



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING

MONDAY, DECEMBER 9, 2024 AT 7:00 PM

WILLIAMS BAY SCHOOL - AUDITORIUM

(South Parking Lot & Entrance)

250 THEATRE ROAD

WILLIAMS BAY, WI 53191

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

- I. Call to Order**
- II. Roll Call**
 - A. Village Board**
 - B. Plan Commission**
- III. Pledge of Allegiance**
- IV. Meeting Protocol Summary - Village President/Chair Bill Duncan**
 - A. Presentations - Village of Williams Bay support staff, Topography representatives**
 - B. Plan Commission Discussion concerning presentations**
 - C. Village Board Discussion concerning presentations**
 - D. Public Hearing Opened**
 - 1. Acknowledgment of written comments received to date and make part of the meeting record
 - 2. Those wishing to make Public Comments, please use the sign-in sheet with your name and address
 - 3. Village Clerk Tina Kolls will announce who is up now and on-deck for public comments from the sign-in sheet
 - E. Individual public comment is limited to a maximum of five (5) minutes. If your comments align with other comments before you please consider stating that you are in agreement with those comments**
 - F. This is an opportunity to provide comments to the Village Board and Plan Commission (not a discussion)**
 - G. Courteous manner is expected by all attendees and speakers**
 - H. Public Hearing Closed**
 - I. Plan Commission Discussion**
 - J. Plan Commission Vote - Consideration of Approval Resolution (The following steps will only be taken if the Plan Commission recommends approval of Comprehensive Plan Amendments)**

- K. Village Board Discussion
- L. Village Board Vote - Consideration of Approval Ordinance
- M. Next Steps - Village Board and Plan Commission consideration of the following as future public meetings: (1) Annexation (former golf course property on west side of N. Lakeshore Drive); (2) Planned Development Overlay (PDO) - General Development Plan (GDP); (3) Planned Development Overlay (PDO) - Final Development Plan (FDP; and (4) Developers Agreement

V. Topography Application For Text Amendments & Map Amendment (former golf course property located in Township) To The Village of Williams Bay Comprehensive Plan For The Preserve Development

- A. Village Financial Advisor Kevin Mullen, Baird Financial Advisors - Overview of Williams Bay TID #1
 - Timeline, Establishment Process, Purpose and Projected Financial Impacts on Taxing Bodies and Taxpayers
- B. Village Planner Sonja Kruesel, Vandewalle Associates - Project Overview and Comprehensive Plan Amendments Application
 - Timeline, Proposed Comprehensive Plan Amendments, Analysis and Next Steps
- C. Village Engineer Doug Snyder, Baxter & Woodman, Inc. - Village Infrastructure within Project Limits
 - Proposed: (1) Public Roadway and Multi-use Path; (2) Public Sanitary Sewer; (3) Public Water Main and (4)Public Storm Sewer
- D. Applicant Topography - Presentation of Application Requesting Text Amendments and Map Amendment to the Village of Williams Bay Comprehensive Plan for The Preserve Development

VI. Village Plan Commission discussion concerning presentations

VII. Village Board Discussion concerning presentations

VIII. Open Public Hearing - Village President Bill Duncan Annoucement of Opening of the Public Hearing for the Topography Application for Text Amendments & Map Amendment to the Village of Williams Bay Comprehensive Plan for The Preserve Development

- A. Acknowledgment of written comments received through November 25, 2024
- B. Village Clerk Tina Kolls will announce each speaker's turn from the sign-in sheet
- C. Individual public comment is limited to five (5) minutes maximum
- D. If your comments align with other comments before you please consider stating that you are in agreement with those comments

IX. Close Public Hearing - Village President Bill Duncan Annoucement of the closing of the Public Hearing

X. Plan Commission - Discussion and Consideration of Resolution Approving The Topography Application for Village of Williams Bay Comprehensive Plan Text Amendments and Map Amendment for The Preserve Development

XI. Plan Commission - Discussion and Consideration of Resolution Approving The Topography Application for Village of Williams Bay Comprehensive Plan Text Amendments and Map Amendment for The Preserve Development (Village Board action is dependent upon approval of the resolution recommending to approval by the Plan Commission)

- A. Plan Commission Resolution 2024-02 Recommending Amendments to the Village of Williams Bay Comprehensive Plan

XII. Village Board - Discussion and Consideration of Ordinance Approving The Topography Application for Village of Williams Bay Comprehensive Plan Text Amendments and Map Amendment for The Preserve Development

- A. Ordinance 2024-06 Adopting Amendments to the Village of Williams Bay Comprehensive Plan

XIII. Adjournment

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: 11/25/2024 5:00 PM

Amended: 12/2/2024 4:00 PM

Posted: 12/2/2024 5:00 PM

Amended: 12/6/2024 3:00 PM to add Public Comments through 12/6/2024

Posted: 12/6/2024 5:00 PM