



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

OFFICIAL MINUTES PLAN COMMISSION MEETING MEETING TUESDAY, DECEMBER 2, 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: President Adam Jaramillo, Trustee Lowell Wright, Commissioners Maggie Gage, Marianne Klemke, Matt Robbins, 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 November 4, 2025

The motion to approve the Plan Commission Meeting Minutes of November 4, 2025 was initiated by Commissioner Haak and seconded by Commissioner Fieweger. Trustee Wright abstained. Unanimously carried.

V. Other Items for Discussion, Consideration, or Action

A. Approval of the Meeting Schedules for Plan Commission for Year 2026

The motion to approve the Meeting Schedules for Plan Commission for Year 2026 was initiated by Commissioner Robbins and seconded by Commissioner Klemke. Unanimously carried.

VI. Recommendation and Possible Action for a Temporary Use Permit

A. APPLICANT: Mike Condron and John Dwyer (Applicants)

TAX KEY: WOP 00008 and WWUP 00088

STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Williams Bay, Wisconsin 53191

The applicant is requesting a Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart.

The motion to recommend Village Board approval of the Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart was initiated by Commissioner Robbins and seconded by Commissioner Gage. Unanimously carried.

VII. Recommendation and Possible Action for a Site Plan Review and Conditional Use Permit

- A.** APPLICANT: Yerkes Future Foundation Inc. (Owner)
TAX KEY: WA518500001
STREET ADDRESS: 373 W Geneva Street, Williams Bay, WI 53191
The applicant requests a site plan review and conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room.

The motion to table the site plan review and conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room until all conditions are met was initiated by Commissioner Robbins and seconded by Commissioner Gage. Unanimously carried.

VIII. Recommendation and Possible Action for a Site Plan Review in the Extra Territorial Zoning District (ETZ)

- A.** APPLICANT: Brandon Flunker (Applicant), Paloma Ridge Commercial LLC (Owner), Lodge Geneva National (Project)
TAX KEY: JLGR 05011
STREET ADDRESS: W4240 Highway 50, Lake Geneva, WI 53147
The applicant requests site plan approval per Section 390-1206 and 390-1704 to modify and expand an existing parking lot.

This item was moved to just after item VI.

The motion to recommend Village Board approval of the site plan approval per Section 390-1206 and 390-1704 to modify and expand an existing parking lot was initiated by Commissioner Gage and seconded by Commissioner Klemke. Unanimously carried.

IX. Recommendation and Possible Action for a Final Plat and Temporary Zoning Designation Upon Direct Annexation

- A.** APPLICANT: Land and Lakes Company (Applicant and Owner), Willabay Meadows (Project)
TAX KEY: IL 500005, WWUP 00084, and JG 3100009A
STREET ADDRESS: Vacant Land off E Geneva Street and Highway 50, Williams Bay, WI 53191
The applicant requests final plat approval per Section 375, Article 3, Article 5, and Section 375-0304, and temporary zoning designation approval upon direct annexation per Section 390-0205 for two parcels, one located in the Town of Linn, and one located in the Town of Geneva.

The motion to recommend Village Board approval of the temporary zoning designation approval upon direct annexation per Section 390-0205 for two parcels, one located in the Town of Linn, and one located in the Town of Geneva was initiated by Trustee Wright and seconded by Commissioner Fieweger. Motion carries.

Votes:

Yes: President Jaramillo, Trustee Wright, Commissioners Klemke, Fieweger and Gage

No: Commissioners Haak and Robbins

Abstain: None

Result: Passes

The motion to recommend Village Board approval of the final plat approval per Section 375, Article 3, Article 5, and Section 375-0304 with the conditions outlined by the Village Engineer and approvals by the Village Attorney was initiated by Trustee Wright and seconded by President Jaramillo. Motion carries.

Votes:

Yes: President Jaramillo, Trustee Wright, Commissioners Klemke, Fieweger and Gage

No: Commissioners Haak and Robbins

Abstain: None

Result: Passes

X. Adjournment

The motion to adjourn was initiated by Commissioner Robbins and seconded by Commissioner Gage at 08:12pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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