



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, JUNE 21, 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 May 17, 2022

V. Variance Application

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

1. APPLICANT(S): Daniel and Emily Phillips (Owners)
TAX KEY: WCP 00072
STREET ADDRESS: 70 Lincoln Pkwy, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-213.M(5) to increase the height of a portion of the residence from 9'10" to 23'4" with an existing side yard setback of 4.8 feet (10 feet required).

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): Richard and Lori Stearns (Owners)
TAX KEY: WWUP 00032
STREET ADDRESS: 101 W. Geneva St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-315.I(7) to construct a detached garage with a proposed height of 17'3" (permitted maximum height of 15'). Also requests a variance to Section 390-315.I(8)(a) to allow the existing 340 square foot shed to remain (sheds shall not exceed 160 square feet in area on a lot that has a detached garage).

B. Motion to Close Public Hearing

C. Consideration and possible action on recommendation of Variance

VII. 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: 06/14/2022 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES ZBA 05/17/22 MEETING TUESDAY, MAY 17, 2022 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

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

II. Roll Call

Present: Trustees George Vlach, Robert Umans and Board Members Dennis Costello, Tom Lothian, Matt Robbins
Also Present: Zoning Administrator Schaeffer, Clerk Pankau-Daniels and Alternate Member Mike Fieweger

III. Pledge of Allegiance

IV. Minutes

A. Zoning Board of Appeals Meeting Minutes of April 19, 2022

The motion to Approve the Zoning Board of Appeals Meeting Minutes of April 19, 2022 was initiated by Tom Lothian and seconded by Matt Robbins. Vlach abstained, motion carried.

Chairman Vlach explained that the order of the agenda would be changed due to the popularity of one of the items. Therefore, agenda item VI. Variance Application for Congress Club will be moved to the end of the agenda, and item VII. Variance Application for Mahatma will go before it.

V. Variance Application

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

Chairman Vlach opened the public hearing at 6:34pm.

1. APPLICANT(S): 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.

Greg Collins (Attorney for Spellmeyers) explained that the Spellmeyers are requesting two variances which would allow them to construct a two-car garage. He explained that the house is on a corner which is visible by both streets (Cedar and Lincoln), meaning in order to comply with the current ordinance and set the garage back two feet from the house, the property owners would need a variance to do so. He stated that if they are not granted a variance, they would not be able to build a garage, which has become somewhat of a necessity in today's world.

Tom Lothian clarified the setback distances for Cedar Point Park. Trustee Umans asked why they need a two-car garage and if they could build a one-car garage. Sarah Spellmeyer (Owner) explained that they have paddleboards, blow-up

floats, etc. that they need storage for.

Zoning Administrator Schaeffer explained that Cedar Point Park Association has approved the project and that residents have the right to have a garage through the Village Ordinances. Schaeffer explained that this garage would not be facing the alley, so there would not be any obstruction to the alley.

Spellmeyer stated that she wanted to add that she does not want her driveway located on the corner of Cedar and Lincoln as it is a blindspot while driving.

Sheri Lindquist (neighboring property) stated that the setbacks have been the same way since she built her house in 1955 and she has no objections to this project.

Bill Petullo (49 Garfield) stated he is representing the Cedar Point Park Association and they are in support of this request.

B. Motion to Close Public Hearing

Chairman Vlach closed the public hearing at 6:52pm.

C. Consideration and possible action on recommendation of Variance

Trustee Vlach stated that the Zoning Board of Appeals deals with many properties in Cedar Point and that he always looks for the hardship. He said he believes this lot does have a hardship and that putting the garage on Cedar is not viable.

Lothian stated that he does not believe the lot is the hardship, but that the Village ordinances have created a hardship by granting every resident a garage and needing to find a place for one. Therefore he is in favor of this request due to the Ordinance.

Costello stated that he does not see a necessary hardship on the property as it can be used without a garage.

Robbins stated that he believes not having a garage is a hardship and he thinks the plans are visually pleasing, the neighbors and Cedar Point Park Association are in favor of it, and it's an appropriate size. Therefore, he is in favor of this request.

Trustee Umans stated that Cedar Point lots are often times oddly shaped and create a challenge for owners to make improvements to their property. He stated that since they are given the right to have a garage, they could put up a one-car garage and he is undecided since he cannot find a necessary hardship. He stated that he could be in favor of it since it is not bringing up any issues for the neighbors and no one is in opposition to it.

Tom Lothian asked Dennis Costello about why he believes there is not a hardship if the ordinance is not a hardship. Costello explained that he was worried when the Village created this ruling of granting residents a garage because everyone would be asking for one. He stated that the ordinance doesn't state what the size should be or gives any guidelines, so a one-car garage would be sufficient for this property.

Trustee Vlach stated that a garage is a right, but it doesn't state what kind of garage. The hardship is when the lots do not allow room for a garage and they would need to build within the zoning setbacks. He stated that he sees the hardship in this request and he is comfortable with the positioning of it in the plans.

The motion to Approve the Variance Application for 117 Cedar Point Drive was initiated by Tom Lothian and seconded by Matt Robbins. Costello nay, motion carried.

VII. Variance Application

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

Chairman Vlach opened the public hearing at 7:04pm.

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".

Roger Gerstad, builder representing Dr. Arvind Mahatme, explained that Dr. Mahatme has a unique hobby with automobiles and would like to continue with this hobby. He explained that they were granted a building permit in 2016 to allow for a detached garage and now that they would like to build a taller garage that would match the height of his existing house, so it would look aesthetically pleasing. He stated that they would like to increase the height of the building without imposing on any neighbors as Mahatme has a large piece of land and neighbors would not be nearby. Gerstad explained that they could add landscaping around it if the Zoning Board of Appeals desires.

Costello asked if Dr. Mahatme is intending to stack cars for his hobby. Gerstad stated that yes, he would be using vertical lifts in this garage. Lothian asked Zoning Administrator Schaeffer if there is something preventing them from building horizontal instead of vertical, and Gerstad explained that building horizontal would add a small amount of square footage, but not enough for what his client wanted to do with the space.

Zoning Administrator Schaeffer stated that it appeared to her that their main point of the argument was that they could build tall enough and still stay within the Zoning Ordinance, but it would not look aesthetically pleasing with it not being the same height as the house, so they wanted to build taller. She stated that she does not believe there is a hardship present and that there are no unique circumstances to the property.

Greg Nelson (468 Chasefield) asked the applicant if the roof slope would be the same or if it would become steeper. Gerstad explained that the roof would match the house as it is currently. Nelson asked if his car lift would require elevated garage doors. Gerstad explained that the height of the doors would remain the same.

Gerstad pointed out that the other detached garages in the neighbors are on half-acre lots, whereas this lot is over one-acre and the improvement that they are looking for is not as bold as it would be if it were a smaller lot.

Robbins asked how many spaces they have already. Gerstad stated that they have three attached and three detached right now.

B. Motion to Close Public Hearing

Chairman Vlach closed the public hearing at 7:16pm.

C. Consideration and possible action on recommendation of Variance

Trustee Vlach stated that the biggest issue he heard is that there is no hardship and that this is just a "want" for a hobby. He stated that this garage seems massive and he could not grant a variance for a "want", not a "need".

Dennis Costello stated that he would potentially have stalls for nine vehicles at his property with the current and proposed spaces combined and that he cannot see a hardship for a hobby.

Tom Lothian stated that a hobby is not a hardship and he does not see the need for this request.

Trustee Umans stated that he should be able to expand horizontally within the Zoning code because of the size of his property, not vertically.

Zoning Administrator Schaeffer stated that there is also a restriction saying that the maximum size of a garage is 1,000 square feet and that the applicant has said it would not be enough space if they did that for the purpose they are looking for.

The motion to Deny the Variance Application for 461 Ashley Drive was initiated by Dennis Costello and seconded by

George Vlach. Unanimously carried.

VI. Variance Application

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

Chairman Vlach opened the public hearing at 7:22pm.

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.

Attorney Chad Pollard (Clair Law) shared a supplemental packet with the Board members and explained the Congress Club property and what has been grandfathered into the Zoning code since it was established so long ago. He stated that variances are almost always required for improvements that want to be made to these properties. He stated that this property is unique as it is owned by a shared entity of ten property owners and that all ten property owners are in favor of this proposed garage structures. He stated that the proposed garages are within the height restrictions and that the location is actually more compliant than the garage that was originally in existence. He stated that they have designed this to be within the tree lines so that they will not need to take down any trees. He stated that the electricity for these garages will be underground to keep the site clean. He showed that a storm drain would filter down the middle and into the existing system and that the proposed driveway matches the existing one to avoid standing water. He said that the structures will be painted the traditional green and white which Congress Club is known for since the 1800s. Pollard stated that time is of the essence as a lot of back and forth with entities has been happening and the insurance company is requiring that construction is completed by February 2023. He stated that builders are already saying the soonest they could come is December 2022. Pollard stated that Congress Club has 8 acres and only 10 units. He stated that due to the Village Ordinances you should be granted a garage of 1,000 square feet per resident, which would essentially grant a 10,000 square foot garage for Congress Club since there are 10 residents on the property. He explained that historically, time has changed and these properties started in the 1800s which should be valuable to the Village. He said that the hardship is that they deserve 1,000 square foot garages for each resident and currently they do not have that.

Dennis Costello stated that there are 10 residences, but only 7 garages in the plans. Pollard stated that instead of piecing 10 garages together, they decided to clump garages together to avoid taking down trees, which would get them 7 garages and the HOA will distribute them as listed in their bylaws.

Pollard stated that their neighborhood was built before the Zoning Code was in place. He stated that the water run-off concerns are creating problems for this property already, and so the garages are located at a higher spot on the property to avoid water getting into the garages. Pollard explained that they purposely placed the garages as far from the road as they could without cutting down trees so that they do not create obstructed views on the road. He stated that this property is stuck with non-conforming uses and variances will need to be granted for any improvement. He stated that the Loch Vista Club neighbors are in opposition, but no one has a right to a lake view unless an easement is in place. He also stated that the Conference Point Camp neighbors have provided a letter in support of the project. Pollard explained that he saw people complaining about the property being clear-cut in the assumption of getting this project approved. He stated that the trees were not clear-cut and they were not cut for this project, but actually because they were invasive and diseased trees. He stated that these garages are not commercial structures for residential use and that the heights are compliant. He said that the garages are just being put together in order to save the number of trees, as they do not believe 10 separate garages would be the best plan for the area.

Dennis Costello clarified that none of the ten residences have attached garages as this present moment. Matt Robbins asked if the existing detached garages will be improved. Attorney Pollard said currently there are not any plans to touch the existing units. Trustee Umans clarified that the plans have a height of 10 feet for a garage door. Umans stated that a

10 foot garage door is much taller than needed for a car, and that it sounds like this is going to be a boat storage facility, not a normal garage, which he has trouble with. Umans stated that he has seen many emails from residents in objection, he does not see a hardship and that the uniqueness of the property does not require something like this. Attorney Pollard stated that all of the letters in objection came from Loch Vista Club residents, which is a very small portion of the residents in the Village of Williams Bay as a whole. Tom Lothian stated that he is not swayed by whether this would affect one person versus 20 people in Loch Vista Club. He stated that he wants everyone to keep to the issue and not make this personal during the public comments portion. Lothian stated that the issue is not the design of the buildings, but rather the space that they need for the buildings.

Zoning Administrator Schaeffer stated that she does feel like they have a unique circumstance with this property because they were made non-conforming within the Zoning code due to having 10 residences on one parcel. She stated that a garage is a use by right within the Zoning code. She expressed concern that this would impact the neighboring property owners as they already have existing structures along the property lines and now they would be adding two more. She stated that she does not believe there is an overall negative impact to the Village, but there would be to the neighboring property owners.

Chairman Vlach noted that there were seventeen (17) written comments in objection and one (1) in favor submitted prior to the meeting. He stated that he is not going to read all of them out loud, but asked Clerk Pankau-Daniels to include them in the minutes.

Richard Lamkey (200 Conference Point Rd) stated that due to his background, he was asked to take over the landscaping for the Congress Club association. He stated that he took trees down that were diseased with oak wilt and removed underbrush and that they were not clear-cutting the property. He stated that he has three vehicles that he does not have garage space for currently.

Brendan Cashman (200 Conference Point Rd) stated that one of the existing buildings is original from 1882 which used to be used as a carriage house. The other existing buildings are also aging, but three out of the ten property owners are not in favor of taking them down. He stated that inevitably they will come down due to age. He said they have been told that they would not be able to rebuild in that space due to its location to the road. He stated that they have already given up a portion of their property for drainage control, so where the proposed garages would be going is where they would inevitably need to end up.

Hagen Harper (200 Conference Point Rd) stated that he bought house number one, so he received the garage unit that house number one had before him rather than being able to pick his own unit. He stated that thinking about the long term, they came up with this plan even though three of the ten members want to leave the existing buildings as they are. Harper stated that he would give up his current garage to someone else or to be torn down so that he can be in the newer garage to be forward thinking and prepared for the future. He stated that the existing structures are not really garages and are in fact old buildings from the main clubhouse that were made into "garages" that are no longer safe or sustainable.

Jane Helen (30 Upper Loch Vista) stated that she has been there for 49 years and has seen all of the neighborhoods change over the decades. She stated that she does not understand why pictures of the Loch Vista Club's houses with garages are in Attorney Pollard's Supplemental packet, as they are different properties and the Congress Club forefathers did not prepare for this predicament. She stated that Conference Point Camp would not be in objection to it because it doesn't come up to their backyard. She stated that she stands with her neighbors in Loch Vista and would hope they would do the same if this was going to be put in her backyard.

Tom Veselka (83 Lower Loch Vista) distributed a packet to the Zoning Board members and said he referenced the UW-System's Zoning Board handbook while doing his research. He stated that the handbook explains that there is a distinction between area variances versus use variances. He believes this application would be a use variance which requires much more justification than an area variance. He stated that the definition of a garage is for a passenger automobile, not a boat. He said the proposed garages are much larger than what a passenger automobile would need. He said that the handbook also states that area variances are usually small deviations from what is currently allowed

within the ordinance. He stated that the proposed project would require multiple, very large deviations which would make this a use variance and require a higher standard. He stated that this looks like a storage area for fairly large boats, not automobiles, and that it would alter the basic nature of the site. He stated that the area used to be a green area before the trees were removed in what he believes was in preparation for this garage. He stated that the neighboring area homes have garages and homes and gravel all spread out, not these large structures in one space. He stated that the proposed garages are going to be 6.7 times larger than his house and be in his backyard. He said that the roofs alone will cover about a quarter of an acre of land. He stated that you could fit six Loch Vista lots inside the area of these proposed garages, so they would certainly look out of character from the surrounding area. He said that these proposed structures will be made out of metal and will look totally different from the existing structures. He stated that a variance should only be granted if the space cannot be used without it. He stated that they have been using the space for years as it is and they can already store their boats on site. He stated that they are claiming a hardship, but they are not using the existing structure for automobiles, but rather for summer recreation items. He stated that the new garages would be built along the whole property line along his backyard. He stated that to the east he already sees one of the existing structures, so his entire lake view would be blocked if these new ones were to go up. He stated that the inconvenience of storing a boat or multiple cars is not a hardship. He stated that he is concerned about water drainage bouncing off the proposed landscaping and back onto his property. He expressed concern about drainage going into the lake. He expressed his concerns about this area possibly being in an Environmental Overlay district and not necessarily knowing if it would be or not after getting mixed opinions. He also expressed concern about nature and wildlife being eliminated from the area due to the structures. He stated that this would reduce his property value, as well as others in Loch Vista Club. He suggested alternatives like modifying the existing garages, using the existing garages' concrete pads to construct new garages or building in a different location that is already disturbed, such as over the parking lot behind the Congress Club members' houses.

Chris Henning (81 Lower Loch Vista) stated that Congress Club are good neighbors but that he objects to this proposal mainly because of the size. He stated that the appearance of these structures would not be a garage, but a commercial storage building and these would exceed the standard square footage by 302%. He stated that there needs to be a showing of a hardship, and currently there is adequate space for everyone to have a garage, so this application appears to be more like a "want" than a hardship. He stated that in a court case it was ruled that Zoning Boards must maintain the character of the area, and these structures would not fall into the character of the area since it is a residential area. He expressed concern about how these would affect the water drainage. He stated that if this is approved, he would ask that they make a condition to remove the concrete slab where one of the existing garages fell.

