



# VILLAGE OF WILLIAMS BAY

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## OFFICIAL MINUTES PLAN COMMISSION 09/14/21 MEETING TUESDAY, SEPTEMBER 14, 2021 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

### I. Call to Order

President Duncan called the meeting to order at 6:30pm.

### II. Roll Call

Present: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke, Jane Pegel

Also Present: Zoning Administrator Schaeffer, Treasurer Peternell, Tara Rabenhorst, Josh Staggs, Amanda Price, David Burrough

Excused: Don Parker

### III. Pledge of Allegiance

### IV. Minutes

#### A. Plan Commission Meeting Minutes of August 10, 2021

The motion to Approve the Plan Commission Meeting Minutes of August 10, 2021 was initiated by Maggie Gage and seconded by Jess Haak. Unanimously carried.

### V. Recommendation for Conditional Use Permit

#### A. Open Public Hearing

President Duncan opened the public hearing at 6:32pm

No one spoke in favor or against the Conditional Use Permit.

##### 1. APPLICANT: Jeffrey & Tara Rabenhorst (Owners)

TAX KEY: WUW 00012

STREET ADDRESS: Lot 12 Willabay Woods, Wiswell St, Williams Bay, Wisconsin 53191

The applicant requests a Conditional Use Permit per 18.1207, *Conditional Use Permit*, and 18.0315.I.(4), *Residential Garage or Shed* to construct a single-family home with the garage doors facing the street. Requesting garage to be located 17 feet in front of the street side facade of the house (setback of a minimum of two (2) feet behind the street side facade of the house required).

#### B. Close Public Hearing

President Duncan closed the Public Hearing at 6:33pm

#### C. Discussion and possible action for the conditional use permit

Schaeffer discussed the conditional use permit to construct a single-family home with the garage doors facing the street. The homeowners are requesting the garage to be located 17 feet in front of the street side facade of the house. Schaeffer further discussed the required criteria that need to be met in order for a conditional use permit per section 18.1207E(2). Maggie Gage expressed concern that since the Ordinance changed in 2011, the Village has approved several Conditional Use permits and stated that the Village should adhere to the changes instead of granting the

Conditional Use Permits.

Haak stated that, based on the size of the lot, that there would be adequate space to build the garage per the current standards. Pat Watts stated that 15 homes have garages in front of homes and 9 homes flush with the homes. Maggie Gage stated that the Village should have a date set that no more Conditional Use Permits are approved for front-facing garage doors.

Haak/Gage motion to recommend the Village Board deny the Conditional Use Permit for Lot 12 Willabay Woods, Wiswell St.. Roll call - Pegel, AYE, Gage-AYE, Haak-AYE, Duncan-AYE, Watts-NAY, KLEMKE-NAY. Motion passes.

## **VI. Recommendation for a Certificate of Compliance**

### **A. APPLICANT: Joshua W. Staggs (Lessee)**

TAX KEY: WFS 00001

STREET ADDRESS: 240 Elkhorn Road, Williams Bay, WI 53191

Applicant is requesting a Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification".

Jane Pegel noted that the application has an incorrect date of September 11, 2011. Schaeffer confirmed that it should be September 1, 2021. Joshua Staggs discussed plans for a full service salon to be operated at 240 Elkhorn Road.

Services would include men and women's hair color/cuts and future medical treatments such as Botox that require a medical director. Schaeffer stated that all uses meet the allowed uses. The motion to Recommend Village Board Approval was initiated by Jess Haak and seconded by Pat Watts. Unanimously carried.

## **VII. Adjournment**

The motion to adjourn was initiated by Jess Haak and seconded by Maggie Gage at 6:58pm. Unanimously carried.

/s/ Lori Peternell, Village Treasurer

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