



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, SEPTEMBER 12, 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 August 8, 2023
- V. **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*.
- VI. **Recommendation for a Zoning Ordinance Text Amendment**
 - A. Open Public Hearing – To be continued at later date
- 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: 09/06/2023 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION MEETING 8/8/2023 MEETING TUESDAY, AUGUST 8, 2023 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

Present: President Bill Duncan, Trustee Lowell Wright, Commissioners Maggie Gage, Marianne Klemke, Pat Watts, Matt Robbins and James Killian

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Jess Haak

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of July 11, 2023

The motion to approve the Plan Commission Meeting Minutes of July 11, 2023 was initiated by Commissioner Klemke and seconded by Commissioner Watts. Unanimously carried.

V. Recommendation and Possible Action for a Private Institutional Name Sign

A. APPLICANT: Yerkes Future Foundation (Owner)

TAX KEY: WAS 00001

STREET ADDRESS: 373 W. Geneva St, Williams Bay, WI 53191

Applicant is requesting approval of a name sign per Section 390.1006. A Private institutional and park name signs when approved by the Village Board following recommendation of the Village Plan Commission to erect a 5'2" high by 10'10" monument sign.

Dennis Kois, Executive Director, Yerkes Foundation explained that due to the fact that the current sign looks similar to other village signs there is confusion that Yerkes is a Village owned property. Kois explained that the new sign would be located in the same location as the current sign. Kois explained that the sign would fit in with the aesthetic of the neighborhood and the stone fences. Kois explained that the sign would be dimmable to help prevent light pollution.

Kurt Ripkey, Designer, Stratus, explained that the sign would be constructed out of 1/2" aluminum and would be treated to be the desired color. Ripkey explained that the sign would be clear coated to ensure longevity. Ripkey explained that during the day you would simply see standoff letters made of 1" plastic which would be embedded with an LED lighting system. Ripkey explained that at night when the letters are illuminated they would be very visible but, would have no up lighting or down lighting. Ripkey explained that the lights would be dimmable. Ripkey explained that

the lights would not be flashing, scrolling or able to change colors. Ripkey explained that the stone base of the sign would be slightly bigger but the sign itself would be the same size.

The motion to recommend the Village Board approve the request for approval of a name sign per Section 390.1006. A Private institutional and park name signs when approved by the Village Board following recommendation of the Village Plan Commission to erect a 5'2" high by 10'10" monument sign. was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

VI. Recommendation for a Zoning Ordinance Text Amendment

A. Open Public Hearing

Ordinance 2023-08 Regarding existing non-conforming signs

President Duncan opened the public hearing at 06:40 pm.

B. Close Public Hearing

President Duncan closed the public hearing at 06:41 pm.

C. Discussion and Possible Recommendation for the Ordinance

Zoning Administrator Schaeffer explained that the current Ordinance stated that all non-conforming signs needed to be removed and made to conform. Zoning Administrator Schaeffer explained that this was found to be unenforceable.

Zoning Administrator Schaeffer explained that the language was being replaced with something more compatible with the neighboring communities.

The motion to recommend Village Board approval of Ordinance 2023-08 Regarding existing non-conforming signs was initiated by Trustee Wright and seconded by Commissioner Watts. Unanimously carried.

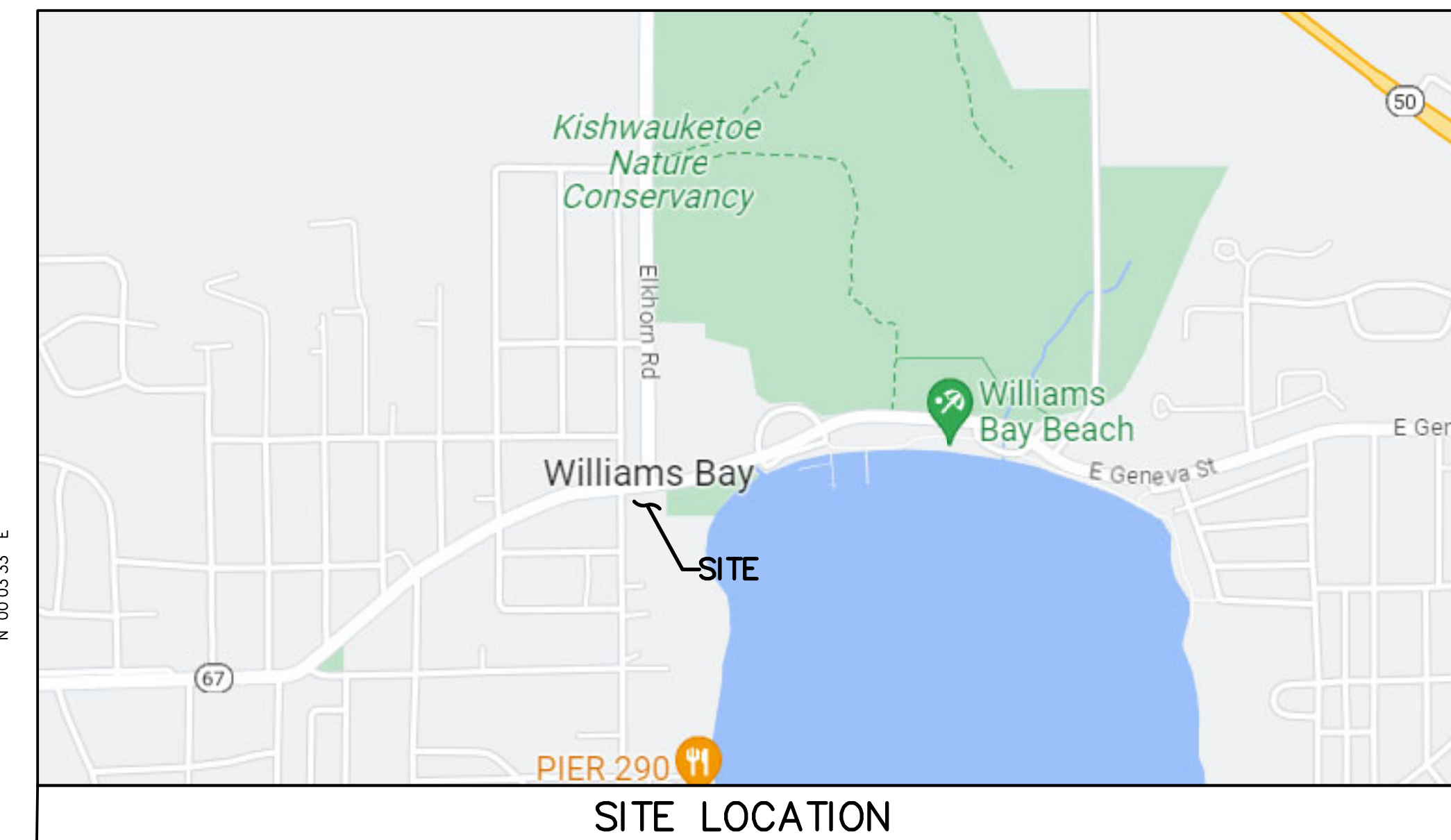
VII. Adjournment

The motion to adjourn was initiated by Commissioner Gage and seconded by Commissioner Klemke at 06:42pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 1, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



NOTE: EROSION CONTROL, SPECIFICATIONS, AND
CONSTRUCTION DETAILS WILL GO ON FINAL PLAN

TO 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-
DANCING DUDES, JENNIFER VEITH
P.O. BOX 1332
WILLIAMS BAY, WISCONIN 53191

SEQUENCE OF CONSTRUCTION & SITE CONTROL

- 1) CLEAN SITE UP AND REMOVE ALL PAVEMENT FOR PAVEMENT PROVIDING ACCESS TO 69 WALWORTH AVENUE
- 2) PROVIDE FOR SHEETING BEHIND EXISTING WALKS FOR BASEMENT EXCAVATION
- 3) INSTALL/ REPLACE EXISTING STORM SEWER
- 4) REPAIR/ STABILIZE EXISTING 12" RETAINMENT WALL (PAINT OR RESURFACE
- 5) EXCAVATE FOR BASEMENT HAULING ALL SURPLUS MATERIALS OFF SITE FOR DISPOSAL
- 6) PROVIDE IMPORTED GRAVEL BASE AND GRANULAR BACKFILL COMPACTED IN 8" LIFTS. GEOTECHNICAL FIRM TO BE ON SITE FOR INITIAL TESTING OF FOUNDATION WORK.
- 7) PROVIDE SAFETY CHAIN LINK FENCING FULLY AROUND ALL EXCAVATIONS TO SAFE GUARD THE PUBLIC. SIDE WALKS TO BE CLOSED DURING MUCH OF THE CONSTRUCTION WORK.
- 8) CONTRACTOR IS TO PROVIDED SCHEDULE OF OPERATIONS TO OWNER AND ENGINEER.
- 9) ALL SURFACES STORM INLETS SHALL BE PROTECTED WITH DRAINAGE FABRIC, SET UNDER GRATE. USE OF 12" STRAW WATTLES STaked DOWN AT ALL POINTS WHERE SURFACE RUNOFF LEAVES THE SITE WILL BE REQUIRED
- 10)COORDINATE AND COOPERATION WITH VILLAGE OFFICIALS AND ALL SITE CONTRACTORS WILL BE REQUIRED. ALL SUB CONTRACTORS ARE TO BE UNDER THE GENERAL CONTRACTORS OVERSIGHT
- 11)FOUNDATION DRAINAGE MAY BE ADJUSTED BASED ON SOIL CONDITIONS ENCOUNTERED WHEN EXCAVATING FOR THE LOWER BASEMENT

SITE AND GRADING PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
06/13/2023 - TS NOTES, SPELLINGS, AND DATES
06/28/2023 - TS ADVANCE
07/24/2023 - TS ADVANCE REV #3
7/28/2023 - DHC ADDED GREASE TRAP
07/31/2023 - TS ADVANCE
08/16/2023 - TS ADVANCE
08/22/2023 - TS ADVANCE

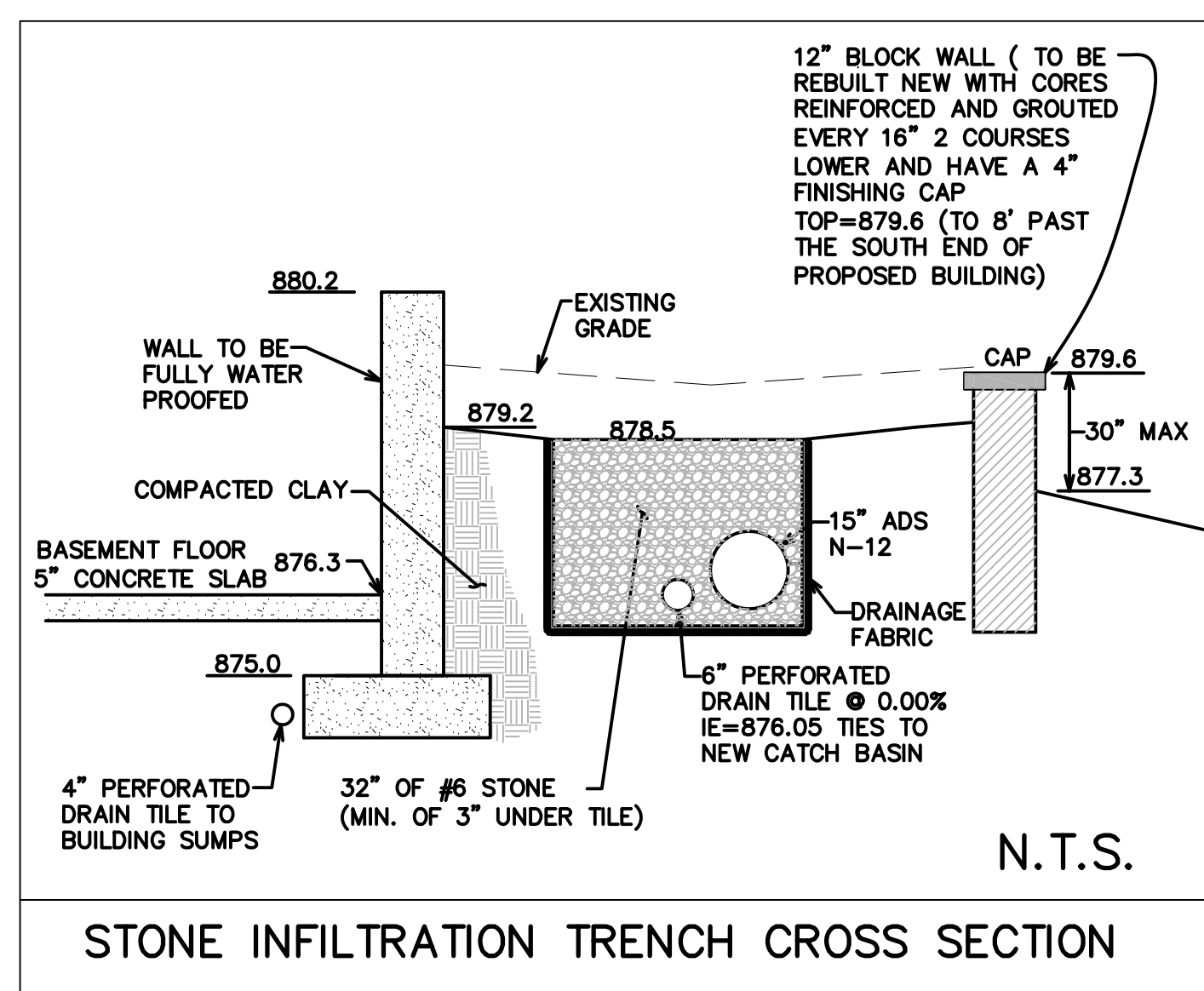
PROJECT NO.	3052.KEG.23
DATE	05/30/2023
SHEET NO.	1 OF 6

SOIL BORINGS

- B-1 13" PAVEMENT AND BASE
45" GRAY SANDY LEAN CLAY
(SOFT)(DRY) 800 PSF BEARING
- B-2 SURFACE=883.1 WATER @ 873.3
13" PAVEMENT AND BASE
53" GRAY LEAN CLAY (1,500 PSF)
60" CLAYEY SAND (2,000 PSF)
66" SANDY LEAN CLAY (OVER 3,000 PSF)
- B-3 SURFACE=884.1
66" FILL (LOOSE)
60" GREY SILT (2,000 PSF)
54" SANDY LEAN CLAY DRY (OVER 3,000 PSF)
(WATER AT 878.8)
- B-4 SURFACE=883.7
66" FILL (LOOSE)
30" GRAY LEAN CLAY (SOFT)
30" SANDY SILT (LOOSE)
114" SANDY LEAN CLAY (FIRM TO VERY STIFF
2,000 PSF @ 872.0
- B-5 SURFACE=880.5 WATER @ 873.5
3" PAVEMENT
15" GRAVEL BASE
18 FILL
54" GRAY LEAN CLAY (STIFF)
24" CLAYEY SAND W/ GRAVEL (2,000 PSF)
GREY SAND/ GRAVEL (871.0)
96" GREY SAND W/SILT (2,000 PSF)
- B-6 SURFACE=881.2 WATER @ 873.0
2" PAVEMENT
11" BASE
24" FILL
30" LEAN CLAY
30" GREY LEAN CLAY
60" GREY SILT SAND, DENSE 2,000 PSF
- B-7 SURFACE=881.5 WATER @ 874.0
3.5" BIT. PAVE
16.5 BASE GRAVEL
15" BROWN SAND
30" GREY CLAY
30" CLAYEY SAND WITH GRAVEL DENSE
30" SILTY SAND WET/ DENSE 3,000 PSF

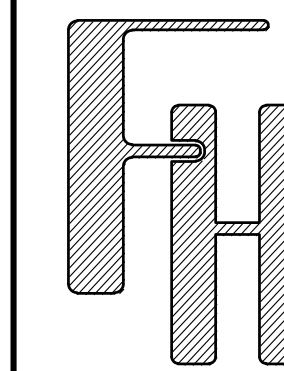
SOIL CONTAMINATION

PHASE 1 – ENVIRONMENTAL WORK HAS BEEN COMPLETED IN RECENT YEARS FOR THE SITE AND THE REPORT MAKES NO RECOMMENDATIONS. FOR CONTINUING INTO PHASE 2 STUDY WHEN EXCAVATIONS ARE BEING DONE OBSERVATIONS FOR ANY POSSIBLE CONTAMINATIONS SHALL BE MADE. IF ANYTHING CONTAMINATES SHALL BE MADE. IF ANY THIN IS FOUND REMEDIAL ACTIONS WILL BE REQUIRED.



N.T.S.

STONE INFILTRATION TRENCH CROSS SECTION



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

WEST ELEVATION
NORTH ELEVATION

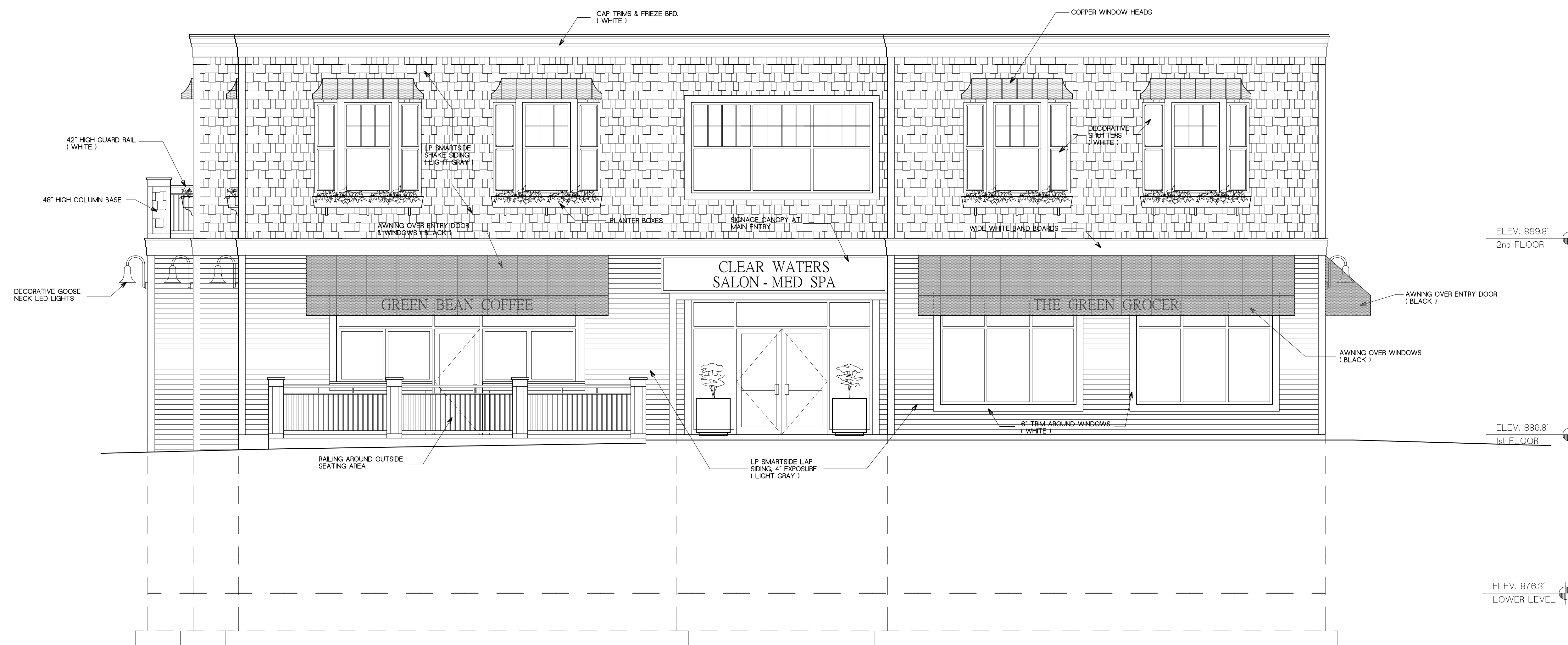
FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5966

