



VILLAGE OF WILLIAMS BAY

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OFFICIAL MINUTES JOINT VILLAGE BOARD & PLAN COMMISSION MEETING TUESDAY, MAY 11, 2021 AT 6:30 PM Via Zoom Webinar

I. Call to Order

President Duncan called the Village Board and Plan Commission meeting to order at 6:30pm.

II. Roll Call

Present:

Village Board: President Duncan, Trustees Umans, Vlach, Parker, D'Alessandro, Wright and Stanek

Plan Commission: President Duncan, Trustee Parker, Commissioners Cincinelli, Klemke Haak and Gage.

Also Present: Administrator Tobin, Zoning Administrator Schaeffer, Village Attorney Schroeder and Clerk Pankau

Excused: Plan Commissioners Pegel and Watts

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of March 9, 2021

The motion to Approve the Plan Commission Meeting Minutes of March 9, 2021 was initiated by Marianne Klemke and seconded by Maggie Gage. Unanimously carried.

V. Plan Commission Recommendation for a Certificate of Compliance

- A. APPLICANT: Stephanie Morrison (Applicant) TAX KEY: WOP 00052
STREET ADDRESS: 88 N. Walworth Street, Williams Bay, Wisconsin 53191

Applicant is requesting a Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification".

Stephanie Morrison explained that she grew up coming to Williams Bay for over 35 years and recently moved to Williams Bay in 2017 and is hoping to open a General Store themed gift/souvenir shop featuring handmade items by artists in the area and it will feature Williams Bay/Geneva Lake gifts. She stated that she also plans on holding classes in the fall for the public to participate in.

Zoning Administrator Schaeffer stated that this is before the Plan Commission because this is an existing office space and the Zoning Ordinances put stores in a different category so she is requesting for a Certificate of Compliance to use the space as a store which Schaeffer suggested to approve.

Cincinelli asked what her vision is on having the classes and if parking would be an issue. Morrison stated that classes would be for about ten students and that there is plenty of parking behind and in front of the building.

The motion to Recommend Village Board Approval for the Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification" for

APPLICANT: Stephanie Morrison (Applicant)

TAX KEY: WOP 00052

STREET ADDRESS: 88 N. Walworth Street, Williams Bay, Wisconsin 53191

was initiated by Ralph Cincinelli and seconded by Jess Haak. Unanimously carried.

VI. Board Consideration of a Certificate of Compliance

A. APPLICANT: Stephanie Morrison (Applicant) TAX KEY: WOP 00052

STREET ADDRESS: 88 N. Walworth Street, Williams Bay, Wisconsin 53191

Applicant is requesting a Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification".

The motion to Approve the Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification" with the condition that all inspections will be approved by the Building Inspector for

APPLICANT: Stephanie Morrison (Applicant)

TAX KEY: WOP 00052

STREET ADDRESS: 88 N. Walworth Street, Williams Bay, Wisconsin 53191

was initiated by Bill Duncan and seconded by Robert Umans. Unanimously carried.

VII. Board Public Hearing for Comprehensive Plan Amendment

A. Open Public Hearing - All interested in this matter are invited to attend

Village Attorney Schroeder explained the procedure of this evening's agenda.

President Duncan opened the Public Hearing at 6:47pm.

1. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent) TAX KEY: WAS 00002

STREET ADDRESS: Vacant land north of 109 Constance Blvd., Williams Bay, Wisconsin 53191

Applicants hereby petition the Board of Trustees of the Village of Williams Bay to amend the Future Land Use Map contained in the Village of Williams Bay Comprehensive Plan (at page 71). Specifically, the applicants' petition seeks to change the designation of the above described lands from "Institutional" to "Large Lot Residential".

Attorney Pollard, representing Micheal and Tracy Sierakowski, stated that they are very appreciative of everyone's time for this meeting and gave an overview of the history of this application. He explained that the Sierakowski's bought this property in 2020 which has an existing home and driveway on the property and then realized that they are restricted in terms of building because only a small portion of the lot is zoned as residential, while the majority of the lot is zoned as Parks & Institutional. The proposed Certified Survey Map splits the 11 acres into two lots with the intention to possibly have two homes on the property in the future. Pollard explained that the lots will be restricted so that they could not be split up again in the future. Pollard also stated that the Sierakowskis plan to maintain the woods with conservation in mind.

Michael Sierakowski explained that him and his wife are long-time residents of Williams Bay and were summer residents growing up so they love Williams Bay and purchased the woods with the intent to build their dream home, hoping that they would be able to get the Parks and Institutional land re-zoned as Residential since there has been a residential driveway on the property since the 1930s. He explained the experience he has in nature conservation and how he has applied for grants to get rid of the invasive species on the property. Sierakowski explained that the second home may not ever happen but it is a legacy for his children if they ever want to build there. Tracy Sierakowski added that they will be managing the land and it will look the same to all of the walkers who enjoy the woods.

Bob Darre (78 Upper Loch Vista) stated that he knows the Sierakowski's personally and that he is confident they will take care of the land well and that he is in support of this application.

Dianna Colman (Yerkes Future Foundation) stated that she is speaking solely as conservationist and that she has met with the Sierakowski's and is confident in them taking care of this land as it needs a lot of attention to thrive. Colman strongly suggests that the Board and Plan Commission approve this application.

Tracy McCabe (University of Chicago) stated that he is in support of the application and that re-zoning this land to Residential will be best for conservation purposes.

Sandra Johnson (2327 Theatre) submitted a written comment stating that she does not believe it is right to make amendments to an out-of-date Comprehensive plan and that no amendments to the 2010 Comprehensive Plan should be granted until a 2020 Plan is completed. Johnson stated that she would like the homeowners to complete an Archeological Survey of the land and to consider mounting a historical marker indicating the historical significance of the land.

B. Close Public Hearing

President Duncan closed the Public Hearing at 7:10pm.

VIII. Board Consideration of Comprehensive Plan Amendment Ordinance

- A. APPLICANT:** Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent) TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

Applicants hereby petition the Board of Trustees of the Village of Williams Bay to amend the Future Land Use Map contained in the Village of Williams Bay Comprehensive Plan (at page 71). Specifically, the applicants' petition seeks to change the designation of the above described lands from "Institutional" to "Large Lot Residential".

President Duncan read the language of the proposed Ordinance 2021-03.

The motion to Approve the first reading of Ordinance 2021-03 an Ordinance to amend the Comprehensive Plan of the Village of Williams Bay as written was initiated by Robert Umans and seconded by George Vlach.

Trustee D'Alessandro congratulated the Sierakowski's on what they would like to do with the land, but stated that he believes the Plan Commission has become an Amending Commission since the 2020 Comprehensive Plan process has not been taking place. He stated that if the Board were in the process, he would like to speak about all of the Institutional definitions and if they should or should not be in the principle uses.

Trustee Parker confirmed with Village Attorney Schroeder that the zoning as requested cannot take place if this Ordinance is not passed. Parker stated that this should not be looked at as a property tax income as it does not increase the Village's annual levy and that should not be taken into account to make a decision. He also added that every ten years the Board discusses all of the Institutional land in the Village and it is his recollection from both the Planner and the Attorney that they wouldn't recommend changing the land unless a property owner comes in to request the re-zone as it is best served on a case by case basis. Village Attorney Schroeder agreed with this. Parker also stated that he believes it is a little irrational to think that the only time to get a re-zone is every ten years during the Comprehensive Plan process.

Trustee Umans stated that the Comprehensive Plan cannot be put on a shelf to not make any adjustments for ten years and although the timing happens to be at the ten years right now, it is not like this application would not be considered if it had come forward five years ago. Umans stated that possibly two houses on eleven acres is not a lot to ask and most of the land will not be affected as the woods needs desperate attention. Umans clarified with Village Attorney Schroeder that if the land is not re-zoned, the Sierakowski's could themselves, or lease to someone the land as Parks and Institutional, and then build a recreational, educational, religious or non-profit building on that site.

Vote: Aye-Duncan, Parker, Stanek, Umans, Vlach and Wright. Nay-D'Alessandro. Motion passes.

The motion to waive second reading of Ordinance 2021-03 was initiated by Lowell Wright and seconded by George Vlach. Vote: Aye-Duncan, Parker, Stanek, Umans, Vlach and Wright. Nay-D'Alessandro. Motion passes.

The motion to adopt Ordinance 2021-03 was initiated by George Vlach and seconded by Lowell Wright. Vote: Aye-Duncan, Parker, Stanek, Umans, Vlach and Wright. Nay-D'Alessandro. Motion passes.

IX. Plan Commission Public Hearing for Zoning Map Amendment

A. Open Public Hearing

President Duncan opened the Public Hearing at 7:48pm.

1. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent) TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 11.5 acres from P&I Public and Institutional District to SF-1 Low Density Residential District.

Bob Darre (78 Upper Loch Vista) stated that for the same reasons that he stated earlier, he recommends that the Plan Commission approve this application.

Atty. Pollard stated that he just wants to reiterate the comments he said before.

B. Close Public Hearing

President Duncan closed the Public Hearing at 7:50pm.

X. Plan Commission Recommendation for Zoning Map Amendment

- A. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent) TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 11.5 acres from P&I Public and Institutional District to SF-1 Low Density Residential District.

Commissioner Cincinelli stated that he applauds the Sierakowskis for finding a balance of the environmental and visual issues of this land by limiting future development and maintaining the woods which he believes deserves support.

The motion to Recommend Village Board Approval for the Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 11.5 acres from P&I Public and Institutional District to SF-1 Low Density Residential District for

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)

TAX KEY: WAS 00002

STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

was initiated by Bill Duncan and seconded by Marianne Klemke. Unanimously carried.

XI. Board Consideration of Zoning Map Amendment Ordinance

- A. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent) TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

The applicants request a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 11.5 acres from P&I Public and Institutional District to SF-1 Low Density Residential District.

President Duncan read the language of the proposed Ordinance 2021-02.

The motion to Approve the first reading of Ordinance 2021-02 an Ordinance amending the Official Map of the Village of Williams Bay contingent that it is approved with the Certified Survey Map provided was initiated by Robert Umans and seconded by George Vlach. Vote: Aye-Duncan, Parker, Stanek, Umans, Vlach and Wright. Nay-D'Alessandro. Motion passes.

The motion to waive second reading of Ordinance 2021-02 was initiated by Bill Duncan and seconded by Matt Stanek. Vote: Aye-Duncan, Parker, Stanek, Umans, Vlach and Wright. Nay-D'Alessandro. Motion passes.

The motion to adopt Ordinance 2021-02 was initiated by George Vlach and seconded by Matt Stanek. Vote: Aye-Duncan, Parker, Stanek, Umans, Vlach and Wright. Nay-D'Alessandro. Motion passes.

XII. Plan Commission Consideration of Certified Survey Map

- A.** APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent) TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

The applicants request approval of a Certified Survey Map to divide the existing 11.5 acres into two parcels, one being 6.49 acres and the other consisting of 5.01 acres.

Attorney Pollard reiterated the restrictions on the property where there is 11+ acres divided into two lots with no further land division permitted and restrictions based on the building envelopes based on the lot as to area.

Commissioner Cincinelli stated that since these are large lots, he is wondering why 30-feet as front yard and side yard setbacks. Schaeffer stated those are the minimums in SF-1 Zoning.

The motion to Approve the Certified Survey Map to divide the existing 11.5 acres into two parcels, one being 6.49 acres and the other consisting of 5.01 acres for

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)

TAX KEY: WAS 00002

STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

was initiated by Jess Haak and seconded by Ralph Cincinelli. Unanimously carried.

XIII. Adjournment

The motion to Adjourn was initiated by Maggie Gage and seconded by Marianne Klemke at 8:02pm. Unanimously carried.

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