



VILLAGE OF WILLIAMS BAY

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

UNOFFICIAL MINUTES

PLAN COMMISSION MEETING TUESDAY, FEBRUARY 9, 2020 - 6:30 PM VIA TELECONFERENCE

Call to Order

President Duncan called the meeting to order at 6:30pm.

Roll Call

Present: President Bill Duncan, Trustee Don Parker, Commissioners Jane Pegel, Marianne Klemke, Maggie Gage, Pat Watts (arrived 6:33pm) and Jess Haak.

Also Present: Alternate Commissioner Ralph Cincinelli, Interim Administrator Dave Bretl, Zoning Administrator Bonnie Schaeffer and Clerk Jackie Pankau.

Pledge of Allegiance

Minutes

Cincinelli/Parker motion to approve Plan Commission Meeting Minutes of January 12, 2020. Unanimously carried.

Recommendation for Certified Survey Map

APPLICANT: Brett & Kahla Hardt (Owners)

TAX KEY: WOB 00019

STREET ADDRESS: 397 W. Geneva St, Williams Bay, Wisconsin 53191

Applicant is requesting a 3-lot Certified Survey Map per Section 17.0306 Minor Land Division.

Brett and Kahla Hardt (applicants) spoke in favor of their application, stating that they'd like to split the parcel to sell a section to their neighbors. They will keep the house on their lot, and the third lot will then be available for possible development in the future. Zoning Administrator Schaeffer stated that she spoke to Village Engineer Snyder and he pointed out that there are two parcels of record which were combined into one at some time, so he had already counted for two lots there regarding with water and sewer capacity and he did not have any objection.

Cincinelli/Haak motion to approve the request for a 3-lot Certified Survey Map per section 17.0306 Minor Land Division for the applicant at 397 W. Geneva St, Tax Key WOB 00019. Unanimously carried.

Recommendation for Conditional Use Permit

President Duncan opened the Public Hearing at 6:38pm.

APPLICANT: Tricia Warnstedt, Geneva Lakes Pilate, LLC (Lessee)

TAX KEY: WKI 00004

STREET ADDRESS: 230 N. Walworth St, Unit 4, Williams Bay, Wisconsin 53191

The applicant requests a Conditional Use Permit per 18.1207, *Conditional Use Permit* and 18.0310.G *Indoor Commercial Entertainment* to operate a Pilates studio.

Tricia Warnstedt (applicant) spoke in favor of the application and stated that the Pilates Studio would serve small groups of 4-5 people or by appointment only.

No public comments were made.

President Duncan closed the Public Hearing at 6:41pm.

Haak/Klemke motion to approve the applicant at Geneva Lakes Pilate, LLC at 230 N. Walworth St, Unit 4 for the Conditional Use Permit.

Zoning Administrator Schaeffer asked the Commissioners to amend the motion to state that it is subject to the application as submitted.

Commissioners Haak and Klemke both agreed with this amendment to the motion.

Haak/Klemke motion to approve the applicant at Geneva Lakes Pilate, LLC at 230 N. Walworth St, Unit 4 for the Conditional Use Permit subject to the application as submitted. Unanimously carried.

Public Meeting – Comprehensive Plan Amendment from Institutional to Large Lot Residential

APPLICANT: MBC Center, LLC (Owner), Charles Pollard (Agent)

TAX KEY: WBV 00006

STREET ADDRESS: 139 Congress St, Williams Bay, Wisconsin 53191

Attorney Chad Pollard (Clair Law) and Mason Awtry (applicant) explained the plan to turn the vacant elementary school into a multi-unit residential building with 3-5 single-family units. The applicant stated that the exterior of the building will remain the same other than replacing the windows to bring them up to code, but the interior will be remodeled into livable units. The Gymnasium will remain the same as a public space for the people living there. Awtry understand this will require a unique buyer, so he would like to have the flexibility of 3-5 units based on the buyers he finds. Awtry stated that his family will be living in one of the units.

Commissioner Klemke confirmed with the applicant that these will be single-family units, not business spaces.

Zoning Administrator Schaeffer stated that the Commissioners could choose to amend the Resolution to be sure it is stated that the approval is based on the specific plan that was presented to the Plan Commission with this application.

Parker/Gage motion to approve Plan Commission Resolution R-2-2021 recommending an amendment to the Village of Williams Bay Comprehensive Plan with the contingency that it is based on the Concept Plan submitted by MBC Center, LLC in this application. Unanimously carried.

Public Meeting – Comprehensive Plan Amendment from Institutional to Large Lot Residential

A. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)

TAX KEY: WAS 00002

STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

Attorney Chad Pollard (Clair Law) gave a presentation of the updated application. He stated that they are hoping to re-zone the property from Parks and Institutional to Large Lot Residential. He explained that the homeowners' goal is to split the 11-acre parcel into one 5 and one 6-acre parcel, giving them the potential to build another home on the other parcel in the future. He stated that they are planning to replace the existing house on the parcel with a new house, using the existing well and septic system and driveway, and have the other parcel left alone unless one of their children wants to build a house on it 15+ years from now. Attorney Pollard said that it will be written in the agreement that no further land division will be permitted, and it will be restricted to the one 5-acre and one 6-acre lots.

Michael and Tracy Sierakowski (applicants) stated that they are lifetime residents of Williams Bay and the forest surrounding the existing house means a lot to them. They stated that they do not want to develop it, but simply build a new home where the existing home is and have a lot available for their children in the future if they want it. Michael Sierakowski stated that he is knowledgeable about what the forest needs and that it needs to start being maintained for it to thrive, and that they are prepared and willing to do that.

Commissioner Maggie Gage commended the applicants in the way they are addressing the property and is pleased to see that the applicants recognize the importance of restoring the forest and maintaining it.

Zoning Administrator Schaeffer stated that they can use the existing septic and well for the home but would need to connect into the Village water and sewer for the second house on Dartmouth if that is built.

President Duncan read aloud two public comments that were sent in via email which are on file with the Clerk's office.

Nathan Bond (17 Stam St) stated that he has been a resident since 2009 and agrees that the Village should not have large developments and thinks this plan is a good one to keep development low and to clean up and preserve the woods.

Heidi Essington (63 Dartmouth Rd) stated that she is not concerned about the houses on the land but concerned about the acreage. She stated that she would like the woods left alone and the kids to find different lots to build on.

Bob Darre (78 Upper Loch Vista Rd) stated that he has known the applicants for a long time and believes the second house will not be built for a very long time. He stated that as Americans we have the right to buy and own property and do what we want with it within reason without being micromanaged by neighbors.

Heidi Essington (63 Dartmouth Rd) stated that the applicants also own lots on Park Street and those are big enough for three houses to be built for each of their children and asks the applicants to consider taking 2-3 acres more to build their dream home and preserve the woods rather than having two homes in the woods.

Nathan Bond (17 Stam St) stated that he understands Essington's concern since she lives across the street on Dartmouth Street, but there are also neighbors on the other side of Park Street too and three homes on that property would be much more dense than two homes on this one. Bond feels this is the best compromise that can be brought up considering that they could be asking to split this amount of land into numerous lots instead of just two.

Heidi Essington (63 Dartmouth Rd) asked if they can see what the applicant's plans are for the Park Street property that they own before they approve this application.

President Duncan stated that the parcels on Park Street are already zoned Residential and are not being brought forth to the Plan Commission at this time.

Trustee Parker stated that things change and we are rezoning from Institutional because there is no longer an Institution that owns this and it is important that if an Institution is no longer owning this property that we move this forward to the Village Board to have a Public Hearing.

Parker/Gage motion to approve Plan Commission Resolution R-3-21 Recommending an Amendment to the Village of Williams Bay Comprehensive Plan. Unanimously carried.

Adjournment

Gage/Watts motion to adjourn at 7:57pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

These are not official minutes until approved by the Plan Commission