



VILLAGE OF WILLIAMS BAY

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OFFICIAL MINUTES VILLAGE BOARD MEETING 03/03/2025 MEETING MONDAY, MARCH 3, 2025 AT 6:00 PM WILLIAMS BAY SCHOOL 500 WEST GENEVA STREET (HWY 67) WILLIAMS BAY, WI

I. Call to Order

President Duncan called the meeting to order at 06:00 pm.

II. Roll Call

Present: President Bill Duncan, Trustees George Vlach, Jim D'Alessandro, Robert Umans, and Adam Jaramillo

Present Remotely: Trustees Lowell Wright and Steven Russell

Also Present: Administrator David Lothspeich, Attorney Mark Schroeder, Police Chief Justin Timm, Police Lieutenant William Kostock, Fire Chief Doug Smith, Fontana Fire Chief Richard Manthy Jr., Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Recreation Director Ryan Knop, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Village Code Enforcement/TreeCommissioner Allison Schwark, Treasure Jennifer Wiese, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Closed Session

- A. Consider a Motion to Convene Into Closed Session. Closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Topography Hospitality, LLC Development Agreement commonly known as *The Preserve Project*.

The Motion to Convene Into Closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Topography Hospitality, LLC Development Agreement commonly known as *The Preserve Project* was initiated by Trustee Umans and seconded by Trustee Vlach at 06:02 pm.

Votes:

Yes: President Duncan, Trustees Jaramillo, D'Alessandro, Wright, Umans, Vlach, Russell

No: None

Abstain: None

Result: Passes

- B. Motion to Reconvene into Open Session

The Motion to Reconvene into Open Session was initiated by Trustee Umans and seconded by Trustee Vlach at 06:48 pm. Unanimously carried.

- C. Possible Action on Matters Discussed in Closed Session

Motion to make the Draft Development Agreement by and among The Village of Williams Bay and Topography Property Holdings, LLC (The Preserve) public and for the Village Clerk to publish it on the Village website on Tuesday, March 4, 2025 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

V. Meeting Decorum

- A.** Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

VI. Minutes

- A.** Village Board Meeting Minutes of February 17, 2025

The motion to approve the Village Board Meeting Minutes of February 17, 2025 was initiated by Trustee Umans and seconded by Trustee Jaramillo. Unanimously carried.

VII. Presentation of Accounts and Petitions

- A.** Payroll ending 02-21-2025 in the amount of \$45,926.63

The motion to approve the Payroll ending 02-21-2025 in the amount of \$45,926.63 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

- B.** Accounts Payable Prepays dated 2-18-2025 in the amount of \$64,108.85

The motion to approve the Accounts Payable Prepays dated 2-18-2025 in the amount of \$64,108.85 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

- C.** Accounts Payable Unpays dated 02-28-2025 in the amount of \$1,308,657.26

The motion to approve the Accounts Payable Unpays dated 02-28-2025 in the amount of \$1,308,657.26 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

VIII. Plan Commission

- A. Approved** - Resolution R-12-25 Recommending Approval of Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive.
- B. Approved** - Resolution R-13-25 Recommending Approval of Rezoning of the "South 40" EW 200020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 (after annexation) to Add a PDO Planned Development Overlay District/General Development Plan (GDP).

IX. Public Comments

Jim Killian, 91 Potawatomi Rd, Spoke in support of the Conservation easement, asked that it be made a contingency. Don Parker, 354 Forest Dr, Spoke on behalf of the Geneva Lake Conservancy, Spoke in support of the Conservation Easement.

Sandra Johnson, 2327 Theatre Rd, Spoke regarding Vision Hill asking that it be removed from the development plan.

Jennifer Nix, 333 Constance Blvd, Women's Leadership Center, Spoke regarding the Buffer Landscaping.

Peter Vargulich, 333 Constance Blvd, Women's Leadership Center, Spoke regarding the Buffer Landscaping.

Wendy Dury, 542 Wilmette Rd, Spoke regarding the Buffer Landscaping.

- A.** *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to*

clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.

X. Ordinances and Resolutions

- A.** Consideration of Ordinance 2025-01 Providing For Direct Annexation By Unanimous Approval Of Electors And Property Owners Of Territory Located In The Town Of Walworth, Walworth County, Wisconsin, To The Village Of Williams Bay, Walworth County, Wisconsin. "South 40" EW 2000020 And "North 40" EW 200019

The motion to Approve the first reading of Ordinance 2025-01 Providing For Direct Annexation By Unanimous Approval Of Electors And Property Owners Of Territory Located In The Town Of Walworth, Walworth County, Wisconsin, To The Village Of Williams Bay, Walworth County, Wisconsin. "South 40" EW 2000020 And "North 40" EW 200019 was initiated by Trustee Umans and seconded by Trustee Jaramillo.

Votes:

Yes: President Duncan, Trustees, Jaramillo, D'Alessandro, Wright, Umans, Vlach, Russell

No: None

Abstain: None

Result: Passes

- B.** Consideration of Ordinance 2025-02 Amending the Official Zoning Map of the Village of Williams Bay Rezoning of the "South 40" EW 200020 to P & I Public Institutional District and Rezoning Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 to Add a PDO Planned Development Overlay District/General Development Plan (GDP).

The motion to Approve the Ordinance 2025-02 Amending the Official Zoning Map of the Village of Williams Bay Rezoning of the "South 40" EW 200020 to P & I Public Institutional District and Rezoning Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 to Add a PDO Planned Development Overlay District/General Development Plan (GDP) was initiated by None and seconded by None.

Votes:

Yes: President Duncan, Trustees Jaramillo, Wright, Umans, Vlach, Russell

No: Trustee D'Alessandro

Abstain: None

The amended motion to Approve the Ordinance 2025-02 Amending the Official Zoning Map of the Village of Williams Bay Rezoning of the "South 40" EW 200020 to P & I Public Institutional District and Rezoning Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 to Add a PDO Planned Development Overlay District/General Development Plan (GDP) amended to include the following 3 recommended conditions: (1) compliance with Village Engineer review; (2) alternative building descriptions with elimination of reference as "accessory" buildings; and (3) additional landscape screening along east property line was initiated by Umans and seconded by Vlach.

Votes:

Yes: President Duncan, Trustees, Jaramillo, Wright, Umans, Vlach, Russell

No: Trustee D'Alessandro

Abstain: None

Result: Passes

- C.** Consideration of Resolution R-16-25 Creating Village of Williams Bay Ward 5. "South 40" EW 200020 and "North 40" EW 200019.

The motion to approve Resolution R-16-25 Creating Village of Williams Bay Ward 5. "South 40" EW 200020 and "North 40" EW 200019 was initiated by Trustee Umans and seconded by Trustee Jaramillo. Unanimously carried.

- D.** Resolution R-14-25 Approving Restated Intergovernmental Agreement, Amending the Existing Intergovernmental Agreement (IGA) with the Village of Fontana for Emergency Medical Services (EMS)

The motion to approve Resolution R-14-25 Approving Restated Intergovernmental Agreement, Amending the Existing Intergovernmental Agreement (IGA) with the Village of Fontana for Emergency Medical Services (EMS) was made by Committee, no second required. Unanimously carried.

- E.** Resolution R-15-25 Authorizing A Proposal to Transfer of Village Court Records from the Village to the Walworth County Clerk of Courts for the Flat Fee of \$3,000

The motion to approve Resolution R-15-25 Authorizing A Proposal to Transfer of Village Court Records from the Village to the Walworth County Clerk of Courts for the Flat Fee of \$3,000 was made initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

XI. Public Comments

Tom Shaughnessy, 45 Liechty Dr, Requested that the parcels be shown on a map so that people know where they are.

- A.** *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.*

XII. Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Vlach at 08:03 pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk