



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org Phone:
262-245-2700 | Fax: 262-245-2705

NOTICE

ZONING BOARD OF APPEALS (ZBA) MEETING

TUESDAY, APRIL 20, 2021 AT 6:30 PM

VIA ZOOM WEBINAR

INTERACT FROM A COMPUTER BY GOING TO: <https://zoom.us/j/98472229118>

LISTEN-IN FROM A PHONE BY DIALING: 888-475-4499 | MEETING ID: 9847 222 9118#

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 03-16-2021

V. Variance Application

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

1. APPLICANT(S): John Engerman, Woodley Assets, LLC (Owner)
TAX KEY: WWUP 00017
STREET ADDRESS: 251 Constance Blvd., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0209, *SF-1 Low Density Residential District*, to allow a shore yard setback of 88.5 feet (150 feet required) and side yard setbacks of 23.4 feet and 10 feet (30 feet required) for construction of a new single-family residence.

- B.** Motion to Close Public Hearing

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

VI. Adjournment

George Vlach
Zoning Board of Appeals Chair

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 04/14/2021 5:00 PM



VILLAGE OF WILLIAMS BAY

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

UNOFFICIAL MINUTES ZONING BOARD OF APPEALS (ZBA) MEETING TUESDAY, MARCH 16, 2021 AT 6:30 PM Via Zoom Webinar

I. Call to Order

Trustee Vlach called the meeting to order at 6:32pm.

II. Roll Call

Present: Vlach, Umans, Pegel, Costello, Lothian

Also Present: ZBA Alternate Member Fieweger, Interim Administrator Bretl and Zoning Administrator Schaeffer

Excused:

III. Pledge of Allegiance

IV. Minutes

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

The motion to Approve the Zoning Board of Appeals Minutes of 12-15-2020 was initiated by Robert Umans and seconded by Tom Lothian. Unanimously carried.

V. Variance Application

A. Motion to Open Public Hearing – All interested in this matter are invited to attend APPLICANT(S): William & Anmarie Brandenburg (Owners), John Engerman, Woodley Assets, LLC (Applicant)

TAX KEY: WWUP 00017

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

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

Chairperson Vlach opened the Public Hearing at 6:36pm.

John Engerman (applicant) made a presentation explaining that the existing home is non-conforming in a non-conforming lot situation as the setbacks in the district are inconsistent with all of the properties relative to the home location and it cannot support such extreme criteria with the side yard setbacks.

Phyllis Steindl (243 Constance) sent in a letter in favor of the variance application.

Michael Covey (7 Darthmouth) spoke in favor of the variance application and believes it is consistent with the

neighborhood.

Baird Allis, representing his mother-in-law Patricia Purcell (249 Constance) spoke in favor of the application and stated that they are currently working with John Engerman and his crew on their own property and stated that they have been wonderful to work with and that the crew is being respectful of the neighbors. Allis stated that the proposed house looks like it will be attractive and in-line with the neighborhood.

Attorney Christina Green, representing Bob Herrman (257 Constance) spoke in opposition to the application stating that they do not believe this application qualifies for a variance. Atty. Green stated that it is not exactly a shift of the existing house because they are moving seven feet closer to the property line and they are moving deeper into a slope which would be a detriment to the property, neighbors and lake. Atty. Green stated that they are not in opposition of the look of the home or the sight views, but because there is a concern about the slope and the oak trees that will possibly be lost due to cutting into the slope. Atty. Green stated that a hydrology study should be done and that the applications are not complete and all of the documents have not been available to the public.

Bob Herrman (257 Constance) spoke in opposition to the application adding to his attorney's presentation by stating that Engerman is planning to cut five feet more into the slope to add an outdoor grill area and sidewalk and that he is increasing the slope drastically. Herrman stated that he does not agree with the people who have stated that Engerman is wonderful to work with as they have taken down many trees at 249 Constance. Herrman stated that there is room on the lot that he could build that house without intruding onto the hill.

Becky LeBlanc (523 Prairie View) expressed concern about the slope and tree protection and feels that having the environmental studies be done is a reasonable request.

Melissa Herrman (257 Constance) stated that she agrees with her husband and that they would just like to preserve the integrity of their little neighborhood in the woods and does not want the woods destroyed.

Zoning Administrator Schaeffer gave her report and stated that there is a utility easement behind the home that restricts them from moving further back on the property and that it may be important for the Board to see a plan for the retaining walls that are being discussed at this meeting. Schaeffer stated that the typical process is once the applicant has their site plans ready, they would get reviewed by the Village Engineer and he ensures that the proposal is not going to negatively impact drainage onto the other properties or to the lake. The Village Engineer has not reviewed a plan yet because typically that is done when the applicant applies for the permits.

John Engerman (applicant) stated that there were a lot of inaccurate statements made during this meeting by Attorney Green. Engerman stated that they are not doing this project driven by profit, that they did not represent a 2,000 square foot home at 249 Constance, and that this is not an overwhelming mansion that they are proposing. Engerman stated that they did not clear-cut 249 Constance of the trees. Baird Allis (249 Constance) stated that he agrees that they worked hard to keep as many trees as possible at 249 Constance and that "clear-cut" is not a true statement. Engerman stated that the hill is eroding and needs to be corrected and that the house that he designed meets all of the criteria.

B. Motion to Close Public Hearing.

Chairperson Vlach closed the public hearing at 7:42pm.

C. Consideration and possible action on recommendation of Variance.

Commissioner Costello stated that he does not believe there is a hardship present to allow the house to be expanded or moved.

Commissioner Umans stated that he believes the trees need revitalizing in that area and that when a new home is built, one tree may be taken down, but a new resident will plant new trees. Umans wants the covered springs to be checked on before anything is done.

Commissioner Pegel stated that the Village Attorney has told the Zoning Board of Appeals that an unnecessary hardship can be defined in more than one way and one of the issues can be the zoning restrictions effect on the property. Pegel stated that in this case the zoning restrictions were established long after the property was divided and the short and long-term effects on the neighborhood should be considered, so the hydrology test seems to be the only unanswered factor; Pegel supports that the hydrology study be completed.

Commissioner Lothian stated that his concern is that there isn't a proper survey of the existing property by itself. Zoning Administrator Schaeffer stated that she does have one, but it was not submitted along with the application by the applicant. Lothian stated that he does not want to make a decision without enough information provided.

The motion to table the application until more details like a proper survey are provided was initiated by Tom Lothian and seconded by George Vlach.

The motion to amend the original motion to include a hydrology study and tree impact study was initiated by George Vlach.

The motion to further amend the original motion to include an increase on the impervious surfaces was initiated by Dennis Costello and seconded by George Vlach.

The original motion with the amendments was carried unanimously.

VI. Variance Application

- A. Motion to Open Public Hearing – All interested in this matter are invited to attend**
APPLICANT(S): Debra J. Nicolosi Trust (Owner)
TAX KEY: WCP2 00017
STREET ADDRESS: 6 Bayview Rd., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, *SF-CPP Cedar Point Park District*, to allow a street yard setback of 5 feet (22 feet required) and a side yard setback of 5 feet (10 feet required) for construction of a residential addition including attached garage.

Chairman Vlach opened the public hearing at 8:26pm.

Paul and Debie Nicolosi (applicants) explained that they would like to add an attached garage and that they believe there is a hardship due to the platting of the property in the past and the natural typography of the property. Nicolosi stated that the Zoning Ordinance does allow every residence to have a garage, but because of the hardship and the zoning ordinance, they would not be able to have a garage without a variance. Nicolosi stated that they bought the home twenty years ago and renovated it but didn't add a garage because of a tree which has fallen in a storm since then and now they would like to live here full-time. He stated that he has worked with his neighbors to make sure that the proposed garage does not negatively impact them and they are both satisfied with the plan.

Bill Petullo (Cedar Point Park Association) stated that Mr. Nicolosi took great due diligence in reaching out to the Association and his neighbors. Petullo stated that the Association is in support of the garage and that they are in support of helping families make their part-time residency now full-time.

No one spoke in opposition.

Commissioners stated that they were worried about the garage only being five-feet from the road, but the garage is already too small to fit a full size SUV in it so that they don't have to go closer to the road.

Zoning Administrator Schaeffer stated that there is not a garage on the property and to have reasonable use of the property they should be allowed to have a garage, to build a detached garage on the north side of the property it would need to be even shallower of what they are proposing currently, and the five-foot setback from the road is in line with neighboring properties.

B. Motion to Close Public Hearing.

Chairman Vlach closed the Public Hearing at 8:56pm.

C. Consideration and possible action on recommendation of Variance.

The motion to approve the variance application as presented for 6 Bayview Road was initiated by Robert Umans and seconded by Jane Pegel. Unanimously carried.

VII. Adjournment

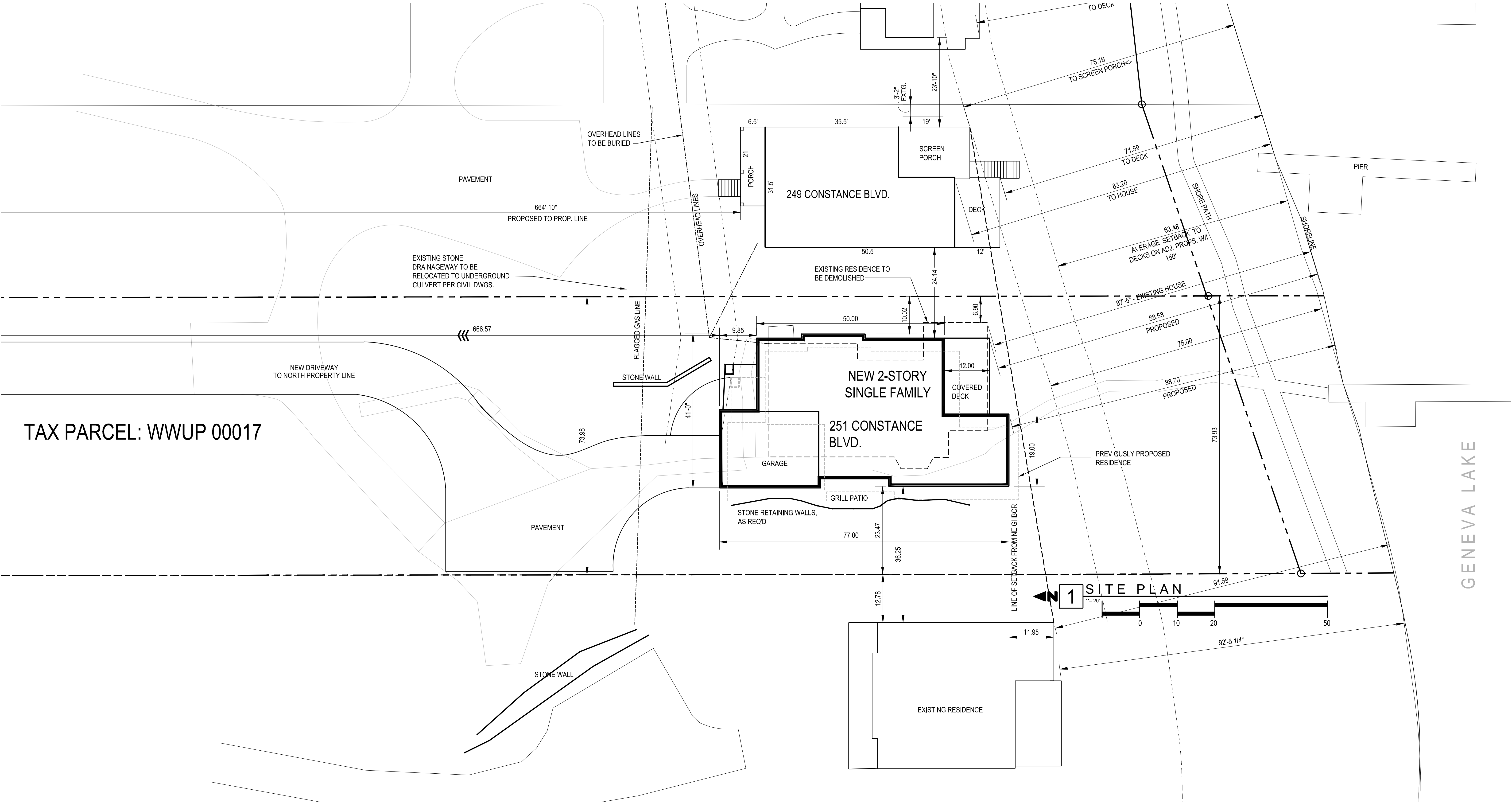
The motion to adjourn was initiated by Tom Lothian and seconded by Robert Umans at 8:59pm. Unanimously carried.

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

TAX PARCEL: WWUP 00017

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

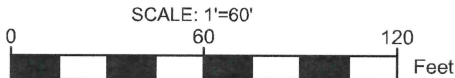
CōBŪ ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
March 23, 2021



S89° 53' 21"E 2448.40'
LOT 1 CSM 4038
S89° 53' 21"E 73.88'

PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 IN TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.



- NOTE:
1. BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
 2. FIELD WORK COMPLETED MARCH 25, 2021
 3. BUILDING SURVEYED TO THE EXTERIOR OF SIDING.
 4. FIELD CREW CHIEF: LUKE COFFEY
 5. UNDERGROUND UTILITIES LOCATIONS FROM DIGGERS HOTLINE.
 6. SUGGESTED PROPOSED HOUSE FIRST FLOOR ELEVATION: 887.00'

LEGEND

●	FOUND 1" IRON PIPE	WV	EXISTING WATER METER
●	FOUND IRON ROD	A	EXISTING 16" CULVERT
■	FOUND CONCRETE MONUMENT	⊗	EXISTING DRAIN GATE
■	EXISTING BUILDING	MH	EXISTING MANHOLE
■	EXISTING PIER	⊙	EXISTING FIRE HYDRANT
■	EXISTING CONCRETE	⊕	EXISTING WATER VALVE
■	PROPOSED BUILDING	⊖	EXISTING SEWER MANHOLE
■	EXISTING ASPHALT	— >> —	EXISTING SWALE
		— W —	EXISTING WATERLINE
		— G —	EXISTING GAS LINE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 IN TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

LEGAL DESCRIPTION:

COMMENCING FROM A CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST THENCE N00° 10' 48"W 725.61' ALONG THE WESTERN LINE OF SAID SECTION; THENCE S89° 53' 21"E 2448.40' TO THE POINT OF BEGINNING; THENCE S89° 53' 21"E 73.88'; THENCE S00° 24' 22"E 788.65' TO A POINT ALONG THE MEANDER LINE OF GENEVA LAKE; THENCE S71° 27' 30"W 77.61' ALONG SAID MEANDER LINE OF SAID LAKE; THENCE N00° 24' 55"W 813.47' TO THE POINT OF BEGINNING. ALSO INCLUDING ALL LAND BETWEEN SAID MEANDER LINE AND SHORELINE OF GENEVA LAKE.

Common Name	DBH	DBH Range	Height Class
1 Norway Maple	13	12-18in	30-60ft
2 Ironwood	8	6-12in	30-60ft
3 Northern Red Oak	32	>30in	>60ft
4 Northern Red Oak	28	24-30in	>60ft
5 Northern Red Oak	35	>30in	>60ft
6 Northern Red Oak	26	24-30in	>60ft
7 Northern Red Oak	30	>30in	>60ft
8 Shagbark Hickory	9	6-12in	30-60ft
9 Northern Red Oak	17	12-18in	>60ft
10 Northern Red Oak	20	18-24in	>60ft
11 Buckthorn	5	3-6in	
12 Black Walnut	13	12-18in	>60ft
13 Northern Red Oak	20	18-24in	>60ft
14 White Oak	14	12-18in	>60ft
15 Northern Red Oak	16	12-18in	>60ft
16 Northern Red Oak	26	24-30in	>60ft
17 Northern Red Oak	29	24-30in	>60ft
18 Northern Red Oak	26	24-30in	>60ft
19 Northern Red Oak	17	12-18in	>60ft
20 Northern Red Oak	18	18-24in	>60ft
21 Northern Red Oak	28	24-30in	>60ft
22 Northern Red Oak	25	24-30in	>60ft
23 Northern Red Oak	19	18-24in	>60ft

TREE AND SIZE PROVIDED BY:
WACHTEL TREE SCIENCE INC.

SURVEY ORDERED BY:

JOHN ENGERMAN

PROPERTY ADDRESS:

251 CONSTANCE BLVD
WILLIAMS BAY, WI 53191

SURVEYOR:

PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

PAUL H VAN HENKELUM, PLS #1931

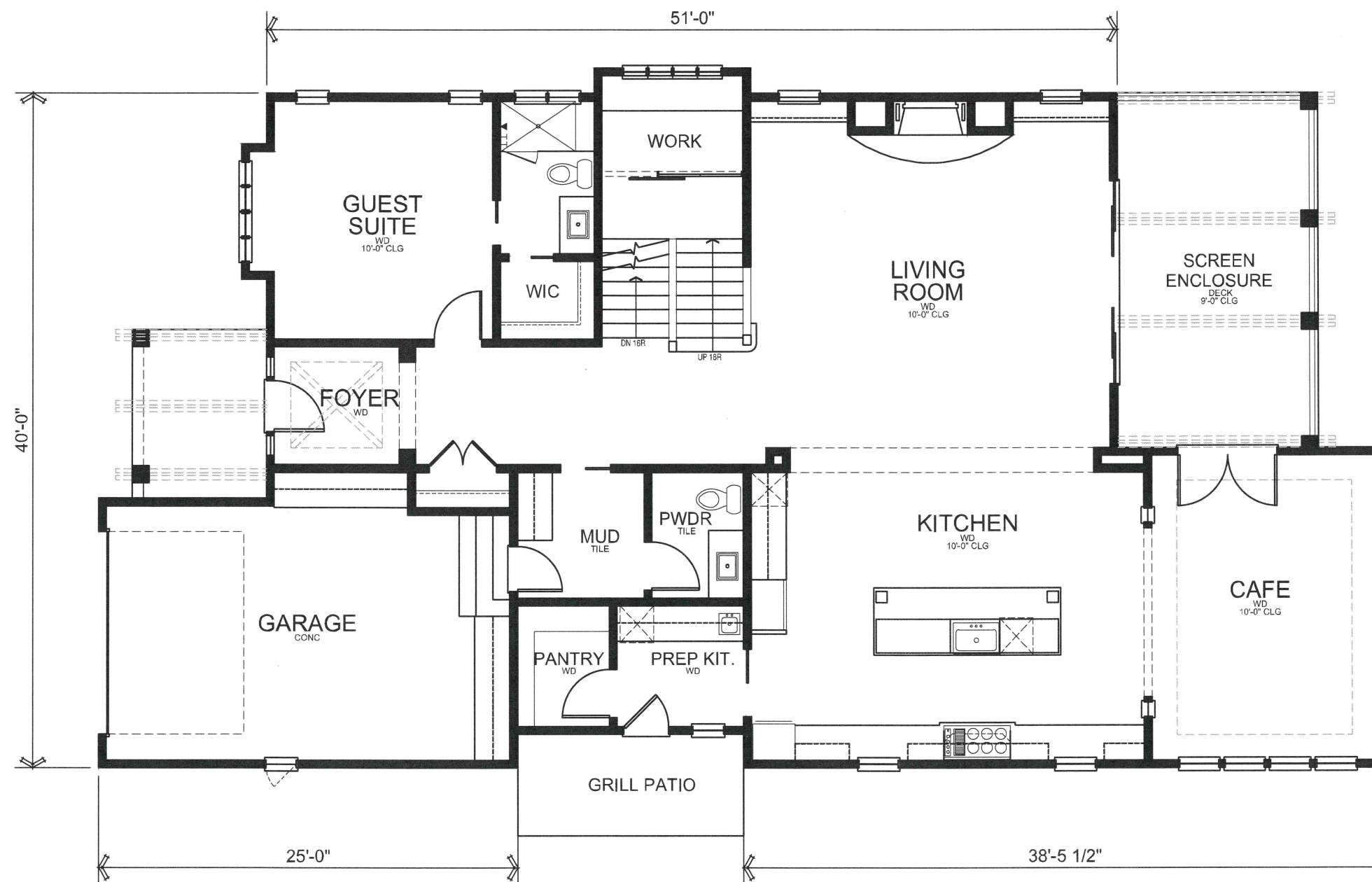
DATE



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

PO BOX 281 - 1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

DATE: 04/05/2021 JOB No. 21351
SHEET 1 OF 1 EJO



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

MAIN FLOOR PLAN

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

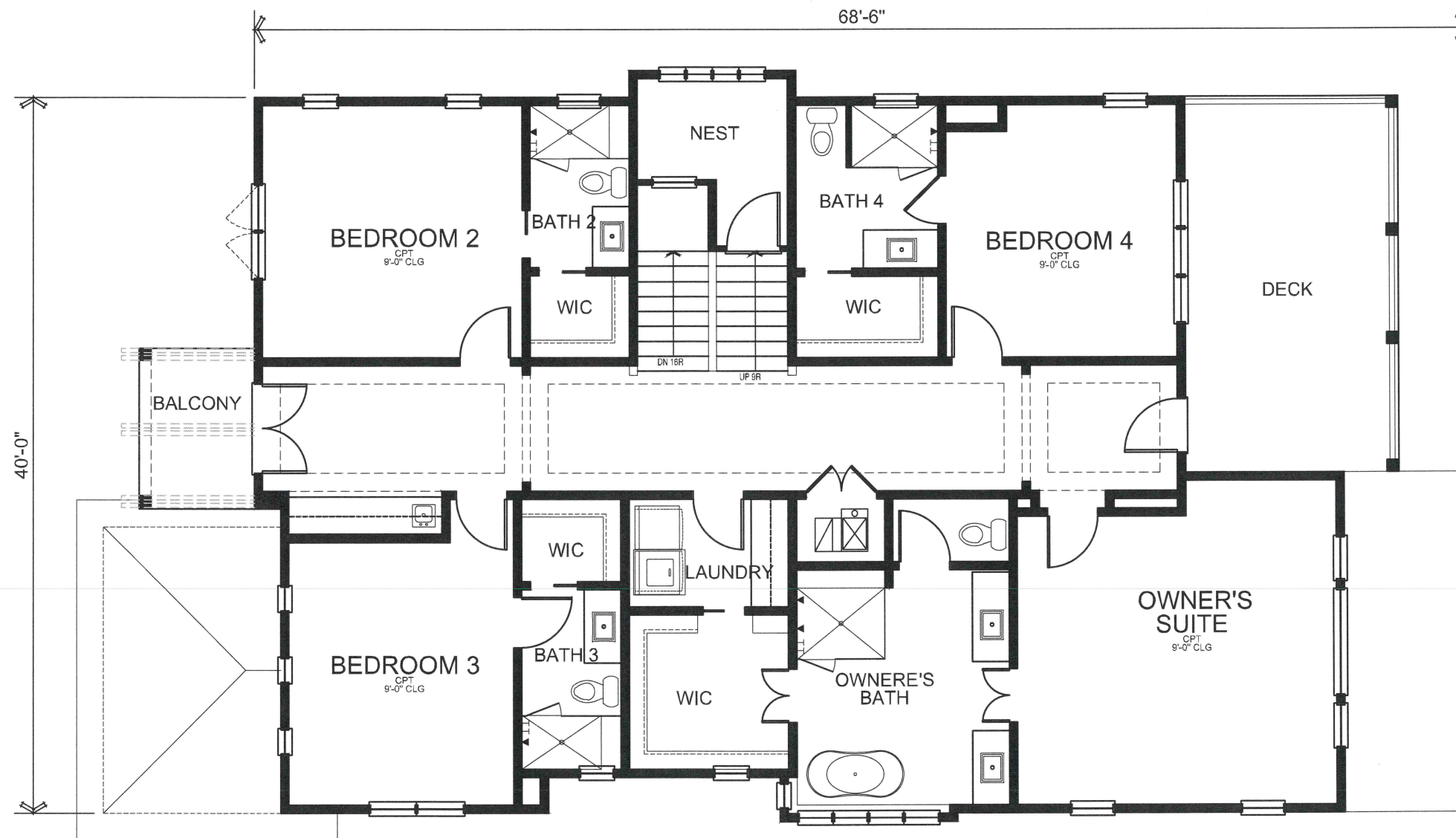
STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

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

April 4, 2021





UPPER FLOOR PLAN

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

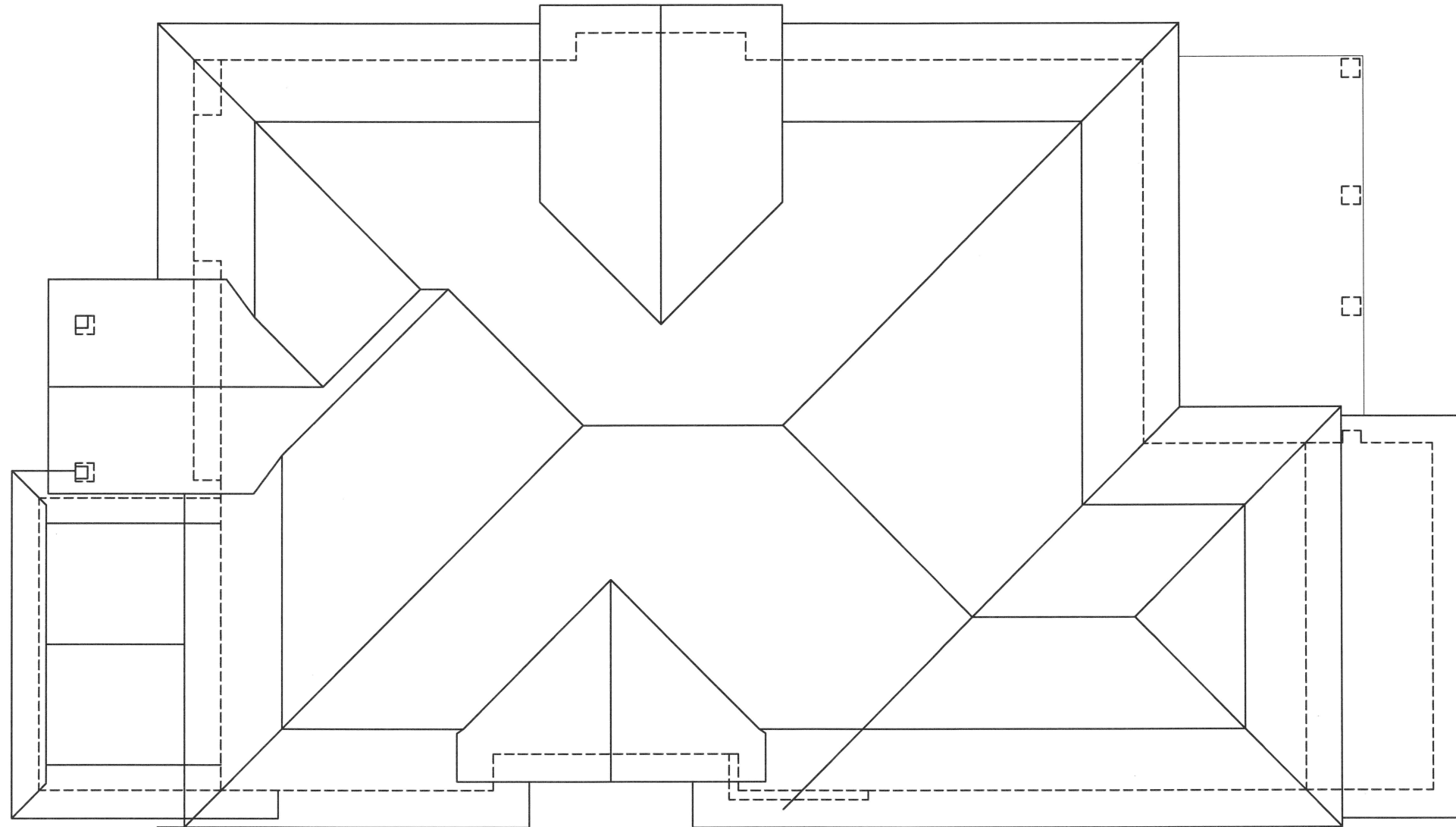
STAG RUN / PRIVATE RESIDENCE
251 CONSTANCE BOULEVARD
WILLIAMS BAY, WISCONSIN

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312-410-1260

April 4, 2021





ROOF PLAN

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

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

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April 4, 2021





FRONT ELEVATION

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

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

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Barrington, IL 60010
312-410-1260

April 4, 2021





REAR ELEVATION - (LAKE SIDE)

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

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

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April 4, 2021





LEFT ELEVATION

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

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

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111 North Avenue, Suite 207
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312-410-1260

April 4, 2021





April 5, 2021

Mr. John Engerman
President, Engerman Contracting
W3411 Linton Rd.
Lake Geneva, WI 53147

Re: Assessment of trees at proposed construction site, 251 Constance Blvd.

Scope of Work

Inventory landscape trees in the near vicinity of the proposed building site at 251 Constance Blvd., and provide the following information:

1. Assessed health, species, and size of inventoried trees.
2. Management recommendation considering future construction plans.

Methods

A visual assessment of the trees was performed to determine tree health. Trunk diameter was measured in inches 4.5 feet above ground level using a DBH caliper tape. Trees were inventoried using a web-based GIS software program, GPS coordinates were captured using a Juniper GEODE GNSS surveyor unit (meter accuracy or greater).

Observations

My visual analysis determined overall good health of each tree. The canopies of each tree are full and well balanced. I did not observe the signs or symptoms of diseases that would negatively impact the health of these trees. The oaks are very large and have overall good structure with equally spaced branches and good branch unions. I observed recent pruning of branches within these trees that occurred within the last 12 months.

Recommendations

Trees 3, 4, 5, 6, 7, 8, 9, 10, and 11 (map attached) are located within near vicinity of the proposed building site. Measures should be taken to erect barriers that prevent equipment traveling close to the trees. In the event equipment must work near these trees, a 6"-8" layer of mulch should be spread around the base of the trees, and over the roots systems to approximately 20' surrounding the base of the tree. This mulch layer will provide a protective cushion around the trees, reducing overall soil compaction. The mulch should be removed following construction activities.

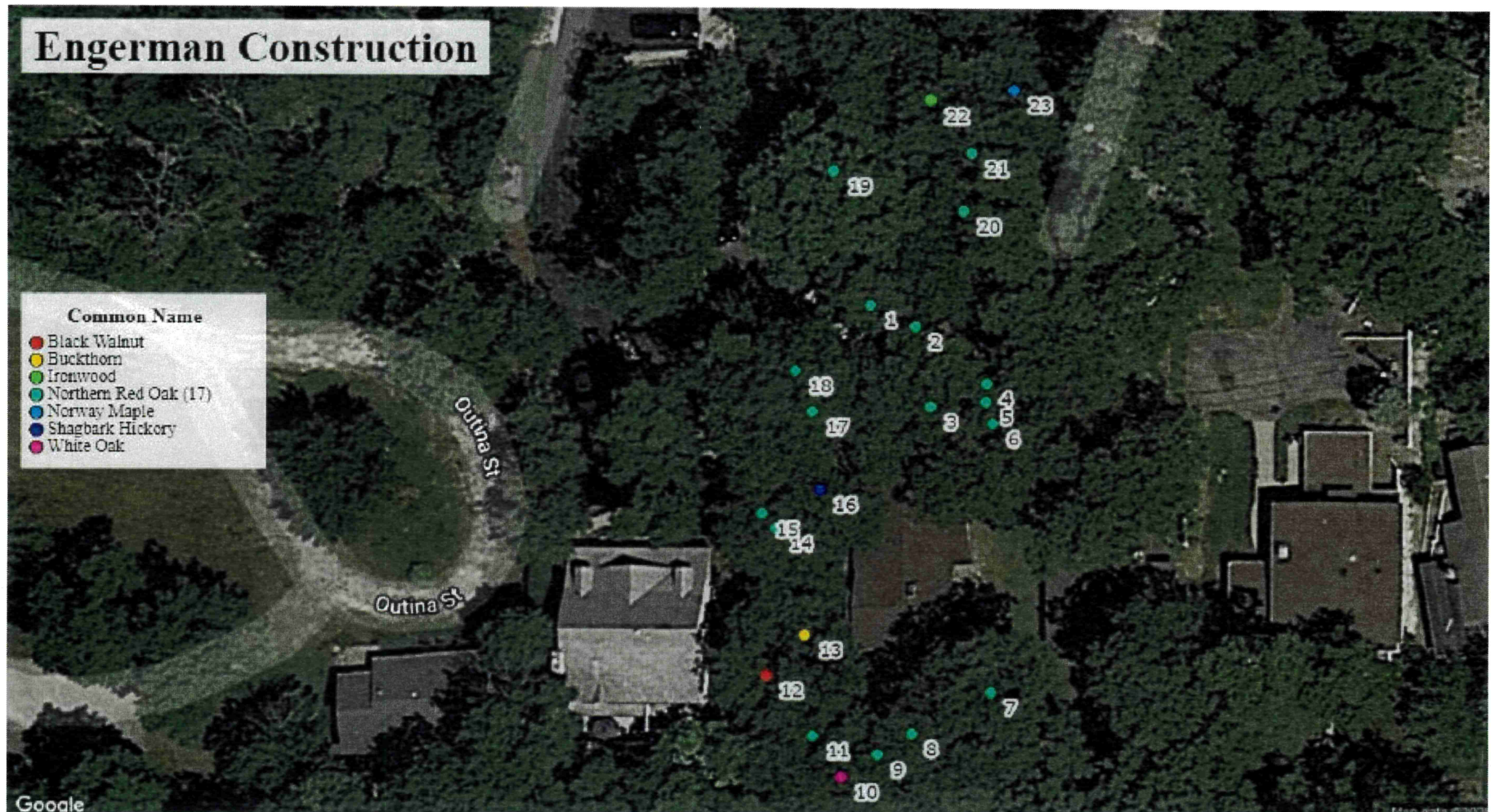
P.O. Box 716 Merton, WI 53056-0716 Fax (262)538-1412 Phone (262)538-1900
Keeping Trees Healthy and Beautiful Since 1935

Recommendations (continued)

Trees 3, 4, 5, 6, and 7 are very close to the proposed construction. If these trees are kept, I recommend a 3-year plant health care program to apply a soil injected insecticide, fungicide, and root bio stimulant (3 different treatments, annually). Construction activities will negatively impact the health of these trees through excessive soil compaction and possible root cutting. A multi-year plant health care will promote better health of these trees in the following years.

The hillside to the west of the proposed building site consists of volunteer invasive understory plants. Pests such as black knot and emerald ash borer are present. Removal of the small vegetation and Tree 16 is recommended.

Trees 1, 2, 12, 14, 15, 17, 18, 19, 20, 21, 22, and 23 are far enough away from proposed construction that protection using a physical barrier is the only recommendation. Future plant health care will not be necessary.



P.O. Box 716 Merton, WI 53056-0716 Fax (262)538-1412 Phone (262)538-1900
Keeping Trees Healthy and Beautiful Since 1935

Certification of Performance

I, Nathan M. Schuettpelz, certify:

- That I have personally inspected the tree/trees and property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the above report and the Scope of Work;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the assessment, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my assessment, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboriculture practices;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a Registered Consulting Arborist and an International Society of Arboriculture Certified Arborist and Tree Risk Assessment Qualified.

Signed:



Nathan Schuettpelz, RCA #732
ISA CERTIFIED ARBORIST WI-0887AM



4/5/2021

RE: Soil Excavation at 251 Constance Blvd, Williams Bay

To Whom it May Concern:

On 4/5/2021, our field staff observed three soil excavations at the subject property. The three locations are shown on the Plat of Survey submitted with the same date. A depth of 6-10ft was excavated at each location. In summary, we observed no evidence of ground water. The soils consisted of approximately 4" topsoil, then silty-sand with pebbles and cobbles. The soils had some plasticity characteristics, which could indicate some traces of clay content. From a runoff and groundwater perspective, our standard design will be implemented on this site, shedding all surface water away from all structures, and directing water along original flow patterns and not shedding water onto any neighboring property. On standard layouts, we also design downspouts and footer drain tiles to discharge to grade away from structures, where grade allows. Where grade does not allow, specifically any drain tiles below a downspout collection, sump pumps are considered. Should any water be encountered during foundation excavation, these practices will be implemented.

The following pages show pictures from each test hole location.

Should you have any follow up questions, do not hesitate to contact me.

Best Regards

A handwritten signature in black ink, appearing to read 'Ryan Cardinal', written in a cursive style.

Ryan Cardinal, PE

Location 1:



Location 2:



Location 3:



Impervious Surface Calculations

Walworth County permit addendum - worksheet

Tax Parcel Number: WWUP 00017

Zoning Permit Number: _____

Property Owner(s) **WOODLEY ASSETS LLC**

Property Address **251 CONSTANCE BLVD**

Lot Size (1 acre = 43,560 sq.ft.) **59132** ft²

The impervious surface area calculations are required per Walworth County Code of Ordinances – Shoreland Zoning – Chapter 74-174. An Impervious Surface Area includes, but is not limited to, all structures (homes, porches, garages, sheds, boathouse, decks, patios, driveways, sidewalks, stairways, retaining walls, firepits, etc.) The County impervious surface standards apply to the construction, reconstruction, expansion, replacement or relocation of ANY impervious surface that is located within 300 feet of the ordinary high water mark of any navigable lake, pond, flowage or waterway on any of the following: (a) A riparian lot or parcel or (b) A non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high-water mark of any navigable waterway.

- ☐ General impervious surface standard: A lot or parcel is allowed up to 15% impervious surface as calculated above. A property may exceed the impervious surface of 15% but not more than 30% with a county approved permit and mitigation plan and measure implemented by the property owner and secured by deed.
- ☐ Highly developed shoreline impervious surface standard: A lot or parcel on a DNR approved highly developed shoreline is allowed up to 30% impervious surface as calculated above. A property may exceed the impervious surface of 30% but not more than 40% with a county approved permit and mitigation plan and measure implemented by the property owner and secured by deed.
- ☐ Highly Developed Shoreline Commercial impervious surface standard: A lot or parcel on a DNR approved highly developed shoreline with a commercial, industrial or business land use is allowed up to 40% impervious surface as calculated above. A property may exceed the impervious surface of 40% but not more than 60% with a county approved permit and mitigation plan and measure implemented by the property owner and secured by deed.

Impervious Surface Calculations			
Walworth County permit addendum - worksheet			
Impervious Surface	Pre-Construction ft ²	Post-Construction ft ²	Notes
a. Dwelling	1731	2494	
b. Garage			
c. Accessory Structure #1			
d. Accessory Structure #2			
e. Accessory Structure #3			
f. Accessory Structure #4			
g. Accessory Structure #5			
h. Driveway(s) (including paved, gravel or paver areas)	3350	5000	ESTIMATED
i. Sidewalk(s) (including paved, gravel, paver areas)	250		
j. Stairway(s)			
k. Patio(s)		103	
l. Deck(s)		242	
m. Miscellaneous Structures			
TOTAL	5331	7839	

59132 ft² (Total Impervious area) ÷ **7839** ft² (lot size) = **13.25** % lot coverage

Attach a site plan (to scale) or a plat of survey, on paper measuring at least 8 ½ x 11"; labeling items a. through l. (as applicable). On the site plan also label and include setback distances from the proposed project to all PROPERTY LINES, ROAD RIGHT OF WAYS, EASEMENTS, SEPTIC SYSTEMS, WELLS, LAKES, RIVERS, WETLANDS, DRAINAGE DITCHES AND FLOODPLAINS that are applicable to the property. (Sec. 74-248)

Signature (owner) _____ Date _____

I, the owner, acknowledge responsibility for the accuracy of the information provided. Inaccuracies may result in a violation of the Walworth County Shoreland Zoning Ordinance, Chapter 74.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting April 20, 2021

April 8, 2021

APPLICANT(S): John Engerman, Woodley Assets, LLC (Owner)

TAX KEY: WWUP 00017

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

The applicant requests a Variance to Zoning Code Section 18.0209, *SF-1 Low Density Residential District*, to allow side yard setbacks of 10 feet and 23 feet (30 feet required) and a shore yard setback of 88.5 feet (150 feet required) to build a single-family residence.

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

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

Respectfully,

Bonnie M. Schaeffer
Zoning Administrator