



VILLAGE OF WILLIAMS BAY

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

OFFICIAL MINUTES ZONING BOARD OF APPEALS MEETING TUESDAY, AUGUST 18, 2020 AT 6:30 PM VIA ZOOM WEBINAR

Call to Order

Zoning Administrator Schaeffer called the meeting to order at 6:45pm.

Pegel/Fieweger motion to nominate Trustee Umans as Chairperson of this meeting. Unanimously carried.

Roll Call

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

Also Present: Zoning Administrator Bonnie Schaeffer and Administrator Weiss

Excused: George Vlach and Dennis Costello

Pledge of Allegiance

Approve Minutes

Pegel/Fieweger motion to approve Meeting Minutes of 07-21-2020. Unanimously carried.

Variance Application

Motion to Open Public Hearing – All interested in this matter are invited to attend

APPLICANT(S): David & Mary Rzepczynski (Owners)

TAX KEY: WCP2 00038

STREET ADDRESS: 24 Cedar Point Dr, Williams Bay, WI 53191

Applicant requests a variance to zoning code section 18.0213, *SF-CPP Cedar Point Park District*, to allow a front yard setback of 15.2 feet (22 feet required) to Wilmette Rd. to construct a 6.5' x 21' deck expansion.

Consideration and possible action on recommendation of Variance.

Bill Petullo (Cedar Point Park Association) spoke in favor of the deck because he does not see any conflict where the enforcement would alleviate the practical difficulty that the owners are suggesting they have, and does not see that the deck would be a detriment to the community. The applicants, Rzepczynskis, stated that they would like to increase their outdoor living space and due to the house being a ranch style home, it takes up a lot of the property, and the driveway is so large due to there not being any parking allowed on Cedar Point Drive that it cuts out a whole south yard.

ZBA Member Lothian stated that he appreciates the Association's support of this but does not see a hardship presented. ZBA Member Pegel stated that one could consider that a lot of the property owners on Wilmette Road have a hardship due to the steep falloff of the road to the lake and that this proposed deck does not seem out of place and that it would fall in line with everyone else's property in that neighborhood. ZBA Member Fieweger stated that without any hardship, he does not see how they can grant the variance. ZBA Member Pegel stated that in most cases it seems like if it is not an inconvenience to the neighbors, most variances have been granted. Trustee Umans stated that there needs to be a hardship of the land to approve variances, but sometimes there are exceptions.

Lothian/Fieweger motion to approve the variance as presented.

Roll Call Vote: Umans – Aye, Pegel – Aye, Lothian – Nay, Fieweger – Nay. Motion failed and the Variance is denied.

Adjournment

Fieweger/Pegel motion to adjourn at 7:35pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

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