



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL MINUTES PLAN COMMISSION 10/11/22 MEETING TUESDAY, OCTOBER 11, 2022 AT 6:30 PM

I. Call to Order

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

II. Roll Call

Present: Bill Duncan, Maggie Gage, Marianne Klemke, Pat Watts, James Killian

Also Present: Zoning Administrator Schaeffer, Administrator Tobin, Treasurer Peternell, Clerk Kolls, Donna Hourigan; 78 Lower Loch Vista, Darwin Sampson; 38 W Geneva St, Kevin Flynn; 150 N. Walworth Ave, Brad Cripe; 100 Holiday Home Camp Rd, John & Susan Holmes; 27 N Walworth and Chris Pauly; 36 W. Geneva St.

Excused: Lowell Wright, Matt Robbins, Jess Haak

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of September 13, 2022

The motion to Approve the Plan Commission Meeting Minutes of September 13, 2022 was initiated by Pat Watts and seconded by James Killian. Unanimously carried.

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, 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.

The motion to approve the certified survey map was initiated by Maggie Gage and seconded by Pat Watts. Unanimously carried.

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.

The motion to Recommend Village Board Approval of the Conditional Use Permit was initiated by Maggie Gage and seconded by Pat Watts. Unanimously carried.

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.

The motion to Recommend Village Board Approval of the Conditional Use Permit was initiated by James Killian and seconded by Maggie Gage. Unanimously carried.

VIII. Recommendation and Possible Action for Conditional Use Permit

- A.** Open Public Hearing

President Duncan opened the Public Hearing at 6:45 pm. Nobody spoke for or against the Conditional Use Permit Application.

- 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.

The motion to Recommend Village Board Approval of the Conditional Use Permit was initiated by Marianne Klemke and seconded by Maggie Gage. Unanimously carried.

- C.** Close Public Hearing

President Duncan closed the Public Hearing at 6:46pm.

IX. Recommendation and Possible Action for Conditional Use Permit

- A.** Open Public Hearing

President Duncan opened the Public Hearing at 6:57pm. Nobody spoke for or against the Conditional Use Permit application.

- 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.

The motion to Recommend Village Board Approval of the Conditional Use Permit was initiated by Pat Watts and seconded by Marianne Klemke. Unanimously carried.

- C.** Close Public Hearing

President Duncan closed the Public Hearing at 6:57pm.

X. Recommendation and Possible Action for Conditional Use Permit

- A.** Open Public Hearing

President Duncan opened the Public Hearing at 7:00pm. Nobody spoke for or against the Conditional Use Permit application.

- 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.

Discussion was held on that the Ordinance allows for 15 Tourist Rooming House Permits and with the (2) applications that were tabled in September, of which the Plan Commission is recommending Village Board approval, that would bring the total to 15 Tourist Rooming House Permits. The motion to recommend the Village Board reject the Conditional Use Permt based on not having any permits available was initiated by Maggie Gage and seconded by Marianne Klemke. Unanimously carried.

C. Close Public Hearing

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

XI. Adjournment

The motion to adjourn was initiated by James Killian and seconded by Pat Watts at 7:07pm. Unanimously carried.

/s/ Lori Peternell, Village Treasurer

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