



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING TUESDAY, JUNE 13, 2023 AT 6:30 PM Village Hall Council Room 250 Williams Street Williams Bay, WI 53191

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 May 9, 2023
- V. Recommendation and Possible Action for a Certified Survey Map (Extraterritorial)
 - A. APPLICANT: Chapel on the Hill (Owner), Rick Hillman (Agent)
TAX KEY: IA435000001
STREET ADDRESS: N2440 Ara Glen Dr., Town of Linn
Applicant is requesting approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.19-acre parcel into two parcels each being approximately 1.09 acres.
- VI. Recommendation and Possible Action for a Conditional Use Permit
 - A. Open Public Hearing
 - B. APPLICANT: Rafael Rodriguez (Owner)
TAX KEY NUMBER: WOP 00215
STREET ADDRESS: 220 W. Geneva St., Williams Bay, WI 53191
Applicant is requesting a Conditional Use Permit per Section 390-1207 *Conditional Use Permit*, and Section 390-0602(B)(3) *Continuance of a Nonconforming Use* to rebuild, relocate, and enlarge an existing accessory dwelling unit in the SF-6 Village Residential District.
 - C. Close Public Hearing
- VII. 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: 06/05/2023 5:00 PM



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION 5/9/2023 MEETING TUESDAY, MAY 9, 2023 AT 6:30 PM

I. Call to Order

President Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: President Bill Duncan, Trustee Lowell Wright, Commissioner Pat Watts, Commissioner Maggie Gage, Commissioner Jess Haak, Commissioner Marianne Klemke, Commissioner Matt Robbins

Also Present: Administrator David LothSpeich, Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: James Killian

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Joint Village Board & Plan Commission Meeting Minutes of April 3, 2023

The motion to approve the Joint Village Board & Plan Commission Meeting Minutes of April 3, 2023 was initiated by Commissioner Klemke and seconded by Commissioner Watts. Unanimously carried.

B. Plan Commission Meeting Minutes of March 14, 2023

The motion to approve the Plan Commission Meeting Minutes of March 14, 2023 was initiated by Trustee Wright and seconded by Commissioner Haak. Commissioner Klemke abstained. Motion Passes.

V. Conceptual Site Plan Presentation - Discussion Only

A. APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY: WOP 00088

STREET ADDRESS: 1 E. Geneva St, Village of Williams Bay

Applicant is requesting feedback on a conceptual site plan for a new commercial development

Dawn Marie Mancuso (69 N Walworth) explained that they would like to get input from the Plan Commission on the Dancing Dudes Conceptual Site Plan.

Richard Tuma (560 Wiswell Dr) explained that the building will be located at 1 East Geneva St. Tuma explained that they have three main goals in mind. 1. Set a new civic standard for design of excellence. 2. Cultivate a vibrant anchor around local businesses in the village center. 3. Demonstrate the rewards of site-specific environmental sustainability. Tuma explained the building will be a two-story building with parking onsite and will be similar to their current location. Tuma explained there would be parking for eleven to thirteen vehicles. Tuma explained there is no requirement for parking at this location. Tuma explained that the original plan was downsized from three stories with a rooftop venue, underground parking, and nine condos. The plan went from 26,000 square feet to 10,000 square feet. Tuma explained the main reason for the downsizing was due to feedback from the neighborhood and increases in material costs.

President Duncan asked if the parking lot would serve the apartments as well as parking is required for those.

Tuma explained that there are six spots provided behind the building which are not included in the eleven to thirteen spots for the building. Tuma presented the different elevations, west and north, and explained that the building is proposed to be a two-story building and is shown with brick on top which will likely be changed. Tuma explained that the brick would likely be changed to the bottom and some kind of shake material would be used on the top. Tuma explained that the entrance is about midpoint on Walworth Street. Tuma explained that they would be requesting two conditional use permits. Tuma explained one would be for the parking lot because it is required in the village center and the second would be because there is a five-foot maximum setback requirement on Walworth Street and they would like to have a ten-foot setback. They would like the ten-foot setback for a few reasons. The utilities are right on the property line and they would like to stay away from those and they would like to have an outdoor dining area similar to what is at Green Grocer now. Tuma explained that there would be a ten-foot setback to the east, they would be right to the property line on the north, and would be fifty-six feet from the property line on the south to allow for parking.

Trustee Wright requested an explanation of the entrances that will be on the west side. Specifically, will there be one or two?

Tuma explained that there would be one entrance for the Coffee Shop and a main entrance for the Spa, Salon, and Green Grocer. Tuma explained that there would be an elevator that would take you to the second level where the spa and salon would be located. Tuma explained that the Green Grocer would be located on the first floor and would have three times as much square footage and the Spa and Salon would be on the second floor and would have at least double the amount of space. Tuma explained that it would provide additional work station areas and additional employment for about twenty more people.

Mancuso explained that this is the first rough draft and not necessarily the color scheme they are looking for. Mancuso explained that they would like to create something that fits in with the lake feel and fits the community. Mancuso explained that she envisions the building materials to be more of a light gray or something warmer and more inviting and beautiful.