Chris Sultz (93 Lower Loch Vista) stated that Loch Vista is a social membership club with 52 individual lot owners, whereas Congress Club is one owner with 10 residents. He stated that Congress Club wants to be treated as one owner when it comes to property taxes, but when it comes to this, they want to be treated as 10 individuals to be ensured they get their property owner rights to a garage.

Christine Hutchison (88 Lower Loch Vista) stated that this would not impact only two properties, but it would impact all of Loch Vista. She stated that this would diminish their property values with having views of these structures. She questioned the number of trees that were taken down in the most recent history because, from her perspective, it looked like there were many that were taken down within the past two months.

Tamara Wojtowicz (106 Upper Loch Vista) stated that in the last two years her lake view has changed dramatically because trees have come down. She stated that obviously many have come down because she used to not have a lake view, and now she does.

Eileen Henning (81 Lower Loch Vista) submitted 23 signatures of residents who are in opposition of this variance application to Clerk Pankau-Daniels.

Tom Veselka (83 Lower Loch Vista) stated that he spoke with the Village's Tree Commissioner and she stated that she was not aware of any trees coming down in Congress Club and no tree permits were issued.

Chairman Vlach stated that a short break will be taken at 9:26pm. He called the meeting back to order at 9:34pm.

Trustee Vlach stated that Christine Hutchinson is going to email some pictures of the trees discussed to Clerk Pankau-Daniels to include in the minutes.

Attorney Pollard stated that they knew the objections were there but that they tried to design this plan to conserve the land as best as possible, rather than ten individual structures which would cut more into the tree line. He stated that everyone is trying to be good neighbors and that the purpose of him taking pictures of the garages in Loch Vista was to prove that they have garages, not to impose on their privacy. He stated that this is not a use variance as they are not changing the use of the property, and this in fact is an area variance. He stated that the drainage problems that occur on Loch Vista's property have been addressed with the drainage ditch that the Congress Club gave up area and money for. Attorney Pollard stated that the Congress Club is willing to take away the concrete slab that was underneath the garage that fell. He stated that the property is 8 acres that has been taking on the water and maintaining the green space and all they are asking for is two garages for 10 property owners.

Tom Lothian asked the Congress Club members if they could take down the existing structures, in what order would they take them down. Brendan Cashman answered what his opinion would be, but that it depends on which member you ask, and that to take down an existing structure they would need all ten members to vote yes on it according to their Association bylaws. Dennis Costello stated that the Board is not here to advise on how to get their plans done and that tacking on conditions to the application will not work. He suggested that they withdraw their application and come back with a different plan after hearing everyone's views tonight. Trustee Vlach confirmed with Zoning Administrator Schaeffer that if the Board denies this application, they would need to wait a year to come back with the same application, but they could come back at any time with a different plan. Attorney Pollard stated that he understands the Board isn't here to adjust their plans, but that they could place conditions on it in order to approve it at this meeting.

B. Motion to Close Public Hearing

Chairman Vlach closed the public hearing at 9:51pm and thanked everyone for their input.

C. Consideration and possible action on recommendation of Variance

Trustee Vlach stated that the ordinance does allow one garage per residence, not necessarily per property, and previous Boards did allow 10 residences on this property. He stated that the right to the garage is for up to 1,000 square feet, not a minimum of 1,000 square feet. He stated that he has concerns about the water drainage and views of the lake, yet he understands that people do not have a right to a view. He stated that he anticipates a lot of internal conflict within their own Association which the Zoning Board cannot help with, just like they cannot help with the placement of the buildings. He stated that he is not able to support this application.

Matt Robbins stated that he does not see a hardship and there is little to no support from the neighbors, including a possible drainage issue. He stated that he understands how they are trying to compromise between their own Association members and the neighboring ones. He stated that he does not support this application as it is now and they will need to do something with the old buildings. He believes there could be something done that helps please the entire neighborhood if they want to come up with a new plan.

Tom Lothian stated that he does believe there is a hardship because of the existence of the lot and the fact that there seems to be a loss of a building, which gives them the opportunity to review the whole process. He stated that he believes each one of these garages is 864 square feet, so they are already not maxing out their square footage per unit and that in the long term, there would actually be less square footage of garage space. He stated that he thinks the placement of these buildings could be different and that if he does choose to vote in favor of this, he would want to be sure the buildings do not exceed 10,000 square feet total. He stated that garages are possibly more of a responsible way of protecting the environment so that oil and pollution is leaking onto concrete and not gravel.

Dennis Costello stated that the property as it exists now can be used without a variance because there are buildings there that can be used for storage. He stated that a problem that came up to him was the urgency issue that just came up at the meeting due to an insurance company. It was clarified that those property owners could re-build the garage that was knocked down without a variance. Costello stated that the job of the Zoning Board is to deliberate on the application at hand, not suggest ideas for them to make this work.

Trustee Umans stated that in the short term, if the two new buildings go up, they would stay up for a long time, but the older buildings would eventually come down. He stated that when that happens, there could be a request from the Congress Club to replace all of those buildings with one large building which would look unsightly. He stated that these proposed garages would look out of character and would not be consistent with what the Zoning Board has approved in the past. He doesn't believe the garages are the intention for that area of the land.

The motion to Deny the Variance Application for 200 Conference Point Road was initiated by Dennis Costello and seconded by George Vlach. Lothian abstain, motion carried.

VIII. Adjournment

Chairman Vlach adjourned the meeting at 10:10pm.

/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: Daniel and Emily Phillips
Applicant address: 70 Lincoln Pkwy Williams Bay WI 53191
Applicant phone number: [REDACTED]
Address of subject site: 70 Lincoln Pkwy Williams Bay WI 53191
Current zoning of subject site: residential - SF-CPP
Current land use of subject site: residential
Written description of the proposed variance: constructing a pitched roof over existing roofline. The existing home/roof is non conforming to today's setbacks. INCREASE HEIGHT FROM 9' 10" TO 23' 4".

Written justification for the proposed variance (or attach as a separate sheet): we are experiencing water damage due to flat roof. We have spent money and time patching the flat roof which is failing. Architects and engineers advised that pitched roof is our only solution.

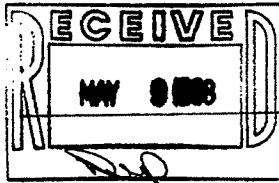
Requirements

- ☐ 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 18 day of May, 20 22

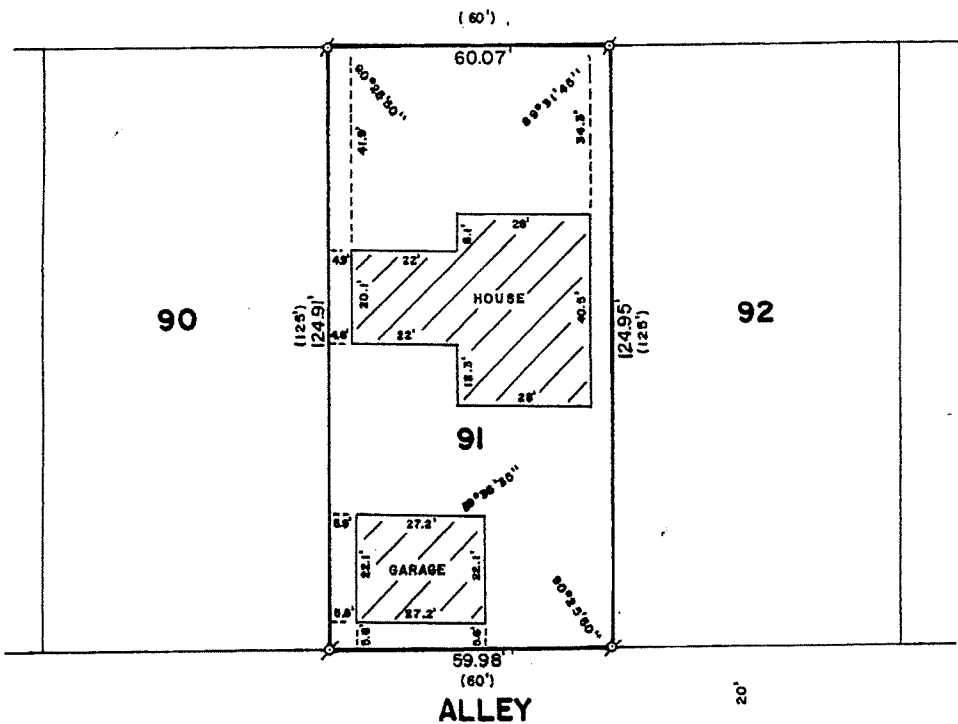
Respectfully submitted,

(Signature of Applicant)



WALWORTH COUNTY
SURVEYING & MAPPING
LAKE GENEVA, WISCONSIN

LINCOLN PARKWAY



PLAT OF SURVEY OF

LOT 91 OF CEDAR POINT PARK, LOCATED
IN THE VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN.

ORDERED BY: ASSURED REALTY
P. O. BOX 367
WILLIAMS BAY, WISCONSIN
53191



SCALE: 1"=30'

5-IRON PIPE FOUND
()-RECORDED AS

I, ROBERT M. BAERENWALD, DO HEREBY CERTIFY THAT I
HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING
TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON IS A
CORRECT REPRESENTATION OF THE PROPERTY LINES TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

Robert M. Baerenwald
ROBERT M. BAERENWALD
WISCONSIN REGISTERED LAND SURVEYOR, S-1508

DATE *Feb. 24, 1988* JOB NO. 1422

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

11-636

WCP-72

WILLIAMS BAY, WISCONSIN 53191

ROOFING:

1. SHINGLES SHALL COMPLY S/FAST DICES OR D.M.D. PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER STRIP. BASE FLASHING TO BE CORROSION-RESISTANT METAL RIN, ON EACH TICH ON FRONTAL SURFACE ROOF TRIBOO SP. CONFORMING TO THE CORROSION RESISTANCE OF THE METAL. ALL JOINTS AND OVERLAP VALLIES TO BE SEALED WITH A 24" MIN. SIDE OF 2 PLYS OF FRONTAL SURFACE ROOF 36" MIN. SIDE CLOSE VALLEY THE SAME AS OPEN VALLEY OR ONE PLY 36" AS AN ALTERNATE.
2. ICE AND WATER SHEET IS REQUIRED IN ALL VALLEYS UP IF" ON EACH SIDE AND ON EAVES, A MINIMUM OF 2'-0" BEYOND THE INTERIOR BALDIE.
3. VAULT SPACE SHALL BE INDICATED BY INSULATION OR CERTIFICATION OF THE INSTALLED R-VALUE SHALL BE PROVIDED AT THE JOB SITE BY THE INSULATION INSTALLER.
4. GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR IS .30 [BTHV/HRTFM²] GLAZING U-FACTOR SHALL BE SHOWN ON THE WINDOW LABEL, DURING INSPECTION.
5. THE VAPOR BARRIER SHALL BE LAPPED 2 INCHES AND THE SEAMS SEALED WITH COMPATIBLE GUAIES.
6. EXTERIOR DOORS FROM CONDENSATION SPACE SHALL BE WEATHER-STRIED AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING SURFACES.
7. GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR OF SKYLIGHTS IS .35 [BTHV/HRTFM²] GLAZING U-FACTOR SHALL BE SHOWN ON THE WINDOW LABEL, DURING INSPECTION.
8. PENETRATION SHALL BE LISTED AND LABELED BY THE MANUFACTURER, THE MAX AIR INFILTRATION OF WINDOWS, DOORS AND SLUING.

Site plan showing property layout with setbacks and building footprints. The plan includes an existing detached garage, an existing 1 1/2-story frame residence, and a proposed new roof over the east residence. Setbacks are indicated by dashed lines: 30.00' RT setback, 10.00' BY setback, 10.00' BY setback, and 30.00' FT setback. Dimensions include 124.95' (total width), 124.91' (width of existing buildings), 4.00' (width of proposed addition), and 60.00' (width of setbacks).

LINCOLN PARKWAY

SCALE = 10:1

SETBACKS - [SF-CPP]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	30.00'	4.50' (EXCIST.)
INTERIOR SIDYARD	10.00'	4.50' (EXCIST.)
REARYARD	30.00'	43.10' (EXCIST.)
HEIGHT	35'-0"	73'-4" (EXCIST.)

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE
VILLAGE OF ELLIANTS BAY AND AMENDMENTS AS LISTED BELOW

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

PROPOSED ROOM
ADDITION

**THOMAS
BUCKLEY
ARCHITECT**
P.O. BOX 48
SOUTH ELGIN, IL 60120
TEL. 847-340-7830

5-24-21 RELEASED FOR
OWNER REVIEW

ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A LICENSED ARCHITECT
IN THE STATE OF CALIFORNIA.
Thomas A. Puckett
DATE OF SIGNATURE: 5-26-71

PHILLIPS
RESIDENCE

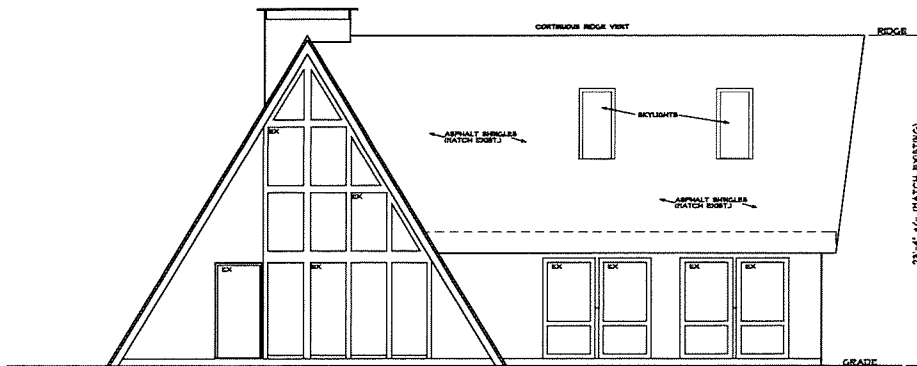
10 LINCOLN PARK
WILLIAMS BAY, WISCONSIN

303-06
JF TB

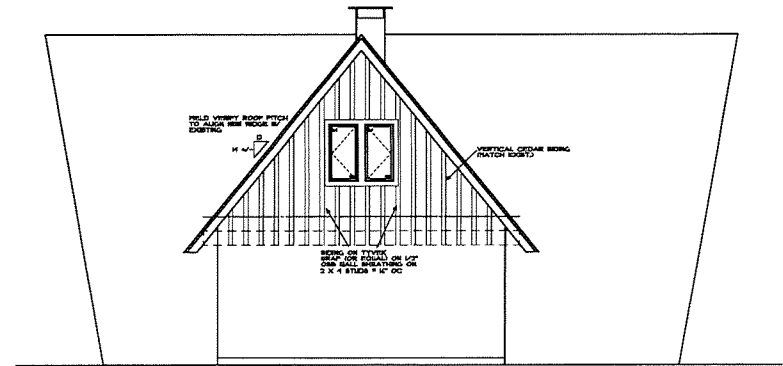
5-24-21

6 -

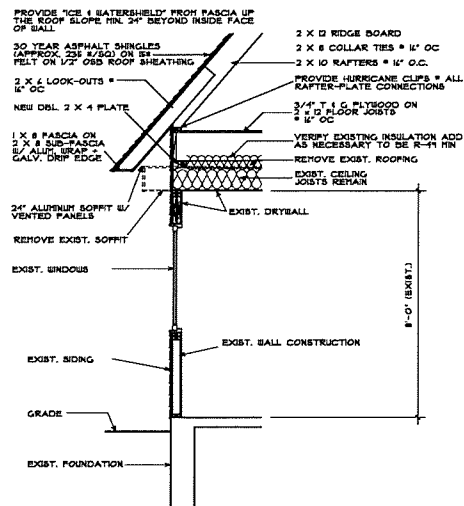
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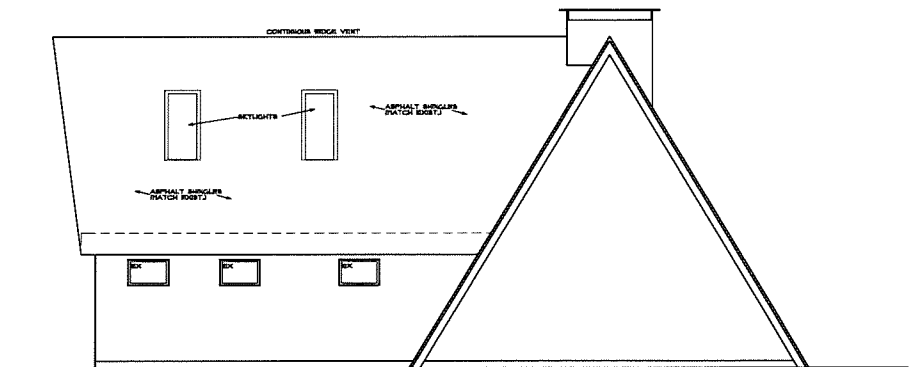
EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WALL SECTION
SCALE 1/2" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION NOTES:

1. WINDOW SIZES BASED ON GLASS SIZES. ROUGH OPENINGS TO BE VERIFIED BY CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30

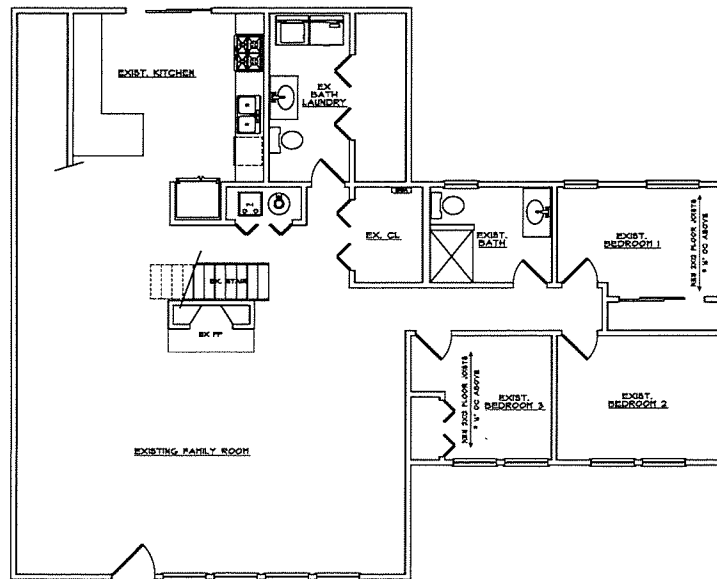
EGRESS WINDOW REQUIREMENTS

PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SPLITTING THE WINDOW

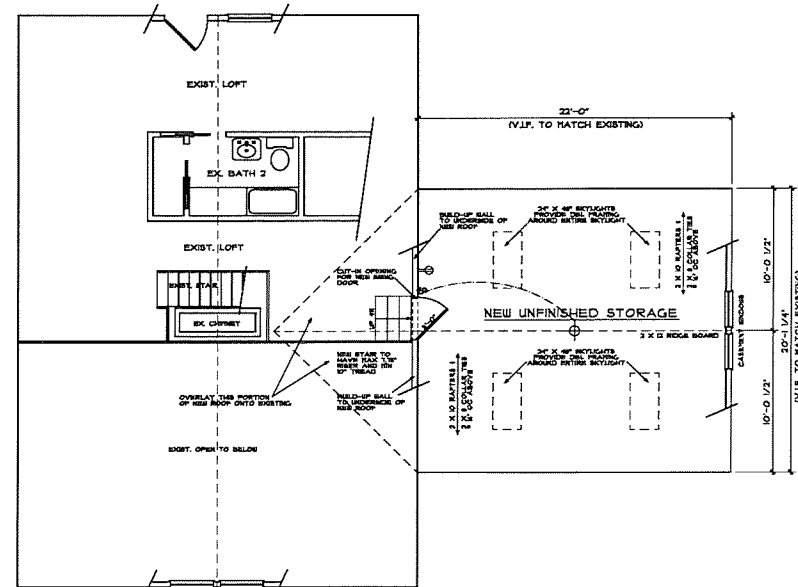
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS

A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF

	PROPOSED ROOF ADDITION	6-24-21 RELEASED FOR OWNER REVIEW	PHILLIPS RESIDENCE
	THOMAS DUCKLEY ARCHITECT P.O. BOX 48 SOUTH ELGIN, IL 60121 TEL. 815-360-7850 www.thomasduckleyarchitect.com		TO LINCOLN PKWY WILLIAMS BAY, WI 303-06 J. T2 6-24-21 OF



FIRST FLOOR CONSTRUCTION PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR
CONSTRUCTION + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

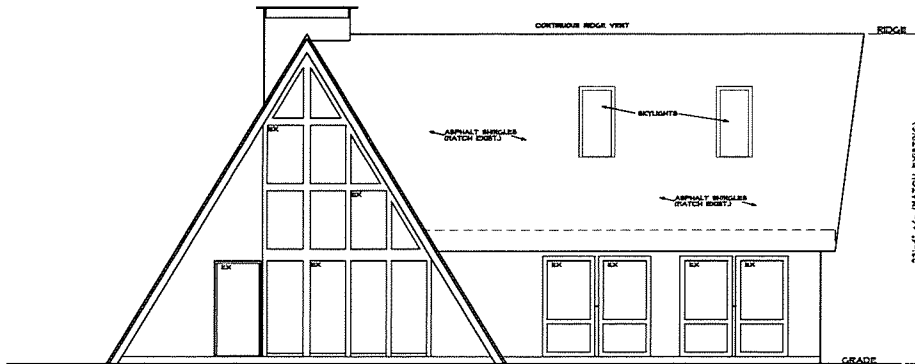


DOOR + WINDOW WOOD HEADER SIZES (UNLESS NOTED DIFFERENTLY ON PLANS)			
SPAN/OPENING	HEADER SIZE	# JACKS	
LESS THAN 3'	2-2X4s	2	
3' - 3'-6"	2-2X6s	2	
3'-6" - 4'-6"	2-2X8s	2	
4'-6" - 5'-6"	2-2X10s	2	
GREATER THAN 5'-6"	SEE PLAN		
WOOD HEADER/BEAM SUPPORT COLUMNS			
BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIPEROMAL LUMBER (EXC. 2X4X10, 2X6X12, 2X8X14)	(S/A END) 2X4 KING STUD	(S/A END) 2X6 KING STUD	3x LUMBER - 2X4X10 - 2X6X12 - 2X8X14

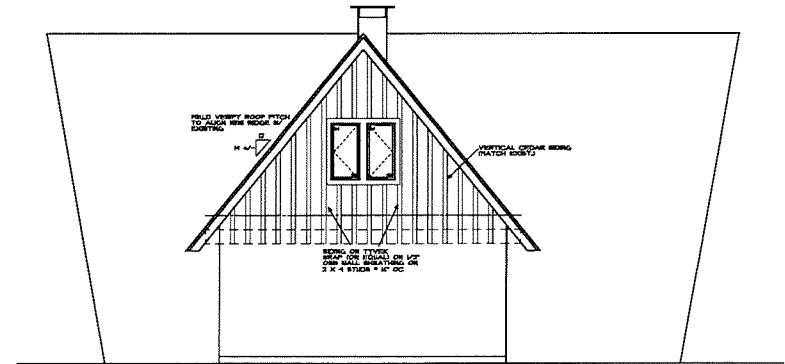
WALL LEGEND				
LOCATION	IL. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR	---	---	=====	2X4 NO STUDS + 1/2" OC 6" 1/2" DETAIL (SEE ONE DETAIL)
EXISTING WALLS TO REMAIN			=====	EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED			-----	EXISTING WALL CONSTRUCTION

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
⊕	CEILING FUTURE W/ FAN-APPROVED JUNCTION BOX
\$	SWITCH
⊗	DUPLEX RECEPTACLE

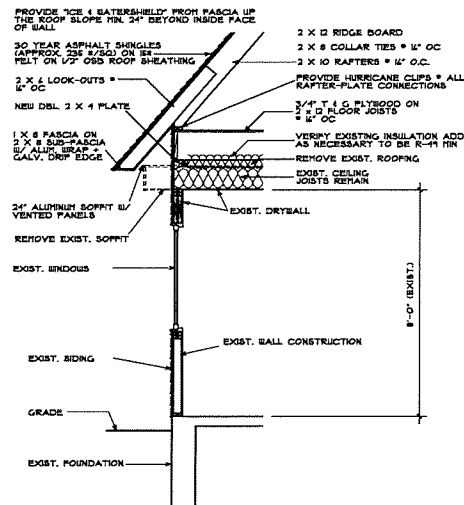
	PROPOSED ROOM ADDITION	1-24-23 RELEASED FOR OWNER REVIEW	PHILLIPS RESIDENCE
	THOMAS DUCKLEY ARCHITECT P.C. BOX 88 SOUTH ELGIN, IL 60120 TEL: 815-340-7830 tdu@thomastduckleyarchitect.com		10 LINCOLN PKWY WILLIAMS BAY, WI
	2023-06 JP TB	1-24-23	



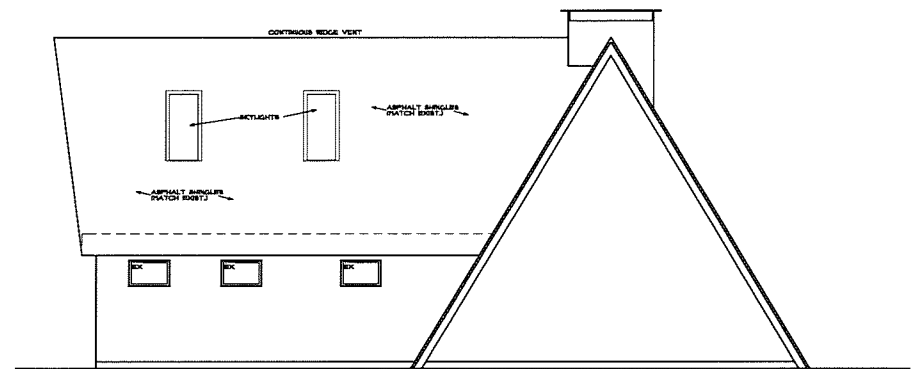
EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WALL SECTION
SCALE 1/2" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION NOTES:

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EGRESS WINDOW REQUIREMENTS

PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW.

PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.

A MINIMUM CLEAR WIDTH OF 20".
A MINIMUM CLEAR HEIGHT OF 24".
A SILL HEIGHT OF LESS THAN 44" AFF.

	PROPOSED ROOF ADDITION	5-24-21 RELEASED FOR OWNER REVIEW	PHILLIPS RESIDENCE
	THOMAS DUCKLEY ARCHITECT P.O. BOX 68 SOUTH ELGIN, IL 60121 TEL: 815-300-7030 tda@thomastduckleyarchitect.com		10 LINCOLN PARKWAY WILLIAMS BAY, WI 53191 5-24-21
			A-2 OF

Replacing flat roof with pitched roof
due to water leaking into the house.
The area will be an attic/storage.



ZONING

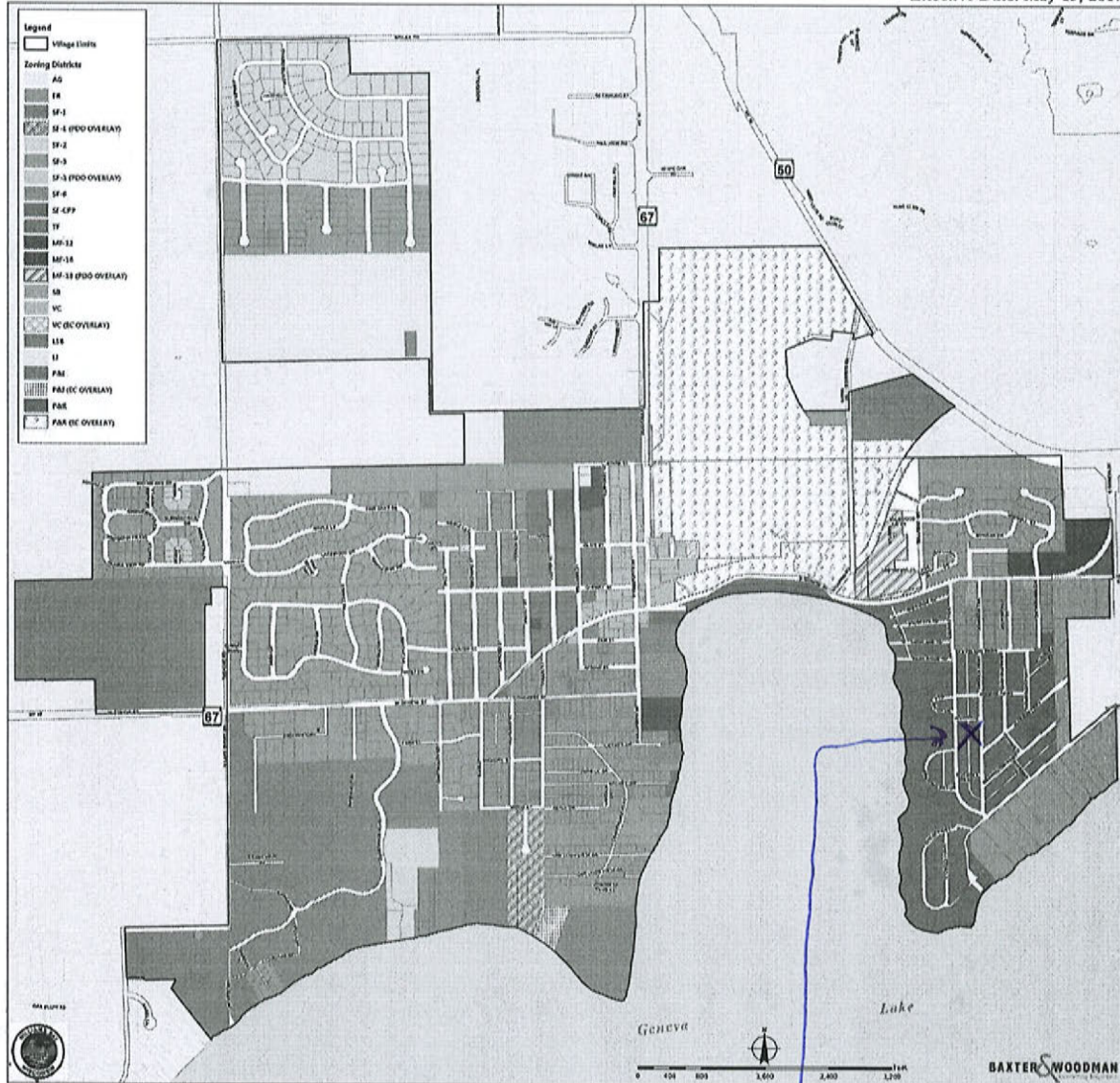
390 Attachment 6

Village of Williams Bay

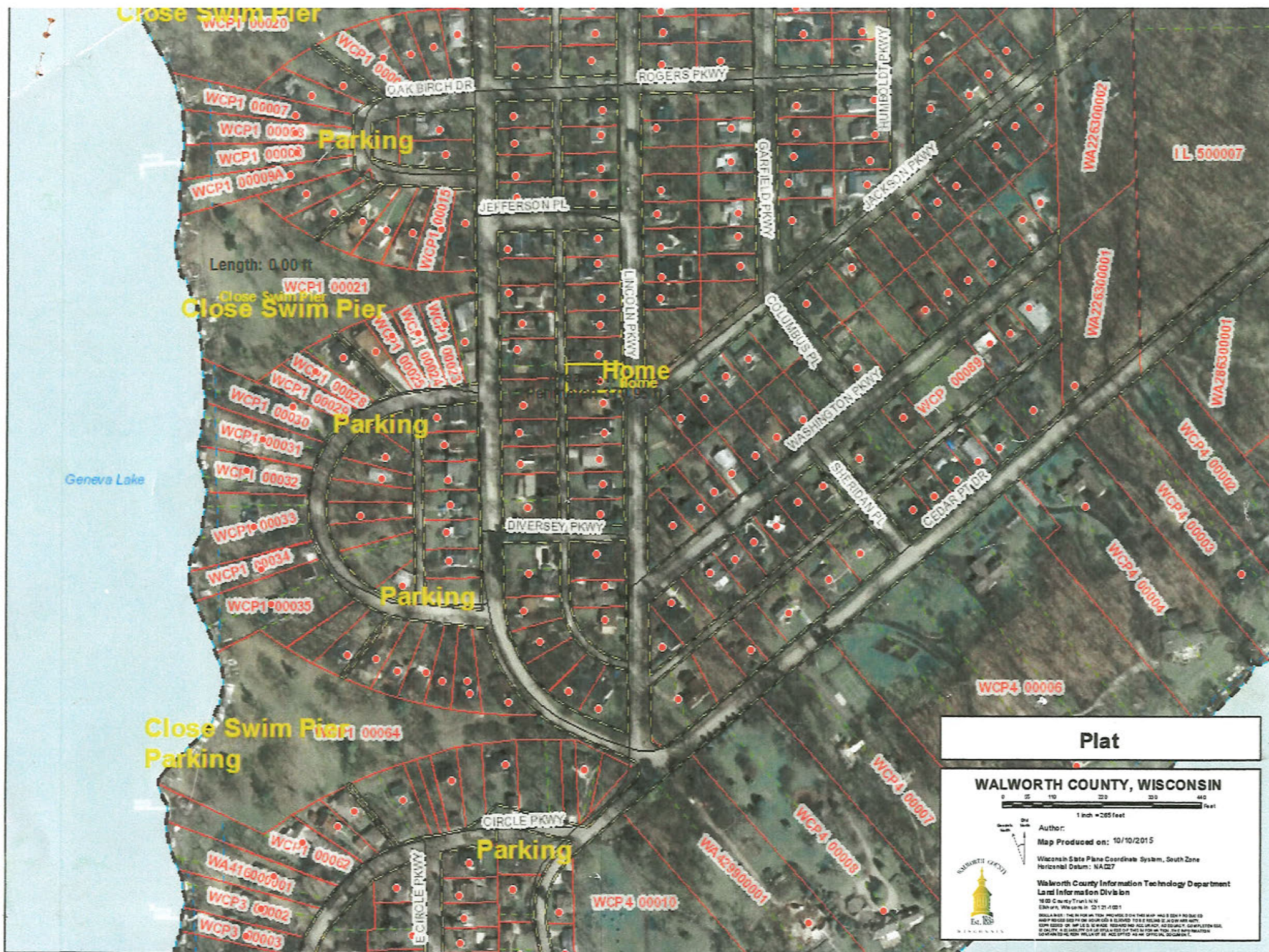
ZONING MAP

Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017



70 Lincoln Parkway
Williams Bay



Date: 5 / 16 / 2022

To: Williams Bay Zoning Commission

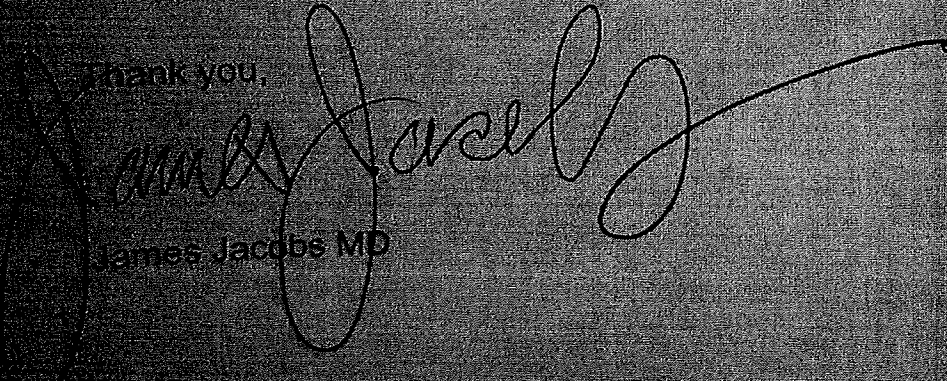
From: James Jacobs
66 Lincoln Parkway
Williams Bay
Wisconsin 53191

Re: Zoning variance on Phillips Home at 70 Lincoln Parkway

Dear Commissioners,

I am writing this letter to report that I have reviewed Dan and Emily Phillips' proposed house addition and I approve it. I am in favor of it.

Thank you,



James Jacobs MD

From: James Palof [REDACTED]
Subject: Dan & Emily Phillips building easement
Date: May 17, 2022 at 10:27:44 PM
To: [REDACTED]
Cc: Kirsten Wahlstrom [REDACTED]

To Whom it may concern,

We do not have an issue with the plans that Dan and Emily Phillips have for their home improvement at 70 Lincoln Parkway. Their request for a building easement should be quickly accepted. They are excellent and courteous neighbors. Dan, Emily, and their children are an asset to the community.

Kirsten Wahlstrom & James Palof

73 Cedar Point Drive

Susan and John McGorrian
62 Lincoln Parkway
Williams Bay, WI 53191

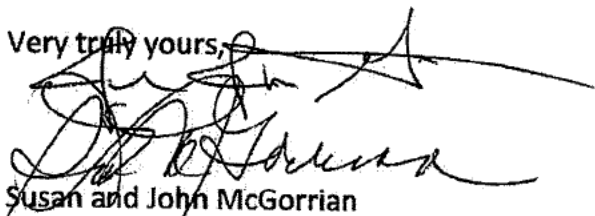
May 17, 2022

To whom it may concern – Williams Bay Zoning Commission

We have reviewed the plans for improvements to the home of Dan and Emily Phillips, 70 Lincoln Parkway, Williams Bay, WI and approved of the work to be done.

If you have any questions, please let us know.

Very truly yours,



Susan and John McGorrian

[Redacted]

May 17, 2022

Dan & Emily Phillips
70 Lincoln Parkway
Williams Bay, WI 53191

Re – 70 Lincoln Parkway

To Whom it May Concern,

I am a neighbor of Dan and Emily Phillips and support the project they are undertaking 100%. I have seen the architectural drawings and they have described to me why they are looking to complete this project. I happy to fully support them on this renovation of their home.

Sincerely,

Mark Sopchyk
77 Cedar Point Drive
Williams Bay, WI 53191

From: Joseph Burkard [REDACTED]
Subject: Cedar Point Variance
Date: May 17, 2022 at 5:09:05 PM
To: [REDACTED]

Hi Dan, This is your neighbor Joe & Meggen Burkard from 59 Lincoln Pkwy. It was nice meeting you & your wife Emily today. You mentioned to us the home improvement you have planned w/the A-frame roof over the bedrooms. I think that would look nice and it would solve your water problems. We have no objections to your variance request. Good luck & keep us posted. Thank you.

Joe & Meggen Burkard
59 Lincoln Pkwy
Williams Bay WI 53191
[REDACTED]

From: Dean Weede [REDACTED]
Subject: Dan Phillips roof plans
Date: May 17, 2022 at 5:41:46 PM
To: [REDACTED]

To whom it may concern,

I have reviewed the architectural plans for Dan and Emily Phillips of 70 Lincoln Parkway. The project plans appear to be reasonable and we are comfortable with the approach. I know that they have had repeated water issues and this is a totally acceptable remedy. Please approve their plans.

Thank you for your time.

Dean Weede
59 Cedar Point Drive
Williams Bay, WI 53191

--

Dean Weede
[REDACTED]
[REDACTED]

May 17, 2022

Village of Williams Bay

To Whom it May Concern ~

My husband Joe & I support Dan & Emily Phillips with their home improvements and roof they are planning.

Sincerely

Aue Maher

33 Cedar Pt
Williams Bay WI

From: John/Cheryl [REDACTED]
Subject: Variance for roof project
Date: May 17, 2022 at 4:56:47 PM
To: [REDACTED]

I was contacted by Dan Phillips regarding the roof replacement project for his house. The project is fine by me, I have no objections to it being performed based on my conversation and scope of work with Dan Phillips.

Dan and Emily Phillips property is:
76 Lincoln Parkway, Williams Bay, WI 53191.

I am fine with what is planned for the project. Any questions please contact me.

John Kosiek
76 Lincoln Parkway,
Williams Bay, WI 53191

Sent from my iPhone

New roofline 70 Lincoln Pkwy

bilpetullo [REDACTED]

Wed 6/1/2022 2:23 PM

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

Hi Bonnie,

I have reviewed the plans for the new pitched roof to replace the existing flat roof for the home at 70 Lincoln Pkwy, and recommend to you for approval of any required permits.

Mrs. Phillips informed me that the existing structure will require a village variance in that the existing structure is non conforming to the side setback.

I would like to state that the CPPA highly recommends approval of this nonconforming setback variance request.

Please advise as to the date and time of their variance meeting, as I would like to attend on their behalf.

Bill Petullo

Chairman, CPPA Building committee

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



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting June 21, 2022

June 10, 2022

APPLICANT(S): Daniel & Emily Phillips (Owners)

TAX KEY: WCP 00072

STREET ADDRESS: 70 Lincoln Pkwy, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-213.M(5) to increase the height of a portion of the residence from 9'10" to 23'4" with an existing side yard setback of 4.8 feet (10 feet required).

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, the existing flat roof is causing structural damage to the affected part of the home.
- The proposed development does not appear to have any substantial impact on adjacent properties since it is a vertical addition 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. 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: LORI + RICH STEARNS

Applicant address: 101 W GENEVA ST., WILLIAMS BAY, WI 53191

Applicant phone number: [REDACTED]

Address of subject site: 101 W. GENEVA ST.

Current zoning of subject site: SF-6

Current land use of subject site: SINGLE FAMILY RESIDENCE

Written description of the proposed variance: SEE ATTACHED

Written justification for the proposed variance (or attach as a separate sheet): _____

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).

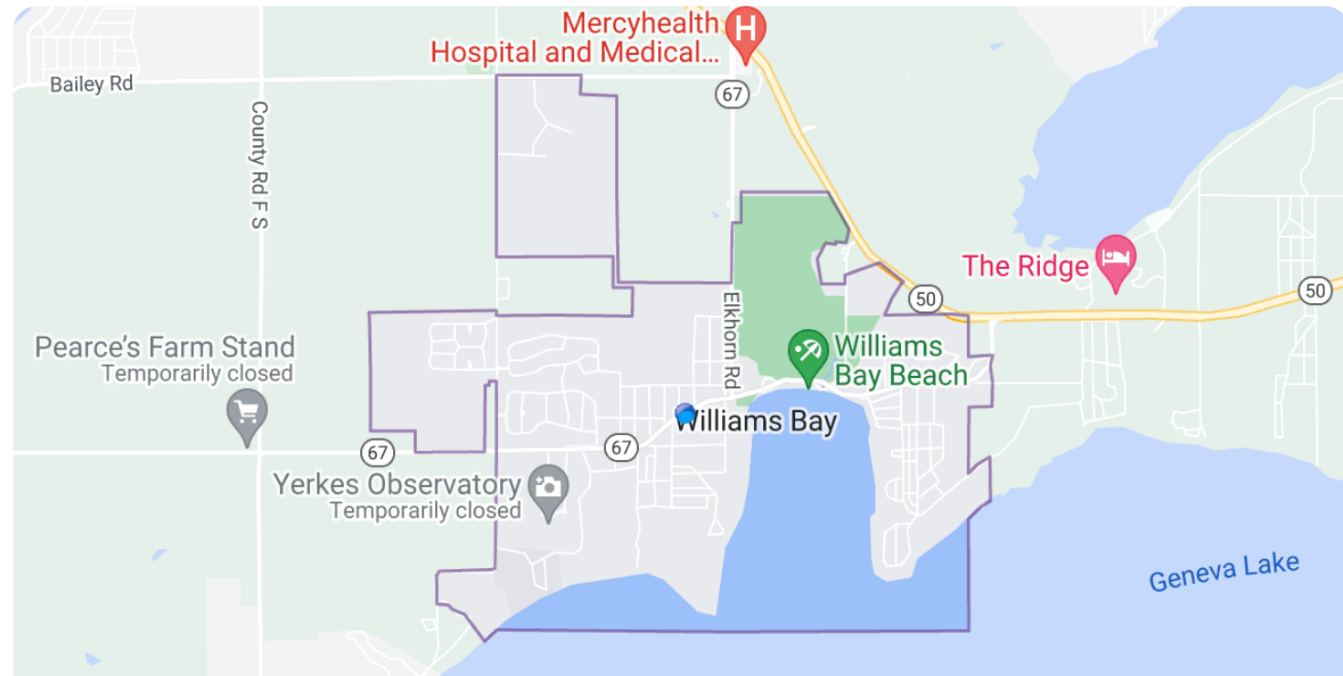
Dated this 09 day of MAY, 2022

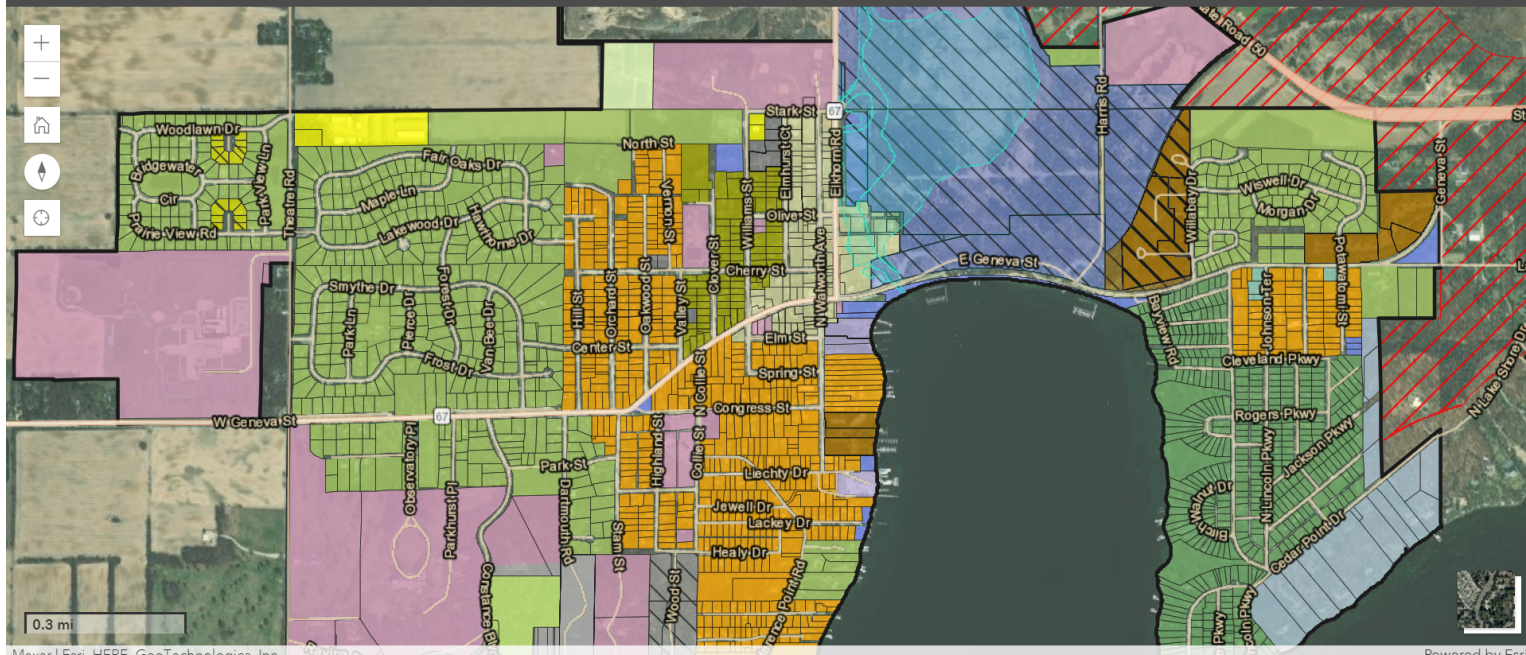
Respectfully submitted,

Lori Stearns
(Signature of Applicant)

Variance application

Justification: A barn was located in the area that we would like to build the garage, but has since been torn down. Garage plans that meet the code requirement are very basic in design and have an extremely low roof pitch. Our 1890's Victorian home has very steep rooflines, we would like to have any outbuildings reflect the character of the home. Attached is the garage we propose to build.















April 18, 2022

STEARNS RESIDENCE

WILLIAMS BAY, WISCONSIN

Dear Lori and Rich,

I am excited to introduce you to your new landscape design. While working through the design, I used our call and the questionnaire you submitted to determine goals for the space and bring your vision to life. The overall goal of the design is to provide well organized and connected areas for entertaining and relaxation, highlighted with cheerful plantings that remain beautiful year-round.

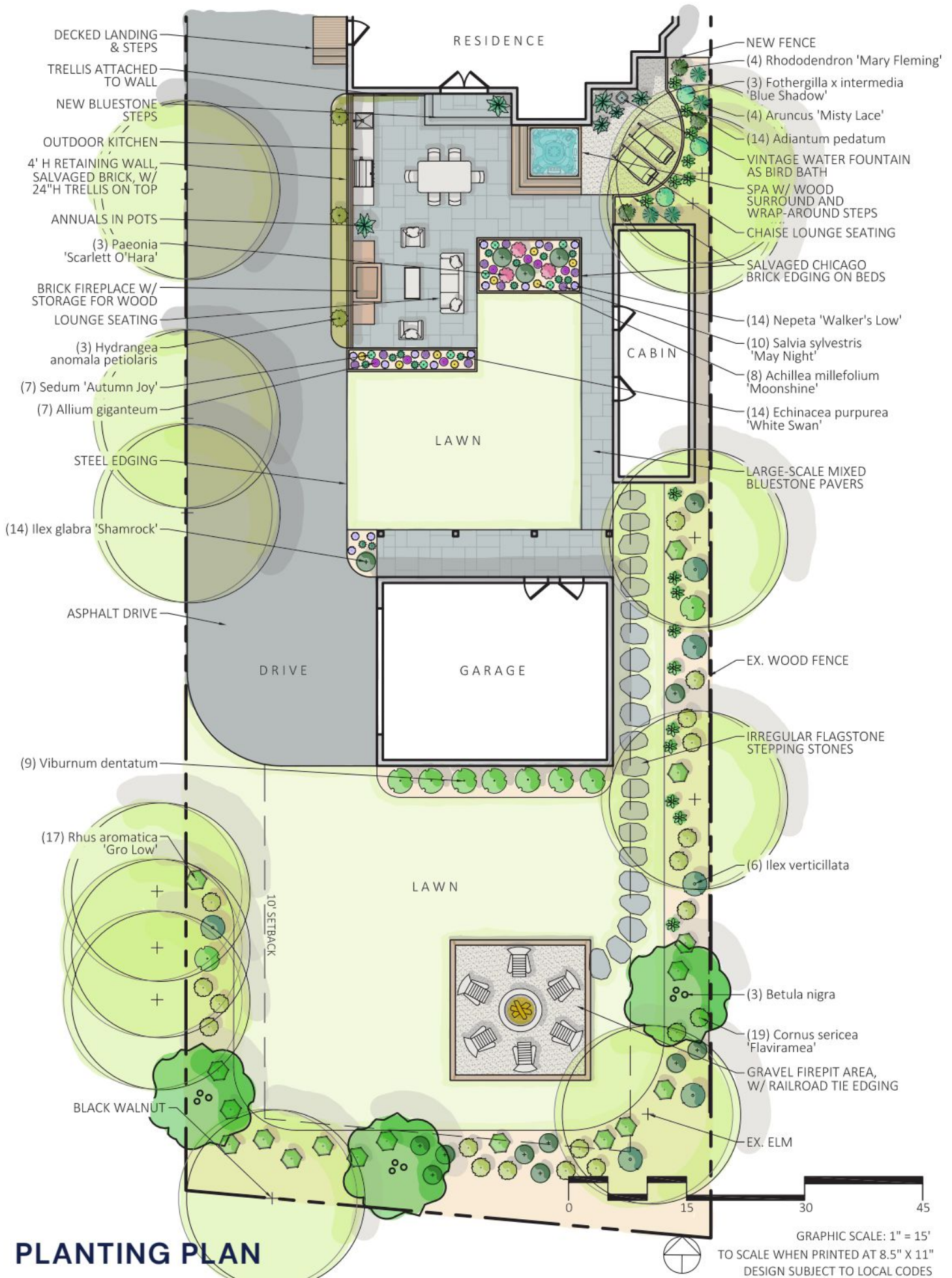
The following items shaped and informed my design choices:

- 1. New Garage:** Your new garage has been sited, based on your feedback, in a location that minimizes the distance you will need to travel in the winter. It also divides your yard into two zones: a central courtyard space and a lawn/field space.
- 2. Year-round Interest:** A variety of trees, shrubs, and perennials that bloom at different times have been specified. The principal focus was to create a landscape that will be colorful year-round. This is accomplished with a progression of blooming perennials around your patio space, and a mix of hollies and Yellow-Twig Dogwood along the property line. Evergreens have been placed throughout as well. All perimeter plants are deer-resistant.
- 3. "Courtyard" and Patio Space:** Your new outdoor kitchen has been sited in close proximity to your plumbing hookups, and with easy access from the house. The spa remains in its original position, but wrap-around steps make it easily accessible from both the main house and the cabin. An outdoor fireplace is sited far enough away from your house to prevent heavy smoke from drifting indoors, and patio furniture creates a cozy lounge area.
- 4. Fire Pit:** The fire pit area is sited to maximize views of the natural area on the south end of your property. It is large enough for informal family gatherings and is accessible by a flagstone footpath.
- 5. Classic Cottage Style:** Colorful cottage-style planting beds, inspired by the gardens of Mackinac Island, are edged with the salvaged Chicago bricks from your chimney. Mixed bluestone pavers, gravel areas and clean lines create a classic feel.
- 6. Water-Efficient:** All the plants specified are well suited for the site's climate and water conditions. Irrigation is always recommended for plant establishment and especially important in sunny areas.
- 7. Maintenance:** Any outdoor space will require some maintenance. This design will require seasonal maintenance, but no more than a typical residential landscape in the area.
- 8. Phasing and Budget:** This plan can be phased, or quantities and sizes of plants can be reduced, in order to reduce cost as desired.

I very much enjoyed working with you and I hope you love your design!

Best Regards,

Brett



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	5 YR. GROWTH
TREES				
3	Betula nigra	River Birch	8-10'	25'
SHRUBS				
19	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	3 Gallon	5-6'
3	Fothergilla x intermedia 'Blue Shadow'	'Blue Shadow' Fothergilla	3 Gallon	4-6'
15	Ilex glabra 'Shamrock'	Inkberry Holly	3 Gallon	4-5'
6	Ilex verticillata	Winterberry Holly	5 Gallon	6-8'
4	Rhododendron 'Mary Fleming'	'Mary Fleming' Rhododendron	3 Gallon	2-3'
17	Rhus aromatica 'Gro Low'	'Gro Low' Fragrant Sumac	3 Gallon	18"
9	Viburnum dentatum	Arrowleaf Viburnum	5 Gallon	6-8'
PERENNIALS				
8	Achillea millefolium 'Moonshine'	'Moonshine' Yarrow	1 Gallon	12-24"
14	Adiantum pedatum	Northern Maidenhair Fern	1 Gallon	18-24"
7	Allium giganteum	Giant Allium	1 Gallon	3-5'
4	Aruncus 'Misty Lace'	'Misty Lace' Goatsbeard	1 Gallon	3-4'
15	Echinacea purpurea 'White Swan'	'White Swan' Coneflower	1 Gallon	2-3'
15	Nepeta 'Walker's Low'	'Walker's Low' Catmint	1 Gallon	18-24"
3	Paeonia 'Scarlett O'Hara'	'Scarlet O'Hara' Peony	2 Gallon	3'
10	Salvia sylvestris 'May Night'	'May Night' Salvia	1 Gallon	12-18"
7	Sedum 'Autumn Joy'	'Autumn Joy' Stonecrop	1 Gallon	18-24"



What if my local nursery doesn't have a plant? Nurseries vary a lot in stock and availability so it is not uncommon to need substitutes. The salesperson at your local nursery can help suggest a substitute that they have in stock or please reach out to Tilly for a suggestion. Substitutions are a great way to avoid having to go to multiple nurseries.





Adiantum pedatum



Aruncus 'Misty Lace'



Rhododendron 'Mary Fleming'



Hydrangea anomala ssp. petiolaris



Fothergilla x intermedia 'Blue Shadow'



Rhus aromatica 'Gro Low'



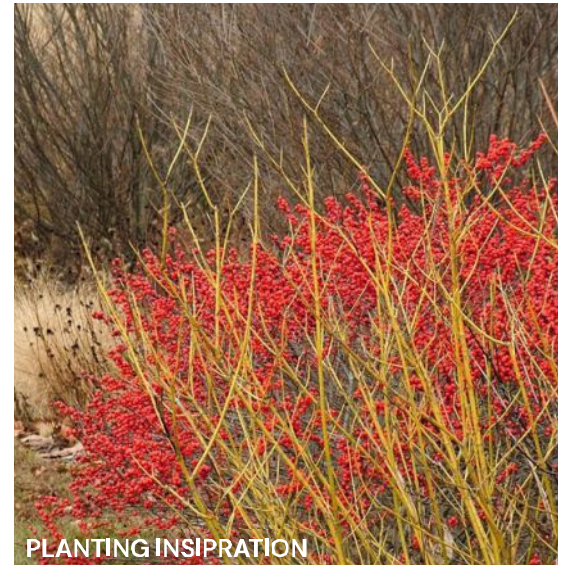
Rhus aromatica 'Gro Low' (autumn)







LARGE-SCALE MIXED BLUESTONE PAVERS



PLANTING INSPIRATION



PLANTING INSPIRATION



BRICK WALL WITH TRELLIS ON TOP



BLUESTONE STEPS



CLIMBING HYDRANGEA ON TRELLIS

Tilly

CONCEPTS AND MATERIALS



VIEW LOOKING TOWARD HOUSE



VIEW OF DINING AREA

Tilly

RENDERINGS



VIEW OF FIREPLACE WITH LOUNGE SEATING AND PRIVACY WALL



VIEW OF SPA AREA AND SHADE GARDEN



VIEW FROM YARD, LOOKING NORTH



VIEW FROM DRIVEWAY

Tilly

RENDERINGS



VIEW OF CABIN FROM SPA



VIEW OF FIREPIT AREA FROM SIDYARD PATH



VIEW OF BACK "FIELD" AREA WITH FIREPIT



VIEW OF GARAGE AND DRIVEWAY FROM BACK "FIELD"

Before you put a shovel in the ground, consider the following:

- Who is doing the work? You, someone in your family, or an outside contractor?
- Who will be supplying the plants? Plant material is both expensive and cumbersome to move. You will likely need a large truck to bring the material to your house.
- Where do the utilities run into the house? Digging holes may disrupt existing lines. Call 811 or have your contractor call at least two weeks prior to installation. It's a free call and all your utilities within the described work area will be located and flagged.

FIRST STEPS:

1. **Demo:** Remove any existing plants that are no longer compatible with the design vision.
 - With most plants, just removing the primary stems and roots will suffice to eliminate them.
 - In some rare cases (bamboo, Japanese knotweed...) it will take time and effort. Drop us a note if you have any stubborn weeds and Tilly will provide additional advice.
2. **Transplanting:** Are there some great elements that are remaining in your new design? Dig around these carefully (about 1 foot out from the center for every 2 feet of plant height) and set them aside in the SHADE until you're ready to use them.
 - If they will be sitting for more than 48 hours, the root balls should be wrapped in burlap. The faster you can get them to their new homes, the better.
 - Water immediately upon replanting and then put the transplants on the same regimen as the rest of your new garden.
3. **Raking:** Level out the area to be planted. You will need to layout the new plants in their future locations before actually planting. This is almost impossible to do if the soil surface is uneven.
4. **Soil Amendments:** This is a HUGE grey area. Every landscaper, gardener, and landscape architect will offer different (and often conflicting!) advice.
 - At Tilly we sing the praises of compost. We believe it is always better to improve the soils you have than bring in (foreign) topsoil that will not mesh well with your existing conditions.
 - In a perfect world you will spread 2-4" of compost across the entire planting area and till into the soil to a depth of 12-18". Honestly, so long as you can get SOME compost onto the area and backfill your plants with a mix of compost and soil you'll be in good shape. If you want more on soil amendments give us a shout.

PLANTING:

1. **Layout:** Try to have all of the plants on site if you can. Set them out in the garden in their approximate locations, and then stand back. Does that dogwood encroach too closely on a window? Is that hydrangea little too far away from its neighbors? Is there a better "face" for that tree? Make the necessary adjustments...now is the time! This is much harder once the material is in the ground.
2. **Planting:**
 - ◊ Trees:
 - Dig a hole that's twice as wide as the pot or root ball but NO deeper. In fact, you should consider planting your tree above the soil 6-8" initially (more later about root flares...)
 - For balled-and-burlapped trees (preferred!), unwrap the burlap from the trunk and peel at least halfway down the root ball. Cut and peel back at least half of any wire baskets – remove wire completely if possible. Straighten tree (try not to pull on the trunk, straighten by shifting the root ball) and backfill hole with existing soil mixed with compost.
 - If the tree is potted (less preferable), loosen the soil around the roots, especially if they are up near the trunk and/or tightly running in circles, then place the tree into the planting hole and treat as above.
 - Water immediately. Best to put a hose near the trunk and turn on to a slow dribble for about 30 minutes depending on the size of the tree.
 - ◊ Shrubs:
 - Plant shrubs in a hole that's about twice the diameter of the root ball. The top of the root ball should be slightly above the surrounding soil level.
 - Backfill hole with existing soil mixed with compost.
 - Water at the shrub's base immediately with a slowly running hose for about 20 minutes.
 - ◊ Perennials:
 - Set these plants in soil at the same level they were growing in the pot.
 - Firm the soil around each plant with your hands, then water thoroughly.
 - ◊ Annuals:
 - Set out and dig in so soil levels are equal.
 - Firm soil around each plant and water.
 - ◊ Bulbs:
 - There are a number of different planting methods for bulbs depending on the desired effect.
 - We are big fans of "Top Planting" and "Slice and Toss" – both advocate minimal planting depths (2-4" less than as noted on the bulb packaging), and no consideration for bulb orientation.
 - Drop us a note for more info on bulb planting.

FINISHING UP:

1. **Mulch:** A layer of clean, organic mulch does WONDERS for your new plantings. It keeps in moisture, suppresses weeds, regulates the soil temperature, and breaks down into nutritious compost.
 - For this first year apply 2-3" of mulch around all new plants taking care to keep it away from direct stem contact.
 - Resist the urge to buy a dyed or synthetic mulch. Although the longevity of such products may make them attractive, they won't provide any (needed!) nutritional value to your plants. Furthermore, many of the dyed products are actually ground up pressure treated lumber... complete with all the chemical additives.
 - Re-mulch yearly. While this may seem extravagant, it is an important way to protect your investment. You don't want to OVER mulch (never more than 2-3" cumulatively), but a fresh layer will spruce up your beds and add fresh organic material to your soils.
2. **Water:** This is often the hardest part. In general, your new plants need water to establish their root systems. However, the amounts can vary significantly depending on weather conditions and soil capacity.
 - Keep your plants moist throughout the first growing season, but be on the lookout for any yellowing leaves – this could be a sign of too much water or not enough drainage.
 - After the first season your plant's roots will have expanded and they won't require the same amount of water. Supplementing during dry periods is a good idea, but always remember it's best to water less for longer durations than often and briefly.

Considerations when hiring an outside contractor:

- How confident are you in their abilities? Do they have any knowledge of plant material?
- How well do they listen to you? Do you feel confident they will follow the plans you provide?
- Make sure they are providing some kind of guarantee on their work. Guarantees may vary by location and plant species, but make sure there is a measure of accountability in place to be sure all is installed correctly.

Consider an Irrigation System

- Even drought resistant and low maintenance plant material requires water to establish.
- Our climate is changing and weather patterns are becoming more erratic. You should not have to run your irrigation system every day, but it's a good insurance policy to protect your investment if there is a prolonged dry spell.

Root Flares

- This is the bell like portion of the tree where it meets the ground.
- Due to the way most of the trees are grown in the nursery industry these flares are often buried 4-12" BELOW the soil when they arrive from the nursery.
- Do your very best to gently clear away the soil after planting to expose these flares. If you have a local arborist they may be able to use an airspade to blow the soil away.
- Root flare exposure will limit the likelihood of girdling roots and help improve the success and longevity of your trees.

How fast will my plants grow?

- They all have different rates and conditions but generally keep in mind the Old Gardener's Adage "The first year they SLEEP, the second they CREEP, and the third they LEAP!"

Don't be a stranger! Tilly loves questions! Email us any time at design@tilly-design.com



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PLAN #0961

SHEET INDEX:	
SHEET #	SHEET NAME
A-1	ELEVATIONS & FLOOR PLAN
A-2	FOUNDATION PLAN & DETAILS
A-3	GENERAL NOTES

PROJECT DETAILS	
WINDOWS:	ANDERSEN 400 SERIES
FOUNDATION:	CONCRETE SLAB
EXTERIOR WALLS:	2x4
GARAGE WALLS:	2x4
INTERIOR WALLS:	2x4
FIRST FLOOR:	9'-1 1/8"

CUSTOM HOME DESIGNS, LLC

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 COLUMBIA CITY, IN 46725
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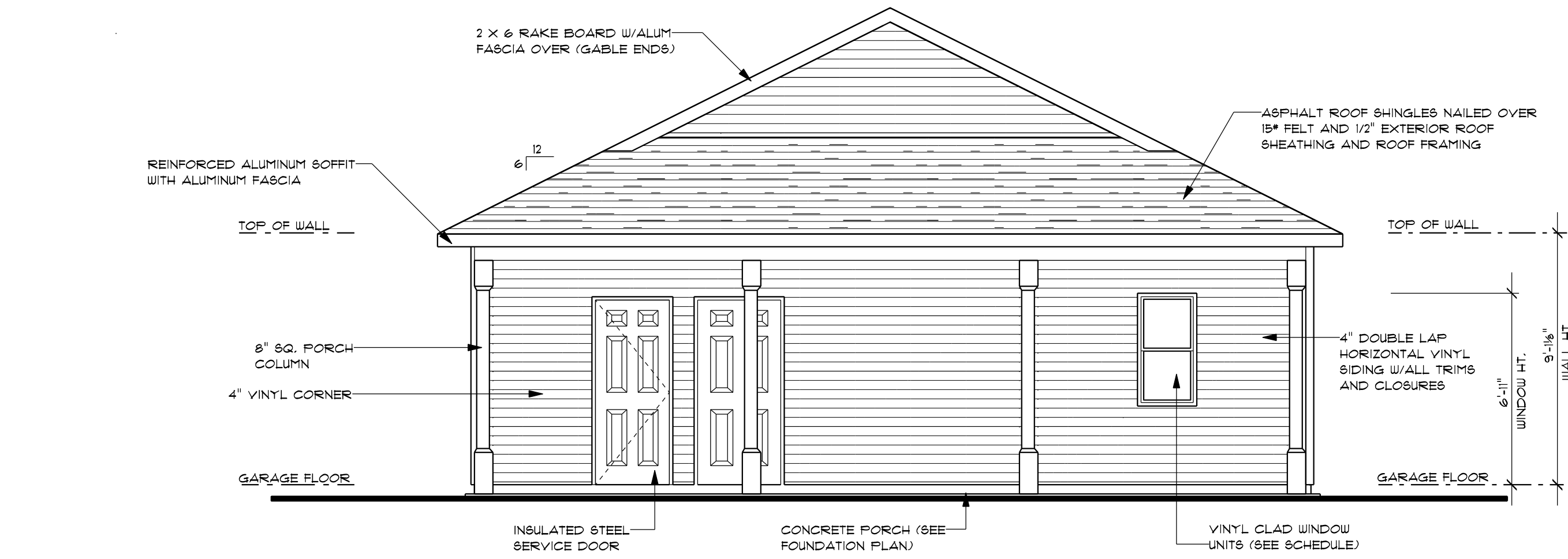
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ELEVATIONS & FLOOR PLAN

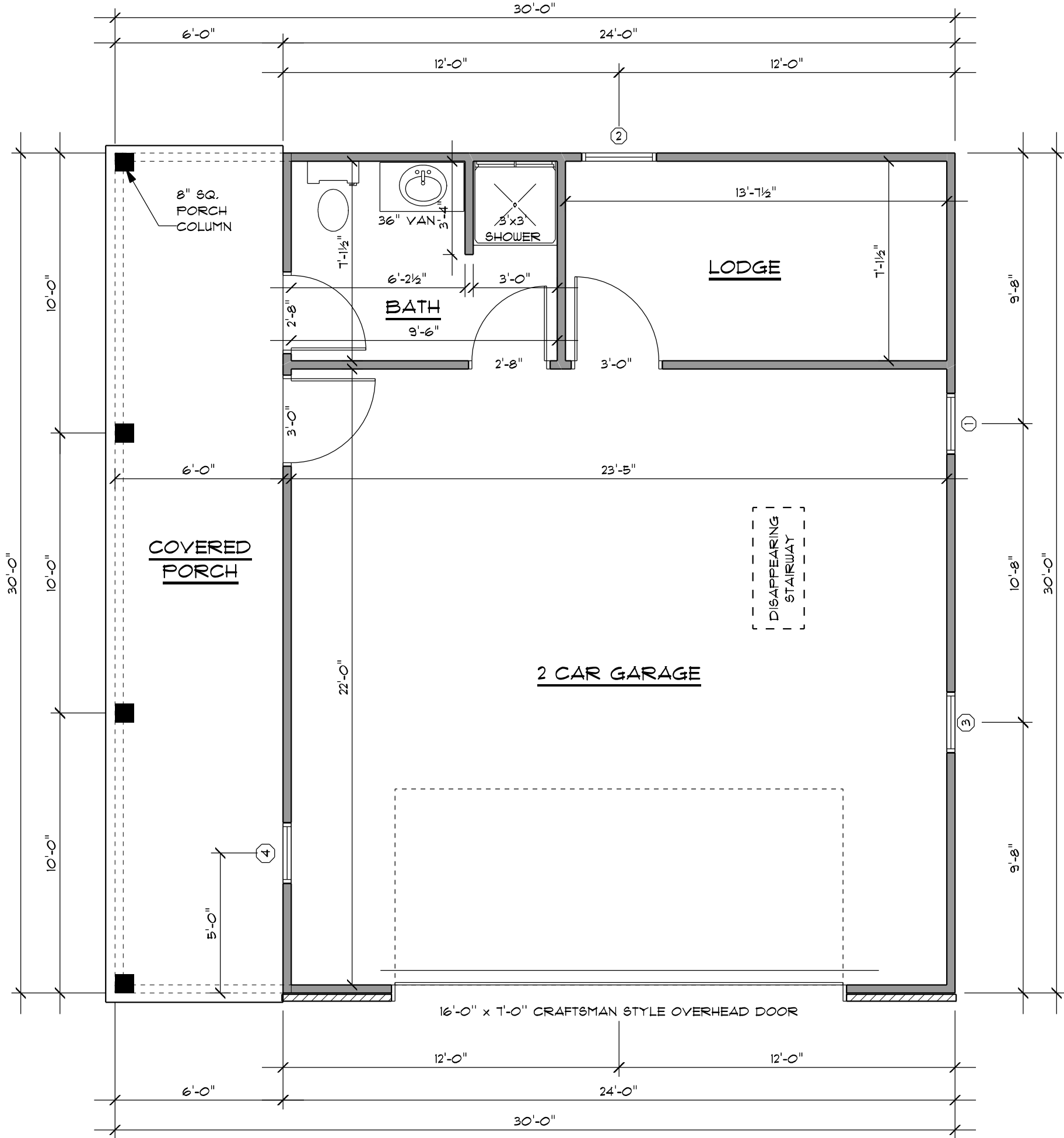
0961

DRAWN BY:	BG
PROJECT:	0961
PRINT DATE:	8/26/2020
FINAL:	JUL 12, 2010
SCALE:	1/4" = 1'-0"

A-1



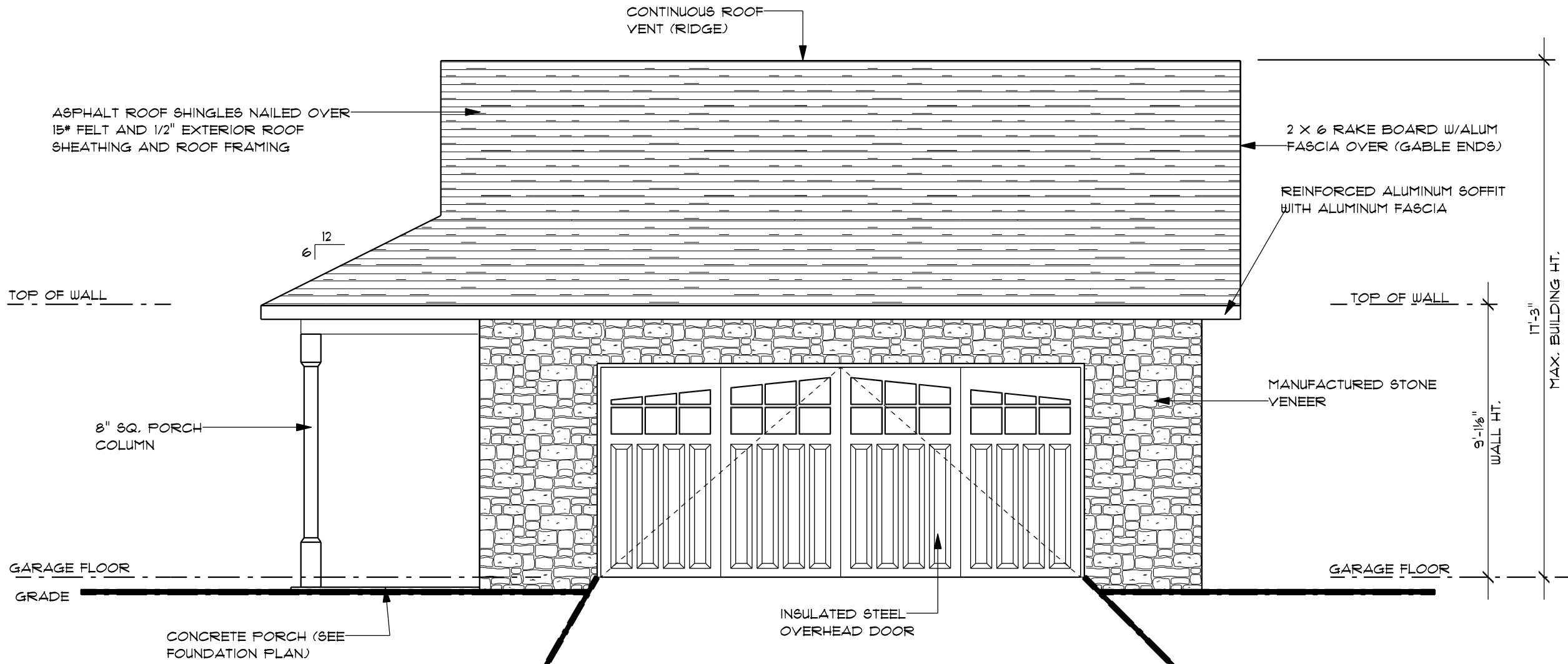
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



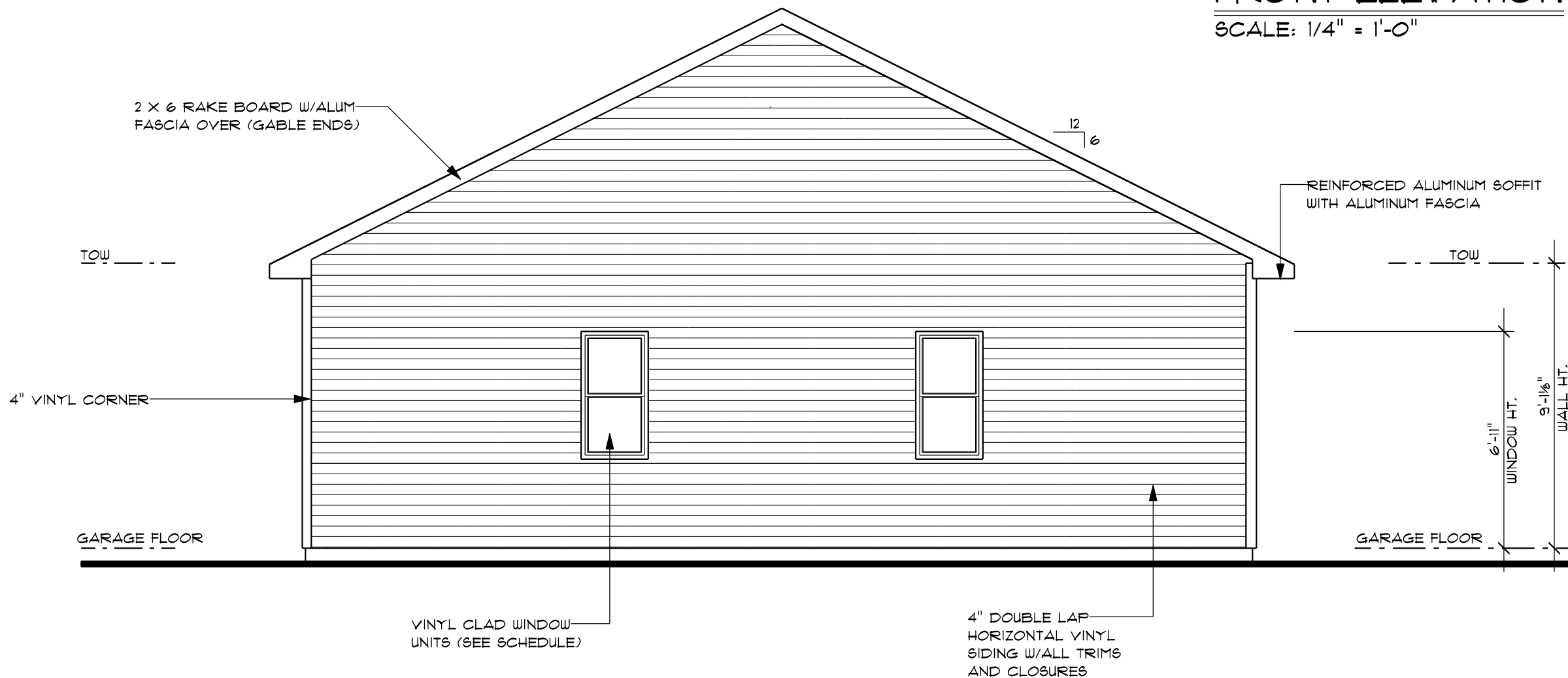
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NAME	AREA
FIRST FLOOR	121 sq. ft.
COVERED PATIO	180 sq. ft.

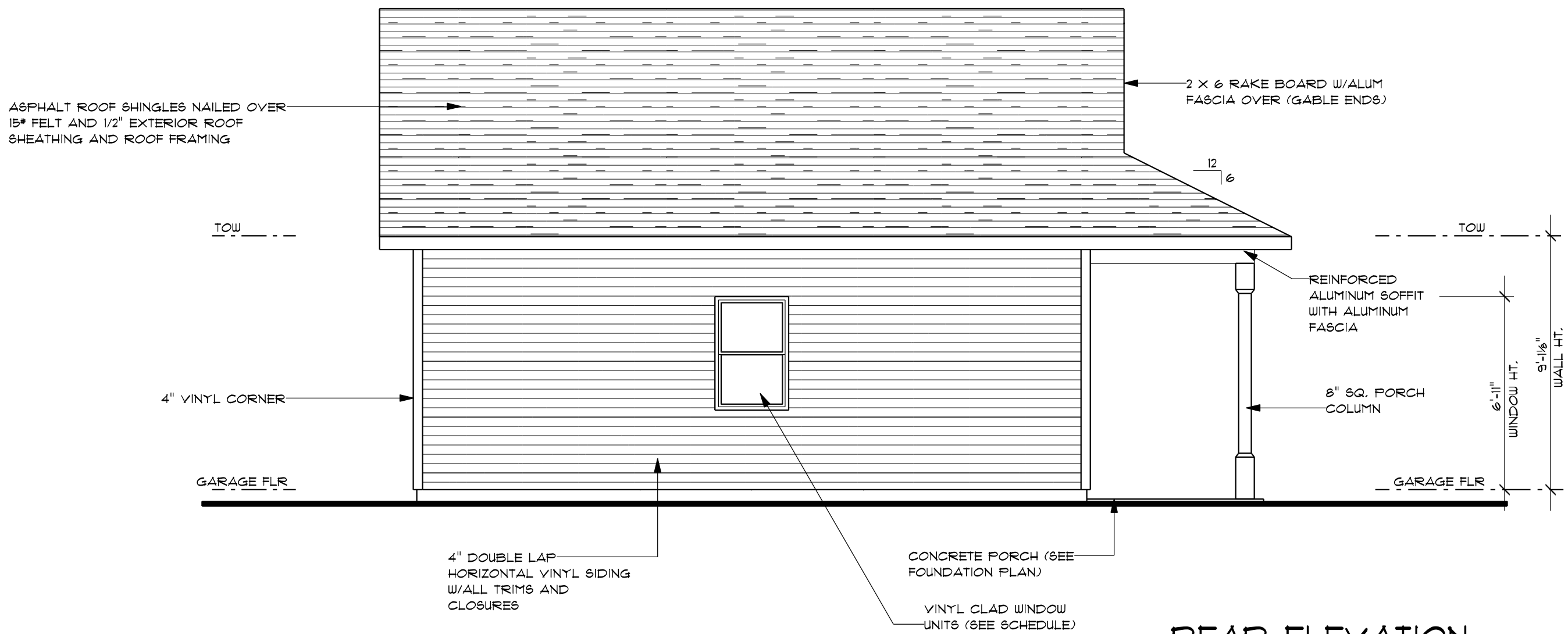
PRODUCT CODE	COUNT	OPENING ID
TW20310	1	1
TW26310	1	2
TW20310	1	3
TW20310	1	4



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



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



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

PROJECT DETAILS	
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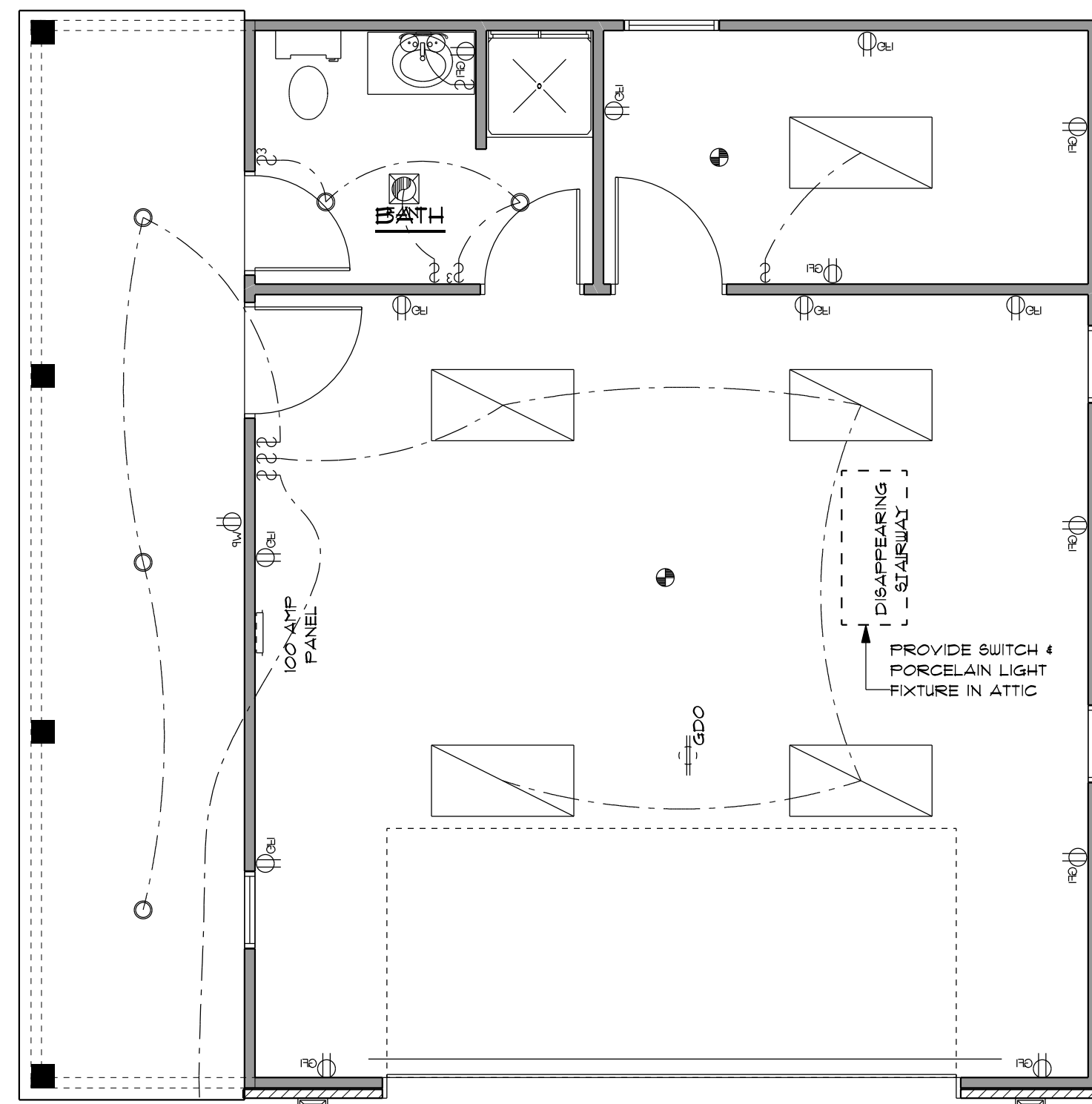
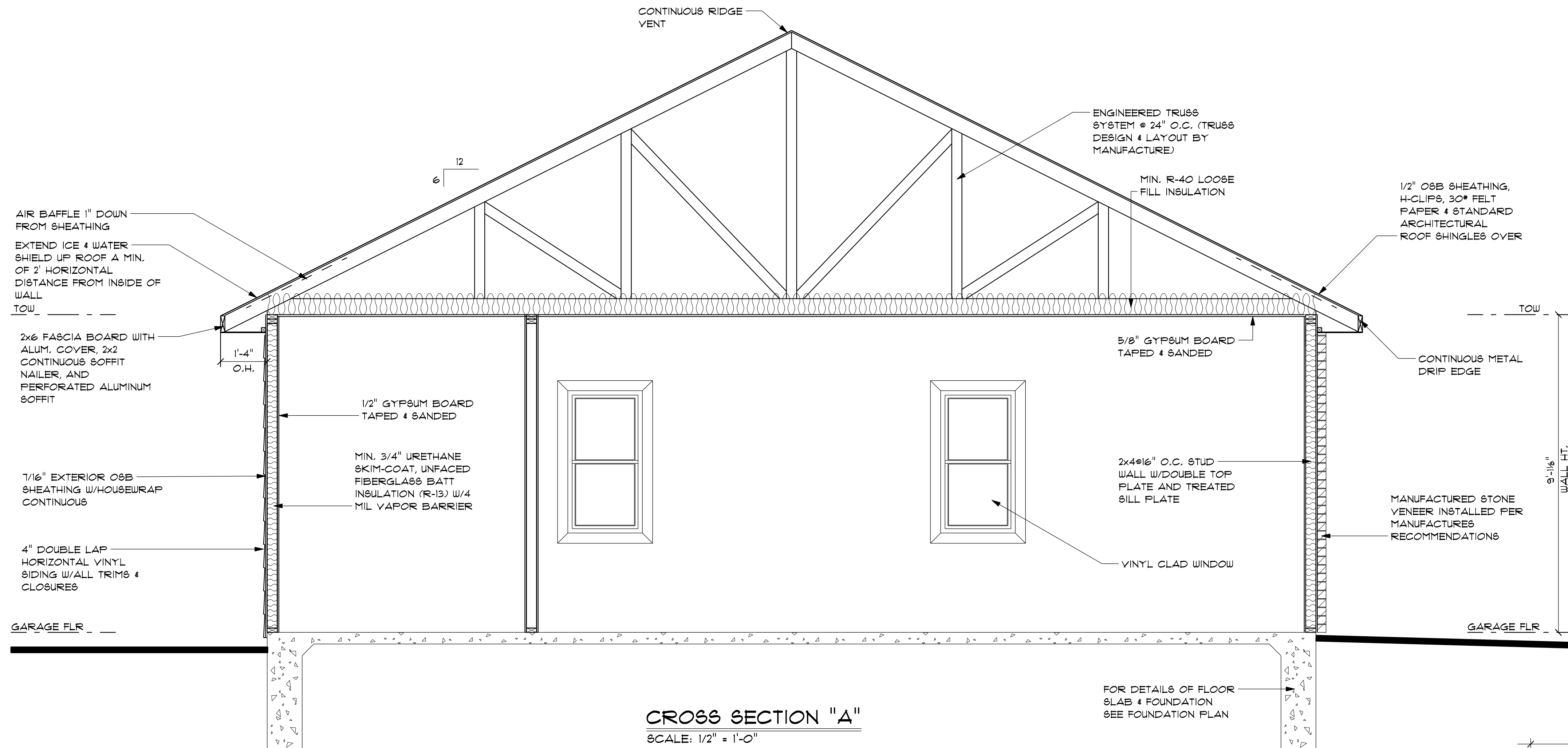
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FOUNDATION PLAN & DETAILS

0961

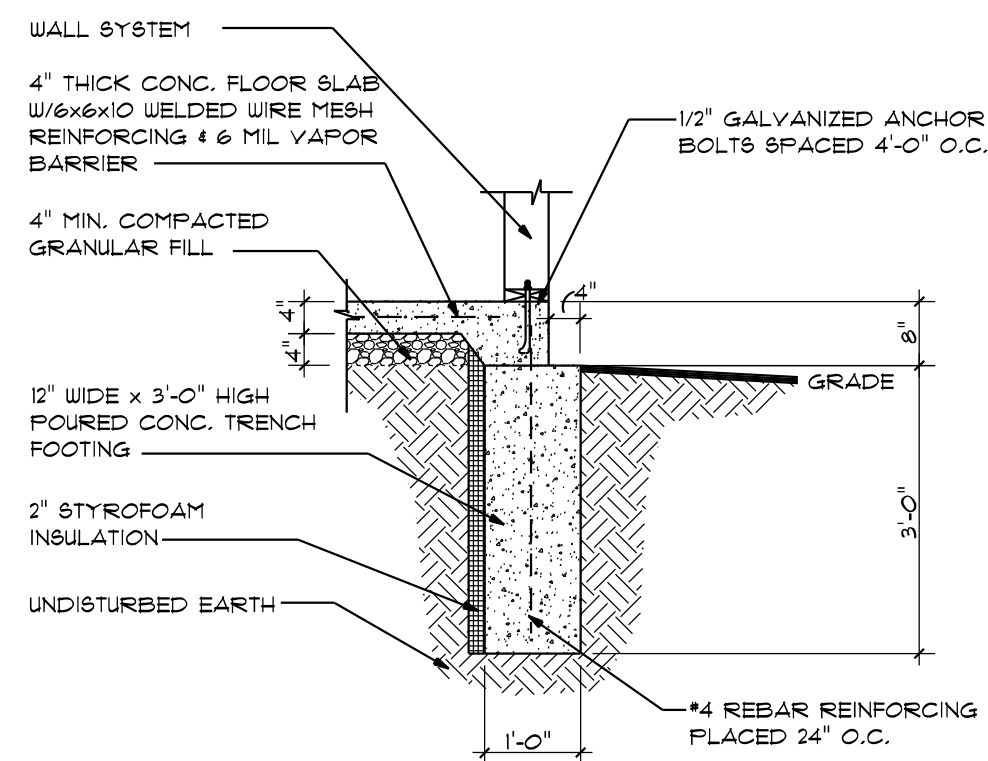
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A-2

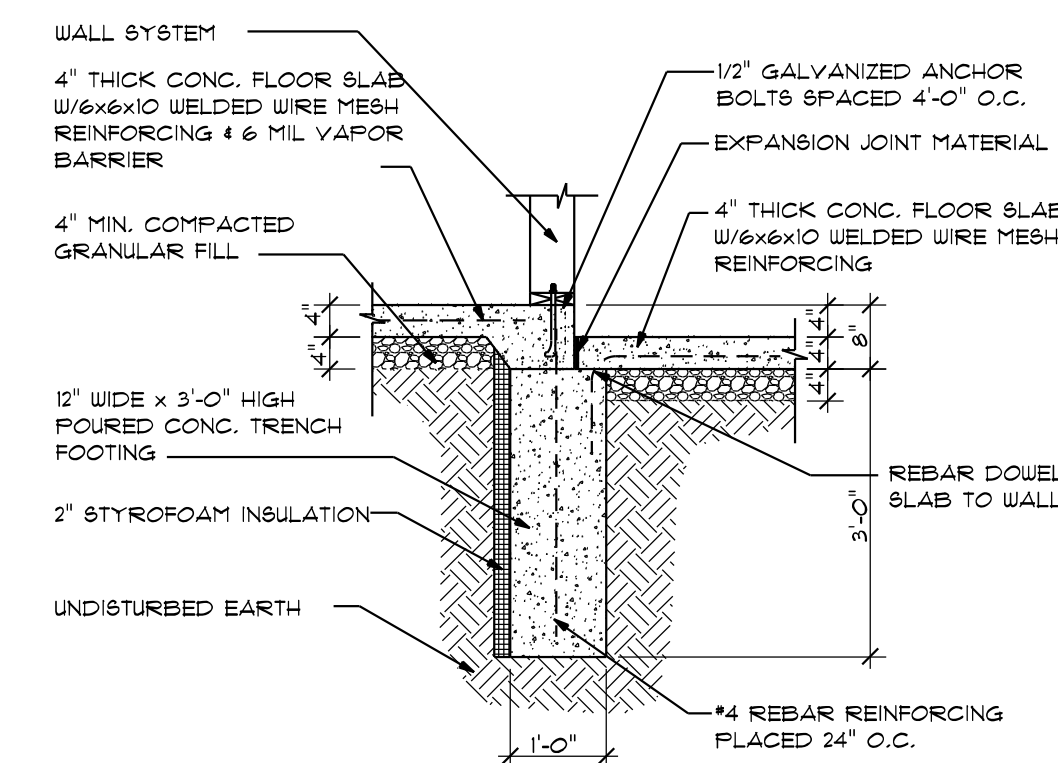


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

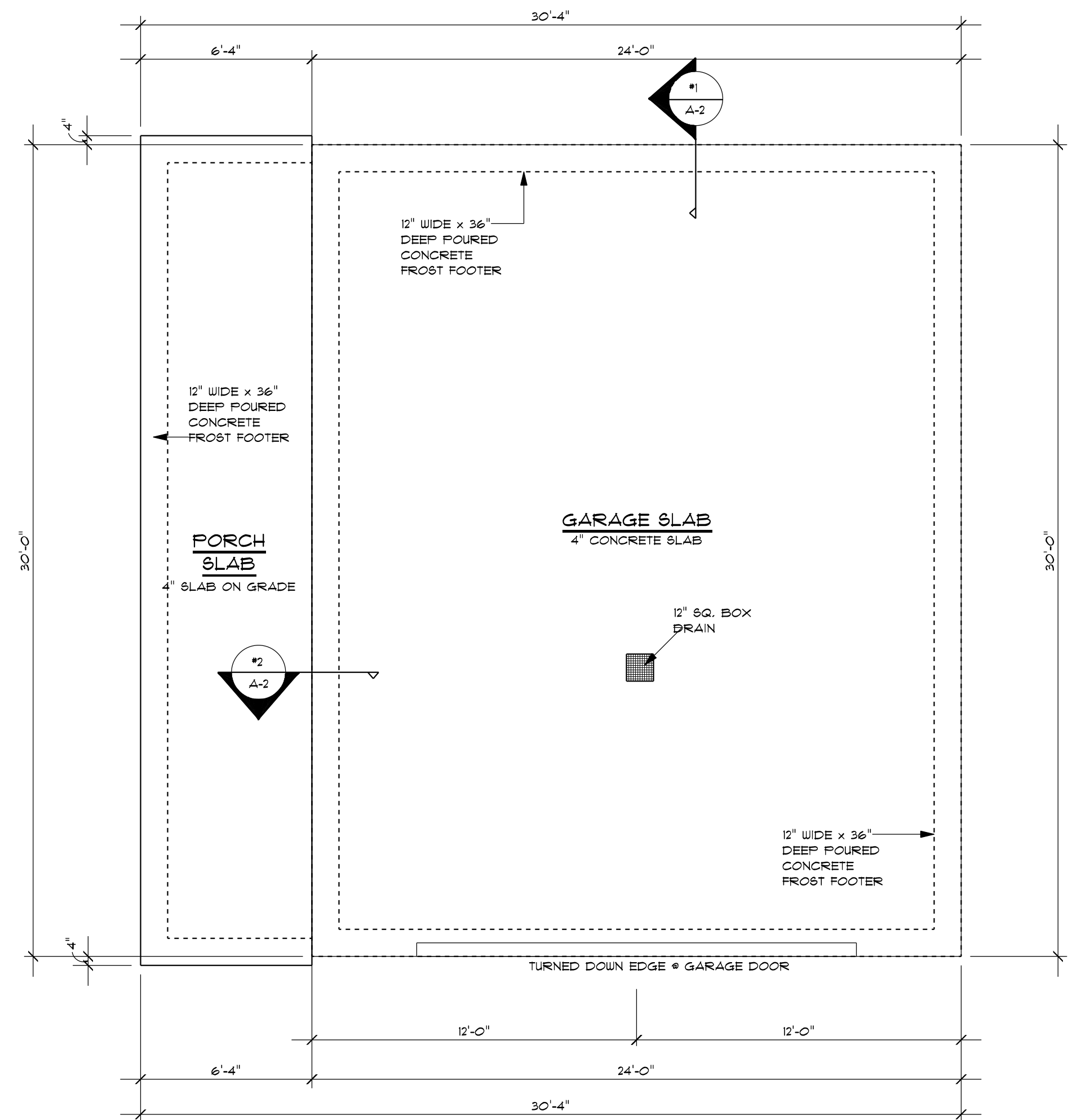
ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
1		EXHAUST FAN
1		OUTLET outdoor
5		can light switch
5		fluorescent light 2 x 4
2		wall mount 2
1		electrical panel
14		outlet gfi
1		outlet up
2		smoke detector
6		switch
2		switch 3 way
1		wall mounted O2 2 lights



#1 FOUNDATION SECTION
A-2 SCALE: 1/2"=1'-0"



#2 FOUNDATION SECTION
A-2 SCALE: 1/2"=1'-0"



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

TERMS & CONDITIONS

1. Generally, "Customer" is the person or business who purchased this design plan. "Designer" is the designer of this design plan. The "Design Plan" includes the drawings, notes, recommendations and other materials provided by Designer to Customer regarding the house designed in the Design Plan. By purchasing this Design Plan and constructing the house designed in the Design Plan (the "House"), Customer agrees to the terms and conditions stated herein.

2. Design Plan Review. The Design Plan is not a comprehensive blueprint but is intended only to provide a general layout and aesthetic design of the House. The Design Plan provides information relevant to the general design of the House, but expressly does not include all information necessary to construct the House. Customer shall have the Design Plan reviewed by all applicable contractors and engineers, who shall be responsible to add the information necessary to build the House and ensure the House as constructed complies with all applicable local laws, building codes, local custom, and is suited to the environmental conditions in the place where the House is to be built.

3. Disclaimer. BY USING THE DESIGN PLAN TO CONSTRUCT A HOUSE, CUSTOMER UNDERSTANDS AND AGREES THAT DESIGNER EXPRESSLY DISCLAIMS ALL LIABILITY ARISING FROM OR RELATED TO THE CONSTRUCTION OF THE HOUSE. In the event that Designer shall be liable for any costs or damages of Customer, such liability shall be limited to the amount Customer paid for the Design Plan. Customer and its contractors, engineers, and agents, are exclusively responsible for ensuring the House and its construction comply with all laws, rules, codes, and regulations, as well as best practices in the location where the House is built.

4. License. Designer hereby grants Customer a license to use the Design Plan to build one House. This license is not transferrable or assignable by Customer to third parties.

RECOMMENDATIONS

Designer recommends that Customer and its agents, contractors, and engineers, construct the House in accordance with the following recommendations. Notwithstanding the foregoing, Customer agrees to have the following recommendations reviewed by applicable contractors and engineers to ensure the recommendations comply with local laws, rules, and regulations, and are applicable to the environmental conditions and best practices of the location where the House is being built.

CONCRETE

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. CONCRETE SHALL BE NORMAL WEIGHT GREY CONCRETE AND DEVELOPE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. BASEMENT AND FOUNDATION WALLS ARE TO BE CONSTRUCTED WITH POURED IN PLACE STEEL REINFORCED CONCRETE. ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 WELDED WIRE MESH (WWM) CONFORMING TO ASTM A185. OVERLAP WWM MINIMUM OF 6" AT ALL SPICES. INTERIOR SLABS SHALL HAVE 6 MIL., POLYETHYLENE VAPOR BARRIER UNDERNEATH. ALL 36"x36"x18" CONCRETE PADS ARE TO HAVE FOUR #4 RODS EACH WAY. FOUNDATION'S BOLTS MUST BE ANCHORED TO SILL PLATE WITH ½" BOLTS EMBEDDED 15" INTO CONCRETE FOUNDATION WALL. ANCHOR BOLTS TO CONFORM TO ASTM A307. BOLTS SPACED 4'-0" O.C. LAP ALL REINFORCING BARS A LENGTH OF 30 BAR DIAMETERS, MINIMUM. PROVIDE ONE CORNER BAR, LAPPED 30 BAR DIAMETERS EACH WAY, FOR EACH PIECE OF CONTINUOUS REINFORCING. ALL CONSTRUCTION JOINTS ARE TO BE ROUGH-SURFACE AND CLEANED BEFORE THE NEXT POUR. NO HORIZONTAL CONSTRUCTION JOINTS PERMITTED IN FOUNDATION WALLS. PROVIDE EXPANSION JOINTS WHERE REQUIRED BY LOCAL CODES AND FOR REQUIREMENTS. CONTROL JOINTS IN CONCRETE SLABS SHALL BE LOCATED SO THAT THE MAXIMUM AREA WITHIN JOINTS IS 600 SF OR LESS, AND THE RATIO OF SIDE DIMENSIONS IS NO MORE THAN 2:1.

STEEL

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL. ALL STRUCTURAL STEEL FOR BEAMS AND PLATES SHALL COMPLY WITH ASTM A 572 GRADE 50. ALL STRUCTURAL STEEL COLUMNS SHALL COMPLY WITH ASTM A 615 GRADE 60. ALL WELDS SHALL BE MADE WITH ETOXX ELECTRODES. ALL BUTT WELDS SHALL BE FULL PENETRATION. MINIMUM SIZE OF FILLET WELDS SHALL CONFORM TO AISC SPECIFICATIONS.

WOOD FRAMING

ALL WOOD FRAMING AND MATERIALS SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER IS TO BE FIR #2, SOUTHERN PINE #2, OR EQUAL. LUMBER FOR 2X4 OR 2X6 STUD PARTITIONS SHALL BE STUD GRADE SPRUCE-PINE-FIR OR EQUAL. ALL EXTERIOR STUD WALLS ARE TO BE CONSTRUCTED OF 2X4 OR 2X6 STUDS AT 16" O.C. ALL STUD WALLS TALLER THAN 9'-0" ARE TO BE BLOCKED SOLID TWICE AT THE THIRD HEIGHTS. ALL HEADERS AND BEAMS ARE TO BE SUPPORTED BY BUILD-UP FRAMING LUMBER OR COLUMNS. SUPPORT IS TO BE CONTINUOUS TO THE FOUNDATION. ALL KNEE-WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4'-0" O.C. MAXIMUM. ANY STRUCTURAL AND/OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY THE CONTRACTOR. DESIGN SIZES REFERENCED FOR BEAMS OR HEADERS GIVEN ON THE PLANS ARE FOR REFERENCE ONLY. CONSULT WITH A LICENSED STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR FINAL BEAM AND HEADER SIZING. LUMBER TO BE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED LUMBER. ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALL FRAMING. ALL INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUDS. ALL EXTERIOR WALLS, INCLUDING GARAGE, ARE TO HAVE ½" OSB SHEATHING ON THE FACE. ALL TRUSSES ARE TO BE ENGINEERED AND CONSTRUCTED BY A TPI MEMBER TRUSS MANUFACTURER. INSTALL TEMPORARY AND PERMANENT BRIDGING PER TRUSS MANUFACTURER'S RECOMMENDATIONS. ONE ROW OF 2X4 WOOD, CROSS-BRACING OR SOLID BLOCKING, ON ALL SPANS OVER 16'-0". COLLAR TIES ARE TO BE SPACED AT 4'-0". ALL FURLINS AND KICKERS ARE TO BE 2"x6" UNLESS NOTED OTHERWISE. ANY HIP OR VALLEY RAFTERS OF 24'-0" SPAN OR GREATER ARE TO BE LAMINATED VENEER LUMBER (LVL).

DESIGN LOADS

Floor: 40 P&F Live load	Attic: 30 P&F in Storage Areas
15 P&F Dead load	10 P&F where no storage
Roof: 30 P&F Live load	Assumed Soil Bearing Capacity: 2000 P&F
15 P&F Dead Load	Verify soil bearing capacity on site.

MISCELLANEOUS

THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY SURVEYS NEEDED TO LOCATE EXISTING SITE UTILITY SERVICES AND SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING THE DISCONNECTION OF EXISTING SERVICES AND THE RECONNECTION OF NEW SYSTEMS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL HOUSE IS COMPLETELY FRAMED AND ROOF OF STRUCTURE IS IN PLACE. BACKFILL SHALL BE FREE OF DELETERIOUS MATERIAL AND SHALL HAVE A MINIMUM OF 90% STANDARD PROCTOR DENSITY. BOTTOM OF FOOTINGS TO BE BELOW FROST DEPTH. PROVIDE TERMITE PROTECTION AS REQUIRED BY HUD MINIMUM PROPERTY STANDARDS. PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL MATERIALS, SUPPLIES AND EQUIPMENT ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS. ½" WATER RESISTANT DRYWALL TO BE INSTALLED AROUND SHOWER AND TUBS. ½" DRYWALL ON INTERIOR WALLS AND 5/8" DRYWALL ON CEILING'S UNLESS NOTED OTHERWISE. 5/8" TYPE-X GYPSUM WALLBOARD ON GARAGE WALLS AND CEILING'S. THE CONTRACTOR IS RESPONSIBLE THAT ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE DESIGNED AND INSTALLED PER APPLICABLE CODES. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AS WELL AS ALL OTHER TRADES AS NECESSARY. THE GENERAL CONTACTOR WILL COORDINATE WITH THE OWNER AND THE DESIGN CONSULTANT WITH REGARD TO THE LOCATION OF FIXTURES AND MECHANICAL SYSTEM COMPONENTS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS IN THE FIELD. "V.I.F." VERIFY IN FIELD. DIMENSION MAY BE VARIABLE OR MAY BE DETERMINED BY RELATED FACTORS.

ELECTRICAL NOTES

ELECTRICAL RECEPTACLES SHALL BE NO MORE THAN 12 FT. APART INCLUDING ANY WALL 2 FT. OR WIDER (BATHROOMS AND UTILITY ROOMS EXCEPTED). ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP HORIZONTALLY OF THE KITCHEN SINK, IN BATHROOMS, RECEPTACLES INSTALLED WITHIN 6 FT. MEASURED IN GARAGES, OUTDOORS OR IN LAUNDRY ROOMS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION. RECEPTACLES AT CONSTRUCTION POST, GARAGE AND BATHS TO BE G.F.I.C. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE BEDSIDE OUTLET CONTROLLED BY SWITCH. BATHROOMS SHALL BE PROVIDED WITH SWITCHES CONTROLLING LIGHT FIXTURES AND MECHANICAL VENTILATION. EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED AT ALL DOORS TO THE EXTERIOR. SWITCHES SHALL BE PROVIDED NEAR DOORS CONTROLLING OUTDOOR LIGHT FIXTURES.

A BARE COPPER WIRE (20 FT. OF #2) SHALL BE WRAPPED AROUND THE LOWEST PIECE OF FOOTING REBAR AND SHALL TERMINATE WITH ENOUGH WIRE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS A GROUND SOURCE.

FRE-WIRE FOR PHONE AND T.V. 200 AMP MAIN PANEL WITH CIRCUIT PANELS. MINIMUM 12 GAUGE WIRE THROUGH-OUT. REINFORCE ALL CEILING MOUNTED LIGHTS, FIXTURES, AND/OR DEVICES.

PROVIDE FRONT DOOR CHIME.

OUTLETS, SWITCH BOXES AND DEVICES ON EXTERIOR WALLS SHALL BE INSTALLED WITH SEALANT, GASKETING AND FLASHINGS AS REQUIRED.

AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED IN ATTICS, UNDER FLOOR SPACE, IN UTILITY ROOMS, IN BASEMENTS USED FOR STORAGE OR WHERE EQUIPMENT EXTERIOR EXITS REQUIRING SERVICING IS LOCATED, AND AT BASEMENT

PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

RECEPTACLES ARE REQUIRED AT THE FRONT AND REAR OF THE HOME, AND THEY MUST BE WITHIN 6'-6" OF GRADE, AND WEATHERPROOF GFCI PROTECTED.

EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS OR AUTOMATIC DAMPERS.

ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSET SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES CLEARANCE TO COMBUSTIBLE MATERIALS. FIXTURES SHALL BE VERTICALLY CLEAR TO FLOOR OR RECESSED. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

FIRE-WARNING SYSTEMS

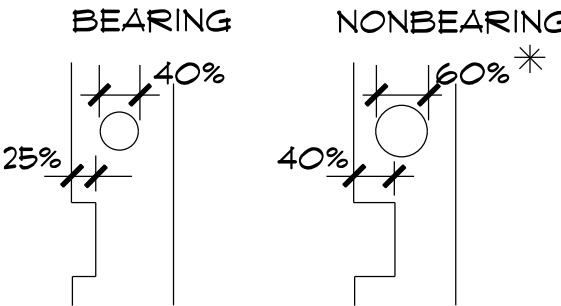
PROVIDE MINIMUM OF ONE SMOKE DETECTOR PER FLOOR.

SMOKE DETECTORS TO BE PROVIDED ABOVE DOOR AT EACH SLEEPING ROOM.

CONNECT SMOKE DETECTORS TO HOUSE POWER AND INSTALL INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, ALL UNITS WILL SOUND.

PROVIDE BATTERY BACK-UP FOR ALL UNITS.

NOTCHING AND BORING STUDS:



SOUND INSULATION

PROVIDE SOUND INSULATION IN ALL WALLS BETWEEN BATHROOMS AND ADJACENT ROOMS.

ALL EXPOSED INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITH IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHAL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 WITH A ACCOMPANYING SMOKE DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE ASTM E 84. EXCEPTION: WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE-DEVELOPMENT LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.

PLUMBING NOTES

PLUMBING FIXTURES: WATER CLOSET = 1.6 GALLONS PER FLUSH MAX. SHOWERHEAD = 2.5 GPM MAX. LAVATORY FAUCETS = 2.2 GPM MAX. SINK FAUCETS = 2.2 GPM MAX.

WATER USAGE LABELS SHALL BE LEFT ON PLUMBING FIXTURES UNTIL FINAL INSPECTION HAS BEEN DONE SO THAT PROOF OF WATER USAGE COMPLIANCE CAN BE VERIFIED BY THE BUILDING DEPARTMENT.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEG. F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD.

PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR ANY APPLIANCE WITH OPEN FLAME PROVIDE INDIVIDUAL SHUT-OFF VALVE FOR AT MAXIMUM 3 FEET FROM EVERY GAS APPLIANCE

UNDERGROUND FERROUS GAS PIPING SHALL BE ELECTRICALLY ISOLATED FROM TO REST OF THE GAS SYSTEM WITH LISTED ISOLATION FITTINGS INSTALLED A MINIMUM OF 6 IN. ABOVE GRADE.

ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

PROVIDE AN ACCESS DOOR, 18" x 24" MINIMUM, WITHIN 20 FT. OF THE PLUMBING CLEANOUT.

ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.

PROVIDE MIN. 30 INCH WIDE SPACE AT WATER CLOSET, EXTENDING AT LEAST 30 INCHES IN FRONT.

NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6 IN. ABOVE GRADE OR STRUCTURE.

INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

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GENERAL NOTES

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VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Zoning Board of Appeals Meeting June 21, 2022

June 10, 2022

APPLICANT(S): Richard & Lori Stearns (Owners)

TAX KEY: WWUP 00032

STREET ADDRESS: 101 W. Geneva St, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 390-315.I(7) to construct a detached garage with a proposed height of 17'3" (permitted maximum height of 15'). Also requests a variance to Section 390-315.I(8)(a) to allow the existing 340 square feet shed to remain (sheds shall not exceed 160 square feet in area on a lot that also has a detached garage).

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 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