



VILLAGE OF WILLIAMS BAY

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OFFICIAL MINUTES JOINT PLAN COMMISSION AND VILLAGE BOARD MEETING TUESDAY, MAY 25, 2021 AT 6:00 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

President Duncan called the meeting to order at 6:00 PM.

II. Roll Call

Present:

Village Board: President Duncan, Trustees Parker, D'Alessandro, Stanek, Umans, Vlach and Wright.

Plan Commission: President Duncan, Trustee Parker, Commissioners Gage, Haak, Klemke and Cincinelli.

Also Present: Administrator Tobin, Clerk Pankau, Zoning Administrator Schaeffer, Village Attorney Schroeder and Police Chief Timm.

Excused: Plan Commissioners Pat Watts and Jane Pegel.

III. Pledge of Allegiance

IV. Minutes

A. Joint Plan Commission and Village Board Meeting Minutes of May 11, 2021

The motion to Approve the Joint Plan Commission and Village Board Meeting Minutes of May 11, 2021 was initiated by Jess Haak and seconded by Ralph Cincinelli of the Plan Commission. Unanimously carried.

The motion to Approve the Joint Plan Commission and Village Board Meeting Minutes of May 11, 2021 was initiated by Robert Umans and seconded by Lowell Wright of the Village Board. Trustee Parker requested that a correction be made to item VIII(A) so that it reads that the Institutional Land is reviewed every ten years, not one. Unanimously carried.

The motion to move item VI. Plan Commission Public Hearing for Zoning Map Amendment to item V and to move item V. Board Consideration of Comprehensive Plan Amendment Ordinance to item VI was initiated by Ralph Cincinelli and seconded by Marianne Klemke of the Plan Commission. Unanimously carried.

The motion to move item VI. Plan Commission Public Hearing for Zoning Map Amendment to item V and to move item V. Board Consideration of Comprehensive Plan Amendment Ordinance to item VI was initiated by Jim D'Alessandro and seconded by Robert Umans of the Village Board. Unanimously carried.

V. Board Consideration of Comprehensive Plan Amendment Ordinance

A. APPLICANT: University of Chicago (Owner)

TAX KEY: WAS 00001A

STREET ADDRESS: Vacant land south of Constance Blvd. and east of Aurora University, Williams Bay, Wisconsin 53191

Applicants hereby petition the Board of Trustees of the Village of Williams Bay to amend the Future Land

Use Map contained in the Village of Williams Bay Comprehensive Plan (at page 71). Specifically, the applicants' petition seeks to change the designation of the above described lands from "Institutional" to "Large Lot Residential".

Village Attorney Schroeder gave an overview of what the steps are this evening for the Plan Commission and Village Board.

Tracy McCabe (Associate Vice President of Univ. of Chicago) presented what the University of Chicago is requesting and stated that the legacy of the University is the Yerkes Observatory and the donation of the Observatory and 50 acres to the Yerkes Future Foundation. He stated that when they made this donation, the University had the intention of making up the costs by selling the lakefront parcel as three residential lots. McCabe stated that the University will be selling the lakefront parcel either to a residential or institutional buyer based on tonight's decision. He told the Board that if they do not approve the re-zoning that the University will go to the market to sell it as Institutional and entertain all Institutional offers. McCabe stated that they are still asking for the re-zone because they feel that residential zoning is the best way to preserve the natural beauty of the land. McCabe told the Board that they know what they would be getting if they approve the re-zone with the deed restrictions of one home per lot on three lots. He stated that there is a lot of unknowns if the land is not re-zoned as residential as there are many institutional possibilities by potential buyers. McCabe reiterated something that Trustee Umans said at a past meeting, which was that the University is going to sell this property no matter what and the choice for the Board will be between certainty by re-zoning it as Residential or uncertainty with keeping it zoned as Institutional.

Attorney Nick Egert (representing the University of Chicago) gave a presentation on the University of Chicago's request for the re-zoning of the lakefront parcel that is currently zoned Parks and Institutional to Residential. Egert stated that on June 9, 2020 the Plan Commission recommended the Amendment of the Comprehensive Plan. He stated that after hearing from the public at the following Public Hearing, they worked to do studies and surveys to address the public and Board's concerns and have had these results posted on the Village's website to provide transparency. Egert stated that they were pleased to hear some support from the public at the second Public Hearing that was held at the high school this past Spring. Egert presented the current Zoning Map and stated that if they were to sell the lakefront parcel as it is currently zoned as Parks and Institutional there are many possibilities like a gym, conference center, dormitory, worship center, health center, hospital and others that a buyer could put on the land and that they feel the re-zoning to SF-2 would be a much lower density solution. He stated that they are proposing to self-restrict by putting three lots on the Certified Survey Map with a restriction of one single-family home on each lot. He stated that each lot will have around 103 feet of lakefront frontage where other properties in the area average only 50 feet of lakefront frontage which means there will be plenty of room for the three piers. Egert stated that there will be utility easements and the pedestrian easement provided through the CSM as well as the Pedestrian Easement that currently provides the public access to the lakeshore path from the Yerkes Future Foundation property. Egert presented three potential footprints of homes to show how they can fit without going into the steep slopes or have a negative impact on the wooded area. Egert stated that the subdivider's agreement states that the buyers would need to pay for the utility easements and infrastructure that would need to be in place as well as the Village limit of tree cutting.

McCabe stated that they worked with SEWRPC and found that the most important trees on this land are on the northside of the property along Constance Boulevard. They also learned that the building of three houses would not negatively impact the environmental corridor and in fact would improve the land by getting rid of invasive species. He stated that their application provides certainty that there would be no future high developments that would negatively impact the environmental corridor. McCabe stated that if the Board decides to re-zone they will be ensured that they will receive three homes and three private driveways that meander around the trees. He stated that if the Board decides to not re-zone, the University will favor the best offer from a Parks and Institutional buyer that can do anything they want within the zoning and there would be much uncertainty.

Trustee D'Alessandro asked a series of questions to the University of Chicago regarding their application and the presentations they have made and stated that he believes there has been secrecy around this subject. Tracy McCabe responded by stating that he feels they have been extremely transparent for the past 15 months and followed the Village Board's requests. Trustee D'Alessandro stated that he wishes they would share who they have as potential Institutional buyers. McCabe stated that they have not marketed the land as Institutional so all they have heard is

interest from Institutional buyers, but have not entertained any offers.

The motion to deny Ordinance 2021-01 the Ordinance to Amend the Comprehensive Plan of Williams Bay was initiated by Jim D'Alessandro and seconded by Don Parker.

Trustee Parker clarified procedures with Attorney Schroeder and verified that a first reading of an Ordinance does not need to be done verbally during a meeting. Attorney Schroeder recommended to withdraw the current motion and make a motion to deny the first reading, waive second reading, and then not adopt the Ordinance.

Trustee D'Alessandro withdrew his motion and Trustee Parker withdrew his second.

The motion to deny the first reading, waive the second reading and to deny the adoption of Ordinance 2021-01 the Ordinance to Amend the Comprehensive Plan of Williams Bay was initiated by Jim D'Alessandro and seconded by Don Parker.

Attorney Schroeder clarified that if this Ordinance is not approved then the re-zoning would not be possible.

Trustee Umans stated that he has made a list of all of the pros and cons and that it has become clear to him that the Village does not own this land and the University has the right to sell their land. He stated that the University has decided to go the long and expensive route to request for the re-zone to Residential and has done a lot of work and research to respond to the public's and the Board's questions and concerns. Umans stated that the woods is dying and needs to be maintained which would be done with three homes. Umans stated that he believes that the three homes would be a win-win situation for Williams Bay.

Trustee Parker stated that he has just started his eighteenth year as a Trustee and this will be the hardest decision for him to make. He thanked the University of Chicago for all of their work and responding to the questions and concerns. Parker explained tax levy limits and how they are only increased by the building permits that are pulled and not the value of the land and how it would not be an economic windfall for the Village. Parker stated that after McCabe stated that they are selling the land and that they have Institutional interest, he went back and studied the Comprehensive Plan which was worked on by the people of Williams Bay eleven years ago. Parker read a section of the Master Plan where it states that the Village values education, spiritual rejuvenation and a retreat from the rush of life. He stated that he would like to see what potential there is with an Institutional buyer for this land.

