



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, JULY 11, 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 June 13, 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: Dancing Dudes, LLC (Owner)
TAX KEY: WOP 00088
STREET ADDRESS: 1 E. Geneva St, Village of Williams Bay
Applicant is requesting a conditional use per 390.0805(S)(1) *Parking within the Village Center*: Private, off-street parking may be allowed within the VC District only with a conditional use permit.
The Applicant requests to include on-site parking for 12 – 14 vehicles as part of a new commercial development.
 - C. Close Public Hearing
- VII. Recommendation and Possible Action for a Conditional Use Permit
 - A. Open Public Hearing
 - B. APPLICANT: Dancing Dudes, LLC (Owner)
TAX KEY: WOP 00088
STREET ADDRESS: 1 E. Geneva St, Village of Williams Bay
Applicant is requesting a conditional use per Figure 390.1218 *Density, Intensity, and Bulk Regulations within the Village Center Zoning District*: Maximum front and street side yard setback 5 feet, more with

a conditional use permit. The Applicant requests to have a 10' street yard setback on the Walworth Avenue side (front) of a new commercial building.

C. Close Public Hearing

VIII. Recommendation and Possible Action for Site Plan and Architectural Design Review

- A.** APPLICANT: Dancing Dudes, LLC (Owner) TAX KEY: WOP 00088
STREET ADDRESS: 1 E. Geneva St, Village of Williams Bay
The applicant is requesting approval of a site plan for commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District*.

IX. 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: 07/06/2023 5:00 PM



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UNOFFICIAL MINUTES PLAN COMMISSION 6/13/2023 MEETING TUESDAY, JUNE 13, 2023 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

Clerk Kolls called the meeting to order at 06:30pm.

II. Roll Call

Present: Trustee Lowell Wright, Commissioners Jess Haak, Pat Watts, Marianne Klemke, and Matt Robbins

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Bill Duncan, Maggie Gage, James Killian

Clerk Kolls asked the Commission to nominate a chair.

The motion to nominate Trustee Wright to chair the Plan Commission Meeting of 6/13/2023 was initiated by Commissioner Watts and seconded by Commissioner Haak. Unanimously carried.

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of May 9, 2023

The motion to approve the Plan Commission Meeting Minutes of May 9, 2023 was initiated by Commissioner Klemke and seconded by Commissioner Watts. Unanimously carried.

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.

Sean Walker, Pastor (Chapel on the Hill) explained that they are looking to divide this parcel into two so that one of their neighbors, the Griffith family, would be able to purchase the lot and Chapel on the Hill would be able to use the capital from the lot for future projects at Chapel on the Hill.

Commissioner Haak inquired about why the lot division is shaped like an "L" instead of just continuing the line like a traditional straight break off lot.

Pastor Walker explained that he had spoken with the surveying company and was told that they were hoping to make two equal-sized lots and that was their attempt at doing that while honoring the setback requirements.

Zoning Administrator Schaeffer explained that with the property being in an extraterritorial zoning and an area that does not have sewer and water, the minimum lot size is 40,000 square feet. Zoning Administrator Schaeffer explained that if the applicant had kept the line in between the two lots where it was currently and went straight back lot two would be less than 40,000 square feet. Zoning Administrator Schaeffer explained that a thirty-foot set back was not required from the building, so she was not sure why it was that way, unless there was some other reason for showing at thirty feet. Zoning Administrator Schaeffer explained that it only had to be twenty-five feet. Zoning Administrator Schaeffer explained that if the applicant moved the line back by four feet and then brought it straight back then lot one would still be much larger but, at least lot two would meet the 40,000 square foot requirement and they wouldn't have the odd flag shape. Zoning Administrator Schaeffer explained that she had tried to contact people about these questions but wasn't able to get any straight answers other than they wanted to have the lots be the same size, which is not any qualification in our ordinance.

Commissioner Haak explained that the Plan Commission were not usually fans of flag lots. Commissioner Haak inquired as to if the applicant had any concerns about future developments/parking/setback issues as he felt the applicant would be restricting any opportunities they may have in the future.

Pastor Walker explained that their neighbors, the Griffiths, had no plans for development of that lot and they had been there for several generations.

Commissioner Haak explained that he was thinking specifically of the building on lot one and the fact that the applicant would be restricting any kind of future development.

Pastor Walker explained that they are by no means landlocked. Pastor Walker explained that they have full access to all of those lots.

Commissioner Haak inquired if they would have access to the lots on the north.

Pastor Walker explained that everything was on the south side of the building. Pastor Walker explained that they own three other lots to the north in addition to this one.

Commissioner Haak inquired if the gravel entrance on the far east side was some sort of entrance to somewhere.

Pastor Walker looked at the map and then explained that the entrance in question was no longer gravel. Pastor Walker explained that this was an asphalt drive that was connected to the Griffiths private driveway. Pastor Walker explained that he believed that this connected to a corner where there was an access door. Pastor Walker explained that it had always been the case that they used the Griffiths private drive to access this.

Commissioner Haak explained that this would technically be someone else's property. Commissioner Haak questioned Zoning Administrator Schaeffer if it would be legal for them to still use it.

Zoning Administrator Schaeffer explained that the applicant would need to get an access easement. Zoning Administrator Schaeffer explained that if the applicant intended to still cross the property which would now be owned by the Griffiths, they would need to obtain an access easement which should be shown on the Certified Survey Map.

Pastor Walker explained that they don't use the driveway other than as a fire entrance.

Zoning Administrator Schaeffer explained that it didn't matter what they used it for, if they wanted to protect their right to use it, they would need to get an access easement. Zoning Administrator Schaeffer explained that the access easement should be shown and a document recorded detailing the restrictions on the easement.

Commissioner Haak explained that in his opinion, he would suggest they just take the flag off and make it a straight, which would eliminate the gravel entrance element.

Pastor Walker questioned Zoning Administrator Schaeffer as to whether she was saying that there are no setback requirements.

Zoning Administrator Schaeffer explained that the map showed the setbacks at 30.6 feet and the minimum requirement is twenty-five feet, so that was why she had asked if there was some other reason for why they were showing it at thirty feet instead of twenty-five. Zoning Administrator Schaeffer explained that unless there is some reason she was not aware of, the applicant could pull it back to the twenty-five foot setback which, according to her calculations, would allow the applicant to have both lots be at least 40,000 square feet. Zoning Administrator Schaeffer explained that the lots would not be equal in area but they would meet the minimum and not have that flag shape. Zoning Administrator Schaeffer explained that she had tried to get these questions answered but was not successful. Zoning Administrator Schaeffer suggested maybe they could table this application for now and she could have a meeting with the folks from Chapel as well as their surveyor. Zoning Administrator Schaeffer explained that maybe there was another reason why it has to be at thirty feet.

Pastor Walker explained that he felt if they were going to ask anyone, it should be the surveyor.

Commissioner Haak explained that there are several things going on that he felt should be cleared up before moving forward so that they could avoid any future problems. Commissioner Haak explained that while the Griffiths may be great people, you just don't know what the future may hold.

Zoning Administrator Schaeffer explained that this is a donation to the church in a way and that it seemed as though the Griffiths didn't really need the property.

Pastor Walker explained that the Griffiths had an interest in the property due to the pier slip associated with the property.

The motion to table the request for 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, was initiated by Commissioner Haak and seconded by Commissioner Robbins. Unanimously carried.

VI. Recommendation and Possible Action for a Conditional Use Permit

A. Open Public Hearing

Trustee Wright opened the public hearing at 06:42 pm.

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.

Rafael (Ray) Rodriguez (220 W. Geneva St) explained that they had purchased the property a few years ago and had renovated the outside of the home as well as the garage. Ray Rodriguez explained that the last thing they were going to do was this building that was already there that was being used in the past. Ray Rodriguez explained that the current building had a bathroom and a kitchen. Ray Rodriguez explained that they had planned to just renovate the building but, when they started going through it, they found it would be way too costly. Ray Rodriguez explained that at that point they had come in and spoken with Zoning Administrator Schaeffer, started looking for plans and started speaking with contractors. Ray Rodriguez explained that they came across these plans which they felt look very similar to the original building. Ray Rodriguez explained they were looking to preserve the look of the outside and they couldn't believe that they were able to find something that looked almost exactly the same, with just a bit bigger of a footprint than the existing. Ray Rodriguez explained that they would like to keep it as it had been on the property for years. Ray

Rodriguez explained that he had been at a trucking company for thirty years and he was done with stairs. Ray Rodriguez explained that if they were able to rebuild this, when they have their kids over they could use that property for that. Ray Rodriguez explained that they were looking to preserve what was there.

