



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org
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OFFICIAL MINUTES PLAN COMMISSION MEETING TUESDAY, JANUARY 12, 2020 - 6:30 PM VIA TELECONFERENCE

Call to Order

President Duncan called the meeting to order at 6:31pm.

Roll Call

Present: President Bill Duncan, Trustee Don Parker, Commissioners Jane Pegel, Marianne Klemke, Maggie Gage, Pat Watts and Alternate Commissioner Ralph Cincinelli.

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

Excused: Commissioner Jess Haak.

Pledge of Allegiance

Minutes

Parker/Klemke motion to approve Plan Commission Meeting Minutes of October 13, 2020. Unanimously carried.

Cincinelli/Gage motion to approve Plan Commission Meeting Minutes of December 8, 2020. Unanimously carried.

Recommendation for a Temporary Use Permit

A. APPLICANT: Mike Condron and John Dwyer (Applicants)

TAX KEY: WOP 00008 and WWUP 00088

STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Williams Bay, Wisconsin 53191

Applicant is requesting a Temporary Use Permit per Section 18.208 "Temporary Use Permit" and Section 18.0316.B "Temporary Outdoor Sales" for a food vending cart.

John Dwyer (applicant) explained that selling the hot dogs, brats and ice cream over the Summer/Fall of 2020 was a success and they would like to return with the Food Cart in 2021. Zoning Administrator Schaeffer explained that this is an annual lease and recommends approval. Trustee Parker stated that this is a lease that will need to be brought to the Finance and Personnel Committee and then to the Village Board to be renewed.

Parker/Gage motion to approve the applicant's "Temporary Use Permit" for "Temporary Outdoor Sales" for food vending cart subject to finalizing the lease with the Village Board. Unanimously carried.

Recommendation for Conditional Use Permit

President Duncan opened the Public Hearing at 6:42pm.

A. APPLICANT: Susan L. Franzen (Owner)

TAX KEY: WA777200001

STREET ADDRESS: 372 W. Geneva St, Williams Bay, Wisconsin 53191

The applicant requests a Conditional Use Permit per 18.1207, Conditional Use Permit and 18.0310.J Bed and Breakfast Establishments to operate a 4-bedroom bed and breakfast with accommodations for a maximum

of 12 guests.

Susan Franzen (applicant) gave an overview of her application, the house and the property and that part of the application is asking to expand the parking spots slightly. She explained that she will be operating part-time for now and expects to be operating full-time by 2023. Zoning Administrator Schaeffer explained her Evaluation Report and recommended approval.

Trustee D'Alessandro spoke in favor of the application, stating that there is a demand for this type of business and that it will fit in with the Williams Bay Business Association.

David Danz (377 Frost Dr) asked the Plan Commissioners why this permit is needed as this house used to be a Bed and Breakfast in the past even though it has not been run that way for the past several years. He expressed concern about room tax not being paid during those years that it was not used as a Bed and Breakfast and about the trees not being maintained and falling on his property.

David and Deb Black (385 Frost Dr) agreed with David Danz about how the previous owner did not maintain the property well and how uninvited people are coming into the woods and starting fires. The Blacks expressed concern about how this will affect their property taxes and stated that there is too much uncertainty with what is going on with the Yerkes property across the street.

Franzen stated that for as long as she has been there, there have not been trees coming down and that she would like to go around and speak with the neighbors, but felt that it was not a safe time to do so during a pandemic.

Harold Friestad (355 Frost Dr) stated that he has been neighbors to this house for 55 years and that he appreciates the history of the house and thinks it is a good use of the property.

President Duncan closed the Public Hearing at 7:07pm.

Commissioner Cincinelli stated that he appreciates the amended application and the effort put forth.

Cincinelli/Klemke motion to approve the Conditional Use Permit for the Bailey House at 372 W. Geneva Street per 18.1207, Conditional Use Permit and 18.0310.J Bed and Breakfast Establishments to operate a 4-bedroom bed and breakfast with accommodations for a maximum of 12 guests inclusive of the meeting space for the 12 guests staying at the bed and breakfast. Unanimously carried.

President Duncan closed the Public Hearing at 7:07pm.

Recommendation for Conditional Use Permit

President Duncan opened the Public Hearing at 7:12pm.

- A. APPLICANT: Joseph Marsico Trust (Owner)
TAX KEY: WSU 00029
STREET ADDRESS: 13 Liechty Dr, Williams Bay, Wisconsin 53191

The applicant requests a Conditional Use Permit per 18.1207, Conditional Use Permit and 18.0809 Fencing Standards to erect a 4'4" height privacy style fence along the east lot line and part of the north lot line.

Commissioner Maggie Gage recused herself from this agenda item.

Joe Marsico (owner) spoke in favor of his application, explaining that he is asking for a privacy fence because he has lost his curbside appeal being next to Pier 290/Gage Marine. He stated that it is also very noisy and the headlights on the cars are shining right into his property from the parking lot. Zoning Administrator Schaeffer explained that although these applications are typically not allowed, it is understandable why this one could be and recommends approval.

Bill Gage (747 Cedar Pt Dr) stated that in spite of differences that exist, Gage Marine would like to see approval as requested.

President Duncan closed the Public Hearing at 7:19pm.

Commissioner Cincinelli got clarification about the height of the fence as the application and the drawing have different heights listed. Marsico and Schaeffer confirmed that the fence will be 4'4" high.

Klemke/Cincinelli motion to approve the Conditional Use Permit for 13 Liechty Drive per 18.1207, Conditional Use Permit and 18.0809 Fencing Standards to erect a 4'4" height privacy style fence along the east lot line and part of the north lot line. 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

Michael Sierakowski (owner) explained that he was a longtime summer resident in Williams Bay and purchased this property in March of 2020 and that he wants to replace the one old house with one new house while maintaining the forest as-is. Sierakowski stated that he has been in touch with a DNR specialist about how to make improvements to the forest by getting rid of invasive species.

Chad Pollard (Clair Law) explained that the Sierakowski's have two lots, one being too narrow to build a house on, and that they would like to put a new house in the middle of the two lots, on top of the lot line. Pollard explained that there is an existing driveway which will remain the same and that the lot is zoned as Parks and Institutional (P&I) but has been used as Residential for a long time. Pollard stated that they would like the Comprehensive Plan to match what the lot has been used for, which is Single-Family 1 (SF-1).

Sandy Johnson (Theatre Rd) stated that an Amendment to the Comprehensive Plan is a very serious action. She stated that these lots lie in a sensitive environmental corridor which is extremely precious. Johnson demanded a true public hearing in-person so that the public can weigh in on this and that an archeological survey be done.

Trustee Parker asked about Deed Restrictions and how the mechanics of the restrictions would work.

Chad Pollard stated that there would be a simple Deed Restriction stating that the parcel created cannot be subdivided into two lots.

Dan Essington (63 Dartmouth Rd) asked what would be stopping the owners from putting up another house, or another ten houses in the future.

Chad Pollard stated that the Deed Restriction would not allow that and that a Deed Restriction cannot be pulled for no reason. Pollard stated that the closest neighbors are over 400 feet away and although Zoom is not the best for a Public Hearing, business cannot be stopped just because we cannot be in-person.

Sandy Johnson (Theatre Rd) spoke again to stress that she wants an archeological survey to be done because she knows there are Native American artifacts and mounds on that property. She added that Zoom does not cut it for a Public Hearing.

Public comments sent in prior to the meeting will be kept on file at Village Hall.

Bonnie Schaeffer (Zoning Administrator) stated that this would just be the first step for the Plan Commission to recommend that the Village Board has a Public Hearing on this.

President Duncan stated that the owner may find more approval if it was one 10-acre lot rather than two 5-acre lots with just one house on it.

Trustee Parker stated that he likes the idea of one lot.

Commissioner Gage stated that she does not feel like Zoom meetings are as negative as some people think and that it would be erroneous to not make decisions because of the COVID-19 Pandemic. She stated that she would like to make the plan for the capability of two houses now and that unattended woods loses its value. She stated that it was a thoughtful presentation.

Schaeffer and the Commissioners reviewed the proposed Resolution sent in by Village Attorney, Mark Schroeder, and indicated that it does say that the Plan Commission recommends approval of the Plan Amendment after a Public Hearing in front of the Village Board is held.

Commissioner Klemke stated that she would like to check with the Village Attorney to be sure they know exactly what they would be approving.

Trustee Parker stated that he would also like to hear from the Village Attorney on Deed Restrictions. He also asked the owners to bring back more details on their plan.

Commissioner Cincinelli stated that he thinks the application is too open ended graphically. Commissioner Klemke agreed.

Klemke/Gage motion to table this pending consultation with the Village Attorney. Unanimously carried.

Adjournment

Klemke/Parker motion to adjourn at 8:11pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

These are not official minutes until approved by the Plan Commission