



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL MINUTES PLAN COMMISSION 08/09/22 MEETING TUESDAY, AUGUST 9, 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: President Bill Duncan, Trustee Lowell Wright, Commissioners Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke and Matt Robbins

Also Present: Administrator Becky Tobin and Zoning Administrator Bonnie Schaeffer

Excused: Alternate Commissioner James Killian

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of July 12, 2022

The motion to Approve the Plan Commission Meeting Minutes of July 12, 2022 was initiated by Matt Robbins and seconded by Pat Watts. Unanimously carried.

V. Recommendation and Possible Action for a Certified Survey Map

- A. APPLICANT: Frost & Heather Williams (Owner), Randy Parr (Agent)
TAX PARCEL: WOB 00011 and WGT 00013
STREET ADDRESS: 45 Parkhurst Place, Williams Bay, WI 53191

The applicant is requesting approval of a certified survey map to combine two parcels into one. A certified survey map is required because the parcels are not part of the same platted subdivision.

Frost Williams (Owner) presented the request.

Commissioner Klemke expressed concern about possible ramifications of two subdivisions.

The motion to Approve the Certified Survey Map for:

APPLICANT: Frost & Heather Williams (Owner), Randy Parr (Agent)
TAX PARCEL: WOB 00011 and WGT 00013
STREET ADDRESS: 45 Parkhurst Place, Williams Bay, WI 53191

was initiated by Jess Haak and seconded by Lowell Wright.

Votes:

Yes: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Matt Robbins, Lowell Wright

No: Marianne Klemke

Abstain: None

Result: Passed

VI. Recommendation and Possible Action for a Certified Survey Map

- 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.

Attorney Chad Pollard (Agent) presented the request.

The motion to Recommend Village Board Approval of the Certified Survey Map for:

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 Maggie Gage and seconded by Matt Robbins. Unanimously carried.

VII. Recommendation and Possible Action for a Certified Survey Map and Land Division Ordinance Variance

- A.** APPLICANT: Gregg Kunes and Fairwyn Development (Owners), Daniel Leahey (Applicant), Chad Pollard (Agent)
TAX PARCEL: WWUP 00025 and WWUP 00024B
STREET ADDRESS: North of Wittig Ct. and Clover St. intersection, Williams Bay, WI 53191

The applicant is requesting approval of a one-lot certified survey map to combine two parcels into one based on discontinuance of part of Clover Street and a variance to allow 33 feet of frontage on a public right of way rather than the 40 feet required by ordinance Section 375-0706.C.

Attorney Chad Pollard (Agent) presented the request.

The motion to Approve the Certified Survey Map for:

APPLICANT: Gregg Kunes and Fairwyn Development (Owners), Daniel Leahey (Applicant), Chad Pollard (Agent)

TAX PARCEL: WWUP 00025 and WWUP 00024B

STREET ADDRESS: North of Wittig Ct. and Clover St. intersection, Williams Bay, WI 53191

was initiated by Jess Haak and seconded by Matt Robbins. Unanimously carried.

The motion to Approve the Variance for:

APPLICANT: Gregg Kunes and Fairwyn Development (Owners), Daniel Leahey (Applicant), Chad Pollard (Agent)

TAX PARCEL: WWUP 00025 and WWUP 00024B

STREET ADDRESS: North of Wittig Ct. and Clover St. intersection, Williams Bay, WI 53191

was initiated by Maggie Gage and seconded by Lowell Wright. Unanimously carried.

VIII. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 6:58pm.

1. 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.

James Zakos (57 N Walworth) expressed concerns about parking and density.

Tom Shaugnessy (45 Liechty) made complaints about short-term rental properties in residential areas.

Michelle Olszewski (176 W Geneva) asked if 35 Orchard Street is a short-term rental property and expressed concerns about these properties deterring families from moving into the area and attending the Williams Bay school.

Jim D'Alessandro (60 Johnson) spoke in favor of the tourist rooming house application and stated that a long-term solution needs to be made about the parking needs in the Village Center.

Lisa Weiler (185 Elmhurst) asked if these would be allowed to be rented out year-round or if they could only be allowed for a six-month period.

B. Close Public Hearing

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

Dawn Marie Mancuso (Owner) stated that she wants to be a good neighbor, will post where the appropriate parking spots are and they will be tending to any needs or complaints in a timely fashion.

The motion to Recommend Village Board Approval of the Conditional Use Permit with a one-year probationary period for:

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 Matt Robbins and seconded by Maggie Gage. Unanimously carried.

IX. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 7:35pm.

1. 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.

Chris Kirby (48 Olive), Ginger Leyda (147 Elmhurst), Earl Leyda (147 Elmhurst), Lisa Weiler (185 Elmhurst), Randi Venhorst (150 Elmhurst), Claire Talavera (172 Elmhurst), Tom Shaugnessy (45 Liechty) and Lori (91 N Potawatomi) spoke in opposition of the permit for various reasons such as too much traffic, too many people, low school enrollment and parking.

B. Close Public Hearing

President Duncan closed the Public Hearing at 8:04pm.

Attorney Nick Egert (representing Nomad Living LLC) presented the application and confirmed there are 14 bedrooms total in the building.

The motion to Recommend Village Board Approval of the Conditional Use Permit with a one-year probationary period for:

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

TAX KEY: WECT 00101

STREET ADDRESS: 171 Elmhurst St., Unit 101, Williams Bay, WI 53191

was initiated by Lowell Wright and seconded by Maggie Gage.

Votes:

Yes: Bill Duncan, Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright

No: Pat Watts, Jess Haak

Abstain: None

Result: Passed

X. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 8:24pm.

1. 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.

Chris Kirby (48 Olive), Lisa Weiler (185 Elmhurst), Marge Kirby (48 Olive), Tom Shaughnessey (45 Liechty), Ginger Leyda (147 Elmhurst) and Randi Venhorst (150 Elmhurst) spoke in opposition.

LaVerne Duncan (341 Pierce) stated that the website and AirBnB page need to be updated regarding the parking information.

Jim D'Alessandro (60 Johnson) told the Plan Commission they should be specific about what the standards should be for a Tourist Room House property, rather than just set a vague probationary period.

B. Close Public Hearing

President Duncan closed the Public Hearing at 8:34pm.

Attorney Nick Egert (representing Nomad Living LLC) spoke in favor of the permit.

Commissioner Klemke stated that the Ordinance to increase the amount of Tourist Rooming Houses allowed in the Village has already happened and their application follows the Ordinance, therefore the Plan Commission cannot deny it, but conditions should have been put in the ordinance before Plan Commission voted on Conditional Use Permit.

The motion to Recommend Village Board Approval of the Conditional Use Permit with a one-year probationary period for:

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

was initiated by Maggie Gage and seconded by Lowell Wright.

Votes:

Yes: Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright

No: Bill Duncan, Pat Watts, Jess Haak

Abstain: None

Result: Passed

XI. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 8:41pm.

1. 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.

No comments were made.

B. Close Public Hearing

President Duncan closed the Public Hearing 8:42pm.

Attorney Nick Egert (representing Nomad Living LLC) spoke in favor of the permit.

The motion to Recommend Village Board Approval of the Conditional Use Permit with a one-year probationary period for:

APPLICANT: Nomad Living LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00103
STREET ADDRESS: 171 Elmhurst St., Unit 103, Williams Bay, WI 53191

was initiated by Bill Duncan and seconded by Matt Robbins.

Votes:

Yes: Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright

No: Bill Duncan, Pat Watts, Jess Haak

Abstain: None

Result: Passed

XII. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 8:44pm.

1. 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.

Neighboring Resident (unknown name and address) suggested to the Plan Commission to have these be Short-Term Rental properties and not Tourist Rooming House properties.

B. Close Public Hearing

President Duncan closed the Public Hearing at 8:46pm.

Attorney Nick Egert (representing Nomad Living LLC) spoke in favor of the permit.

The motion to Recommend Village Board Approval of the Conditional Use Permit with a one-year probationary period for:

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

TAX KEY: WECT 00104

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

was initiated by Bill Duncan and seconded by Matt Robbins.

Votes:

Yes: Bill Duncan, Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright

No: Pat Watts, Jess Haak

Abstain: None

Result: Passed

XIII. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 8:48pm.

1. 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.

Chester Olszewski (176 W Geneva St) asked if all of these are approved now and then the Ordinance is changed again to decrease the amount allowed in the Village, if these will be grandfathered in. He stated that it is unrealistic to expect all of the neighbors to be responsible for reporting complaints about rowdy renters.

B. Close Public Hearing

President Duncan closed the Public Hearing at 8:52pm.

Attorney Nick Egert (representing Nomad Living LLC) spoke in favor of the permit.

The motion to Recommend Village Board Approval of the Conditional Use Permit with a one-year probationary period for:

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

was initiated by Bill Duncan and seconded by Maggie Gage.

Votes:

Yes: Bill Duncan, Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright

No: Pat Watts, Jess Haak

Abstain: None

Result: Passed

XIV. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 8:55pm.

1. 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.

Michele Olszewski (176 W Geneva) stated that the applicant is being vague and we should demand to know who will be in charge near the property.

Jim D'Alessandro (60 Johnson) stated that on Monday the Village Board will also discuss this and could make more conditions on this approval like specifications of who to call and how many complaints are needed to revoke the permit.

Michele Olszewski (176 W Geneva) asked this to be tabled until next month.

B. Close Public Hearing

President Duncan closed the Public Hearing at 8:58pm.

Attorney Nick Egert (representing Nomad Living LLC) spoke in favor of the permit.

The motion to Recommend Village Board Approval of the Conditional Use Permit with a one-year probationary period for:

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

was initiated by Bill Duncan and seconded by Matt Robbins.

Votes:

Yes: Bill Duncan, Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright

No: Pat Watts, Jess Haak

Abstain: None

Result: Passed

XV. Adjournment

The motion to adjourn was initiated by Lowell Wright and seconded by Jess Haak at 9:01pm. Unanimously carried.

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