VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING

TUESDAY, OCTOBER 11, 2022 AT 6:30 PM

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of September 13, 2022

V. Recommendation and Possible Action for a Certified Survey Map

A. APPLICANTS: Donna Hourigan (Owner)TAX KEY: WLV 00019 and WLV2 00008
STREET ADDRESS: 78 Lower Loch Vista Dr, Willaims 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.

VI. Recommendation and Possible Action for Conditional Use Permit (Tabled from September)

A. APPLICANTS: Darwin and Annemarie Sampson (Owners)
TAX KEY: WOP 00050
STREET ADDRESS: 38 W. Geneva St, Williams Bay, Wisconsin 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.

VII. Recommendation and Possible Action for Conditional Use Permit (Tabled from September)

A. APPLICANTS: Bayside Beauty, LLC (Owner), Kevin Flynn (Applicant)
TAX KEY: WA 339200001
STREET ADDRESS: 150 N. Walworth Ave, Williams Bay, Wisconsin 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.

VIII. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

B. APPLICANTS: Lake Geneva Fresh Air (Owner), Brad Cripe (Agent)
TAX KEY: WWUP 00008
STREET ADDRESS: 100 Holiday Home Camp Rd, Williams Bay, Wisconsin 53191
The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0223 *P &*

I Public and Institutional District, for renovation/addition to the Crane Maxwell building used as staff housing.

C. Close Public Hearing

IX. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

B. APPLICANTS: John and Susan Holmes (Owners)
TAX KEY: WOP 00096
STREET ADDRESS: 27 N. Walworth Ave, Williams Bay, Wisconsin 53191
The applicant requests a Conditional Use Permit per 390.0602.B(3), *Non-conforming Uses* which states that any prior legal use made nonconforming by this chapter, or by an amendment to it, may be granted legal conforming status and allowed to be extended, enlarged, reestablished within 12 months of discontinuance, or substituted by the issuance of a conditional use permit, subject to the standards and procedures prescribed by 390-1207, and per 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

C. Close Public Hearing

X. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

B. APPLICANTS: Chris Pauly, Williams Bay Investments, LLC (Owner)
TAX KEY: WOP 00051
STREET ADDRESS: 36 W. Geneva St, Williams Bay, Wisconsin 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.

C. Close Public Hearing

XI. Adjournment

Bill Duncan
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 10/5/2022 5:00 PM

VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES
PLAN COMMISSION 09/13/22 MEETING
TUESDAY, SEPTEMBER 13, 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, Pat Watts, Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright, James Killian
Also Present: Zoning Administrator Schaeffer, Administrator Tobin, David Filter; Davjan Real Estate Ventures, Kevin Flynn; Bayside Beauty, LLC and Sonja Krusel; Representative of Vandewalle and Associates.
Excused: Jess Haak

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of August 9, 2022

Klemke requested minutes to be amended to change the wording on her motion regarding the conditional use permit for Nomad Living LLC. The motion to Approve the Plan Commission Meeting Minutes of August 9, 2022 with changes was initiated by Pat Watts and seconded by Matt Robbins. Jim Killian abstained, motion carried.

V. Recommendation and Possible Action for a Certified Survey Map

A. APPLICANT: David Filter, Davjan Real Estate Ventures, LLC (Owner)
TAX PARCEL: WWUP 00031
STREET ADDRESS: Between Williams Street and Clover Street at the west end of Olive Street, Williams Bay, WI 53191

Applicant is requesting approval of a Certified Survey Map to divide the existing 1.21 acre parcel into two 0.24 acre lots and two 0.36 acre lots.

Dave Filter was present to discuss the proposal to divide the existing 1.21 acre parcel into two 0.24 acre lots and two 0.36 acre lots. Schaeffer stated that based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map* and Section 375-0600 *Certified Survey Map* and approval is recommended.

The motion to Approve a Certified Survey Map to divide the existing 1.21 acre parcel into two 0.24 acre lots and two 0.36 acre lots was initiated by Marianne Klemke and seconded by Lowell Wright. Unanimously carried.

VI. Recommendation and Possible Action for a Conditional Use Permit

A. Open Public Hearing

President Duncan opened the public hearing.

1. APPLICANT: Darwin Sampson (Owner)
   TAX KEY: WOP 00050
   STREET ADDRESS: 38 W. Geneva Street, 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.

Darwin Sampson was not present at the meeting. The motion to table 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 was initiated by Maggie Gage and seconded by Pat Watts. Unanimously carried.

B. Close Public Hearing

President Duncan closed the public hearing.

VII. Recommendation and Possible Action for a Conditional Use Permit

A. Open Public Hearing

President Duncan opened the public hearing.

1. APPLICANT: Bayside Beauty, LLC (Owner), Kevin Flynn (Agent)
   TAX KEY: WA339200001
   STREET ADDRESS: 150 N. Walworth Avenue, 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.

Kevin Flynn was present to discuss and answer questions regarding his application. Killian stated that the downstairs of the building was previously a hair salon and questioned whether the whole building can now be used as a Tourist Rooming house. It was the consensus that clarification is needed on allowable use before recommending Village Board approval of the application.

The motion to table the applicants request for 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 was initiated by Matt Robbins and seconded by James Killian. Unanimously carried.

B. Close Public Hearing

President Duncan closed the public hearing.

VIII. Discussion Items

A. First Draft of the Williams Bay Comprehensive Plan Update

Sonja Krusel from Vandewalle and Associates presented the first draft of the Comprehensive Plan and answered any questions. Tobin stated there will be a Joint Plan Commission and Village Board meeting in November to review draft #2.

B. Future Land Use Map Update

Discussion was held regarding the Future Land Use Map Update. The next step is for the Plan Commission and Village Board to have a Joint Meeting in November in conjunction with review of draft #2 of the Comprehensive Plan.

IX. Adjournment

The motion to adjourn was initiated by Maggie Gage and seconded by Marianne Klemke at 8:27pm. Unanimously carried.

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:
Please check all that apply.

- [ ] **Site Plan** [§18.1206] - $200.00 plus $.04/sf floor area
- [ ] **Conditional Use Permit (CUP)** [§18.1207] - $500.00
- [ ] **Certificate of Compliance** [§18.1211] - $200.00
- [ ] **Temporary Use Permit** [§18.1208] - $200.00
- [ ] **Preliminary Plat** - $200.00 plus $20.00 per lot
- [x] **Certified Survey Map (CSM)** - $200.00 plus $20.00 per lot
- [ ] **Final Plat** - $100.00 plus $10.00 per lot
- [ ] **Planned Development Overlay (PDO)** [§18.0709] - $500.00
- [ ] **Planned Development Amendment** - $500.00
- [ ] **Zoning Text or Map Amendment** [§18.1204] - $500.00
- [ ] **Project Concept Review** - $200.00
- [ ] **Land Use Plan Amendment** - $500.00
- [ ] **Interpretation** [§18.1216] - $200.00
- [ ] **Appeal** [§18.1217] - $500.00
- [ ] **Other:** _____ Fee: _____

Date application was received:

Fee Paid: $200.00

Physical Address of Site: 78 Lower Loch Vista Dr. Williams Bay, WI 53191

Tax Parcel Number: WLV2 00008

Project or Development Name: Loch Vista Club

Applicant
Name: Donna L. Hourigan
Mailing Address: 78 Lower Loch Vista Dr. Williams Bay, WI 53191
eMail: [redacted]
Phone:

Owner of Site
Name: Donna L Hourigan
Mailing Address:
eMail:
Phone:

Legal Representative
Name:
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name: Chris Hodges, PE, PLS
Mailing Address: Farris, Hansen & Associates Inc.
P.O. Box 437
Elkhorn, WI 53121

eMail: chris@farrishansen.com
Phone: 262 723-2098 ext. 26
Contractor: Vern Choyce, Arris Corporation
353 Forest Dr. Williams Bay, WI 53191
262 903-7555

Legal Description of Site (Attach separate sheet if additional space is needed): SEE SURVEY

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: SF-6 **Current Overlay Districts of Site:** NONE

Proposed Zoning of Site: SF-6

Proposed type of structure of use:

Proposed use of structure or site:

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

LOT COMBINATION CSM SO I CAN CONSTRUCT A GAZEBO ON BACK OF PROPERTY

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

N/A

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

N/A

Print Applicant's Name: Donna L. Hourigan

Signature of Applicant: Donna L Hourigan **Date:** 9/19/22

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 11, 2022

September 30, 2022

APPLICANT: Donna Hourigan (Owner)
TAX KEY: WLV 00019 and WLV2 00008
STREET ADDRESS: 78 Lower Loch Vista, Village of Williams Bay

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.

Staff Comments:

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map* and Section 375-0600 *Certified Survey Map* and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

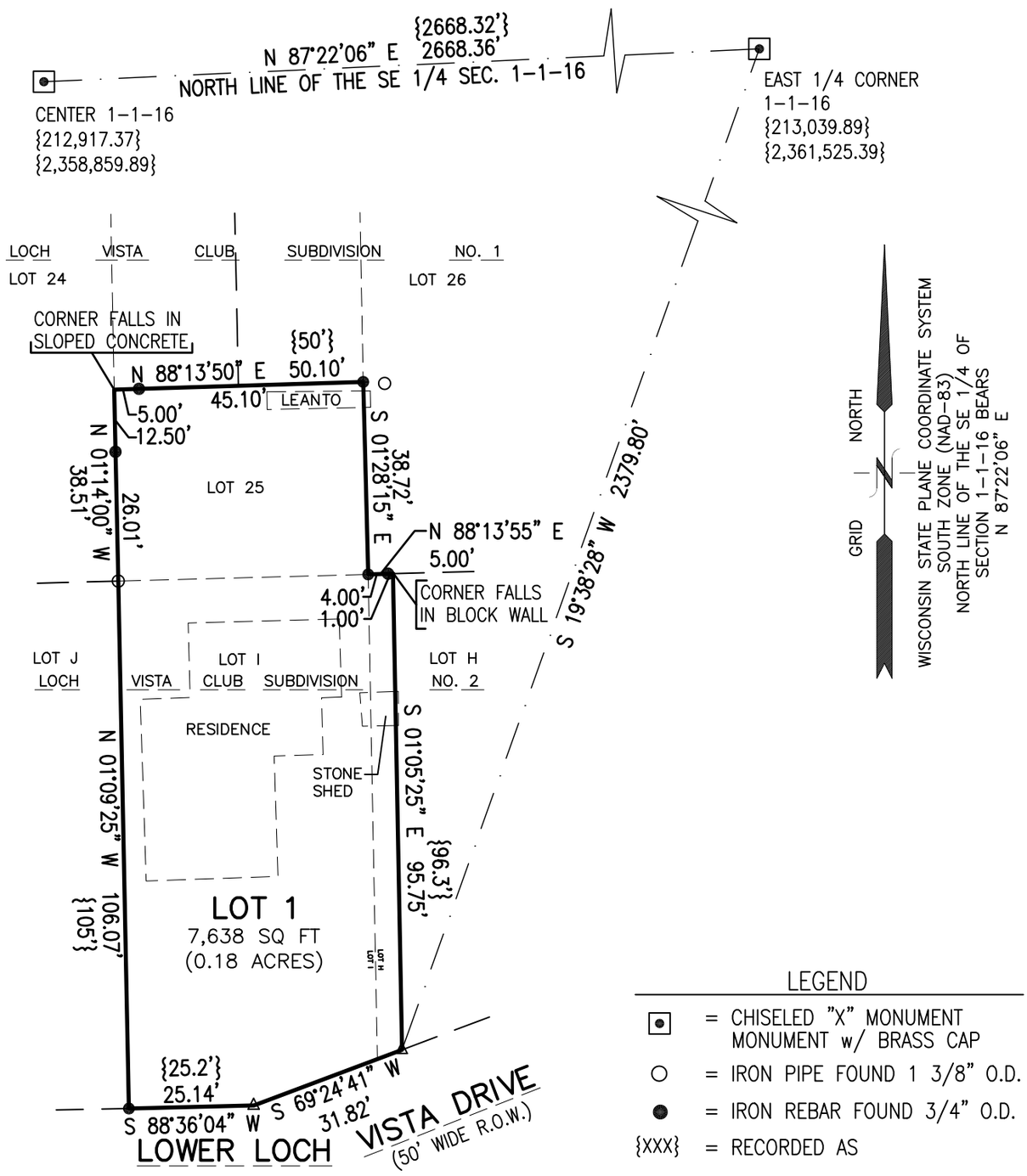
CERTIFIED SURVEY MAP NO._____

OWNER: DONNA L HOURIGAN TRUST
78 LOWER LOCH VISTA DRIVE
WILLIAMS BAY, WI 53191

ZONING: SF–6

SOILS: MwC2, ScB

CERTIFIED SURVEY MAP BEING PART OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 1 ,TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN



LEGEND

⊡	= CHISELED "X" MONUMENT MONUMENT w/ BRASS CAP
○	= IRON PIPE FOUND 1 3/8" O.D.
●	= IRON REBAR FOUND 3/4" O.D.
{XXX}	= RECORDED AS

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 4611.22
DATE: 9/14/2022
SHEET 1 OF 3 SHEEETS

30 15 0 30
MAP SCALE IN FEET – 1"=30'

CERTIFIED SURVEY MAP BEING PART OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 1 ,TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

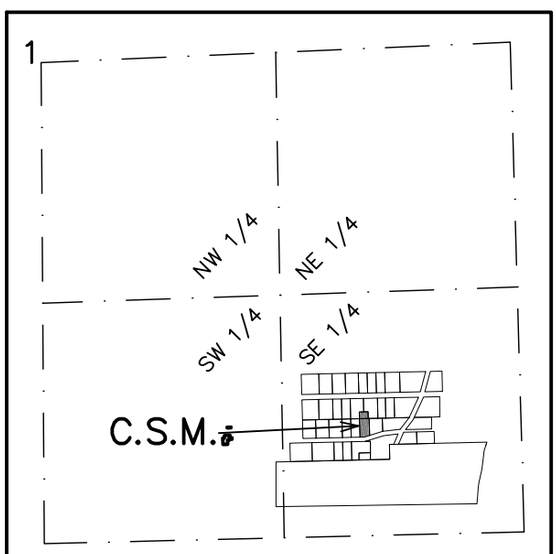
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF DONNA L HOURIGAN TRUST, OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE COUNTY MONUMENT WITH BRASS CAP AT THE EAST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE S 19DEG 38MIN 28SEC W, 2379.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF LOWER LOCH VISTA DRIVE AND THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY S 69DEG 24MIN 41SEC W, 31.82 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY S 88DEG 36MIN 04SEC W, 25.14 FEET; THENCE N 01DEG 09MIN 25SEC W, 106.07 FEET; THENCE N 01DEG 14MIN 00SEC W, 38.51 FEET, THENCE N 88DEG 13MIN 50SEC E, 50.10 FEET; THENCE S 01DEG 28MIN 15SEC E, 38.72 FEET; THENCE N 88DEG 13MIN 55SEC E, 5.00 FEET; THENCE S 01DEG 05MIN 25SEC E, 95.75 TO THE POINT OF BEGINNING.

CONTAINING 7,638 SQUARE FEET (0.18 ACRES) OF LAND, MORE OR LESS..

DATED:SEPTEMBER 14, 2022

_____
CHRISTOPHER A. HODGES PLS-2760



SKETCH SCALE 1"=1000'

LOCATION SKETCH
SE 1/4 OF SECTION 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 4611.22
DATE: 9/14/2022
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP BEING PART OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 1 ,TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH
COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY.

_____ _____
DATED

_____
REPRESENTATIVE, DONNA L HOURIGAN TRUST

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID TRUST, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID TRUST, BY ITS AUTHORITY.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

VILLAGE OF WILLIAMS BAY APPROVAL

APPROVED BY THE VILLAGE OF WILLIAMS BAY, WISCONSIN ON THIS _____ DAY OF _____, 2022.

_____
AUTHORIZED SIGNATURE FOR THE VILLAGE OF WILLIAMS BAY

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 4611.22
DATE: 9/14/2022
SHEET 3 OF 3 SHEETS

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:
Please check all that apply.

- [ ] **Site Plan** [§18.1206] - $200.00 plus $.04/sf floor area
- [x] **Conditional Use Permit (CUP)** [§18.1207] - $500.00
- [ ] **Certificate of Compliance** [§18.1211] - $200.00
- [ ] **Temporary Use Permit** [§18.1208] - $200.00
- [ ] **Preliminary Plat** - $200.00 plus $20.00 per lot
- [ ] **Certified Survey Map (CSM)** - $200.00 plus $20.00 per lot
- [ ] **Final Plat** - $100.00 plus $10.00 per lot
- [ ] **Planned Development Overlay (PDO)** [§18.0709] - $500.00
- [ ] **Planned Development Amendment** - $500.00
- [ ] **Zoning Text or Map Amendment** [§18.1204] - $500.00
- [ ] **Project Concept Review** - $200.00
- [ ] **Land Use Plan Amendment** - $500.00
- [ ] **Interpretation** [§18.1216] - $200.00
- [ ] **Appeal** [§18.1217] - $500.00
- [ ] **Other:** _____ Fee: _____

Date application was received:

RECEIVED
JUL 26 2022

Fee Paid:
$ 500.00

Physical Address of Site: 38 W. Geneva St.

Tax Parcel Number: WOP 00050

Project or Development Name: _____

Applicant
Name: Darwin Sempson
Mailing Address: 188 Acorn Lane
Libertyville, IL 60048
eMail: [redacted]
Phone: [redacted]

Owner of Site
Name: (Same)
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative
Name: _____
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor
Name: _____
Mailing Address: _____

eMail: [redacted]
Phone: [redacted]

Legal Description of Site (Attach separate sheet if additional space is needed):

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: VC **Current Overlay Districts of Site:** NA

Proposed Zoning of Site: VC

Proposed type of structure of use: EXISTING RESIDENCE

Proposed use of structure or site: Tourist Rooming House

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Tourist Rooming House – whole property

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

allowed per Zoning

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Print Applicant's Name: Darwin Sampson

Signature of Applicant: [signature] **Date:** 7/26/22

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION

License, Permit or Registration

The person, firm, or corporation shown below has complied with the Wisconsin statutes and is authorized to engage in the activity indicated.

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Tourist Rooming House (LTR)	30-Jun-2023	NGRH-C3ERZ9

LICENSEE MAILING ADDRESS	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS
ANNEMARIE SAMPSON & DARWIN SAMPSON 188 ACORN LN LIBERTYVILLE IL 60048		38 W. GENEVA 38 W GENEVA ST WILLIAMS BAY WI 53191

All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

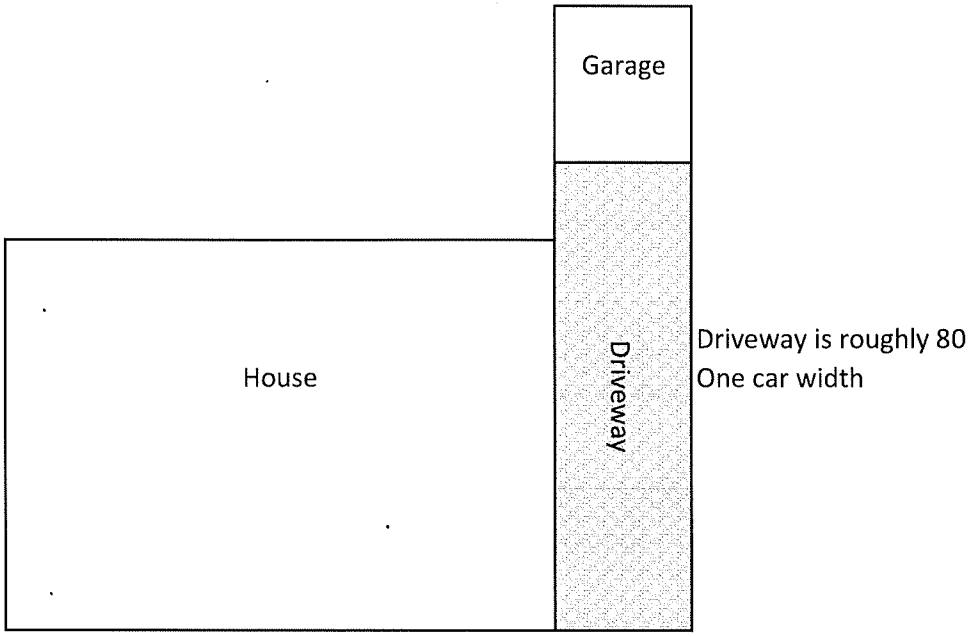
If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WDATCP-LICENSE RENEWAL
DRAWER 296
MILWAUKEE, WI 53293-0296
(608)224-4720

* Include the name of your facility and the ID number.

F-fd-123

38 W Geneva St.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 11, 2022

September 2, 2022

APPLICANT: Darwin Sampson (Owner)

TAX KEY: WOP 00050

STREET ADDRESS: 38 W. Geneva St., Williams Bay, Wisconsin

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.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

a) Is in harmony with the recommendations of the Comprehensive Plan.
b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Per State Statutes:
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.

CONCLUSION:
The applicant shall agree to meet all the conditions listed in Section 390-0310.M:

Tourist rooming house. A dwelling unit available for stays for one to six consecutive days by paying guests, which may or may not be owner-occupied for parts of the year. These uses are often referred to as vacation rentals and include timeshare units.
(1) Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the dwelling unit.
(2) The maximum stay for any party other than the owner of the premises shall be six consecutive days.
(3) The number of guest vehicles allowed on site is limited to the number of bedrooms in the unit. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.
(4) The appearance or use of the dwelling shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.
(5) The availability of the tourist rooming house to the public shall not be advertised on site.
(6) The tourist rooming house must be licensed by the State of Wisconsin.
(7) Minimum required off-street parking: one space per each bedroom.
(8) The total number of tourist rooming houses permitted in the Village shall not exceed fifteen.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:
Please check all that apply.

- ☐ **Site Plan** [§18.1206] - $200.00 plus $.04/sf floor area
- ☒ **Conditional Use Permit (CUP)** [§18.1207] - $500.00
- ☐ **Certificate of Compliance** [§18.1211] - $200.00
- ☐ **Temporary Use Permit** [§18.1208] - $200.00
- ☐ **Preliminary Plat** - $200.00 plus $20.00 per lot
- ☐ **Certified Survey Map (CSM)** - $200.00 plus $20.00 per lot
- ☐ **Final Plat** - $100.00 plus $10.00 per lot
- ☐ **Planned Development Overlay (PDO)** [§18.0709] - $500.00
- ☐ **Planned Development Amendment** - $500.00
- ☐ **Zoning Text or Map Amendment** [§18.1204] - $500.00
- ☐ **Project Concept Review** - $200.00
- ☐ **Land Use Plan Amendment** - $500.00
- ☐ **Interpretation** [§18.1216] - $200.00
- ☐ **Appeal** [§18.1217] - $500.00
- ☐ **Other:** _____ Fee: _____

Date application was received:

RECEIVED
AUG - 1 2022

Fee Paid:
$ 500.00

Physical Address of Site: 150 N WALWORTH, WILLIAMS BAY

Tax Parcel Number: WA 339 200001

Project or Development Name: TOURIST ROOMING HOUSE

Applicant
Name: KEVIN FLYNN / BAYSIDE PROPERTY, LLC
Mailing Address: 805 WILDWOOD CT
OAKBROOK IL 60523
eMail: [redacted]
Phone: [redacted]

Owner of Site
Name: SAME
Mailing Address:
eMail:
Phone:

Legal Representative
Name: SAME
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name: NA
Mailing Address:

eMail: 1.
Phone:

Legal Description of Site (Attach separate sheet if additional space is needed):

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: VC **Current Overlay Districts of Site:**

Proposed Zoning of Site: VC

Proposed type of structure of use:

Proposed use of structure or site:

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

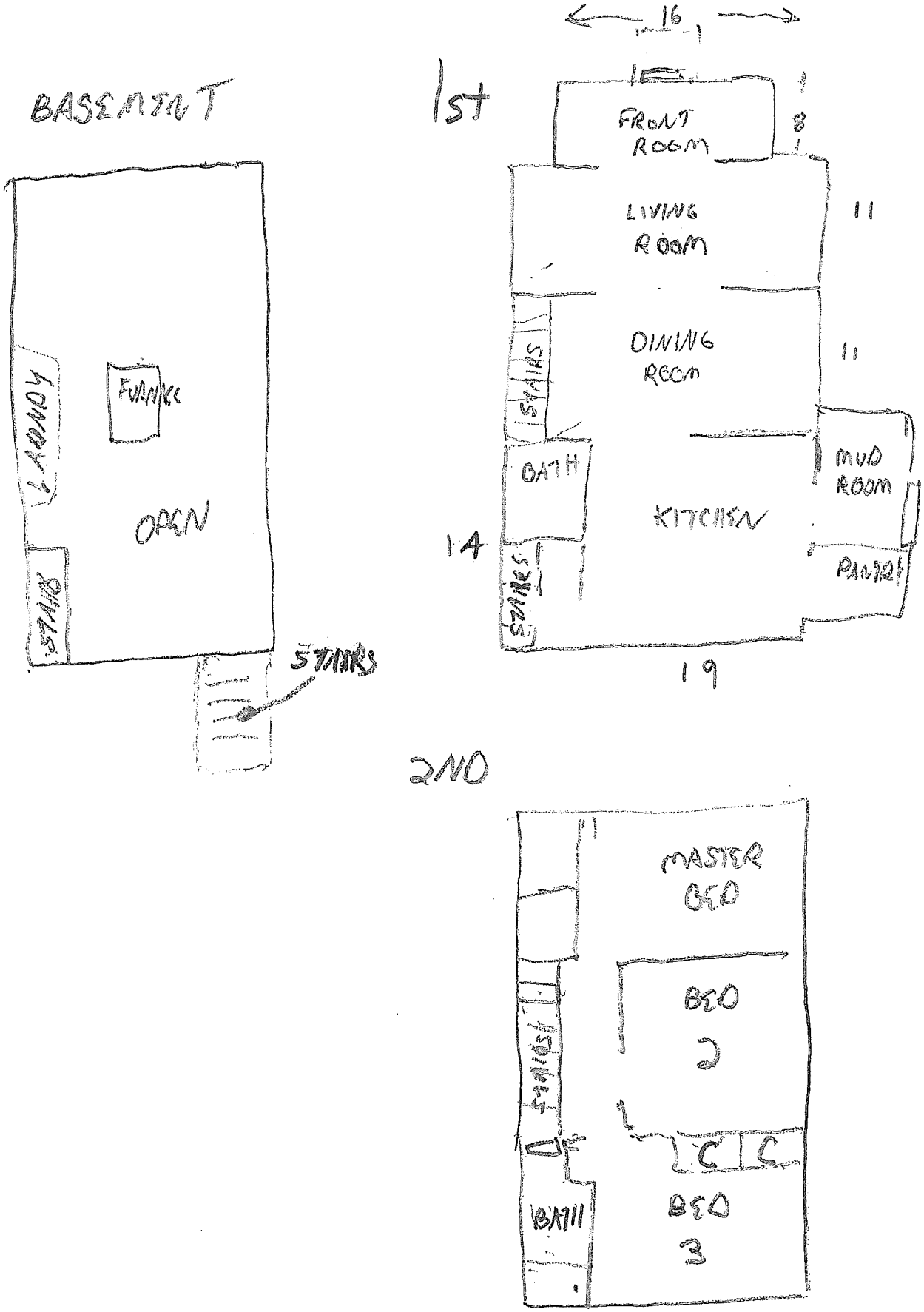
TOURING HOUSE TO ESTABLISH PARKING OUT FOR ONE TO SIX CONSECUTIVE STAYS BY PAYING GUESTS

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

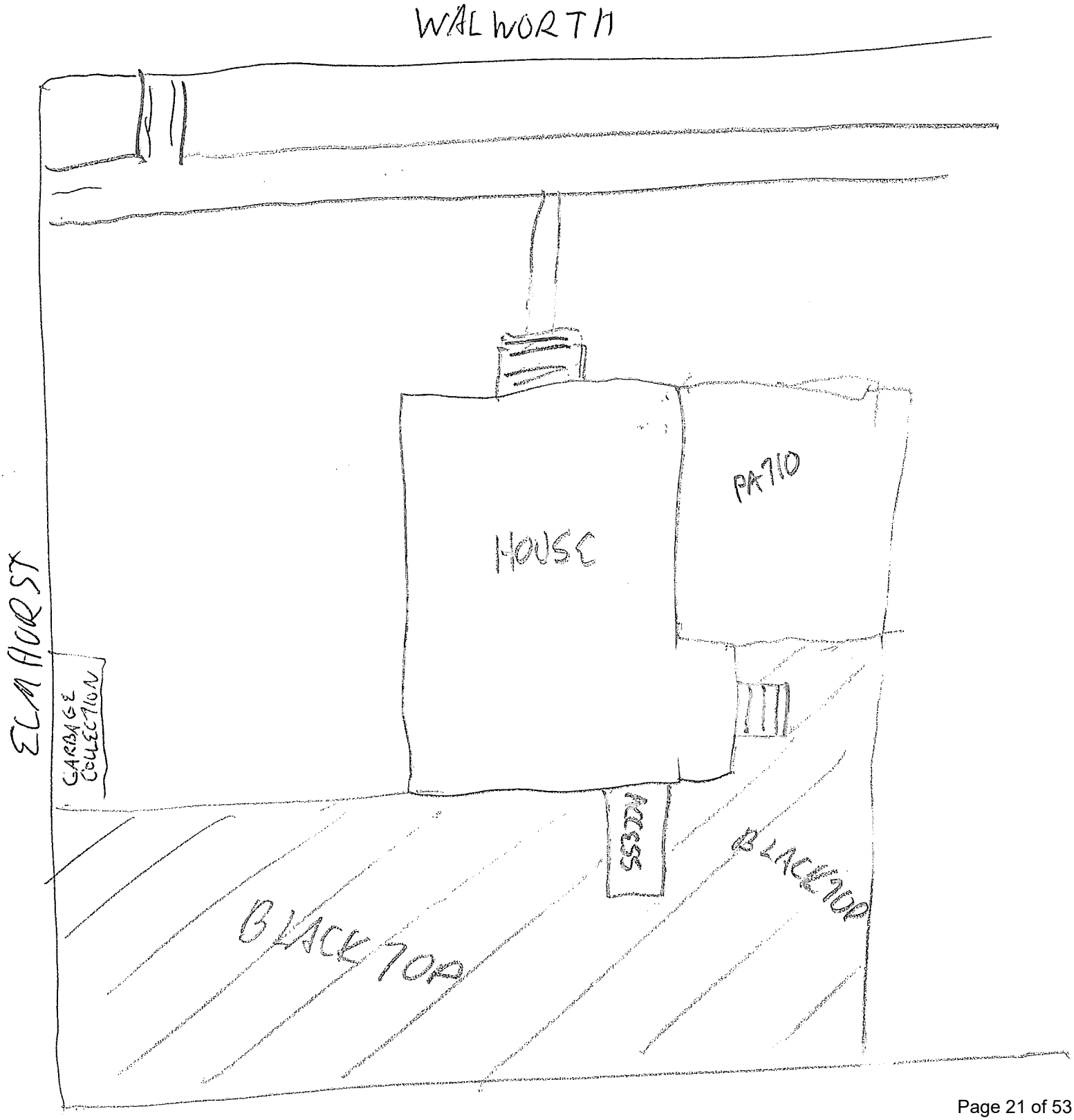
Print Applicant's Name: KEVIN FLYNN

Signature of Applicant: Kevin Flynn **Date:** 8/1/22

150 N. WALWORTH
FLOOR PLAN



150 N. WALWORTH
SITE PLAN



150 N. WALWORTH

PARKING SPACES

FACTS

DRIVEWAY SIZE = 15' x 53.16'

AVER CAR LENGTH = 14.7'

AVER CAR WIDTH = 5.8'

MATH DRIVEWAY LENGTH / AVER CAR LENGTH

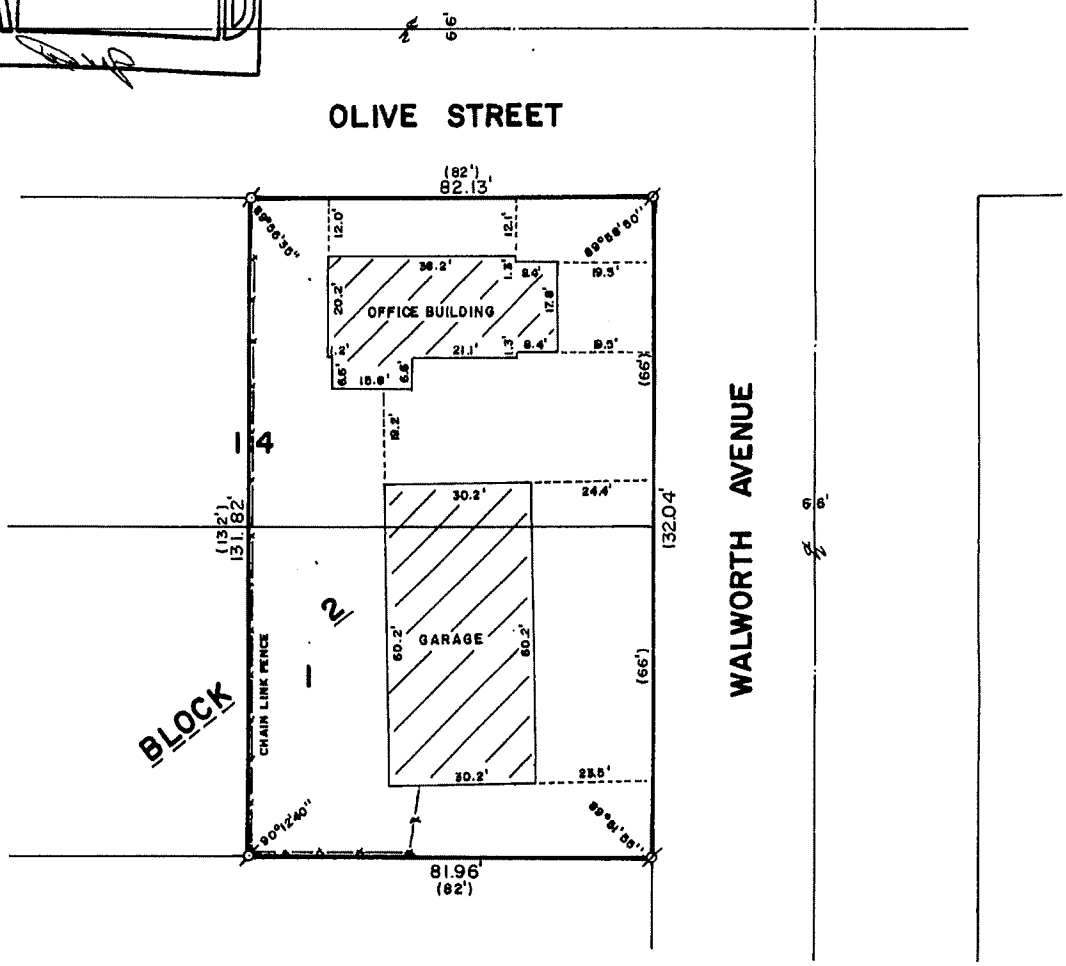
53.16 / 14.7 = 3.61 CARS

3 CARS EASILY FIT INTO THE DRIVEWAY, ALLOWING SPACE BETWEEN BUMPERS.

4 CARS CAN FIT INTO THE DRIVEWAY IF MOST ARE SHORT

RECEIVED
MAY 9 1988

WALWORTH COUNTY
SURVEYING & MAPPING
LAKE GENEVA, WISCONSIN



PLAT OF SURVEY OF

THE EAST 82 FEET OF LOT 14, BLOCK 2 OF WILLIAMS 1ST ADDITION AND THE EAST 82 FEET OF LOT 1, BLOCK 2 OF THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: SCOTT LOWELL
150 WALWORTH AVENUE
WILLIAMS BAY, WISCONSIN

SCALE: 1"=30'

ø -IRON PIPE FOUND
ø -IRON ROD FOUND
()-RECORDED AS

I, ROBERT M. BAERENWALD, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY LINES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert M. Baerenwald
ROBERT M. BAERENWALD
WISCONSIN REGISTERED LAND SURVEYOR, S-1508

Feb. 16, 1988
DATE JOB NO. 1416

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

11-630

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 11, 2022

September 2, 2022

APPLICANT: Bayside Beauty, LLC (Owner), Kevin Flynn (Agent)

TAX KEY: WA339200001

STREET ADDRESS: 150 N. Walworth Ave., Williams Bay, Wisconsin

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.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

a) Is in harmony with the recommendations of the Comprehensive Plan.
b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Per State Statutes:
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.

CONCLUSION:
The applicant shall agree to meet all the conditions listed in Section 390-0310.M:

Tourist rooming house. A dwelling unit available for stays for one to six consecutive days by paying guests, which may or may not be owner-occupied for parts of the year. These uses are often referred to as vacation rentals and include timeshare units.
(1) Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the dwelling unit.
(2) The maximum stay for any party other than the owner of the premises shall be six consecutive days.
(3) The number of guest vehicles allowed on site is limited to the number of bedrooms in the unit. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.
(4) The appearance or use of the dwelling shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.
(5) The availability of the tourist rooming house to the public shall not be advertised on site.
(6) The tourist rooming house must be licensed by the State of Wisconsin.
(7) Minimum required off-street parking: one space per each bedroom.
(8) The total number of tourist rooming houses permitted in the Village shall not exceed fifteen.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:
Please check all that apply.

- [ ] **Site Plan** [§18.1206] - $200.00 plus $.04/sf floor area
- [x] **Conditional Use Permit (CUP)** [§18.1207] - $500.00
- [ ] **Certificate of Compliance** [§18.1211] - $200.00
- [ ] **Temporary Use Permit** [§18.1208] - $200.00
- [ ] **Preliminary Plat** - $200.00 plus $20.00 per lot
- [ ] **Certified Survey Map (CSM)** - $200.00 plus $20.00 per lot
- [ ] **Final Plat** - $100.00 plus $10.00 per lot
- [ ] **Planned Development Overlay (PDO)** [§18.0709] - $500.00
- [ ] **Planned Development Amendment** - $500.00
- [ ] **Zoning Text or Map Amendment** [§18.1204] - $500.00
- [ ] **Project Concept Review** - $200.00
- [ ] **Land Use Plan Amendment** - $500.00
- [ ] **Interpretation** [§18.1216] - $200.00
- [ ] **Appeal** [§18.1217] - $500.00
- [ ] **Other:** _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: 100 HOLIDAY HOME CAMP Rd. (Formerly 571 Outing St.)

Tax Parcel Number: WWUP 0008

Project or Development Name: HOLIDAY HOME CAMP - CRANE MAX"

Applicant
Name: Holiday Home Camp c/o Bradley Cripe
Mailing Address: P.O. Box 10
Williams Bay, WI 53191
eMail: [redacted]
Phone:

Owner of Site
Name: Lake Geneva Fresh Air Association
Mailing Address: P.O. Box 10
Williams Bay, WI 53191
eMail: [redacted]
Phone:

Legal Representative
Name:
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name: J. O'BRIEN CONSTRUCTION
Mailing Address: 15115 Kishwaukee Valley Road
Woodstock, IL, 60098
eMail: [redacted]

Phone: 815-276-6386

Legal Description of Site (Attach separate sheet if additional space is needed):

Attached separate page

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: PNI **Current Overlay Districts of Site:** e

Proposed Zoning of Site: PNI

Proposed type of structure of use: Residential Quarter for seasonal onsite staff

Proposed use of structure or site: Non Profit work, Seasonal staff housing

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

This is attached as a separate sheet

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

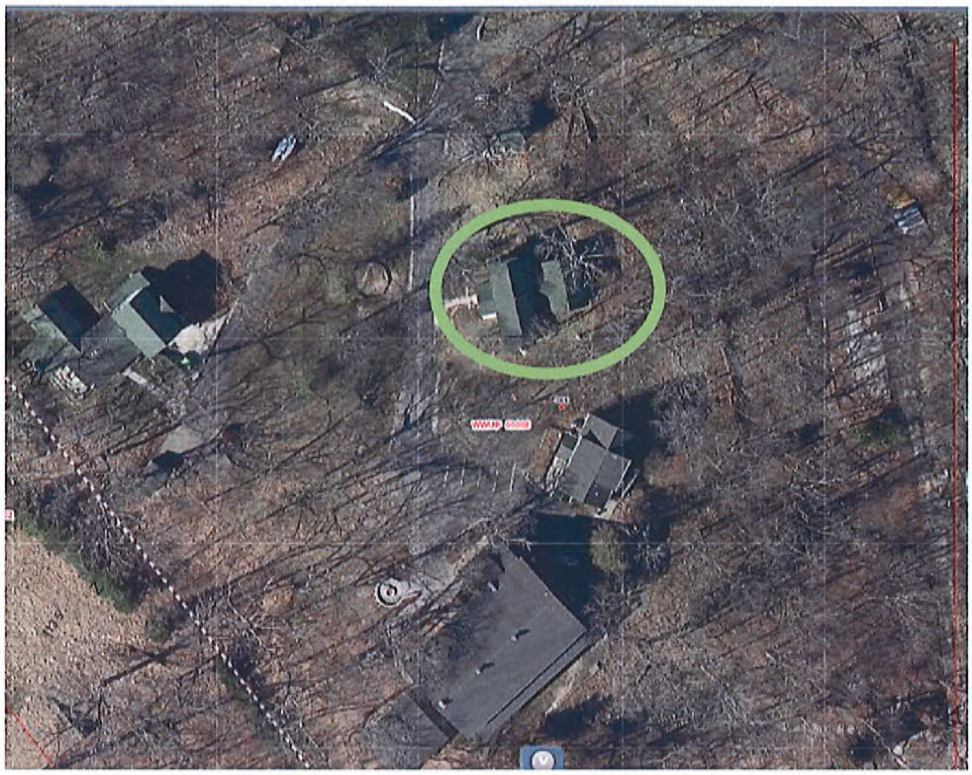
This is a renovation with slight configuration change in footprint shape. The building remains in the same location with the same usage as it has for decades.

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Same as above. The attached document shows plat survey section indicating the same max building is so where near adjacent property so does it cause an impact to any neighbors.

Print Applicant's Name: Brad Cripe on behalf of L.G.F.A.A

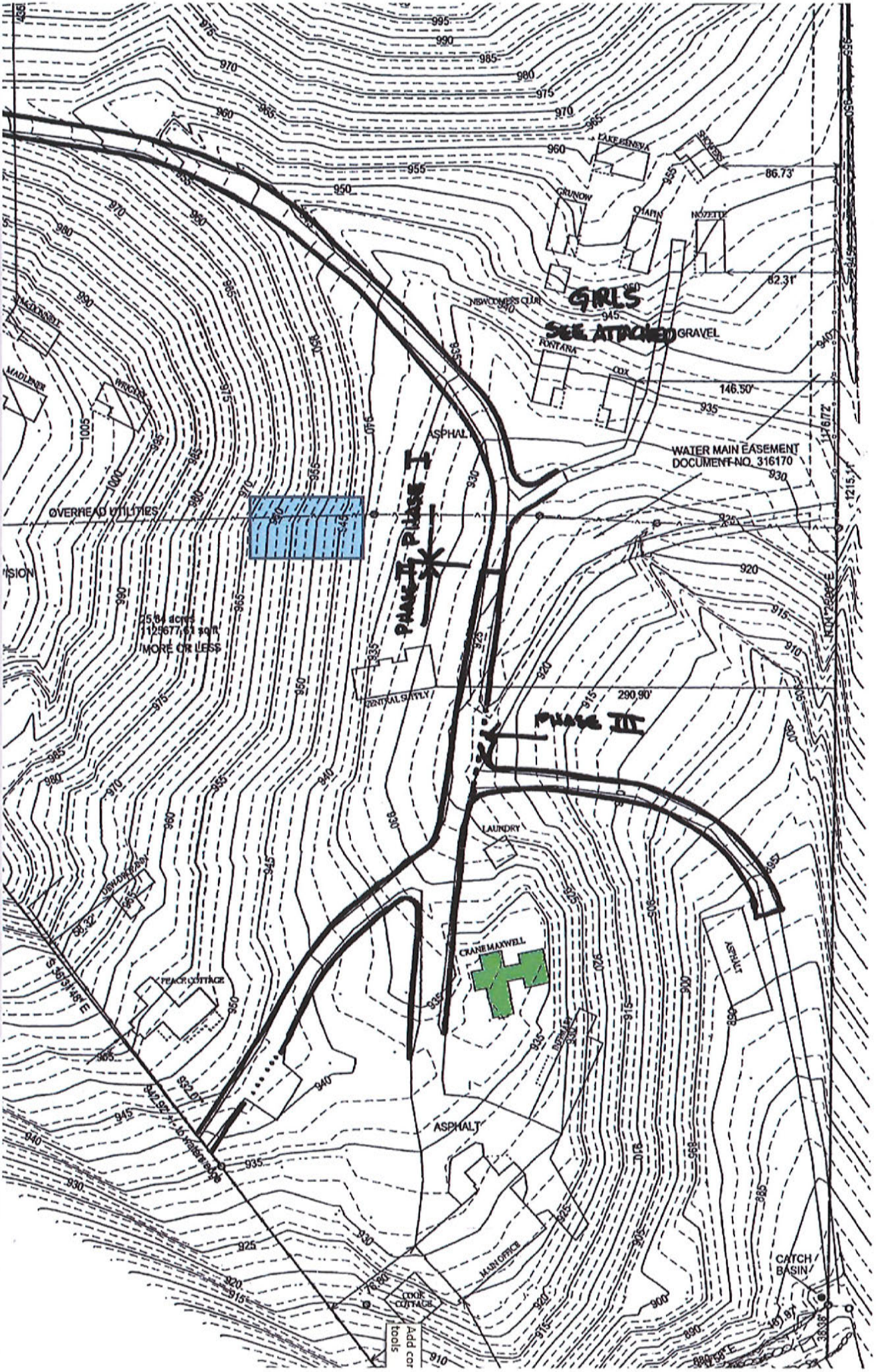
Signature of Applicant: [signature] **Date:** 9-9-22

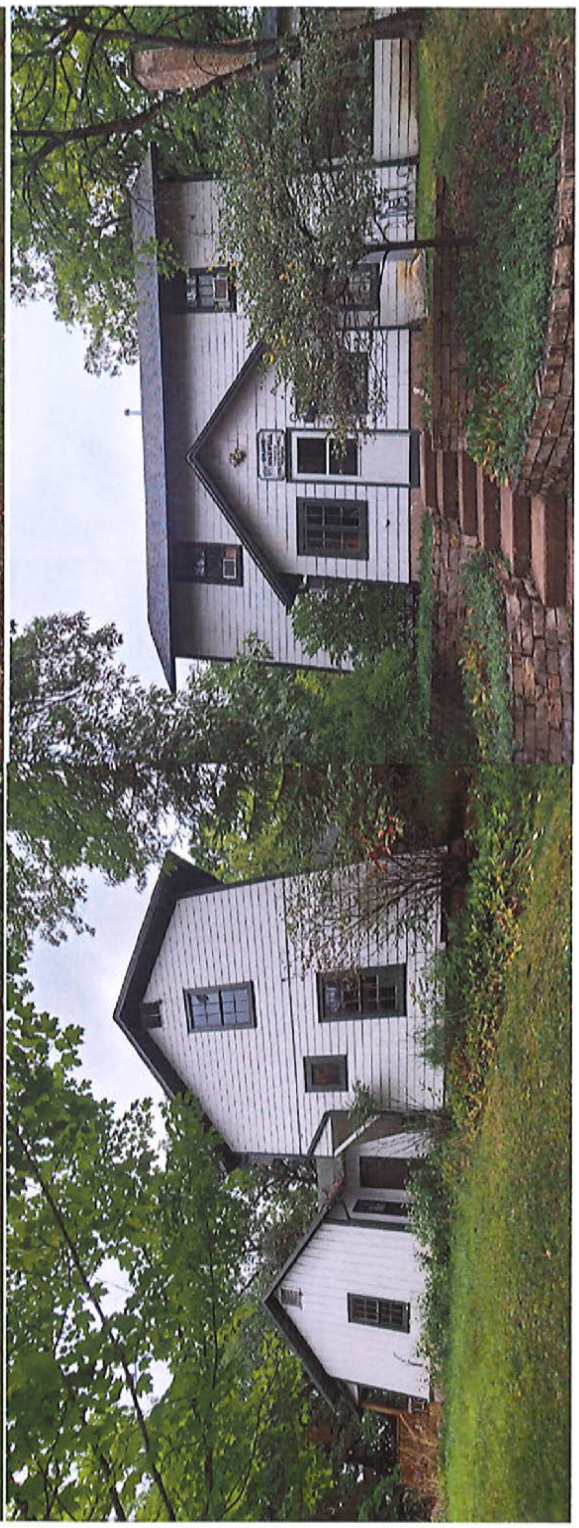


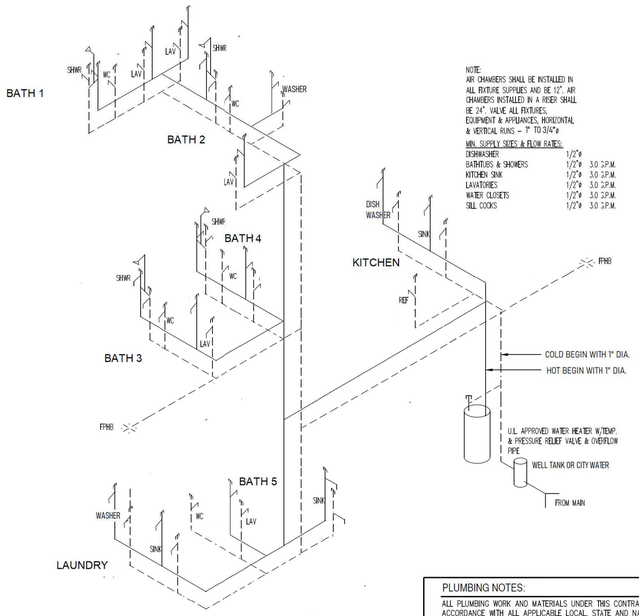
Statement of Proposed use:

Holiday Home Camp is the oldest accredited summer Camp in the nation that still operates in it's original location – here in Williams Bay. Established in 1887 We have multiple buildings on property that all aid us in the successful and safe operation of a cherished nonprofit youth summer camp. The building that is the focus of the renovation / permit is our "Crane Maxwell" Staff building. This building's current existing 1st floor is 873sqft and will be slightly increased with a more usable space of 1173sqft. The front of the building will remain the same exterior shape with updated paint and windows. The rear section of the building will be updated/altered in shape and size to better fit our needs. The unusually shaped current footprint of rear section is 30Lx36.5W or 44x36.5 including the 14x20 deck. The overall footprint will not drastically change as the new proposed footprint will be slightly smaller at 30Lx39.5W. The largest alteration is the addition of a usable 2nd floor to the rear section of the building, making it match the frontside. The current sqft of the existing 2nd floor area is 596. The proposed plan will almost double this to 1,113sqft.

The main purpose of this building will remain the same as it has since its original construction, which is as a support building to our programs and helps fill the need for seasonal programming staff housing.


GIRLS
SEE ATTACHED
GRAVEL
WATER MAIN EASEMENT
DOCUMENT NO. 316170
OVERHEAD UTILITIES
25.84 acres
1125677.61 sq/ft
MORE OR LESS
PHASE I
PHASE II
PHASE III
ASPHALT
LAUNDRY
CRANE MAXWELL
PEACE COTTAGE
COOK COTTAGE
MAIN OFFICE
CATCH BASIN
CENTRAL SUPPLY
LAKE GENEVA
GRUNOW
CHAPIN
NOTTETTE
NEW OWNER'S CLUB
FONTANA
COX
MACDONALD
MADLINER
WRIGHT
USHER FARM
SCHERER
290.90'
146.50'
86.73'
82.31'
1176.72'
1215.14'





NOTE:
AIR CHAMBERS SHALL BE INSTALLED IN ALL FIXTURE SUPPLIES AND BE 12". AIR CHAMBERS INSTALLED IN A RISER SHALL BE 24". VALVE ALL FIXTURES, EQUIPMENT & APPLIANCES, HORIZONTAL & VERTICAL RUNS – 1" TO 3/4"ø

MIN. SUPPLY SIZES & FLOW RATES:

DISHWASHER	1/2"ø	
BATHTUBS & SHOWERS	1/2"ø	3.0 G.P.M.
KITCHEN SINK	1/2"ø	3.0 G.P.M.
LAVATORIES	1/2"ø	3.0 G.P.M.
WATER CLOSETS	1/2"ø	3.0 G.P.M.
SILL COCKS	1/2"ø	3.0 G.P.M.

WATER SUPPLY DIAGRAM
NO SCALE

PLUMBING NOTES:

ALL PLUMBING WORK AND MATERIALS UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING AND PLUMBING CODES. ALL FIXTURES IN HANDICAPPED TOILET AREAS TO COMPLY WITH THE WISCONSIN HANDICAP STANDARDS.

ALL NEW PLUMBING FIXTURES SHALL BE PROVIDED WITH STOP VALVES LOCATED AT THE FIXTURE. STOP VALVES SHALL BE CHROME PLATED ANGLE TYPE WITH FLEXIBLE RISER, FULL SIZE OF VALVE AND WHEEL HANDLE.

AIR CHAMBERS SHALL BE PROVIDED ON ALL FIXTURES AND RISERS. AIR CHAMBERS TO FULL HEIGHT OF 12" ON FIXTURES, 24" ON RISERS AND 28" ON DISHWASHER.

ALL NEW PIPING THRU WALL SHALL BE PROVIDED COMPLETE WITH CHROME PLATED OR STAINLESS STEEL ESCUTCHEON PLATE

TOILET SUPPLY,SHUT OFF, AND ESCUTCHEON RING MUST BE HIGH ENOUGH TO CLEAR BASE TRIM

ALL DOMESTIC WATER SERVICE PIPING INSIDE BUILDING SHALL BE TYPE "L" HARD COPPER TUBING WITH WROUGHT COPPER FITTINGS USING 95–5 SOLDER OR PEX-A WITH PROPER PEX FITTINGS (IF ACCEPTABLE TO CODES AND OWNER)

ALL HOSE BIBBS SHALL BE ANTI-SIPHON AND FROST-PROOF

ALL PLUMBING FIXTURES, BRASS, ACCESSORIES AND FAUCETS AS PER OWNER'S SELECTION, SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. LAVATORY FAUCETS SHALL BE EQUIPPED WITH TEMPERING DEVICE WITH A MAX. TEMPERATURE SETTING OF 110 DEGREES.

ALL SHOWER OR SHOWER/TUB COMBINATIONS MUST HAVE A THERMOSTATIC OR PRESSURE BALANCING SAFETY MIXING VALVE, SET TO DELIVER A MAX. OF 115 DEGREE WATER AT TIME OF INSTALLATION.

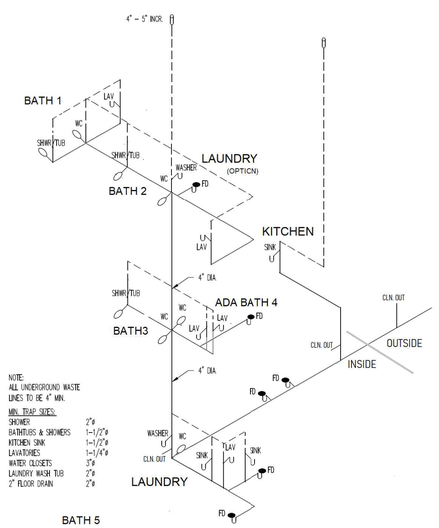
ALL WASTE AND VENT PIPING TO BE PVC

PROVIDE CLEANOUT WITHIN 5'–0" OF BUILDING.

INTERIOR CLEANOUTS TO HAVE CHROME TRIMS

RUN PROPER SIZED GAS LINES IN BLACK PIPE, WITH BRASS SHUT-OFFS, TO ALL GAS APPLIENCE, FURNACES, AND HOT WATER HEATER

ALL GAS VALVES TO HAVE CAPS TEMPORARLY INSTALLED TILL APPLIENCE(S) ARRIVE

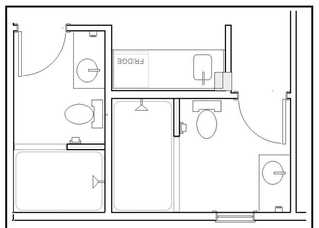


NOTE:
ALL UNDERGROUND WASTE LINES TO BE 4" MIN.

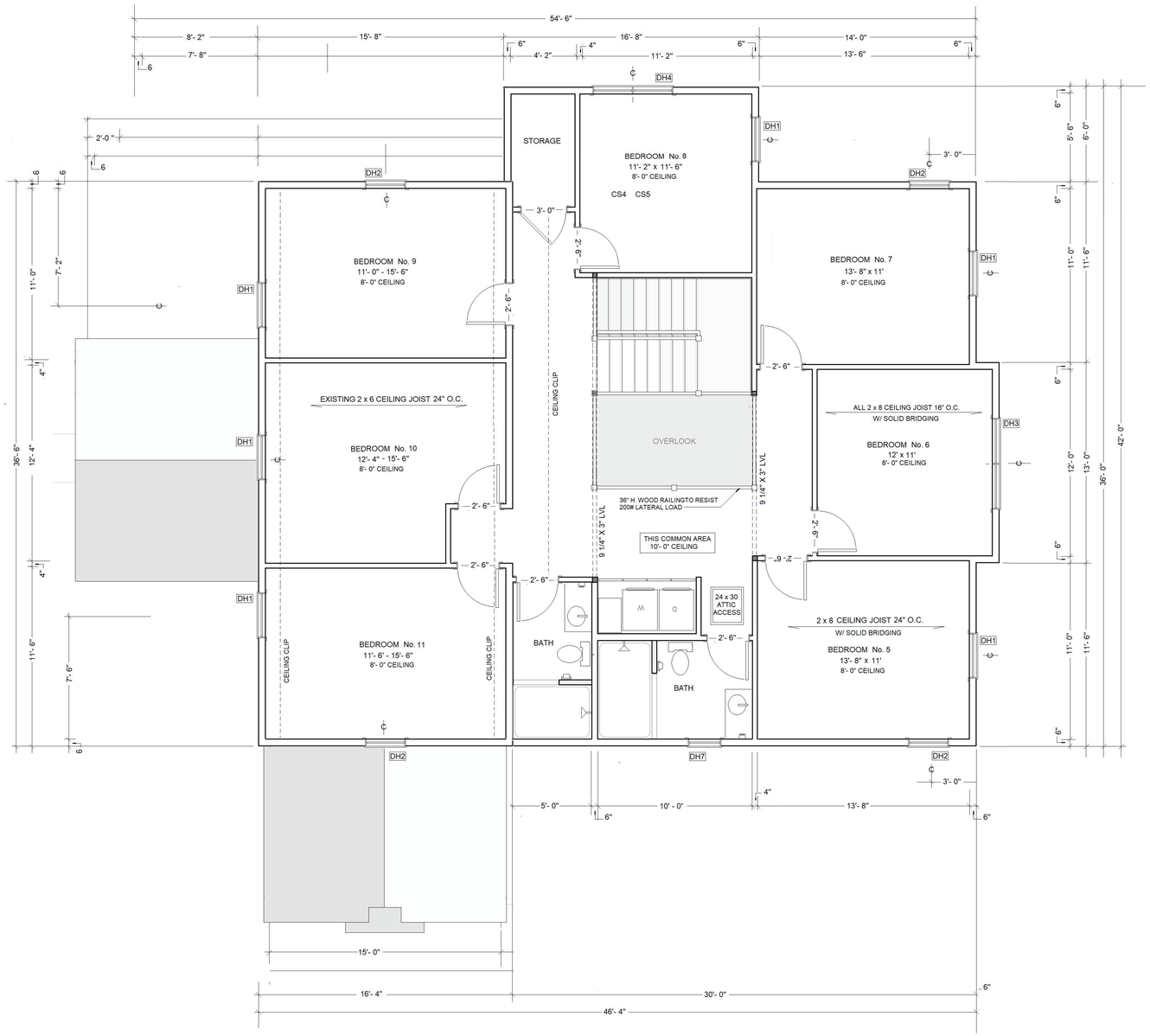
MIN. TRAP SIZES:

SHOWER	2"ø
BATHTUBS & SHOWERS	1–1/2"ø
KITCHEN SINK	1–1/2"ø
LAVATORIES	1–1/4"ø
WATER CLOSETS	3"ø
LAUNDRY WASH TUB	2"ø
2" FLOOR DRAIN	2"ø

WASTE DIAGRAM
NO SCALE



--- OPTION ---
COFFEE / FRIDGE STATION



SECOND FLOOR PLAN
SCALE 1/4" = 12"

PRINT ON 36" X 24" PAPER

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J. O'BRIEN CONSTRUCTION
15115 Kishwaukee Valley Road
Woodstock, Illinois 60098
OBrienConstruction@USA.com

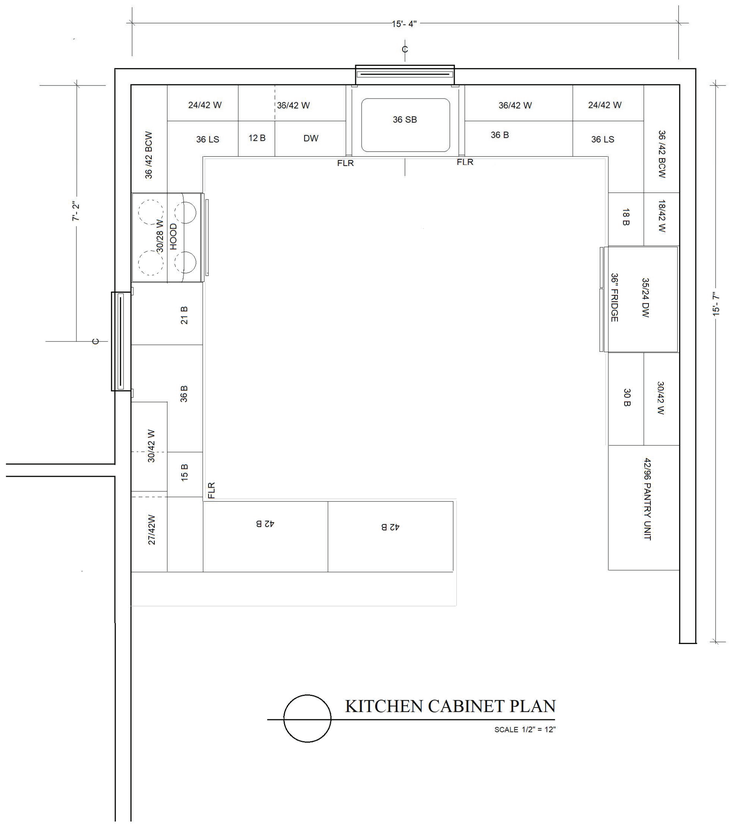
FIELD MEASURE		01/13/2022
REVISE DRAWINGS		01/14/2022
REVIEW	02/08/2022	02/10 - 1/2022
REVISE DRAWINGS		02/15 - 1/2022
REVIEW		03/15 - 2/2022
FIELD MEASURE		
REVISE DRAWINGS		
REVIEW		
REVISE DRAWINGS		

The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
571 OUTING STREET
WILLIAMS BAY, WISCONSIN 53191

SECOND FLOOR PLAN
PLUMBING DIAGRAM & NOTES

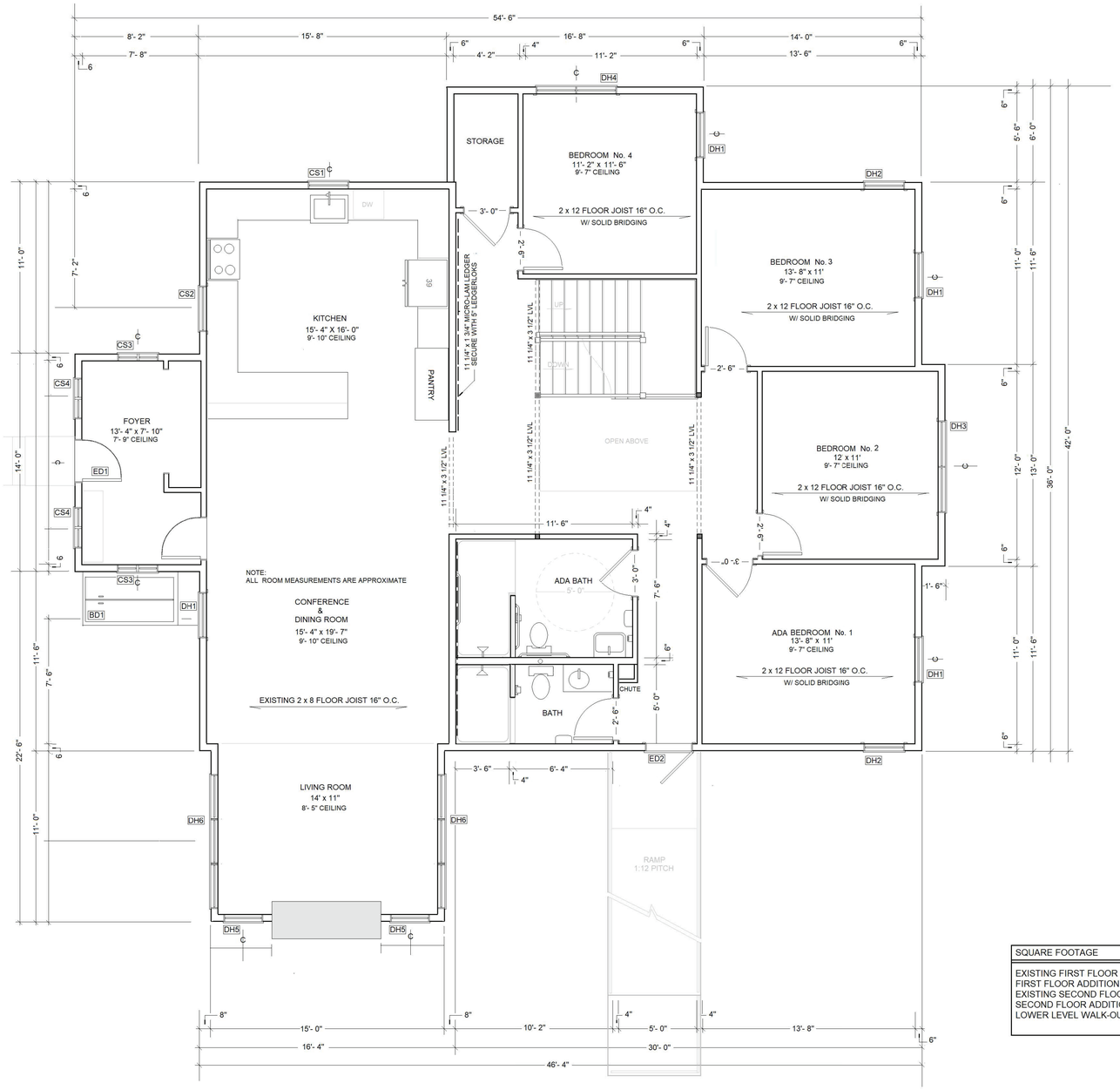
DRAWN BY:
PATRICK T. KING
FOR:
O'BRIEN CONSTRUCTION

SHEET
6 OF 10



KITCHEN CABINET PLAN

SCALE 1/2" = 12"



FIRST FLOOR PLAN

SCALE 1/4" = 12"

WINDOW & DOOR SCHEDULE

UNIT	SIZE	TYPE	DESCRIPTION	ROUGH OPENING	MARVIN NUMBER
DH1	30/50	DOUBLE HUNG	SINGLE	3'- 0" x 5'-0"	ESDH3050 E
DH2	28/50	DOUBLE HUNG	SINGLE	2'- 8" x 5'-0"	ESDH2850
DH3	30/50	DOUBLE HUNG	MULL	6'- 0 x 5'-0"	ESDH3050 E
DH4	28/50	DOUBLE HUNG	MULL	5'- 4" x 5'- 0"	ESDH2850
DH5	26/46	DOUBLE HUNG	SINGLE	2'- 6" x 4'- 6"	ESDH2646
DH6	28/46	DOUBLE HUNG	TRIPLE MULL	8'- 0" x 2'- 6"	ESDH2846
DH7	20/30	DOUBLE HUNG	SINGLE	2'- 0" x 3'- 0"	ESDH2030 [1]
DH8	30/36	DOUBLE HUNG	SINGLE	3'- 0" x 3'- 6"	ESDH3036 [2]
DH9	30/36	DOUBLE HUNG	MULL	6'- 0 X 3'- 6"	ESDH3036 [2]
CS1	28/30	CASEMENT	SINGLE	2'- 8" x 3'- 0"	ESCA2830 [3]
CS2	30/30	CASEMENT	SINGLE	3'- 0" x 3'- 0"	ESCA3030
CS3	16/26	CASEMENT	MULL	3'- 0" x 2'- 5"	ESCA1626
CS4	16/36	CASEMENT	MULL	3'- 0" x 3'- 6"	ESCA1636
ED1	2'- 8" x 6'- 8"	DBL. BORE	SMOOTH FIBERGLASS	HALF-LITE	STEEL JAMB	CLOSER	THUMB LATCH
ED2	3'- 0" x 6'- 8"	DBL. BORE	SMOOTH FIBERGLASS	HALF-LITE	STEEL JAMB	CLOSER	ADA LEVER
ED3	6'- 0"x 6'- 8"	PATIO DOOR WITH TRANSOME TO EQUAL HEIGHT OF WINDOWS					
BD1	BILCO PRIMED STEEL BASEMENT DOOR UNIT WITH EXSTENTION PANEL AND KEY LOCK						

NOTES:
[1] FROSTED GLASS
[2] TEMPERED GLASS
[4] CUSTOM SIZE

SQUARE FOOTAGE	
EXISTING FIRST FLOOR	873
FIRST FLOOR ADDITION	1,173
EXISTING SECOND FLOOR	596
SECOND FLOOR ADDITION	1,113
LOWER LEVEL WALK-OUT	934
TOTAL	4,689

PRINT ON 36" X 24" PAPER 48

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J. O'BRIEN CONSTRUCTION
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Woodstock, Illinois 60098
O'BrienConstruction@USA.com

FIELD MEASURE	01/13/2022
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REVIEW	02/ 19 - 2/3/2022
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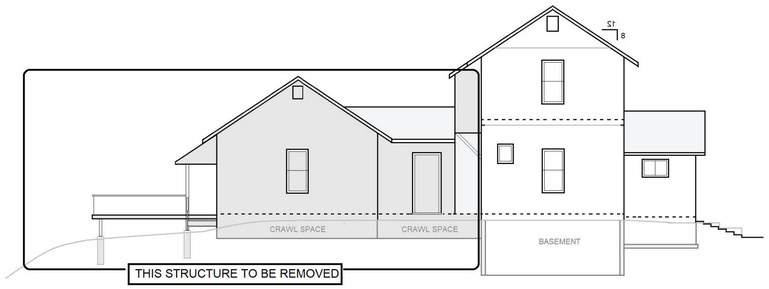
FIELD MEASURE	
REVISE DRAWINGS	
REVIEW	
REVISE DRAWINGS	

The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
571 OUTING STREET
WILLIAMS BAY, WISCONSIN 53191

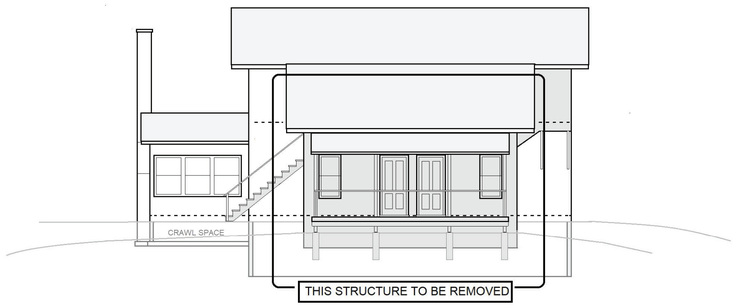
FIRST FLOOR PLAN
WINDOW SCHEDULE
KITCHEN CABINET PLAN

DRAWN BY:
PATRICK T. KING
FOR:
O'BRIEN CONSTRUCTION

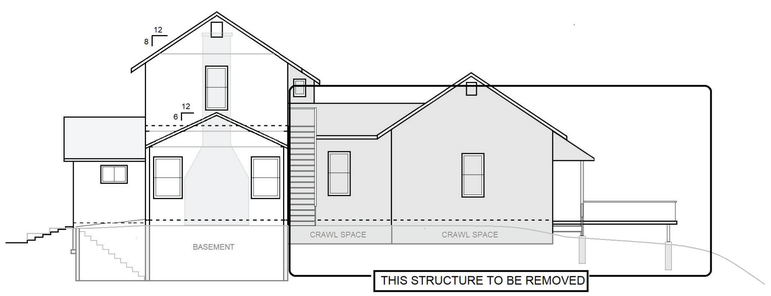
SHEET
5 OF 10



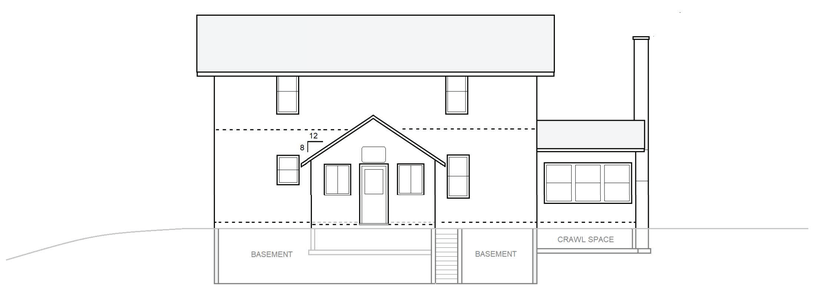
NORTH



EAST



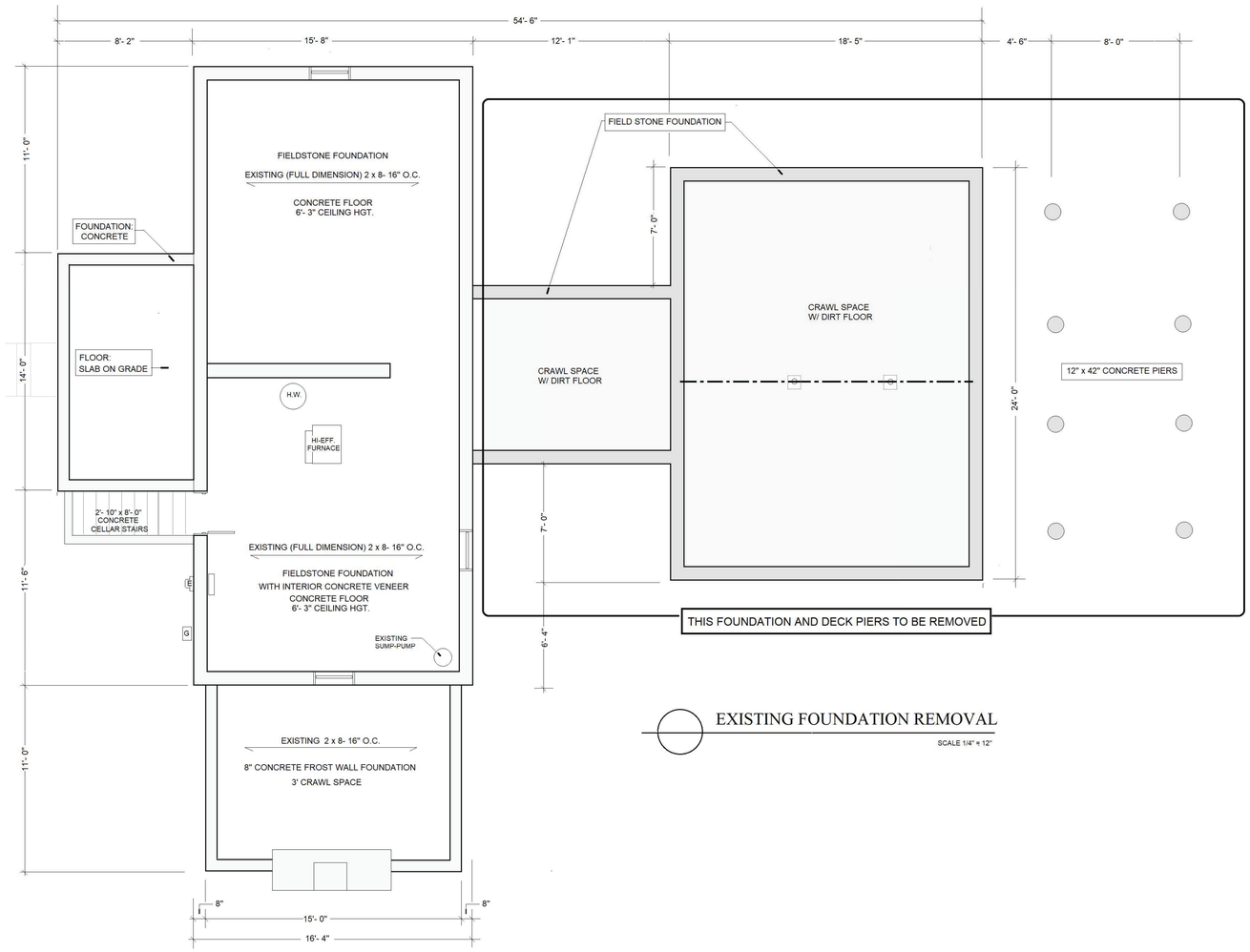
SOUTH



WEST

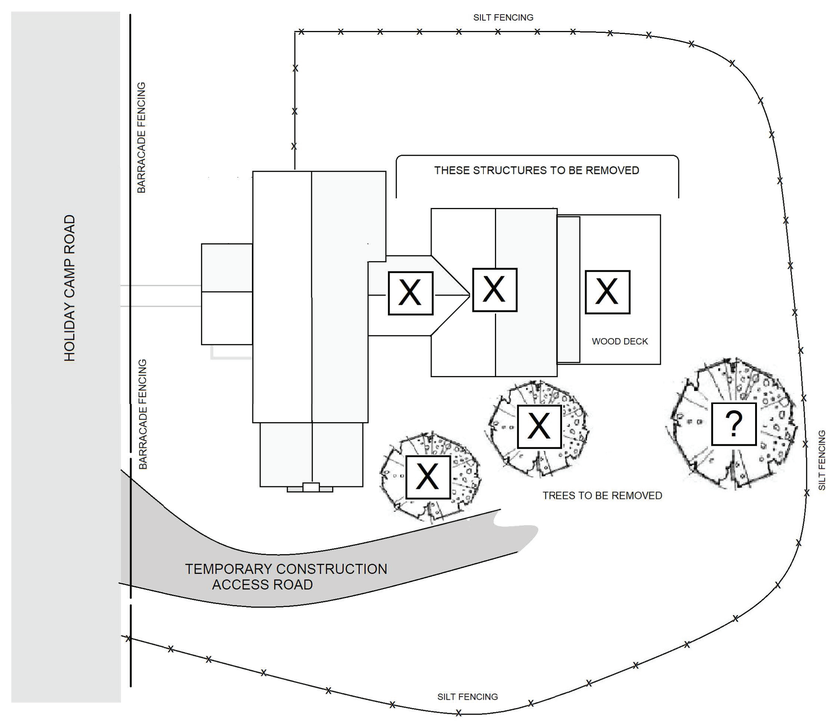
EXISTING ELEVATIONS

SCALE 1/8" = 12"



EXISTING FOUNDATION REMOVAL

SCALE 1/4" = 12"



DEMOLITION NOTES

ELECTRICTION TO MAKE DISCONNECTS WHERE NEEDED, BUT MAINTAIN EXISTING SERVICE FOR POWER AND LIGHT DURING DEMOLITION AND CONSTRUCTION

PLUMBER TO MAKE WATER, SEWER, AND GAS DISCONNECTS INCLUDING CAPPING ALL OPEN PIPING

SILT FENCE TO BE INSTALLED WHERE NEEDED

TEMPORARY CONSTRUCTION DRIVE TO BE INSTALLED AND MAINTAINED DURING CONSTRUCTION
CONSTRUCTION DRIVE TO BE REMOVED AND AREA RESTORED UPON COMPLETION OF PROJECT

TREES ON CONSTRUCTION SITE TO HAVE BARRICADE PROTECTION
CONSTRUCTION BARRICADE FENCING TO BE INSTSALLED ALONG HOLIDAY CAMP ROAD

DEMOLITION CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING ANY MATERIAL OR STARTING ANY OF THE WORK

DEMOLISH AS REQUIRED AND REMOVE DEBRIS DAILY. DEBRIS MUST BE REMOVED FROM THE SITE BY DEMOLITION CONTRACTOR. ALL EXISTING MATERIALS TO BE REUSED SHALL BE STORED AT THE CONTRACTORS EXPENSE AND LIABILITY.

DEMOLITION CONTRACTOR SHALL KEEP THE WORK AREA FREE OF WASTE MATERIALS AND RUBBISH CAUSED BY HIS OPERATION. UPON COMPLETION OF HIS WORK EACH RESPECTIVE CONTRACTOR SHALL LEAVE THE PREMISES NEAT, CLEAN AND FREE OF DEBRIS AND DUST.

THE ENTIRE WORK AND MATERIALS SHALL COMPLY WITH THE STIPULATIONS PUT FORTH IN THE AIA DOCUMENT A 201-2017 , GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (APPLIED TO THIS WORK AND ARE MADE PART OF THESE CONTRACT DRAWINGS TO THE SAME EXTEND AS IF WRITTEN IN FULL). ADDITIONALLY, THE OWNER, GENERAL CONTRACTOR, SUBCONTRACTORS AND ANY AND ALL PERSONS SCHEDULEING WORK, PERFORMING WORK OR DIRECTING WORK SHALL HOLD HARMLESS THE ARCHITECT AND HIS REPRESENTATIVES FOR ANY AND ALL CLAIMS FOR INJURY, DEATH OR DAMAGE TO PROPERTY RESULTING FROM THE ACTIONS OF ANY AND ALL PERSONS SCHEDULING WORK, DIRECTING WORK OR PERFORMING WORK INDICATED IN THESE DRAWINGS.

ALL OPENINGS TO THE EXTERIOR CAUSED BY DEMOLITION MUST BE IMMEDIATELY SEALED UP WITH A TEMPORARY SECURE ENCLOSURE IN ORDER TO PROTECT THE INTERIOR FROM THE WEATHER AND UNAUTHORIZED ENTRY.

IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY STRUCTURAL SHORING FOR ALL STRUCTURAL MEMBERS AS REQUIRED WHERE BEARING WALLS ARE BEING OPENED UP OR REMOVED.

ALL PLUMBING FIXTURES TO BR REMOVED SHALL HAVE ALL PIPING REMOVED TO BELOW THE FLOOR OR BEHIND THE WALLS AND SHALL BE CAPPED BELOW THE FLOOR OR BEHIND THE WALLS.

ALL UNUSED OR ABANDONED GAS, ELECTRICAL OR OTHER PIPING SHALL BE REMOVED

ALL DEBRIS SHALL BE PROPERLY DISPOSED OF AND/OR RECYCLED

IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO PROTECT THE EXSTING SURROUNDINGS ADJACENT TO HIS WORK AREA.

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15115 Kishwaukee Valley Road
Woodstock, Illinois 60098
O'BrienConstruction@USA.com

FIELD MEASURE	01/13/2022
BEGIN DRAWINGS	01/18/2022
REVIEW 02/05/2022	REVISE DRAWINGS 02/10 - 11/2022
REVIEW	REVISE DRAWINGS 02/ 19 - 23/2022
REVIEW/APPR. ELEVATIONS DEMOLITION DRAWING	2/24/2022
REVISE	REVISE DRAWINGS

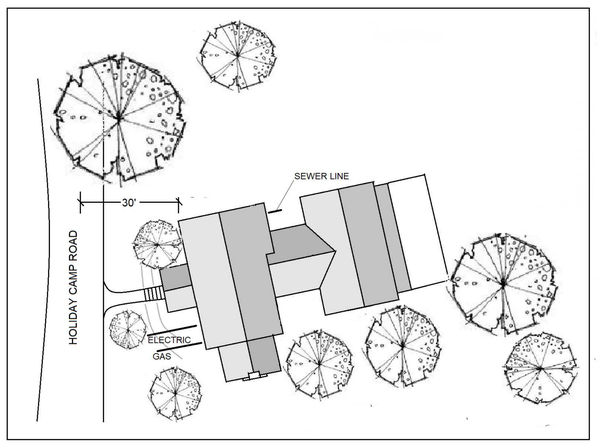
The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
577 OUTING STREET
WILLIAMS BAY, WISCONSIN 53191

SITE PREPARATION & DEMOLITION

DRAWN BY:
PATRICK T. KING
FOR:
OBRIEN CONSTRUCTION

SHEET
3 OF 10

HOLIDAY HOME CAMP AERIAL VIEW



EXISTING CRANE MAXWELL BUILDING SITE & LOCATION

NO SCALE

DRAWING INDEX

PAGE	TITLE
1	COVER SHEET
2	INTERIOR DEMOLITION
3	SITE PREP. BUILDING DEMOLITION
4	FOUNDATION & LOWER LEVEL PLAN
5	FIRST FLOOR PLAN CABINET LAYOUT WINDOW SCHEDULE
6	SECOND FLOOR PLAN & PLUMBING
7	FIRST & SECOND FLOOR ELECTRIC
8	EAST & WEST VIEWS
9	NORTH & SOUTH VIEWS
10	DETAILS, STAIRS & NOTES

SQUARE FOOTAGE	
EXISTING FIRST FLOOR	873
FIRST FLOOR ADDITION	1,173
EXISTING SECOND FLOOR	596
SECOND FLOOR ADDITION	1,113
LOWER LEVEL WALK-OUT	934
TOTAL	4,689

PROPOSED VIEWS

NO SCALE

PRINT ON 36" x 26" PAPER 48

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BEGIN DRAWING	01/16/2022
REVIEW 02/05/2022 REVISE DRAWINGS	02/ 01/2022
REVIEW REVISE DRAWINGS	03/ 19 - 23/2022
FIELD MEASURE ELEVATIONS 05/18/2022 BEGIN DRAWING	06/03/2022
REVIEW REVISE DRAWINGS	
REVIEW REVISE DRAWINGS	

The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
571 OUTING STREET
WILLIAMS BAY, WISCONSIN 53191

COVER SHEET - SITE PLAN

DRAWN BY:
PATRICK T. KING
FOR:
O'BRIEN CONSTRUCTION

SHEET
1 OF 10

SOUTH ELEVATION

SCALE 1/4" = 12"

NORTH ELEVATION

SCALE 1/4" = 12"

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REVIEW 02/05/2022	REVISE DRAWINGS 02/ 11 - 02/22
	REVISE DRAWINGS 03/ 15 - 23/2022
	BEGIN REVISIONS 04/18/2022
FIELD MEASURE	
REVIEW	REVISE DRAWINGS

The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
571 OUTING STREET
WILLIAMS BAY, WISCONSIN 53191

NORTH & SOUTH ELEVATIONS

DRAWN BY:
PATRICK T. KING
FOR:
O'BRIEN CONSTRUCTION

SHEET
9 OF 10

WEST ELEVATION

SCALE 1/4" = 12"

EAST ELEVATION

SCALE 1/4" = 12"

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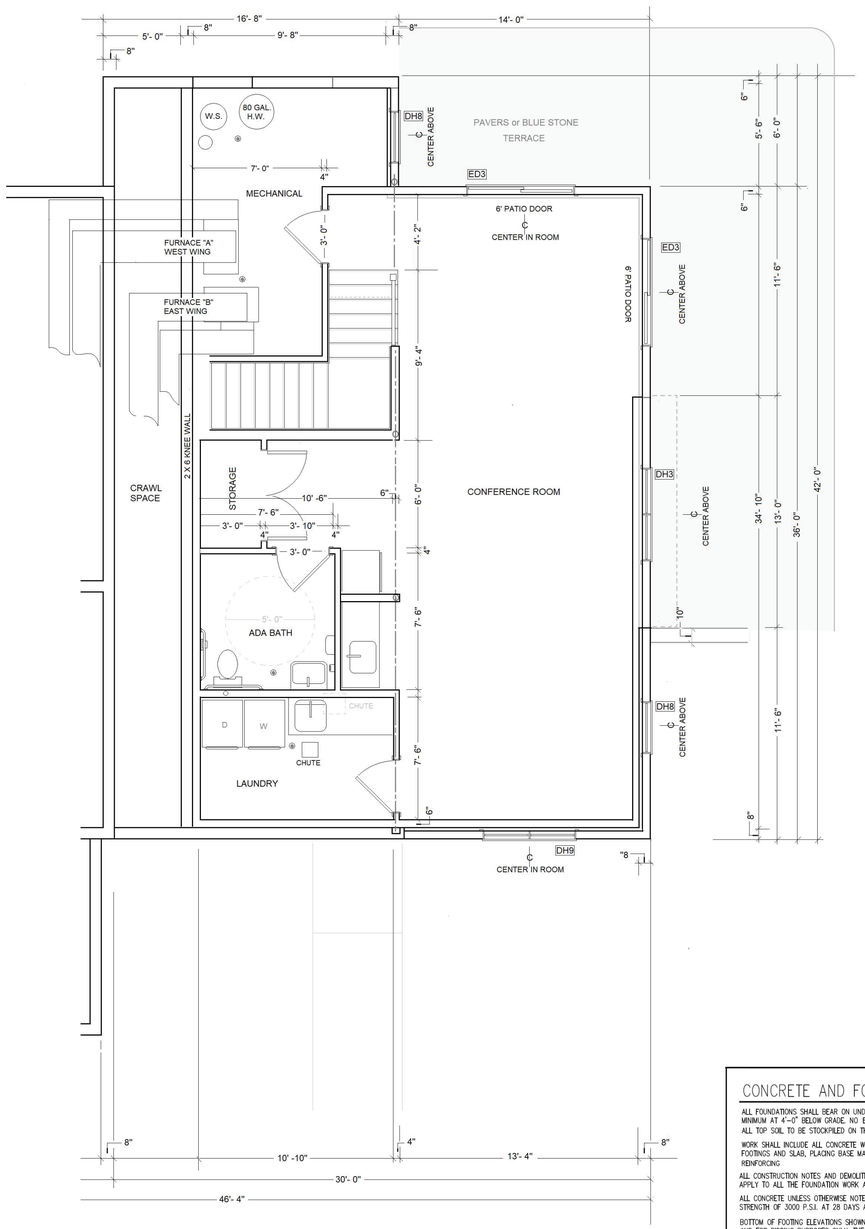
REVIEW	REVISE DRAWINGS	03/ 19 - 23/2022
FIELD MEASURE	BEGIN REVISIONS 04/18/2022	
REVIEW	REVISE DRAWINGS	

The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
571 OUTING STREET
WILLIAMS BAY, WISCONSIN 53191

EAST & WEST ELEVATIONS

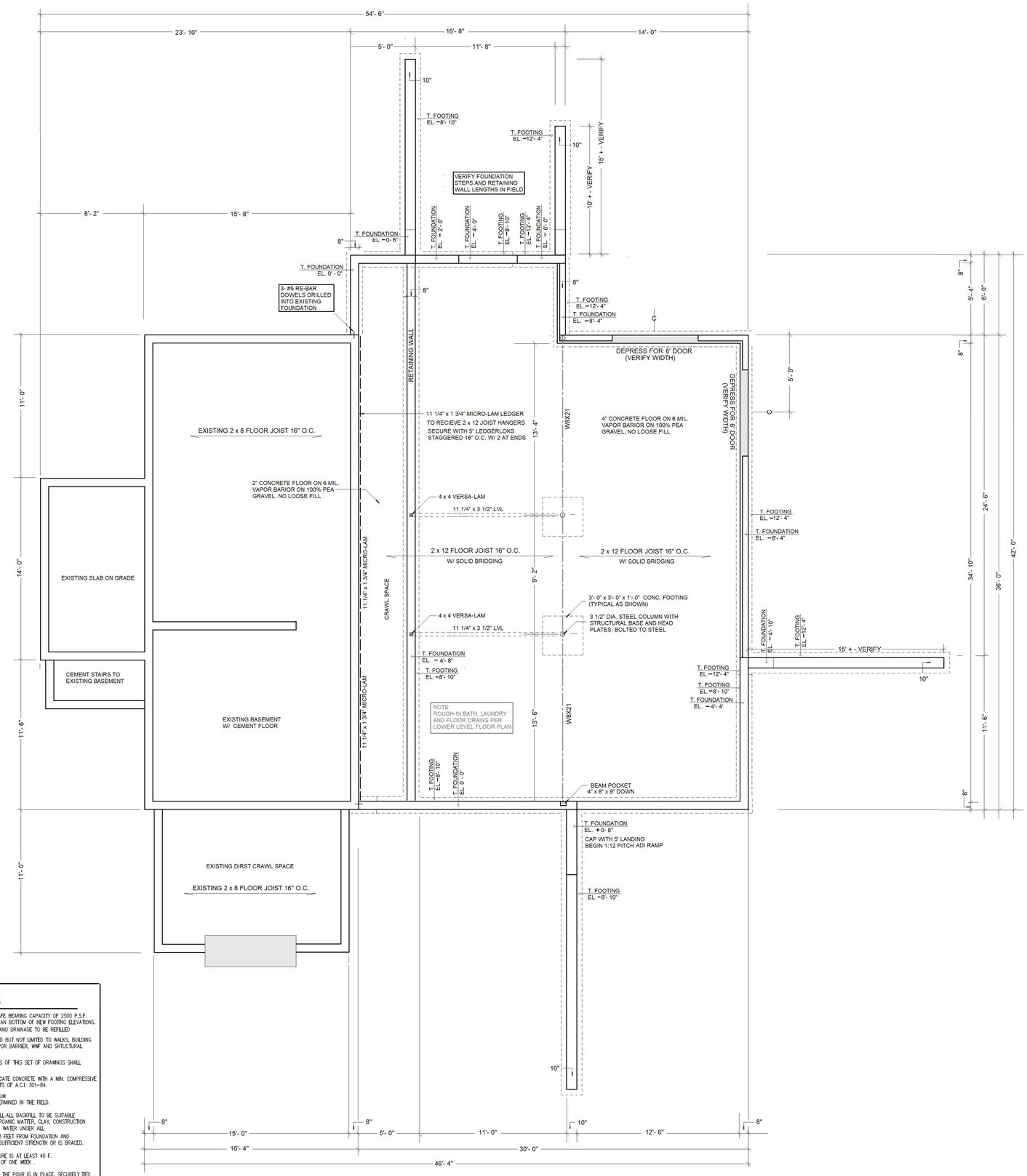
DRAWN BY:
PATRICK T. KING
FOR:
O'BRIEN CONSTRUCTION

SHEET
8 OF 10



LOWER LEVEL FLOOR PLAN

SCALE 1/4" = 12"



FOUNDATION PLAN

SCALE 1/4" = 12"

CONCRETE AND FOUNDATION NOTES

ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL HAVING A SAFE BEARING CAPACITY OF 2500 P.S.F. MINIMUM AT 4'-0" BELOW GRADE. NO EXCAVATION SHALL EXTEND DEEPER THAN BOTTOM OF NEW FOOTING ELEVATIONS. ALL TOP SOIL TO BE STOCKPILED ON THE SITE. ANY DITCHING FOR UTILITIES AND DRAINAGE TO BE REFILLED.

WORK SHALL INCLUDE ALL CONCRETE WORK INDICATED ON DRAWINGS INCLUDED BUT NOT LIMITED TO WALKS, BUILDING FOOTINGS AND SLAB, PLACING BASE MATERIAL UNDER ALL WALKS, SAND, VAPOR BARRIER, WWF AND SRTUCTURAL REINFORCING.

ALL CONSTRUCTION NOTES AND DEMOLITION NOTES LOCATED ON OTHER SHEETS OF THIS SET OF DRAWINGS SHALL APPLY TO ALL THE FOUNDATION WORK AND CONCRETE CONTRACTOR

ALL CONCRETE UNLESS OTHERWISE NOTED ON PLANS SHALL BE STONE AGGREGATE CONCRETE WITH A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AND SHALL MEET ALL THE REQUIREMENTS OF A.C.I. 301-84.

BOTTOM OF FOOTING ELEVATIONS SHOWN ON PLANS AND SECTIONS ARE MINIMUM AND FOR BIDDING PURPOSES ONLY. THE ACTUAL ELEVATIONS ARE TO BE DETERMINED IN THE FIELD.

ALL BACKFILL MUST BE PLACED EQUIALLY ON BOTH SIDES OF FOUNDATION WALL.ALL BACKFILL TO BE SUITABLE COARSE FILL OR BANK RUN GRAVEL. BACKFILL MATERIAL MUST BE FREE OF ORGANIC MATTER, CLAY, CONSTRUCTION MATERIAL AND RUBBISH MATERIAL AND MUST PERMIT THE RAPID DISPERSAL OF WATER UNDER ALL SITE CONDITIONS INCLUDING FREEZING. BACKFILL MUST EXTEND OUT MINIMUM 3 FEET FROM FOUNDATION AND INSTALLED IN 18" LIFTS. NO BACKFILL CAN BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH OR IS BRACED.

CONCRETE SHALL NOT BE PUT IN PLACE UNLESS THE OUTSIDE AIR TEMPERATURE IS AT LEAST 40 F. CONCRETE SHALL BE PROTECTED FROM EXPOSURE TO FREEZING FOR MINIMUM OF ONE WEEK .

CONCRETE SHALL NOT BE PUT IN PLACE UNLESS ALL REINFORCING STEEL FOR THE POUR IS IN PLACE, SECURELY TIED .

WELDED WIRE FABRIC (WWF) SHALL CONFORM TO A.S.T.M. MINIMUM SPECIFICATIONS A-185. LAP WELDED WIRE FABRIC ONE FULL MESH PLUS 2" AT SIDE AND END LAPS.

VAPOR BARRIER SHALL BE A 6 MIL THICK, FUNGI RESISTANT, POLYETHYLENE SHEET LAPPED 4" MIN

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE PLACEMENT AND LOCATION OF ALL INSERTS SLEEVES, PADS, ANCHOR BOLTS AND DUCTWORK. CONCRETE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PLACEMENT OF ALL UNDERSLAB UTILITIES, PLUMBING, GAS PIPING AND ELECTRICAL PIPING.

ALL SILL ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER, 10" LONG WITH HOOKED END EMBEDDED MINIMUM 7" INTO CONCRETE AT MAX.72" O.C. WITH ADDITIONAL BOLTS WITHIN 12" OF ALL CORNERS AND MINIMUM OF TWO BOLTS PER PLATE SECTION.

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Woodstock, Illinois 60098
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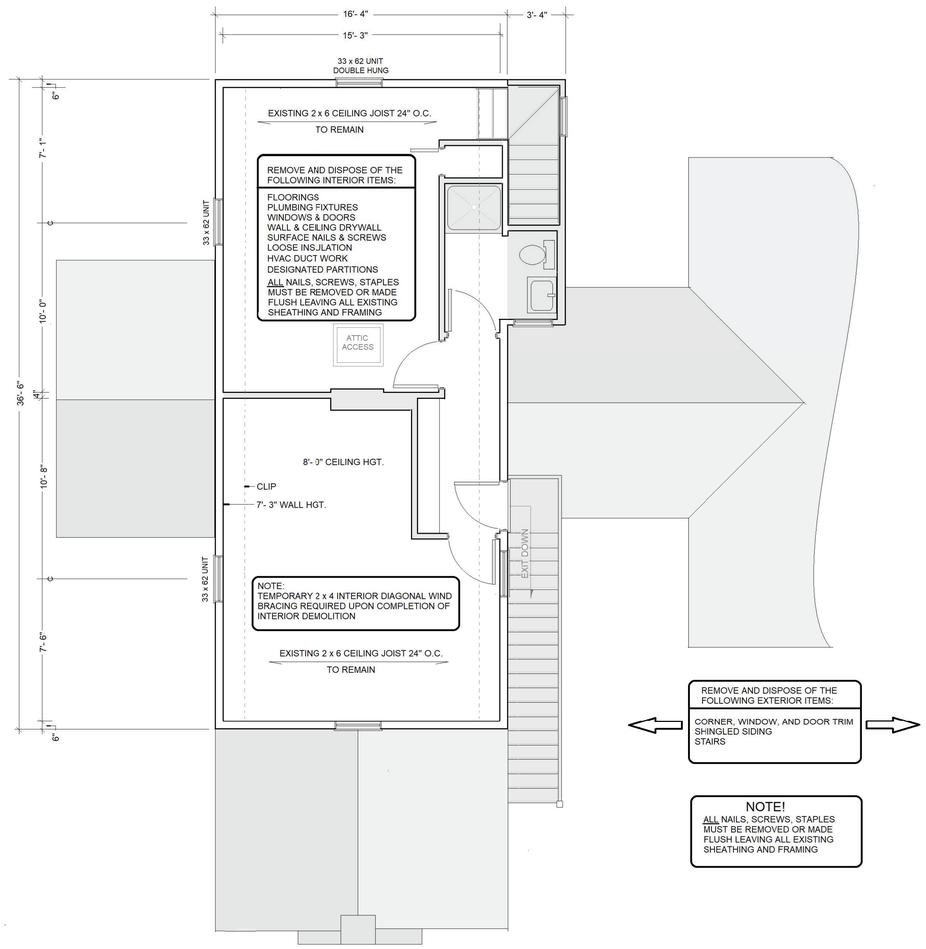
FIELD REVIEW		01/13/2022
BEGIN DRAWINGS		01/18/2022
REVIEW	02/05/2022	REVISE DRAWINGS 02/10 - 11/2022
REVIEW		REVISE DRAWINGS 03/9 - 23/2022
FIELD REVIEW	ELEVATIONS REVISED	REVISE DRAWINGS 06/30/2022
REVISE		REVISE DRAWINGS

The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
577 CUTTING STREET
WILLIAMS BAY, WISCONSIN 53191

FOUNDATION PLAN AND LOWER LEVEL FLOOR PLAN

DRAWN BY:
PATRICK T. KING
FOR:
O'BRIEN CONSTRUCTION

SHEET
4 OF 10



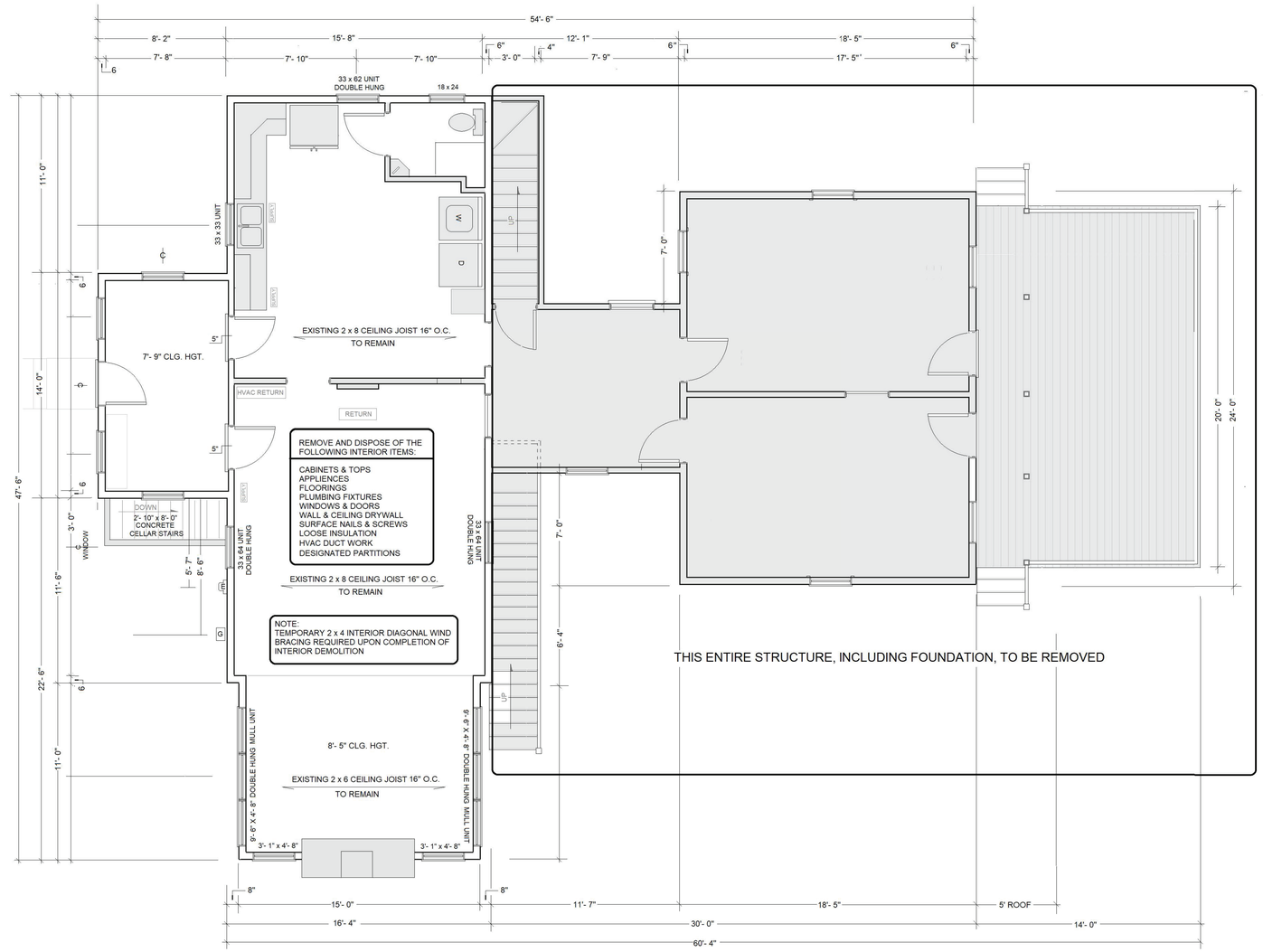
REMOVE AND DISPOSE OF THE FOLLOWING EXTERIOR ITEMS:

CORNER, WINDOW, AND DOOR TRIM
SHINGLED SIDING
STAIRS

NOTE!
ALL NAILS, SCREWS, STAPLES MUST BE REMOVED OR MADE FLUSH LEAVING ALL EXISTING SHEATHING AND FRAMING

EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 12"



EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 12"

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REVISE DRAWINGS	02/10 - 11/2022
REVIEW	03/11/2022
REVISE DRAWINGS	03/14 - 17/2022
FIELD MEASURE	ELEVATIONS 05/18/2022; BEGIN DRAWING 06/03/2022
REVIEW	
REVISE DRAWINGS	

The CRANE MAXWELL BUILDING
HOLIDAY HOME CAMP
571 OUTING STREET
WILLIAMS BAY, WISCONSIN 53191

DEMOLITION PLAN
1ST FLOOR - 2ND FLOOR
REAR ADDITION

DRAWN BY:
PATRICK T. KING
FOR:
O'BRIEN CONSTRUCTION

SHEET
2 OF 10

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 11, 2022

September 30, 2022

APPLICANT: Lake Geneva Fresh Air (Owner), Bradley Cripe (Agent)

TAX KEY: WWUP 00008

STREET ADDRESS: 100 Holiday Home Camp Rd, Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0223 *P & I Public and Institutional District*, for renovation/addition to the Crane Maxwell building used as staff housing.

Per Section 390.0308.B. Indoor Institutional--Intensive land uses shall adhere to the following standards.
(1) An off-street passenger loading area shall be provided if the majority of the users will be children (as in the case of a school, church, library, or similar land use).
(2) All structures shall be located a minimum of 50 feet from any residentially zoned property.
(3) Minimum required off-street parking: Generally, one space per three expected patrons at maximum capacity. Note that visitors to the site are bused in, so the off-street parking requirement is not applicable.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

a) Is in harmony with the recommendations of the Comprehensive Plan.
b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

CONCLUSION:

The conditional use application meets the required criteria and approval is recommended.

Bonnie Schaeffer
Zoning Administrator

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:
Please check all that apply.

- ☐ **Site Plan** [§18.1206] - $200.00 plus $.04/sf floor area
- ☒ **Conditional Use Permit (CUP)** [§18.1207] - $500.00
- ☐ **Certificate of Compliance** [§18.1211] - $200.00
- ☐ **Temporary Use Permit** [§18.1208] - $200.00
- ☐ **Preliminary Plat** - $200.00 plus $20.00 per lot
- ☐ **Certified Survey Map (CSM)** - $200.00 plus $20.00 per lot
- ☐ **Final Plat** - $100.00 plus $10.00 per lot
- ☐ **Planned Development Overlay (PDO)** [§18.0709] - $500.00
- ☐ **Planned Development Amendment** - $500.00
- ☐ **Zoning Text or Map Amendment** [§18.1204] - $500.00
- ☐ **Project Concept Review** - $200.00
- ☐ **Land Use Plan Amendment** - $500.00
- ☐ **Interpretation** [§18.1216] - $200.00
- ☐ **Appeal** [§18.1217] - $500.00
- ☐ **Other:** _____ Fee: _____

Date application was received:

Fee Paid: $500.00

Physical Address of Site: 27 N Walworth Ave

Tax Parcel Number: WOP 00096

Project or Development Name: _____

Applicant
Name: John + Susan / 27 N Walworth LLC
Mailing Address: PO Box 444
Williams Bay, WI 53191
eMail: [redacted]
Phone:

Owner of Site
Name: John + Susan Holmes
Mailing Address: PO Box 444
Williams Bay, WI 53191
eMail: [redacted]
Phone:

Legal Representative
Name: _____
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor
Name: _____
Mailing Address: _____
eMail: _____

Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed):
LOT 13 BLOCK 7 of the ORIGINAL PLAT of WILLIAMS BAY, Village of WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: SF-6 **Current Overlay Districts of Site:** NONE

Proposed Zoning of Site: SF-6

Proposed type of structure of use: EXISTING LIVING UNIT

Proposed use of structure or site: TOURIST ROOMING HOUSE

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):
SE ATTACHED

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)
NOT APPLICABLE

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):
SEE ATTACHED

Print Applicant's Name: John R Holmes

Signature of Applicant: John R Holmes **Date:** 9/7/2022

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc.

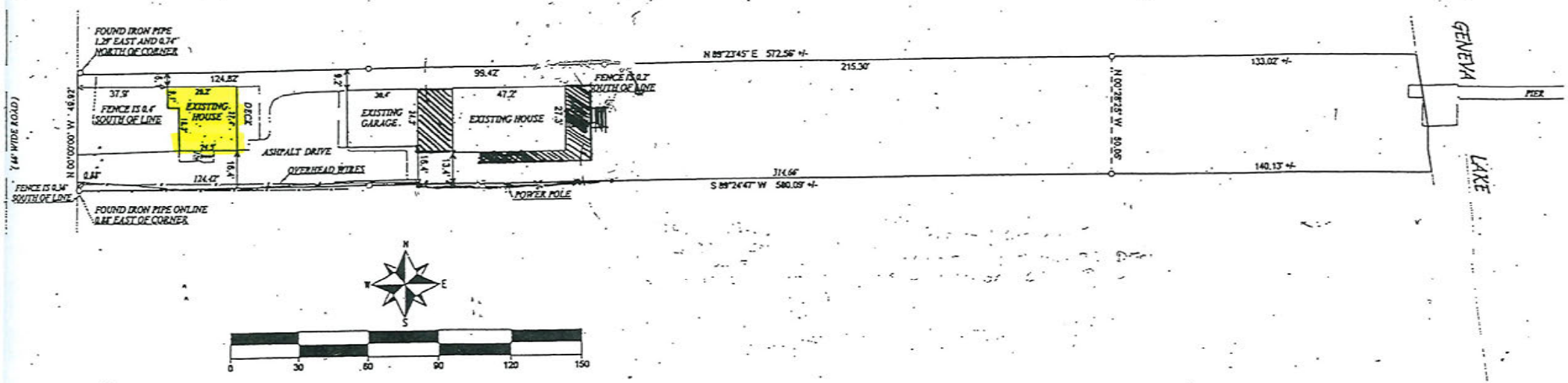
Tourist Rooming House. This property is already a pre-existing Tourist Rooming House unanimously approved by both the Planning Commission and the Village Board in February of 2017. Because of a recent zoning change, it is now considered a legal non-conforming use. Per the attached letter from the Village Attorney, we are applying for another conditional use permit under the same conditions granted over 5 years ago. This would give the permit and the property legal conforming status and thus keeping the integrity of the existing conditional use permit intact.

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods

There is a Tourist Rooming House located next door at 31 N. Walworth Avenue and a new one located at 69 N. Walworth Avenue approximately 350 feet to the North of the subject property. This makes the already pre-existing use compatible with the uses approved by the Village for the neighborhood.

PLAT OF SURVEY

LOT 13 IN BLOCK 7 OF THE ORIGINAL PLAT OF WILLIAMS BAY, WISCONSIN, WHICH IS A SUBDIVISION OF A PART OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.



COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED, FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN NOTED TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES, NOTIFY S.C. SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

"I hereby certify that I have surveyed the above described property and that the above map, to the best of my knowledge and belief, is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments if any."

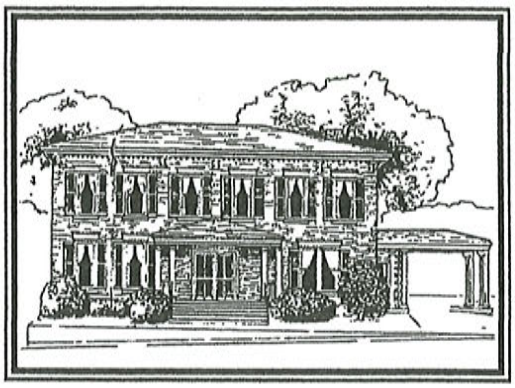
This survey is made for the present owner of the property, and those who purchase, mortgage, or guarantee the title therein, within one year from the date hereof.

CONSIGNY LAW FIRM, S.C.

ATTORNEYS AT LAW
A Limited Liability Organization

MARK A. SCHROEDER
MARK D. KOPP
MICHAEL A. FAUST
HOLLY D. JENSEN

JUSTIN W. HENRY



JANESVILLE OFFICE
303 EAST COURT STREET
JANESVILLE, WISCONSIN 53545

TELEPHONE (608) 755-5050 FAX (608) 755-5057

BRODHEAD OFFICE
1030 1ST CENTER AVENUE
BRODHEAD, WISCONSIN 53520

TELEPHONE (608) 897-2116 FAX (608) 755-5057

WEBSITE: http://www.janesvillelaw.com

March 30, 2022

Sent via email: admin@williamsbay.org

Becky Tobin, Village Administrator
Village of Williams Bay
P. O. Box 580
Williams Bay, WI 53191-0580

RE: Ordinance Addressing Tourist Rooming Houses

Becky,

The proposed Ordinance #2022-03 would amend the zoning ordinance to provide for tourist rooming houses as conditional uses only in the Village Center District, Small Business District and Lakeshore Business District. Currently there are several tourist rooming houses in districts where that use would not be permitted in the future pursuant to the provisions of the ordinance. Such uses are normally considered pre-existing nonconforming uses. A question has arisen concerning the extent to which such pre-existing nonconforming uses could continue in the future.

Pursuant to the provisions of Section 390-0602B. (3), a prior legal use, whether permitted by right or as a conditional use, which is made nonconforming by an amendment to the substantive provisions of the zoning ordinance, may be granted legal conforming status by the issuance of a conditional use permit, subject to the standards and procedures described in Section 390-1207 of the zoning ordinance. As result, where a tourist rooming house was a conditional use in a district and the zoning ordinance is changed to no longer permit a tourist rooming house in that district, the tourist rooming house can continue to be a legal, conforming use so long as the owner of the property applies for another conditional use permit. When such conditional use permit is granted, the ordinance would permit the tourist rooming house to be repaired or replaced in the event of damage or the use could be extended, consistent with any conditions of the conditional use permit.

If such person does not apply for another conditional use permit, the tourist rooming house would constitute a pre-existing nonconforming use and would be subject to the restrictions found in Section 390-0602C. of the zoning ordinance. Such use would also be subject to the provisions of Wis. Stat. Sec. 62.23 (7) (h). Those provisions allow the use to continue but it could not be extended and the total repairs or alterations to a building containing such nonconforming use could not exceed 50% of its assessed value. Further, if the use is discontinued for a period of 12 months it could not be resumed.

Thank you.

Very truly yours,

CONSIGNY LAW FIRM, S.C.

By:

Mark A. Schroeder
email: mschroeder@janesvillelaw.com

MAS/kk

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 11, 2022

September 30, 2022

APPLICANT: John and Susan Holmes (Owners)

TAX KEY: WOP 00096

STREET ADDRESS: 27 N. Walworth Ave, Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 390.0602.B(3), *Non-conforming Uses* which states that any prior legal use made nonconforming by this chapter, or by an amendment to it, may be granted legal conforming status and allowed to be extended, enlarged, reestablished within 12 months of discontinuance, or substituted by the issuance of a conditional use permit, subject to the standards and procedures prescribed by 390-1207, and per 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

The existing licensed tourist rooming house use of the cottage on this SF-6 Village Residential zoned property was made non-conforming by the recent zoning ordinance text amendment disallowing tourist rooming houses in residential districts.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

a) Is in harmony with the recommendations of the Comprehensive Plan.
b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Per State Statutes:
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.

CONCLUSION:
The applicant shall agree to meet all the conditions listed in Section 390-0310.M:

Tourist rooming house. A dwelling unit available for stays for one to six consecutive days by paying guests, which may or may not be owner-occupied for parts of the year. These uses are often referred to as vacation rentals and include timeshare units.
(1) Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the dwelling unit.
(2) The maximum stay for any party other than the owner of the premises shall be six consecutive days.
(3) The number of guest vehicles allowed on site is limited to the number of bedrooms in the unit. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.
(4) The appearance or use of the dwelling shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.
(5) The availability of the tourist rooming house to the public shall not be advertised on site.
(6) The tourist rooming house must be licensed by the State of Wisconsin.
(7) Minimum required off-street parking: one space per each bedroom.
(8) The total number of tourist rooming houses permitted in the Village shall not exceed fifteen.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 11, 2022

September 30, 2022

APPLICANT: Chris Pauly (Owner)

TAX KEY: WOP 00051

STREET ADDRESS: 36 W. Geneva St., Williams Bay, Wisconsin

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.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

a) Is in harmony with the recommendations of the Comprehensive Plan.
b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Per State Statutes:
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.

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(6) The tourist rooming house must be licensed by the State of Wisconsin.
(7) Minimum required off-street parking: one space per each bedroom.
(8) The total number of tourist rooming houses permitted in the Village shall not exceed fifteen.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:
Please check all that apply.

- [ ] **Site Plan** [§18.1206] - $200.00 plus $.04/sf floor area
- [x] **Conditional Use Permit (CUP)** [§18.1207] - $500.00
- [ ] **Certificate of Compliance** [§18.1211] - $200.00
- [ ] **Temporary Use Permit** [§18.1208] - $200.00
- [ ] **Preliminary Plat** - $200.00 plus $20.00 per lot
- [ ] **Certified Survey Map (CSM)** - $200.00 plus $20.00 per lot
- [ ] **Final Plat** - $100.00 plus $10.00 per lot
- [ ] **Planned Development Overlay (PDO)** [§18.0709] - $500.00
- [ ] **Planned Development Amendment** - $500.00
- [ ] **Zoning Text or Map Amendment** [§18.1204] - $500.00
- [ ] **Project Concept Review** - $200.00
- [ ] **Land Use Plan Amendment** - $500.00
- [ ] **Interpretation** [§18.1216] - $200.00
- [ ] **Appeal** [§18.1217] - $500.00
- [ ] **Other:** _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: 36 W Geneva St

Tax Parcel Number: WOP 00051

Project or Development Name: _____

Applicant
Name: Chris Pauly
Mailing Address: PO Box 1442
Williams Bay WI 53191
eMail: [redacted]
Phone:

Owner of Site
Name: Williams Bay Investments LLC
Mailing Address: PO Box 1442
Williams Bay, WI 53191
eMail: [redacted]
Phone:

Legal Representative
Name:
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name:
Mailing Address:

eMail: _____
Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed): Lot 16 Blk 3 original Plat village of Williams Bay 0.178 Acres

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: VC **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: VC

Proposed type of structure of use: 2 story Building 2 Bed 1 bath Firts Floor, 2nd Floor 1 Bed 1 Bath

Proposed use of structure or site: Tourist Rooming House

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed): Tourist Rooming House 2 Bedroom 1 Bath, ADA accessable 1 Bed 1 Bath second Floor, Separate entrance 2 car garage & parking outside spaced all paved, Has Been rented annual lease since 2010 has a current lease

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

allowed per zoning

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Print Applicant's Name: Christopher J. Pauly

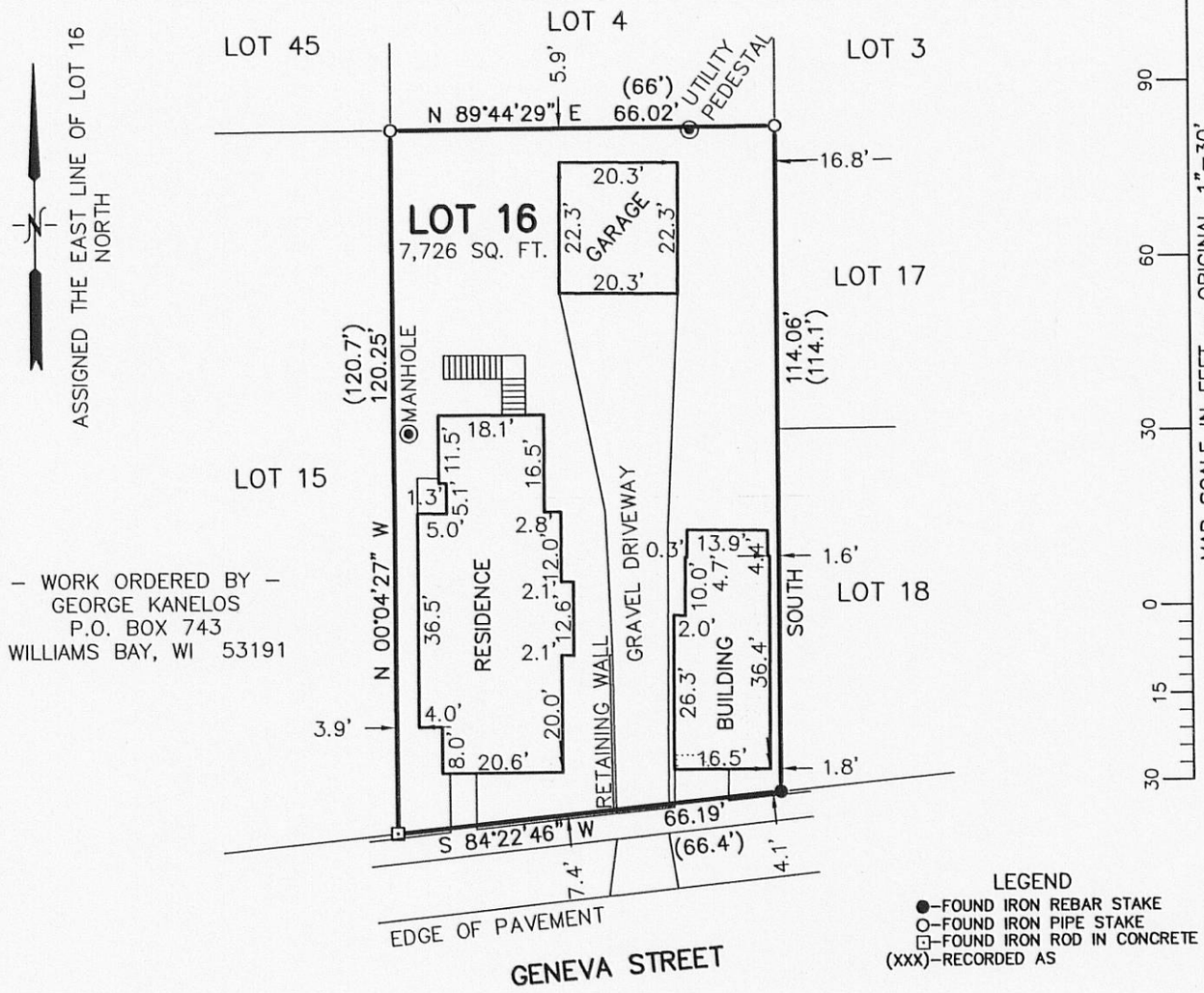
Signature of Applicant: [signature] **Date:** 9/12/2022

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING – ARCHITECTURE – SURVEYING

7 RIDGWAY COURT – P.O. BOX 437 – ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098 FAX: (262) 723-5886



PLAT OF SURVEY

LOT 16 OF BLOCK 3 OF THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY

LOCATED IN PART OF THE SE ¼ OF THE NE ¼ OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

DATED: 2/23/2010

PETER S. GORDON

RECEIVED APR 12 2010 By

PROJECT: 8072
DATE: 02/23/2010
SHEET 1 OF 1

FEB 23 2010 WOP -51 011-2304