Trustee D'Alessandro stated that when they did the Master Plan they talked about their camps and their schools and how it shapes the identity of the Village. He stated that University of Chicago was not there during the Master Plan almost eleven years ago to ask for this back then. D'Alessandro stated that he is not concerned about losing to the University of Chicago if they were to file a lawsuit as he does not believe that the Board is being arbitrary. D'Alessandro stated that the Board owes it to the people in the Village to explore the idea of the Institutional buyers.

Trustee Wright stated that he deeply appreciates the natural resources and that he believes his role of a Trustee is to make a decision for what is best for the Village. He believes the character of the Village is why people choose to live here and that the Board needs to develop a plan that is manageable. Wright stated that he believes re-zoning the land is what is the best available plan for them today and believes that there are many safeguards in the proposed plan and Village Ordinances to allow it. Wright stated that while Ann Drake's proposal is intriguing, there are uncertainties and there is no guarantee that the University of Chicago will sell the land to her if it is not re-zoned. Wright stated that he believes the responsible thing to do would be to re-zone the property to residential and allow the three homes.

President Duncan stated that until he started to hear about Institutional possibilities and buyers, he was in favor of the three homes, but since now he is thinking through keeping this land Institutional, he believes there could be a great cohesion between Yerkes Future Foundation, George Williams College and a potential new institution.

Trustee Vlach stated that he understands that the University will be selling the property either way and that every Board and Plan Commission Member will choose to do what they believe is best for the Village when voting.

Attorney Schroeder suggested that the original motion should be withdrawn and that a new motion should be made to approve the first reading of the Ordinance to indicate that they've read it, waive the second reading and then deny the adoption to make it clear in the record.

Trustee D'Alessandro withdrew his motion and Trustee Parker withdrew his second.

The motion to approve the first reading, waive the second reading and deny the adoption of Ordinance 2021-01 the Ordinance to Amend the Comprehensive Plan of Williams Bay was initiated by Bill Duncan and seconded by Don Parker.

Votes:

Yes: Bill Duncan, Don Parker, Jim D'Alessandro, George Vlach

No: Matt Stanek, Robert Umans, Lowell Wright

Abstain: None

Result: Passed

Attorney Schroeder gave an overview of what could happen next in this meeting and if the meeting were to continue and the re-zoning is denied, the University would need to wait a year to apply again.

The University of Chicago stated that they would like to withdraw their application for the re-zoning of the parcel.

VI. Plan Commission Public Hearing for Zoning Map Amendment

A. Open Public Hearing

President Duncan opened the Public Hearing at 6:05 PM.

1. APPLICANT: University of Chicago (Owner)
TAX KEY: WAS 00001A
STREET ADDRESS: Vacant land south of Constance Blvd. and east of Aurora University, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 8.72 acres from P&I Public and Institutional District to SF-2 Large Lot Residential District.

Patricia Gages (198 Vernon) stated that University of Chicago only completed three archeological tests, one being a shovel test. The test completed one shovel per 11,000 square feet. Gages asked if that is adequate enough for this piece of land where Native Americans farmed for years before University of Chicago was here and that it would be exciting to find artifacts.

Jason Bernard (391 Lakewood and Lake Geneva Architects) stated that he is surprised that there is so much kickback on a re-zoning request that would ensure low-density as the current zoning of the land would allow much higher density projects if a Parks and Institutional buyer purchases the property. Bernard stated it would not only be a larger commercial building, but also the required parking spots for that building. He stated that he would personally prefer the lower density of the three homes.

Ann Drake (1487 Geneva National Avenue and Founder of AWESOME) stated that this land is a significant site and there are different ideas on what could be done with it. She stated that she would like to build a single two-story structure that is about 15,000 square feet for a Women's Leadership Center. She stated that her proposal speaks to the conservation of the land and that it will honor the history of the location. She stated that her proposal would not require a zoning change and that the land will retain the shoreline. Drake stated that her proposal will draw visitors, and that she will partner with Aurora University/George Williams College for collaboration. She stated that she has shown her support of the area through a substantial contribution to Yerkes Future Foundation and that she will continue to support the area with the Women's Leadership Center.

President Duncan read a letter submitted by Mike O'Brien (402 Lakewood) which stated: "I am writing today regarding the University of Chicago's rezoning application for the 8 acres of lakefront land on Constance Boulevard to be rezoned for low-density residential purposes. The rezoning application was filed last year in concert with the University's donation of the Observatory and nearly 50 acres of land to the Yerkes Future Foundation (YFF). Our parcel and future home at 415 Grand View Avenue, was part of the original rezoning application and was successfully decoupled and subsequently approved for residential zoning status late last year. As a neighboring property owner to both YFF and George Williams College we are also in very close proximity to the lakefront land on Constance Blvd. My wife Anita and I continue to be supportive of the University's request to rezone to low density residential and what would most likely eventually be three new residences on the lakefront for the following reasons: 1) The proposed plans would be consistent with surrounding lakefront properties and most likely protect and preserve more land than any commercial institution construction might if current zoning remains. 2) The village would greatly benefit from the increase in tax revenue which could be used for a variety of improvements and/or programs. 3) The proposed easement which would remain after rezone allowing egress to and from the lake would allow continued enjoyment for village residents to enjoy this special part of the lakefront. 4) The privately owned land and as currently zoned, the potential for usages such as places of worship, conference / event centers or institutional the potential for traffic, noise and congestion would greatly disturb neighboring residents. The COVID-19 pandemic has caused complications to this review process but the Village Board should drive the rezoning decision to a resolution. The University of Chicago has long been a significant and valued part of our community and we owe them a swift conclusion to this process."

President Duncan read a letter submitted by John J. Rock (Rock Fusco & Connelly, LLC) which stated: "We write on behalf of our client and in support of the University of Chicago's request to rezone and subdivide the lakefront property located south of Constance Avenue. Our client is currently under contract to purchase one of the parcels, subject to the approvals currently under consideration by the Village. My client and his family are very excited about the possibility of spending more time back in Wisconsin, and we thought it would be helpful for the Board to understand our motivation and aspirations for settling in Williams Bay. My client's family is a family of four, with 2 high-school age boys and a dog. Both my client and his wife have Midwestern roots. She comes from Wauwatosa, WI, attended Pius High School and has numerous family members in the Milwaukee area. Her mother still resides in Wauwatosa and we visit often. Further, his wife and sons are Packer and Bucks fans, much to his chagrin as a Chicago native. My client's family, likewise, is a large one from the St. Charles, IL area. His brother and his family and grandkids are on the lake with a residence in Fontana. His wife's father was the former Dean of the Marquette University Business School, an Economics professor and a worldwide proponent of Jesuit universities and colleges. It would be terrific if his boys chose to attend UW, or a midwestern-based university, as they could then spend more time in Wisconsin, attend games in Milwaukee and Lambeau and spend time on the lake with their families. We have observed the thoughtful process by which the Village Trustees have engaged with the University and the Williams Bay community to address questions and concerns related to safeguarding the natural qualities that make this lakefront land so beautiful. My client recognizes the value of these woodlands and their plan to build a single-family home is aligned with the Village's goal of low-density development in order to preserve the natural characteristics of the parcel for the long term. Similarly, in planning for the design and construction of a home on this land, they want to assure the Village and community that their priority is to minimize impacts to the land and to preserve its natural beauty for future generations. For further reference, we currently reside in an historic home built in 1890, which we have spent considerable time and effort restoring. They love their current home, because it has a soul, is proportionate to humans (not a super-sized McMansion) and it respects the lot size and the wonderful, large Oak trees they've been privileged to inherit. Those same principles will continue with the planned home in Williams Bay. We thank the Village for your consideration of this proposal and hope you will vote favorably."