Zoning Administrator Schaeffer explained that this application was similar to another property whose owners were present at this meeting, the Holmes (27 N Walworth). Zoning Administrator Schaeffer explained that they had a similar situation where, when the tourist rooming house ordinance was changed, their use of the property became non-conforming. Zoning Administrator Schaeffer explained that this was pretty similar. Zoning Administrator Schaeffer explained that when the ordinance was passed it no longer allowed you to have a second dwelling or an accessory dwelling on the same lot in certain districts. Zoning Administrator Schaeffer explained that the applicant was asking for a conditional use permit to make it a conforming use which would not only allow the applicant to rebuild but to also expand the building. Zoning Administrator Schaeffer explained that if the applicant had not applied for the conditional use permit, they would still be able to rebuild, it would just have to be the same exact building with the same dimensions in the same location. Zoning Administrator Schaeffer explained that the applicant had provided a couple of proposals, one which was significantly larger than the existing building and the other was of similar size. Zoning Administrator Schaeffer explained that either one would work from the impervious building coverage ratios. Zoning Administrator Schaeffer explained it would just be a question of whether the Plan Commission felt it was appropriate for the applicant to build this enlarged plan.

Ray Rodriguez explained that they had proposed two buildings. Ray Rodriguez explained that the buildings looked identical on the outside. Ray Rodriguez explained that the plan they would like to go with would be eight hundred square feet. Ray Rodriguez explained that the other plan would be six hundred square feet, which would be about the same size as the existing building.

Commissioner Klemke explained that according to our evaluation, the current footprint was five hundred fifty-five square feet, proposal one would be nine hundred thirty-eight square feet and proposal two would be five hundred ninety-two square feet.

Zoning Administrator Schaeffer explained that she had come up with those off of the drawings the applicant provided.

Ray Rodriguez explained that they were going off what the square footage was on the drawing. Ray Rodriguez explained that it was listed on the table on the right-hand side of the layout.

Zoning Administrator Schaeffer explained that she had used the exterior dimensions.

Commissioner Haak inquired as to who would be using this residence.

Ray Rodriguez explained that it would just be used for family and friends that come over.

Commissioner Klemke inquired if the garage was right on the lot line.

Ray Rodriguez explained that they had not had a survey done, not even when they bought the house but, as far as he knew, it was right there.

Commissioner Klemke explained that in the application it mentioned that the applicant would like to build a little further from the main house in case of a fire, but proposal one, which is the larger one, was closer to the house than proposal two.

Ray Rodriguez explained that they would like to move proposal one over as well.

Commissioner Klemke explained that in her mind when an accessory dwelling was being enlarged it seems as though you were putting another house on the property.

Ray Rodriguez explained that he would prefer to rebuild rather than put an addition to the main house. Ray Rodriguez explained that he thinks that when you put an addition to the house it takes away from it. Ray Rodriguez explained that if they were to knock down this house and rebuild it to look similar they could preserve what was there but make it a little bit bigger.

Commissioner Haak explained that he didn't think that we should even move forward with this until we had a survey. Commissioner Haak explained that he did not agree with the hand sketched drawing showing the ten feet. Commissioner Haak explained that he felt they should see from the perspective of the whole property before moving on. Commissioner Haak explained that as we moved forward as a village, he didn't feel that congestion was the future in his opinion.

Patty Cooper (22 Hill Street) explained that she has lived in Williams Bay for 42 years and has observed this property for the past forty years. Cooper explained that the property that is between hers and the applicants was this little cottage which was right next to the applicant's garage. Cooper explained that as far as she was aware, no one had done a survey on that property. Cooper explained that this little cottage had been sitting there for years and years and looked worse and worse every year until the applicants bought the property and started making improvements. Cooper explained that she felt it was important to come and support someone who was trying to improve the appearance of the neighborhood. Cooper explained that she did not consider it another house, it was a cottage that had been there forever. Cooper explained that it did not look out of place, it looked like it was built for the purpose of the overflow of family, not a separate house.

Karen Rodriguez (220 W Geneva St) explained that they had bought the property because it had the main house and then that cute little house. Karen Rodriguez explained that she loved that cute little house. Karen Rodriguez explained that they dug around it because they were just trying to fix it up or they wouldn't have even done that. Karen Rodriguez explained that the pane glass windows were breaking so they had those replaced. Karen Rodriguez explained that then they had the mote dug and found that there were concrete pillars under the house but they were not in the right places and they didn't want to do something the wrong way. Karen Rodriguez explained that they would have to lift up the house and put everything underneath it.

Ray Rodriguez explained that the building still had tube and knob and clay pipes.

Karen Rodriguez explained that they were trying to keep it like how it is. Karen Rodriguez explained they just wanted it to be a tiny house. Karen Rodriguez explained that they have a big family and it is a nice place to put family or dogs, but they were not trying to do anything crazy. Karen Rodriguez explained that they looked for tiny house plans and they were telling them it would take like three months to find something and they just happened to find these at Home Depot. Karen Rodriguez explained that they are trying to make it into a rectangle and keep it up with the area.

John Holmes (27 N Walworth) explained that they were not here to object and they hoped the applicant was able to do what they were looking to do. Holmes explained that they have an accessory dwelling on their property as well and they would be interested in enlarging that accessory dwelling unit if that was something that was allowed.

Zoning Administrator Schaeffer explained that this was something that should be addressed outside of this meeting. Zoning Administrator Schaeffer explained that she didn't think that Holmes's conditional use permit addressed that and she would need to go back and take a look at it. Zoning Administrator Schaeffer explained that they got their conditional use permit in order to continue to operate as a tourist rooming house.

Holmes explained that if this application were approved they would be interested in applying for a conditional use permit to enlarge their accessory dwelling unit.

Zoning Administrator Schaeffer explained that each application was unique and they would need to look at theirs separately from this one. Zoning Administrator Schaeffer explained that this was the process they would need to take. Zoning Administrator Schaeffer explained that was why they have that ordinance. Zoning Administrator Schaeffer explained that property owners do have some rights to use something that has been there for sixty years.

Ray Rodriguez explained that the accessory dwelling was why they bought the property.

Karen Rodriguez explained that they were on a double lot and could split it, but they were not looking to do that. Karen Rodriguez explained that they were not looking to go up.

Commissioner Klemke explained that, like she had said, she personally didn't have a problem with the applicant updating the accessory building that was already there. Commissioner Klemke explained that she was not in agreement with expanding it. Commissioner Klemke explained that if they were to put it in the same footprint or even a little larger than what you currently have, but keep it small.

Zoning Administrator Schaeffer asked if they would prefer if the applicant went with something like proposal number two.

Commissioner Klemke agreed yes, that was what she was saying.

Commissioner Haak explained that, in his opinion, this these were two houses. Commissioner Haak explained that the proposed had a kitchen and a laundry room.

Karen Rodriguez explains that the current property already had a kitchen and laundry room.

Commissioner Haak explained that if it was just a place for family and friends to stay, but it had a kitchen and a laundry room, we don't know the intent. Commissioner Haak explained it could be utilized in other resources.

Trustee Wright explained that this building could be turned into a rental property.

Commissioner Haak explained that as a board they were trying to protect the village.

Zoning Administrator Schaeffer explained that this application was for a conditional use permit, so the board should keep in mind that they were able to put in whatever reasonable conditions they felt were appropriate.

Karen Rodriguez explained that if they wanted to put the condition on the application that they could not rent it, they would be fine with that.

Commissioner Haak explained that he felt they should have a survey map of the property as well as the surrounding area. Commissioner Haak explained that the hand drawing that they were to vote on seemed to not be accurate.

Ray Rodriguez explained that the reason that he had done the hand drawing was because he wanted to know if we were going to be able to move forward or not before they started putting more money into something. Ray Rodriguez explained that if the board was going to tell them flat out no, then that would have been the point for them to spend a single dime on it. Ray Rodriguez explained that if they would like to put the condition that it can not be rented, they would be fine with that as that was not what they were looking to use it for.

Commissioner Robbins explained that the applicant had one of the unique properties in the Bay that has an extra dwelling on it but, they also have to protect for other things. Commissioner Robbins explained that he couldn't tell them how many people come into here upset thinking that we control Vrbo and we don't the state does. Commissioner Robbins explained that he could appreciate that the applicant did not want to place an addition on their home and that he would prefer to see the applicant fix the little house. Commissioner Robbins explained that he would not be in favor of the applicant expanding the building or making it much larger. Commissioner Robbins explained that he would be in favor of the applicant fixing it and would be in favor of something reasonable.

Trustee Wright inquired from Zoning Administrator Schaeffer how they could give the applicant some positive feedback while still requesting a survey.

Zoning Administrator Schaeffer explained that the existing footprint was twenty-eight by twenty and a half and it had this little notch cut out of it, and if you said you could rebuild that twenty-eight by twenty and a half and fill in the notch, then there would be no need for a survey. Zoning Administrator Schaeffer explained that there would be plenty of room between the buildings. Zoning Administrator Schaeffer explained that there would not be any question that the applicant would meet the ten foot setback between the existing main home and the accessory dwelling unit.

Commissioner Watts explained that proposal two would give a fifteen foot clearance, which would be in the positive.

Commissioner Klemke inquired if, with the conditional use permit, the Plan Commission would be able to reference the Village regulations for accessory dwelling units §390-0315 which specifically states who the occupants of an accessory dwelling unit can be. Commissioner Klemke explained that the regulation seemed to have everything that would be needed.

Commissioner Haak inquired who would be policing the conditional element of identifying if they were family or not.

Zoning Administrator Schaeffer explained that it would not be possible.

Commissioner Haak explained that he did not understand the concept of placing that condition because of that reason.

Commissioner Klemke explained that was not the only condition that was included in the ordinance.

Commissioner Haak inquired if they would be able to put the condition that the applicant could not have a kitchen.

Karen Rodriguez explained that the current building had a kitchen. Karen Rodriguez went on to explain that the kitchen was tiny with only dorm-sized appliances.

Zoning Administrator Schaeffer explained that if they were thinking about restricting the size, she would not recommend going with either of the proposed plans, she would instead recommend that the Plan Commission specify that it not exceed a certain amount of square footage. Zoning Administrator Schaeffer explained that if the Plan Commission were to say it had to be twenty-eight by twenty-four and the applicant figured out that it would not work, the applicant would need a different plan. Zoning Administrator Schaeffer explained that as long as the applicant kept it far enough from the garage and the house and kept it under a certain amount of square feet, such as six hundred square feet or whatever magic number you felt was appropriate.

Commissioner Haak explained that although he really didn't like any of it, they already had a structure and they couldn't do anything about that. Commissioner Haak explained that he would prefer they stayed at the same square footage. Commissioner Haak explained that he would prefer the addition personally.

The motion to approve the 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. was initiated by Trustee Wright and seconded by Commissioner Watts. Commissioner Haak No, Motion Carries.

C. Close Public Hearing

Trustee Wright closed the public hearing at 07:08 pm.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Watts and seconded by Commissioner Klemke at 07:13pm. 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 BERN 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

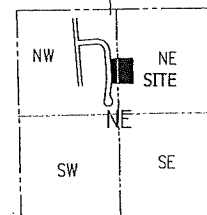
Print Applicant's Name: RICK HILLMANN

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

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.

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 ¼ OF
SECTION 5-1-17
WHO'S BEARING IS
ASSUMED TO BEAR
N 89°06'00" E



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

Rev.: 05/05/2023
Date: 04/11/2023
SHEET 1 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.

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

P:\Shared\17 - Projects\2020\20-0039 - Brian & Sue Griffith - 1A154000001,1A455000001,1AW 00007,1AW 00008,1A500002A,1ST 00003B\CAD\Design\20-0039-CSA.dwg

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\1 - Projects\2020\20 0039 - Bran & Sue Griffith - 1A154000001\1A455000001\AW 00007\AW 00008\LS00002A\IST 00003B\CAD\Design\20 0039_CSM.dwg



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



MEMORANDUM

Re: CSM to Re-Divide Lot 1 of CSM 4350

**From: Roger Wolff, Elder
Pastor Sean Walker
Chapel on the Hill**

To: Village of Williams Bay Plan Commission

Date: July 5, 2023

This CSM aims to reseparate two of the original lots in the Ara Glen Estates Subdivision which were consolidated in 2011 by CSM 4350. Lot 1 of the proposed CSM includes the existing Chapel on the Hill. Lot 2 is unimproved.

The church engaged the services of Lynch & Associates to prepare the CSM so that it would comply with the local land use regulations and with the Covenants and Restrictions regulating lots in the subdivision. Those covenants generally prohibit divisions that would reduce the size of lots below their original platted areas. (See Section D.8 of the First Amended and Restated Declaration of Restrictions Covenants for the Ara Glen Estates, attached.)

The original platted lots that were combined to form CSM 4350 were each approximately 1.1 acres. The proposed CSM re-creates two lots that have the same 1.1-acre area but somewhat different boundaries than the two original lots. It is not possible to re-draw the lots with their original boundaries because the existing church structure would encroach into the minimum side yard setback. Therefore, Lynch & Associates set the south and east boundaries of Lot 1 approximately thirty feet from the nearest point of the existing church structure. To maintain the original 1.1-acre lot areas, Lot 2 was configured with a northern extension of the rear lot boundary.

That extension includes a gravel trail extending from adjacent Windwood Lane. That trail was placed on the Church's property by a long-term member of our congregation to enter the church property using a golf cart from Windwood Lane. Although that member is no longer living, his family retains ownership of the private Windwood Lane and associated lands, including Lots 7 and 8 of the Ara Glen plat. They will occasionally use the gravel trail to access those lands from their adjacent property. Chapel on the Hill has never had legal access to Windwood Lane and does not use this gravel trail. There will be no change to the church's access, which will continue to be directly from Ara Glen Drive.



CHAPEL
ON THE HILL
A COMMUNITY CHURCH

a place to believe, to belong and to serve

Sunday School 9:30 am | Worship Service 10:30 am

The church has no plans to expand its existing facilities or to construct new facilities. Approval of the CSM will permit the church to complete the sale of Lot 2, which is critical to support the mission of Chapel on the Hill.

We appreciate your consideration and ask your approval of the CSM as submitted.

FIRST AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS

ARA GLEN ESTATES

Record this document with the Register
of Deeds

Name and Return Address:

Lydia J. Chartre, Esq.
Husch Blackwell LLP
511 North Broadway,
Suite 1100
Milwaukee, WI 53202

(See Exhibit B for Parcel
Numbers)

Parcel Identification Number

THIS INSTRUMENT DRAFTED BY:
LYDIA J. CHARTRE

FIRST AMENDED AND RESTATED DECLARATION OF RESTRICTIONS
FOR THE ARA GLEN ESTATES
A SUBDIVISION LOCATED IN THE TOWN OF LINN
WALWORTH COUNTY, WISCONSIN

Ara Glen Estates, a Subdivision ("Ara Glen") was created by a Declaration of Restrictions recorded with the Walworth County Register of Deeds on January 3, 1978, as Document No. 27587 (the "Declaration").

WHEREAS, the Declaration contains portions which have become obsolete due to changes in the law, the turnover of control from the developer to the Ara Glen Property Owners Association, Inc. (the "Association"), and changes in common practice over the years;

WHEREAS, the Association desires to clarify and update the provisions of this Declaration through this Restatement, so that its covenants, as restated, will continue to run with the land and shall be binding on all subsequent owners and occupants of all or any part of the Subdivision; and

WHEREAS, the real property (the "Property") subject to this Declaration is as described on Exhibit A appended hereto, and the addresses of the Lots that comprise the Subdivision are as described on Exhibit B appended hereto;

NOW THEREFORE, the Association hereby amends and restates its Declaration as follows.

A. Purpose of the Association

1. The Association has been created as a Wisconsin Nonstock Corporation for the purpose of governing the operation, maintenance, administration, and use of the Property.

2. The Association property includes common areas and amenities such as Ara Glen Park, lake frontage, swim areas, piers and slips. Ownership in a Lot does not automatically entitle the Lot Owner to use and enjoy these common areas; use of the common areas are subject to the conditions and restrictions herein and within the Association's Bylaws.

B. Use of Lots

1. All lots in such subdivision shall be used for single family residential use only, excepting that the use of Lot Nos. 1, 2, 3, 4, and 5 may be continued to be used for religious purposes as used to the same extent they were used in the past.

2. Lots and homes on Lots may not be commercialized in any manner. This shall include short term rentals of any property—no short term rentals are allowed. Lot owners may offer their home to a single family for long-term rentals (no less than six months in duration) subject to the advance written approval of the Board of Directors. Such rentals are also subject to the following:

- a. Allowed tenants (six months or longer) are prohibited from using any of the common areas of the Association Property. These areas include but are not limited to Ara Glen Park, driveway, parking spaces, pier, swim areas, and/or slips.
- b. Lot owners shall be responsible for tenants' acts.
- c. During any long term rental period, the Lot owners are not permitted to use any common areas.
- d. Lot owners are allowed only 1 rental per 12 months.
- e. Lot owners must submit to the Board of Directors no less than 21 days prior to the start of the lease the following information: names of all persons staying at the home, a cell phone number for the tenants, vehicle license plates, and the relationship of the persons using the home.

3. Parking on Lots is restricted to personal automobiles and pickup trucks only—no commercial vehicles are allowed. All other vehicles and trailers, including but not limited to campers, boats, wave runners, ATVs, golf carts, snowmobiles, must be under permanent roof; provided, however, that these restrictions shall not apply during the period of construction for equipment used in the actual construction of a residence.

4. No fences or hedges shall be maintained on any lot in such subdivision that unreasonably restricts the view of other lot owners in the subdivision. In the event that any such fences or hedges shall be deemed to exist, they may be ordered to be removed, altered or trimmed by the Board of Directors whose decision in such matters shall be deemed final. Any allowed fences must be made of wood, wood composite, or iron—chain link fences are not allowed.

5. To enhance the strict residential character of the lots in such subdivision, no advertising signs shall be permitted upon any lot or building in such subdivision except temporary "For Sale" signs not exceeding six (6) square feet in area.

6. No lot owner shall cause any fill to be placed on any lot for the purpose of changing the existing contour thereof without the permission in writing of the Board of Directors.

7. No building in such subdivision shall be occupied or used until the occupancy permit is approved. Any construction must be completed within eighteen (18) months after start of such construction.

8. No shooting or hunting shall be allowed.

C. Description of Commonly Owned Areas: Park, Pier and Slip

1. Pier, slips and lakefront park shall be used at all times at the user's risk

2. Common Use Areas (Park and Pier) are for the use by Lot owners, their immediate family and their accompanied guests.

3. Animals in the Common Area must be leashed. No animals allowed on the pier unless entering or exiting the owner's boat.

4. Only the President of the Association is authorized to engage and instruct the pier service regarding the pier installation, repair and improvements, etc. for the Association. Lot owners should deal with the pier service individually on behalf of their shore stations or the like.

5. No personal items are allowed overnight in the parkway, on the pier or on the lakefront including but not limited to kayaks, paddle boards, row boats, canoes, tubes, wakeboards and coolers.

6. For safety purposes, children under 12 must be accompanied by a responsible adult within the Common Areas.

7. The boat slips are assigned to a Lot and may be used only by the owner of the Lot. Slips may not be leased or rented. The record of slip assignments shall be kept by the Association. Boats must be owned and registered in the name of the lot owner.

8. Chapel on the Hill has two boat slips; one assigned to the pastor the other the assistant pastor.

9. Owners may change boat slip assignments by written agreement signed by both owners with notice to the President.

10. All slips are required to use a boat lift installed by a professional service.

11. Professional installation of shore stations for personal watercraft are limited to no more than 3 stations and shall be available via a waitlist. President shall maintain the waitlist of members interested in securing a shore station subject to availability. One station will be allowed per family at a time. Shore stations must be freestanding and must be placed as close to the shoreline as allowed by law, including riparian laws.

D. Buildings

1. Only one (1) single family residential dwelling shall be placed on any lot in such subdivision.

2. The minimum size for houses should be as follows:

One Story	1,800 sq. feet
-----------	----------------

Two Story	2,400 sq. feet, w/2nd floor not less than 1,000 sq. feet
-----------	--

Split Level	Minimum of 1,600 sq. feet on the upper levels
One and one-half Story	2,300 sq. feet

3. All houses must have an attached garage which shall not be smaller than two (2) cars.

4. Only the following out-structures may be erected on any lot, but only after approval of location by the Board of Directors: incidental small buildings for recreational purposes, including swimming pools, and for ground maintenance purposes. Such small buildings must match the architectural look of the home.

5. No buildings or fences shall be constructed, added to, or remodeled in such subdivision until the building plans and complete specifications therefor, including a plan showing the exact proposed location and grade elevation of such structure and the type and character of the architecture thereof, and the building materials to be used in the construction of the same shall have been first submitted to, and approved in writing by the Board of Directors.

6. No building may be moved onto the premises.

7. All electric distribution lines, all telephone lines from which lots are individually served, all fiber optic lines, and cables installed within the subdivision shall be underground, except that associated equipment and facilities which are appurtenant to underground electric and communications systems, such as—but not limited to—substations, padmounted transformers, switches and above ground pedestal-mounted terminal boxes, may be located above ground level. Satellite dishes may not exceed four feet in diameter, and if possible, should not be placed in the front yard.

8. Lots herein described shall not be further subdivided or conveyed in parcels smaller than their original platted size, excepting only such diminishment as may result from condemnation of land by authorized public bodies.

E. Application of Restrictions and Enforcement Thereof

1. The restrictions, protections and covenants herein contained shall be in addition to any restriction and conditions now and hereafter imposed upon such property by any municipal or county zoning ordinance.

2. The restrictions, protections and covenants herein contained shall be deemed covenants running with the land and shall be binding on all owners of lots in such subdivision for the duration of this Declaration. Lot owners are responsible for reading and understanding this Declaration.

3. The restrictions, protections and covenants herein contained may be enforced by any owner or owners of land in such subdivision, or by the Association, by action brought for that purpose, and judgment in any action shall provide for the removal of any building erected in violation of any of the provisions hereof and for the abatement of any other violation. In addition,

in the event of a Lot owner or tenant violation, the Association may fine the Lot owner in the amounts set forth in the Bylaws and may also restrict the violating Lot owner from using the common areas until the violation is adequately remedied in the discretion of the Board of Directors. Any unpaid fines will be treated as assessments against the Lot. In such action wherein judgment is granted adjudging a violation of the terms and provisions of the declaration, such judgment shall include provision for the expense of enforcement of this Declaration, including actual attorney's fees in addition to taxable costs.

4. After the expiration of one (1) year from the date of its completion, any building or other structure built or erected within such subdivision shall be deemed to comply with the provisions of this Declaration unless written notice shall have been given to the owner of such building or other structure specifying the nature of the violation and demanding its removal or abatement.

5. Invalidity of any of the restrictions, protections and covenants herein contained shall in no manner affect any of the other provisions hereof, all of which shall be deemed to remain in full force and effect.

F. Driveways

1. Driveways for all lots shall begin from the public road and shall be a hard-surface, asphalt, brick, or concrete driveway.

G. Amendments

1. The provisions of this Declaration may be amended by a 2/3 vote of the owners of lots in such subdivision.

This First Amended and Restated Declaration complies with the requirements of the Declaration in that it has been approved by a majority vote of the Lot Owners.

IN WITNESS WHEREOF, the Association has executed this First Amended and Restated Declaration for Ara Glen, a Subdivision this 16 day of MAY, 2022

ARA GLEN PROPERTY OWNERS
ASSOCIATION, INC., a Wisconsin Non-Stock
Corporation,

By: Robert N. Platt, President

STATE OF WISCONSIN)
) ss.
COUNTY OF)

This document was acknowledged before me by Robert Platt, as President of Ara Glen Property Owners Association, Inc. on this 16 day of May, 2022.



Laura E. Duchemin
Notary Public, State of Wisconsin
Name: Laura E. Duchemin
My Commission Expires: 4/4/25

EXHIBIT A

Legal Description

Lots 1, 2, 3, 4, 7, 8, 10, 11, 12, 13 and 14, together with Lot 1 of CSM 4350 (a redivision of Lots 5 and 6) and Lot 1 of CSM 1036 (a redivision of Lot 9) of Ara Glen Estates, a subdivision located in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4, Section 5, Township 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

EXHIBIT B

Tax Key Numbers

<u>Lot Number</u>	<u>Tax Key</u>	<u>Street Address</u>
1	IAW 00001	N2482 Cisco Road
2	IAW 00002	N2490 Cisco Road
3	IAW 00003	
4	IAW 00004	
1 (prior Lots 5 and 6)	IA435000001	N2440 Ara Glen Drive
7	IAW 00007	
8	IAW 00008	
1 (prior Lot 9)	IA103600001	N2407 Ara Glen Drive
10	IAW 00010	N2415 Ara Glen Drive
11	IAW 00011	N2425 Ara Glen Drive
12	IAW 00012	N2439 Ara Glen Drive
13	IAW 00013	N2453 Ara Glen Drive
14	IAW 00014	N2448 Cisco Road
<u>Certified Survey Map 675</u>		
<u>1</u>	IA67500001	W4237 Oriole Drive
<u>2</u>	IA67500003	N2351 Cisco Road

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

July 11, 2023 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY NUMBER: WOP 00088

STREET ADDRESS: 1 E. Geneva St, Williams Bay WI 53191

Applicant is requesting a conditional use per 390.0805(S)(1) *Parking within the Village Center*: Private, off-street parking may be allowed within the VC District only with a conditional use permit. The Applicant requests to include on-site parking for 12 – 14 vehicles as part of a new commercial development.

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

Tina Kolls
Village Clerk
Published June 22, 2023 and June 29, 2023

Please do not print contents below the line!

Date submitted for publication: 06-16-2023



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: + E. GENEVA ST.

Tax Parcel Number: WOP 000 88

Project or Development Name: LEAST GENEVA CENTER

Applicant

Name: RICHARD TUMA
Mailing Address: 69 N. WALWORTH
WILLIAMS BAY, WI 53191
eMail: TUMA.RICHARD@YAHOO.COM
Phone: 262-703-6556

Owner of Site

Name: DANCING DUDES LLC.
Mailing Address: 69 N. WALWORTH
WILLIAMS BAY, WI 53191
eMail: DMMANUESS@WI.BR.COM
Phone: 262-815-0616

Legal Representative

Name: SCOTT CHRISTIAN
Mailing Address: 1624 HOBBS DR. #1
DELA VAN, WI 53115
eMail: SCHRISTIAN@THORPECHRISTIAN.COM
Phone: 262-740-1971

Architect, Engineer, Contractor

Name: WARREN HANSEN
Mailing Address: 7 RIDGE WAY CT. PO. BOX 437
ELKHORN, WI 53121
eMail: WARREN@FARRISHANSEN.COM

Phone: 262-723-2098 EXT 14

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

LOT 1 & 2 OF BLOCK 7 OF ORIGINAL PLAT WILLIAMS BAY,
LOCATED IN PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION
1, TOWN 4 NORTH RANGE 16 EAST, 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: VILLAGE CENTER Current Overlay Districts of Site: _____

Proposed Zoning of Site: SAA

Proposed type of structure or use: 2 STORY RETAIL BUILDING

Proposed use of structure or site: GROCERY / SPA & SALON SERVICES

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):

TWO STORY, 10,000 SQ FEET OF RETAIL SPACE, WITH
ROOF TOP VENUE ON 2ND FLOOR, WHICH WILL INCLUDE
FOOD & BEVERAGE SERVICE

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 PROJECT FALLS UNDER PAGE 2 OF COMPREHENSIVE
PLAN - "ECONOMIC DEVELOPMENT" PAGE 10 "OPPORTUNITIES
FOR NEW DEVELOPMENT - REVITALIZE DOWNTOWN WITH NEW
DEVELOPMENT" & PAGE 52 NON-RESIDENTIAL FUTURE LAND USE -
"VC VILLAGE CENTER DISTRICT" TO PROMOTE THE CENTRAL BUSINESS
DISTRICT...

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properties and neighborhoods (Attach separate sheet if additional space is needed):

FITS WITHIN THE VILLAGE CENTER DISTRICT ZONING
CODE EXCEPT WE ARE ASKING FOR A CONDITIONAL
USE PERMIT TO ALLOW FOR ON SITE PARKING FOR
12-14 VEHICLES

Print Applicant's Name: RICHARD O. TUMA

Signature of Applicant: Richard O. Tuma Date: 6/12/23

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

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Village Hall Council Room
250 Williams Street

APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY NUMBER: WOP 00088

STREET ADDRESS: 1 E. Geneva St, Williams Bay WI 53191

Applicant is requesting a conditional use per Figure 390.1218 *Density, Intensity, and Bulk Regulations within the Village Center Zoning District*: Maximum front and street side yard setback 5 feet, more with a conditional use permit. The Applicant requests to have a 10' street yard setback on the Walworth Avenue side (front) of a new commercial building.

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

Tina Kolls
Village Clerk
Published June 22, 2023 and June 29, 2023

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Date submitted for publication: 06-16-2023



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Tax Parcel Number:

WOP00088

Project or Development Name:

+ EAST GENEVA CENTER

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Name: WARREN HANSEN
Mailing Address: 7 RIDGE WAY CT. P.O. BOX 437
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eMail: WARREN@FARRISHANSEN.COM

Application for Village of Williams Bay

Phone: 262-723-2098 EXT 14

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BAY, WALWORTH COUNTY, WISCONSIN.

Please answer all applicable. Missing or incomplete information may deem this application "incomplete,"
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CODE EXCEPT WE ARE ASKING FOR A CONDITIONAL
USE PERMIT TO ALLOW FOR A 10' SETBACK ON
THE WALWORTH STREET SIDE & FRONT OF BUILDING

Print Applicant's Name: RICHARD O. TUMA

Signature of Applicant: Richard H Tuma Date: 6/12/23



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eMail: TUMA, RICHARD @ YAHOO.COM
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Mailing Address: 69 N. WALWORTH
WILLIAMS BAY, WI 53191
eMail: DMDANUCSO@WI.BR.COM
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Please answer all applicable. Missing or incomplete information may deem this application "incomplete,"
delaying or prohibiting a review.

Current Zoning of Site: VILLAGE CENTER Current Overlay Districts of Site: _____

Proposed Zoning of Site: SA

Proposed type of structure of use: 2 STORY RETAIL BUILDING

Proposed use of structure or site: GROCERY / SPA & SALON SERVICES

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):

TWO STORY, 10,000 SQ FEET OF RETAIL SPACE, WITH
ROOF TOP VERGE ON 2ND FLOOR WHICH WILL INCLUDE
FOOD & BEVERAGE SERVICE

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 PROJECT FALLS UNDER PAGE 2 OF COMPREHENSIVE
PLAN - "ECONOMIC DEVELOPMENT" PAGE 10 "OPPORTUNITIES
FOR NEW DEVELOPMENT - REVITALIZE DOWNTOWN WITH NEW
DEVELOPMENT" & PAGE 52 NON-RESIDENTIAL FUTURE LAND USE -
"VC VILLAGE CENTER DISTRICT" TO PROMOTE THE CENTRAL BUSINESS
DISTRICT...

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

FITS WITHIN THE VILLAGE CENTER DISTRICT ZONING
CODE

SITE PLAN FEE OF \$200.00 + (\$0.04 X 5,000 SQ FT) \$200.00
TOTAL \$400.00

Print Applicant's Name: RICHARD TUMA

Signature of Applicant: Richard Tuma Date: 6/12/23

Review Comments – First Review

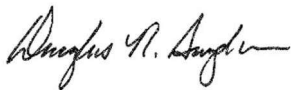
Green Grocer/Clearwater Salon

June 26, 2023

We have the following comments on the attached Site Grading Plan (Plans), dated May 30, 2023, with revisions dated June 13, 2023, by Farris, Hansen, and Associates:

- Access is from N. Walworth Ave; consider changing the building address.
- The existing survey on W. Geneva Street is outdated. Provide new survey information and replace the existing depressed curb at the drive opening to W. Geneva Street.
- The accessible vehicle will need to maneuver around parked cars and back into Walworth Avenue; there must be a better location.
- Provide more detail on the existing sanitary sewer connection; increase the sewer lateral to 6-inch and verify that a monitoring manhole is not required. Provide an ejector pump to serve the basement to prevent the risk of a sewage back-up.
- Consider replacing the proposed infiltration trench and small storm sewer system with an oversized storm sewer and inlet sumps; provide curb and a curb and curb and gutter inlet at the southeast corner of the parcel, locate a curb inlet west of the raised island in the southeast corner, and consider a slotted drain between the two inlets in the southeast corner to prevent the proposed single inlet from plugging and water flowing to the adjacent property. The proposed infiltration trenches will likely not work and will be higher in elevation than the property to the east; we expect the water will seep directly to the property to the east. Obtain WDOT approval to discharge water to the WDOT storm sewer.
- Show the downspouts from the building.
- Provide access easements for 69 N. Walworth.
- Verify that the location and height of this building will not cause a snow drift load on the building to the east.
- Provide stormwater calculations with solids removal, water meter sizing calculations, material specifications, site details, erosion control measures, and engineering seal with the next submittal.
- Describe your plan for snow removal and storage from the two properties and the plan for disposal of soils from the excavation.

Status of Engineer's Approval: Not Approved

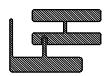


Douglas R. Snyder, P.E.

C: w/Encl via Email:

Bonnie Schaeffer, Zoning Administrator

David Lothspeich, Administrator



1 EAST GENEVA CENTER
EAST GENEVA STREET & WALWORTH AVENUE
WILLIAMS BAY, WILKINSON CO., WISCONSIN

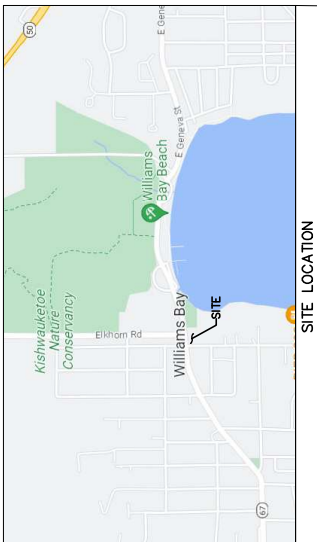
SITE AND GRADING PLAN

ENGINEERING - ARCHITECTURE - SURVEYING
FARRIS, HANSEN & ASSOCIATES, INC.
7 MIDWAY COURT
ELKHORN, WISCONSIN 53121
P.O. BOX 437
FAX: (262) 723-2098
OFFICE: (262) 723-2098

REVISIONS
DATE: 05/20/2023
BY: JH

PROJECT NO.
3052-KEG-23
DATE
05/20/2023
SHEET NO.
1 OF 6

1 EAST GENEVA CENTER PART OF LOT 1 AND LOT 2 OF BLOCK 7 OF ORIGINAL PLAT WILLIAMS BAY LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 16, T12N, R12E, S12W VILLAGE OF WILLIAMS BAY, WILKINSON COUNTY, WISCONSIN



SHEET INDEX

- SHEET 1 - SITE AND GRADING PLAN
- SHEET 2 - WEST & NORTH ELEVATIONS
- SHEET 3 - EAST & SOUTH ELEVATIONS
- SHEET 4 - BASEMENT / FOUNDATION PLAN
- SHEET 5 - FIRST FLOOR PLAN
- SHEET 6 - SECOND FLOOR PLAN

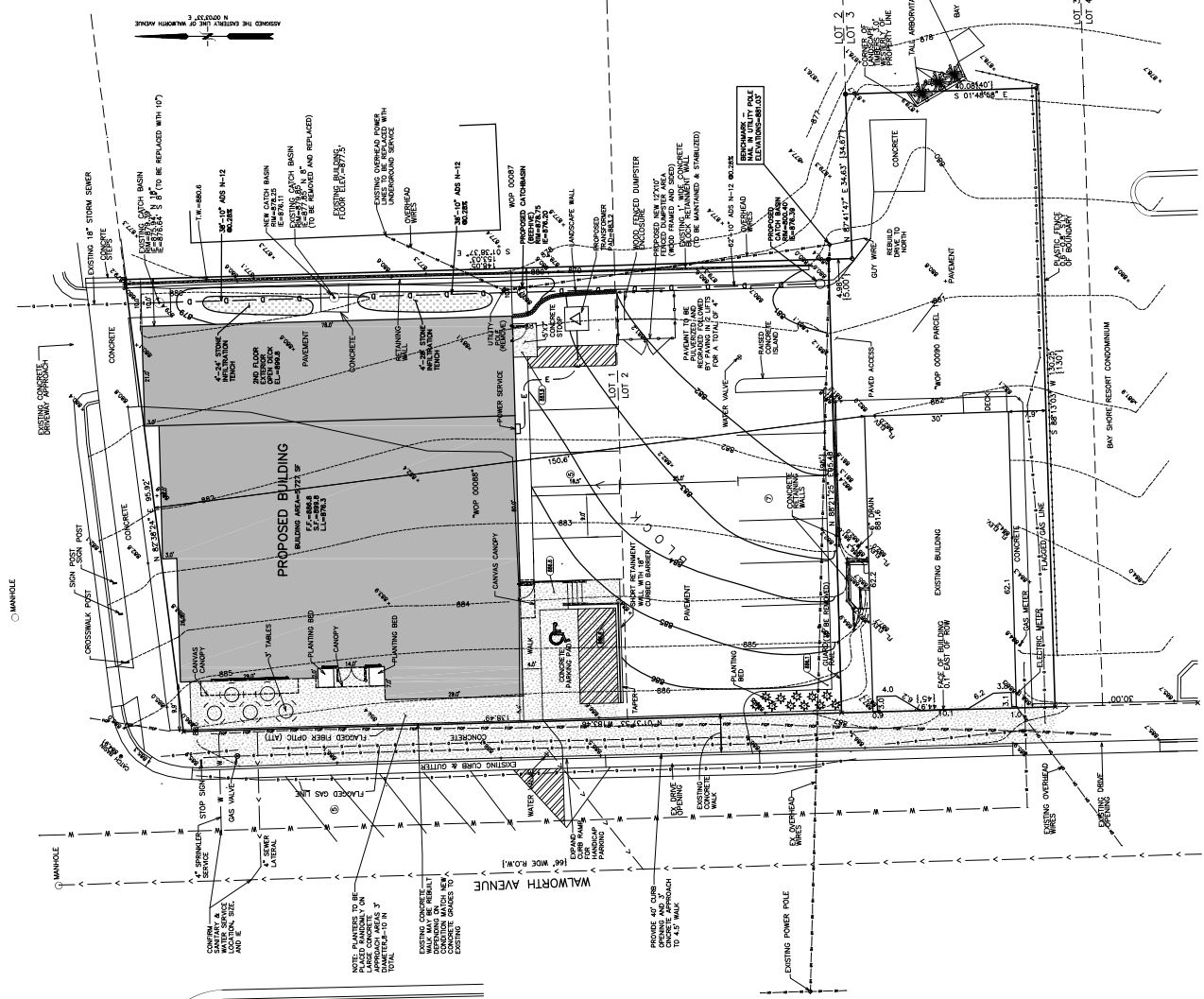
WORK ORDERED BY:
DANIEL J. HANSEN
WILLIAMS BAY, WISCONSIN 53191

AREA SUMMARY
TOTAL SITE AREA: 11.00 AC.
EXISTING BUILDING AREA: 11.00 AC.
EXISTING PAVED AREA: 11.00 AC.
EXISTING GREEN SPACE: 11.00 AC.
EXISTING OPEN SPACE: 11.00 AC.
EXISTING WATER: 11.00 AC.
EXISTING WOODS: 11.00 AC.

LEGEND

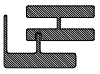
- EXISTING GROUND ELEVATION
- EXISTING LAND CONTOURS
- PROPOSED LAND CONTOURS
- PROPOSED FINISHED GRADE/ELEVATION
- PROPOSED FIRST FLOOR ELEVATION
- PROPOSED SECOND FLOOR ELEVATION
- PROPOSED TOP OF WALL

GENEVA STREET
(WALKABLE WITH FLOOR)



NOTES:
1. THE SURVEY OF THIS MAP IS BASED ON THE FOLLOWING ASSUMPTIONS: ALL SURVEY DATA WAS OBTAINED FROM THE RECORD PLAT FOR THE ORIGINAL PLAT WILLIAMS BAY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY DATA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY DATA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY DATA.

DATE: 05/20/2023
DRAWN BY: JH
CHECKED BY: JH

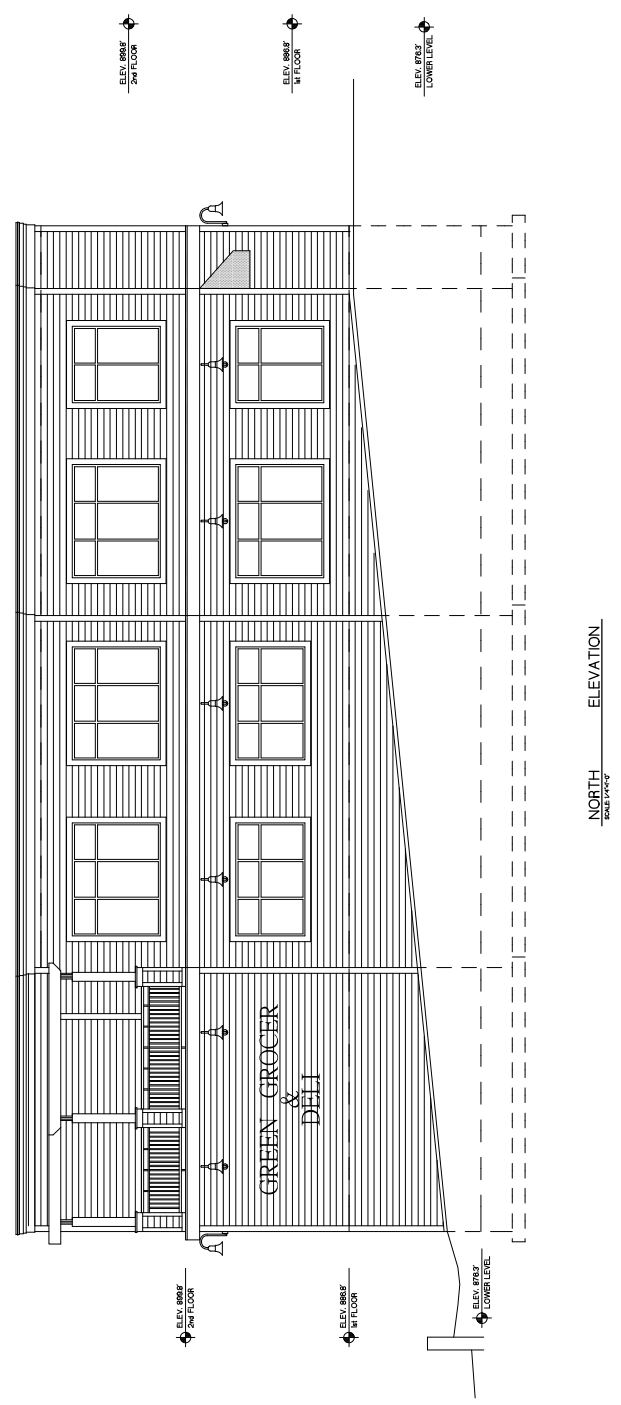
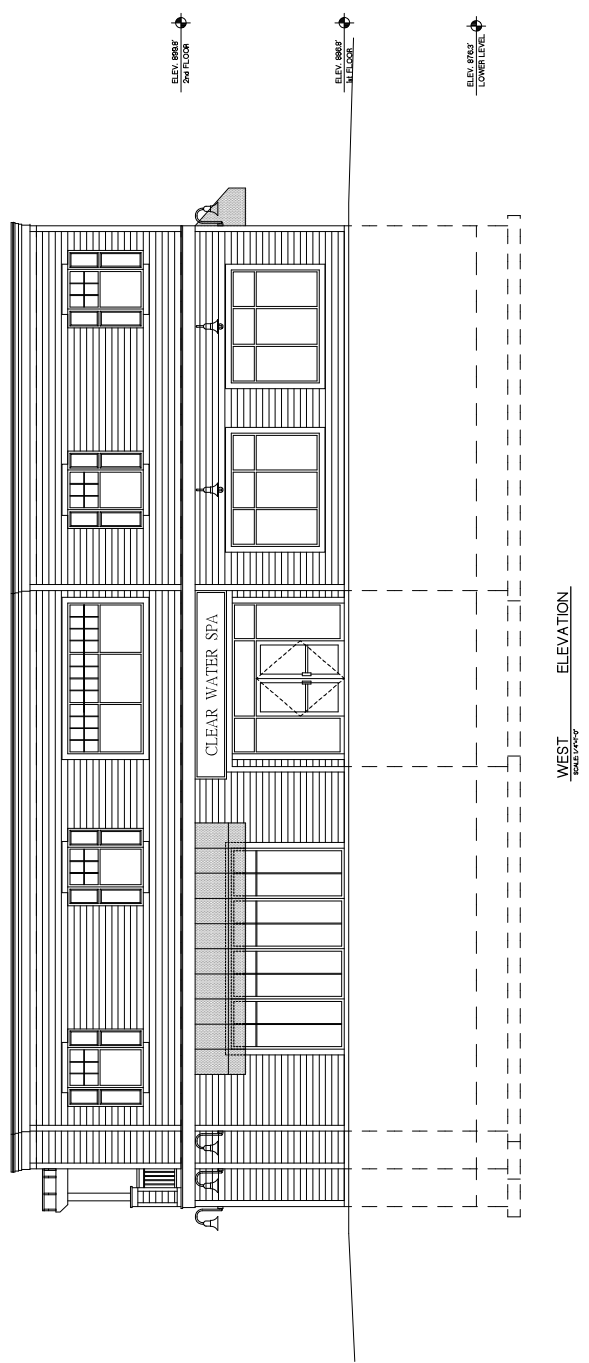


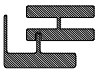
PROPOSED BUILDING
1 EAST GENEVA CENTER
EAST GENEVA STREET & WALWORTH AVENUE
WILLIAMS BAY, WALWORTH CO, WISCONSIN

WEST ELEVATION
NORTH ELEVATION

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering Architecture Interiors
7 Highway Court P.O. Box 437
Elkhorn, Wisconsin 53121
Office: (262) 723-5088
Fax: (262) 723-5880

PROJECT NO.
3052/KEG23
DATE
05/30/2023
SHEET NO.
2 of 6



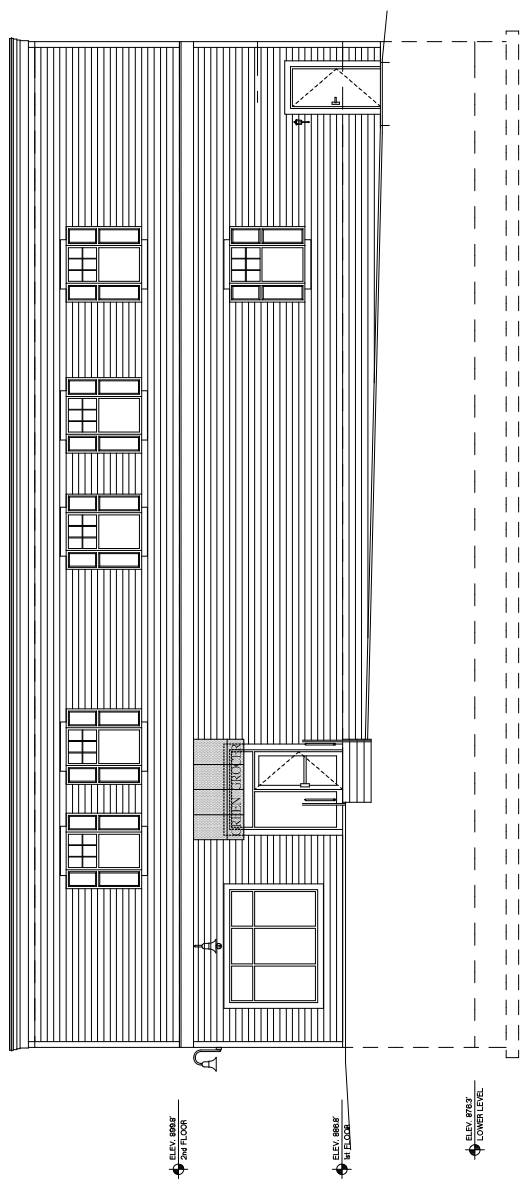


PROPOSED BUILDING
1 EAST GENEVA CENTER
EAST GENEVA STREET & WALWORTH AVENUE
WILLIAMS BAY, WALWORTH CO, WISCONSIN

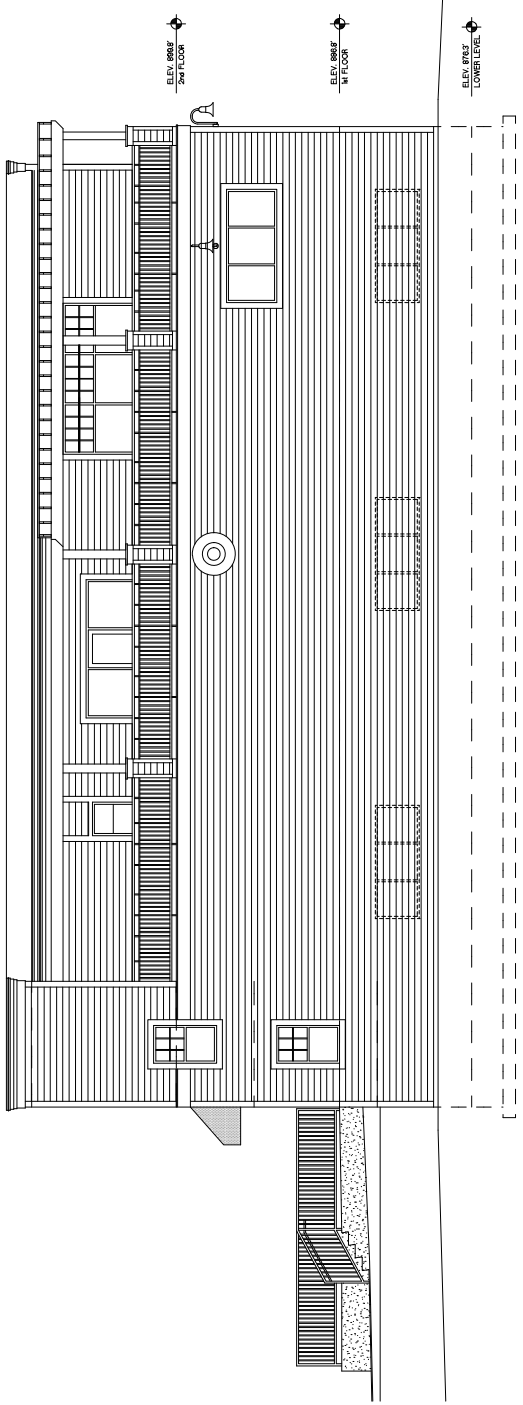
EAST ELEVATION
SOUTH ELEVATION

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering Architecture Interiors
7 Highway Court, P.O. Box 437
Elkhorn, Wisconsin 53121
Office: (262) 723-5088
Fax: (262) 723-5880

PROJECT NO.
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05/30/2023
SHEET NO.
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SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



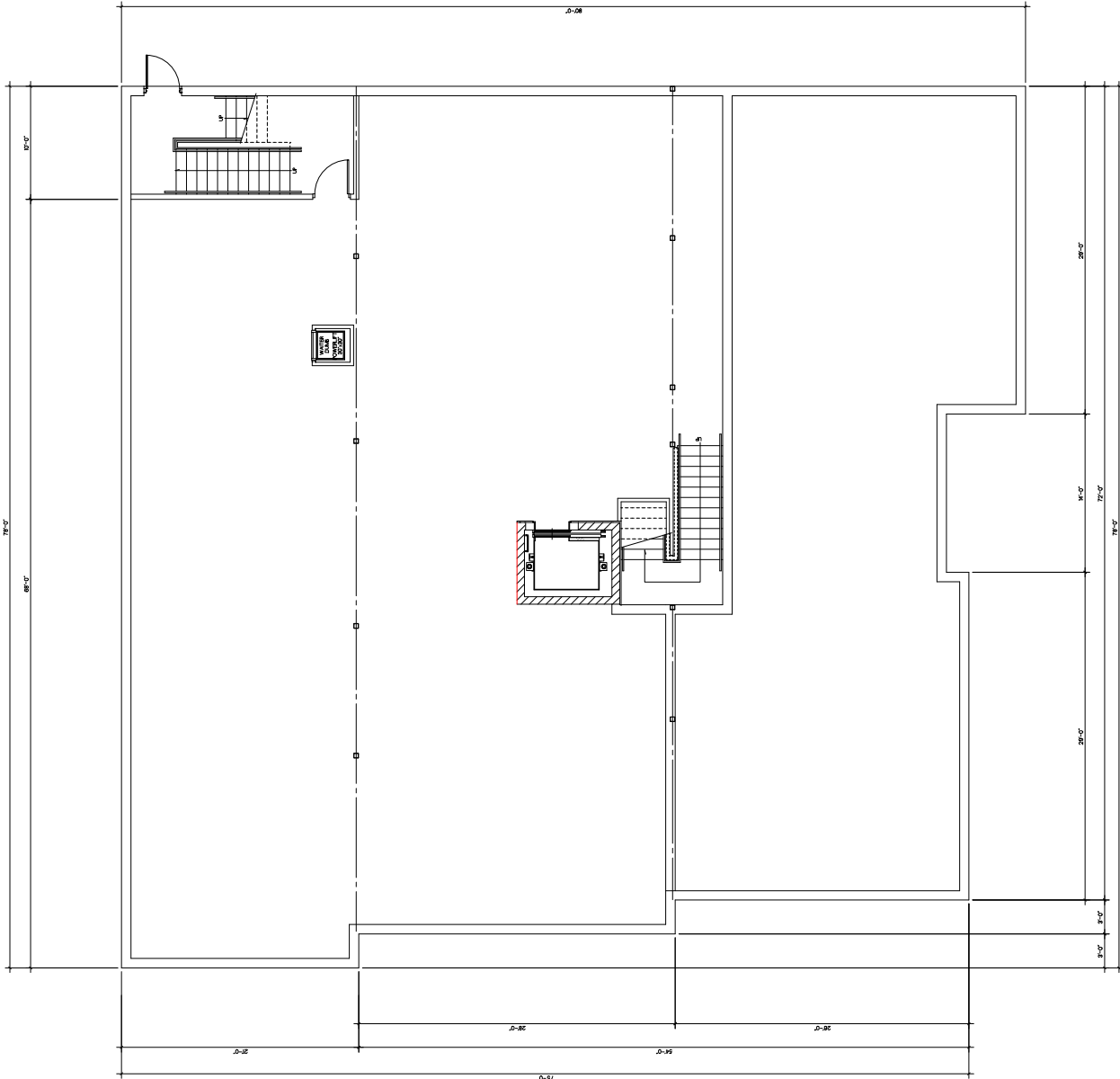
PROPOSED BUILDING
1 EAST GENEVA CENTER
EAST GENEVA STREET & WALWORTH AVENUE
WILLIAMS BAY, WALWORTH CO, WISCONSIN

BASEMENT / FOUNDATION PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court, P.O. Box 437
Elkhorn, Wisconsin 53121
Office: (262) 723-5088
Fax: (262) 723-5886

REVISIONS

PROJECT NO.
3052KEG23
DATE
05/30/2023
SHEET NO.
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BASEMENT / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



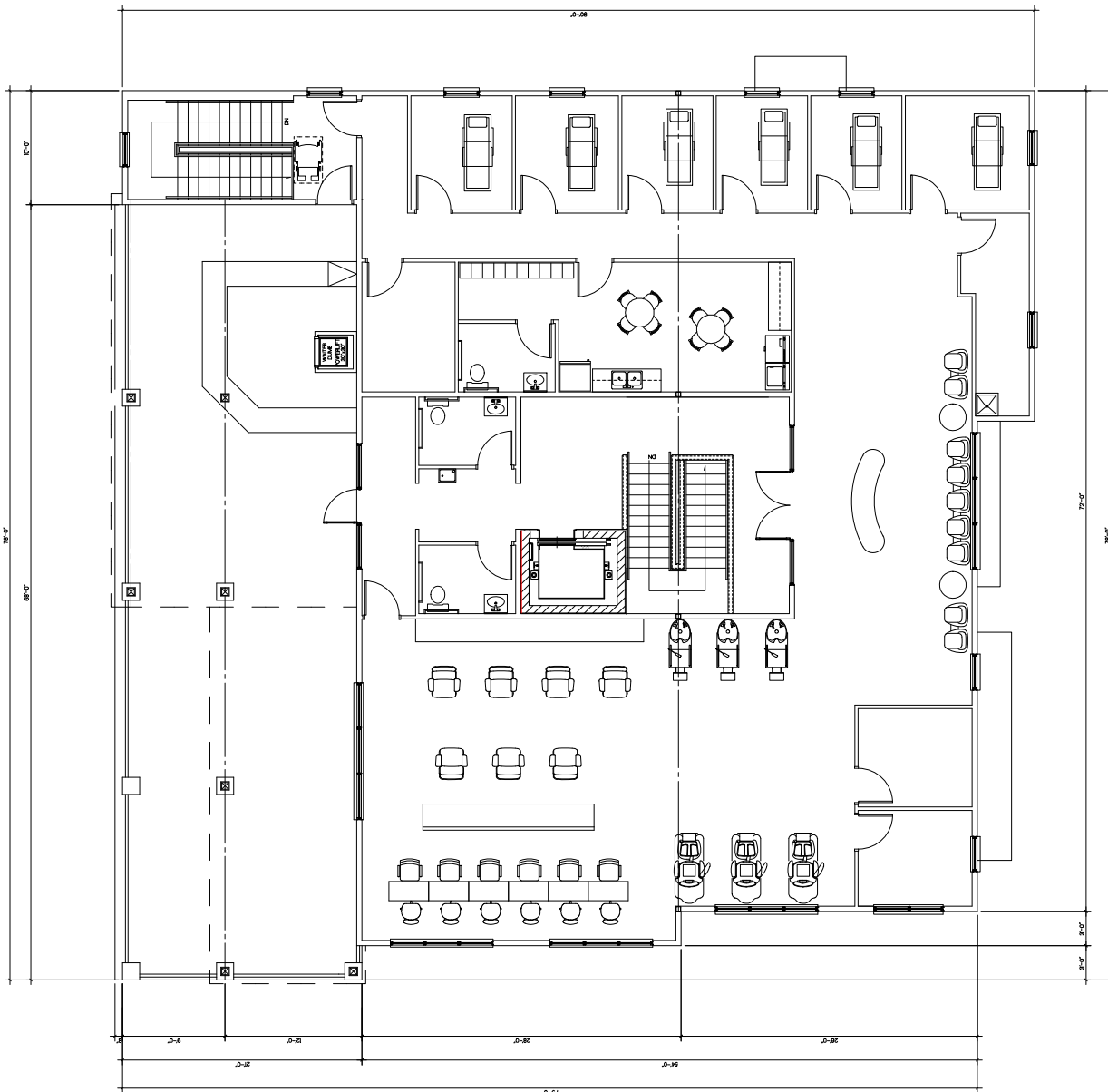
PROPOSED BUILDING
1 EAST GENEVA CENTER
EAST GENEVA STREET & WALWORTH AVENUE
WILLIAMS BAY, WALWORTH CO., WISCONSIN

SECOND FLOOR PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Highway Court, P.O. Box 437
Elkhorn, Wisconsin 53121
Office: (262) 723-5088
Fax: (262) 723-5886

REVISIONS

PROJECT NO.
3052/KEG23
DATE
05/30/2023
SHEET NO.
6 of 6



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting July 11, 2023

July 5, 2023

APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY: WOP 00088

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

Applicant is requesting a conditional use per 390.0805(S)(1) *Parking within the Village Center*: Private, off-street parking may be allowed within the VC District only with a conditional use permit.

The Applicant requests to include on-site parking for 12 – 14 vehicles as part of a new commercial development.

Applicant is requesting a conditional use per Figure 390.1218 *Density, Intensity, and Bulk Regulations within the Village Center Zoning District*: Maximum front and street side yard setback 5 feet, more with a conditional use permit. The Applicant requests to have a 10' street yard setback on the Walworth Avenue side (front) of a new commercial building.

Applicant is requesting approval of a site plan for commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District*.

Staff Comments:

- The application is complete and includes all information outlined in Section 390-1206.D. Existing zoning district(s) [and proposed zoning district(s) if different];
(b) Future Land Use Map designation(s);
(c) Natural Resources Site Evaluation Worksheet (§ 390-0404); **Not needed**
(d) Inventory of land uses currently present on the subject property; **None**
(e) Proposed land uses for the subject property (per Article 3);
(f) Projected number of residents, employees, and daily customers; **Not included**
(g) Proposed number of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, and landscape surface ratio; **Included**
(h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation; **Not included**
(i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article 8 including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials. If no such nuisances will be created (as

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

indicated by complete and continuous compliance with the provisions of Sections 390-0812 through 390-0820), then the statement "The proposed development shall comply with all requirements of section." shall be submitted; **Not included**

(j) Proposed exterior building and fencing materials (§§ 390-0802 and 390-0809); **Not Included**
(k) Possible future expansions and related implications for Subsection D(1)(a) through (j) above;

- **The Village Engineer memo dated June 26, 2023, expresses concern regarding stormwater management and other site plan elements. Approval is not recommended until these issues have been addressed.**
 - Per Section 390-1206.E(7): Review and recommendation by the Plan Commission.
- (a) The Plan Commission, in its consideration of the submitted application, shall take into account the basic intent of this chapter to ensure attractive, efficient, and appropriate development of land in the Village, and to ensure that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. In its review, the Plan Commission may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the Plan Commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the Plan Commission or may approve the application subject to the satisfaction of the Zoning Administrator. Such amended plans and conditions applicable to the proposed use shall be made part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the Plan Commission.
- (b) In its review of the application, the Plan Commission may make findings on each of the following criteria to determine whether the site plan shall be approved, approved with modification, or denied:
1. All standards of this chapter and other applicable Village, state, and federal regulations are met.
 2. The public health and safety are not endangered.
 3. Adequate public facilities, utilities, and open space areas are provided.
 4. Adequate control of stormwater and erosion is provided and the disruption of existing topography, drainage patterns, and vegetative cover is minimized insofar as is practical.
 5. Appropriate traffic control and parking are provided.
 6. Applicable performance standards, per Article 8, are met.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator