



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

OFFICIAL MINUTES VILLAGE BOARD 08/15/22 MEETING MONDAY, AUGUST 15, 2022 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

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

II. Roll Call

Present: Bill Duncan, George Vlach, Jim D'Alessandro, Lowell Wright, Adam Jaramillo

Also Present: Administrator Tobin, Treasurer Peternell, Chief Timm and Attorney Schroeder

Excused: Robert Umans, Matt Stanek

III. Pledge of Allegiance

IV. Minutes

A. Village Board Meeting Minutes of August 1, 2022

The motion to Approve the Village Board Meeting Minutes of August 1, 2022 was initiated by George Vlach and seconded by Lowell Wright. Unanimously carried.

V. Consent Agenda

The motion to Approve the Consent Agenda was initiated by Lowell Wright and seconded by George Vlach. Unanimously carried.

A. Block Party- Bailey Estates

B. Reactivation of Officer Gates to Part-time Officer

VI. Presentation of accounts and petitions

A. Payroll ending 07-29-2022 in the amount of \$59,325.91

The motion to Approve the Payroll ending 07-29-2022 in the amount of \$59,325.91 was initiated by Lowell Wright and seconded by George Vlach. Unanimously carried.

B. Accounts Payable Unpaid dated 08-12-2022 in the amount of \$158,295.66

The motion to Approve the Accounts Payable Unpaid dated 08-12-2022 in the amount of \$158,295.66 was initiated by Lowell Wright and seconded by George Vlach. Unanimously carried.

C. Monthly EFT Payments in the amount of \$72,149.52

The motion to Approve the Monthly EFT Payments in the amount of \$72,149.52 was initiated by Lowell Wright and seconded by George Vlach. Unanimously carried.

D. July Financial Statements

The motion to Approve the July Financial Statements was initiated by Lowell Wright and seconded by Adam Jaramillo.

Unanimously carried.

IX. PUBLIC COMMENTS

President Duncan moved up the Public Comments for people to speak regarding the Plan Commission agenda items.

James Zakos; 57 N Walworth is in favor of Tourist Rooming Houses in Village Center as long as parking doesn't become an issue.

Joel Regna; 55 Cherry is in favor of having Tourist Rooming Houses in Village Center only.

Sandy Wolff; 104 N. Walworth currently has 2 Tourist Rooming Houses near her and doesn't have any issues with them and is in favor of approving the (6) units at 171 Elmhurst and the one at 69 N. Walworth.

Tim Halas; 134 Elmhurst is opposed to the (6) units at 171 Elmhurst.

Gene Freitag; 122 Walworth voiced concerns about too many cars parking at each property. Stated Williams Bay is becoming known as a place to party.

Lisa Weiler; 185 Elmhurst voiced concerns about too many cars parking on the street.

Tom Shaughnessy; 45 Liechty is in favor of the Tourist Rooming House at 69 N. Walworth because it's in a commercial area.

Michele Olszewski; 176 W Geneva voiced concerns that there are too many visitors instead of full-time residents and that school enrollment is declining.

Chris Kirby; 48 Olive discussed non-compliance issues with the current Ordinance at 171 Elmhurst.

Mike Weiler; 185 Elmhurst questioned what the occupancy requirements are since the units are still under construction.

D'Alessandro asked the Village Attorney if the Board could implement a system that would assess demerits for violations that would be used to revoke a conditional use permit. Attorney Schroeder stated that the Ordinance is already setup with a process to revoke a conditional use permit. However, it would be up to the Board if they wanted to add language to the Ordinance regarding the number of violations that would revoke a license.

Discussion was held regarding whether the Village could deny the conditional use applications based on the feedback that residents were providing. Attorney Schroeder cited per State Statute *"If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the village ordinance or those imposed by the village zoning board, the village shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.*

The conditions must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the village relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The village's decision to approve or deny the permit must be supported by substantial evidence."

He further stated that the Zoning Administrator's evaluation stated that the conditional use application meets the criteria and The Zoning Administrator recommended approval.

VII. Plan Commission

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

TAX PARCEL: WWUP 00012

STREET ADDRESS: Park Place between Constance Blvd. and Parkhurst Pl., Williams Bay, WI 53191

The applicant is requesting approval of a certified survey map to "clean up" the ownership of Park Place by splitting Tax Key Parcel No. WWUP 00012 into two (2) lots and by dedicating Park Place to the Village.

The Plan Commission recommended approval unanimously.

The motion to approve the APPLICANT: Michael & Tracy Sierakowski (Owners), Chad Pollard (Agent); TAX PARCEL: WWUP 00012; STREET ADDRESS: Park Place between Constance Blvd. and Parkhurst Pl., Williams Bay, WI 53191 was initiated by Bill Duncan and seconded by George Vlach. Unanimously carried.

- B.** APPLICANT: Dancing Dudes, LLC (Owner), Dawn Marie Mancuso (Agent)
TAX KEY: WOP 00090 and WOP 00088
STREET ADDRESS: 69 N. Walworth Ave., Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, Conditional Use Permit, and 390.0310M, Tourist Rooming House to establish two dwelling units available for stays for one to six consecutive days by paying guests.

The Plan Commission recommended approval unanimously.

The motion to approve APPLICANT: Dancing Dudes, LLC (Owner), Dawn Marie Mancuso (Agent); TAX KEY: WOP 00090 and WOP 00088; STREET ADDRESS: 69 N. Walworth Ave., Williams Bay, WI 53191 was initiated by Bill Duncan and seconded by George Vlach with a 1-year probationary period. YAY - Wright, NAY- Vlach, Duncan, D'Alessandro, Jaramillo, motion failed.

The motion to approve APPLICANT: Dancing Dudes, LLC (Owner), Dawn Marie Mancuso (Agent); TAX KEY: WOP 00090 and WOP 00088; STREET ADDRESS: 69 N. Walworth Ave., Williams Bay, WI 53191 was initiated by George Vlach and seconded by Adam Jaramillo with the understanding that the license could be reviewed at any time. Unanimously carried.

- C.** APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00101
STREET ADDRESS: 171 Elmhurst St., Unit 101, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, Conditional Use Permit, and 390.0310M, Tourist Rooming House to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

The Plan Commission recommended approval on a 5-2 vote with a one-year probationary period.

The motion to approve APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent); TAX KEY: WECT 00101; STREET ADDRESS: 171 Elmhurst St., Unit 101, Williams Bay, WI 53191 with the condition that a designated operator be available to respond to the property within one hour in the event of an emergency or complaint to the Village of Williams Bay was initiated by Jim D'Alessandro and seconded by Lowell Wright.

Votes:

Yes: George Vlach, Bill Duncan, Lowell Wright, James D'Alessandro

No: Adam Jaramillo

Abstain: None

Result: Passed

- D.** APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00102
STREET ADDRESS: 171 Elmhurst St., Unit 102, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, Conditional Use Permit, and 390.0310M,

Tourist Rooming House to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

The Plan Commission recommended approval on a 4-3 vote with a one-year probationary period.

The motion to approve APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent); TAX KEY: WECT 00102; STREET ADDRESS: 171 Elmhurst St., Unit 102, Williams Bay, WI 53191 with the condition that a designated operator be available to respond to the property within one hour in the event of an emergency or complaint to the Village of Williams Bay was initiated by Jim D'Alessandro and seconded by Lowell Wright.

Votes:

Yes: George Vlach, Bill Duncan, Lowell Wright, James D'Alessandro

No: Adam Jaramillo

Abstain: None

Result: Passed

E. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)

TAX KEY: WECT 00103

STREET ADDRESS: 171 Elmhurst St., Unit 103, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, Conditional Use Permit, and 390.0310M, Tourist Rooming House to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

The Plan Commission recommended approval on a 4-3 vote with a one-year probationary period.

The motion to approve APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent); TAX KEY: WECT 00103; STREET ADDRESS: 171 Elmhurst St., Unit 103, Williams Bay, WI 53191 with the condition that a designated operator be available to respond to the property within one hour in the event of an emergency or complaint to the Village of Williams Bay was initiated by Jim D'Alessandro and seconded by Lowell Wright.

Votes:

Yes: George Vlach, Bill Duncan, Lowell Wright, James D'Alessandro

No: Adam Jaramillo

Abstain: None

Result: Passed

F. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)

TAX KEY: WECT 00104

STREET ADDRESS: 171 Elmhurst St., Unit 104, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, Conditional Use Permit, and 390.0310M, Tourist Rooming House to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

The Plan Commission recommended approval on a 5-2 vote with a one-year probationary period.

The motion to approve APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent); TAX KEY: WECT 00104; STREET ADDRESS: 171 Elmhurst St., Unit 104, Williams Bay, WI 53191 with the conditions that a designated operator be available to respond to the property within one hour in the event of an emergency or complaint to the Village of

Williams Bay was initiated by Jim D'Alessandro and seconded by Lowell Wright.

Votes:

Yes: George Vlach, Bill Duncan, Lowell Wright, James D'Alessandro

No: Adam Jaramillo

Abstain: None

Result: Passed

- G.** APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00105
STREET ADDRESS: 171 Elmhurst St., Unit 105, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, Conditional Use Permit, and 390.0310M, Tourist Rooming House to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

The Plan Commission recommended approval on a 5-2 vote with a one-year probationary period.

The motion to approve the APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent); TAX KEY: WECT 00105; STREET ADDRESS: 171 Elmhurst St., Unit 105, Williams Bay, WI 53191 with the condition that a designated operator be available to respond to the property within one hour in the event of an emergency or complaint to the Village of Williams Bay was initiated by Jim D'Alessandro and seconded by Lowell Wright.

Votes:

Yes: George Vlach, Bill Duncan, Lowell Wright, James D'Alessandro

No: Adam Jaramillo

Abstain: None

Result: Passed

- H.** APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00106
STREET ADDRESS: 171 Elmhurst St., Unit 106, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, Conditional Use Permit, and 390.0310M, Tourist Rooming House to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

The Plan Commission recommended approval on a 5-2 vote with a one-year probationary period.

The motion to approve APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent); TAX KEY: WECT 00106; STREET ADDRESS: 171 Elmhurst St., Unit 106, Williams Bay, WI 53191 with the condition that a designated operator be available to respond to the property within one hour in the event of an emergency or complaint to the Village of Williams Bay was initiated by Jim D'Alessandro and seconded by Lowell Wright.

Votes:

Yes: George Vlach, Bill Duncan, Lowell Wright, James D'Alessandro

No: Adam Jaramillo

Abstain: None

Result: Passed

VIII. Joint Extraterritorial Zoning Committee: pursuant to section 18.171F(A)

- A. None

X. President's Remarks

A. Report from GLLEA Board Meeting

President Duncan stated that Commander Hausner is likely to be the Under Sheriff at the beginning of next year. The GLLEA Board is working on a draft 2023 budget and will likely see an increase in each municipality's contribution but the grant reimbursement will increase based on allowable expenses.

B. Revisit Lakewide Noise Ordinance

President Duncan stated that there has been a request for the Geneva Lake Use Committee revisit the Lakewide Noise Ordinance.

C. Duncan Travels

President Duncan provided dates that he will be on vacation.

XI. Ordinances and Resolutions

- A. None

XII. Committee Reports

A. Finance & Personnel, Trustee Wright - Chair

1. Emergency Management Vehicle

Motion made by Committee to approve the purchase of the Emergency Management Vehicle in the amount of \$80,000 from Karl's Emergency Vehicle, no second required. Unanimously carried.

2. Short-Term rental license refunds

Motion made by Committee to approve the pro-rated refund to NOMAD Living, LLC, no second required. Jaramillo abstained, motion carried.

B. Protective Services, Trustee Vlach - Chair

1. Green Grocer Liquor License map amendment

Motion made by Committee to approve Green Grocer Liquor license map amendment, no second required. Unanimously carried.

C. Parks & Lakefront, Trustee D'Alessandro - Chair

1. No Report

D. Building, Zoning, & Ordinance, Trustee Jaramillo - Chair

1. No Report

E. Water & Sewer, Trustee Umans - Chair

1. No Report

F. Streets & Highways, Trustee Stanek - Chair

1. No Report

XIII. Public Comments

XIV. Other Items for Discussion, Consideration, or Action

A. Host Compliance Monthly Status Report

For information only, no action required.

B. Host Compliance complaint hotline

For information only, no action required.

C. Theatre Road Tennis and Basketball Courts

The motion to approve seeking bids for the Theatre Road Tennis and Basketball Courts was initiated by Jim D'Alessandro and seconded by George Vlach. Unanimously carried.

XV. Adjournment

The motion to adjourn was initiated by George Vlach and seconded by Adam Jaramillo at 9:25pm. Unanimously carried.

/s/ Lori Peternell, Village Treasurer

These are not official Minutes until approved by the Governing Body.