President Duncan read a letter submitted by Nancy Johnson (no address provided) which stated: "The past few months, slowly, people have been made aware of the University of Chicago's plan and that it demands a zoning amendment to the Williams Bay comprehensive plan. As part of the Williams Bay Association for Land Preservation, we have tried to educate people on this topic and emphasize the importance and value of the land and (Yerkes) woods, as well as not amending the comprehensive plan. While attending the Williams Bay public meeting of May 18th, I did not hear any positive notes toward the rezoning, but rather to keep the land as public institutional. Many people had questions. I was glad that both Mr. Duncan and Mr. D'Alessandro were present to answer questions and that they said the land is important to them. Also, that if the vote is no, that the next appeal or vote would be in a year, giving the Bay and board

time to assess the situation. This was good news. Ann Drake presented an option to keep the land as public institutional and offered to build a women's leadership retreat connected to Yerkes, which she has donated greatly to, and GWC. This is another choice, or solution, that could be an economic and environmental plan without amending the current comprehensive plan. This gives the board another idea to think about, as Ms. Drake generously has given a large donation to Yerkes, which helps complete that commitment. All in all, I believe that a no rezone vote is what the people want. It will give the Bay and board and University of Chicago more time. I believe that the board is in control of this situation, not the University of Chicago. The village government has the power and does not need to amend the comprehensive plan, and I hope they will vote no to the amendment and zoning change. Thank you for your consideration and commitment to the village and people of Williams Bay."

President Duncan read a letter submitted by Jeff Smith (142 Oakwood) which stated: "I come to you as a lifelong resident and taxpayer of Williams Bay. I know you are giving careful consideration to the University of Chicago property that is currently under debate. I feel as a taxpayer that dividing this property into 3 large lot residential plots is the greatest benefit to the community. By doing this you are controlling the future of the property. I am very much against the way Fontana is rezoning and allowing saturation housing to be built. I was not able to attend the meeting where Ms. Ann Drake gave her presentation. I am not opposed to a "Women's Center" being built in Williams Bay, but my question is: Why, in the eleventh hour of this process, are we just hearing about this? What happens if her proposal fails? If her proposal fails, what stops a future Village Board from approving saturation housing on this property? If her proposal fails, what stops a future Village Board from approving a hotel chain from building on this property? What happens if she is successful and needs to expand? What impact would a successful business have on the Constance Boulevard roadway? How would the increased traffic on Constance Boulevard impact the current residents on that street? Wouldn't increased traffic have a negative impact on the environment? Will this property be maintained? It is full of invasive species of weeds that need to be removed before they end up killing this forested area. It is evident when driving by this area on Constance Boulevard that it needs to be maintained. There have been too many years of neglect and someone needs to be proactive on restoring the land. I wondered if Ms. Drake had approached Aurora University with her proposal? I would think that either Aurora University or one of the other not for profit organizations on the lake would embrace her idea. When the University of Chicago turned the observatory and surrounding land over to the "Yerkes Foundation" I really thought we had a "win". I fully expected them to sell off any remaining land as a benefit to the university. I know many feel the village should buy the land, but the village should not be in the real estate business. If someone were to "gift" the land to the village, I would still be against it. I would be surprised if you could find resident's like Harold Friestad and Thor Rassmusen that would maintain the woods. I also have a concern that if you pull the plug on the rezoning at this point, you may open the village up to a lawsuit like Lake Geneva is involved with concerning the Hillmoor property. Who's going to pay for defending a lawsuit and pay for a potential settlement? I'm assuming the taxpayers would. We all have things from the past that we hold near and dear to our hearts. For Nancy and Sandy Johnson it's the woods they played in as young girls. For me, it was the golf course. For some I'm sure it was the Keg Room, and I'm sure the list could go on. Times have changed. We need to let go of the past and embrace the future. You have the power to control the future of this land. Rezoning the property to residential would almost certainly be impossible for future village boards to change the zoning. Granted it's not impossible for the zoning to change, but I'm sure the residents that can afford these homes aren't looking to share their land with anybody."

