



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 4/8/2025 MEETING TUESDAY, APRIL 8, 2025 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

A QUORUM OF THE VILLAGE BOARD MAY BE 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 Duncan, Trustee Wright, Commissioners Watts, Gage, Klemke, Robbins, Haak

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

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of March 11, 2025

The motion to approve the Plan Commission Meeting Minutes of March 11, 2025 was initiated by Commissioner Robbins and seconded by Commissioner Watts. Trustee Wright Abstained. Motion carries.

V. Recommendation and Possible Action for a Revision to Proposed Signage and Upper Floor Awnings in the Village Center District

A. APPLICANT: Dancing Dudes, LLC (Owner), Attorney Christina Green (Agent)

TAX KEYS: WOP 00088

STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191

Applicant requests a recommendation to the Village Board for approval of revised awning signage. The applicant also requests approval for an architectural design alteration to remove the upper floor awnings.

The motion to recommend Village Board approval of the design alteration per the original plan approval, with matching awnings on the first and second floors, window boxes, permitting omission of shutters with the discretion of the Plan Commission if required, based on having to come back with any further changes, was initiated by Commissioner Haak and seconded by Commissioner Gage. Unanimously carried.

VI. Recommendation and Possible Action for a Conditional Use Permit

A. APPLICANT: Dan Leahy (Owner), Michael Levitzke, Jr. (Agent)

TAX KEY: WA506300001

STREET ADDRESS: 178 Clover St, Williams Bay, WI 53191

Applicant requests a recommendation to the Village Board for a conditional use permit per Section 390-0809.D (2) *Fencing Standards*:

The project consists of 6' high semi-private aluminum and composite fencing located along the side lot lines and a 4'6" high gate with 5'6" high pillars located in the street yard.

The motion to recommend Village Board approval of a conditional use permit per Section 390-0809.D (2) *Fencing Standards*: The project consists of 6' high semi-private aluminum and composite fencing located along the side lot lines and a 4'6" high gate with 5'6" high pillars located in the street yard was initiated by Trustee Wright and seconded by Commissioner Gage. Commissioner Klemke No. Motion carries.

VII. Recommendation and Possible Action for a Temporary Use Permit

A. APPLICANT: Yerkes Future Foundation (Owner)

TAX KEY: WA518500001

STREET ADDRESS: 373 W. Geneva St, Williams Bay, WI 53191

Applicant requests a recommendation to the Village Board for a temporary use permit for placement of a 40' x 60' tent between the end of April and end of October annually.

The motion to recommend Village Board approval of a temporary use permit for placement of a 40' x 60' tent between the end of April and end of October annually was initiated by Commissioner Robbins and seconded by Commissioner Haak.

The motion to recommend Village Board approval of a temporary use permit for placement of a 40' x 60' tent between the end of April and end of October annually amended to be for 2025 only, was initiated by Commissioner Robbins and seconded by Commissioner Haak. Unanimously carried.

VIII. Discussion Only Regarding a Development Concept Plan

A. APPLICANT: Anthony Navilio, Bayside, LLC (Owner)

TAX KEY: WOP 00053

STREET ADDRESS: 78 N. Walworth Ave. and 17 W. Geneva St, Williams Bay, WI 53191

Applicant requests discussion and comments regarding a proposed mixed-use development including townhomes and small commercial/retail space.

Applicant Anthony Navillio presented information only and feedback from the Commission. The Commission gave feedback regarding the need to keep the commercial use of this property.

IX. Recommendation and Possible Action for a Certified Survey Map

A. APPLICANT: Jack Pease, Super Mix, USA (Owner)

TAX KEY: WA505600002

STREET ADDRESS: South side of Park Place between Constance Blvd. and Dartmouth Rd., Williams Bay, WI 53191

Applicant requests a recommendation to the Village Board for approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.87 acre parcel into three parcels of nearly 1 acre each.

The motion to recommend Village Board approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.87-acre parcel into three parcels of nearly 1 acre each subject to the Village Engineers' conditions was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

X. Adjournment

The motion to adjourn was initiated by Commissioner Klemke and seconded by Trustee Wright at 07:41pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk