



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL 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)

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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.