



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL 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.