Tuma explained that they would be taking advantage of some solar and maybe some wind and the parking lot would be a permeable surface to help with any run-off issues. Tuma presented the different elevations showing heights to show that the building would be well within the height requirements of the village center area. Tuma explained that the first floor is about twelve feet and the second floor is about ten feet. Tuma explained that there may be a small basement area in the southeast corner. Tuma explained that there is a six-foot difference from the west to the east, so they may take advantage of that and have some storage there.

Commissioner Haak asked what was meant by a permeable parking lot?

Tuma explained they would not use concrete. Tuma explained that they would instead use some type of brick or some material that would allow water to go through.

Commissioner Haak asked if they would use the permeable materials on the whole parking lot as well as everything to the east?

Tuma explained that to the east is a ten-foot setback and that there would be some kind of gravel or stone for drainage.

Commissioner Haak explained that from an aesthetical aspect, the view from the north elevation where the three windows are, which would be facing downtown, he would like to see the do something with those windows.

Commissioner Haak explained he feels it has a dental office feel to it.

Tuma explained that the area is proposed to have some wine and liquor storage which would be sensitive to light.

Commissioner Haak explained that when you come downtown, that is what you will see. Commissioner Haak requested that something be done to improve the aesthetic of that area.

Mancuso explained they have numerous ideas and they appreciate what Commissioner Haak is saying.

Trustee Wright explained that he applauded their revised scale of the building.

Commissioner Klemke explained that she looks forward to seeing what the esthetics of the building will be.

Commissioner Klemke explained that this is the first new building in a long time and it will set the tone for what will come.

President Duncan requested that they provide more information on the outside patio that will be upstairs.

Tuma explained that the second floor is five thousand square feet. Two thousand will be spa space, two thousand will be salon space and the rest is proposed as open space. Tuma explained the open space would face the east and towards the conservancy.

Mancuso explained they would like to incorporate a garden space for the Green Grocer Bar as well as some sort of spamenity that fits in with all of that.

Trustee Wright encouraged them to look at the recently adopted Comprehensive Plan for direction.

Commissioner Gage asked if they are committed to the brick material.

Tuma explained they are not committed to any material.

Commissioner Gage explained she would like to see something lighter on the bottom which could minimize the window situation.

Commissioner Robbins explained that he agreed he would like to see a different architecture feature other than the windows. Commissioner Robbins explained he also does not love the brick, but likes the shake.

Commissioner Klemke questioned if the building would be right up to the corner on the right side.

Tuma explained that the property is at an angle and would be six to eight feet back.

Commissioner Klemke explained that the corner of Walworth and Geneva Street is very dangerous to get across. Commissioner Klemke explained that she is concerned that there may be less visibility.

Tuma explained that the building would be back ten feet from the corner.

Zoning Administrator Schaeffer explained that the sidewalk is not right on the property line, so it appears it may even be back further than ten feet from the corner.

Commissioner Klemke asked where the delivery trucks would park.

Tuma explained that the delivery trucks would park in the back of the parking lot. Tuma went on to explain that the trash and utility boxes are also located in the back of the parking lot.

President Duncan explained that he also applauded the scale.

Tuma explained that only fifty percent of the property would be built.

Mancuso thanked everyone for their time and feedback.

VI. Recommendation and Possible Action for a Certified Survey Map (Extraterritorial)

- A.** APPLICANT: John Grezskowski Trust and Zylphia Crowe Trust (Owners)
TAX KEY: JA174200001 and JA1742200002
STREET ADDRESS: W3978 Kelly Rd and W4000 Kelly Rd, Town of Geneva
Applicant is requesting approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to correct apparent scrivener's errors on CSM 1742 by redefining boundaries using monumentation found.

Chris Hodges (Farris Hanson Associates) explained that years ago, when this original Survey Map was created, it had some errors on it. Hodges explained that one of the owners of these two lots is trying to sell and is having issues with the title work. Hodges explained that nothing is changing on the Certified Survey Map. Hodges explained that no lot lines are changing, it is just getting cleaned up. Hodges explained they spoke with the Department of Administration, and were told the best way to fix it is to create a new Certified Survey Map. Hodges explained that there are no zoning changes. Hodges explained that the property is six thousand two hundred feet away from the Village, which makes it necessary to get the Village of Williams Bay's approval.

Zoning Administrator Schaeffer explained that the Extraterritorial Platting jurisdiction is one and a half miles from the Village boundaries, which puts this property very close to the mile and half, but because they are within it, it requires Village approval. Zoning Administrator Schaeffer explained that it is not a land division, it is just a correction more than anything.

President Duncan asked what changes had been made.

Hodges explained that all the monuments actually matched but the original surveyor had the bearing of which made all the legal descriptions off.

The motion to approve the Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to correct apparent scrivener's errors on CSM 1742 by redefining boundaries using monumentation found was initiated by Commissioner Gage and seconded by Commissioner Klemke. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Commissioner Watt at 06:54pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191

www.vi.williamsbay.wi.gov

Phone: 262-245-2700

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:

Physical Address of Site: N2440 ARA GLEN DR.

