



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 PLAN COMMISSION MEETING TUESDAY, DECEMBER 8, 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, Commissioners Jane Pegel, Marianne Klemke, Jess Haak, Maggie Gage and Alternate Commissioner Ralph Cincinelli.

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

Excused: Trustee Don Parker and Commissioner Pat Watts.

Pledge of Allegiance

Minutes

Klemke/Gage motion to approve Plan Commission Meeting Minutes of October 13, 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 and Mike Condron (applicants) 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.

Haak/Cincinelli motion to approve the Temporary Use Permit for Dwyer and Condron per Section 18.208 "Temporary Use Permit" and Section 18.0316.B "Temporary Outdoor Sales" for a food vending cart. Unanimously carried.

Recommendation for Conditional Use Permit

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

- 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. Zoning Administrator

Schaeffer explained her Evaluation Report and recommended approval.

No one spoke in favor or opposition.

Cincinelli/Haak 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 meeting space for the 12 guests staying at the bed and breakfast. Unanimously carried.

President Duncan closed the Public Hearing at 6:50pm.

Recommendation for Conditional Use Permit

President Duncan opened the Public Hearing at 7:00pm.

- 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 view and 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.

David Freese (VP of Operations; Gage Marine) stated that Gage Marine shows support and is willing to work with Marsico during the construction process by giving up some area on their parking lot. Freese did express concern about Marsico's retaining wall being on his property line and would like it to start six inches off the property line.

Commissioner Klemke agreed that she is typically not in favor of fences, but she can understand why this one is needed. Other Commissioners had some of their questions answered by Marsico regarding the landscaping.

Haak/Klemke 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.

For Informational Purposes Only – Possible Development

- A. APPLICANT: Dana Levar, Breezy Bay LLC & Sybil Klug (Owners), Christina Green (Agent)
TAX KEY: WHA 00001 through WHA 00006
STREET ADDRESS: 628 and 640 E. Geneva St, Williams Bay, Wisconsin 53191

Christina Green (agent) explained Dana Levar's idea for a multi-building condominium on E. Geneva Street for informational purposes only. The Commissioners had questions answered by Christina Green. Green explained that this is a very conceptual plan right now and the purpose of this was to see if the Plan Commission would even consider multi-family zoning at this location.

John Cornue (545 Willabay Woods) stated that single-family homes would blend in much better in this area than a multi-family complex.

Jennifer Worble (541 Morgan Drive) agreed with Cornue and expressed concern about this development.

Robin Walker (537 Morgan Drive) expressed concern with what would happen with water drainage without the woods being in their backyard. She stated that the proposed road would be 25 feet off of their back door.

Rick and Kathy Dasko (521 Morgan Drive) agreed that this is too dense of a project for the area and that there would be stormwater issues. Rick also inquired if the new owner would take over the existing roads, or if they would remain Village roads.

Zach Sounhein (529 Morgan Drive) expressed concern with drainage, construction, losing privacy and losing green space.

Trustee D'Alessandro expressed concern about a development like this, stating that traffic would increase and that there is a reason it is currently zoned as Single-Family 3. He stated that it is nice to have the setbacks at the entryways of the Village and this development would change the character of the East side of the Village. He is concerned that water would flow right into the lake and stated that six single-family homes would be much more reasonable.

Christina Green asked if the Commissioners would even consider the project. Commissioner Maggie Gage stated that if maybe something could be done tastefully, she would, but not as many units as the proposed 32. President Duncan stated that personally he would like to see it stay zoned as single-family and it may be a bumpy road for the applicant to pursue.

Adjournment

Haak/Klemke motion to adjourn at 8:06pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

These are not official minutes until approved by the Plan Commission

DUE TO TECHNICAL ISSUES IN ACCESSING THE MEETING, ALL ACTION ITEMS WILL BE AGAIN BE ADDRESSED AT THE MEETING OF THE PLAN COMMISSION OF 01-12-2021.