



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org
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OFFICIAL MINUTES ZONING BOARD OF APPEALS MEETING TUESDAY, DECEMBER 15, 2020 AT 6:30 PM VIA ZOOM WEBINAR

Call to Order

Zoning Administrator Bonnie Schaeffer called the meeting to order at 6:30pm.

Roll Call

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

Also Present: Zoning Administrator Bonnie Schaeffer

Excused: Trustee George Vlach

Pledge of Allegiance

Pegel/Lothian motion to nominate Rob Umans as Chairman in George Vlach's absence. Unanimously carried.

Approve Minutes

Pegel/Lothian motion to approve Meeting Minutes of 11-17-2020. Unanimously carried.

Variance Application

APPLICANT(S): Thomas Keefe & Katherine Mackay (Owners)

TAX KEY: WBW2 00027

STREET ADDRESS: Lot 76 Baywood Heights Addn. #2, Smythe Dr., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0211.H, SF-3 Suburban Residential District, for a lot line adjustment resulting in a lot width of 75.38 feet (90 feet required).

Trustee Umans opened the Public Hearing at 6:35pm.

Attorney Christina Greene (representing the owners) made a presentation and Tom Keefe (owner) introduced himself.

Costello questioned whether they created their own hardship by placing the driveway on the adjoining lot. Keefe bought both properties, sold the house, and kept the vacant lot with the existing driveway. Keefe stated that they cannot have two driveways on one lot and the subdivision covenants do not allow shared driveways. Pegel stated that approval of this application will allow large trees to be saved.

Zoning Administrator Schaeffer read two letters of support from residents who sent in public comments. These comments will be kept on file with the minutes.

No one spoke in opposition.

Trustee Umans closed the Public Hearing at 7:12pm.

Pegel/Lothian motion to approve the application for the variance. Roll Call Vote: Aye – Pegel, Lothian, Umans, Costello and Fieweger. Nay – None. Motion carries unanimously.

Variance Application

APPLICANT(S): Chester & Michele Olszewski (Owners)

TAX KEY: WOP 00239

STREET ADDRESS: 176 W. Geneva St., Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0212, SF-6 Village Residential District, to allow a street yard setback of 17.8 feet (30 feet required) and a side yard setback of 6.11 feet (10 feet required) for an addition to an existing detached garage.

Chairman Umans opened the Public Hearing at 7:20pm.

Chester & Michele Olszewski (owners) made a presentation on their application.

Fieweger questioned the size of the proposed garage. Trustee Umans stated that the hardship would be locating the garage behind the house down the hill. Costello stated that he did not see it a hardship to build an extra deep or extra wide garage. Zoning Administrator Schaeffer reported that she did believe there is hardship based on the locations of the buildings and the typography.

Zoning Administrator Schaeffer read two letters in support from neighbors who sent in public comments. These comments will be kept on file with the minutes.

No one spoke in opposition.

Lothian/Pegel motion to approve an amended variance for a 12' wide x 48' deep garage with the southwest corner of the new garage at the same location as the existing garage. Roll Call Vote: Aye – Umans, Lothian and Fieweger. Nay – Pegel and Costello. Motion carries.

Adjournment

Fieweger/Costello motion to adjourn at 8:20pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

These are not official minutes until approved by the Zoning Board of Appeals