



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 8/13/2024 MEETING TUESDAY, AUGUST 13, 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, Jess Haak, Marianne Klemke, Matt Robbins

Also Present: Administrator David Lothspeich, Zoning Administrator Bonnie Schaeffer, Village Engineer Doug Snyder, Vandewalle & Associates, Sonja Kruesel

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of July 9, 2024

The motion to approve the Plan Commission Meeting Minutes of July 9, 2024 was initiated by Commissioner Klemke and seconded by Trustee Wright. Unanimously carried.

V. Recommendation and Possible Action for a Conditional Use Permit

A. 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 17' wide entry gate that is 3'-5' high in the street yard.

The conditional use permit per Section 390-0809.D(2) *Fencing Standards*: The project consists of 17' wide entry gate that is 3'-5' high in the street yard was tabled.

VI. Recommendation and Possible Action for a Subdivision Preliminary Plat, Pre-annexation Agreement, and Development Agreement

A. APPLICANT: Poplar Ridge Estates (Owner), Land and Lakes Company (Applicant), Attorney Chad Pollard (Agent)

TAX KEYS: WWUP 00084, JG 3100009A, AND IL 5000005

STREET ADDRESS: Southwest corner of HWY. 50 and E. Geneva St.

Applicant request a recommendation to the Village Board for a subdivision plat, pre-annexation agreement, and development agreement for a 42-lot single-family subdivision.

Highlights from the discussion included:

- Creation of Emergency Access Road which the Village may be responsible for plowing
- Public walking path to Kishwaukee with upgrades to limestone which will be maintained by subdivision
- The lot of sizes are proposed to be between 14,000 and 42,000 square feet
- Side load garages with concerns specifically to lot sizes for lots 35, 36, and 37
- Proposing to use a single local builder
- Types of Trees which will be planted and who will be responsible
- The Homeowners Association and Dues specifically regarding sufficient funds for future maintenance when turned over to HOA

The motion to table the subdivision plat, pre-annexation agreement, and development agreement for a 42-lot single-family subdivision was initiated by Commissioner Haak and seconded by Commissioner Robbins, Trustee Wright No. Unanimously carried.

VII. Discussion Regarding a Proposed Comprehensive Plan Amendment and PDO Planned Development Overlay Concept Plan

A. APPLICANT: Aurora University (Owner), Topograpy Hospitality LLC (Applicant), Attorney Nicholas Egert (Agent)

TAX KEYS: WWUP 00011, WGT 00010, WA119800002, WA222400001, WA499800002, and EW 200020

STREET ADDRESS: George Williams College Campus

Applicant requests discussion and comments regarding a proposed Comprehensive Plan text amendment, Comprehensive Plan Future Land Use Map amendment, and PDO Planned Development Overlay concept plan for The Preserve at Williams Bay.

Highlights from the discussion included:

- Proposed amendments to the Comprehensive Plan - amend text to Institutional Campus to include "and Limited Resort" and Proposed PDO concept plan proposing the Future Land Use Changed to be Institutional Campus and Limited Resort
- Proposed to increase the number of rooms from 56 to 62, compared to the Abbey with 300+ rooms
- Boutique hotel with amenities for guests, plus the relocated outdoor amphitheater for guests and public

VIII. Adjournment

The motion to adjourn was initiated by Commissioner Gage and seconded by Trustee Wright at 09:07pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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