



VILLAGE OF WILLIAMS BAY

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OFFICIAL MINUTES ETZ 07/13/21 MEETING TUESDAY, JULY 13, 2021 AT 5:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Chairperson Watts called the meeting to order at 5:30 PM.

II. Roll Call

Present: Pat Watts, Jess Haak, Maggie Gage, Joe Kopecky, James Anton and Phillis Olson
Also Present: Zoning Administrator Bonnie Schaeffer

III. Pledge of Allegiance

IV. Review Minutes

A. None

V. Recommendation for a Zoning Map Amendment

Open Public Hearing – All interested in this matter are invited to attend

- A. APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent) TAX KEY: JA 36200001
STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva, Walworth County, Wisconsin

The applicant requests an amendment to Zoning Map from A-1, ETZ Prime Agricultural Land District and R-1, ETZ Single-Family Residence District to B-5, ETZ Planned Commercial-Recreation Business District.

Ryan Cardinal from Cardinal Engineering presented the project for Mr. Digangi.

Curt Weinstein (N3042 Hwy 67) spoke in opposition, stating it is in the wrong location.

Lee Fickau (N3214 & N3271 Hwy 67) spoke in opposition.

Chuck Williams (5703 Bailey Road) spoke in opposition because he owns a residential rental in the area.

Sue Weinstein (N3042 Hwy 67) spoke in opposition.

Sherry Fickau (N3214 & N3271 Hwy 67) spoke in opposition, stating that it is a rural/residential area, not an appropriate area for commercial.

Teddy Menasco (N3250 Hwy 67) spoke in opposition.

Becky Oehmen (N3251 Hwy 67) spoke in opposition due to the increased traffic.

Close Public Hearing

- A. Discussion and possible action for the zoning map amendment request

Joe Kopecky explained the Town of Geneva process that occurred prior to this meeting.

Maggie Gage addressed that the future land use map shows the commercial intersection changing.

Jess Haak stated that there is going to be future growth of this intersection.

James Anton stated that change is coming to the area with Mercy Hospital, Coffee Shop and Horse Farm which are businesses.

The motion to approve the zoning map amendment request was initiated by Maggie Gage and seconded by Jess Haak. Motion passed with a 5-1 vote, Pat Watts voting no.

VI. Recommendation for a Conditional Use Permit

Open Public Hearing – All interested in this matter are invited to attend

- A.** APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent) TAX KEY: JA 36200001

STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva, Walworth County, Wisconsin

The applicant requests a Conditional Use Permit per 18.1714, *Conditional Use Permit* and 18.1703V, *ETZ B-5 Planned Commercial-Recreation Business District* for an indoor personal training business.

Neighbors asked about the noise, parking lot, signage and enforcement of conditions. It was clarified that there will be a buffer with vegetation on the south side.

Close Public Hearing

- A.** Discussion and possible action for the zoning map amendment request

The motion to approve the Conditional Use Permit with the following conditions: 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 AM - 11:00 PM Monday-Friday with doors to be locked by 10:00 PM and Saturday and Sunday hours by appointment only; 6) A sign for the building must be approved by the Town of Geneva Board and there is to be no LED Reader Boards; and 7) The final building and site plans are to be submitted and approved by the Town of Geneva Plan Commission and Town of Geneva Board was initiated by Joe Kopecky and seconded by Maggie Gage. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Maggie Gage and seconded by Jess Haak at 6:46 PM. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

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