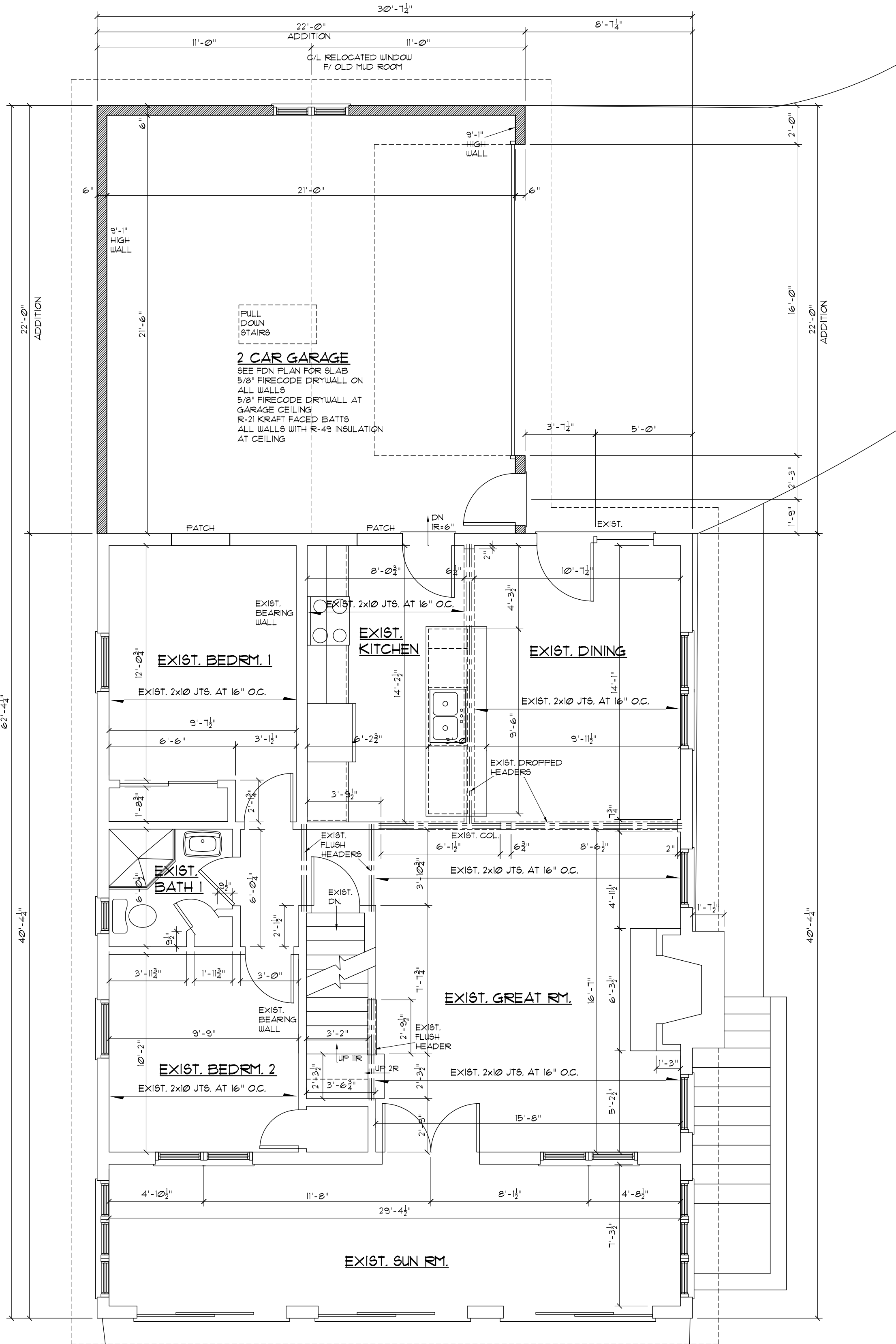
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SECOND FLOOR PLAN W/ ADDITION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN W/ ADDITION
SCALE: 1/4" = 1'-0"

MIDWEST

DESIGN

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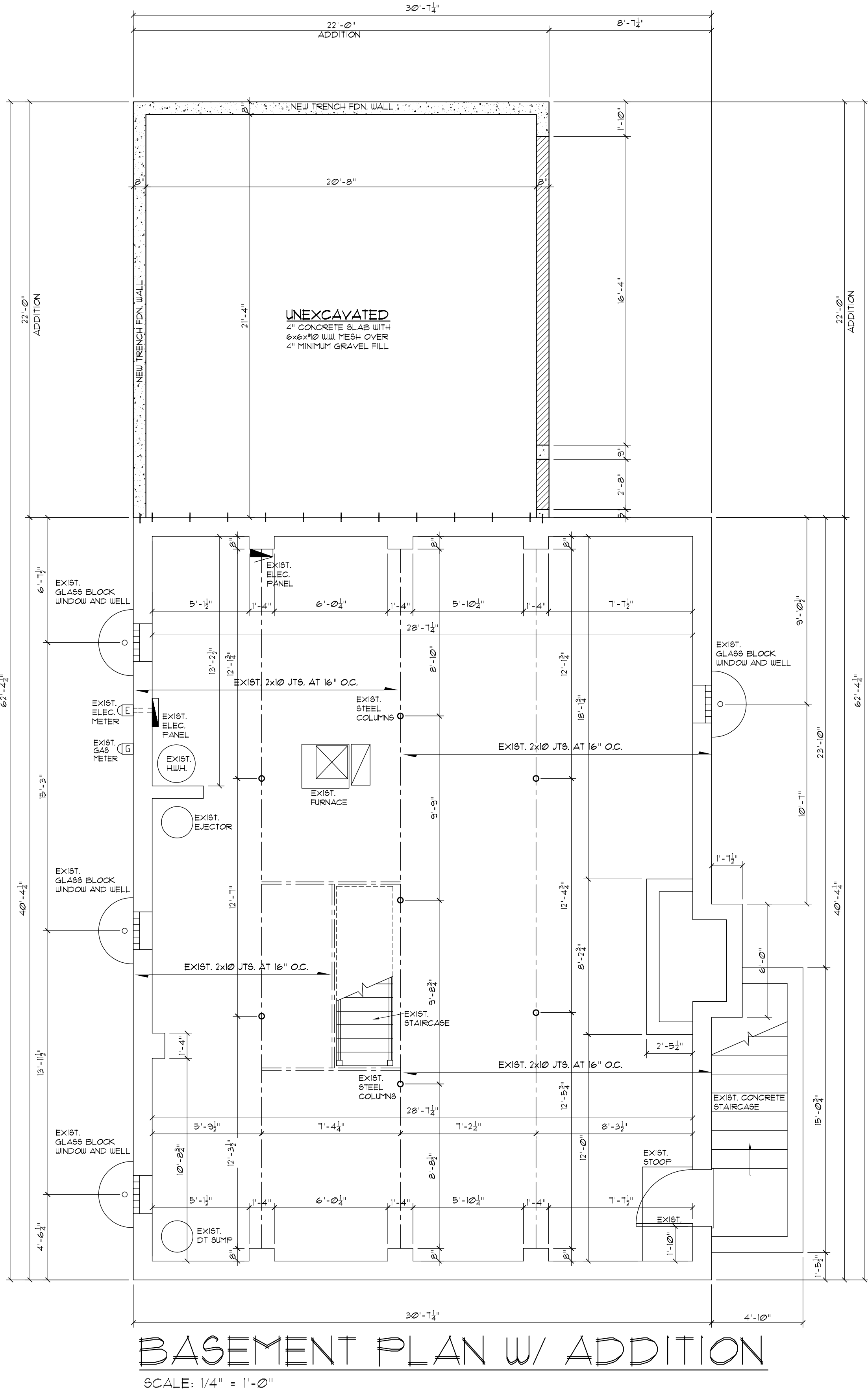
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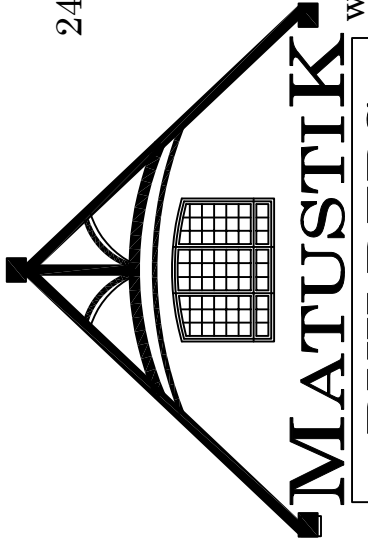
BASEMENT PLAN W/ ADDITION

