



VILLAGE OF WILLIAMS BAY

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OFFICIAL 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.