



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 9/10/2024 MEETING TUESDAY, SEPTEMBER 10, 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

Clerk Kolls called the meeting to order at 06:30pm.

II. Roll Call

Present: Trustee Lowell Wright, Commissioners Pat Watts, Jess Haak, Matt Robbins, and James Killian

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

Excused: President Bill Duncan, Commissioners Maggie Gage and Marianne Klemke

The motion to elect Trustee Lowell Wright to be the Chair for the remainder of the meeting was initiated by Commissioner Killian and seconded by Commissioner Watts. Unanimously carried.

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of August 13, 2024

The motion to approve the Plan Commission Meeting Minutes of August 13, 2024 was initiated by Commissioner Robbins and seconded by Commissioner Watts. Unanimously carried.

V. Recommendation for a Temporary Use Permit

A. APPLICANT: Mike Condron and John Dwyer (Applicants)

TAX KEY: WOP 00008 and WWUP 00088

STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Williams Bay, Wisconsin 53191

Applicant is requesting a Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart.

The motion to recommend Village Board approval of the Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart was initiated by Commissioner Killian and seconded by Commissioner Haak. Unanimously carried.

VI. Recommendation for Conditional Use Permit

- A.** APPLICANT: Chris Pauly, Williams Bay Investments, LLC (Owner)
TAX KEY: WOP 00051
STREET ADDRESS: 36 W. Geneva St., Williams Bay, Wisconsin
The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish two dwelling units available for stays for one to six consecutive days by paying guests.

The motion to recommend Village Board approval of the Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish two dwelling units available for stays for one to six consecutive days by paying guests was initiated by Commissioner Robbins and seconded by Commissioner Watts. Unanimously carried.

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

The motion to recommend Village Board approval of the subdivision plat for a 42-lot single-family subdivision was initiated by Trustee Wright and seconded by Commissioner Killian. Commissioner Robbins, No Motion carries.

The motion to recommend Village Board approval of the pre-annexation agreement for a 42-lot single-family subdivision subject to the Village Engineers' comments, was initiated by Trustee Wright and seconded by Commissioner Watts. Unanimously carried.

The motion to recommend Village Board approval of the development agreement for a 42-lot single-family subdivision subject to the following changes; section 7.3 regarding model homes be segregated into model homes and an all other considerations section, the tree section be revised such as the developer is responsible for planting and maintaining the trees for the first year, change the agreement so that the developer is responsible for snow plowing on the emergency access, reduce the path width to five feet, include a provision regarding signage on the path restricting bicycles on the path to Kishwauketoe, the drawings will be revised for the pond outlot three such that it is no deeper than ten feet, the language in the Conservation easement be modified to require enforcement of the restrictions was initiated by Trustee Wright and seconded by Commissioner Watts. Commissioner Robbins, No. Motion carries.

VIII. Adjournment

The motion to adjourn was initiated by Commissioner Watts and seconded by Commissioner Haak at 07:40pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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