REVISIONS
REV 44 - MIS REVISIONS
RS 06/09/2023

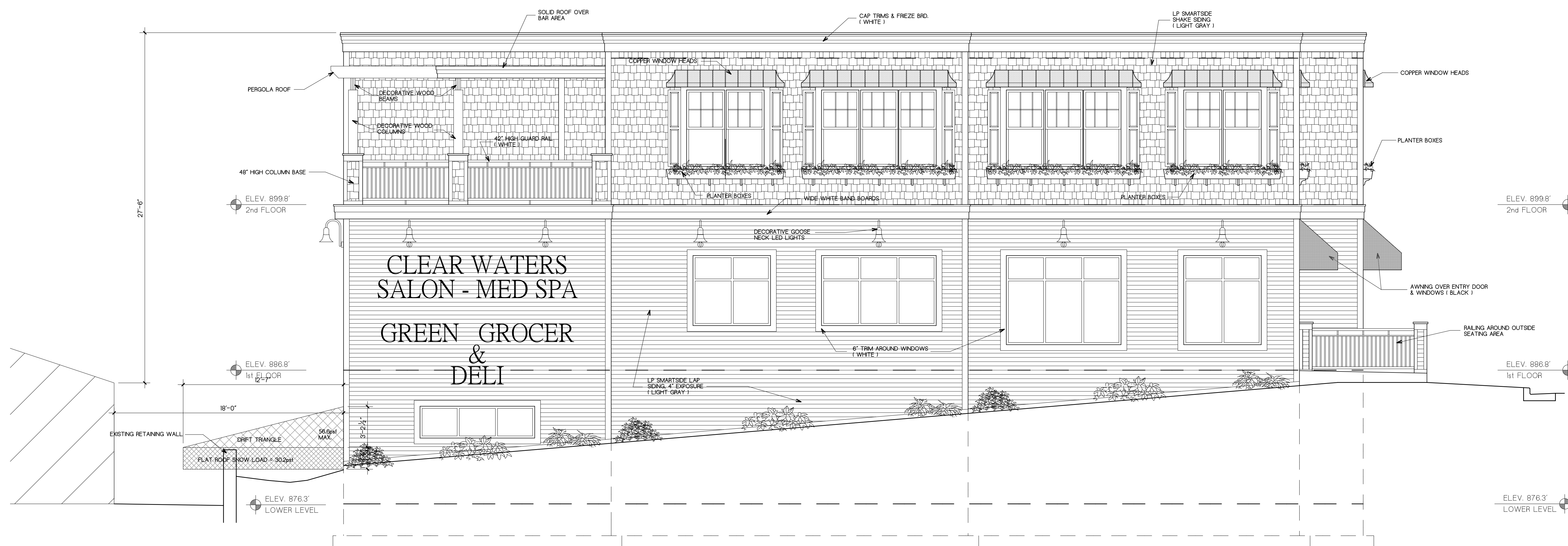
PROJECT NO:
3052KEG23

DATE:
05/30/2023

SHEET NO:
2 of 6

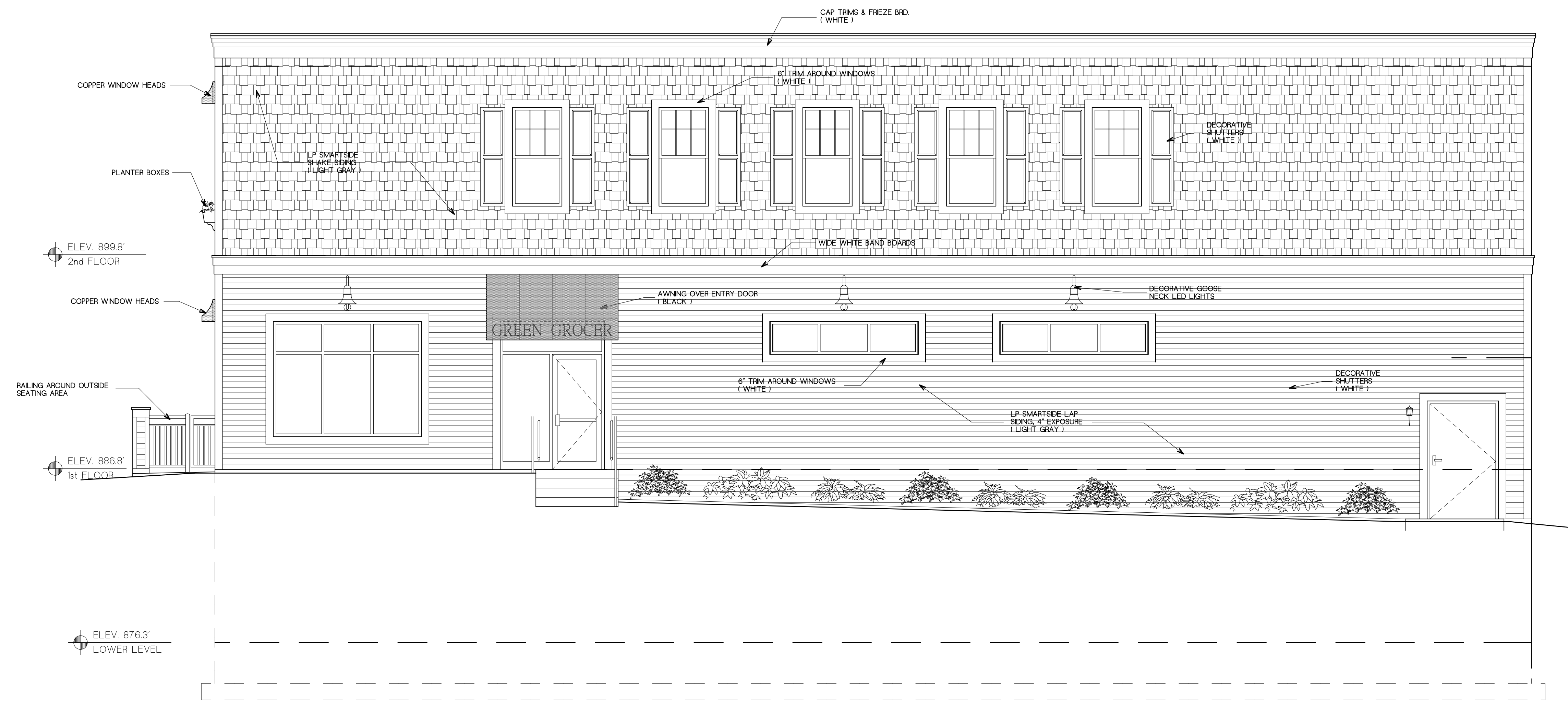


WEST ELEVATION
SCALE: 1/4\"/>

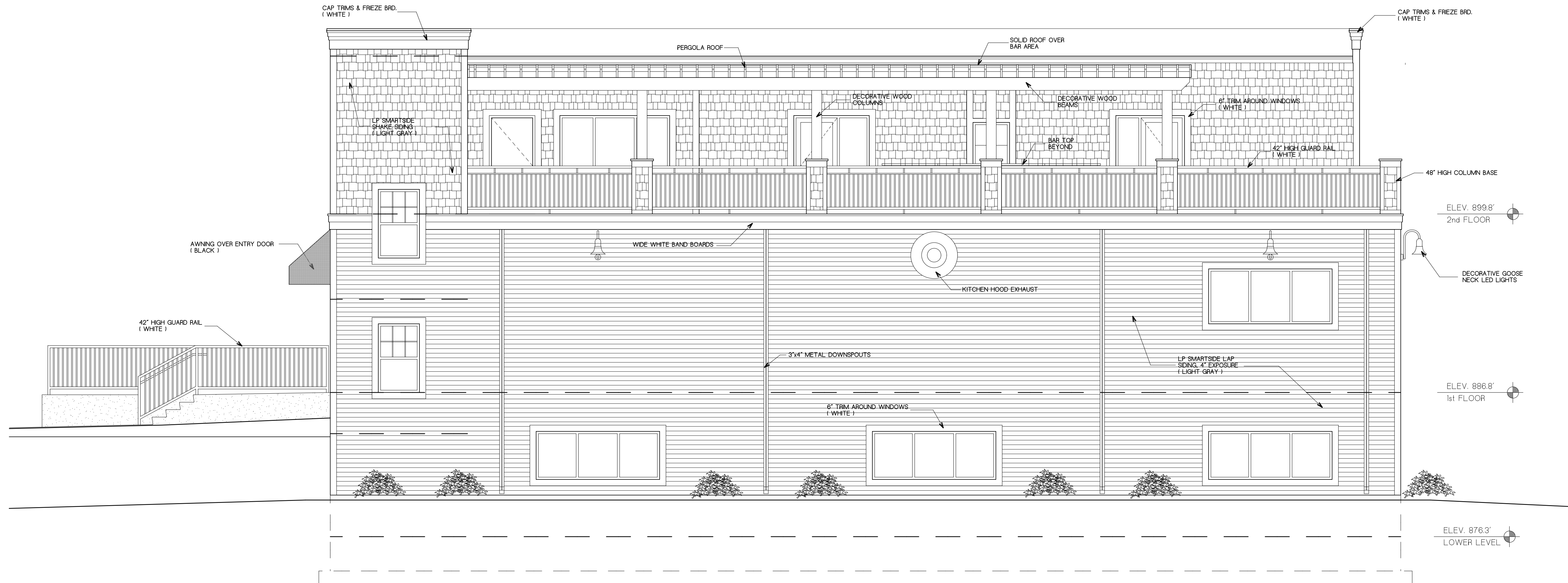


NORTH ELEVATION
SCALE: 1/4\"/>

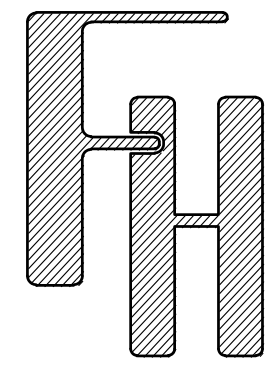
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SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



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

EAST ELEVATION
SOUTH ELEVATION

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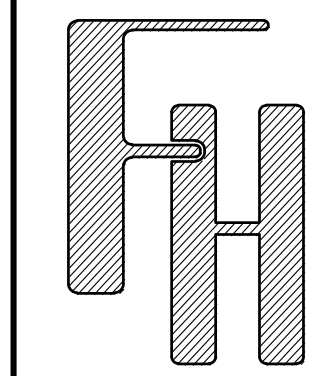
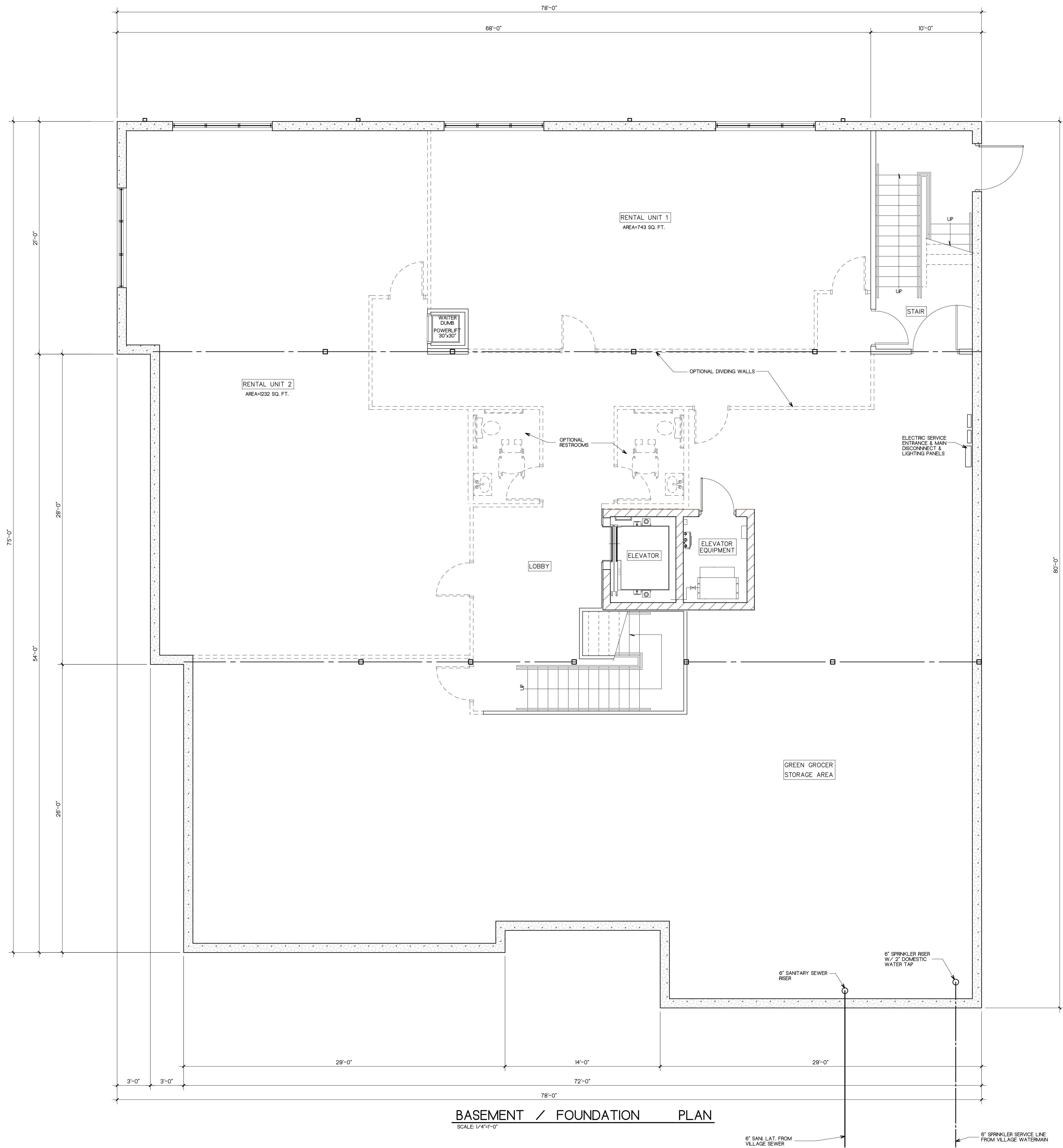
REVISIONS
REV 44 - MISD REVISIONS
RS 06/01/2023

PROJECT NO:
3052KEG23

DATE:
05/30/2023

SHEET NO:
3 of 6

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

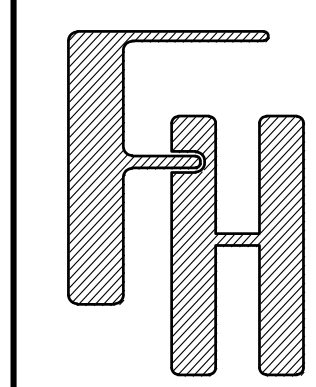
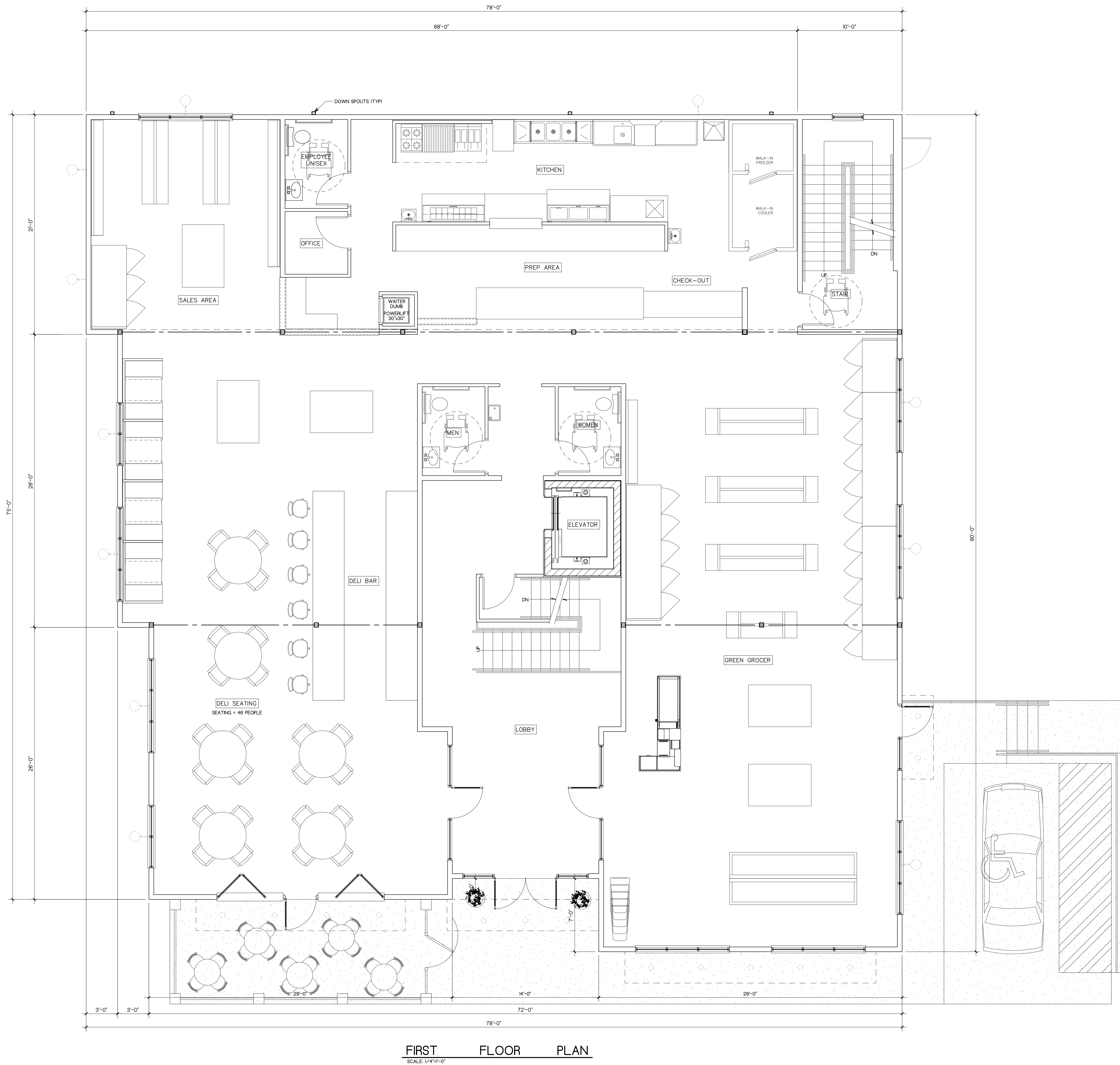
BASEMENT / FOUNDATION PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5866

REVISIONS
REV 44 - MISD REVISIONS
RS 08/01/2023

PROJECT NO.
3052KEG.23
DATE
05/30/2023
SHEET NO.
4 of 6

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

FIRST FLOOR PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5866

REVISIONS
REV 44 - MISC REVISIONS
08/01/2023

PROJECT NO:
3052KEG.23

DATE:
05/30/2023

SHEET NO:
5 of 6



SECOND FLOOR PLAN

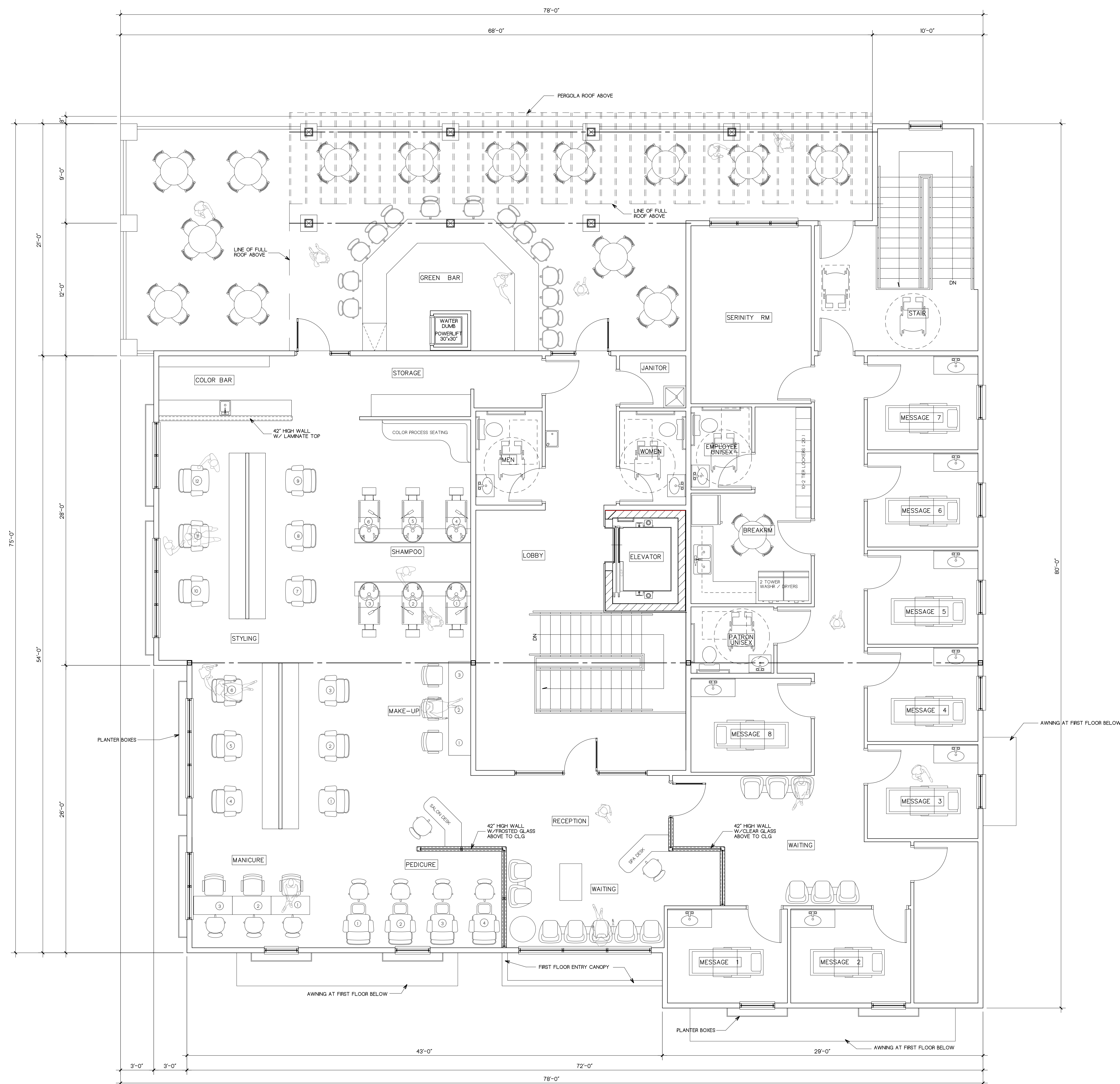
FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5886

REVISIONS
REV #4 - MISC REVISIONS
BS 08/01/2023

PROJECT NO.
3052.KEG.23

DATE
05/30/2023

SHEET NO.
6 of 6



SECOND FLOOR PLAN

DOCUMENT#: 1082728
08-11-2023 at 2:23 PM
MICHELE JACOBS
REGISTER OF DEEDS
WALWORTH COUNTY, WISCONSIN
Pages: 7 Fee Amount: \$30.00

EASEMENT AGREEMENT

Document Number

Document Title

Recording Area

Name and Return Address

Scott Christian
1624 Hobbs Dr.
Delavan, WI 53115

WOP 00088 & WOP 00090

Parcel Identification Number (PIN)

This documents was drafted by:
Thorpe & Christian, S.C.
Attorney Scott T. Christian
Delavan, Wisconsin

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made as of this 21st day of July, 2023, by Dancing Dudes, LLC ("Dancing Dudes")

The following recitals of fact are a material part of this Agreement.

A. Dancing Dudes is the owner of a certain parcel of land in the Village of Williams Bay, County of Walworth, and State of Wisconsin, legally described as follows:

The West 125 feet of Lot 2 in Block 7, in the Original Plat of the Village of Williams Bay; also commencing at the NW corner of Lot 1, Block 7, in the Original Plat of the Village of Williams Bay, thence E along the S line of Geneva Street 125.6 feet to the line between the Townships of Linn and Walworth; thence South along the Said Townline to the S line of Lot 1, thence W to the W line of said Lot 1, and thence N to the place of beginning. Excepting therefrom the following: Commencing at a point in the N line of said Lot 1 where the E line of Township 1 North, Range 16 East crosses said N line of said lot, running thence S to the S line of Lot 2, thence W along the S line of lot 2, 30 feet, thence N to Geneva Street, thence E to the place of beginning, also excepting Vol. 641 on page 411, the S 5 feet of the W 95 feet of Lot 2 in Block 7 in the Original Plat of the Village of Williams Bay, Walworth County, Wisconsin.

Tax Key No. WOP 00088

(hereinafter "Servient Parcel").

B. Dancing Dudes is the owner of property abutting the Servient Parcel legally described as follows:

The South Five (5) feet of the West 95 feet of Lot Two (2) in Block Seven (7), in the Original Plat of the Village of Williams Bay, Walworth County, Wisconsin. Also being at the northwest corner of Lot 3 of Block 7 of the Original Plat of the Village of Williams Bay, Wisconsin; thence run east along the north line of Lot 3 a distance of one hundred thirty (130) feet to a point; thence run due south along a line parallel with the west line of Lot 3 a distance of forty (40) feet to a point; run thence westerly along a line parallel with the north line of Lot 3 a distance of one hundred thirty (130) feet to the west boundary line of Lot 3; thence north along the west boundary line of said Lot 3 to the place of beginning.

Tax Key No. WOP 00090

(hereinafter "Benefitted Parcel").



C. Dancing Dudes wishes create and grant to the Benefitted Parcel a certain easement, in, upon, over and across the Servient Parcel for the benefit of the Benefitted Parcel, its successors and assigns, all as more fully set forth below.

D. The purpose of said easement is to allow for vehicular access to and from the Benefitted Parcel over the Servient Parcel.

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and other good and valuable consideration, the receipt of which are hereby acknowledged, the following grants, agreements and covenants are made:

1. **Incorporation of Recitals.** The recitals set forth above are incorporated herein by reference as if set forth at length herein.

2. **Grant of Easements.** Dancing Dudes hereby grants and conveys to the Benefitted Parcel a non-exclusive easement over the area depicted in Exhibit "A", attached hereto and incorporated herein by reference, ("Access Easement Area") to allow for vehicular ingress and egress over said Access Easement Area to and from the Benefitted Parcel and for no other purpose. The use of said Access Easement Area shall be limited to the owners of the Benefitted Parcel, and the tenants, occupants, invitees, agents, and contractors of the Benefitted Parcel.

3. **Maintenance.** The maintenance of the Access Easement Area shall be the full responsibility of the Servient Parcel.

4. **Indemnification.** The owners of the Benefitted Parcel do hereby indemnify and hold harmless the Servient Parcel, its owners and successors and assigns, and shall defend them and each of them from and against any and all claims, actions, damages, liability, losses, expenses and liens arising out of any occurrence causing injury or damage to any persons or property, whomsoever or wheresoever, and resulting from or caused by acts or omissions of the Benefitted Parcel, their tenants, employees, agents, contractors, visitors in exercising any of their rights and privileges granted herein, including but not limited to, the right of ingress and egress over the Access Easement Area as created by this Agreement.

5. **Covenants to Run With the Land.** The easement created by this Agreement shall run with the land and create an equitable servitude in favor of the Benefitted Parcel (over the Access Easement Area), and shall bind every person having any fee, leasehold or other interest in the Servient Parcel or the Benefitted Parcel and shall inure to the benefit of the respective parties and their successors, assigns, heirs and personal representatives.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first written above.

Dancing Dudes, LLC (Owner of Servient Parcel)

By: 
Jennifer Vieth, Member

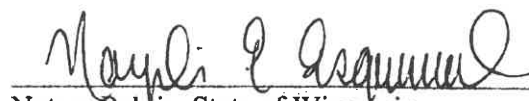
By: 
Dawn Marie Mancuso, Member

By: 
Jane Larson, Member

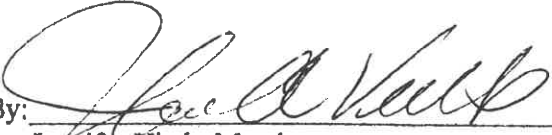
STATE OF WISCONSIN)
)SS.
COUNTY OF WALWORTH)

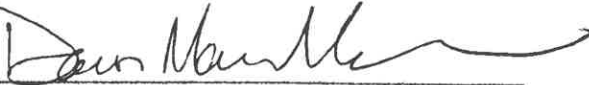
Personally came before me this 2nd day of July, 2023, the above-named Jennifer Vieth , Dawn Marie Mancuso, and Jane Larson to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.




Notary Public, State of Wisconsin
My Commission: 04/18/2023 - 04/18/2027

Dancing Dudes, LLC (Owner of Benefitted Parcel)

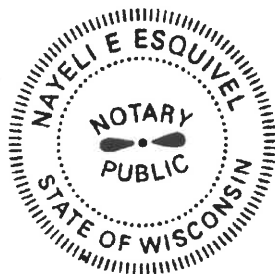
By: 
Jennifer Vieth, Member

By: 
Dawn Marie Mancuso, Member

By: 
Jane Larson, Member

STATE OF WISCONSIN)
)SS.
COUNTY OF WALWORTH)

Personally came before me this 21st day of July, 2023, the above-named Jennifer Vieth ,
Dawn Marie Mancuso and Jane Lason to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.



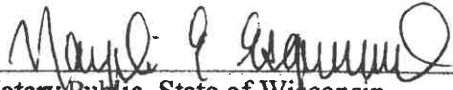
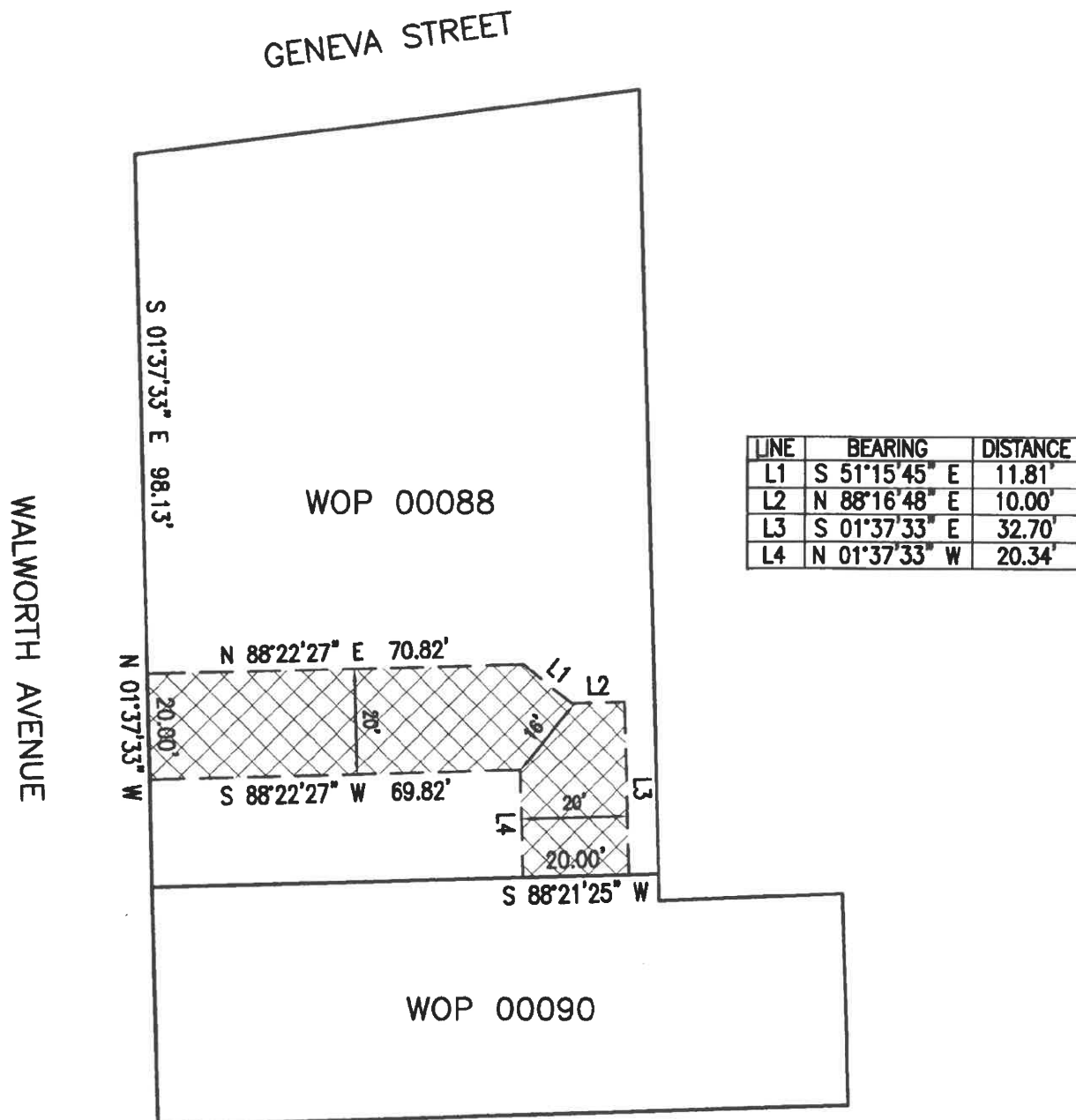

Notary Public, State of Wisconsin
My Commission: 04/19/2023 - 04/18/2027

EXHIBIT "A" TO EASEMENT AGREEMENT

Access Easement Area



LEGAL DESCRIPTION — ACCESS EASEMENT

PART OF LOTS 1 AND 2 OF BLOCK 7 OF THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF OF BLOCK 7 OF THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 7, S 01DEG 37MIN 33SEC E, 98.13 FEET TO THE POINT OF BEGINNING; THENCE N 88DEG 22MIN 27SEC E, 70.82 FEET; THENCE S 51DEG 15MIN 45SEC E, 11.81 FEET; THENCE N 88DEG 16MIN 48SEC E, 10.00 FEET; THENCE S 01DEG 37MIN 33SEC E, 32.70 FEET TO THE NORTHERLY BOUNDARY OF THE SOUTHERLY 5 FEET OF THE WESTERLY 95 FEET OF LOT 2 OF SAID BLOCK 7; THENCE ALONG SAID NORTHERLY BOUNDARY, S 88DEG 21MIN 25SEC W, 20.00 FEET; THENCE N 01DEG 37MIN 33SEC W, 20.34 FEET; THENCE S 88DEG 22MIN 27SEC W, 69.82 FEET TO THE WESTERLY BOUNDARY OF SAID BLOCK 7; THENCE ALONG SAID WESTERLY BOUNDARY, N 01DEG 37MIN 33SEC W, 20.00 FEET TO THE POINT OF BEGINNING.

Village of Williams Bay
Office of Zoning Administrator
Evaluation Report for Plan Commission Meeting
September 12th, 2023

Applicant: Dancing Dudes, LLC (Owner)

Tax Key: WOP 00088

Street Address 1 E. Geneva St., Village of Williams Bay

Response to Staff Comments:

(f) Projected number of daily employees: The Green Grocer expects to employ approximately 7 – 11 employees per day. The Green Grocer expects to see 100 – 120 customers off season from October to May and in season 150 – 200 per day. Clear Waters Salon Med Spa expects to employ 9 – 21 service providers and support staff per day depending upon the day of the week. Clear Waters Salon Med Spa expects to see 20 - 60 guests per day in the off season and 30 – 85 guests per day in season.

(h) Operational considerations relating to hours of operation, projected normal and peak water usage and sanitary sewer. Based upon 2022/2023 water and sewer bills; we expect the average usage to be 47,000 gallons per quarter and 55,000 gallons during peak season. Regarding traffic, there will be no traffic generation from the site because there are no residential units included in the development.

(i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article 8 including street access (see building plans) traffic visibility, parking (see registered document) loading (see building plans) exterior storage (none) exterior lighting (see building plans). The additional concerns of vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire, and explosion, toxic or noxious materials, waste and hazardous materials. No such nuisances will be created, and the proposed development shall comply with all requirements of section 390-0812 through 390-0820.

(j) Proposed exterior building and fencing materials. Building materials will be presented at the meeting with sample siding and cedar shake boards. Fencing will be black wrought iron enclosing the exterior garden in front of the coffee shop door.

Bonnie Schaeffer

From: Dawn Mancuso <dmmancuso@icloud.com>
Sent: Tuesday, September 5, 2023 12:27 PM
To: Bonnie Schaeffer
Subject: Re: Village of Williams Bay

Bonnie,
Clear Waters Salon Med Spa
Sunday 9-3 pm
Monday 9-5 pm
Tuesday - Thursday 8-8 pm
Friday 8-7 pm
Saturday 9-5 pm

The Green Grocer
Sunday 7-5 pm
Monday - Thursday 7-7 pm
Friday 7-8 pm
Saturday 7-7 pm

Kind Regards,
Dawn Marie
Clear Waters Salon Med Spa
& Green Grocer

Recommendation of Conditional Approval

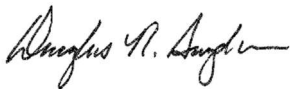
Green Grocer/Clearwater Spa – 1 East Geneva Center

August 23, 2023

We reviewed the attached site plan, dated May 30, 2023, with revisions dated August 22, 2023, by Farris, Hansen, and Associates. We recommend the Village approve the plan with the following conditions:

- Remove the handicap stall shown in the first-floor plan on Sheet 5 of 6.
- Verify that the handicap stall on Walworth Avenue maintains 2% max slope in all directions.
- Obtain a zoning permit for the improvements shown on 69 N. Walworth Avenue prior to issuance of building permit. There are future improvements shown on this property that are meaningless without the ability to require the improvements.
- The retaining wall on the east property line must be completely rebuilt; the replacement wall shall have a maximum height of 30 inches above the grade level of the property to the east; the existing stone may be reused. Drainage through the retaining wall to the east property, even during heavy rains, is not acceptable.
- Provide a landscaping plan for approval prior to building permit. There are plantings shown on the site plan without any reference to the plantings used.
- Provide a similar site plan for review prior to building permit. Include stormwater calculations, water meter sizing calculations, retaining wall details, retaining wall calculations, erosion control measures, and engineering seal.

Status of Engineer's Approval: Recommend Approval with Conditions



Douglas R. Snyder, P.E.

C: w/Encl via Email:

Bonnie Schaeffer, Zoning Administrator

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

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
06/13/2023 - TS NOTES, SPELLINGS, AND DATES
06/28/2023 - TS ADVANCE
07/24/2023 - TS ADVANCE REV #3
7/28/2023 - DVC ADDED GREASE TRAP
07/31/2023 - TS ADVANCE
08/16/2023 - TS ADVANCE
08/22/2023 - TS ADVANCE

PROJECT NO. 3052.KEG.23
DATE 05/30/2023
SHEET NO. 1 OF 6

N.T.S



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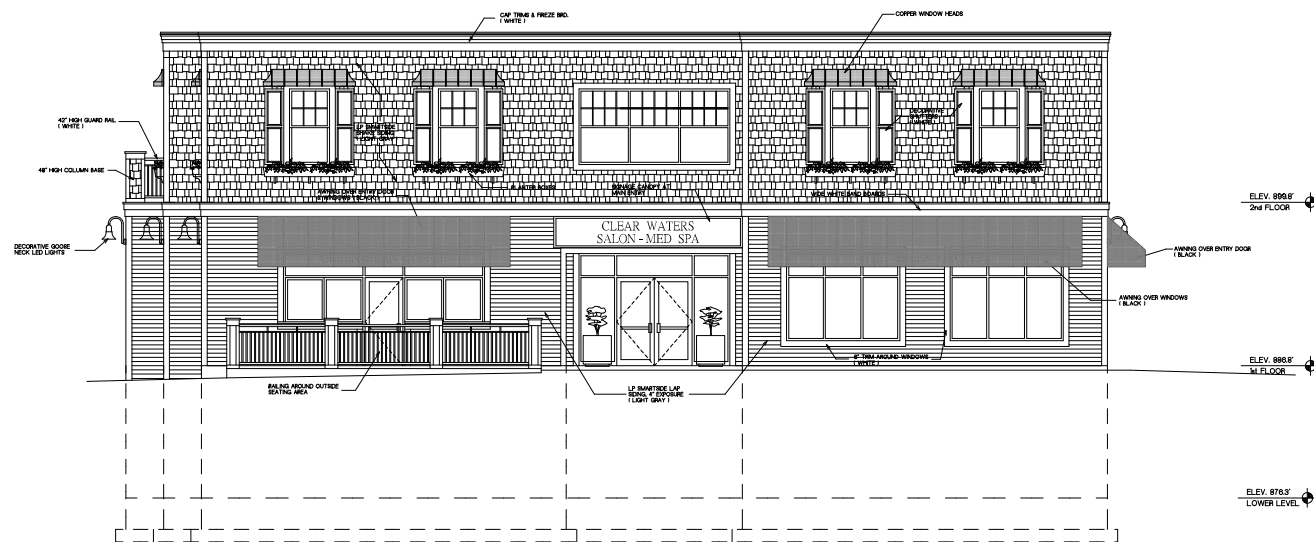
PROPOSED BUILDING
1 EAST GENEVA CENTER
EAST GENEVA STREET & WALWORTH AVENUE
WILLIAMS BAY, WALWORTH CO. WISCONSIN

WEST ELEVATION
NORTH ELEVATION

FAIRBANKS, HANSEN & ASSOCIATES, INC.
Engineering & Architecture
1000 North Main Street, Suite 200
Eau Claire, WI 54601
Office: (608) 733-5088
Fax: (608) 733-5888

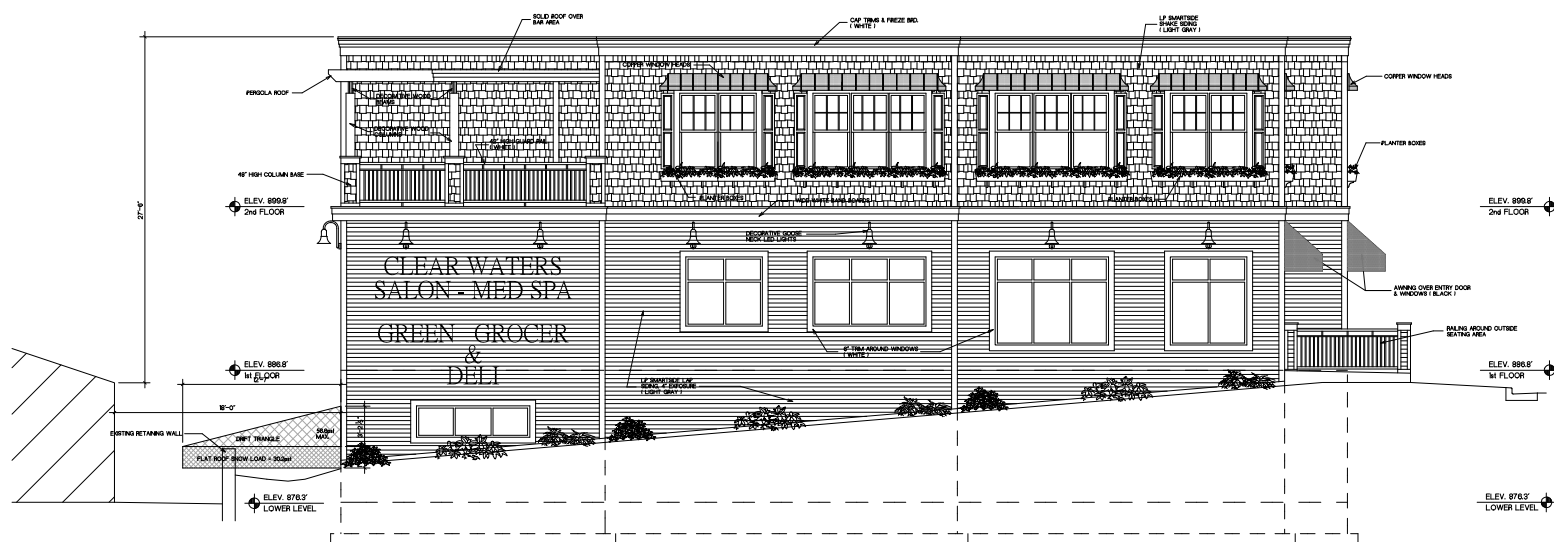
REVISIONS
BY ALL L&E REVISIONS
BY 06-07-2023

PROJECT NO.
3052KEG.23
DATE
05/30/2023
SHEET NO.
2 of 6



WEST ELEVATION

SCALE 1/4\"/>



NORTH ELEVATION

SCALE 1/4\"/>



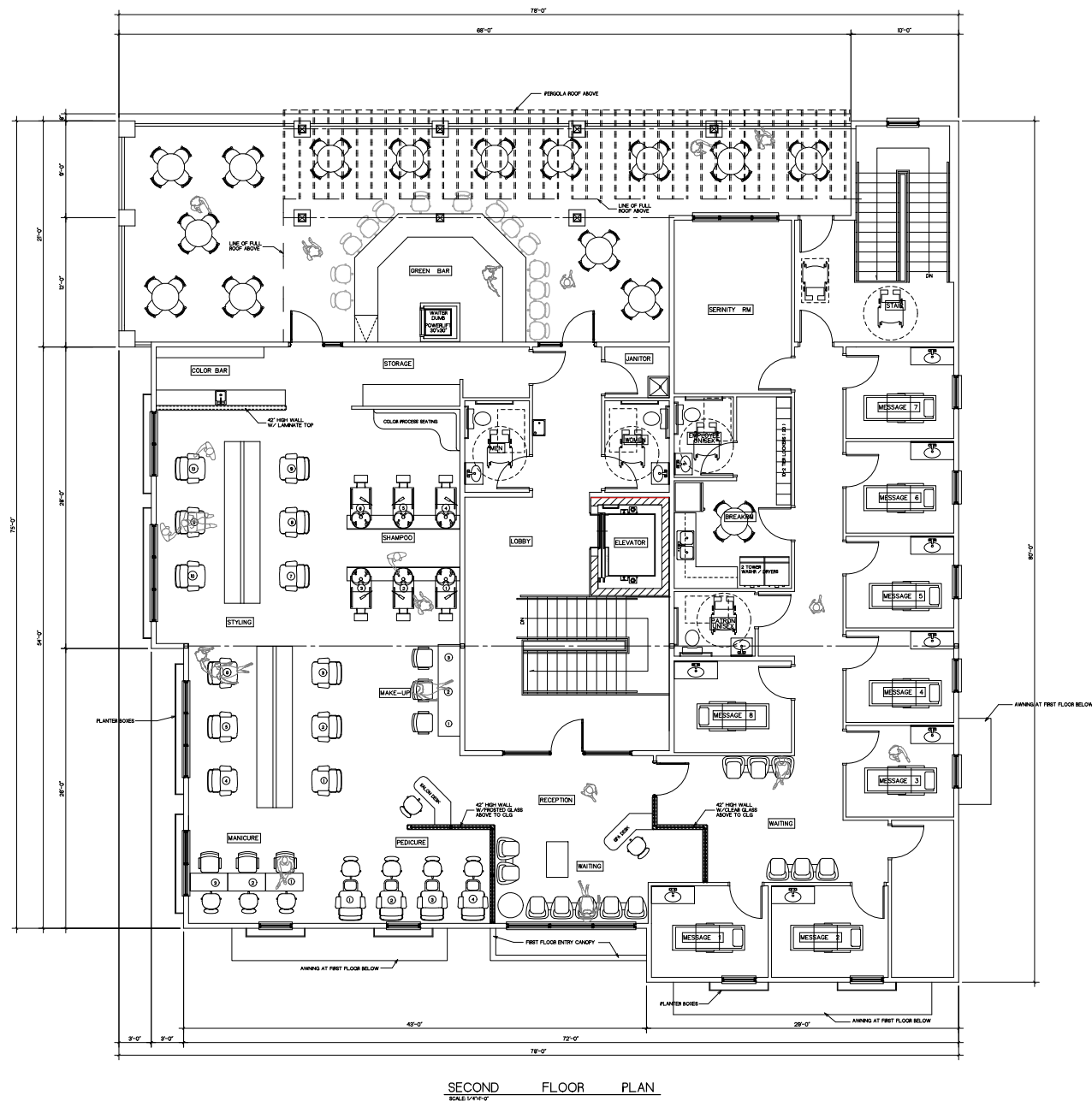
EAST ELEVATION
SOUTH ELEVATION

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2066
Fax: (262) 723-5896

REVISIONS
REV 04 - MSC REVISION
06 08/01/2023

PROJECT NO.	3052KEG.23
DATE	05/30/2023
SHEET NO.	3 of 6







VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting September 12, 2023

September 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. Recommended for approval at the July 11, 2023 Plan Commission meeting.

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. Recommended for approval at the July 11, 2023 Plan Commission meeting.

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; **See Supplemental Info Sheet**
(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; **See Supplemental Info Sheet**
(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 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; **See Supplemental Info Sheet**

(j) Proposed exterior building and fencing materials (§§ 390-0802 and 390-0809); **See Plan Set**

(k) Possible future expansions and related implications for Subsection D(1)(a) through (j) above;

- **The Village Engineer memo dated August 23, 2023, recommends conditional approval regarding stormwater management and other site plan elements.**
 - 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

**NOTICE OF PUBLIC HEARING ON PROPOSED
AMENDMENT TO ZONING ORDINANCE
OF THE VILLAGE OF WILLIAMS BAY**

PLEASE TAKE NOTICE that a public hearing will be held before the Plan Commission of the Village of Williams Bay on **Tuesday, September 12, 2023 at 6:30 p.m.** at the Village Hall Council Room located at 250 Williams Street, Williams Bay, Wisconsin. The purpose of the public hearing is to take public comment concerning the proposed ordinance creating sections 390-0822 of the Zoning Ordinance of the Village of Williams Bay, concerning shoreland standards. A copy of the full proposed ordinance is available for public inspection at the office of the Village Clerk located at the Village Hall.

All interested in the above matter, their attorneys and representatives are invited to attend this public hearing to be heard.

DATED this 16th day of August 2023.

Tina Kolls
Municipal Clerk

Published August 24 and 31, 2022 in the Lake Geneva Regional News

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