



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 8/5/2025 MEETING TUESDAY, AUGUST 5, 2025 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

President Jaramillo called the meeting to order at 06:30pm.

II. Roll Call

Present: Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright, Adam Jaramillo, Mike Fieweger, Jess Haak
Also Present: Zoning Administrator Allison Schwark, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of July 8, 2025

The motion to approve the Plan Commission Meeting Minutes of July 8, 2025 was initiated by Trustee Klemke and seconded by Trustee Wright. Unanimously carried.

V. Recommendation and Possible Action for an Extraterritorial Zoning 3 Lot Certified Survey Map

A. APPLICANT: Kristin J Belongia, James M Leronimo (Owner)

TAX KEYS: IA320900001-IA320900004

STREET ADDRESS: W4340 Laurel Street

The applicant is requesting approval of a 3-lot certified survey map (CSM) located within the Town of Linn ETZ. The proposed CSM is a re-division of existing Lots 1-3 to remove an existing outlot and create 3 larger lots, all with a 50' wide access easement.

The motion to recommend Village Board approval of a 3-lot certified survey map (CSM) located within the Town of Linn ETZ. The proposed CSM is a re-division of existing Lots 1-3 to remove an existing outlot and create 3 larger lots, all with a 50' wide access easement with the condition that the easement documents are to be recorded in conjunction with the CSM was initiated by Commissioner Gage and seconded by Commissioner Haak. Unanimously carried.

VI. Recommendation and Possible Action for Evaluation of 90-day Architectural Review Deadline

A. APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY: WOP 00088

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

The applicant previously requested a recommendation to the Village Board for approval for an architectural design alteration to remove the window shutters and to have black metal awnings on the upper level and black cloth awnings on the lower level at the May 13, 2025, Plan Commission Meeting. A motion to recommend a 90-day architectural review on the building to determine whether or not the shutters will or will not need to be included and installed, whether or not planter boxes need to be installed, as well as review a written opinion as to the feasibility of the shielding of the vent from the north side of the property.

The motion to recommend Village Board acceptance of the written opinion as to the feasibility of the shielding of the vent from the north side of the property was initiated by Commissioner Robbins and seconded by Commissioner Klemke. Commissioner Haak, No. Motion carries.

The motion to recommend Village Board approval of an additional 90-day architectural review on the building regarding the upper awnings, the flower boxes and whether the shutters will need to be installed or not was initiated by Commissioner Haak and seconded by Trustee Wright. Unanimously carried.

VII. Recommendation and Possible Action for a Revision to Proposed Signage in the Village Center District

- A.** APPLICANT: Gianna Hogan, Sweat Collective LLC (Owner)
TAX KEY: WOGC 00001
STREET ADDRESS: 77 N. Walworth Avenue Unit 1, Williams Bay, WI 53191
Applicant requests the approval of additional wall signage for the Heatwave yoga studio. The original approval for the building was for unlit awning and wall signage but did not include any signage for Unit 1 of the building.

The motion to recommend Village Board denial of the requests for the approval of additional wall signage for the Heatwave yoga studio. The original approval for the building was for unlit awning and wall signage but did not include any signage for Unit 1 of the building was initiated by Commissioner Haak and seconded by Commissioner Gage. Unanimously carried.

VIII. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Commissioner Haak at 07:01pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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