



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, MAY 17, 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 April 19, 2022

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 22' x 22' 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. Variance Application

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

1. APPLICANT(S): Congress Club, Inc. (Owner), Chad Pollard (Agent)

TAX KEY: WWUP 00073

STREET ADDRESS: 200 Conference Point Rd., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-315.I which states that one attached or detached garage and one shed shall be permitted by right and no detached garage shall exceed 1,000 square feet to construct two (2) additional detached garages that will total 6,048 square feet. There are five (5) pre-existing detached garages totaling 4,565 square feet located on the property.

B. Motion to Close Public Hearing

- C. Consideration and possible action on recommendation of Variance

VII. Variance Application

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

- 1. APPLICANT(S): Arvind Mahatme (Owner), Roger Gerstad (Agent)

TAX KEY: WBAIL 00073

STREET ADDRESS: 461 Ashley Dr., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-315.I(7) which states that no detached garage shall exceed 15 feet in height to increase the height of an existing detached garage to 22'4.5".

- B. Motion to Close Public Hearing

- C. Consideration and possible action on recommendation of Variance

VIII. 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: 05/10/2022 5:00 PM



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES ZBA 04/19/22 MEETING TUESDAY, APRIL 19, 2022 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Trustee Umans called the meeting to order at 6:30pm.

II. Roll Call

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

Excused: George Vlach

Trustee Umans mentioned that this was Jane Pegel's last ZBA meeting. He congratulated and thanked her for 50 years of service, her dedication to the ZBA committee and her valuable input over all these years.

The motion to elect Trustee Umans as Temporary Chairman in Trustee Vlach's absence was initiated by Mike Fieweger and seconded by Dennis Costello. Unanimously carried.

III. Pledge of Allegiance

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of December 14, 2021

The motion to Approve the Zoning Board of Appeals Meeting Minutes of December 14, 2021 was initiated by Tom Lothian 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

Trustee Umans explained that this public hearing was not properly noticed and that the Zoning Board of Appeals needed to table the Variance Application from Grant and Sarah Spellmeyer until the May 17th ZBA Meeting.

The motion to Table the Spellmeyer Variance Application until May17th was initiated by Tom Lothian and seconded by Dennis Costello. Unanimously carried.

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

The motion to adjourn was initiated by Jane Pegel and seconded by Mike Fieweger at 6:42pm. Unanimously carried.

/s/ Jackie Pankau-Daniels, 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 = 22' X 22'
exterior) in the 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

Corrected 4/19/2022

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: _____ |

22'X22' exterior dimensions

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





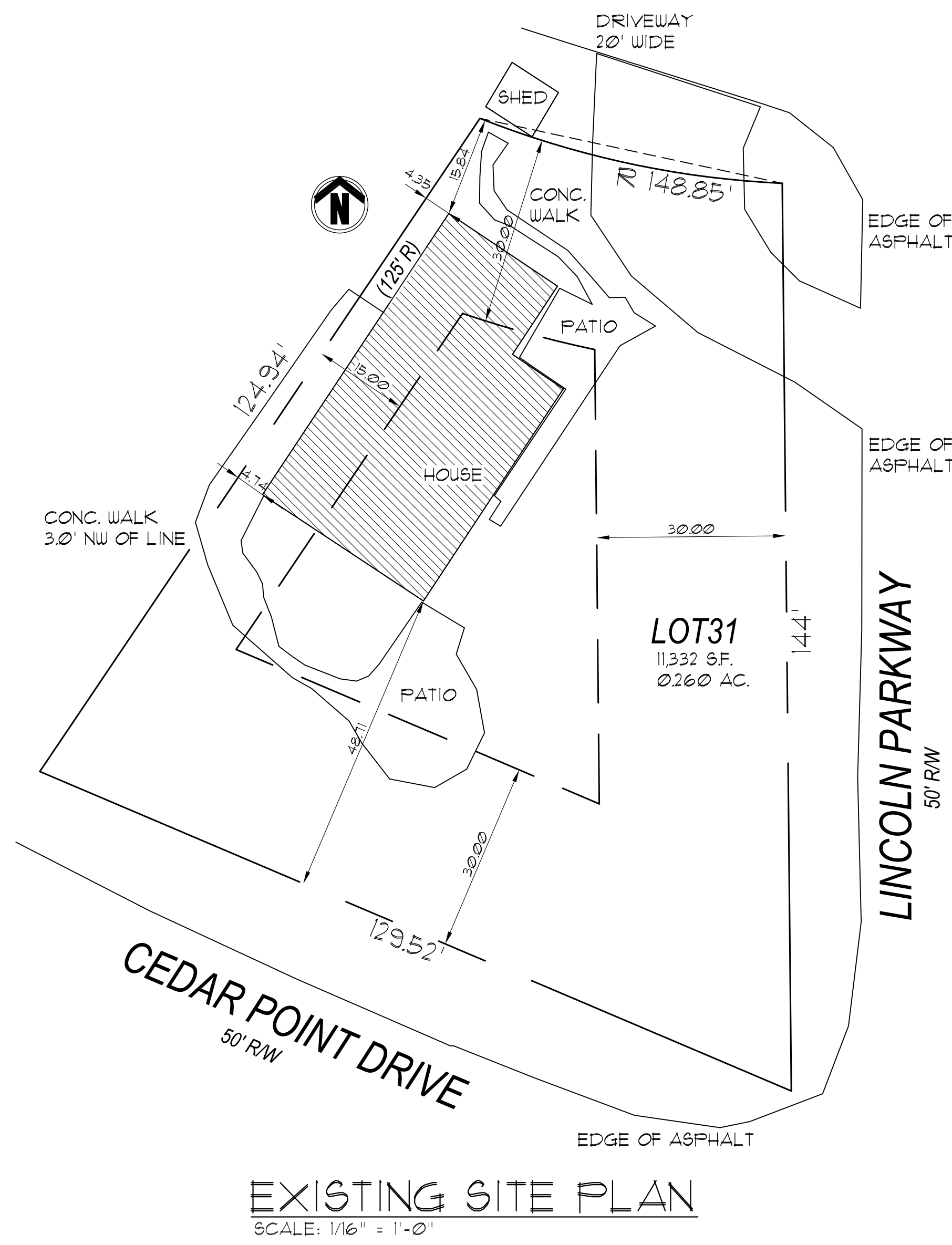
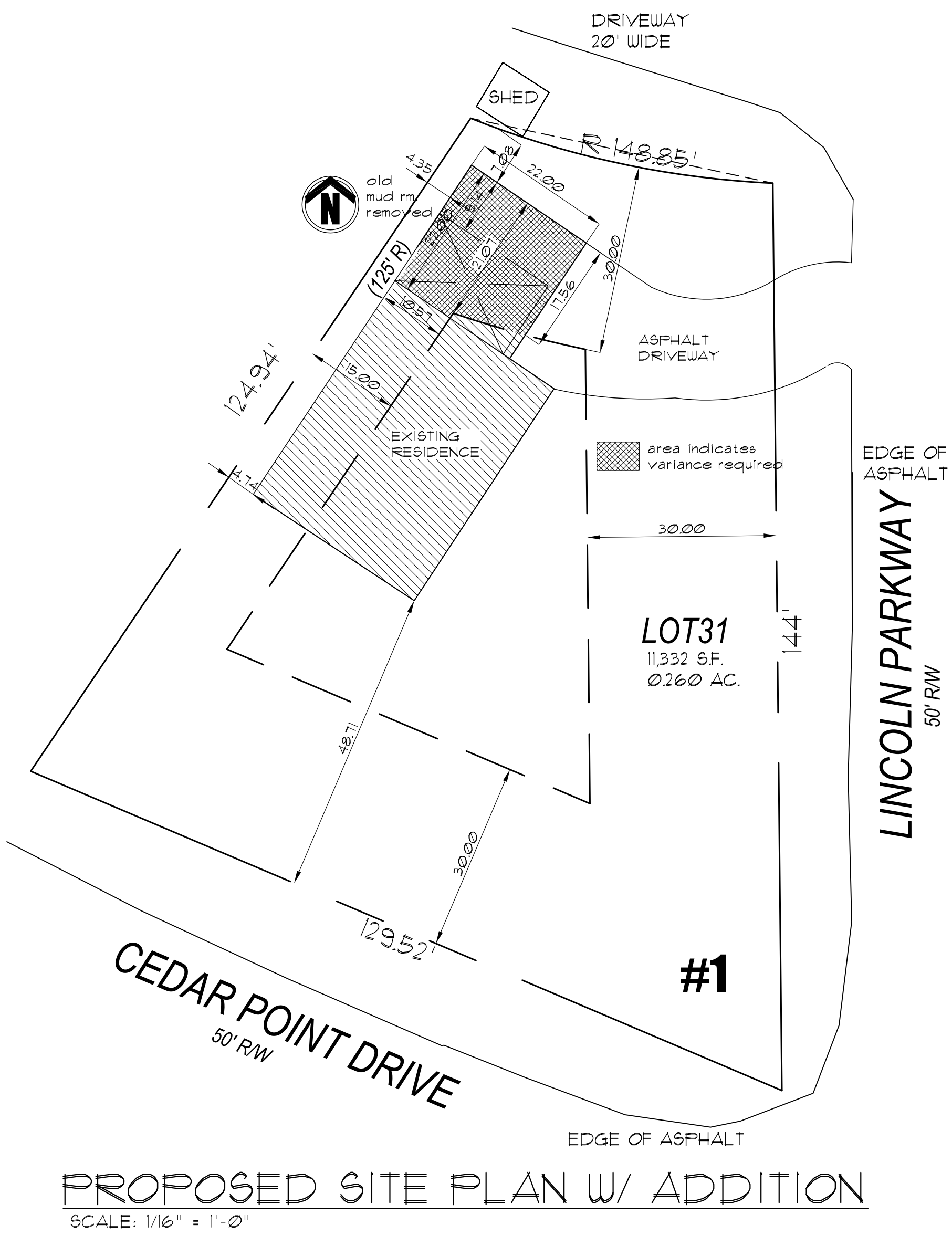


Remove

+
replace



Mudroom



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GROUP

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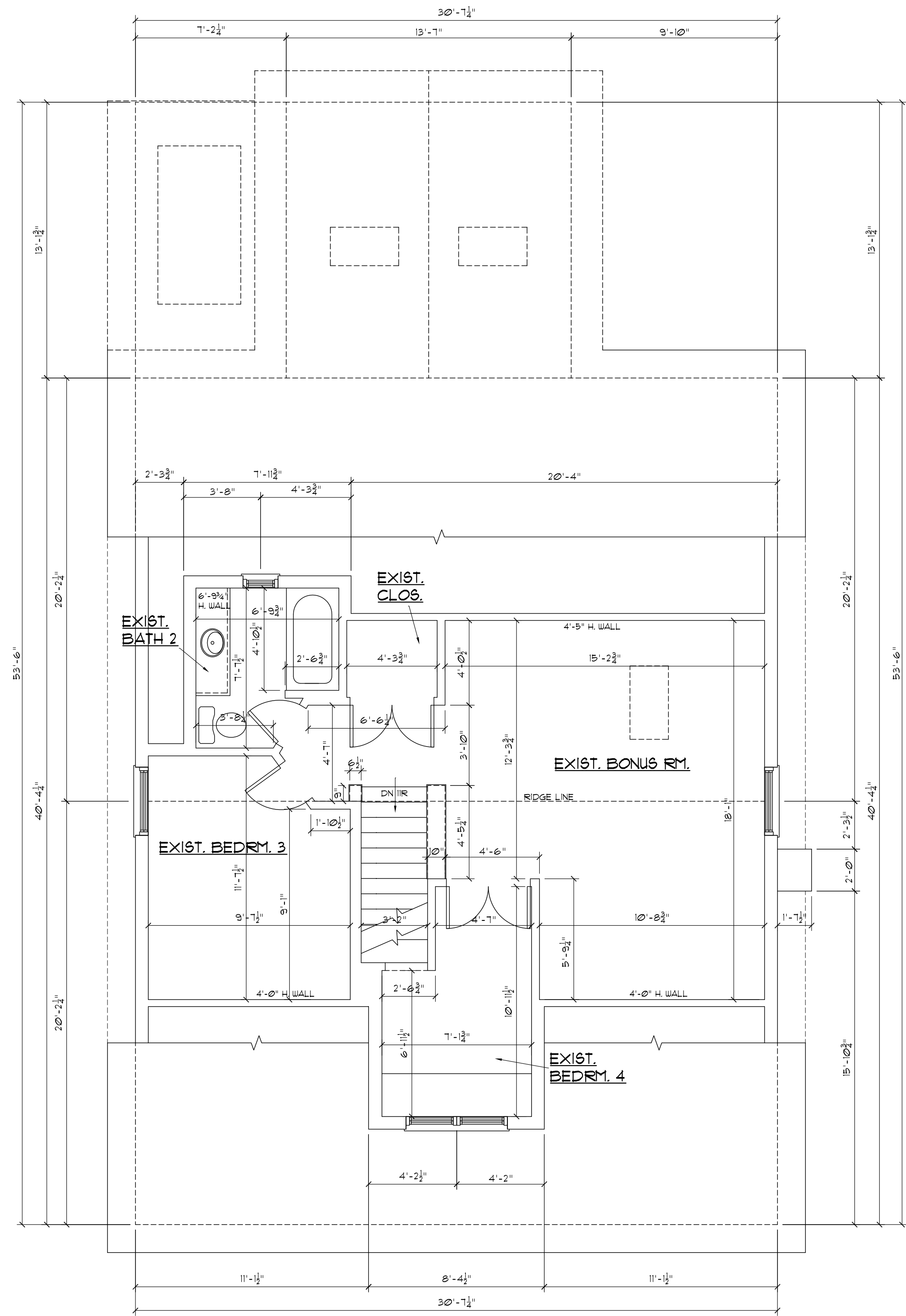
MATUSTIK
BUILDERS

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

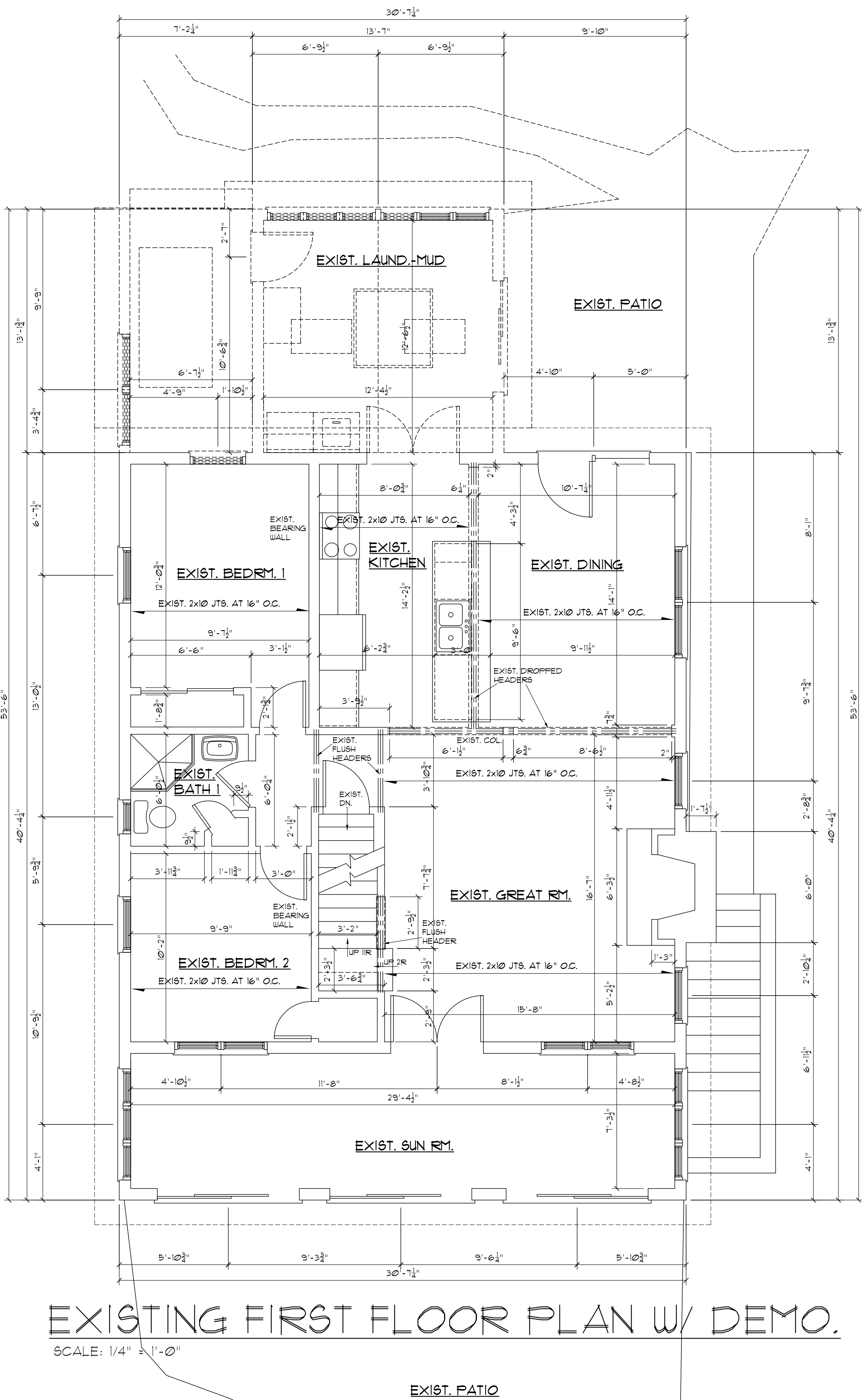
DATE	REV#	DESCRIPTION OF REVISION
1-12-22	1	NEW SITE PLAN STUDY
1-16-22	2	PRELIMINARY PLAN F/ SUBDIVISION REVIEW

X-SPELLMEYER.dwg

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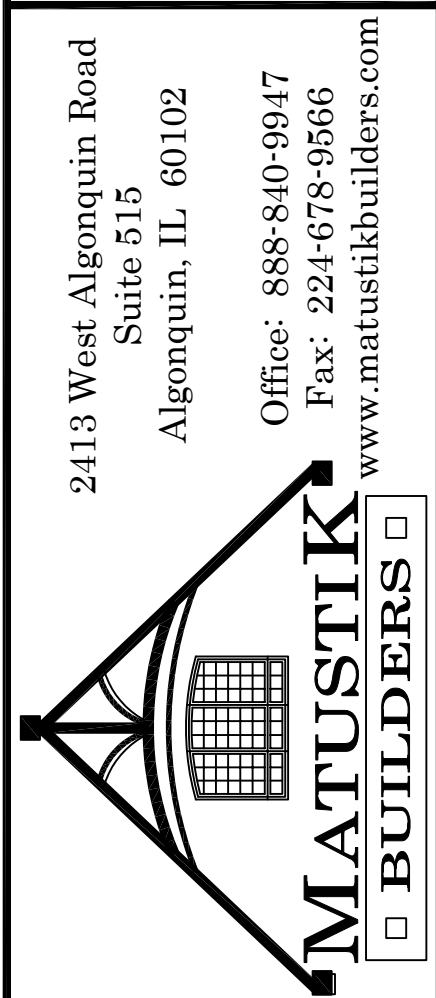
EXISTING SECOND FLOOR PLAN W/ DEMO.
SCALE: 1/4" = 1'-0"



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

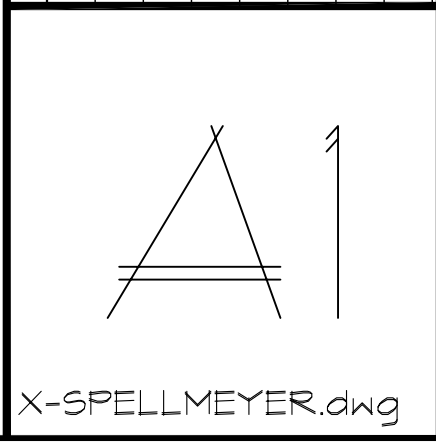


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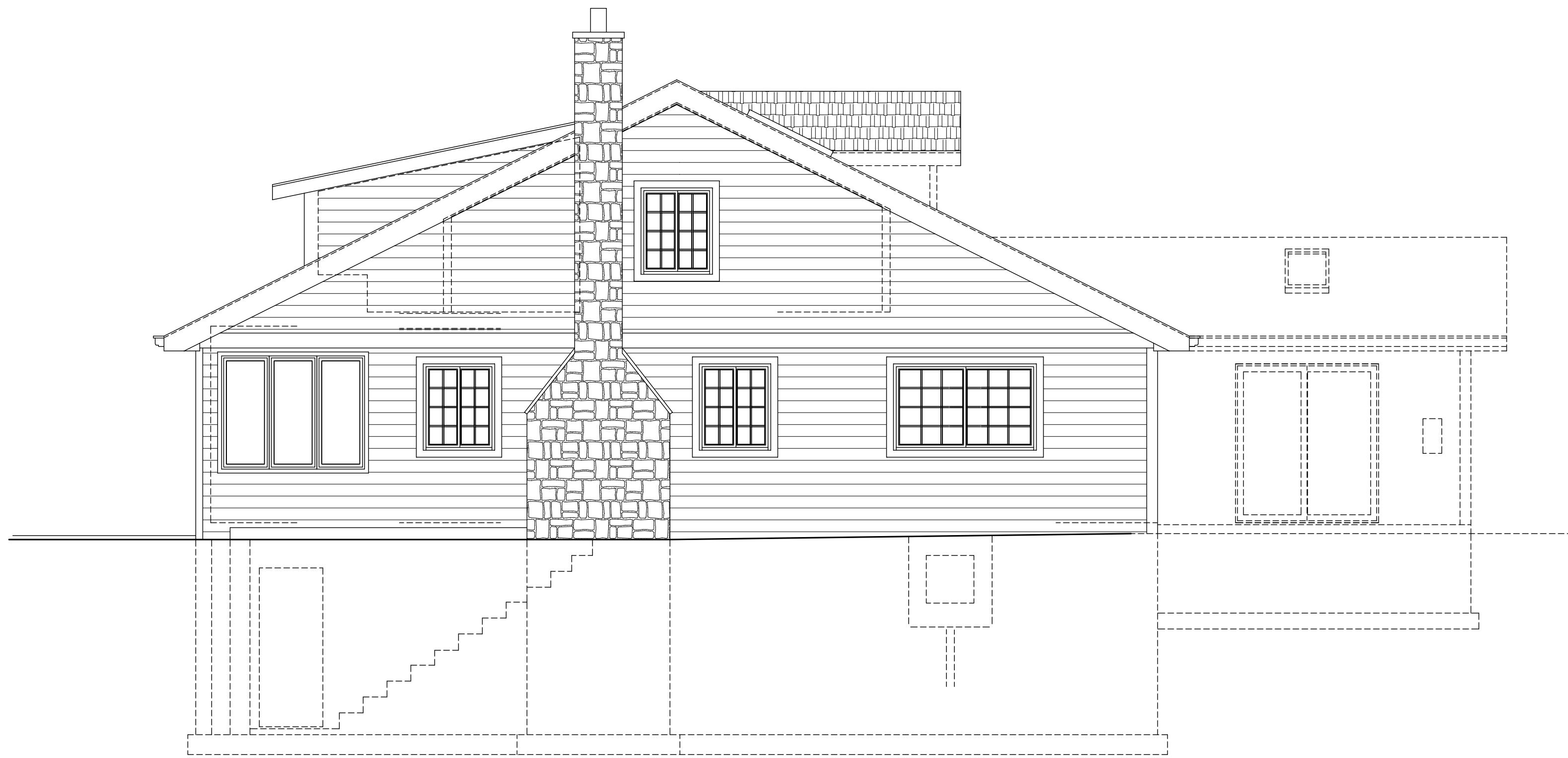


ADDITION & RENOVATION TO:
THE SPELLMEYER RESIDENCE
117 CEDAR POINT DRIVE
WILLIAMS BAY, WI.

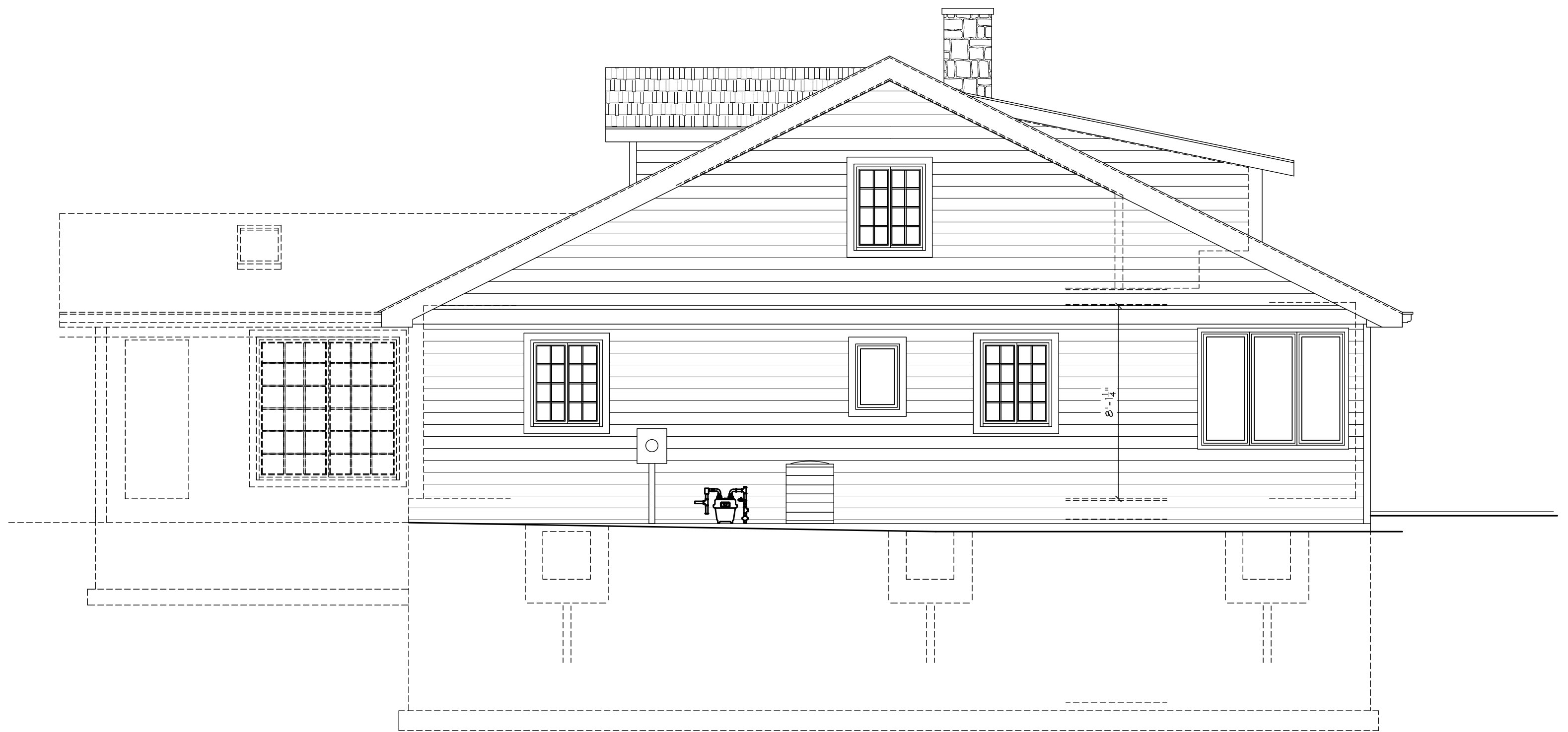
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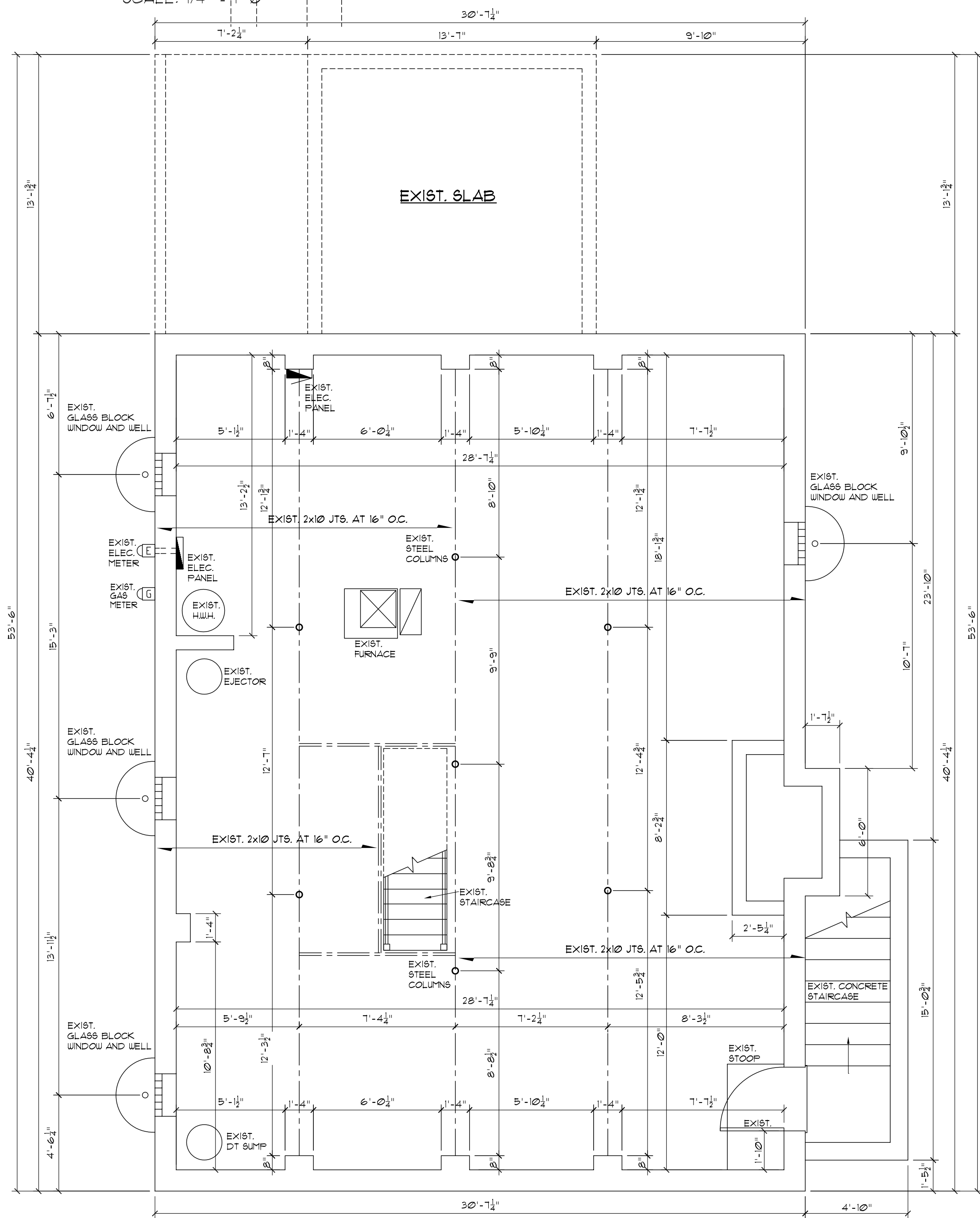
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SCALE: 1/4" = 1'-0"



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



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

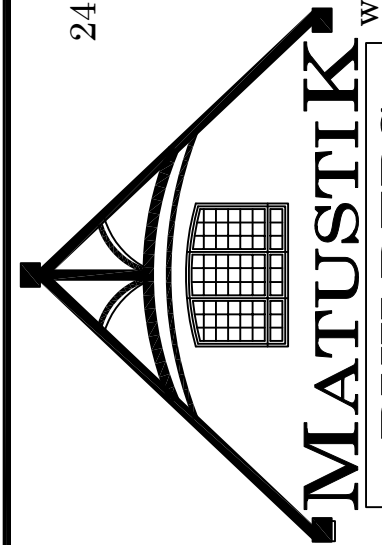


EXISTING BASEMENT PLAN W/ DEMO.
SCALE: 1/4" = 1'-0"



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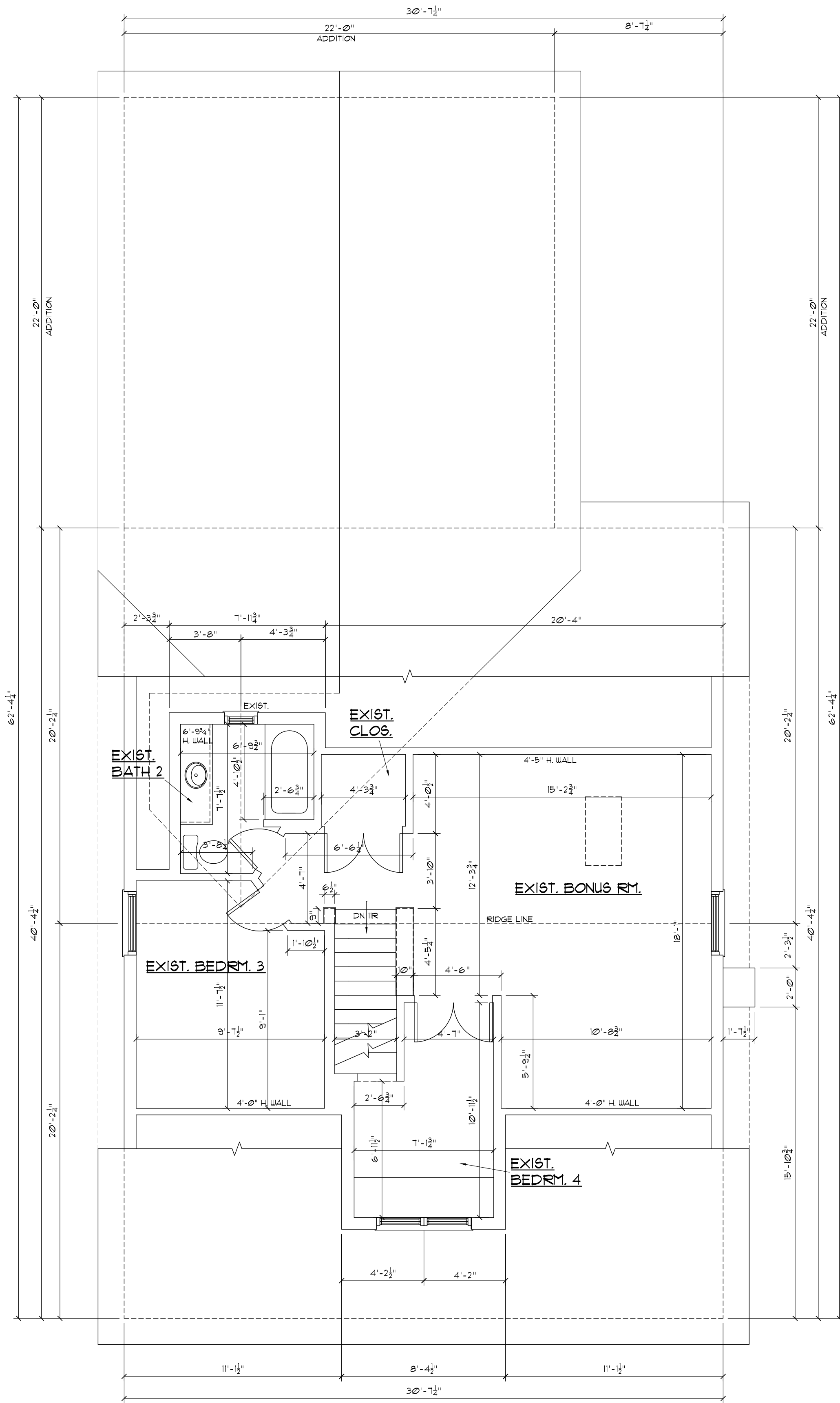
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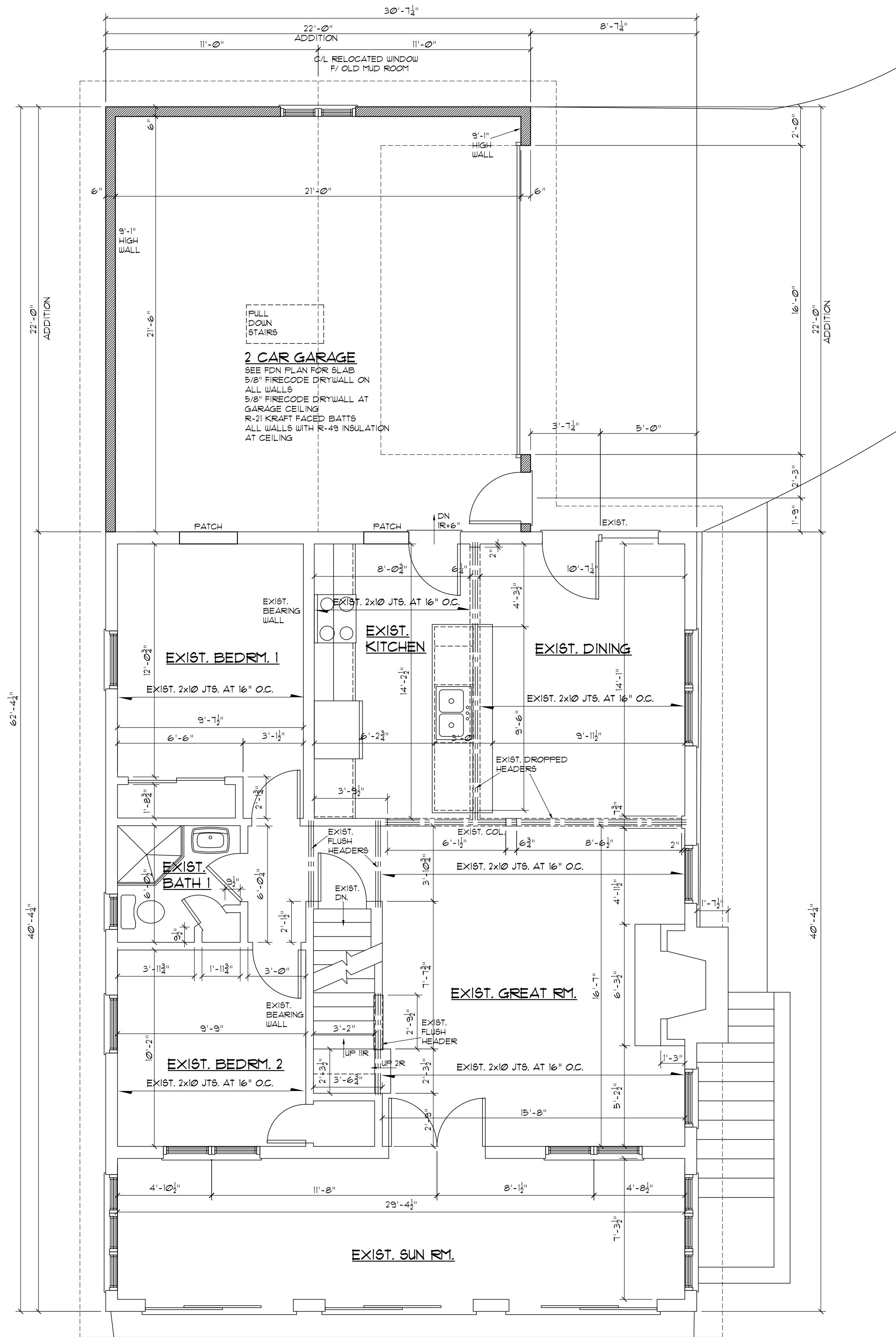
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SECOND FLOOR PLAN W/ ADDITION
SCALE: 1/4" = 1'-0"

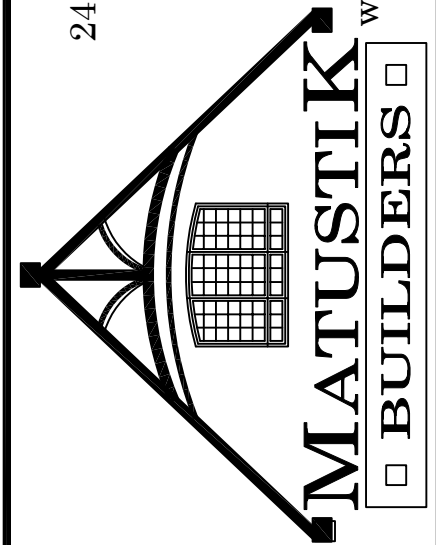


FIRST FLOOR PLAN W/ ADDITION
SCALE: 1/4" = 1'-0"



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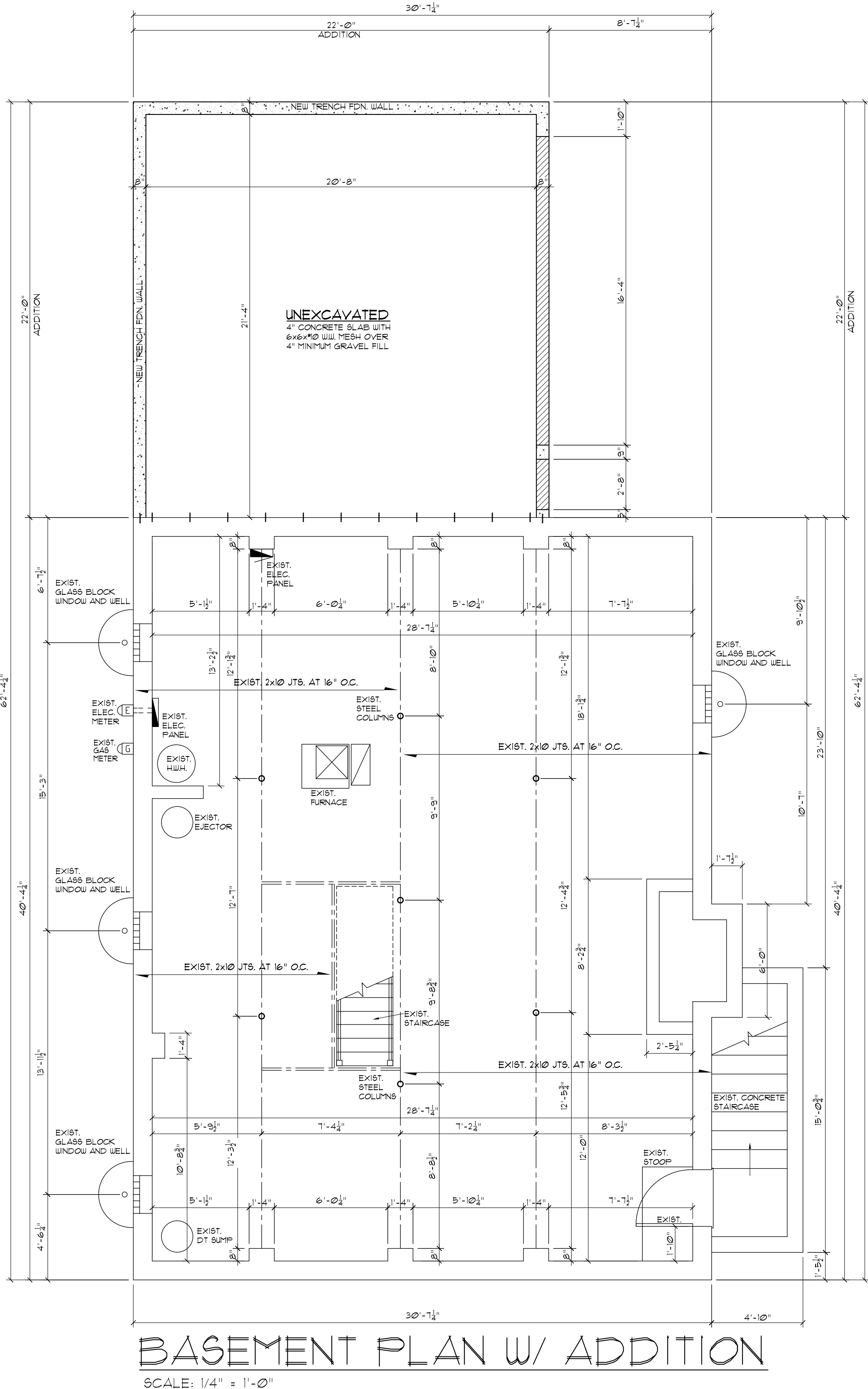
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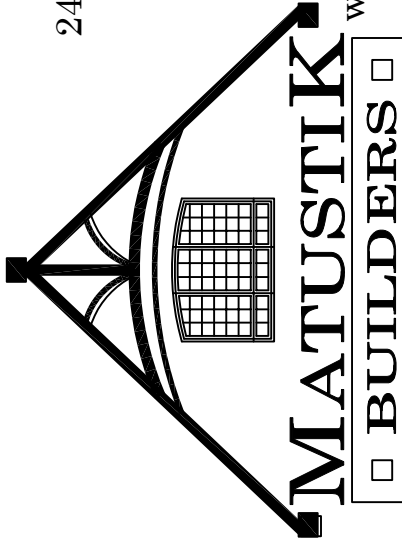
BASEMENT PLAN W/ ADDITION

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



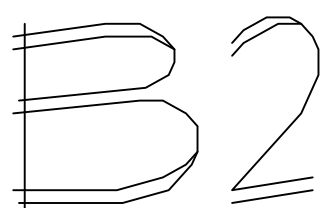
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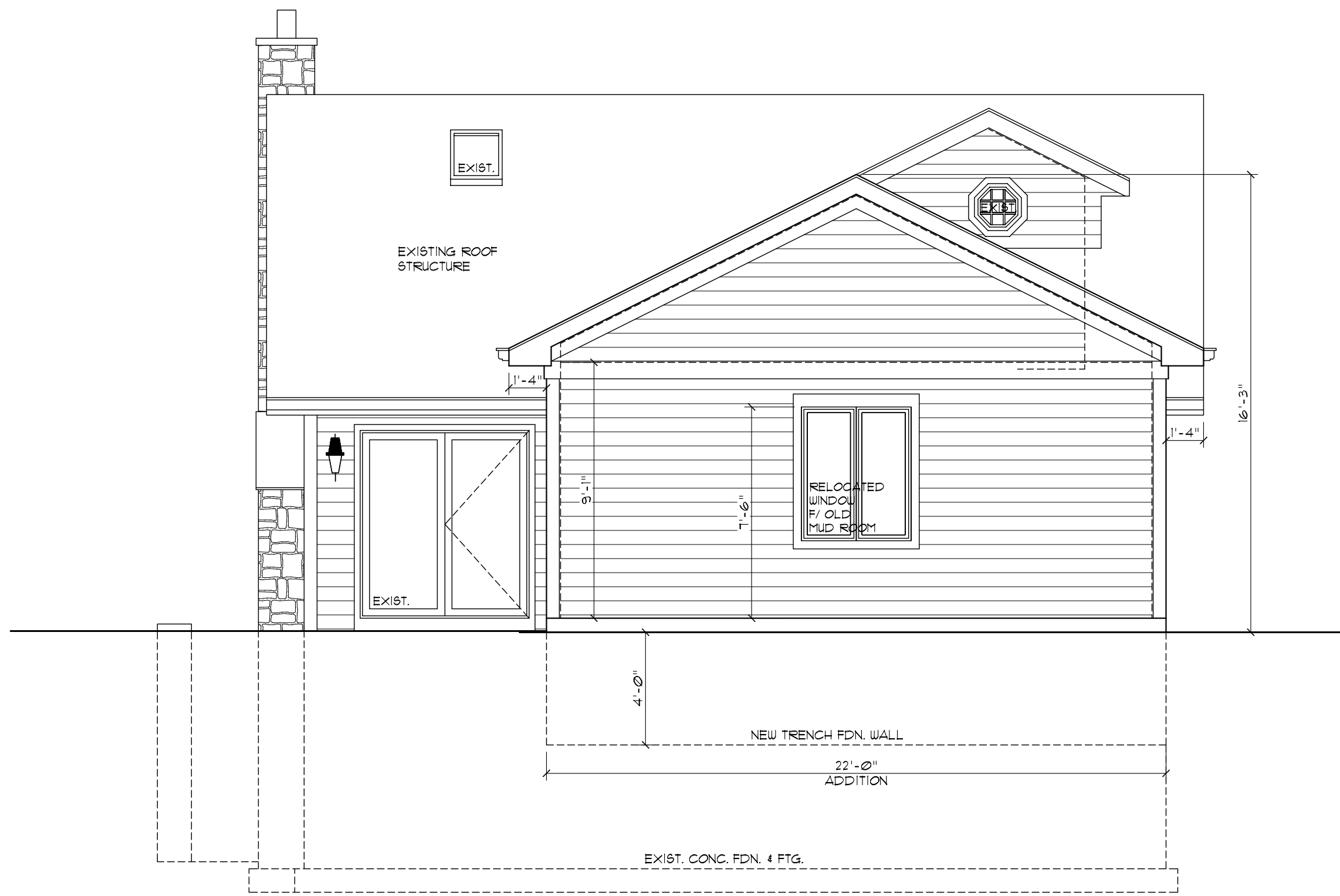
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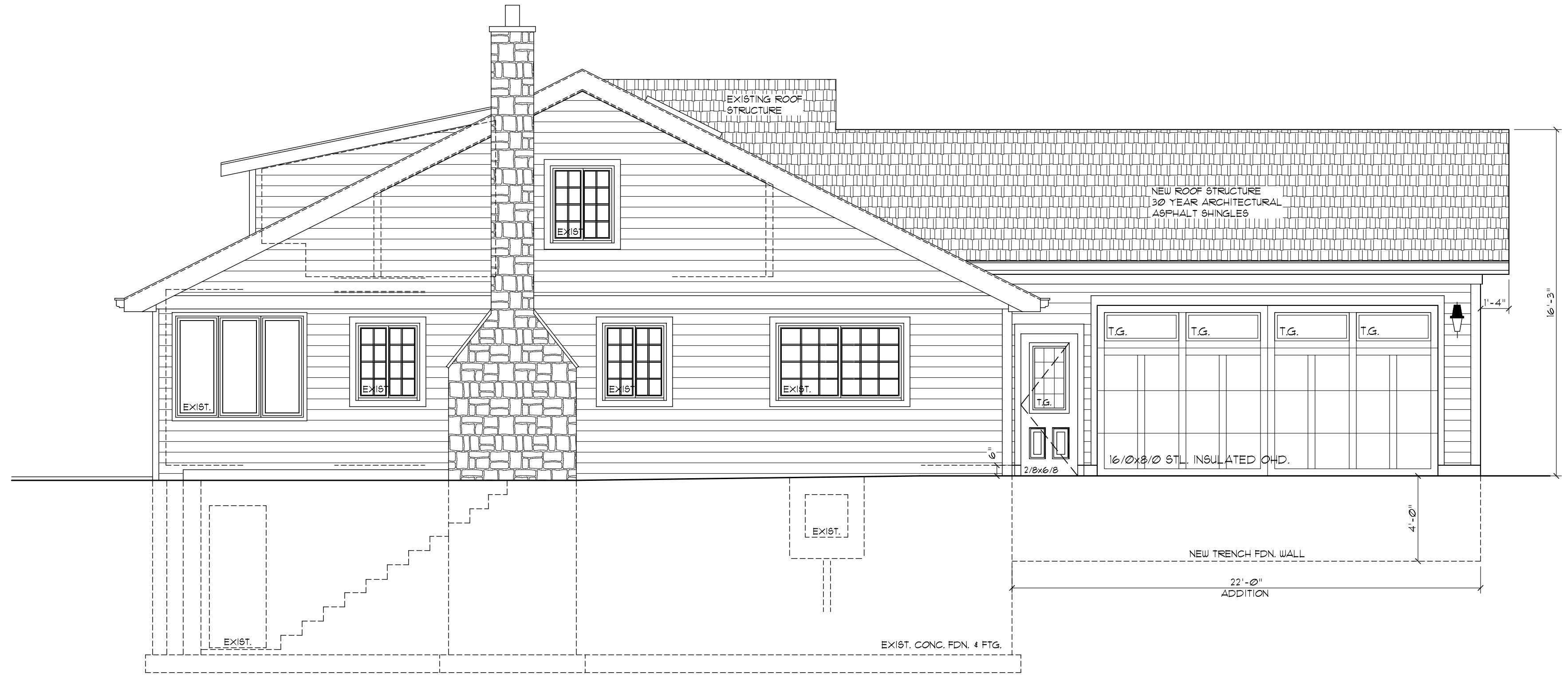
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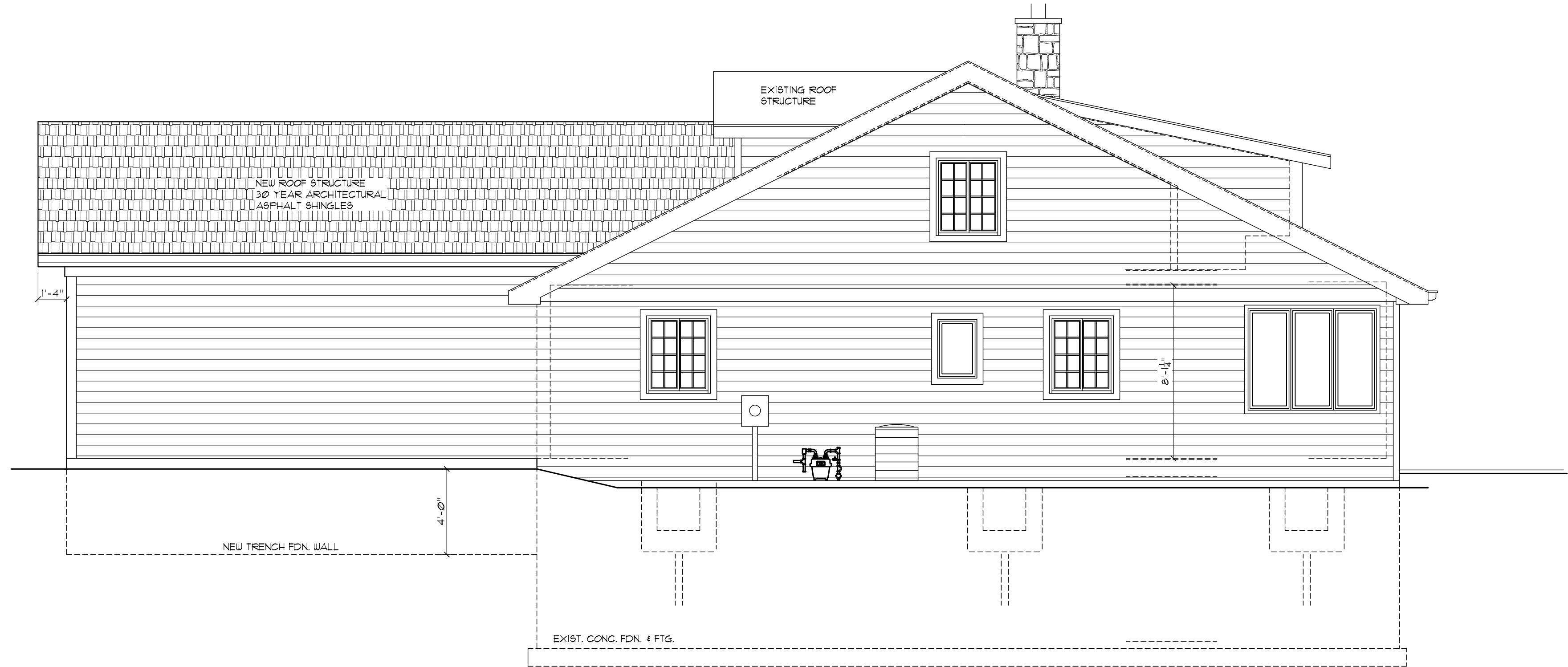
NORTH ELEVATION W/ ADDITION

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



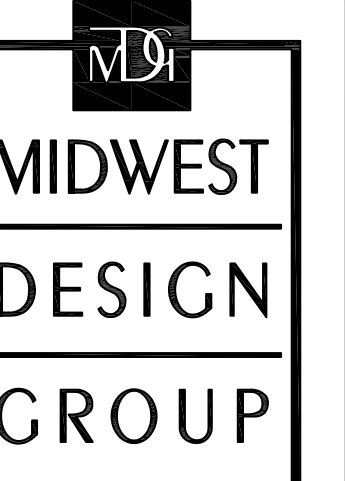
EAST ELEVATION W/ ADDITION

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



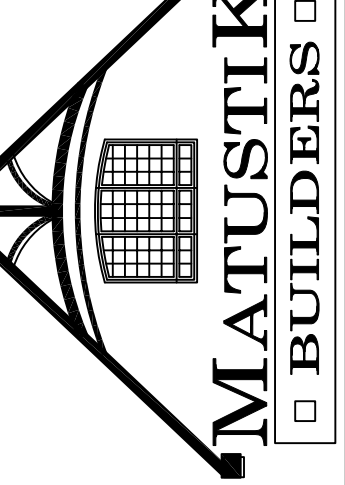
WEST ELEVATION W/ ADDITION

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



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117 CEDAR POINT DRIVE
WILLIAMS BAY, WI.

DATE	REV#	DESCRIPTION OF REVISION
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B3

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VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting May 17, 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 22' x 22' 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



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Congress Club, Inc.

Applicant address: P.O. Box 402, Williams Bay, Wisconsin 53191

Applicant phone number: [REDACTED]

Address of subject site: Tax Parcel No. WWUP 00073

Current zoning of subject site: SF-6 Village Residential District

Current land use of subject site: Residential

Written description of the proposed variance: _____

The petitioner requests a variance to allow for more than one (1) garage to be permitted on one (1) lot as required by § 390-0315(I)(1); and further that two (2) garages units exceed 1,000 square feet as required by § 390-0315(I)(6) by 2,456 and 1,592 square feet respectively.

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 14th day of April, 2022

Respectfully submitted,

DocuSigned by:

Hagen Harker

(Signature of Applicant)

Hagen Harker, President of Congress Club, Inc.

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: _____ |

VILLAGE OF WILLIAMS BAY
VARIANCE APPLICATION

Owner Name: Congress Club, Inc.

Attorney Name: Attorney Charles W. Pollard, CLAIR LAW

Phone Number: [REDACTED]

Address: 200 Conference Point Road, Williams Bay, WI 53191

Tax Parcel Number: WWUP 00073

Existing Zoning: SF-6 Village Residential District

Variance Requested: The petitioner requests a variance to allow for more than one garage to be permitted on one (1) lot as required by § 390-0315(I)(1); and further that two (2) garage units exceed 1,000 square feet as required by § 390-0315(I)(1) by 2,456 and 1,592 square feet respectively.

OVERVIEW

The Congress Club property was developed in the 1880's, well before the existence of the current zoning restrictions related to residential units and garages on one (1) lot. The Congress Club property layout contains ten (10) single family residences, but only six (6) garage structures. See "Congress Club Map" attached as Exhibit A. Within the past year, one of the garage structures collapsed due to natural causes, which caused the Congress Club members to review their current garage usage. The Congress Club is requesting a variance to allow for the construction of two (2) new garage structures with a square footage of 3,456 and 2,592 square feet, respectively. See "Site Plan" attached as Exhibit B. Although the request increases the total square footage of garage space on the property, it addresses current demand within the Congress Club for storage. Time is of the essence as the collapsed structure must be replaced by the end of the year to meet homeowner's insurance requirements.

The Congress Club Bylaws require a supermajority vote of the members for improvements to the property, making it incredibly difficult to make any changes or additions.

We are happy to say that the members *unanimously* approved the variance request for two (2) new garage structures as provided in more detail on the Site Plan.

When designing the project, the members wanted to preserve the character and design of the 1880's Congress Club, as well as protect the natural resources and aesthetic. The garage units will continue the classic white siding and green roof design. A landscaping area with native plantings is proposed behind the northern garage unit for privacy and to provide an aesthetic buffer to neighboring property owners.

The construction will conform with all building and zoning codes (upon approval of the variance). In fact, the proposed garage to the north is being constructed fifteen (15') from the property line, which is in greater compliance from the northern lot line than the prior garage that collapsed.

We are requesting a variance to allow for more than one garage to be permitted on one (1) lot as required by § 390-0315(I)(1); and further that two (2) garage units exceed 1,000 square feet as required by § 390-0315(I)(1) by 2,456 and 1,592 square feet respectively.

UNIQUE PROPERTY LIMITATIONS

This variance request is due to the unique physical limitations of the property. The property is encumbered by mature trees and an environmental corridor to the west. The property also has significant slope with fifteen (15') feet of undulation beginning in the northwest corner of the parcel. See Contour Map as Exhibit C. There is also a drainage way constricting construction west of Conference Point Rd. Most significantly, the historical usage and ownership of the property restricts the use of the property, as the property consists of ten (10) legal nonconforming residences and six (6) legal nonconforming garages on one (1) lot.

UNNECESSARY HARDSHIP

Strict application of the ordinance requirements would unreasonably prevent Congress Club from building enough garage structures to meet the demands of its ten (10) residential unit owners.

The Village defines an unnecessary hardship as follows:

The circumstance where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height, or density unnecessarily burdensome or unreasonable in light of the purposes of the chapter.

The subject property is zoned SF-6 Village Residential District with the purpose of “permit[ting] single-family residential development that has a moderate density of six dwelling units per acre.” Village Ordinances § 390-0212. The subject lot is nearly eight (8) acres, allowing for nearly forty-eight (48) dwelling units, but because of the historic use and ownership on the property, it has been limited to only ten (10) dwelling units.

The Congress Club did not self-create this hardship, as the construction occurred well before the changes to the zoning code restricting the number of residential units and garages on a single lot.

The main purpose of garage limitations in the ordinances is to provide uniformity in moderately dense residential communities. That is not the case with the subject property, as its historical use and ownership, as well as its location next to Conference Point make it distinguishable from a standard moderately dense subdivision.

NO HARM TO PUBLIC INTEREST

The proposed development of the property does not harm the public interest. The newer garage structures set back from Conference Point Rd create a cleaner, safer, and more aesthetically pleasing option for the storage of vehicles, boats, and other equipment. Further efforts are being made to create privacy with natural plantings along the northern lot line.

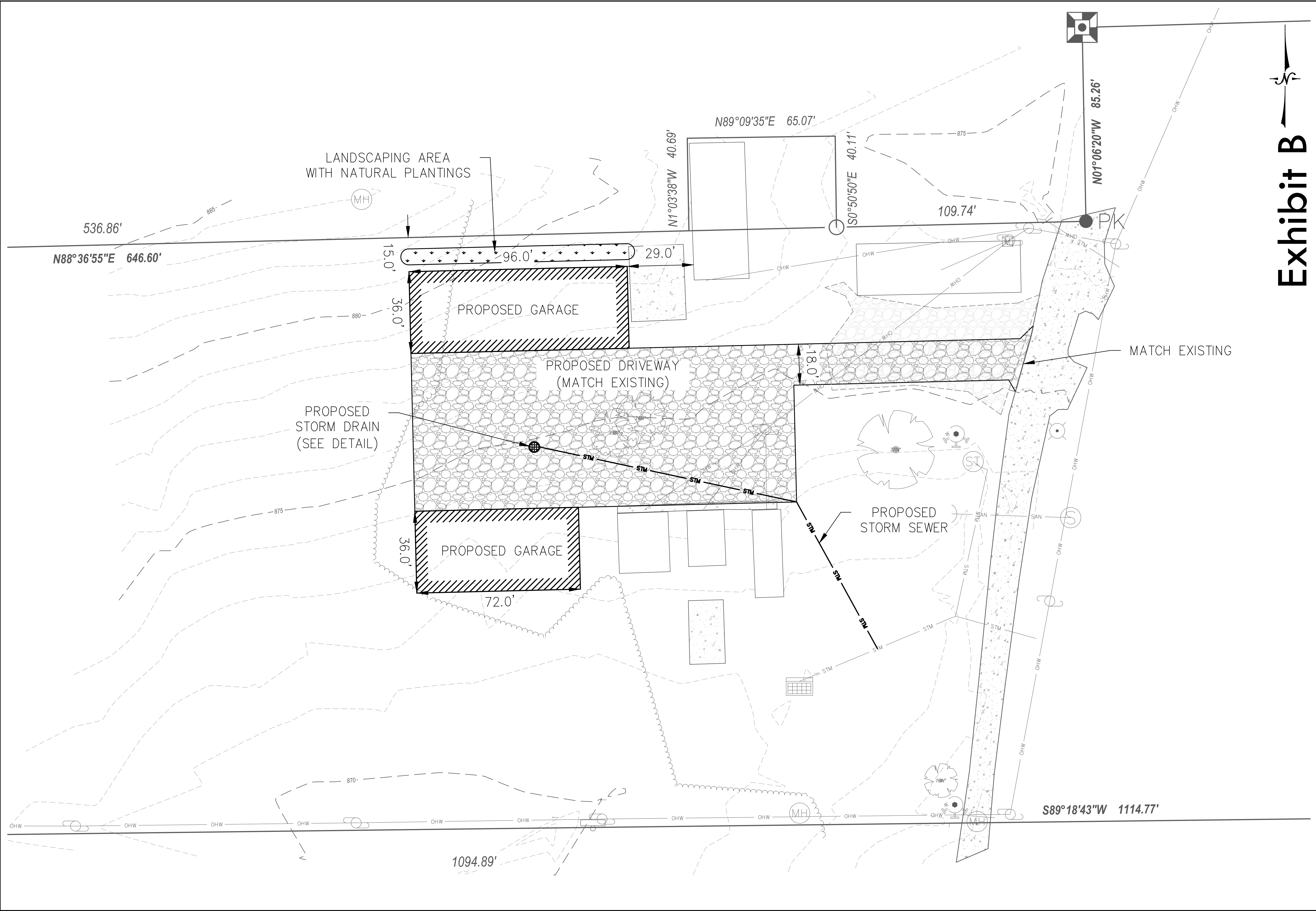
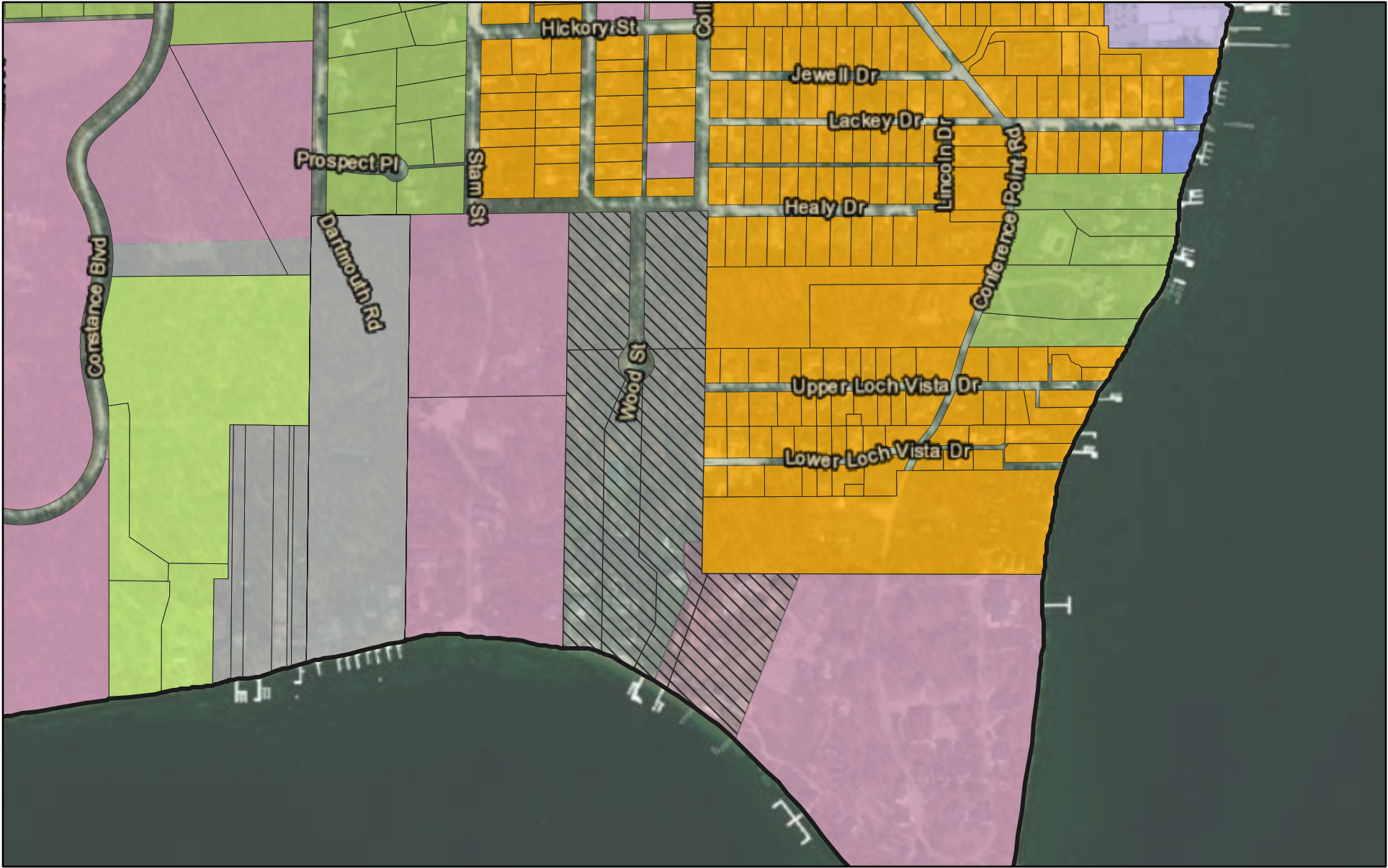


Exhibit B

PRELIMINARY SITE LAYOUT FOR 200 CONFERENCE POINT FOARD WILLIAMS BAY, WI			LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC	
PROPOSED DEVELOPMENT	NO.	REVISIONS	BY	DATE
ISSUED FOR REVIEW				
PLAN DATE		02.22.2022		
DESIGNED BY		BRW		
020' SCALE				
PROJECT NO.		22-0007		
SHEET NO.				
C200				

Zoning Map



4/5/2022

- Village Limits

Village Parcels

Zoning Overlay Designation
- SF-1

SF-1 (PDO OVER)

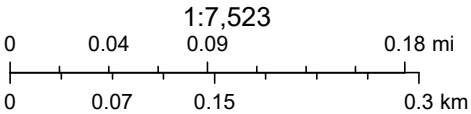
SF-2
- SF-3

SF-6

LSB
- P&I

P&I (EC OVER)

P&R



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE,

CHRISTOPHER FABER TRUST
SHEILA FABER TRUST
7320 TURNSTONE RD
SARASOTA, FL 34242-4200

FORT CHARLES 3655 LLC
154 WOOD ST
WILLIAMS BAY, WI 53191-9100

DONNA L HOURIGAN TRUST
78 LOWER LOCH VISTA DR
WILLIAMS BAY, WI 53191-9100

MELVIN SIERAKOWSKI
BARBARA V SIERAKOWSKI
73 UPPER LOCH VISTA DR
PO BOX 286
WILLIAMS BAY, WI 53191

DAVID KASTNING
EILEEN KASTNING
1102 NORTH SHORE CT
BARRINGTON, IL 60010-1000

MARK B DEMICH
KEVIN L HENGST
218 W LINCOLN
WHEATON, IL 60187

JAMES HENRY FOSTER
LAUREN EZEQUELLE FOSTER
181 CONFERENCE POINT RD
WILLIAMS BAY, WI 53191-9100

MARIE ALETA RETTKER TRUST
8016 W 125TH ST
PALOS PARK, IL 60464-6400

MARJORIE J LOTHIAN
35 UPPER LOCH VISTA DR
WILLIAMS BAY, WI 53191

RENEE F LANAM
STEPHANIE F RAPP
650 HILL RD
WINNETKA, IL 60093-9300

RENEE F LANAM
STEPHANIE F RAPP
650 HILL RD
WINNETKA, IL 60093-9300

KAREN M HEIDKAMP TRUST
2 S CLAY ST
HINSDALE, IL 60521

ANGELA C KIMES TRUST
34 LOWER LOCH VISTA
WILLIAMS BAY, WI 53191-9100

DEBRA A ERICKSON TRUST
1449 ABOURNDAL CT
WHEELING, IL 60090

MICHAEL D MILLER
YVONNE A MILLER
6517 KINGSBRIDGE DR
CARY, IL 60013-1300

ELAINE B MACALISTER
PATRICK F JOPS
1429 PICCADILLY CT
MT PROSPECT, IL 60056

JOHN R WILLIAMS TRUST
PAULA A WILLIAMS TRUST
53 LOWER LOCH VISTA DR
WILLIAMS BAY, WI 53191

RYAN M MACKAY
CARRIE L MACKAY
187 CONFERENCE PT RD
WILLIAMS BAY, WI 53191-9100

RYU FAMILY TRUST
24661 ROYALE RIDGE
LAGUNA NIGUEL, CA 92677-7700

DONNA L HOURIGAN TRUST
78 LOWER LOCH VISTA DR
WILLIAMS BAY, WI 53191-9100

MELISSA PIETRZAK TRUST
1255 N STATE PKWY, #3B
CHICAGO, WI 60610-1000

THOMAS F CASHMAN
1538 OAKWOOD AV
HIGHLAND PARK, IL 60035-3500

LOWERLOCH LLC
3818 N WAYNE AV
CHICAGO, IL 60613-1300

EUGENE G ULLRICH
MOIRA FAHEY FAHEY-ULLRICH
94 LOWER LOCH VISTA DR
WILLIAMS BAY, WI 53191-9100

KEVIN BENTON
MARY BENTON
100 LOWER LOCH VISTA DR
WILLIAMS BAY, WI 53191-9100

PAUL KINEALY TRUST
HEATHER KINEALY TRUST
4800 OAKWOOD AVE
DOWNERS GROVE, IL 60515-1500

KEVIN T BUSCH
MARIANN L BUSCH
1219 IROQUOIS DR
BATAVIA, IL 60510

MATTHEW ARMSTRONG
JEANNE ARMSTRONG
5267 S MILLPOND RD
ROCHELLE, IL 61068-6800

JEFFREY P KNUDSEN
ANNE C KNUDSEN
283 MICHIGAN
ELMHURST, IL 60126

CHRISTOPHER J SULTZ TRUST
CYNTHIA JOHNSON SULTZ TRUST
1570 BLUESTEM LN
GLENVIEW, IL 60026

THOMAS VESELKA
SANDRA VESELKA
62 WODDEN BRIDGE DR
YORKVILLE, IL 60560-0800

THOMAS VESELKA
SANDRA VESELKA
62 WODDEN BRIDGE DR
YORKVILLE, IL 60560-0800

LOCH VISTA CLUB INC
C/O MARY ROTH
PO BOX 1313
WILLIAMS BAY, WI 53191

CHRISTIAN F HENNING III
EILEEN J HENNING
1512 MAPLE AV
NORTHBROOK, IL 60062-6200

CONGRESS CLUB
PO BOX 405
WILLIAMS BAY, WI 53191-9100

LYNNE K RAILSBACK TRUST
STEPHEN M RAILSBACK TRUST
PO BOX 835
WILLIAMS BAY, WI 53191-9100

INTERNATIONAL COUNCIL OF RELIGIOUS
CONFERENCE POINT
PO BOX 575
WILLIAMS BAY, WI 53191

CONGRESS CLUB
PO BOX 402
WILLIAMS BAY, WI 53191-9100

APRIL 21, 2022

BUILDING AREA EXHIBIT

Survey No. 22-0007

LOCATION: 200 Conference Point Road, Williams Bay, WI

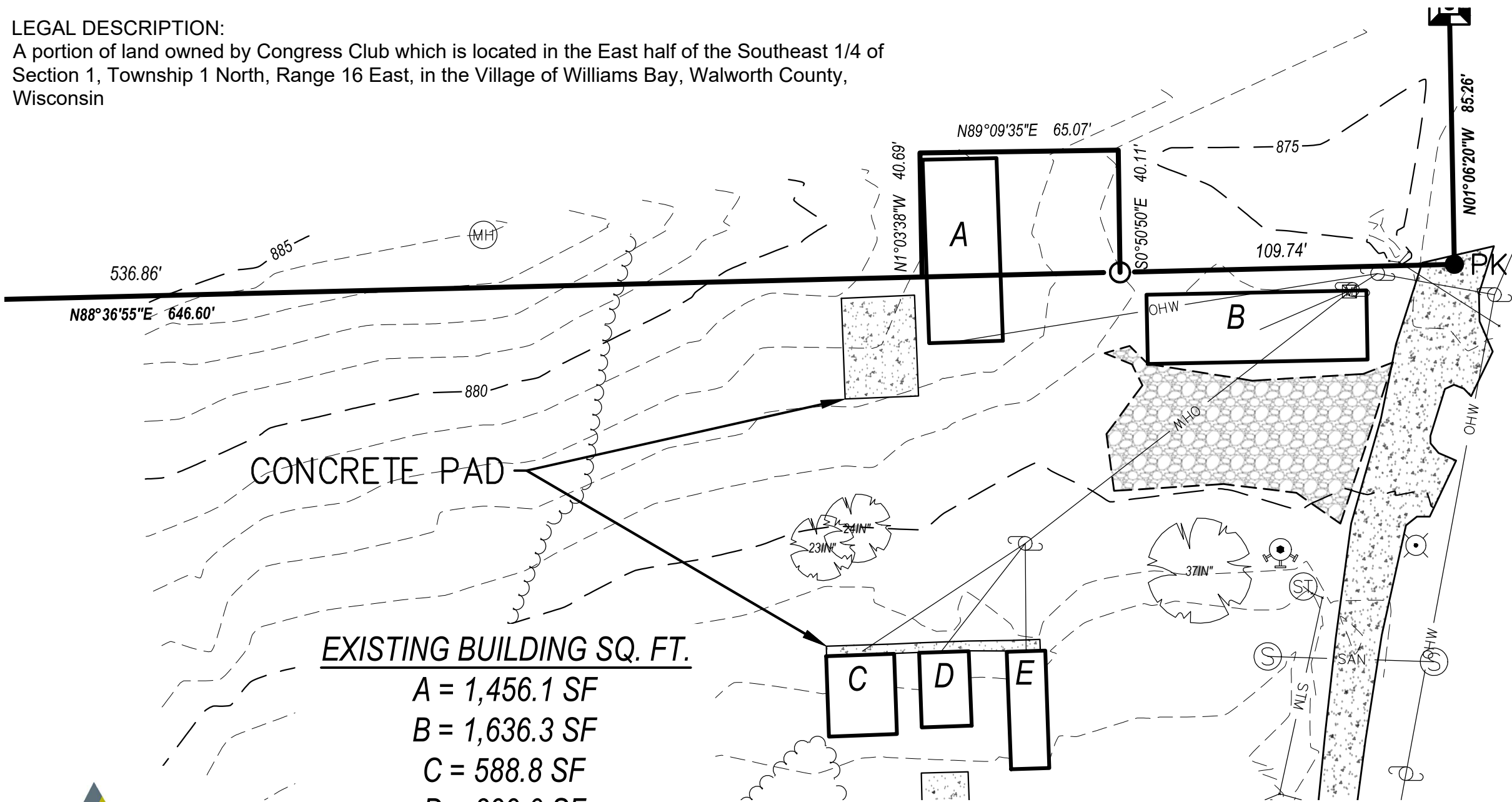
OWNER/PREPARED FOR: Hagen Harker

TAX ID: WWUP 00073

LEGAL DESCRIPTION:
A portion of land owned by Congress Club which is located in the East half of the Southeast 1/4 of Section 1, Township 1 North, Range 16 East, in the Village of Williams Bay, Walworth County, Wisconsin

LEGEND

- FOUND 1" IRON PIPE
- FOUND 1" IRON ROD
- FOUND CONCRETE MONUMENT
- PK FOUND PK NAIL
- (XX R) RECORDED AS
- Ⓜ ELECTRIC METER
- Ⓣ UTILITY POLE
- Ⓣ TELEPHONE PEDESTAL
- Ⓛ LIGHT POLE
- Ⓛ HYDRANT
- Ⓢ SANITARY MANHOLE
- Ⓢ ST STORM SEWER MANHOLE
- STORMWATER CATCH BASIN
- Ⓜ FOUND UNKNOWN MANHOLE
- Ⓟ SIGN
- Ⓢ TREE - DECIDUOUS



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

DRAWING BY:
FIELD WORK BY:

(262) 402-5040



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting May 17, 2022

May 6, 2022

APPLICANT(S): Congress Club, Inc. (Owner), Chad Pollard (Agent)

TAX KEY: WWUP 00073

STREET ADDRESS: 200 Conference Point Rd, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-315.I which states that one attached or detached garage and one shed shall be permitted by right and no detached garage shall exceed 1,000 square feet to construct two (2) additional detached garages that will total 6,048 square feet. There are five (5) pre-existing detached garages totaling 4,565 square feet located on the property.

Per Section 390-1215.D(2)(a through f), *Variance*, I have reviewed the request and provide the following comments for your consideration:

- Ten residences on one parcel are a unique circumstance within the Village and present a hardship.
- Although the requested variance is not essential to make the subject property developable, a garage is a permitted use in the SF-6 District.
- The proposed development does appear to have a substantial impact on adjacent properties as the bulk of the proposed buildings is inconsistent with single-family residential character.
- The development will have an impact on the character of the neighborhood as it is inconsistent with location and size of development on adjoining lots. Again, the bulk of the proposed buildings is inconsistent with single-family residential character.
- 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

Fw: [Williams Bay, WI] Variance Congress Club (Sent by Moira Fahey-Ullrich,

[REDACTED])

Bonnie Schaeffer <zoning@williamsbay.org>

Wed 5/4/2022 2:38 PM

To: Jackie Pankau-Daniels <clerk@williamsbay.org>

Jackie,

Could you please add this email to the packet for the 05-17 ZBA meeting?

Thanks,

Bonnie Schaeffer

Zoning Administrator

Office Hours M 2:30 - 4:30 pm W 2:00 - 4:00 pm

262-245-2700

From: Contact form at Williams Bay, WI <cmsmailer@civicplus.com>

Sent: Tuesday, May 3, 2022 6:28 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Subject: [Williams Bay, WI] Variance Congress Club (Sent by Moira Fahey-Ullrich, **[REDACTED]**)

Hello bschaeffer,

Moira Fahey-Ullrich (**[REDACTED]**) has sent you a message via your contact form (<https://www.williamsbay.org/user/331/contact>) at Williams Bay, WI.

If you don't want to receive such e-mails, you can change your settings at <https://www.williamsbay.org/user/331/edit>.

Message:

Totally do not support their variance. The size of garage request is way too large, too close to homes in Loch vista Club. There is no hardship. A garage that size is ridiculous. It would be boat storage facility if anything.

Totally do not support

94 Lower Loch Vista Drive

Moira and gene Ullrich

From: Contact form at Williams Bay, WI cmsmailer@civicplus.com

Sent: Sunday, May 8, 2022 3:20 PM

To: Bonnie Schaeffer zoning@williamsbay.org

Subject: [Williams Bay, WI] Zoning Board of Appeals/Congress Club Variance (Sent by Donna Hourigan, [REDACTED])

Hello bschaeffer,

Donna Hourigan ([REDACTED]) has sent you a message via your contact form (<https://www.williamsbay.org/user/331/contact>) at Williams Bay, WI.

If you don't want to receive such e-mails, you can change your settings at <https://www.williamsbay.org/user/331/edit>.

Message:

I do not feel that Congress Club should be granted a variance on their proposed project of building multiple large garages and driveway access to them. The proposed site was once old growth woods and habitat for deer and other wildlife in the area. Now, pretty much clear cut, in preparation for the proposed project, it will surely force deer and other wildlife to wander into other neighboring areas seeking food and shelter. The proposed garages, along with the accompanying drive are altogether a huge footprint. Although the property is owned by Congress Club, it does not appear, from the proposed plan, that they have met the landscape to structure ratio outlined in current zoning code. The project, if completed, will give the appearance of a commercial storage facility, which does not belong in a residential neighborhood, and definitely should not back up closely to the backyard property lines of and Loch Vista Club homeowners. I also notice, on the proposed plan that they plan to put in a Storm Sewer. Since there is not a storm sewer system in Williams Bay, I am concerned where the storm water runoff would go. Hopefully not directly into the lake as it now does from another recent storm water runoff drainage project that runs through Congress Club and Conference Point Camp properties. Finally, last summer a street light was installed in the area of the present garages and driveway. It is extremely bright and is not shielded downward as prescribed in Village Zoning Code. I imagine if the proposed project is approved and completed, that the entire area could quite possibly be illuminated like the Walmart parking lot, or a car dealership, also not appropriate and should not be allowed in a residential neighborhood.

FW: [Williams Bay, WI] Congress Club Variance Application (Sent by Dave Pietrzak, [REDACTED])

Bonnie Schaeffer <zoning@williamsbay.org>

Fri 5/6/2022 7:12 AM

To: Jackie Pankau-Daniels <clerk@williamsbay.org>

Jackie,

Please add this email to the comment folder for the Congress Club variance request.

Thank you,
Bonnie

From: "Contact form at Williams Bay, WI" <cmsmailer@civicplus.com> on behalf of "Contact form at Williams Bay, WI" <cmsmailer@civicplus.com>

Reply-To: [REDACTED]

Date: Thursday, May 5, 2022 at 8:05 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Subject: [Williams Bay, WI] Congress Club Variance Application (Sent by Dave Pietrzak, [REDACTED])

Hello bschaeffer,

Dave Pietrzak [REDACTED] has sent you a message via your contact form (<https://www.williamsbay.org/user/331/contact>) at Williams Bay, WI.

If you don't want to receive such e-mails, you can change your settings at <https://www.williamsbay.org/user/331/edit>.

Message:

Bonnie,

As a resident of Williams Bay (82 Lower Loch vista) I object to this variance request. With the request to build what appears to be commercial structures for residential use, the impediment on the members of the Loch Vista Club (Henning/Veselka) and already obscene structures that have, what appears to be in violation of any easement (although grandfathered in) already there this is more in line of a storage facility vs garages for homeowner use. I also ask, if there is any regulation about cutting down trees and not replacing. there appears to be a clear cut to make way for these garages that have not been approved as of yet.

Please vote again this request.

Dave Pietrzak

 Image removed by sender.

Comments from Tom Veselka

Page 3 Overview: *The first paragraph states that there are six garage structures on the Congress Club lot.*

The overview fails to mention that two of the garages, as shown in the Building Area Exhibit, are large. One of these structures, labeled “A” has four garage doors and the other garage labeled “B” has six garage doors. The A garage is only 180.2 square feet smaller than the larger B garage, and could potentially be retrofitted with smaller doors to fit at least one more car. Garage structure C is 339.0 square feet with a single door that, from my backyard, appears to be designed for a two-car garage. Both garage D and garage E appear to be one-car garages. Presumably, the sixth garage structure mentioned in the overview refers to the concrete pad located near garage A because (1) a garage was once stood upon the pad a little more than one year ago, and (2) no other information about existing garages were provided to me from the Village of Williams Bay. Critical information regarding the exact length and width measurements of the exact garage structures are not provided limiting my analysis of existing structures.

In addition, in the Building Area Exhibit, a concrete pad located south of garage D is partially drawn. Exhibit A, B, and C also show this concrete pad. No other information is provided about this concrete pad and, if at any point in time, a structure was built upon it. However, based on the footprint size of garage D and garage E in the exhibits, it appears that this pad could reasonably fit a one-car garage. Building on existing pads may require minor area variances compared to the size and scope of the proposed garage complex. It would also have much smaller impacts on the surrounding community and the environment.

The table below summarizes the existing and additional parking potential on existing garage/concrete footprints.

Existing Functional Garage	Parking Spaces	Potential on Existing Concrete Pads	Additional Parking Spaces
A Garage	4	Garage A retrofit	1 to 2
B Garage	6	Pad near Garage A	2
C Garage	2	Pad south of Garage D	1
D Garage	1	Total	4 to 5
E Garage	1		
Total	14		

In addition, the aerial photo provided in Exhibit A shows a large uncovered parking lot. Based on the parking space lines, concrete parking blocks, and overall size of the asphalt parking area shown in the photo along with visible observations from vantage points outside of Congress Club property, the

parking area appears to have enough room for roughly 30 automobiles. No written information or general statements about this parking area are provided in the variance application package.

Page 3 Overview: *The first paragraph also expressed a sense of urgency to meet homeowner's insurance requirements.*

The garage structure collapsed more than one year prior to the date shown on the *Application for Variance* form; that is, the 14th of April, 2022. The overview stated that it collapsed within the past year, but it actually collapsed on or before February, 23, 2021. Because it took more than one year to submit a variance application, the timeline to make variance decisions should not be hurried by a self-created Congress Club circumstance. Especially, in light of the facts that a decision to build would have significant impacts for an indefinite amount of time. No pertinent information about the insurance policy has been provided including the date of the claim, when it expires, and the terms of the replacement. Note, the plans submitted in Exhibit B show that if the variance is approved no garage would be built on the pad where it formerly stood.

The statement that the structure collapsed due to natural causes needs additional context. On the morning of February 23, 2021, Chris Henning notified a Congress Club member via email that a club's garage collapsed. He also sent a photo of the collapsed garage. A reply from the Congress Club member was received that same day. Why did it collapse? Simply, because of the weight of the snow on the roof or were there other factors such as a faulty building design and/or inadequate maintenance practices that contributed to its collapse when other structures did not cave-in.

Page 3 Overview: *The fourth paragraph statement regarding the wants of the Congress Club*

The statement of "wants" of the Congress Club members are not commitments. The only commitment made regarding the appearance of the buildings is that, if constructed, the garages would have white siding with green roofs. There are no drawings, illustrations, or specifications related to the proposed project that can be used to judge the aesthetic appearance of the proposed project. In addition, there is no information about what materials would be used in the construction of the garages and driveways. The "MATCH EXISTING" label associated with "driveways" shown on Exhibit B is non-descriptive, but for the purposes of the following discussions, it is assumed that "driveway" material would be gravel.

Contrary to the statement about what Congress Club members want, past and current behaviors has demonstrated a lack of concern for the community regarding the exterior aesthetics of existing garages. The aesthetics of an object is subjective, but most would agree that peeling paint, decomposing siding, broken doors and glass, ripped and rusty screens, etc. is not beautiful. The two of garages that are very close to the Loch Vista Club have been an eyesore for years and continues to be up until this point in

time. One such structure is built on the property line between the Henning Family and Congress Club several yards from my back deck.



Figure 1 View of garage from my back deck

The recent cutting down of trees, bushes, and land cover that will be replaced with garages and gravel does not demonstrate a concern for natural resources. According to my estimates, if constructed, the proposed project site that is adjacent to the Loch Vista Club, would add 5,644 square feet of garage footprints and approximately 10,800 square feet of “driveway” to the existing garage, gravel, and concrete pad footprints. In total, the contiguous garage and driveway complex would cover almost 0.6 acres of land without any natural ground cover. Assuming the trees would survive the construction and thrive in a gravel environment; only two existing trees would remain.

Even though a variance has yet been approved, except for the two aforementioned trees; all other trees and bushes on the proposed garage and gravel footprint have already been removed. Note that Exhibit A imagery shows that part of the forest extended to where the collapsed garage once stood. No tree removal permits were filed with the Code Enforcement Tree Commission. Some trees in this area recently died, but if undisturbed, a healthier forest would eventually return. This long-term perspective

is worth noting, because if the project goes forward as planned, the green space will be gone indefinitely even after all current club members move on and new members join.



Figure 2 [Part](#) of the area that was cleared of trees and bushes.

No specific information about the, “native” planting area to the north of the 96-foot long garage shown in Exhibit B is provided. In addition, there is no discussion related to the care of this landscaped area. Because of its orientation, it would receive reduced exposure to direct sunlight making it difficult for many plant species to survive. Because no information is provided about the height of the structure and roof geometry/pitch, it is not possible to estimate the area’s exposure to direct sunlight.

The elevation contours in Exhibits B and C indicate that natural planting area would receive runoff from the surrounding area (i.e., Upper and Lower Loch Vista). That inflow in combination with run-off from the garage roof may create pooling behind the building making it even more difficult for plants to survive. Essentially, the garage would be 96-foot barrier/wall that would impede the natural flow of water, potentially creating water issues.

Page 4 Unique Property Limitations:

The paragraph that describes the unique limitations of the property fails to mention the paved parking located east Conference Point road. For the reasons discussed later in this document, the justification for additional two large garages is not warranted. However, if additional garages are judged necessary, prudent examination of the problem should consider not only the proposed plan, but also examine alternatives that would fulfill garage demands with less disruption to the environment and community. One such alternative that expands the current garage parking area to 18/19 spaces was presented above. With additional minor modification, perhaps a 20th space could be added.

Another alternative is to utilize the current parking lot area to construct garages. This flatter footprint is not encumbered by any trees and building garages on it would be less disruptive to the environment. In addition, this site is much closer to Congress Club homes and it would not require the destruction of any green space.

Page 4 Unnecessary Hardship:

Paragraph 3 does not provide the appropriate framework for the density argument, which is based on an average over the entire lot. Instead, it should more appropriately be framed in terms of the location and density of the project itself. The development plan shows that the two proposed garages with a total footprint of 5,664 square feet would be combined with five other existing garages that have a combined footprint 4,565.5 square feet. Together, existing plus proposed, the total building area would cover 10,229.5 square feet. That is more than 1,000 square feet per residential unit owner.

The area between the garages would be covered with gravel for more than 10,000 square feet where none had previously existed. In combination, the new and proposed gravel would cover about 14,000 square feet.

In summary, ranging from 0 feet to 15 feet from Loch Vista properties, seven garages along with gravel and concrete surfaces will all be situated on a contiguous footprint of about 0.6 acres without ground vegetation. That footprint is several times the average size of the adjoining lots. The relatively large garage/storage complex with two large buildings will resemble a commercial size lot that does not fit into the surrounding SF-16 setting that is comprised of homes and building that are intertwined with green areas. The submission by Chris Henning show the specifications of a Williams Bay commercial building that is 5,000 square feet.

The application does not provide an adequate proof of hardship, only a demand (want) not a necessity. How can a hardship exist when past Congress Club behavior shows that the existing garages are not fully utilized to serve the primary purpose of a garage; that is, for storing passenger vehicles, trailers, and trucks? A case in point is that it appears that garage A shown in the Building Area Exhibit has not served this primary purpose for years.

In SF-16 zoning restrictions state, *"Residential garage or shed. A portion of a principal residential building or a detached accessory building, including carports, that is used primarily for storing passenger vehicles, trailers, or one truck of a rated capacity not in excess of 10,000 pounds."* The basic design of

the garage and storage complex, however, appears to be tailored for the storage of motor boats and other objects larger than an automobile. Area variances should typically provide a small increment of relief from restriction from a physical dimensional restriction such as a setback whereas use variances permit the land for a prohibited use. Is the storage of many boats in garages at a single contiguous complex within the intent of the SF-16 garage zoning requirement?

The application request appears to be extreme. If one does exist, it is reasonable to grant variance only up to the minimum level that relieve unnecessary burdens, such as the alternative presented on the first page. With small modification, Congress Club would have two automobile spaces per home. To put it in terms of a community context, most Loch Vista Club lots have either a small one-car garage or none at all. Also similar to Loch Vista properties, Congress Club members can store boats outside as they have done for many years in the past.

Page 4 No Harm to Public Interests:

Simply stating there is no harm to the public, is inadequate. Given the degree to which the proposed project deviates from/exceed current limits, more justification is needed to show there are no short-term and long-term negative impacts. There are no discussions about the impacts of building and driveway surfaces on both the quantity of water and water flow rate through the proposed site. As mentioned previously, there are potential water pooling/flooding issues around the bigger proposed garage.

A larger concern are the flows through the proposed storm drainage system. The characters of the previous forested area functioned as sponge absorbing water and filter out pollutants as water slowly trickled down to Lake Geneva, mostly as groundwater. That may no longer be the case if the project goes forward. The purpose of the drain is to move water quickly out of the garage storage complex to avoid flooding on the site. This quick movement of water creates spikes in the downstream hydrograph. It also and diminished the land's ability to filter out pollutants originating from non-point sources at higher elevations. These pollutants will combination with inevitable increased pollutant loadings from the storage complex itself. Common pollutants are oil residual and other pollutants emitted from vehicles, pesticides, herbicides, and excess nutrients. The potential problem has been exacerbated by the recent construction of the drainage system that moves runoff directly into Lake Geneva (see picture below). Prior the constructive of this water channel water flows down Conference Point Camp fields that help support the nearby wet lands. Another obvious environmental impact is that wildlife that live and visit the areas will be affected the gravel/garage landscape.



Figure 3 Drainage channel directly linking the proposed garage and gravel complex to Lake Geneva.



Figure 4 Wetland area located near the drainage channel.

From a Loch Vista Community perspective, I contend that replacing a native landscape with garages and gravel is not *“a more aesthetically pleasing option.”* My neighbors all agree and it will affect our property values.

On a personal note, passed down through the generations, my small cottage (about 900 square feet on a single level) located at 83 Lower Loch Vista Drive has been in my wife's (Karkow) family for over 100 years. She passed away 3 years ago after battling cancer more for than 15 years, but all of our biological children, grandchildren and me are very often here. If constructed, the proposed garage that measures 96 feet by 36 feet (3,456 square feet) would run parallel to my property line just 15 feet away. It would dwarf my cottage and from ground level totally block my view of the lake to the south. My view to the east is already blocked by Garage A (please revisit figure 1). If from my deck, my family would be able to look out beyond that very large proposed garage we will see more garages and gravel. Yes, I will be negatively impacted and I think most people would agree. I encourage zoning board members to visit the proposed building site and surrounding area.

Note: Many of my calculations required crude methods for computing area, because this pertinent information was omitted. I will recheck my estimates and make corrects as needed.

Fw: [Williams Bay, WI] WWUP 00073 (Sent by Chris Henning, [REDACTED])

Bonnie Schaeffer <zoning@williamsbay.org>

Mon 5/9/2022 3:11 PM

To: Jackie Pankau Daniels clerk@williamsbay.org

 2 attachments (4 MB)

02 23 2021 notice congress Club garage collapse pdf 2022 Property Record for WSS 00028 2 pdf

Jackie,

Please add this to the public comments for the Congress Club variance

Thank you,

Bonnie Schaeffer

Zoning Administrator

Office Hours M 2:30 - 4:30 pm W 2:00 - 4:00 pm

262-245-2700

From: Chris H <cfh.law@gmail.com>

Sent: Monday, May 9, 2022 10:29 AM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Subject: Re: [Williams Bay, WI] WWUP-00073 (Sent by Chris Henning, [REDACTED])

Bonnie-

Pursuant to our phone call last week, I'm requesting the following 2 items be included in the packet being sent to the commissioners/board regarding WWUP 00073:

1. emails to Congress Club on 2/23/21 notifying them of their garage collapse; and return email of same date stating that the owner and insurance have been notified of the collapse; and
2. information about and pictures of the existing commercial storage structure in Williams Bay (located at 37 Stark St. and kitty-corner to Village Hall) that would be similar to the improvements by proposed the applicant- indicating the proposed structures are more akin to commercial structures

I'd appreciate it if you could confirm these will be included.

Thanks,

Chris Henning

On Mon, May 2, 2022 at 8:41 AM Bonnie Schaeffer <zoning@williamsbay.org> wrote:

Chris,

I am booked on Wednesday during my office hours. Can we schedule a phone call today at either 2:30 or 4:00 pm? If not, it will need to be next week.

Regards,
Bonnie Schaeffer
M 2:30 – 4:30 pm
W 1:00 – 4:00 pm

From: "Contact form at Williams Bay, WI" cmsmailer@civicplus.com on behalf of "Contact form at Williams Bay, WI" <cmsmailer@civicplus.com>

Reply-To: [REDACTED]

Date: Sunday, May 1, 2022 at 4:44 PM

To: Bonnie Schaeffer zoning@williamsbay.org

Subject: [Williams Bay, WI] WWUP-00073 (Sent by Chris Henning, [REDACTED])

Hello bschaeffer,

Chris Henning [REDACTED] has sent you a message via your contact form (<https://www.williamsbay.org/user/331/contact>) at Williams Bay, WI.

If you don't want to receive such e-mails, you can change your settings at <https://www.williamsbay.org/user/331/edit>.

Message:

Hi Bonnie-

This is Chris Henning on Lower Loch Vista Drive. I'm planning to come to your office hours at 2:30 on Wednesday to discuss the proposed project and inquire whether the Village is aware of the existing non-conforming use of one of the structures on the Congress Club property that is part of the variance application.

If you already have something on Wednesday @2:30, please give me a call so we can figure out a good day/time.

Thanks,

Chris Henning

[REDACTED]

 Image removed by sender.



Chris H [REDACTED]

garage down

Chris H [REDACTED] >

Tue, Feb 23, 2021 at 9:58 AM

To: Dick Lamkey [REDACTED] >, Carol Swed [REDACTED]

Cc: Eileen Henning [REDACTED] >

good morning hope all i well with you

in case you haven't seen it, the garage on the west side of conf. point has collapsed- pic attached- hopefully no one was inside when that happened

it fell onto our snowmobile and jet ski trailers- hard to tell if any damage there

do you know if the garage will be rebuilt? i'm guessing it might have to be moved further south of the property line to meet setback requirement

it might be a good idea to inspect the garage next to it (structural inspection)?

anyway we'll be up this Sunday and will give you a call

thanks,

chri henning



image0 (1).jpeg
3214K



Chris H [REDACTED] >

Congress Club garage

Carol Swed [REDACTED]

Tue, Feb 23, 2021 at 1:09 PM

To: [REDACTED]

Chris,

The garage owner has been located. His insurance company has been contacted and the electric company is on site to disconnect the power.

Carol

Sent from my iPhone

2022 Property Records for Village of Williams Bay, Walworth County

May 9, 2022

Tax key number: WSS 00028

Property address: 37 Stark St

Traffic / water / sanitary: Medium / City water / Sewer

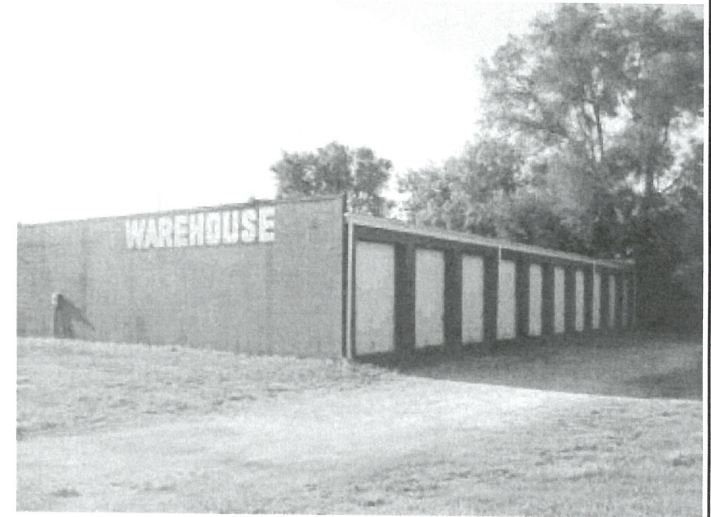
Legal description: LOTS 2-4 BLK 2 STARKS SUB. VILLAGE OF WILLIAMS BAY

Summary of Assessment	
Land	\$64,100
Improvements	\$64,600
Total value	\$128,700

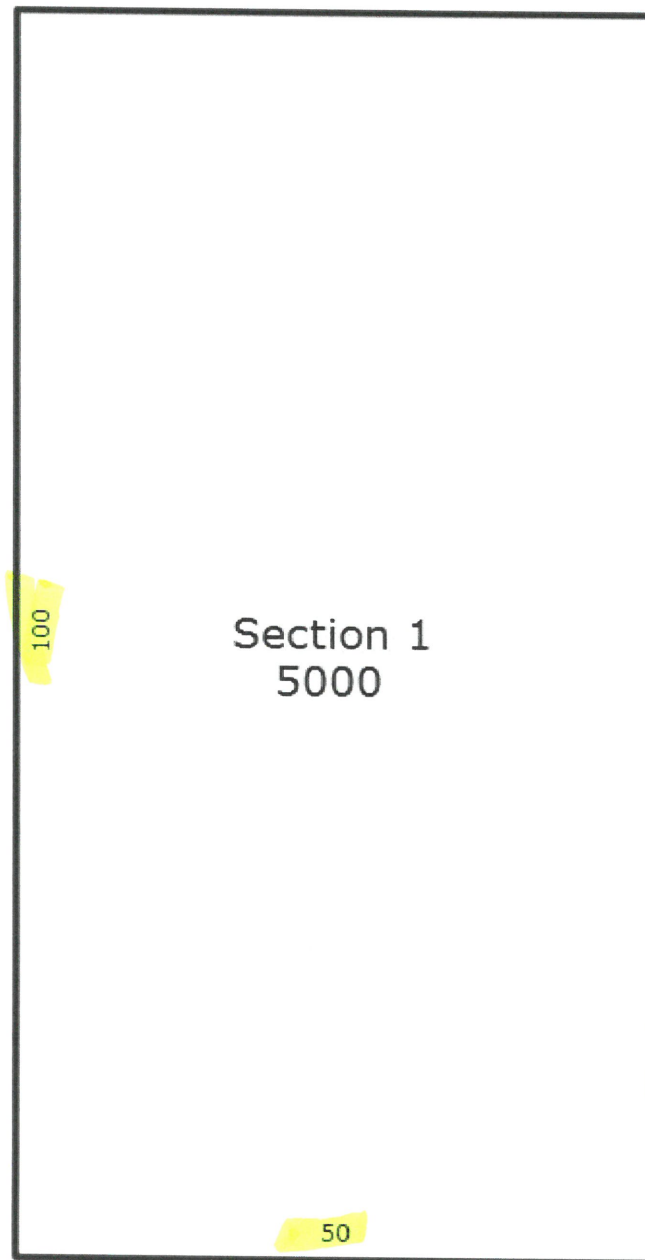
Qty	Land Use	Width	Depth	Square Feet	Acres	Land Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial	132	150	19,800	0.455	None	Commercial		\$64,100

Commercial Building (Mini Warehouse)

Section name: Section 1
 Year built: 1979
 % complete: 100%
 Stories: 1.00
 Perimeter: 300 LF
 Total area: 5,000 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mini warehouse	Mini-warehouse/Self storage	1	5,000	Masonry bearing walls	12.00	D (FR)	Fair
Exterior walls HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Concrete Block				5,000	100.0%	D (FR)	
	No HVAC				5,000	100.0%	E (PR)	



Warehouse structure
measures 50' x 100'

2022 Property Records for Village of Williams Bay, Walworth County

May 9, 2022

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed

Sales History		
Date	Price	Type
4/5/2021	\$150,000	Not a market sale
6/27/2016	\$1,329,400	Not a market sale
6/15/2016	\$4,455,700	Not a market sale
3/22/2016	\$4,455,700	Not a market sale

STARK ST

ELMHURST CT



WAREHOUSE

245 9 5 66

----- Forwarded message -----

From: Marianne Gigowski [REDACTED]
Date: May 12, 2022 8:35 AM
Subject: Congress Club Proposal for new garages
To: Bonnie Schaeffer <zoning@williamsbay.org>
Cc: "Henning, Chris" [REDACTED], "Veselka, Tom" [REDACTED]

Hello Bonnie,

I have become aware of the newly proposed garages which Congress Club want to build. I saw yesterday how they cleared the area of trees and any vegetation to prepare for this.

This is exactly what Mr. Colletta did to the property directly north of the Loch Vista Club on Conference Point Rd. I know you and the Village are very well aware of that debacle since I personally had over a dozen phone conversations and in person meetings on site with several Village staff.

Both of these properties have/are being completely mishandled by the Village of Williams Bay. The approvals, supervision or site visits aren't happening to protect the other residents of the Bay. It seems that the current climate in the Bay is to "Commit the sin and beg for forgiveness afterwards". It tells people they can do whatever they want and there will be no consequences.

The proposed garages and gravel yard are well beyond the scope of what the Congress Club property is allowed to do.

I vote no to the variance for the Congress Club project in its current request.

I also implore the Village to protect the Village of Williams Bay by keeping a better watch on what it's residents are doing on their property before irreversible damage is done.

Marianne Gigowski
83 Upper Loch Vista Dr.
Williams Bay

--

Marianne

----- Forwarded message -----

From: "O'Connor, Michael" [REDACTED]
Date: May 12, 2022 8:43 AM
Subject: Congress Club Garage Petition
To: Bonnie Schaeffer <zoning@williamsbay.org>
Cc: "Veselka, Thomas D." [REDACTED]

Bonnie:

My name is Mike O'Connor and I have a home at 100 Upper Loch Vista in Williams Bay, just 2 streets north of Congress Club's proposed addition to their garages. I'm writing to express my opposition to Congress Club's petition. The beauty of Williams Bay is its open spaces and forested areas. Those open spaces and forested areas are, in large part, due to the fact that homeowners typically store boats and RVs in enclosed warehouse buildings in areas zoned for warehouse

To permit Congress Club to build the huge garages they're proposing simply so members of Congress Club don't have to store their boats and RVs offsite would forever change the appearance of the Conference Point area from one of open spaces and natural beauty to one marked by large, unsightly storage facilities

Further, Congress Club's proposal would create even more non permeable surfaces in an area where substantial expenses have been incurred by Williams Bay, Loch Vista Club, Congress Club and Conference Point Camp to address stormwater management. As you may know, all of the stormwater that falls on Conference Point Road, Upper Loch Vista and Lower Loch Vista flows south to the Harold Rinear Park immediately north of the garages Congress Club is proposing to build. The water then flows south past the current Congress Club garage then southwest through a wooded area to Geneva Lake. Williams Bay and the 3 clubs spent tens of thousands of dollars a few years ago to alleviate the flooding of Harold Rinear Park and direct stormwater down Conference Point to Rinear Park. Building the garages and parking areas Congress Club proposes will create more non-permeable surfaces, thereby exacerbating the flooding in that area, not to mention the impact on flooding of removing numerous trees and vegetation

Thank you for taking my concerns into consideration



FUCHS & ROSELLI, LTD.

Michael T. O'Connor / Attorney

[REDACTED]

Fuchs & Roselli, Ltd.

[REDACTED]

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Please consider the environment before printing this email

Comments from Tom Veselka

Page 3 Overview: *The first paragraph states that there are six garage structures on the Congress Club lot.*

The overview fails to mention that two of the garages, as shown in the Building Area Exhibit, are large. One of these structures, labeled “A” has four garage doors and the other garage labeled “B” has six garage doors. The A garage is only 180.2 square feet smaller than the larger B garage, and could potentially be retrofitted with smaller doors to fit at least one more car. Garage structure C is 339.0 square feet with a single door that, from my backyard, appears to be designed for a two-car garage. Both garage D and garage E appear to be one-car garages. Presumably, the sixth garage structure mentioned in the overview refers to the concrete pad located near garage A because (1) a garage once stood upon the pad a little more than one year ago, and (2) no other information about existing garages were provided to me from the Village of Williams Bay. Critical information regarding the exact length and width measurements of the existing garage structures are not provided limiting my analysis of existing structures.

In addition, in the Building Area Exhibit, a concrete pad located south of garage D is partially drawn. Exhibit A, B, and C also show this concrete pad. No other information is provided about this concrete pad and, if at any point in time, a structure was built upon it. However, based on the footprint size of garage D and garage E in the exhibits, it appears that this pad could reasonably fit a one-car garage. Building on existing pads may require minor area variances compared to the size and scope of the proposed garage complex. It would also have much smaller impacts on the surrounding community and the environment.

The table below summarizes the existing and additional parking potential on existing garage/concrete footprints.

Existing Functional Garage	Parking Spaces	Potential on Existing Concrete Pads	Additional Parking Spaces
A Garage	4	Garage A retrofit	1 to 2
B Garage	6	Pad near Garage A	2
C Garage	2	Pad south of Garage D	1
D Garage	1	Total	4 to 5
E Garage	1		
Total	14		

In addition, the aerial photo provided in Exhibit A shows a large uncovered parking lot. Based on the parking space lines, concrete parking blocks, and overall size of the asphalt parking area shown in the photo along with visible observations from vantage points outside of Congress Club property, the

parking area appears to have enough room for roughly 30 automobiles. No written information or general statements about this parking area are provided in the variance application package.

Page 3 Overview: *The first paragraph also expressed a sense of urgency to meet homeowner's insurance requirements.*

The garage structure collapsed more than one year prior to the date shown on the *Application for Variance* form; that is, the 14th of April, 2022. The overview stated that it collapsed within the past year, but it actually collapsed on or before February, 23, 2021. Because it took more than one year to submit a variance application, the timeline to make variance decisions should not be hurried by a self-created Congress Club circumstance. Especially, in light of the facts that a decision to build would have significant impacts for an indefinite amount of time. No pertinent information about the insurance policy has been provided including the date of the claim, when it expires, and the terms of the replacement. Note, the plans submitted in Exhibit B show that if the variance is approved no garage would be built on the pad where one formerly stood.

The statement that the structure collapsed due to natural causes needs additional context. On the morning of February 23, 2021, Chris Henning notified a Congress Club member via email that a club's garage collapsed. He also sent a photo of the collapsed garage. A reply from the Congress Club member was received that same day. Why did it collapse? Simply, because of the weight of the snow on the roof or were there other factors such as a faulty building design and/or inadequate maintenance practices that contributed to its collapse when other structures did not cave-in.

Page 3 Overview: *The fourth paragraph statement regarding the wants of the Congress Club*

The statement of “wants” of the Congress Club members are not commitments. The only commitment made regarding the appearance of the buildings is that, if constructed, the garages would have white siding with green roofs. There are no drawings, illustrations, or specifications related to the proposed project that can be used to judge its aesthetic appearance. In addition, there is no information about what materials would be used in the construction of the garages and driveways. The “MATCH EXISTING” label associated with “driveways” shown on Exhibit B is non-descriptive, but for the purposes of the following discussions, it is assumed that “driveway” material would be gravel.

Contrary to the statement about what Congress Club members want, past and current behaviors have demonstrated a lack of concern for the community regarding the exterior aesthetics of existing garages. The aesthetics of an object is subjective, but most would agree that peeling paint, decomposing siding, broken doors and glass, ripped and rusty screens, etc. is not beautiful. Two of garages that are very close to the Loch Vista Club have been an eyesore for years and continues to be up until this point in time.

One such structure is built on the property line between the Henning Family and Congress Club several yards from my backyard deck.



Figure 1 View of garage from my back deck

The recent cutting down of trees, bushes, and land cover that will be replaced with garages and gravel does not demonstrate a concern for natural resources. According to my estimates, if constructed, the proposed project site that is adjacent to the Loch Vista Club, would add 6,048 square feet of garage footprints and approximately 12,000 square feet of “driveway” to the existing garage, gravel, and concrete pad footprints. In total, the contiguous garage and driveway complex would cover roughly 0.63 acres of land without any natural ground cover. Assuming the trees would survive the construction and thrive in a gravel environment; only two existing trees would remain.

Even though a variance has yet been approved, except for the two aforementioned trees; all other trees and bushes on the proposed garage and gravel footprint have already been removed. Note that Exhibit A imagery shows that the forest extended to where the collapsed garage once stood. No tree removal permits were filed with the Code Enforcement Tree Commission and the Tree Commission was unaware of these actions. Some trees in this area recently died, but if undisturbed, a healthier forest would eventually return. This long-term perspective is worth noting, because if the project goes forward as

planned, the green space will be gone indefinitely even after all current club members move on and new members join.



Figure 2 [Part](#) of the area that was cleared of trees and bushes.

No specific information about the “native” planting area to the north of the 96-foot long garage shown in Exhibit B is provided. In addition, there is no discussion related to the care of this landscaped area. Because of its orientation, it would receive reduced exposure to direct sunlight making it difficult for many plant species to survive. Because no information is provided about the height of the structure and roof geometry/pitch, it is not possible to estimate the area’s exposure to direct sunlight.

The elevation contours in Exhibits B and C indicate that the natural planting area would receive runoff from the surrounding area (i.e., Upper and Lower Loch Vista). That inflow in combination with run-off from the garage roof may create pooling behind the building making it even more difficult for plants to survive. Essentially, the garage would be a 96-foot barrier/wall that would impede the natural flow of water, potentially creating water issues.

Page 4 Unique Property Limitations:

The paragraph that describes the unique limitations of the property fails to mention the paved parking lot located east of Conference Point road. For the reasons discussed later in this document, the justification for additional two large garages is not warranted. However, if additional garages are judged necessary, prudent examination of the problem should consider not only the proposed plan, but also examine alternatives that would fulfill garage demands with less disruption to the environment and community. One such alternative that expands the current garage parking area to 18/19 spaces was presented above. With additional minor modification, perhaps a 20th space could be added.

Another alternative is to utilize the current parking lot area to construct garages. This flatter footprint is not encumbered by any trees and building garages on it would be less disruptive to the environment. In addition, this site is much closer to Congress Club homes and it would not require the destruction of any existing green space.

Page 4 Unnecessary Hardship:

Paragraph 3 does not provide the appropriate framework for the density argument, which is based on an average over the entire lot. Instead, it should more appropriately be framed in terms of the location and density of the project itself. The development plan shows that the two proposed garages with a total footprint of 6,048.0 square feet would be combined with five other existing garages that have a combined footprint of 4,565.5 square feet. Together, existing plus proposed, the total building area would cover 10,613.5 square feet. That is more than 1,000 square feet per residential unit owner.

The area between the garages would be covered with gravel for more than 12,000 square feet where none had previously existed. In combination, the new and proposed gravel would cover about 15,500 square feet.

In summary, ranging from 0 feet to 15 feet from Loch Vista properties, seven garages along with gravel and concrete surfaces will all be situated on a contiguous footprint of about 0.63 acres without ground vegetation. That footprint is several times the average size of the adjoining lots. The relatively large garage/storage complex with two large buildings will resemble a commercial size lot that does not fit into the surrounding SF-6 setting that is comprised of homes and building that are intertwined with green areas. The submission by Chris Henning show the specifications of a Williams Bay commercial building that is 5,000 square feet.

The application does not provide an adequate proof of hardship, only a demand (want) not a necessity. How can a hardship exist when past Congress Club behavior shows that the existing garages are not fully utilized to serve the primary purpose of a garage; that is, for storing passenger vehicles, trailers, and trucks? A case in point is that it appears that garage A shown in the Building Area Exhibit has not served those primary purposes for years.

In SF-6 zoning restrictions state, *"Residential garage or shed. A portion of a principal residential building or a detached accessory building, including carports, that is used primarily for storing passenger vehicles, trailers, or one truck of a rated capacity not in excess of 10,000 pounds."* The basic design of the garage

and storage complex, however, appears to be tailored for the storage of motor boats and other objects larger than an automobile. Area variances should typically provide a small increment of relief from restriction from a physical dimensional restriction such as a setback whereas use variances permit the land for a prohibited use. Is the storage of many boats in garages at a single contiguous complex within the intent of the SF-6 garage zoning requirement?

The application request appears to be extreme. If one does exist, it is reasonable to grant a variance only up to the minimum level that relieves unnecessary burdens, such as the alternative presented on the first page. With small modification, Congress Club would have two automobile spaces per home. To put it in terms of a community context, most Loch Vista Club lots have either a small one-car garage or none at all. Also similar to Loch Vista properties, Congress Club members can store boats outside as they have done for many years in the past.

Page 4 No Harm to Public Interests:

Simply stating there is no harm to the public, is inadequate. Given the degree to which the proposed project deviates from/exceed current limits, more justification is needed to show there are no short-term and long-term negative impacts. There are no discussions about the impacts of building and driveway surfaces on both the quantity of water and water flow rate through the proposed site. As mentioned previously, there are potential water pooling/flooding issues around the bigger proposed garage.

A larger concern are the flows through the proposed storm drainage system. The characters of the previous forested area functioned as sponge absorbing water and filter out pollutants as water slowly trickled down to Lake Geneva, mostly as groundwater. That may no longer be the case if the project goes forward. The purpose of the drain is to move water quickly out of the garage storage complex to avoid flooding on the site. This quick movement of water creates spikes in the downstream hydrograph. It also and diminished the land's ability to filter out pollutants originating from non-point sources at higher elevations. These pollutants will combination with inevitable increased pollutant loadings from the storage complex itself. Common pollutants are oil residual and other pollutants emitted from vehicles, pesticides, herbicides, and excess nutrients. The potential problem has been exacerbated by the recent construction of the drainage system that moves runoff directly into Lake Geneva (see picture below). Prior the constructive of this water channel water flowed down to Conference Point Camp fields that help support the nearby wet lands. Another obvious environmental impact is that wildlife that live and visit the areas will be affected by the gravel/garage landscape.



Figure 3 Drainage channel directly linking the proposed garage and gravel complex to Lake Geneva.



Figure 4 Wetland area located near the drainage channel.

From a Loch Vista Community perspective, I contend that replacing a native landscape with garages and gravel is not *“a more aesthetically pleasing option.”* My neighbors all agree and it will affect our property values.

On a personal note, passed down through the generations, my small cottage (about 900 square feet on a single level) located at 83 Lower Loch Vista Drive has been in my wife’s (Karkow) family for over 100 years. She passed away 3 years ago after battling cancer more for than 15 years, but all of our biological children, grandchildren and me are very often here. If constructed, the proposed garage that measures 96 feet by 36 feet (3,456 square feet) would run parallel to my property line just 15 feet away. It would dwarf my cottage and from ground level totally block my view of the lake to the south. My view to the east is already blocked by Garage A (please revisit figure 1). If from my deck, my family would be able to look out beyond the very large proposed garage we will see more garages and gravel. Yes, I will be negatively impacted and I think most people would agree. I encourage zoning board members to visit the proposed building site and surrounding area.

Note: Because pertinent information was omitted, I needed to make several gravel and concrete slab area calculations using crude methods.

----- Forwarded message -----

From: "Veselka, Thomas D." [REDACTED]
Date: May 12, 2022 8:15 AM
Subject: Congress Club Variance Application
To: Bonnie Schaeffer <zoning@williamsbay.org>
Cc: Chris H [REDACTED]

Bonnie,

Thank you for meeting with me yesterday afternoon on very short notice. The information that you conveyed to me was very helpful. I checked my calculation last night and found some minor errors, all of which underestimated the footprint sizes. I therefore made corrections to the text I sent you Monday and also corrected some minor grammatical/wording errors (see attached file). Sorry for any inconveniences that I may have caused you.

To put the Congress Club proposed project in perspective relative to the Loch Vista Club community, I compiled the following facts.

Facts about the Congress Club Proposed Garage Project

- Congress Club currently has:
 - Five garages with a total of 4,565.5 square feet with space for about 14 cars
 - An outdoor parking lot for about 30 cars
 - Most Loch Vista Club members in the FS-6 zone have either a single car garage or no garage
- A two-car garage not included in the statistics above collapsed due to snow load on its roof in February 2021
- The footprint of the two proposed garages is 6,048 square feet
 - 6.7 times the footprint of my single-level cottage
- The larger of the two proposed garages will parallel the Henning/Veselka properties 15-feet south of our lot lines for 96 feet
 - Each of my lots is 50 feet wide
- The footprint of existing garages plus proposed garages is about 0.25 acres (10,613.5 ft³)
 - 11.8 times the footprint of my single-level cottage
 - More than the size of my double lot (each lot is about 0.115 acres)
 - Each residential unit would have about 1,060 square feet of garage space.
 - A commercial facility in town has a building with a footprint of 5,000 square feet
- Gravel and existing concrete pads in front of and between the garages would total 0.38 acres
 - 1.6 times the area of my entire double lot
- In all, 0.63 acres would be contiguously covered by garages, concrete pads and gravel without ground vegetation. If they survive garage construction and thrive in a gravel environment Two existing trees would remain.
 - 2.7 times the area of my entire double lot
 - All located in a FS-6 zone, the same as Loch Vista Club
- Both proposed garages are 36 feet deep; well beyond what is needed to park a passenger vehicle (20 to 22 feet is typical).

As, shown below I also highlighted some key text in the FS-6 zoning ordinance that I think are relevant.

Residential garage or shed. A portion of a principal residential building or a detached accessory building, including carports, that is used primarily for storing passenger vehicles, trailers, or one truck of a rated capacity

not in excess of 10,000 pounds Residential garages do not include temporary enclosures A residential shed is a structure used primarily to store residential maintenance equipment for the subject property. Residential sheds do not include temporary enclosures Residential garages or sheds shall adhere to the following standards:

- (1) One attached or detached garage and one shed shall be permitted by right
- (2) Within the SF-CPP District, no more than one attached or detached garage shall be allowed, and no garage shall have a capacity greater than three cars See § 390 0213 for additional standards in the SF CPP District
- (3) To minimize the visual impact of garage doors as seen from the public street, attached residential garages should be side or rear loaded whenever practical
- (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
 - (b) Additional garage bays (beyond two) shall be set back a minimum of two additional feet behind the first two garage bays, except through the issuance of a conditional use permit
 - (c) In no instance shall the combined total of the garage face, measured as the interior width of all garage bays that are along the front or street sidewall, exceed 50% of the overall width of the principal structure.
- (5) The combined area of all detached garages and sheds on a lot shall not occupy more than 20% of the rear yard area (or shore yard where applicable)
- (6) Garages shall conform to the most restrictive of the following standards:
 - (a) No detached garage shall have a floor area that exceeds 60% of the gross floor area of the principal building on the lot
 - (b) No detached garage shall have a floor area that exceeds 10% of the total lot area.
 - (c) No detached garage shall exceed 1,000 square feet
- (7) No detached garage shall exceed 15 feet in height

Best regards,

Tom Veselka

----- Forwarded message -----

From: Bill Bobbitt <[REDACTED]>
Date: May 12, 2022 12:17 PM
Subject: Congress Club variance
To: Bonnie Schaeffer <zoning@williamsbay.org>
Cc:

Ms. Schaeffer, I am contacting you with my concern about the possible granting of a land variance for the construction of some so called garages at Congress Club. I am a resident of 22 years at Loch Vista, a neighbor of Congress club. In the not so distant past, we at Loch Vista Club, Congress Club owners and the camp at Conference Point, spent in excess of \$ 120,000.00 to mitigate a water problem. This plan now to eliminate trees and ground cover, in an area of over 6,000 sq.ft. and construct buildings that will resemble commercial storage buildings will surely contribute to our once solved water problem. I would urge the board to require Congress club to submit an Impact report as to the results that this construction and very long driveway will create. In reviewing the Village Land Use Regulations it appears to me that the proposed garages will not conform to many of the established rules and should not be allowed. I have spoken to the representative of Congress Club and it seems that the hardship that they are applying for is that they cannot store their boats in the existing storage buildings. This same hardship is being experienced by half the boat owners on the lake, and they seem to find other solutions than building hugely oversized garages and covering acres of land. I strongly urge the board to adhere to the rules of usage of the village and deny the proposed variance. Thank you for considering my opinion. William Bobbitt, Loch Vista Club.

----- Forwarded message -----

From: Christine Hutchison [REDACTED]
Date: May 12, 2022 12:23 PM
Subject: Congress Club Variance Application
To: Bonnie Schaeffer <zoning@williamsbay.org>
Cc: tdveselka@anl.gov

Dear Bonnie:

RE: Congress Club proposed garage and gravel project

I am a resident at 88 Lower Loch Vista Drive and admittedly oppose the Hardship proposal for the above garage and gravel project.

It is my understanding the congress club currently has A LOT of storage space, some of it is not used and holds junk that needs to be cleaned out. I know this as I walk my dog along the road and see that the current garage space is NOT being put to efficient use. AND the space they do have they do not properly care of as a garage collapsed in FEB 2021 AND the fixtures are in desperate need of painting.

- Five garages with a total of 4,565.5 square feet with space for about 14 cars
 - An outdoor parking lot for about 30 cars
- • We understand the footprint of the two proposed garages is 6,048 square feet
 - 6.7 times the footprint of a standard single level cottage
- ○ Each residential units would have about 1,060 square feet of garage space.
 - A commercial facility in town has a building with a footprint of 5,000 square feet (ie. NO hardship need here)
- In all, 0.63 acres would be contiguously covered by garages, concrete pads and gravel without ground vegetation. Two existing trees would remain if they survive garage construction and thrive in a gravel environment.
 - 2.7 times the area of the double lot just N of the site
 - All located in a FS-6 zone, the same as Loch Vista Club
- Both proposed garages are 36 feet deep which is suitable for storage boats; well beyond what is needed to park a passenger vehicle (20 to 24 feet is typical). WE DO NOT SEE a hardship need for these garages.

I oppose the fact that 0.63 acres would be contiguously covered by garages, concrete pads and gravel without ground vegetation. I suggest that the Congress Club has enough current garages and they DO NOT NEED to take up precious wood land to create space for multi-millionaires to park their boat. I DO NOT see a hardship to justify the building of more concrete in this pristine area. Maybe Congress Club should consider knocking down their existing garages that are collecting junk items and rebuilding to their needs.

Thank you for your consideration as we are all trying to enjoy the beautiful area.

Christine Hutchison

From: Dave Kastning [REDACTED]
Date: Thursday, May 12, 2022 at 2:16 PM
To: Bonnie Schaeffer <zoning@williamsbay.org>
Subject: Zoning @ Congress Club

Hi Bonnie,

Our association (Loch Vista Club) is up in arms, rightfully so, with the ridiculous zoning variance the Congress Club is requesting. They want to build garages (aka boat storage facilities) 3x larger than current zoning allows? I didn't buy my house to overlook Gage Marine's boat storage yard, which is pretty close to what this will be. If the village allows this than what really is the point of having zoning ordinances at all? I thought they were put in place to preserve and protect the quality of our residential areas, among other things.

And to plead "hardship"? You have to be kidding. First world problems.

(please note I am sending this as a concerned resident of Upper Loch Vista Dr. and in no way represent the LVC Board on this matter).

Thank you for your consideration,

Dave Kastning
71 Upper Loch Vista Dr.

From: Heather K [REDACTED] >

Date: Thursday, May 12, 2022 at 2:24 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>, Paul Kinealy [REDACTED] >

Subject: Congress Club Garage zoning variance request- please deny

Hi Bonnie,

We own a home at 104 Lower Loch Vista that is adjacent to the Congress Club property. We know they have recently requested a variance for a garage that supersedes the size of any allowable garage outlined in the current ordinance. We are not in favor of this kind of structure and would ask the Village to limit the structure to within the current code. I am failing to understand how a smaller subdivision like Congress Club would need construction of larger than allowed garages to meet their needs when a typical garage is all that is used for every other home in Williams Bay.

Thank you for your consideration

Heather and Paul Kinealy

104 Lower Loch Vista Dr

----- Forwarded message -----

From: Jeff Knudsen [REDACTED] >
Date: May 12, 2022 10:11 AM
Subject: Congress Club Variance Application
To: Bonnie Schaeffer <zoning@williamsbay.org>
Cc:

Hi Bonnie,

Our family are neighbors of Tom Veselka in Loch Vista Club and we fully agree with the analysis that Tom has presented. We are full time residents and completely oppose the request from Congress Club for any variance for the garages.

Thank You

Jeff Knudsen
101 Lower Loch Vista
Williams Bay, WI

----- Forwarded message -----

From: Kaitlyn Pascale [REDACTED]

Date: May 12, 2022 10:12 AM

Subject: Opposition to the Congress Club Proposed Garage & Gravel Complex

To: Bonnie Schaeffer <zoning@williamsbay.org>

Cc: Matthew Bogusz [REDACTED] >, Phillip Bogusz [REDACTED]

Dear Ms. Schaeffer & Zoning Board,

My husband, Matt, his brother, Phil, and I are the owners of 105 Upper Loch Vista Drive in Williams Bay. I wanted to send you a note to communicate our opposition to the variance for the garage and expanded gravel driveway proposed by the Congress Club.

Our zoning ordinances are here to protect the character of our historic community. The size of the garage means it will extend adjacent to several lot lines and cover a space that is **larger than several of the adjacent lots and homes**, while the association already has **ample car parking spaces** in the existing garages and parking lots on property. The size of the garage suggests it will not be used for cars, but for **boat storage**. Beyond **poor aesthetics**, it seems likely that covering this space **may also create water issues** for the surrounding neighbors as water that would have been absorbed into the ground will be offset by the concrete.

In our opinion, this situation is **exactly why we have zoning ordinances and the Zoning Board** in place--to establish appropriate uses for space, keep owners from making decisions that would adversely impact their neighbors and provide guidelines that influence the character of our community. Please decline this variance. Thank you for the service you are doing for the community.

Thank you,

Kate Pascale, Matthew Bogusz and Phil Bogusz

From: Lynne Railsback <[REDACTED]>

Date: Friday, May 13, 2022 at 11:26 AM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Subject: Congress Club Proposed Garages

I live at 24 Lower Loch Vista and am very concerned about Congress Club's Garage Proposal. I understand they have already removed trees perhaps without a permit. (I had a dead tree removed this winter and a required replacement tree was installed this week. It would greatly upset me if they are not required to replace the trees.) This plan has an adverse effect on the environment and will contribute to more drainage issues in the area. I understand my objection to their plan may be too late but I hope the Village requires that they modify the plan.

Lynne Railsback

From: "Contact form at Williams Bay, WI" <cmsmailer@civicplus.com> on behalf of "Contact form at Williams Bay, WI" <cmsmailer@civicplus.com>

Reply To: "[REDACTED]" >

Date: Friday, May 13, 2022 at 10:37 AM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Subject: [Williams Bay, WI] Congress club (Sent by Rachel Rockwell, [REDACTED])

Hello bschaeffer,

Rachel Rockwell ([REDACTED]) has sent you a message via your contact form (<https://www.williamsbay.org/user/331/contact>) at Williams Bay, WI.

If you don't want to receive such e-mails, you can change your settings at <https://www.williamsbay.org/user/331/edit>.

Message:

Bonnie

In response to the zoning variance request in the Congress club.

We are homeowners on Upper Loch. Wanted to take this opportunity to encourage the zoning commission to adhere to its already existing ordinances regarding structures sizes and adhere to the Williams Bay land use map as originally intended and set up by community members and voted on by Trustees.

It is my understanding every homeowner already has a garage . There is no hardship they just want more. If more storage space is necessary they have plenty of space to add additional garages in their existing parking lot behind the homes.

One garage fell down last year and the carriage house looks like it's next. why on earth would the village approve what's essentially mini storage around the lake?

Let me just make one more last point. They have already cleared the area Bonnie. Which means their expectation is they are going to be granted this variance request .

Total disregard for due process. They could care less what you have to say about it , it appears Bonnie.

We are asking that the land between us and Congress club stay woods for all the wildlife and space between homeowners and that Congress club seed and replace the trees they removed that weren't dead to restart the 100 year old terrain they tore down not caring about land use, ordinances , tree removal requests and approval, approval process in a hearing , due process in general.

Take a stand for all of us. We all live on top of each other and are all there for the same reason yet there is zero regard for any long term thinking by folks.

If that much additional storage is necessary there's a ton of storage facilities in Delavan.

Rachel Rockwell

From: Jann Ryu [REDACTED]
Date: Sunday, May 15, 2022 at 6:22 PM
To: Bonnie Schaeffer <zoning@williamsbay.org>
Subject: Proposed variance by Congress Club

Dear Bonnie,

I strongly protest the approval of the zoning for the garages requested by Congress Club for all the points our Loch Vista neighbors have stated below:

- (1) A complex of garages does not fit into a residential setting. It would resemble a commercial storage complex for boats and other large items. See the definition of garage below.
- (2) The complex would indefinitely destroy green space and natural habitats for deer, birds, squirrels, etc. (if granted, the garages would be passed on down forever, from one owner to the next)
- (3) The hardship claim is not well supported because boats can be stored in commercial storage facilities and outdoor on Congress Club property as they currently do. Therefore, it may be an inconvenience, not a hardship. An inconvenience that others in the community share.
- (4) The aesthetics would be poor (loss of natural beauty)
- (5) It would affect (decrease) our of property values
- (6) There are water draining concerns because a storm runoff that was once absorbed by the forest would flow into a garage and gravel landscape
- (7) The proposed building site would have a drainage system that connects it to an existing channel which flows directly in Lake Geneva. Unlike today, there would be minimal filtering of water pollutants before reaching the lake.
- (8) It is located near an environmental overlay area
- (9) If hardship could be shown, there are alternatives that have lower environmental impacts and are less harmful to the public. None were provided in the variance application.
- (10) The variance application lacks pertinent information about building design, structure heights, materials, etc.

In summary, I strongly protest the granting by the Zoning Board of Appeals of the proposed variance by Congress Club.

Thank you.
Jann Ryu
72 Loch Vista
Williams Bay, WI

From: "Contact form at Williams Bay, WI" <cmsmailer@civicplus.com> on behalf of "Contact form at Williams Bay, WI" <cmsmailer@civicplus.com>

Reply To: [REDACTED]

Date: Friday, May 13, 2022 at 4:49 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Subject: [Williams Bay, WI] Congress Club Request for Variance (Sent by Tamara Wojtowicz, [REDACTED])

Hello bschaeffer,

Tamara Wojtowicz [REDACTED] has sent you a message via your contact form (<https://www.williamsbay.org/user/331/contact>) at Williams Bay, WI.

If you don't want to receive such e-mails, you can change your settings at <https://www.williamsbay.org/user/331/edit>.

Message:

Hi Bonnie,

I hope to make this short and sweet. I understand that the Congress Club Association (CCA) is requesting a variance in order for them to complete the construction of a new garage(s). Based on the information I have received, the CCA would have well over 10,000 square feet on structures on said property. I would think that a structure that large would be considered a commercial building. This proposed structure will be located in a residential area and will be an eye sore to the residents who live near by, and could even impact their property values. I would also think that once constructed given all the concrete and gravel the Village and/or folks in the neighborhood will have water drainage problems.

I urge that the Village deny the CCA request for variance.

Many thanks,
Tammy Wojtowicz



APPLICATION OF A VARIANCE

(Requirements per Zoning Ordinance Section 18.1215)

Applicant name: Gerstad Builders, Inc. Dr. Arvind Mahatme, Dr. Sheran Mahatme

Applicant address: [REDACTED]

Applicant phone number: [REDACTED]

Address of subject site: 461 Ashley Dr. Williams Bay, WI 53191

Current zoning of subject site: SF-2 Low Density District

Current land use of subject site: SF-2 Low Density Residential District

Written description of the proposed variance: Raise the roof of the existing outbuilding beyond the allowable 15' in height.
To 22'-4 1/2"

Written justification for the proposed variance (or attach as a separate sheet): The property owner's hobby needs an expansion to the the height of the building. He prefers to continue his hobby from home where he can be close to his family . See attach statements from Dr. Arvind Mahatme.

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 16 day of April, 20 22

Respectfully submitted,

Roger O Gerstad
(Signature of Applicant)

461 Ashley Drive variance request.

Gerstad Builders believes the proposed building can be modified to obtain the clients desires of increasing the ceiling height without a variance however the aesthetic values will be less desirable. The request for a variation of the zoning code is as follows.

The current two-story single-family residence is on a 1.15-acre lot with 3,177 Square feet finished livings space, a full basement and a three-car attached garage. The roof pitch is very steep 10/12 on the side slopes and 8/12 on the front to back slopes. The height of the primary structure at the ridge to the ground is about 31'. The buildings on each side are of similar height and architectural design with a separation distance between buildings of at least 65 feet.

In 2016, a 3-car detached garage was then added for my client's hobby. Gerstad Builders applied for a permit believing all the zoning restrictions were considered and a permit was issued. Now my client has a desire to increase his ceiling height and still wants to maintain architecture dignity within the neighborhood. We believe the current outbuilding can comply with the current zoning heights of 15' with a flat or minimal pitched roof. Aesthetically, the building design will not be like the architectural characteristics of the primary structure or the surrounding areas. Therefore, my client requests a variance to raise the height of the building to 22 feet 4.5 inches according to the plan submitted. Lot 73 is one of the larger lots in the Bailey Estates community and could sustain a taller building without adverse impacts of the height to adjacent properties. There is no plumbing, heating, insulation, or drywall in the building, only electrical to operate the necessary equipment.

This variance will not result in a substantial or undue adverse impact on the character of the neighborhood as the building is currently existing and the use is not intended to change.

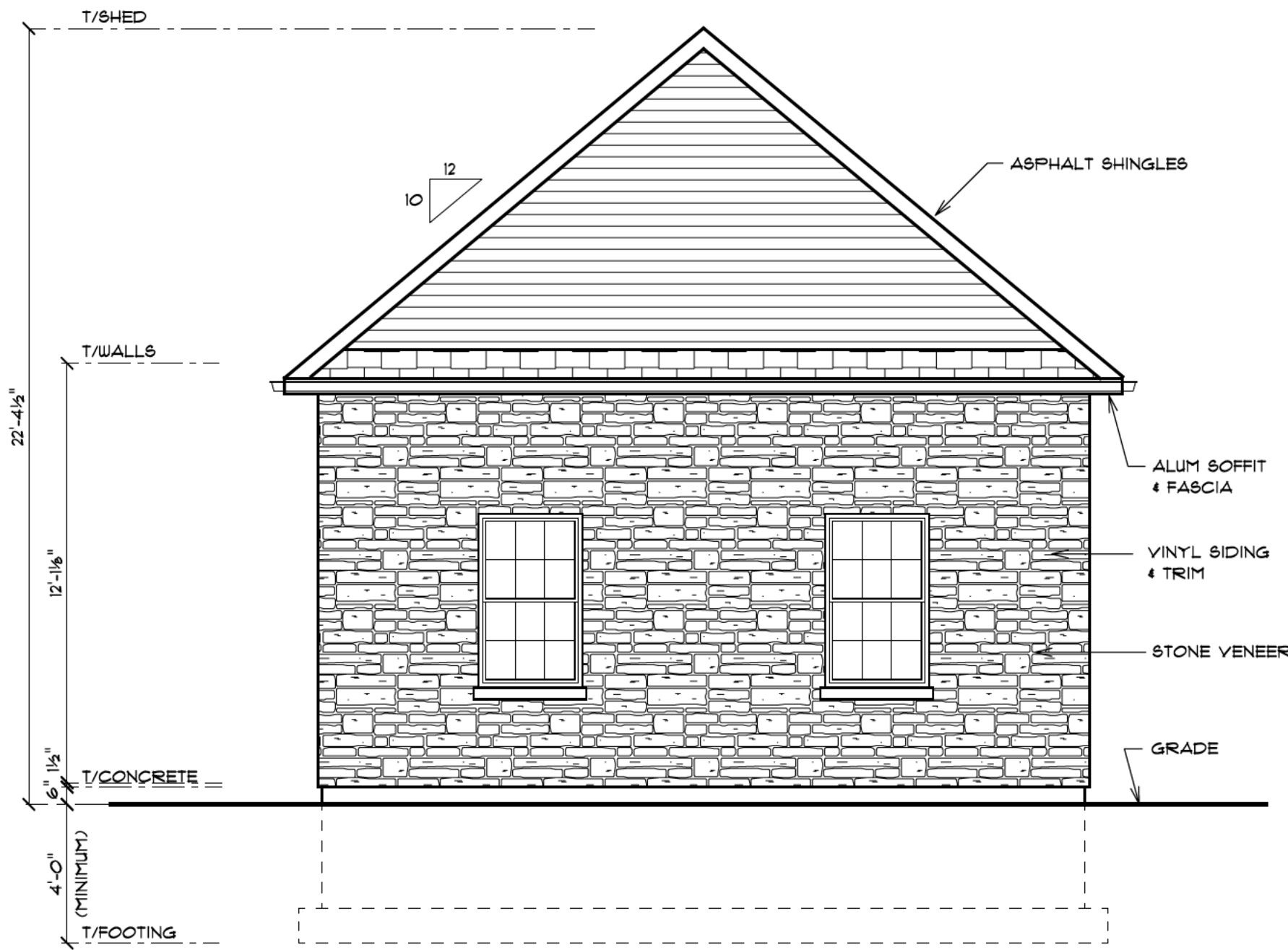
The proposed plan shows a sidewall of 12 feet in height with the balance of the height being in the roof. We request a variance be granted to maintain the architectural values within the Bailey Estates community. I believe this variance could be granted utilizing the description from the Zoning Code Article 1. 390-0104. Intent, sub paragraph B, **"The regulations are designed to utilize performance standards wherever possible to evaluate the actual impact of uses or activities upon the community rather than to rely solely on preset and fixed formulas."**

Respectfully submitted,

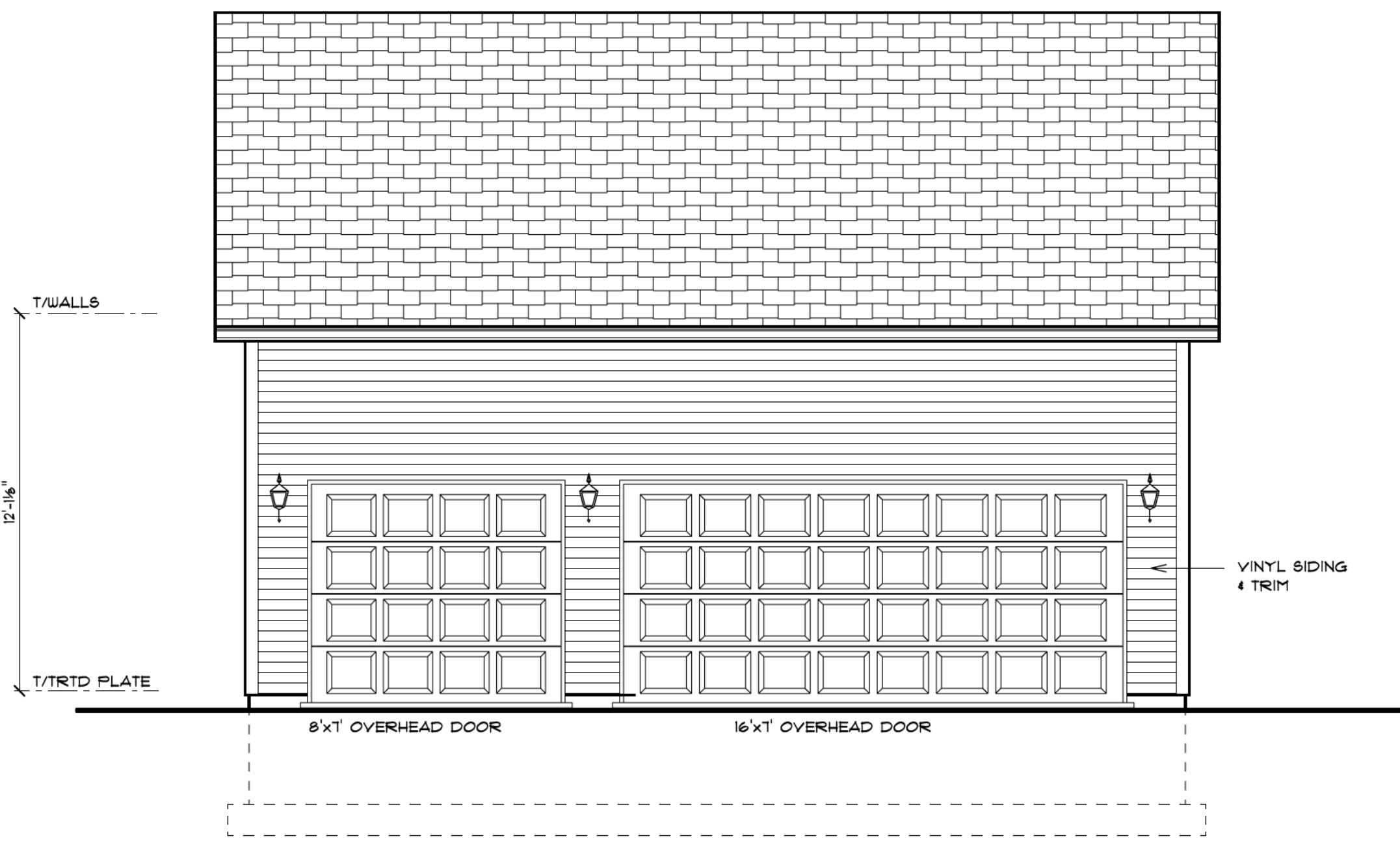
Roger Gerstad
President Gerstad Builders, Inc.

GERSTAD BUILDERS

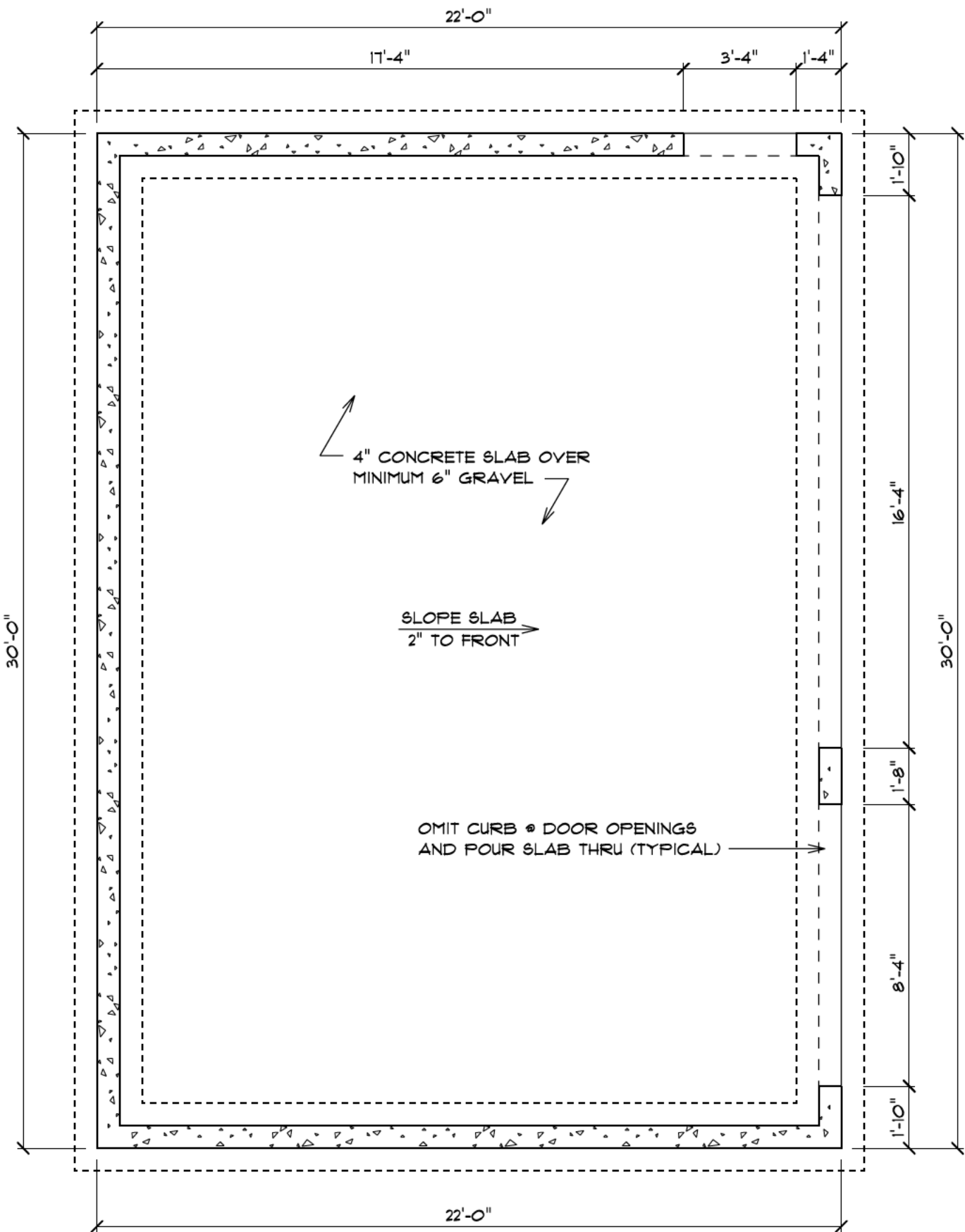
22'x30' SHED (10/12)
LOT #73 461 ASHLEY DR
WILLIAMS BAY, WI 53191



FRONT ELEVATION
SCALE: 1/4" = 1' 0"

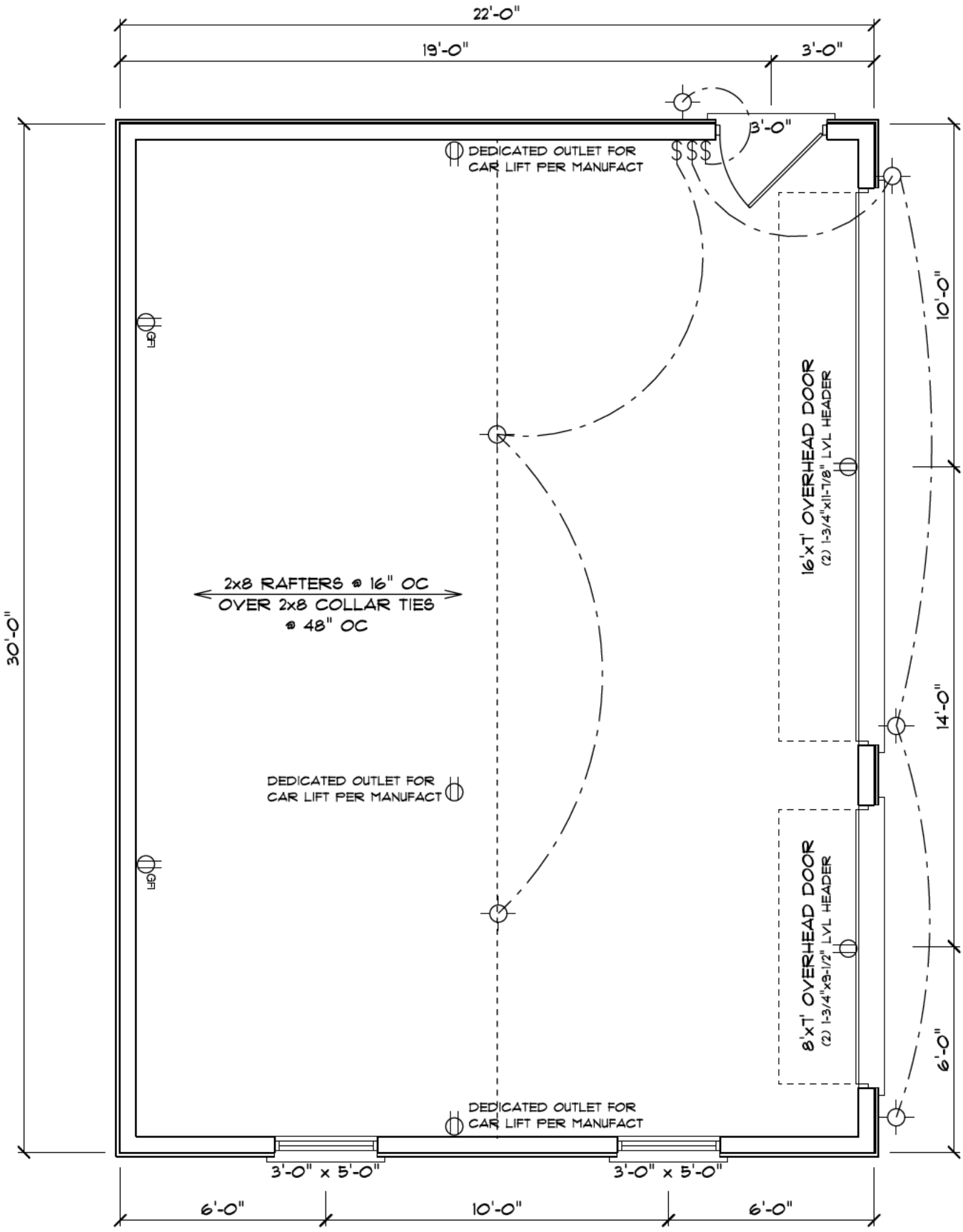


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' 0"



FOUNDATION PLAN
SCALE: 1/4" = 1' 0"

NOTES:
8" CONCRETE WALLS
w/16"x8" FOOTING 48" BELOW
GRADE MINIMUM (TYP)
2x TREATED SILL OVER
CONCRETE WALLS



SHED FLOOR PLAN
SCALE: 1/4" = 1' 0"

22'x30' SHED (10/12)

LOT #73 461 ASHLEY DR - WILLIAMS BAY, WI 53191

FRONT & RIGHT ELEV w/MAIN PLAN & FOUNDATION

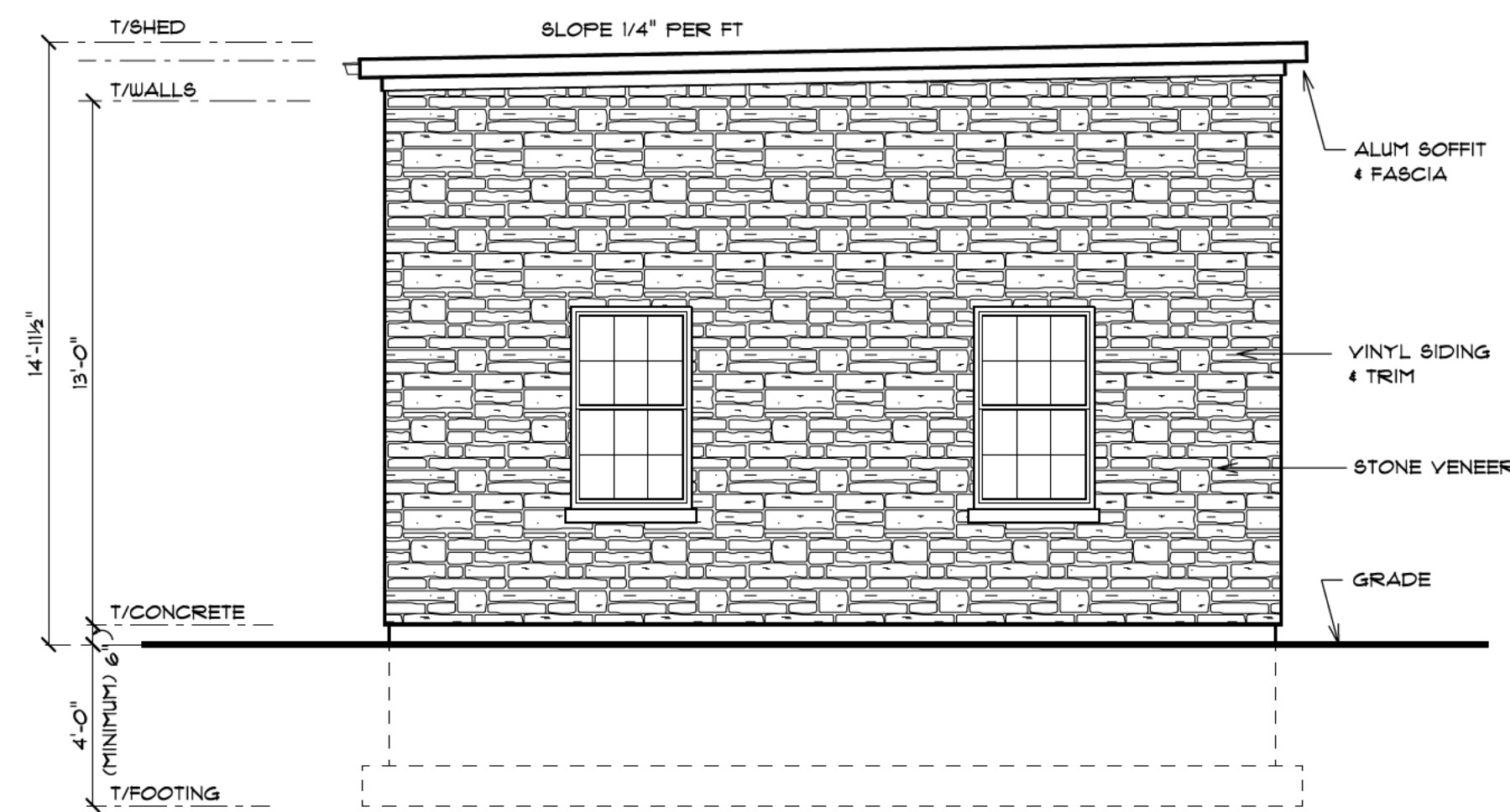
GERSTAD BUILDERS

1600 REAGAN BLVD - McHENRY, IL 60051
(815) 344-1050

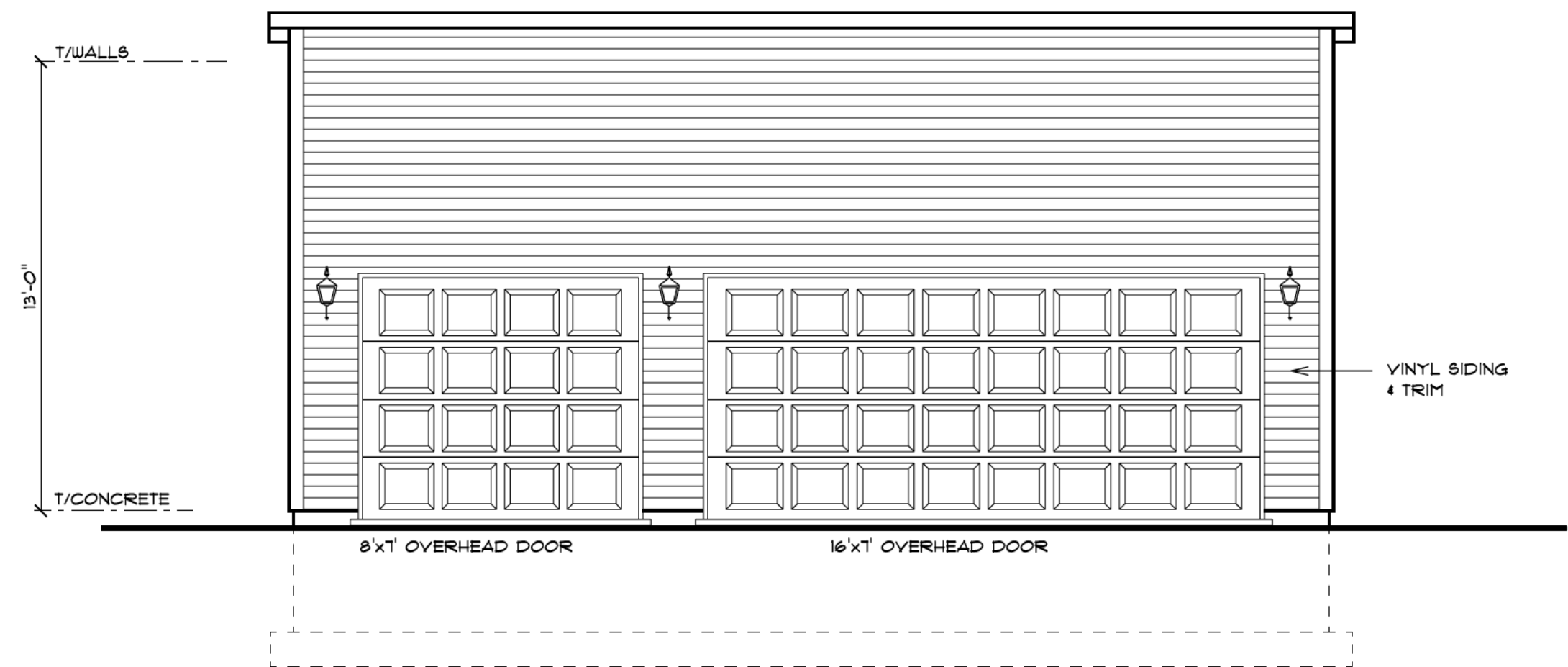
DATE
11-30-16
4-15-22

SHEET NO.

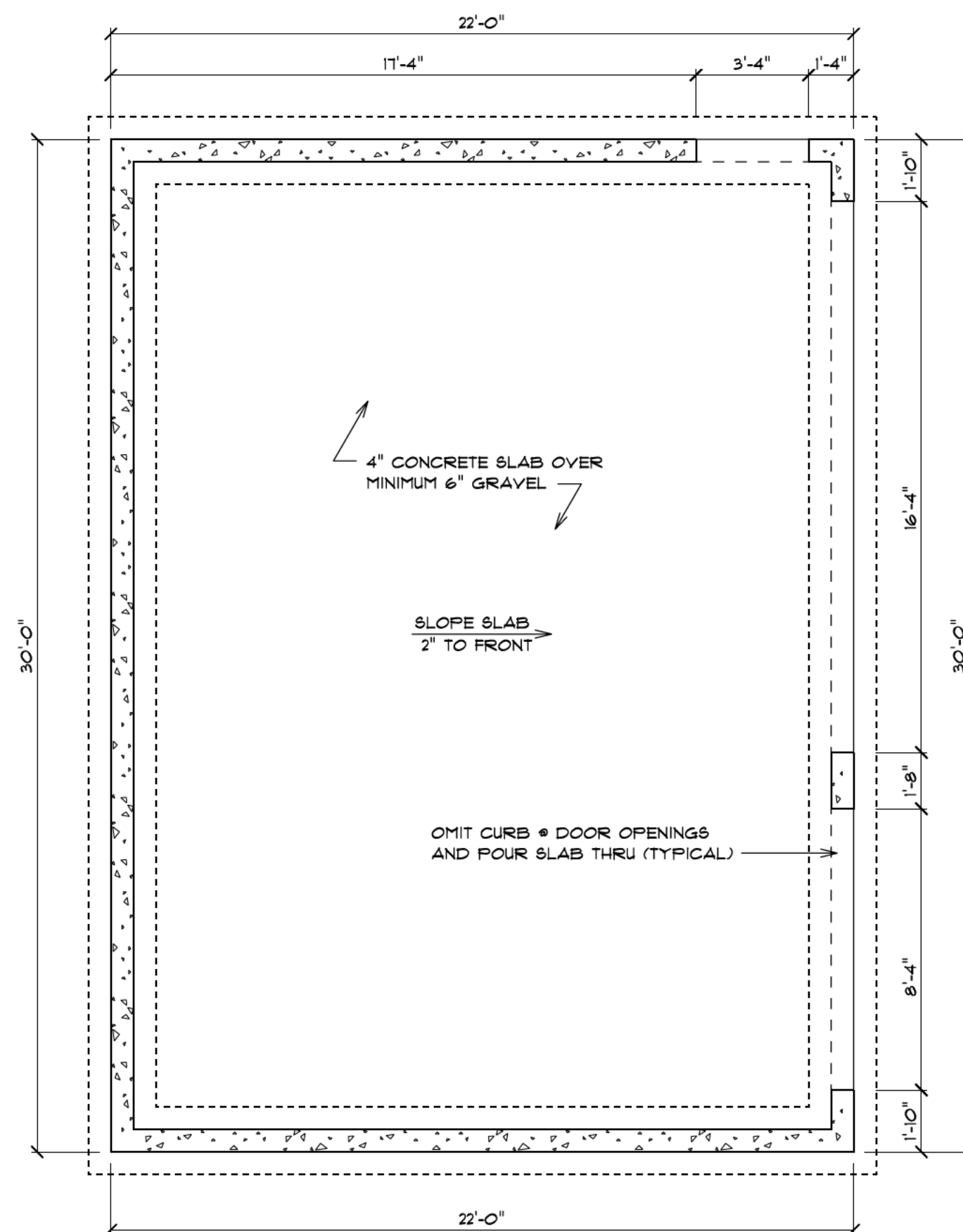
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FRONT ELEVATION
SCALE: 1/4" = 1' 0"

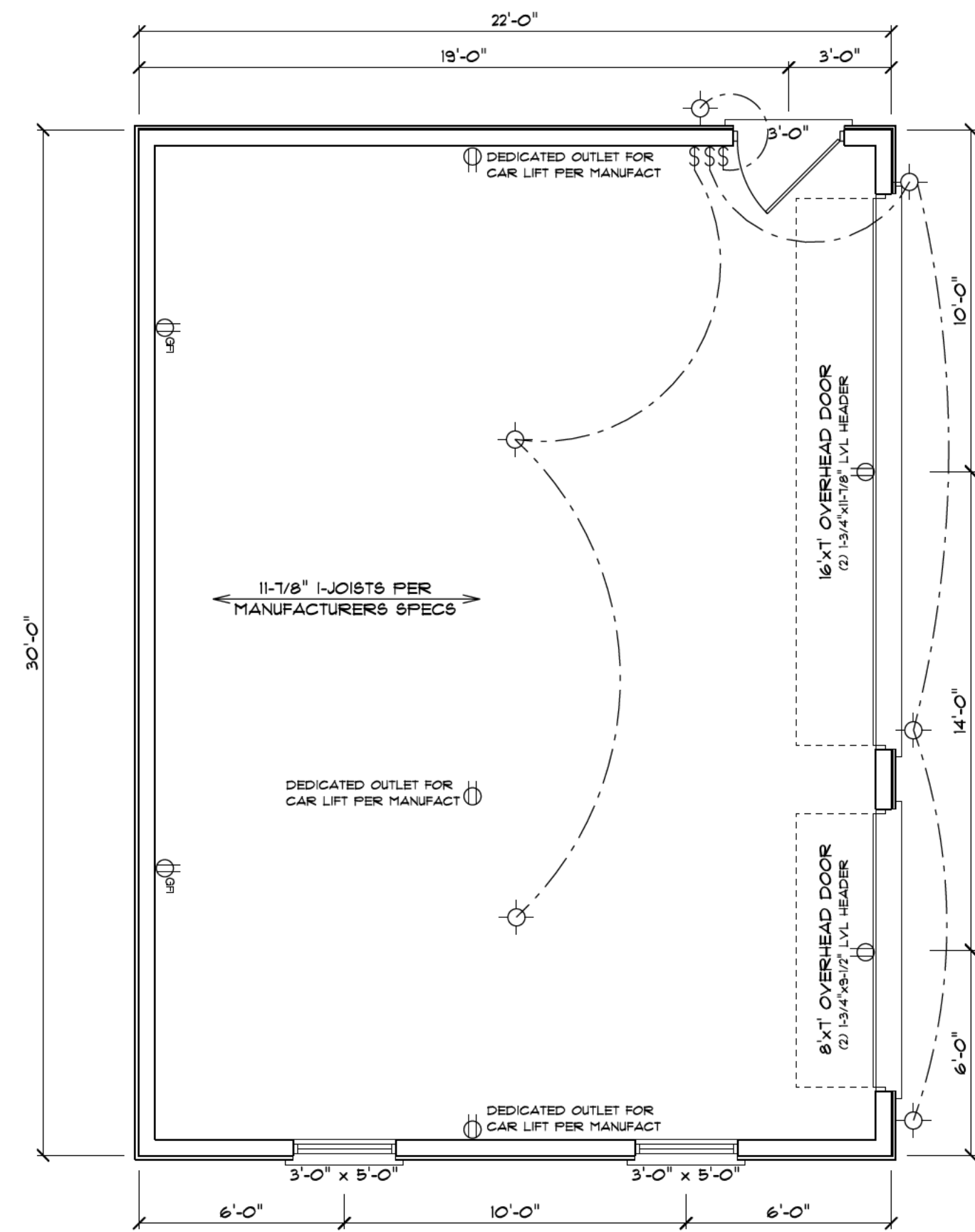


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' 0"



FOUNDATION PLAN
SCALE: 1/4" = 1' 0"

NOTES:
8" CONCRETE WALLS
w/16"x8" FOOTING 48" BELOW
GRADE MINIMUM (TYP)
2x TREATED SILL OVER
CONCRETE WALLS



SHED FLOOR PLAN
SCALE: 1/4" = 1' 0"

GERSTAD
BUILDERS

22'x30' SHED (1/4" SLOPE)

LOT #73 461 ASHLEY DR
WILLIAMS BAY, WI 53191

22'x30' SHED (1/4" SLOPE)

LOT #73 461 ASHLEY DR - WILLIAMS BAY, WI 53191

FRONT & RIGHT ELEV W/MAIN PLAN & FOUNDATION

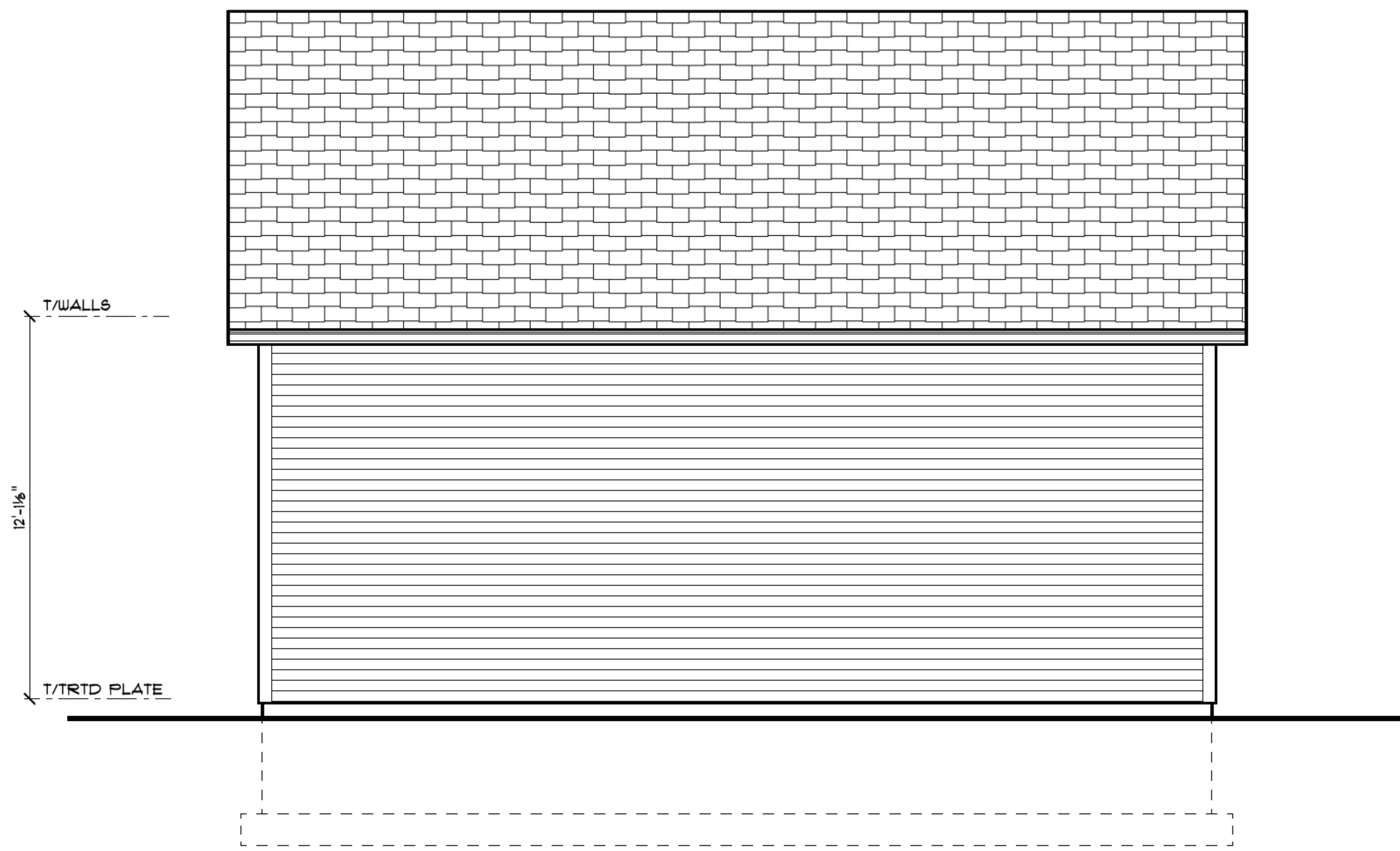
GERSTAD
BUILDERS

1600 REAGAN BLVD - McHENRY, IL 60051
(815) 344-1050

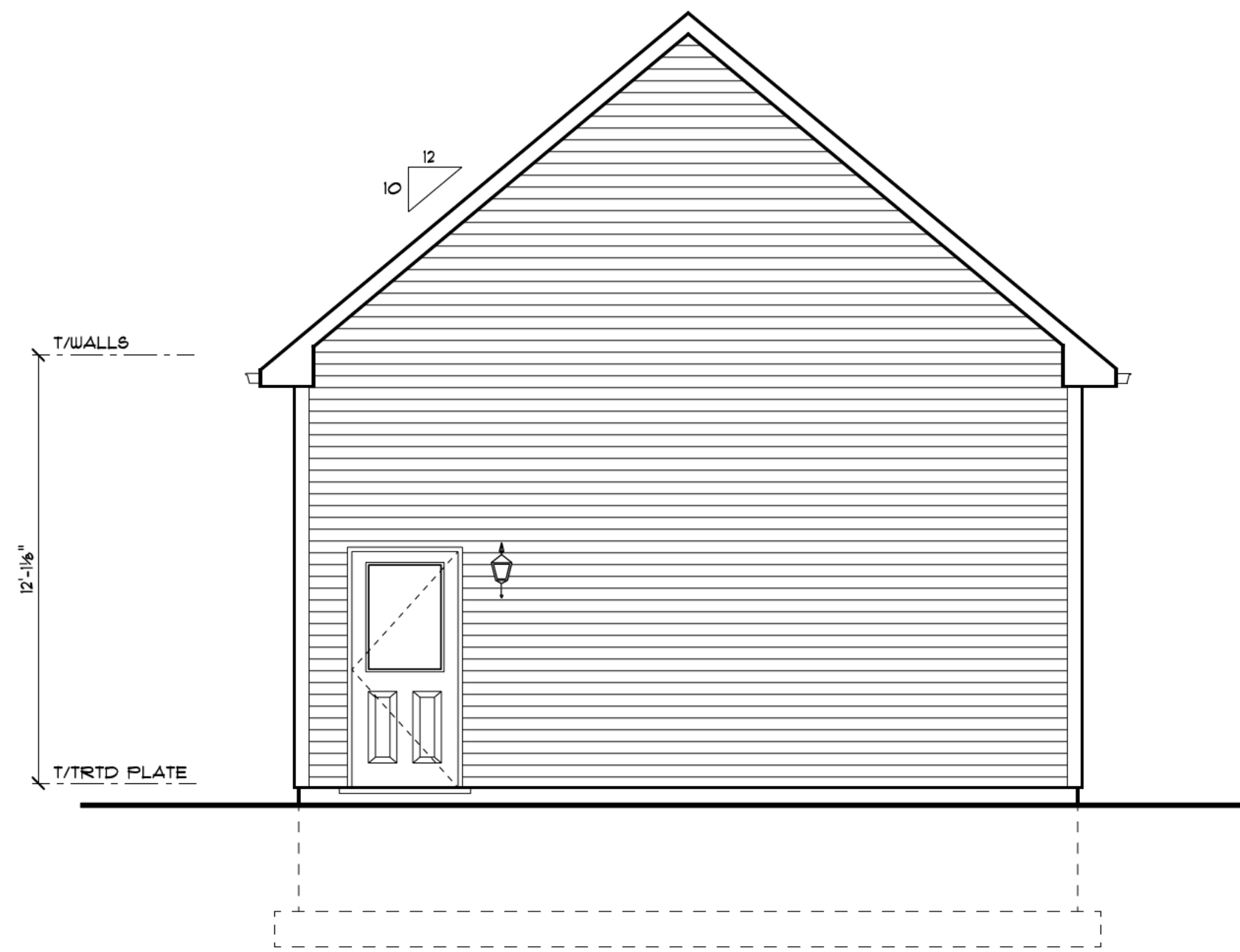
DATE
11-30-16
4-19-22

SHEET NO.

1



LEFT SIDE ELEVATION
SCALE: 1/4" = 1' 0"

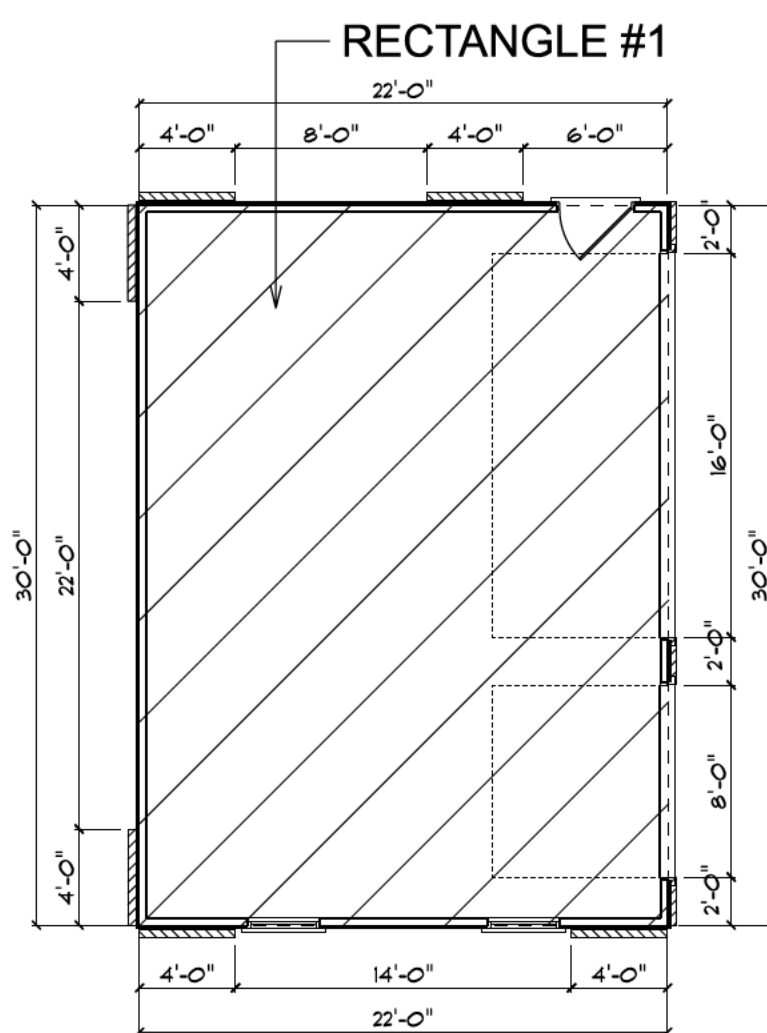


REAR ELEVATION
SCALE: 1/4" = 1' 0"

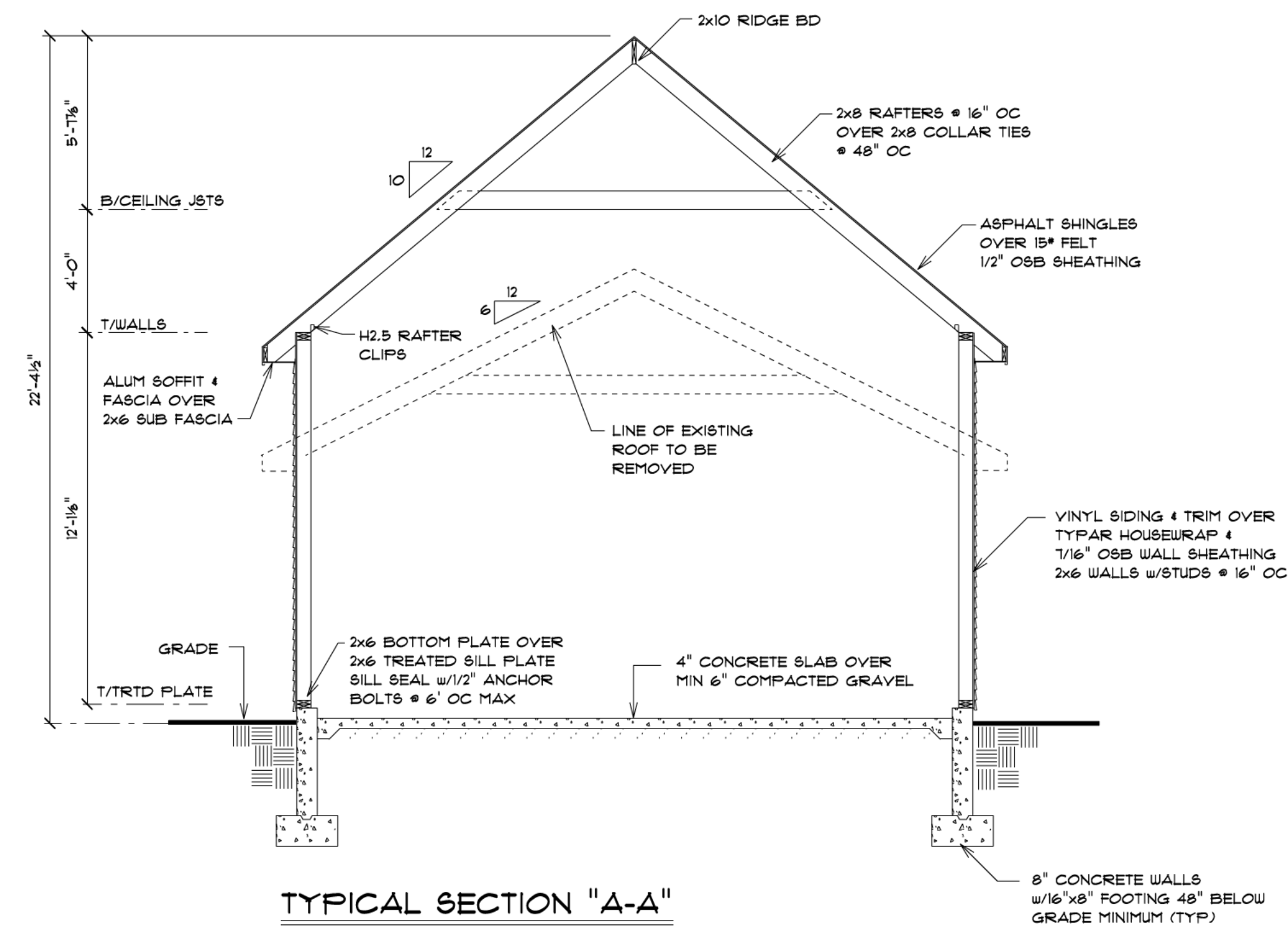
WALL BRACE COMPLIANCE WORKSHEET

Rectangle: 1 Wall Ht. = 12' Eave to Ridge Ht. = 7' Max Opening Ht. = 6'-8" Wind Exp. = B

Walls Supporting:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I		Continuous method (CS-WSP, CS-CFB) and total length required per Table 321.25-J		PF Method (see Figure 321.25-A). Indicate number of PF panels 16'-24" wide provided. Min PF width (Fig 321.25-A) =	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only			30' / 3.7'	22' / 5'		
One floor, roof and ceiling						
Two floors, roof and ceiling						



MAIN BRACING PLAN
SCALE: 1/8" = 1' 0"



TYPICAL SECTION "A-A"
SCALE: 1/4" = 1' 0"

22'x30' SHED (10/12)

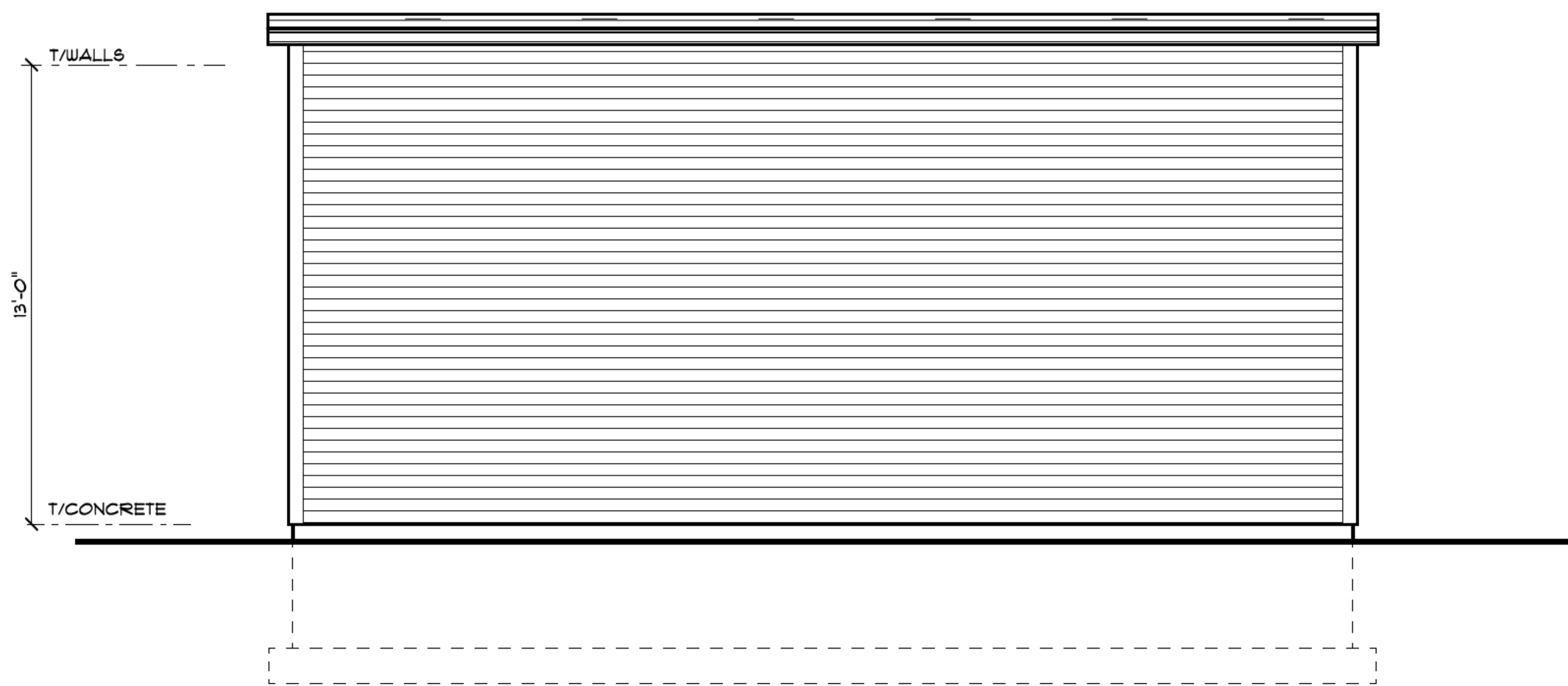
LOT #73 461 ASHLEY DR - WILLIAMS BAY, WI 53191

REAR & LEFT ELEV w/SECTION & BRACING PLAN

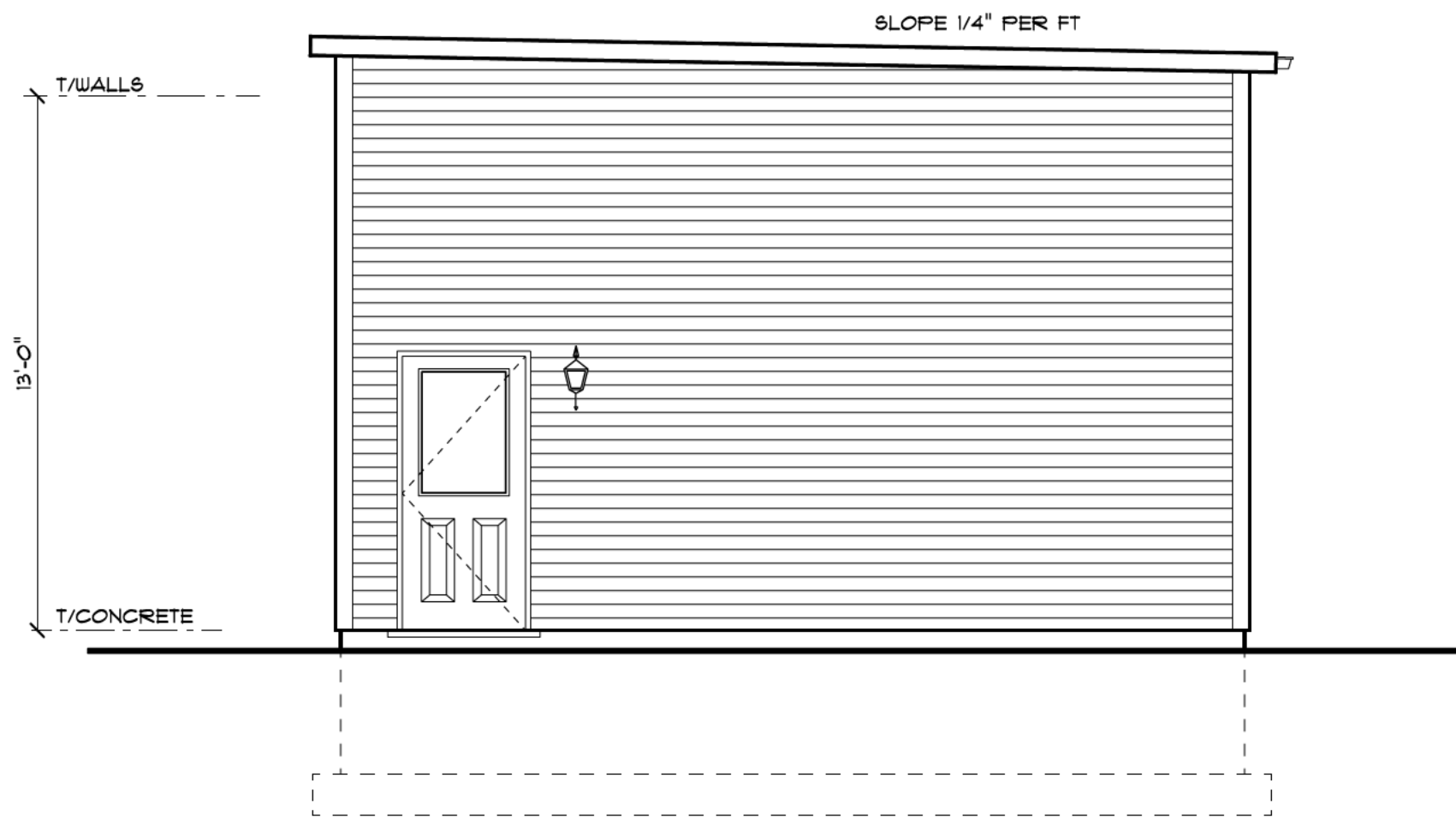
GERSTAD
BUILDERS
1600 REAGAN BLVD - McHENRY, IL 60051
(815) 344-1050

DATE
11-30-16
4-15-22

SHEET NO.
2



LEFT SIDE ELEVATION
SCALE: 1/4" = 1' 0"

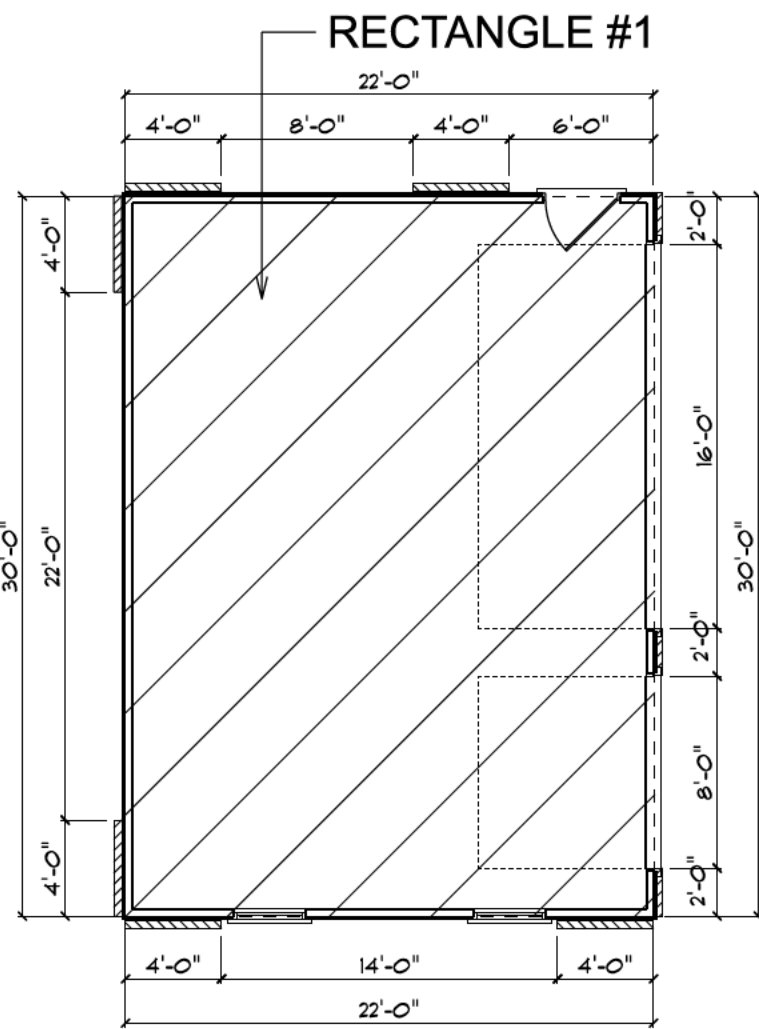


REAR ELEVATION
SCALE: 1/4" = 1' 0"

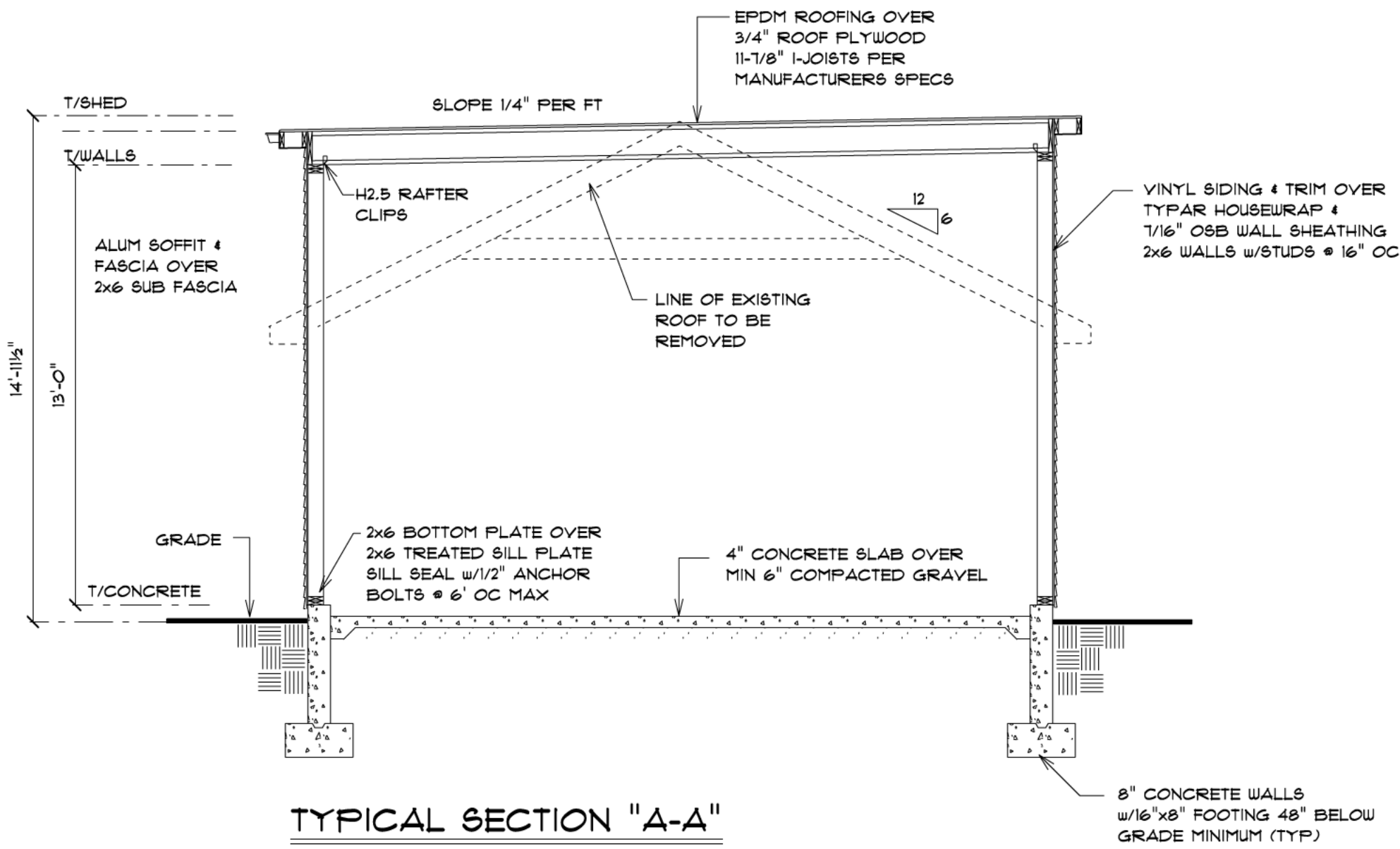
WALL BRACE COMPLIANCE WORKSHEET

Rectangle: 1 Wall Ht. = 12' Eave to Ridge Ht. = 7' Max Opening Ht. = 6'-8" Wind Exp. = B

Walls Supporting:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min panel width (Table 321.25-G) =		Continuous method (CS-WSP, CS-CFB) and total length required per Table 321.25-J Min panel width (Table 321.25-H) = 36"		PF Method (see Figure 321.25-A). Indicate number of PF panels 16'-24" wide provided. Min PF width (Fig 321.25-A) =	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only			30' / 3.7'	22' / 5'		
One floor, roof and ceiling						
Two floors, roof and ceiling						



MAIN BRACING PLAN
SCALE: 1/8" = 1' 0"



TYPICAL SECTION "A-A"
SCALE: 1/4" = 1' 0"

22'x30' SHED (1/4" SLOPE)

LOT #73 461 ASHLEY DR - WILLIAMS BAY, WI 53191

REAR & LEFT ELEV w/SECTION & BRACING PLAN

GERSTAD
BUILDERS
1600 REAGAN BLVD - McHENRY, IL 60051
(815) 344-1050

DATE
11-30-16
4-19-22

SHEET NO.

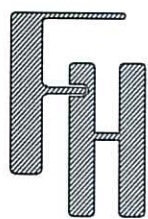
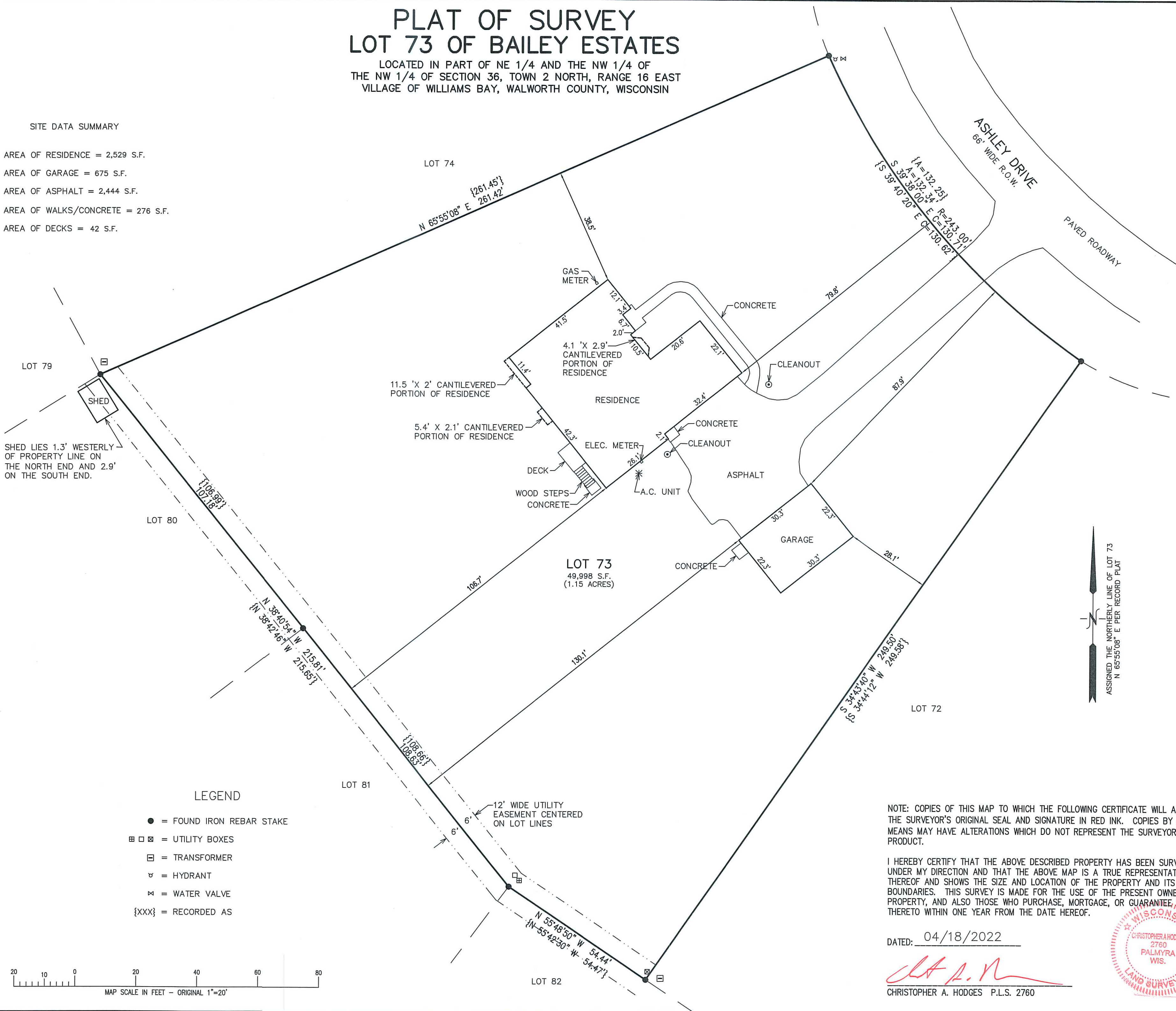
2

PLAT OF SURVEY LOT 73 OF BAILEY ESTATES

LOCATED IN PART OF NE 1/4 AND THE NW 1/4 OF
THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 16 EAST
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

SITE DATA SUMMARY

AREA OF RESIDENCE = 2,529 S.F.
AREA OF GARAGE = 675 S.F.
AREA OF ASPHALT = 2,444 S.F.
AREA OF WALKS/CONCRETE = 276 S.F.
AREA OF DECK = 42 S.F.



PLAT OF SURVEY

461 ASHLEY DRIVE
WILLIAMS BAY, WI

WORK ORDERED BY -
GERSTAD BUILDERS, INC.
1600 REAGAN BLVD
MCHEENY, IL 60051

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.	3249.73
DATE:	04/18/2022
SHEET NO.	1 OF 1

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 04/18/2022

Christopher A. Hodges
CHRISTOPHER A. HODGES P.L.S. 2760





VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting May 17, 2022

May 6, 2022

APPLICANT(S): Arvind Mahatme (Owner), Roger Gerstad (Agent)

TAX KEY: WBAIL 00073

STREET ADDRESS: 461 Ashley Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-315.I(7) which states that no detached garage shall exceed 15 feet in height to increase the height of an existing detached garage to 22' 4 ½".

Per Section 390-1215.D(2)(a through f), *Variance*, I have reviewed the request and provide the following comments for your consideration:

- The hardship is not peculiar to the subject property. The hardship affects all properties similarly.
- The requested variance is not essential to make the subject property developable,
- 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 granting of the proposed variance as depicted on the required site plan does not appear to result in a substantial or undue adverse impact on 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.
- The property was originally developed after 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