President Duncan read a letter submitted by Sharon Widell (Cedar Point) which stated: "We would like to see the board vote YES to the rezoning of the Observatory Woods."

President Duncan read a letter submitted by Kurt Marunde (624 Cedar Point) which stated: "Just a quick note to let you know that I'm recommending the board vote yes to re-zoning the Zerkes property in question to residential. Thus allowing for the three homes to be built, each on a 5 acre lot. Of course the potential tax revenue from the women's leadership option is enticing but since that option also has a strong potential to forever alter our village the risk is just too great."

President Duncan read a letter submitted by Tara Wegner (no address provided) which stated: "The purpose of this letter is to express my support, as a full-time resident of Williams Bay, for re-zoning the lakefront property owned by The University of Chicago from Institutional to Residential, allowing for the construction of three homesites on the

property to proceed. After attending the public presentation held this week, which focused on providing the outline for one potential Institutional use for the site, it became clear to me that the impact of building three new lakefront homes on Williams Bay would be preferable to the potential, and importantly UNKNOWN, Institutional uses for the site. While initially hoping for a solution that would preserve the site as open space, and offering to make a commitment of time and effort toward that goal, by the end of the meeting I realized that we are at a late stage in this process, and that the best way forward is to re-zone the site for Residential use. My reasons are as follows: 1. UChicago has already contracted with home builders who have agreed to work within strict conditions of lot size and environmental impact (for example, sensitivity to preserving existing trees, replacing those removed, limiting the ratio of building pad to lot size, etc.) However, the University can only sell to these builders if the site is re-zoned. I see this as a bird in the hand, bringing with it the benefits of favorable homebuilding restrictions and three new sources of property tax revenue. 2. If the site remains zoned for Institutional use, Williams Bay has no guarantee of what we would be getting. The University would be able to sell to an Institutional buyer of their choosing, or would have the option of waiting one year before they could make another request for re-zoning to the Village Board. 3. Based on the conference center concept presented this week, it became clear to me that the unknown nature of an Institutional buyer brings with it the potential for an impact on our community which is much harder to gauge than the impact of building three homes. Specifically, an Institution brings with it these concerns: —impact on existing conference space —impact on village infrastructure (no studies have been done) —impact on the environment (no studies have been done) —impact on village finances —impact on accessibility to the land, which cannot be assumed beyond the shore path —impact over time if the property's institutional ownership no longer has use for it —impact on the character of the Village. Thank you very much to the Board representatives who took the time to attend the meeting and patiently explain the current situation in response to the attendees' questions. Thank you also to the valiant efforts of the speakers who represented those of us who would have liked to see the site preserved as public open space. The character of Williams Bay as a showcase of the beauty and quiet tranquility that nature has to offer (when we don't overburden it with encroaching numbers of people and businesses) makes it the unique place we have all chosen to call home."

President Duncan read a letter submitted by Susan Steele (23 Stam) which stated: "I attended the meeting held 5/18/21 at the Williams Bay High School to know more about both sides of the above matter. In truth, I attended the meeting not so much as I was against the rezoning but rather to hear strong arguments why the Village and its residents should be for it. How would the comp plan amendment and rezoning benefit the community's historic and present character? The meeting discussion indicates both are now in jeopardy. How would denying the application hurt the community? Would the Village lose a lawsuit if one was initiated by the University as Hillmoor Developers did suing L.G. for denying their re-zoning request? Hillmoor Developers wanted the property rezoned from Rural Holding to Mixed Commercial and Residential. The future land use indicated Private Recreation. The Village of Williams Bay per the meeting has this zoned P&I. The Future Land Use shows it Ag/Undeveloped., Hillmoor didn't win the first time because local governments are in sole control of their zoning. Hence they are initiating another lawsuit on another vague ground. So, I believe, even if the University did the same using the same argument if the Board denies the application, the Bay, like LG will prevail. In conclusion, I am hereby requesting the Village Board to deny both the amendment to the comp plan and rezoning on May 25, 2021. Thank you very much for your time and service to the community."

President Duncan read a letter submitted by Lilan Marunde (521 Prairie View) which stated: "I attended the meeting last Tuesday 5/18 at the high school. I was interested in learning more about the considerations for the Observatory Woods land. I appreciated hearing from the significance of this property, from an environmental standpoint and how it's future use could impact the residents of the Village and impact its character. I can appreciate the predicament the board is facing with this vote. Ideally, it would be wonderful if the land could be preserved as open space. If this avenue has been explored and is not feasible, then my opinion is that the land should be rezoned for 3 residential homes. Perhaps the width of the easement (and the tree clearing) could be lessened so as to retain as much green space and native trees as possible. What I am very opposed to is the proposal by Ann Drake of a Women's Leadership Center. After hearing Ms. Drake's presentation, I have several red flags. She was unable to articulate: 1) how this would benefit the Village (except perhaps via trickle-down economics of hiring some staff roles to serve the attendees). 2) how this center would handle parking lots, night sky pollution from parking lots and outdoor space 3) if her organization was "for profit" or "not for profit" 4) how the village might utilize the retreat center. It appears Ms. Drake has deep corporate ties (starbucks, johnson and johnson, mcdonald's, etc), which is concerning as this retreat center has the potential to change

the fabric and character of our village. If there is a viable way to save the Woods as green space, then we should pursue. If this door is closed, then a vote 'yes' for residential rezoning is the next best option for the Village."

President Duncan read a letter submitted by Ann Marie Ries (531 Park Ridge) which stated: "As full time residents of Williams Bay we would like to see the zoning of Observatory Woods to become residential. Please Vote Yes."

President Duncan read a letter submitted by Stephen Greenberg (Canyon Development Group) which stated: "My name is Stephen Greenberg, Owner of Canyon Development Group. I am writing you today in an effort to support the University of Chicago in their attempt to rezone and subdivide the lakefront property located South of Constance Avenue in the Village of Williams Bay. Canyon is currently under contract to purchase two of the parcels subject to the approvals currently under consideration by the Village. For 27 years, Canyon has built homes with the highest of integrity and quality as possible. We always consider the existing site conditions and do our best to work the home into the natural surroundings. Our goal would be no different on the Constance properties. We hope to design and deliver beautiful single family homes on each lot that not only the actual homeowners will love, but that the community will be proud of as well. When the possibility of building on these lots was brought to my attention I immediately brought several clients out to see the property. I believe their vision is consistent with mine and I am confident that we will create timeless family estates that can be enjoyed for generations to come. I thank you for your time and consideration in this manner and am hopeful you will approve the rezoning of these properties to ensure they are used to their highest and best use."

Atty. Lisle Blackbourn (representing Ann Drake) stated that Ms. Drake is proposing a 15,000 square feet two-story building which would result in about an 8,000 square foot footprint and off-site street parking is currently allowed in Williams Bay. He stated that the proposed three houses may each be larger than something that Ann Drake has proposed. He also stated that each of the three houses would have long piers with possibly multiple slips for boats and jet skis. He stated that Ann Drake has a tangible alternative to the houses and that the Board and Plan Commission should consider that before voting today. He stated that the Board has to consider other proposals for this property as part of the vote on the University's request. He stated that the Leadership Center will be sensitive to the land, draw visitors and bring jobs and economic activity to the area. He stated that the Leadership Center will provide opportunity with collaboration with George Williams College and Yerkes Observatory. He also stated that there is no guarantee that the individual homes will keep the unique characteristics of the woods but that the Women's Leadership Center would keep the beauty of the woods.

Marsha Engquist (546 Highland) stated that she wants to praise the University of Chicago for their work on this request. Engquist stated that the proposed three homes would generate only about \$50,000.00 of tax revenue to the Village and that the Master Plan was considered very carefully eleven years ago and to change it should be not be considered lightly as it would set a precedent for future requests.

Edgar Mosshamer (27 Constance Blvd) stated that he is excited about Ann Drake's proposal and that it would be the best use of the land because it would be active and bring the community together. He stated that he would vote to deny the re-zone request if he were a Village Board Member.

Sandra Johnson (2327 Theatre Rd) stated that she feels there are many people in the community that are not aware of what is happening, and the ones that are have many questions. She stated that amending the Comprehensive Plan is a big issue to Williams Bay and that it is important for people to know what is happening. Sandra stated that there was a lot of momentum to get the Village thriving, but when she sees the proposal from the University of Chicago her red flags go up. She told the Board that this decision will be their legacy as a Board and she believes a community could benefit from it rather than three families. Sandra asked the Board to look at the possibilities to save this land and look into proposals like Ann Drake's to preserve this land. She stated that money talks but you don't have to listen, and that nature also talks and that she wants people to listen to it.

Cheryl Freitag (corner of Walworth and Cherry) stated that this is the wrong time to make a decision as this should not have been happening during the pandemic when people were locked in their homes.

David Williams (45 Parkhurst) stated that he keeps hearing the term "Observatory Woods" and that he lived in the closest house to the Observatory and he would consider it a sliver of land that would be split into three homes, not a woods. He stated that he has no question in his mind that they would be filled with three beautiful homes with beautiful landscapes. He stated that there are many invasive trees that should be taken out anyways and that he does not think they have to worry about setting a precedent as this property is nothing like Holiday Home, Wesley Woods, or Conference Point as those properties are much larger than this sliver of land. He suggests approving the request for the re-zone to residential.

Gene Frietag (18 Cherry) stated that no matter which way the vote goes tonight, he would like it really looked into to make sure it is done right. He stated that the rest of the community should not need to pay for a mistake that was made that could have benefited the community. He asked the Board to consider all of the angles to make sure the tax and water bills do not go up for everyone else.

B. Close Public Hearing

President Duncan closed the Public Hearing at 7:03 PM.

VII. Plan Commission Recommendation for Zoning Map Amendment

A. APPLICANT: University of Chicago (Owner)

TAX KEY: WAS 00001A

STREET ADDRESS: Vacant land south of Constance Blvd and east of Aurora University, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 8.72 acres from P&I Public and Institutional District to SF-2 Large Lot Residential District.

No discussion and no action taken.

VIII. Board Consideration of Zoning Map Amendment Ordinance

A. APPLICANT: University of Chicago (Owner)

TAX KEY: WAS 00001A

STREET ADDRESS: Vacant land south of Constance Blvd. and east of Aurora University, Williams Bay, Wisconsin 53191

The applicants request a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 8.72 acres from P&I Public and Institutional District to SF-2 Large Lot Residential District.

No discussion and no action taken.

IX. Plan Commission Consideration of Certified Survey Map

A. APPLICANT: University of Chicago (Owner)

TAX KEY: WAS 00001A

STREET ADDRESS: Vacant land south of Constance Blvd. and east of Aurora University, Williams Bay, Wisconsin 53191

The applicants request approval of a Certified Survey Map to divide the existing 8.72 acres into three parcels of 4.46 acres, 1.92 acres, and 2.16 acres.

The University of Chicago requested that the Plan Commission table the Certified Survey Map application for thirty days.

The motion to allow the request for the Certified Survey Map consideration to be tabled for thirty days was initiated by Bill Duncan and seconded by Marianne Klemke of the Plan Commission. Unanimously carried.

X. Board Consideration of Subdivider Agreement

A. Subdivider Agreement for Future Improvements to Village Utilities

The University of Chicago requested for the Subdivider Agreement to be tabled for thirty days along with the Certified Survey Map.

The motion to table the consideration of the Subdivider Agreement for thirty days was initiated by Bill Duncan and seconded by Don Parker of the Village Board. Aye: Duncan, Parker, Stanek, Umans, Vlach and Wright. Nay: D'Alessandro. Motion passes.

XI. Adjournment

The motion to Adjourn the Village Board meeting was initiated by Robert Umans and seconded by Lowell Wright at 8:40 PM. Unanimously carried.

The motion to Adjourn the Plan Commission meeting was initiated by Marianne Klemke and seconded by Ralph Cincinelli at 8:40 PM. Unanimously carried.

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