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



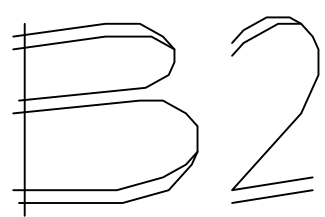
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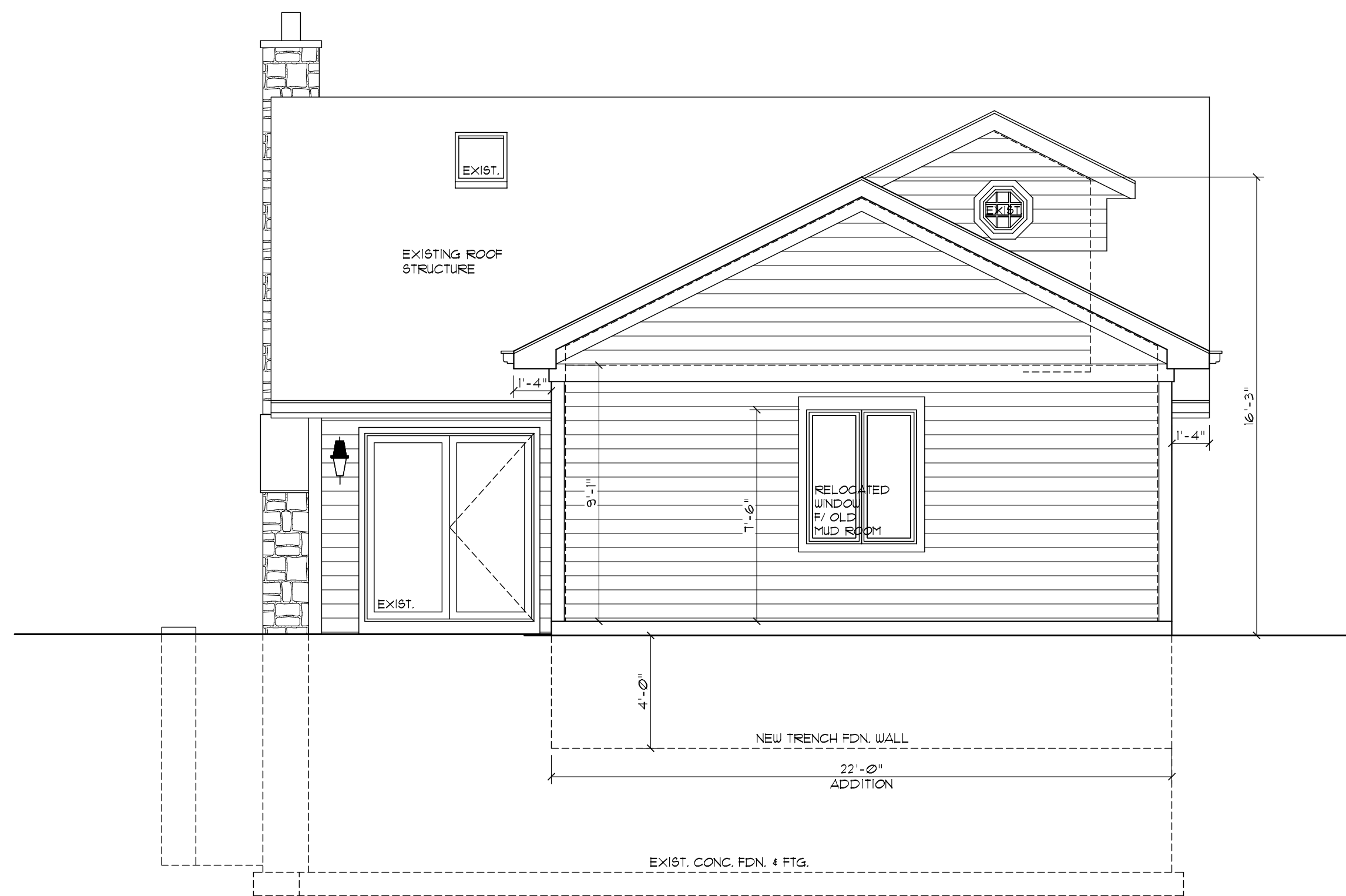
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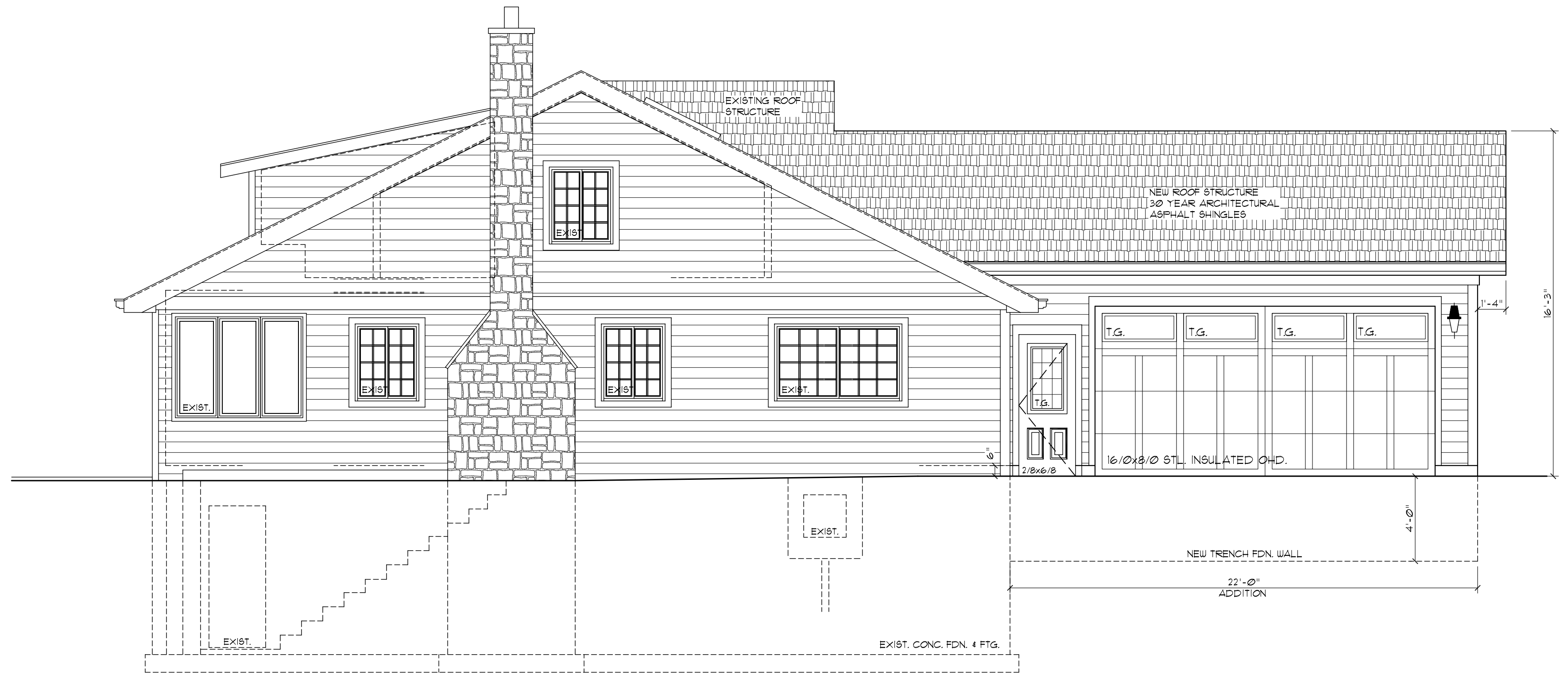


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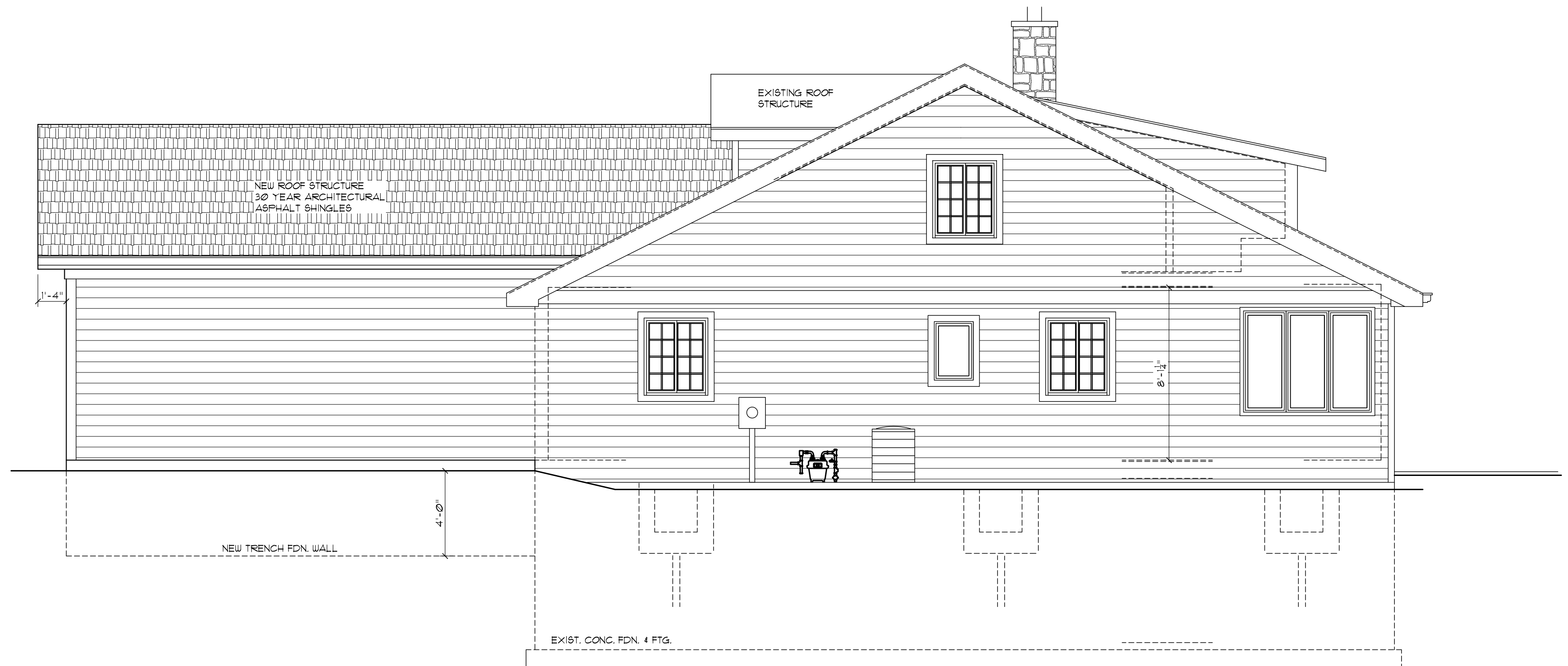
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NORTH ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"



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



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

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Village
Of
Williams Bay

Bonnie Schaeffer <zoning@williamsbay.org>

117 Cedar Point Dr.

bilpetullo [REDACTED] >
To: Bonnie Schaeffer <zoning@williamsbay.org>

Wed, Jan 19, 2022 at 5:40 PM

Hi Bonnie,

I am writing in support of the proposed garage proposal for the property of Grant Spellman located at [117 Cedar Point Dr.](#)

The final setback from the alleyway in this plan is very much attuned to other garages along the alleyway.

The Spellmans have modified several ideas to present a plan which Best meets their needs while at the same time supporting the best interests of our village and the Cedar Point Park community.

We highly support a positive ruling by our village variance committee.

Bill Petullo

Chairman, CPPA Building committee

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

Begin forwarded message:

On Wednesday, January 19, 2022, 3:51 PM, Grant Spellmeyer <[REDACTED]> wrote:

Bill

Here's the package I submitted to Bonnie. Let me know if you have any questions. Bonnie said we would be on the March 15 agenda.

Grant Spellmeyer
[REDACTED]

[Quoted text hidden]

2 attachments



X-SPELLMEYER MASTER - 117 Cedar Point Dr 2.pdf
1573K



variance_application - 117 Cedar Point Dr.pdf
12040K



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting April 19, 2022

April 11, 2022

APPLICANT(S): Grant & Sarah Spellmeyer (Owners)

TAX KEY: WCP 00026

STREET ADDRESS: 117 Cedar Point Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-0213, *SF-CPP Cedar Point Park District*, to allow a side yard setback of 4.35 feet (10 feet required) and an alley setback of 7 feet (10 feet required) to construct a 20' x 21' attached garage in place of the existing 13' x 20' mudroom structure.

Per Section 390-1215.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 hardship is not peculiar to the subject property.
- Although the requested variance is not essential to make the subject property developable, a garage is a permitted use in the SF-CPP District.
- The proposed development does not appear to have any substantial impact on adjacent properties since the addition is in line with the existing residence in relation to the side lot line.
- 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. Several properties in the immediate vicinity have garages close to the rear alley.
- 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 submitted,

Bonnie M. Schaeffer
Zoning Administrator