Tax Parcel Number: IA 435 000001

Project or Development Name: N/A

Applicant

Name: RICK HILLMANN
Mailing Address: 5482 S. WOODRIDGE DR.
NEW BEAUN WI. 53151
eMail: rhillmann@lynch-engineering.com
Phone: (262) 330-0500

Owner of Site

Name: CHAPEL ON THE HILL
Mailing Address: N2440 ARA GLEN DR.
eMail: _____
Phone: _____

Legal Representative

Name: N/A
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: N/A
Mailing Address: _____

eMail: _____
Phone: _____

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

LOT 1 CSM NO. 4350

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

Current Zoning of Site: R-1 **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: N/A

Proposed type of structure of use: N/A

Proposed use of structure or site: SAME

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):

NONE KNOWN

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

ZONING TO REMAIN THE SAME

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

ZONING TO REMAIN THE SAME

Print Applicant's Name: RICK HILLMANN

Signature of Applicant:  **Date:** 5-17-23



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting June 13, 2023

June 5, 2023

APPLICANT: Chapel on the Hill (Owner), Rick Hillman (Agent)

TAX KEY: IA43500001

STREET ADDRESS: N2440 Ara Glen Dr, Town of Linn

Applicant is requesting approval of a Certified Survey Map per 375-0900, *Extraterritorial Land Divisions* to divide the existing 2.19-acre parcel into two parcels each being approximately 1.09 acres.

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375.0600 *Certified Survey Map*. The proposed land division is in compliance with the existing R-1 ETZ zoning district.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

CERTIFIED SURVEY MAP NO. _____

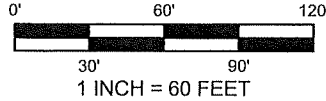
A Re-Division of Lot 1 Certified Survey Map No.: 4350, being a part of the Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5. Township 1 North, Range 17 east, located in the Linn, Walworth County, Wisconsin.

SURVEYOR:
RICK R. HILLMANN
5482 S. WESTRIDGE DR.
NEW BERLIN, WI 53151

OWNER/SUBDIVIDER:
Chapel on the Hill
Community Church
N2440 Ara Glen Drive
Lake Geneva, WI. 53147

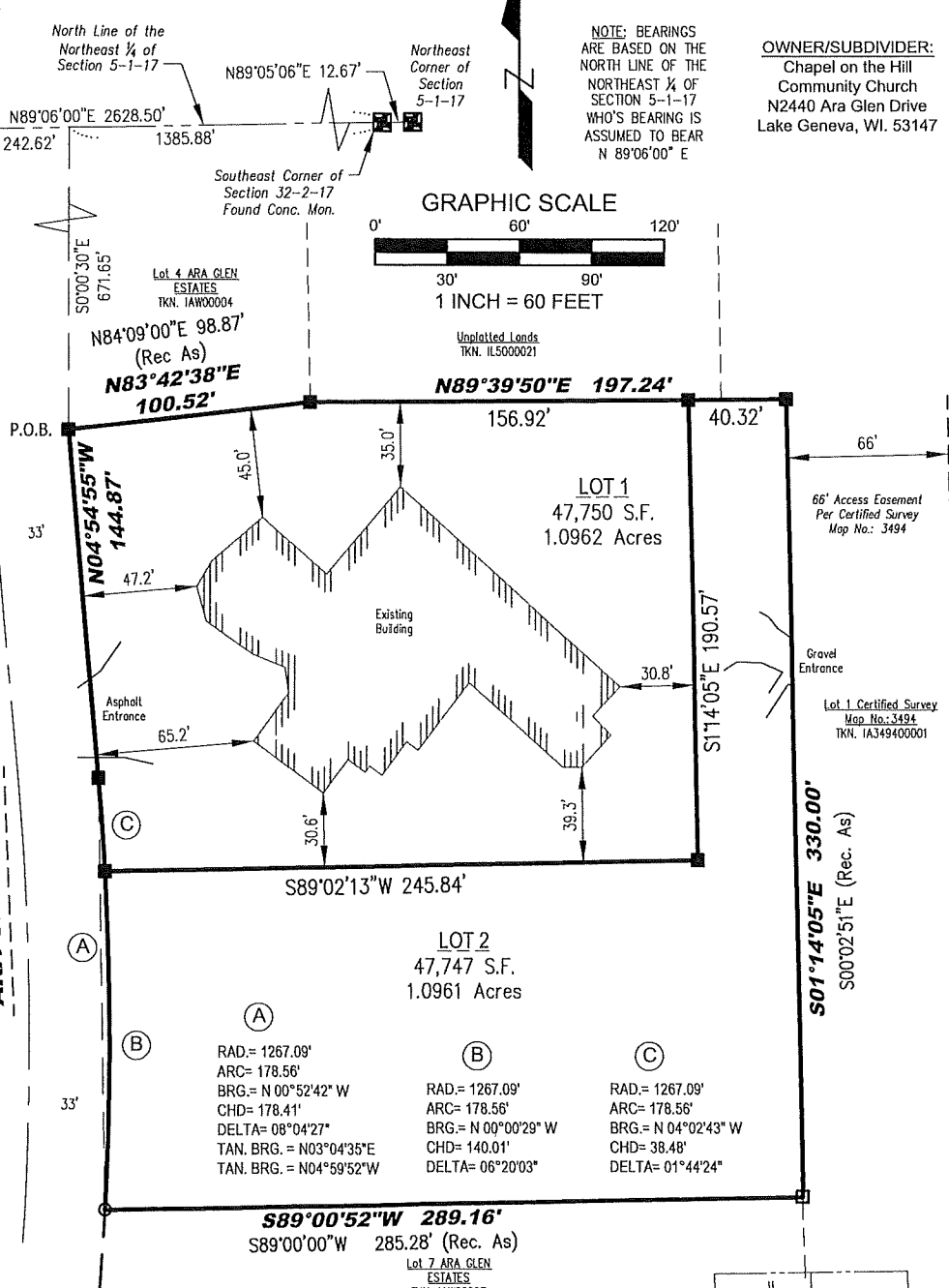
NOTE: BEARINGS
ARE BASED ON THE
NORTH LINE OF THE
NORTHEAST $\frac{1}{4}$ OF
SECTION 5-1-17
WHO'S BEARING IS
ASSUMED TO BEAR
N 89°06'00" E

GRAPHIC SCALE



Unplatted Lands
TKN. IL5000021

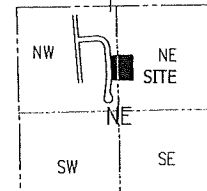
ARA GLEN DRIVE



Legend:

- Found Iron Rod
- Found 1" Iron Pipe unless Noted
- Set $\frac{3}{4}$ "x18" Iron Rod Weighing 1.18 lbs/Ft

**VICINITY
MAP**
NE $\frac{1}{4}$ SEC. 5
T1N, R17E



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

INSTRUMENT DRAFTED BY RICK R. HILLMANN, P.L.S. S-3005

Rev: 05/05/2023
Date: 04/11/2023
SHEET 1 OF 4

A Re-Division of Lot 1 Certified Survey Map No.: 4350, being a part of the Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 1 North, Range 17 east, located in the Linn, Walworth County, Wisconsin.

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

Commencing at the North $\frac{1}{4}$ Corner of said Section; thence North 89°06'00" East on and along the North line of said $\frac{1}{4}$ Section, 1242.62 feet; thence South 00°00'30" East, 671.65 feet to the Northeast corner of Certified Survey Map No.: 4350 and the Point of Beginning of lands hereinafter described;

Thence North 83°42'38" East, 100.52 feet; thence North 89°39'50" East, 197.24 feet; thence South 01°14'05" East, 330.00 feet; thence South 89°00'52" West, 289.16 feet to a point on a curve, said point is on the East line of Ara Glen Drive; thence along said East line and along the Arc of a Curve 178.56 feet; whose Center lies Westerly, whose Radius is 1267.09 feet, whose Delta angle is 08°04'27", whose Chord bears North 00°52'42" West, 178.41 feet; thence North 04°54'55" West on and along said East line, 144.87 feet to the place of beginning of this description.

That I have made such survey, land division and map by the direction of Chapel on the Hill Community Church, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Linn in surveying, dividing and mapping same.

Dated this _____ day of _____, 20_____

Rick R. Hillmann PLS
Professional Land Surveyor S-3005



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESLIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-6040

Rev.: 05/05/2023
Date: 04/11/2023
SHEET 2 OF 4

INSTRUMENT DRAFTED BY RICK R. HILLMANN, P.L.S. S-3005

CERTIFIED SURVEY MAP NO. _____

A Re-Division of Lot 1 Certified Survey Map No.: 4350, being a part of the Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 1 North, Range 17 east, located in the Linn, Walworth County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

Chapel on the Hill Community Church, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified survey Map.

Chapel on the Hill Community Church, does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the Town of Linn, this _____ day of _____, 20_____.

Sean Walker - Pastor

In the presence of:
Chapel on the Hill Community Church
Sean Walker - Pastor

STATE OF WISCONSIN)

)ss.
County of Walworth)

Personally came before me this _____ day of _____, 20_____, Sean Walker, Pastor of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the Pastor of the corporation, and acknowledged that he executed the foregoing instrument and acknowledged the same.

Print Name _____

Notary Public, _____ County, WI.

My Commission Expires: _____



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5482 S. WES1, RIDGE DRIVE
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

(262) 402-5040

INSTRUMENT DRAFTED BY RICK R. HILLMANN, P.L.S. S-3005

Date: 04/11/2023
SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

A Re-Division of Lot 1 Certified Survey Map No.: 4350, being a part of the Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 1 North, Range 17 east, located in the Linn, Walworth County, Wisconsin.

TOWN OF LINN PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Linn on this _____ day of _____, 20____.

James Weiss, Plan Commission Chairman

Alyson Morris, Town Clerk

TOWN OF LINN BOARD APPROVAL:

This Map, is hereby approved and accepted by the Town Board of Trustees of the Town of Linn on this _____ day of _____, 20____.

James Weiss, Town Chairman

Alyson Morris, Clerk

VILLAGE OF WILLIAMS BAY APPROVAL:

Approved by the Village of Williams Bay on this _____ day of _____, 20____.

Bonnie Schaefer, Zoning Administrator

Tina Knolls, Town Clerk

WALWORTH COUNTY APPROVAL:

Approved by Walworth County on this _____ day of _____, 20____.

Ryan Simons, Chairperson


LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WEST RIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

INSTRUMENT DRAFTED BY RICK R. HILLMANN, P.L.S. S-3005

Rev.: 05/09/2023
Date: 04/11/2023
SHEET 4 OF 4

P:\Shared\2020\20 0039 - Brian & Sue Griffith - IA154000001\AW 00007\AW 00008\LS00002A\IST 00003B\CAD\Design\20 0039_CSM.dwg

OFFICIAL PUBLICATION
FOR THE
VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT APPLICATION
BEFORE THE
PLANNING COMMISSION

June 13, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT: Rafael Rodriguez (Owner)

TAX KEY NUMBER: WOP 00215

STREET ADDRESS: 220 W. Geneva St, Williams Bay WI 53191

Applicant is requesting a conditional use per 390.0602(B)(3) *Continuance of a Nonconforming Use*: 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 Section 390.1207. The Applicant requests to re-build the existing accessory dwelling unit in a different location with a minor change in the building footprint.

All persons, and their agents or attorneys will be given an opportunity to be heard in relation thereto.

Tina Kolls
Village Clerk
Published May 25, 2023 and June 1, 2023

Please do not print contents below the line!

Date submitted for publication: 05-19-2023



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191

www.vi.williamsbay.wi.gov

Phone: 262-245-2700

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:

Physical Address of Site: 220 W. Geneva ST.

Tax Parcel Number: WOP 00215

Project or Development Name: N/A

Applicant

Name: Rafael Rodriguez
Mailing Address: 220 W. Geneva ST.
Williams Bay, WI 53191
eMail: ray_rodriguez@me.com
Phone: 708-717-4439

Owner of Site

Name: Rafael Rodriguez
Mailing Address: 220 W. Geneva ST.
Williams Bay, WI 53191
eMail: ray_rodriguez@me.com
Phone: 708-717-4439

Legal Representative

Name: _____
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: self Rafael Rodriguez
Mailing Address: _____

eMail: _____
Phone: _____

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

Dual residential lot

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

Current Zoning of Site: Residential Current Overlay Districts of Site: _____

Proposed Zoning of Site: _____

Proposed type of structure or use: §390 - §315 (E) Accessory dwelling unit

Proposed use of structure or site: Accessory dwelling unit

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):

We have an existing Accessory dwelling that is too costly to repair, we would like to rebuild it instead of doing an addition. we would like to preserve the original look but yet bring the building up to code.

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

SEE ATTACHED NARRATIVE

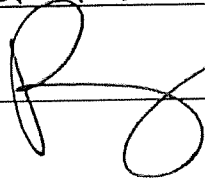
Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

IF approved we would like to move the building away from original foot print marker to give more space between main house & Accessory dwelling space of five.

Print Applicant's Name:

Rafael Rodriguez

Signature of Applicant:



Date:

05/14/2023

Name: Ray and Karen Rodriguez

Phone Number: 708-717-4439 or 815- 566-9076

Address: 220 W. Geneva Street, Williams Bay, WI

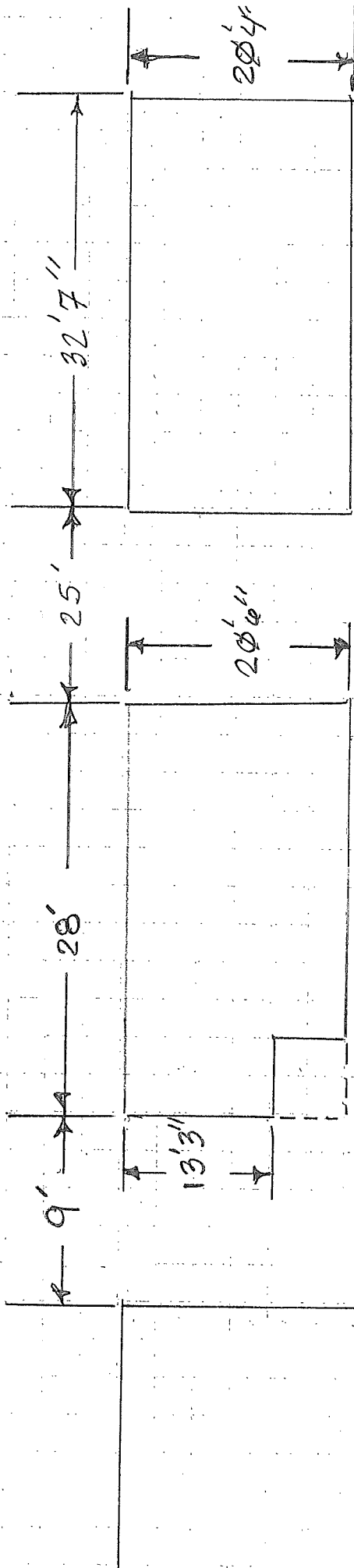
Tax Parcel Number: **WOP 00215**

Existing Zoning: Residential District

Conditional Use Permit Requested: The petitioner requests a conditional use permit to rebuild and bring to current code a small a house accessory house that is located on the current property.

History

Williams Bay is a fantastic community to live in and provides a place where people can retreat from the intensity of fast paced lifestyles in metropolitan areas and take advantage of the outdoor lifestyle that lake Geneva has to offer. We purchased this house over seven years ago and have been slowly been restoring the house and making the property aesthetically pleasing. We have resided the house, repainted the garage, replaced windows, fixed issues with trees that are a detriment to the houses surrounding it, etc. We are requesting a conditional use permit to rebuild the accessory house in a manner similar to the existing restructure because restoring it is too costly. By rebuilding it we can bring the building up to code.

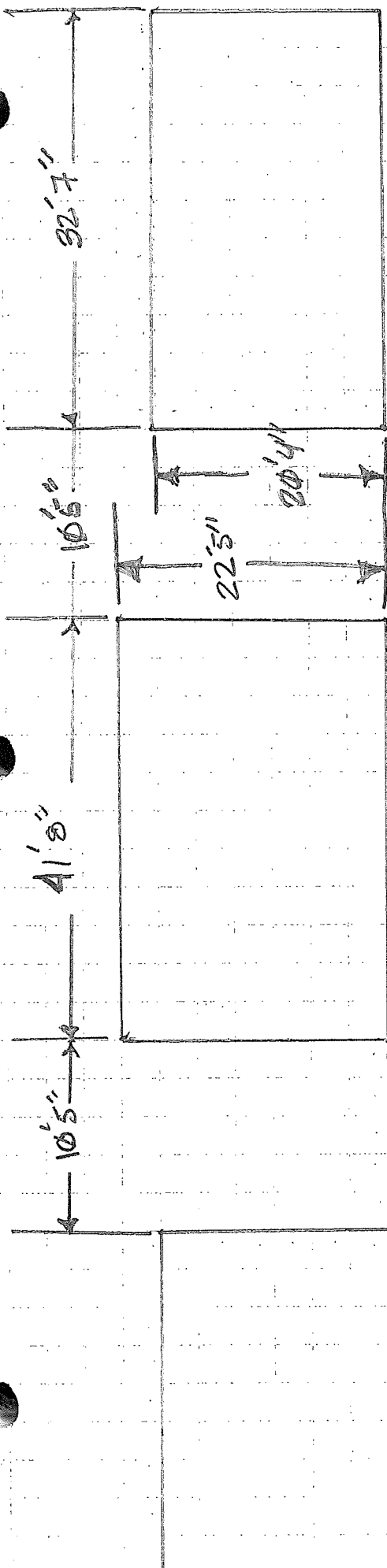


Garage 3 bay
EXISTING

Accessory
House

EXISTING

MAIN
House

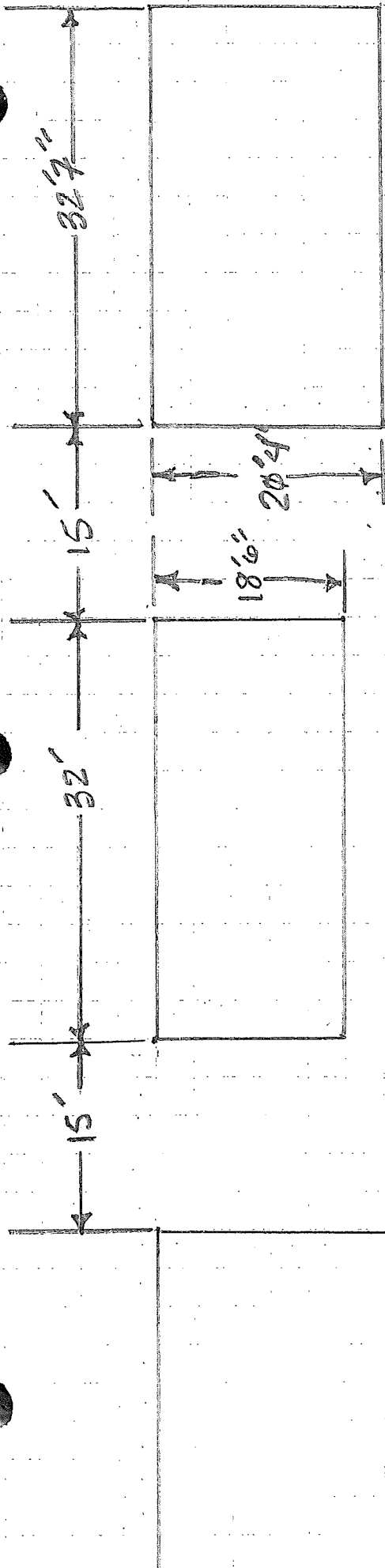


MAIN
House

Accessory
House

Garage 3 bay
EXISTING

Proposal I



MAIN
House

Accessory
House

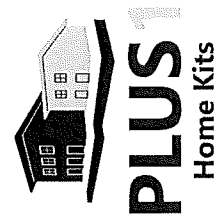
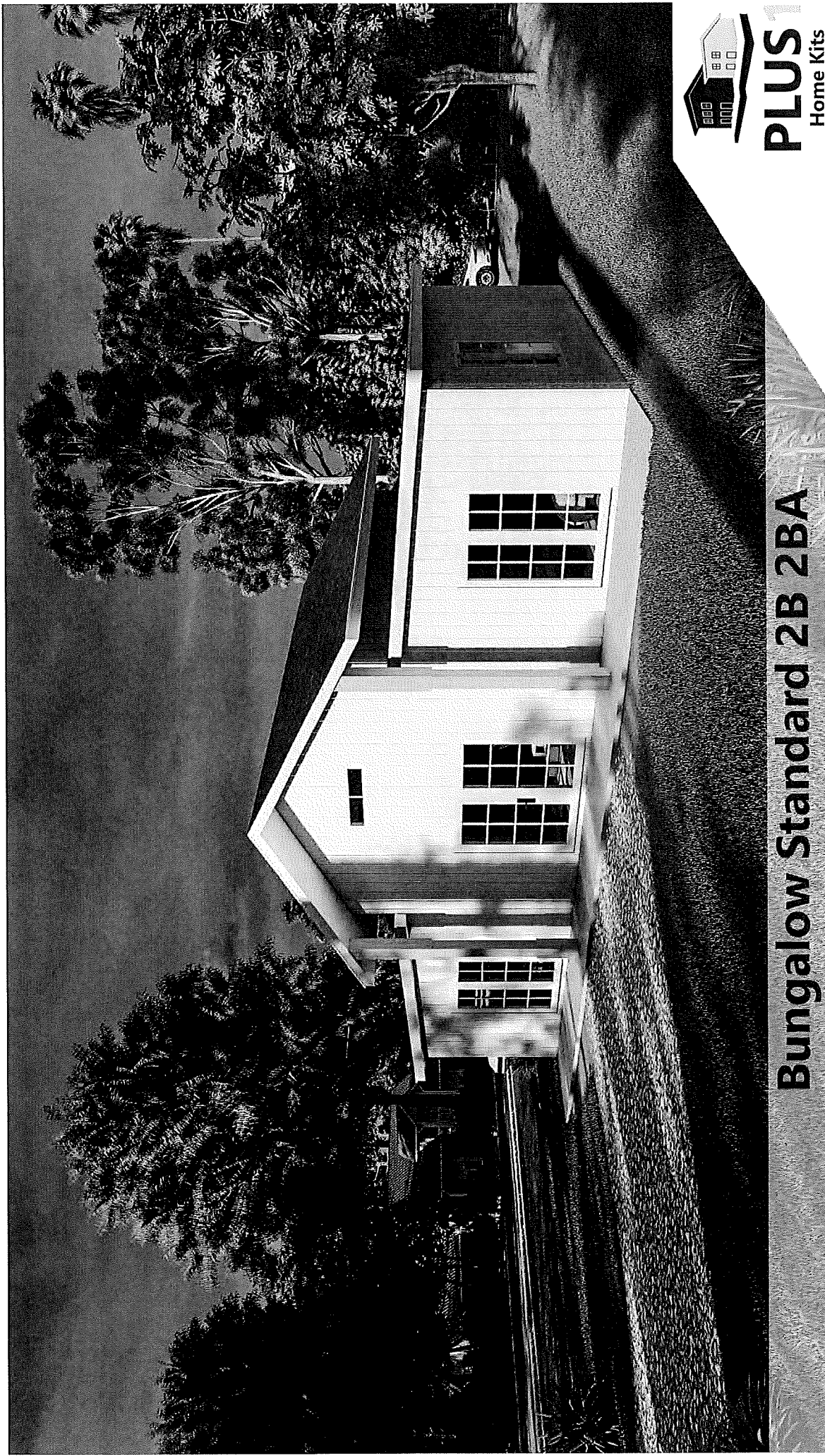
Garage 3 bay
Existing

PROPOSAL II



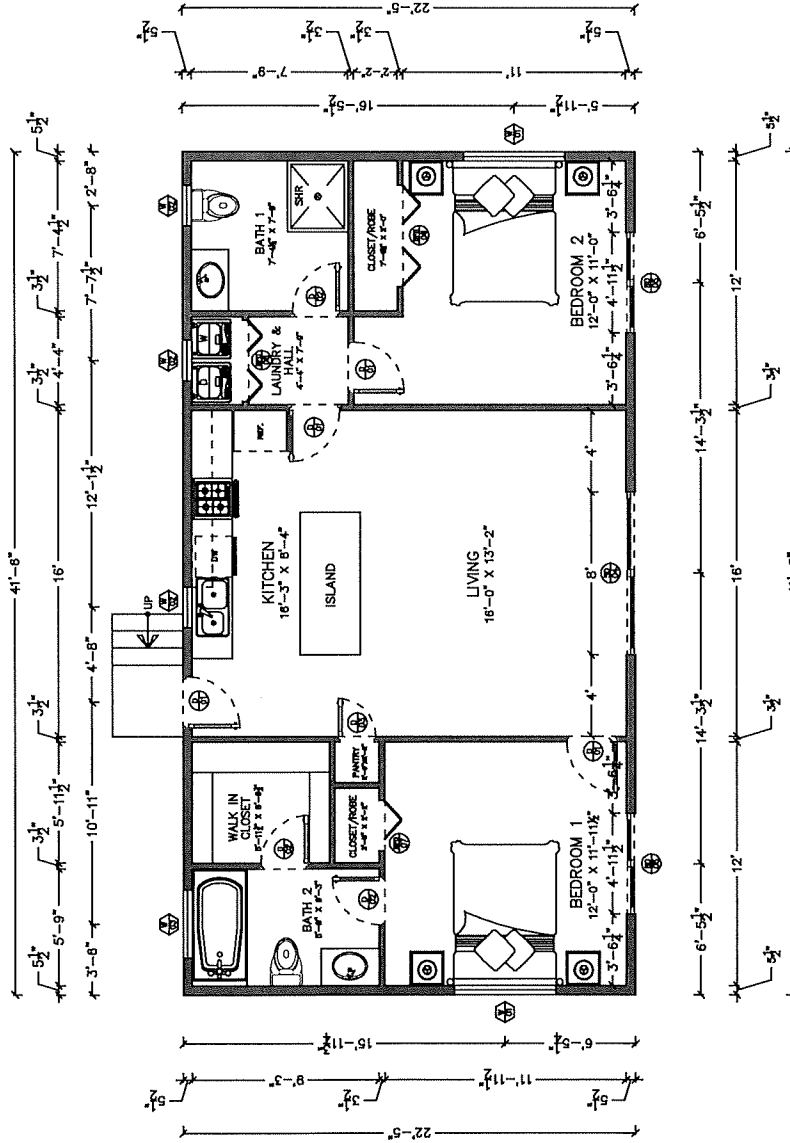


ELEVATION FOR PROPOSAL I OR II



Bungalow Standard 2B 2BA

PROPOSAL I FLOOR PLAN



AREA SCHEDULE

LIVING, KITCHEN & DINING	344.00 SF
BEDROOM 1 & 2	286.15 SF
TWO BATH, CLOSET & LAUNDRY	211.379 SF
TOTAL LIVING AREA	837.53 SF

SCHEDULE OF DOORS

DOOR MK	DOOR SIZE	DOOR W	DOOR HT	DOOR W	DOOR HT	NOS. REQD.
D1	32"	32"	80"	34"	82"	04
D2	60"	60"	80"	62"	82"	03
D3	24"	24"	80"	28"	82"	01
SD4	96"	96"	80"	98.5"	80.75"	01
SD5	58.5"	58.5"	80"	60"	80.75"	02
BFD6	60"	60"	80"	61"	82"	01
BFD7	30"	30"	80"	31"	82"	01
BFD8	48"	48"	80"	49"	82"	01

SCHEDULE OF WINDOWS

WINDOW MK	CF. WINDOW SIZE	CF. WINDOW W	CF. WINDOW HT	CF. WINDOW W	CF. WINDOW HT	NOS. REQD.
W1	60"	60"	60"	60.5"	60.5"	02
W2	24"	24"	24"	24.5"	24.5"	03
W3	40"	40"	60"	40.5"	60.5"	01
WINDOW MK	F.S. TRANSOM WINDOW SIZE	F.S. TRANSOM WINDOW W	F.S. TRANSOM WINDOW HT	F.S. TRANSOM WINDOW W	F.S. TRANSOM WINDOW HT	NOS. REQD.
W4	47.5"	11.5"	48"	12"	12"	01

1 GROUND FLOOR PLAN
SCALE: NTS

GROUND FLOOR PLAN

DESIGN: BUNGALOW STANDARD 2B/2BA	ADDRESS:	S.P.:	ISSUE:	REV:	DATE:	DESCRIPTION:	DRAWN:	CHECKED:
STAGED PLAN: PRELIMINARY		SCALE: A3						
CLIENT:		DWG NO: AR-001	LAND AREA:					
USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY CHANGES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE SHOWN ON THIS PLAN SHALL COMPLY WITH LOCAL AUTHORITY REGULATIONS.								



DESIGNED TO BE CONSTRUCTED ON A
CONCRETE SLAB FOUNDATION



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting June 13, 2023

June 5, 2023

APPLICANT: Rafael Rodriguez (Owner)

TAX KEY: WOP 00215

STREET ADDRESS: 220 W. Geneva St, Village of Williams Bay

Applicant is requesting a conditional use per 390.0602(B)(3) *Continuance of a Nonconforming Use*: 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 Section 18.1207. The applicant requests to raze the existing accessory dwelling unit and rebuild it with a larger footprint.

Per Section 390.0303(I), in the AH, ER, SF-1, SF-2, SF-3, SF-6, SF-CPP, and TF districts, only one principal building shall be permitted on any one lot. The use of the Rodriguez' accessory dwelling unit is a legal, nonconforming use because the building was constructed prior to the enactment of Section 390.0303(I).

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 proposed location of the accessory dwelling unit will meet the recommended separation distance of 10 feet to the primary residence. The existing structure footprint is approximately 555 square feet. Proposal I is approximately 938 square feet, and Proposal II is approximately 592 square feet. The lot coverage ratio is still well below the maximum of 35%.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator