



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 9, 2024 AT 6:30 PM

Village Hall Council Room

250 Williams Street

Williams Bay, WI 53191

There may be a quorum of Village Trustees present, no board business will be conducted.

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 11, 2024

V. Recommendation for Conditional Use Permit

- A. Open Public Hearing

- B. APPLICANT: Dan Leahy (Owner), Michael Levitzke, Jr. (Applicant)

TAX KEY: WA506300001

STREET ADDRESS: 178 Clover St, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0809.D (2) *Fencing Standards*:

The project consists of 6' high semi-private aluminum and composite fencing and gate located in the street yard and along the side lot lines. Also, 4' and 10' high black chain link fence with windscreen around the pickle ball court.

- C. Close Public Hearing

VI. 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: 07/03/2024 5:00 PM



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION MEETING 6/11/2024 MEETING TUESDAY, JUNE 11, 2024 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD BUSINESS WILL BE CONDUCTED.

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 Pat Watts, Maggie Gage, Marianne Klemke, Matt Robbins, and James Killian

Also Present: Administrator David Lothspeich, Zoning Administrator Bonnie Schaeffer, Village Engineer Doug Snyder, Clerk Tina Kolls

Excused: Commissioner Jess Haak

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Special Plan Commission Meeting Minutes of May 13, 2024

The motion to approve the Special Plan Commission Meeting Minutes of May 13, 2024 was initiated by Commissioner Klemke and seconded by Commissioner Gage. Unanimously carried.

B. Plan Commission Meeting Minutes of May 14, 2024

The motion to approve the Plan Commission Meeting Minutes of May 14, 2024 was initiated by Commissioner Klemke and seconded by Commissioner Gage. Unanimously carried.

V. Recommendation and Possible Action for an Extraterritorial Condominium Plat Addendum

A. APPLICANT: John Berget, North by Northwest Storage, LLC (Owner)

TAX KEY: FNNW 00004

STREET ADDRESS: 4954 Hwy. 50, Town of Delavan

Applicant requests a condominium plat addendum to convert Unit 4 from rental units to owner occupied.

The motion to recommend Village Board approval of a condominium plat addendum to convert Unit 4 from rental units to owner occupied was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

VI. Recommendation and Possible Action for Certificate of Compliance

A. APPLICANT: Andrew Brown (Lessee)

TAX KEY: WFS 00005

STREET ADDRESS: 186 Elkhorn Rd, Village of Williams Bay

Applicant is requesting a Certificate of Compliance per Section 390.1211.B(1)(b) "New occupancy and use of an existing building when the new use is of a different land use classification".

The motion to recommend Village Board approval once proof of compliance is provided for a Certificate of Compliance per Section 390.1211.B(1)(b) "New occupancy and use of an existing building when the new use is of a different land use classification" to include up to 4 personal/company vehicles to be parked outside the unit with license plate information to be provided was initiated by Commissioner Gage and seconded by Commissioner Robbins. Unanimously carried.

VII. Recommendation Regarding the Proposed Project Plan and Boundary for Tax Incremental District No. 1

A. Open Public Hearing

President Duncan opened the public hearing at 06:50 pm.

B. APPLICANT: Village of Williams Bay

TAX KEY: WWUP 00011

STREET ADDRESS: Former George Williams University Property, Williams Bay, WI 53191

TID No. 1 will be classified as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. Public improvements within TID #1 include the replacement and reconstruction of all existing public water/sewer and extensions which serve the former George Williams University property and within the area of the proposed district, water system improvements near the development to include a water transfer station to improve fire flows to the development, public roadway improvements, and related pedestrian improvements.

Adam Ruechel, Baird, gave a brief overview of the proposed project plan and boundaries for the proposed Tax Incremental District No. 1.

There were no public comments.

C. Close Public Hearing

President Duncan closed the public hearing at 07:32 pm.

D. Recommendation and Possible Action on Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 1

The motion to approve Plan Commission Resolution 2024-01 Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 1 was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

VIII. Adjournment

The motion to adjourn was initiated by Commissioner Klemke and seconded by Commissioner Watts at 07:48pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

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

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT
BEFORE THE
PLAN COMMISSION
July 9, 2024 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Dan Leahy (Owner), Michael Levitzke, Jr. (Applicant)

TAX KEY NUMBER: WA506300001

STREET ADDRESS: 178 Clover St, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0809.D (2) *Fencing Standards*:

A fence, wall, tree, hedge, or shrubbery may be erected, placed, maintained, or grown along a lot line on or adjacent to a residentially zoned property.

(a) Permitted types of fences in residential districts include split rail fences; open picket fences; or decorative fences not more than three feet in height located on the interior of the lot surrounding patios, gardens, or other similar features. Any other type of fence shall require a conditional use permit per § 390-1207.

(b) The height of such fences or walls along interior side and rear lot lines shall not exceed six feet above the ground level, except that along zoning district boundaries there shall be a ten-foot limit on the height of fencing along such boundary. The height of fences or walls along street side and front lot lines shall not exceed three feet above ground level. If solid fences or walls are deemed appropriate along public rights-of-way, consideration should be given to providing a landscaped planting strip at least two feet in width adjacent to the property line.

The project consists of 6' high semi-private aluminum and composite fencing and gate located in the street yard and along the side lot lines. Also, 4' and 10' high black chain link fence with windscreen around the pickle ball court.

All interested in the above matter are invited to attend. Copies of the application are on file at the Village Hall and are available for public inspection during regular office hours on Monday, Tuesday, Wednesday, Friday from 8:30 am – 5:00 pm and Thursday 8:30 am – 12:00 pm.

Tina Kolls
Village Clerk
Published June 20, 2024 and June 27, 2024



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:

Physical Address of Site:

178 Clover Street

Tax Parcel Number:

WA 506300001

Project or Development Name:

Leahy Residence

Applicant

Name:

Mike Levitzke Jr.

Mailing Address: 200 W. River Dr. St. Charles, IL 60174

eMail:

Mike L @ Peerless Fence.com

Phone:

224-636-1690

Owner of Site

Name:

Don Leahy

Mailing Address: 178 Clover St.

eMail:

DLeahy@Huffman.com

Phone:

312-806-8800

Legal Representative

Name:

Mailing Address:

eMail:

Phone:

Architect, Engineer, Contractor

Name:

John Matustik

Mailing Address:

eMail:

John@matustikbuilders.com

Application for Village of Williams Bay

Phone: 847-624-7774

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

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

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

Proposed Zoning of Site: _____

Proposed type of structure or use: 6' Aluminum + Composite Fence + Gate
4' Black chainlink + 10' Black chainlink @ Pickleball Court.

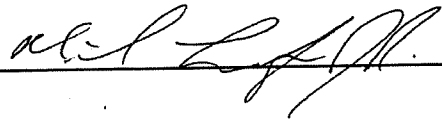
Proposed use of structure or site: Property Definement for 6' Aluminum Composite
fence + gate. Pickle ball court fence to keep BALL in Court.

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):

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

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

Print Applicant's Name: Mike Levitzke Jr.

Signature of Applicant:  Date: 06/07/2024

PEERLESS FENCE

A Division of Peerless Enterprises, LLC.
200 W River Dr * St. Charles, IL 60174
(630) 584-7710 * Fax (630) 584-7746

PROPOSAL AND ACCEPTANCE

Attn: Dan Leahy

Proposal submitted to: Dan Leahy		Phone: (630)-691-0604	Date: 05/15/2024
Street: Clover Street		Fax:	Job Phone: (630)-691-0604
City, State and Zip Code: Williams Bay, WI 53191		Job Name: Leahy Residence Fence, Operated Gates	
Email: dleahy@hiffman.com	Date of Plans: 03/06/2024	Job Location: 19 Clover Street Williams Bay, WI 53191	

We hereby submit specifications and estimates: Furnish and Install:

#1: Installation Only of Provided Greenwood Fence by Client;

- Semi Private Aluminum Framed, Composite Filled Fencing
- Total of 625' of 6' High
- 5 Terminal Posts
- No Gates
- All Posts set in 36" Concrete Footings
- Layout Provided by Landscape Construction Wisconsin, LLC 03/06/2024

#1 TOTAL: \$10,185.00

#2: Approximately 124' Total Feet of New Fence Around Pickleball Court to Include;

- 62' Total Feet of 4' High Black Vinyl Coated Chain Link
- 2"x2" Black Wire Mesh
- 1-1/2" Top Rail
- 2" Line Posts set in 36" Concrete Footings
- 2-1/2" Terminal Posts set in 36" Concrete Footings
- 62' Total Feet of 10' High Black Vinyl Coated Chain Link
- 2"x2" Black Wire Mesh
- 1-1/2" Top and Bottom Rail
- Middle Pipe Bracing for Windscreen
- 3" Terminal and Line Posts set in 48" Concrete Footings
- Black Windscreen on 10' High Chain Link Only

#2 TOTAL: \$7,215.00

#3: Operator Information;

- (4) vehicle loop sensors into the existing asphalt driveway with (3) LiftMaster vehicle detectors
- (1) commercial gooseneck pedestal stand
- Summit Control Ascent X1+ cellular telephone entry system with built in still camera. This system can access the gate via voice, text, access code, or app. Gate Options will secure the new entry system to the pedestal stand.
 - NOTES: This system requires cellular service to function and the monthly service charges for this are to be paid directly to Summit Control by the homeowner. Gate Options will provide all of the necessary information for the homeowner to set up their account and activate the new entry system prior to installation.
- (1) 120 V surge protector
- This also includes the labor to install the provided LiftMaster LA500 gate operator and photo eye systems on the Iron double swing gate and support posts.
- All necessary conduits for power and gate system wiring by others. Grounding by others, 120 V power by others.

#3 TOTAL: \$11,025.00

PROJECT TOTAL: \$28,425.00

Proposal Based on:

Due to current steel price increases & availability of materials our pricing can only be held for 15 days.

Full Day Mobilizations.

Normal site conditions.

Peerless standard safety requirements.

Peerless standard certificate of insurance.

Specifications & Quantities Above.

Fence line established by others.

Private utilities located by others.

Quoted price is based on the current market cost. We reserve the right to adjust this quote based on market conditions at the time material is ordered and delivered to the job site.

Work performed per our current certificate of insurance.

Exclusions: Bonds, permits, licenses and fees.

Payment to be made as follows: Deposit paid of \$22,987.50, Remaining Balance of \$5,437.00 Due Upon Completion

Peerless Fence to Obtain Permit From Williams Bay, WI

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner, on a regular time basis according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Customer hereby assumes full responsibility for the location of the line upon which fence materials are to be installed and locate any and all private cable to include sprinkler systems, electric, septic fields, gas lines, grills, lighting, etc. Peerless Fence to Call J.U.L.I.E.

I, THE UNDERSIGNED, HEREBY AGREE THAT IN THE EVENT OF DEFAULT IN THE PAYMENT OF ANY AMOUNT DUE, AND IF THIS ACCOUNT IS PLACED IN THE HANDS OF AN AGENCY OR ATTORNEY FOR COLLECTION OR LEGAL ACTION, TO PAY AN ADDITIONAL CHARGE EQUAL TO THE COST OF COLLECTIONS INCLUDING AGENCY AND ATTORNEY FEES AND COURT COSTS INCURRED AND PERMITTED BY LAWS GOVERNING THESE TRANSACTIONS. ALL PAST DUE ACCOUNTS WILL BE CHARGED AT THE RATE OF 1.5% ON UNPAID MONTHLY BALANCE.

ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance 5/15/24

Authorized Signature:

Mike Levitzke

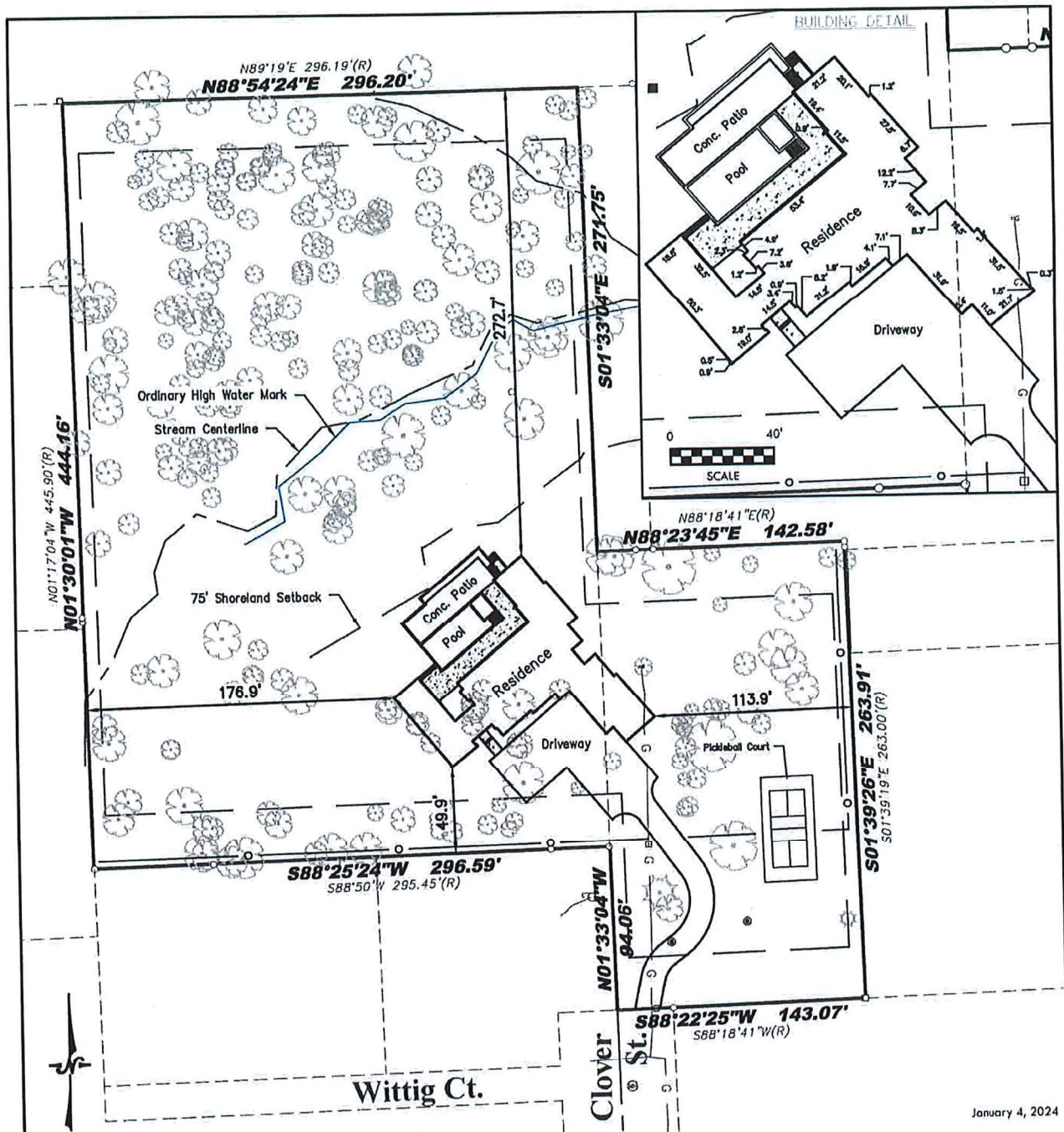
Mike Levitzke, Commercial Sales

PEERLESS FENCE

Note: we may withdraw this proposal if not accepted within 15 days.

Signature _____

Signature _____



Legal Description: Tax ID: WWUP-24B & WWUP-25

Two parcels of land located in the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1 in Township 1 North, Range 16 East, in the Village of Williams Bay, Walworth County, Wisconsin, more particularly described as:

Beginning at the Northeast Corner of Carlson's Addition to Williams Bay Subdivision; N88°54'24"E, 296.20 feet; thence S01°33'04"E, 271.75 feet; thence N88°23'45"E, 142.58 feet; thence S01°39'26"E, 263.91 feet; thence S88°22'25"W, 143.07 feet; thence N01°33'04"W, 94.06 feet; thence S88°25'24"W, 296.59 feet to the east line of said Carlson's Addition to Williams Bay Subdivision; thence N01°30'01"W along said east line, 444.16 feet to the point of beginning.

Said lands containing 3.88 Acres (168,970 sq. ft.) more or less

Said lands contain portions of the former Clover Street Right-of-Way as vacated by the Village of Williams Bay, recorded as Document No. 1063774 in the Walworth County Registry.



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/ACPS survey.

RICK R. HILLMANN, Professional Land Surveyor, S-3005



Plat of Survey for Leahy Residence

LEGEND

- Found 1" Iron Pipe
- Found 3/4" Iron Rod
- Set 3/4" Iron Rod
- Man Hole
- Soil Boring
- Fence-Chain Link
- Utility-Water
- Utility-Gas



From high schools to the pros!
Fast Turnaround USA
manufacturer direct. Featured
in these pro tournaments:

- The US Open
- Citi Open
- Western & Southern Open
- The Miami Open

Permascreen 80 Pickleball Windscreen

Get The Best Value For Your Pickleball Courts



Permascreen 80 from Midwest Cover is a weather tough vinyl coated polyester. Make even simple logo designs stand out on 12 vibrant UV-resistant colors.

- ▶ Fabric: Vinyl Coated Polyester
- ▶ VCP: Open - 9 x 12 Weave
- ▶ Opacity: 80%
- ▶ Weight: 9.0 oz. per square yd.
- ▶ Tensile Strength:

Grab: 230 lbs. x 200 lbs. Strip: 200 lbs. x 140 lbs

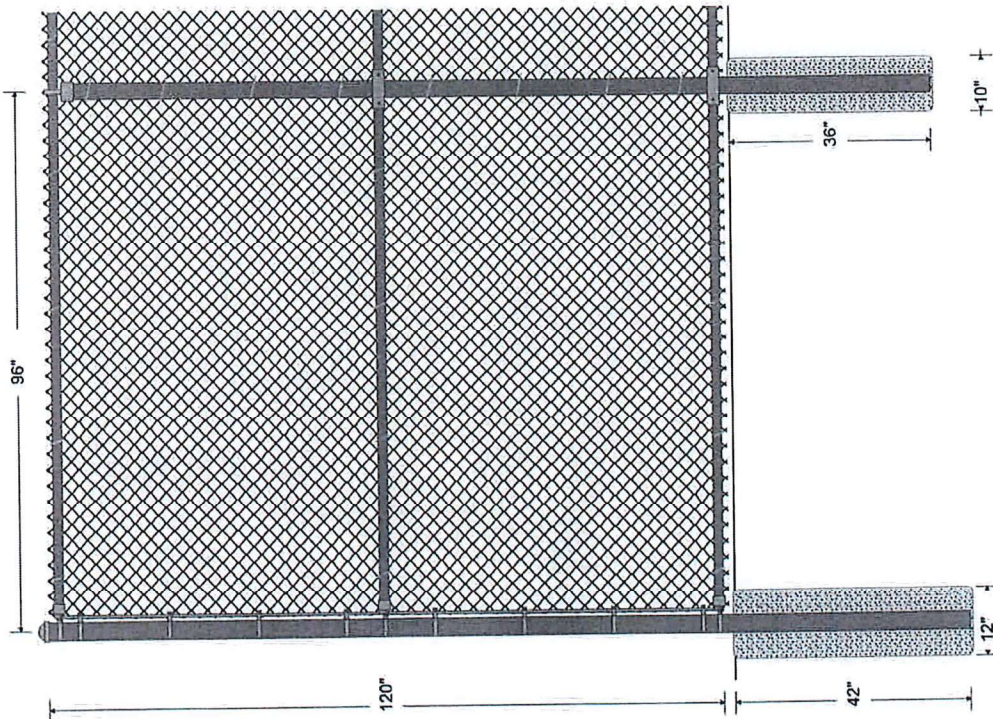
- ▶ Fabrication: 4 ply hems on all sides reinforced with vinyl tape and #2 brass grommets placed in 18" intervals.



Call For a Quote: 800-594-0744

VISIT US ONLINE MIDWESTCOVER.COM

©2024 Midwest Cover, Inc. | 6463 Waveland Avenue, Unit A Hammond, IN 46320
info@midwestcover.com



FABRIC: 120" 8 GA. / 9 GA. CORE
COLOR (2" Mesh) K&K FUSED & BONDED.

TOP RAIL: 1 5/8" O.D. VINYL
COLORGUARD SS-40 PIPE, 1.84 lbs.
per foot. Top rail 21' in length.
joined with 1 5/8" COLORGUARD VINYL
SLEEVE.

LINE POST: 3" O.D. VINYL COLORGUARD
SS-40 PIPE CUT POST, 4.64 lbs. per
foot. Line posts set 8' on center
maximum spacing. Concrete footing:
10" diameter, 36" depth.

TERMINAL POST: 3" O.D. VINYL
COLORGUARD SS-40 PIPE CUT POST,
4.64 lbs. per foot. Concrete
footing: 12" diameter, 42" depth.

BRACING: 1 5/8" O.D. VINYL
COLORGUARD SS-40 PIPE, 1.84 lbs.
per foot. used for the middle rail
& bottom rail.

FITTINGS: COLORGUARD VINYL REGULAR
BRACE BAND & CARRIAGE BOLT,
COLORGUARD VINYL STEEL RAIL-END,
COLORGUARD VINYL LINE RAIL CLAMP,
COLORGUARD VINYL STEEL LOOP CAP,
COLORGUARD VINYL STEEL CAP, 3/16" X
5/8" COLORGUARD VINYL STEEL TENSION
BAR, COLORGUARD VINYL REGULAR
TENSION BAND & CARRIAGE BOLT.

TIE WIRE: 9 1/2" 9 GA. ALUMINUM TIE
WIRE & 8 1/2" 9 GA. VINYL ALUM TIE
WIRE spaced 15" on center for line
posts & 24" on center for rails.

POST FOOTING: HAND MIXED CONCRETE.

PEERLESS
FENCE & SUPPLY

PEERLESS FENCE CO.
200 W River Dr.
SAINT CHARLES, IL 60174
630-584-7710

Drawn: 05/07/2024
File: 24Leahy10ChainLink0507

LINE OF FENCE

FABRIC: 48" 8 GA. FIN / 11 GA.
CORE COLOR (2" Mesh) K&K EXTRUDED &
BONDED.

TOP RAIL: 1 5/8" O.D. VINYL
COLORGUARD 17 GA. TUBING, .98 lbs.
per foot. Top rail 21" in length,
joined with 1 5/8" COLORGUARD VINYL
SLEEVE.

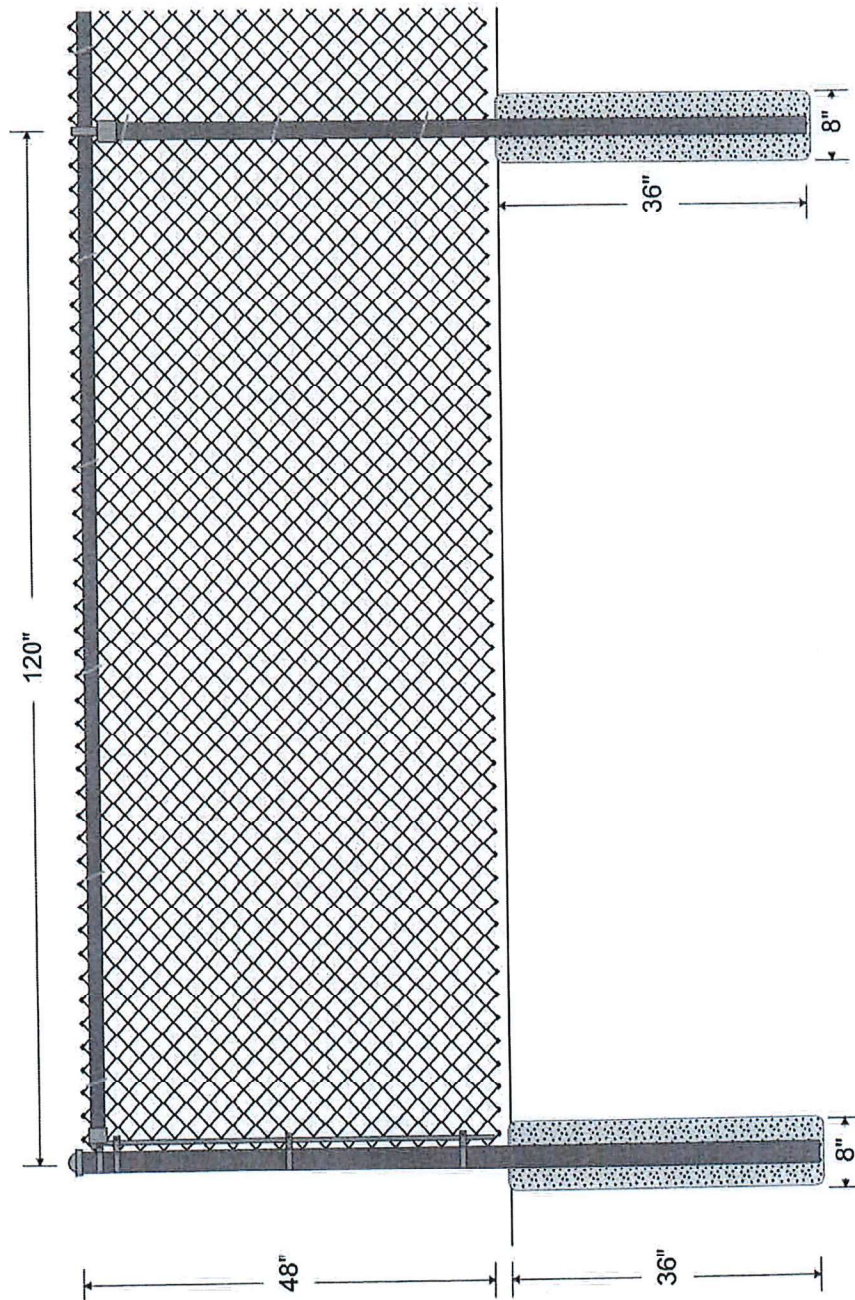
LINE POST: 2" O.D. VINYL COLORGUARD
17 GA. TUBING CUT POST, 1.12 lbs.
per foot. Line posts set 10' on
center maximum spacing. Concrete
footing: 8" diameter, 36" depth.

TERMINAL POST: 2 1/2" O.D. VINYL
COLORGUARD 17 GA. TUBING CUT POST,
1.40 lbs. per foot. Concrete
footing: 8" diameter, 36" depth.

FITTINGS: COLORGUARD VINYL REGULAR
BRACE BAND & CARRIAGE BOLT,
COLORGUARD VINYL STEEL RAIL-END,
COLORGUARD VINYL STEEL LOOP CAP,
COLORGUARD VINYL STEEL CAP, 1/4" X
3/4" VINYL FIBERGLASS TENSION BAR,
COLORGUARD VINYL REGULAR TENSION
BAND & CARRIAGE BOLT.

TIE WIRE: 8 1/4" 9 GA. VINYL ALUM
TIE WIRE & 6 1/2" 9 GA. VINYL ALUM
TIE WIRE spaced 15" on center for
line posts & 24" on center for
rails.

POST FOOTING: HAND MIXED CONCRETE.



PEERLESS FENCE CO.
200 W River Dr.
SAINT CHARLES, IL 60174
630-584-7710

Drawn: 05/07/2024

File: 24Leahy4ChainLink0507

PEERLESS
FENCE & SUPPLY

LINE OF FENCE





VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Village Board Meeting July 9, 2024

July 1, 2024

APPLICANT: Dan Leahy (Owner), Michael Levitzke, Jr. (Applicant)

TAX KEY: WA506300001

STREET ADDRESS: 178 Clover St, Village of Williams Bay

Applicant request a conditional use permit per Section 390-0809.D (2) *Fencing Standards*:
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(b) The height of such fences or walls along interior side and rear lot lines shall not exceed six feet above the ground level, except that along zoning district boundaries there shall be a ten-foot limit on the height of fencing along such boundary. The height of fences or walls along street side and front lot lines shall not exceed three feet above ground level. If solid fences or walls are deemed appropriate along public rights-of-way, consideration should be given to providing a landscaped planting strip at least two feet in width adjacent to the property line.

The project consists of 6' high semi-private aluminum and composite fencing and gate located in the street yard and along the side lot lines. Also, 4' and 10' high black chain link fence with windscreen around the pickle ball court.

Facilities that adjoin residentially zoned property and use recreational facility night lighting shall install and continually maintain a buffer yard with a minimum opacity of 0.60 (see Article 9). Said buffer yard shall be located at the property line adjacent to said residentially zoned property.

Per Section 390-1207 (2), The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

(a) Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

(b) Will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.

(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

(e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Based on the application, the applicant has met all the requirements of Section 390-1207 (2) and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator