



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL MINUTES 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

I. Call to Order

President Duncan called the Village Board Meeting to order at 07:04pm.

President Duncan called the Plan Commission Meeting to order at 07:04pm.

II. Roll Call

A. Village Board

Village Board Present: President Bill Duncan, Trustees Lowell Wright, Robert Umans, Jim D'Alessandro, George Vlach, Adam Jaramillo, Steven Russell

Also Present: Administrator David Lothspeich, Village Attorney Mark Schroeder, Police Chief Justin Timm, Village Engineer Doug Snyder, Village Planner Sonja Kruesel, Vandewalle & Associates, Inc., Village Financial Advisor Adam Ruechel, Baird, Village Financial Advisor Kevin Mullen, Baird, Clerk Tina Kolls

B. Plan Commission

Present: President Bill Duncan, Trustee Lowell Wright, Commissioners Matt Robbins, Maggie Gage, Jess Haak, Marianne Klemke, James Killian

Also Present: Administrator David Lothspeich, Village Attorney Mark Schroeder, Police Chief Justin Timm, Village Engineer, Village Planner Sonja Kruesel, Vandewalle & Associates, Inc., Village Financial Advisor Adam Ruechel, Baird, Village Financial Advisor Kevin Mullen, Baird, Clerk Tina Kolls

Excused: Commissioner Pat Watts

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Meeting Protocol Summary - Village President/Chair Bill Duncan

President Duncan reviewed the Meeting Protocol.

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

Village Financial Advisors Kevin Mullen and Adam Ruechel of Baird presented a review of information on the TID including the 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

Village Planner Sonja Kruesel, Vandewalle & Associates presented a review of the Project Overview and Comprehensive Plan Amendment including the 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

Village Engineer Doug Snyder, Baxter & Woodman, Inc. presented a review of the Village infrastructure within the project limits including potential changes to public roadways, public sanitary sewer, public water main and 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

Attorney Nick Egert gave a brief overview of the steps that have already been taken by Topography to get to this meeting.

Dr. Susana Rivera-Mills, President, Aurora University, spoke about the property and how it ended up for sale.

Mike Buttry, Cherry Tree, gave a brief overview of the process taken to find a buyer for the Aurora Property.

Liam Krehbiel, Topography, gave a presentation of the application for the Comprehensive Plan Text Amendment and Map Amendment as well as a brief description of the proposed plan for the property.

VI. Village Plan Commission discussion concerning presentations

Chairman Duncan at the request of the Plan Commission Members skipped this item.

VII. Village Board Discussion concerning presentations

President Duncan at the request of the Village Trustees skipped this item.

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

President Duncan opened the public hearing at 08:43 pm.

Name	Address	Position
Cynthia Rosenthal	440 Park Lane, Williams Bay	Opposed
Bill Schuberth	70 Cedar Point Dr, Williams Bay	Opposed
Gene Freitag	122 N Walworth, Williams Bay	Opposed
Pamela Russell	24 Lower Loch Vista, Williams Bay	In Favor
Karen Altergott	28 Lower Loch Vista, Williams Bay	In Favor
Marnie Stanley	295 W. Geneva St., Williams Bay	Opposed
Patrick O'Brien	60 Garfield Pkwy, Williams Bay	Opposed
Gerry Taplin	25 Constance Blvd, Williams Bay	Opposed
Bill Landwehr	531 Park Ridge Rd, Williams Bay	In Favor
Harold Friestad	355 Frost Dr, Williams Bay	Spoke about KNC
Jeff Feedar	180 Cherry St, Williams Bay	Opposed
Beth Wasni	73 Oakwood St, Williams Bay	Opposed
Richard Jais	6 Lackey Dr, Williams Bay	In Favor
James Cudworth	410 Observatory Pl, Williams Bay	Opposed
Frost Williams	45 Parkhurst, Williams Bay	In Favor
Karen Reinhardt	208 Oak Hill Rd, Williams Bay	Opposed
Sonette Tippens	N1524 Wildwood Rd, Lake Geneva	Spoke about Comprehensive Plans in general
Susan Franzen	372 W Geneva St, Williams Bay	Opposed
Mary Bartholomew	397 Observatory Pl, Williams Bay	Opposed
Stphanie Morrison	82 Highland St, Williams Bay	Opposed
Wendy Dury	542 Wilmette Rd, Williams Bay	Opposed
Rachel Rockwell	81 Upper Loch Vista, Williams Bay	In Favor
Ted Pankau	Water Safety Patrol	In Favor

Ann Drake	333 Constance Blvd, Williams Bay	Opposed
Elizabeth Marie	PO Box 132	Opposed
Linda Tonge	146 Circle Pkwy, Williams Bay	Opposed
Cathleen Johnson	Geneva Lake Conservancy 1020 Crane Ct, Lake Geneva	Opposed
Dennis Muller	54 Highland St, Williams Bay	Opposed
Brett Cripe	Holiday Home Camp 100 Holiday Home Camp Rd, Williams Bay	In Favor
Sandra Johnson	2327 Theatre Rd, Williams Bay	Opposed
Larry Chapman	257 Constance Blvd, Williams Bay	In Favor
Sheri Fieweger	55 Dartmouth Rd, Williams Bay	Opposed
Dave Freese	4 Lackey Dr, Williams Bay	In Favor
Bill Gage	747 Cedar Pt Dr, Williams Bay	In Favor
Debbie Mc Goldrick	545 Glenview Rd, Williams Bay	Opposed
Denise Cardosi	12 Wildwood Ct, Williams Bay	Opposed
Sheila Mason	508 Wiswell, Williams Bay	In Favor
Vickie Gillio	33 Williams St, Williams Bay	Opposed
Donald Skalla	266 Frost, Williams Bay	Opposed
Linda Curry	19 Upper Loch Vista Dr, Williams Bay	In Favor
Craig Curry	19 Upper Loch Vista Dr, Williams Bay	In Favor
Chester & Michele Olszewski	176 W Geneva St, Williams Bay	Opposed
Mike O'Brien	415 Grandview, Williams Bay	In Favor
Jesse Adams	801 N Wisconsin St, Elkhorn	In Favor
Tom Lothian	539 Park Ridge Rd, Williams Bay	In Favor
Molly Keller	Holiday Home Camp	In Favor
Tom McGreevy	897 Tarrant Dr, Fontana	In Favor
Brian McPartlin	1707 Woodland Dr, Lake Geneva	Opposed

- 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 Announcement of the closing of the Public Hearing

President Duncan closed the public hearing at 11:24 pm.

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

The motion to Approve the Plan Commission Resolution 2024-02 Recommending Amendments to the Village of Williams Bay Comprehensive Plan

was initiated by Trustee Wright and seconded by Commissioner Haak. Motion Carried.

Votes:

Yes: President Duncan, Trustee Wright, Commissioners Robbins, Gage and Haak

No: Commissioners Klemke and Killian

Abstain: None

Result: Passes

The motion to adjourn the Plan Commission was initiated by Commissioner Haak and seconded by Commissioner Klemke at 12:15am. Unanimously carried.

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

The motion to recommend Village Board Approval of Ordinance 2024-06 Adopting Amendments to the Village of Williams Bay Comprehensive Plan was initiated by Lowell Wright and seconded by Adam Jaramillo. Motion Carried.

Votes:

Yes: President William Duncan, Trustees, Lowell Wright, Robert Umans, George Vlach, Adam Jaramillo and Steven Russell

No: Trustee Jim D'Alessandro

Abstain: None

Result: Passes

XIII. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Russell at 12:59am. Unanimously carried.

/s/ Tina Kolls, Village Clerk