



VILLAGE OF WILLIAMS BAY

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OFFICIAL MINUTES PLAN COMMISSION 10/12/21 MEETING TUESDAY, OCTOBER 12, 2021 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Clerk Pankau called the meeting to order at 6:30pm.

II. Roll Call

Present: Trustee Parker, Commissioners Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke, Jane Pegel and Matt Robbins

Also Present: Village Administrator Tobin, Zoning Administrator Schaeffer, Village Engineer Snyder and Clerk Pankau

Excused: President Duncan

III. Pledge of Allegiance

The motion to nominate Trustee Don Parker as Chairperson was initiated by Jess Haak and seconded by Maggie Gage. Unanimously carried.

IV. Minutes

A. Plan Commission Meeting Minutes of September 14, 2021

The motion to Approve the Plan Commission Meeting Minutes of September 14, 2021 was initiated by Jess Haak and seconded by Pat Watts. Unanimously carried.

V. Recommendation for a Extraterritorial Certified Survey Map

A. APPLICANT: Michael Landers (Owner)

TAX KEY: FD2500021A

STREET ADDRESS: 4954 Hwy 50, Delavan, Wisconsin 53115

The applicant requests a Certified Survey Map per 17.0900, *Extraterritorial Land Divisions*, to divide an existing 9.64 acre parcel into a 8.72 acre parcel and 0.92 acre parcel.

Warren Hansen, Engineer for Michael Landers, presented the project to divide the parcel.

The motion to Approve the Certified Survey Map per 17.0900, *Extraterritorial Land Divisions*, to divide an existing 9.64 acre parcel into a 8.72 acre parcel and 0.92 acre parcel for:

APPLICANT: Michael Landers (Owner)

TAX KEY: FD2500021A

STREET ADDRESS: 4954 Hwy 50, Delavan, Wisconsin 53115

was initiated by Jess Haak and seconded by Pat Watts. Unanimously carried.

VI. Discussion Regarding Proposed Annexation and Concept Plan

A. APPLICANT: Martin Hanley, Land & Lakes Development Co.

TAX KEY: WWUP 00084, IL 500005 and JG 3100009A

STREET ADDRESS: Vacant land located north of Willabay Woods, Williams Bay, Wisconsin 53191
Applicant is requesting discussion and comments regarding possible annexation and concept plan for a 41-lot single-family development.

Marty Hanley, President of Land & Lakes Development Co., presented their idea of putting a 41-lot single-family development on the vacant land located north of Willabay Woods to receive comments from the Plan Commission. He explained that the 30 acres are in three municipalities; the Town of Geneva, the Town of Linn and the Village of Williams Bay. He stated that they would like to annex the pieces of the Town of Geneva and the Town of Linn into the Village of Williams Bay for easier access to the subdivision and better phases for construction. He stated that they are seeking discussion with the Plan Commission regarding annexation of the two parcels not in Williams Bay, and approval itself of the subdivision.

Warren Hansen, Engineer for Land & Lakes Development Co., stated that all of the lots will be single-family homes, averaging about .5 of an acre. He stated that they are planning on keeping parts of the parcel as tree preservation lots so that they cannot be cut down and that they have included areas for stormwater management. He explained their anticipated timeline, hoping that construction would be completed by July to December of 2022.

Zoning Administrator Schaeffer stated that in her meetings they decided that it would be better to go through the annexation, rather than having traffic go through just Willabay Woods. She stated that the zoning and land uses are already correct in Williams Bay and that they could do this project on a smaller scale without the annexations. Village Engineer Snyder said that the sewer waste liftstation at Harris Road would need to be re-built and the waterplant would need to be staffed slightly longer to produce the extra water; about ten minutes a day.

Commissioner Pegel stated that she has lived in Willabay Woods for several years and the increase in foot, bicycle and automobile traffic has been dramatic in the past two decades. She stated that she is concerned that the traffic would become more of an issue if this subdivision was added on. Commissioner Haak confirmed that the developer will not be building the actual houses, but selling the lots once they are ready to be built on for homeowners to hire their own builders, or for builders to buy, build and sell. Commissioner Gage stated that the Plan Commission has discussed waiting to consider any re-zoning or annexations until after the Comprehensive Plan is completed, but that has not officially been decided upon. Commissioner Watts confirmed that the Village does have the capacity for water and sewer without a major infrastructure problem. Village Engineer Snyder stated that even if this development does not happen, the lift station on Harris Road needs to be re-built and that if they were to allow this development, the quality of the water and fire protection would actually improve for everyone in the surrounding areas.

Mark Brower (504 Willabay Dr) stated that new developments should not devalue the existing properties, and that building through the existing streets would do that.

Harold Friestad (355 Frost Dr) stated that there is a lot of water already coming into Kishwaukee from the existing subdivision, and wants the developers to make sure that the stormwater control goes from Kishwaukee and then into the swimming beach, rather than stay in Kishwaukee.

Bill Schuber (70 Cedar Point Dr) asked who this development is going to benefit and just because there is a piece of dirt, does not mean there need to be buildings on it. He stated that he likes the way that the Village is now.

Richard Tuma (560 Wiswell) asked why the concept isn't considering an outlet onto Harris Road to alleviate traffic in Willabay Woods and what would happen if the Town of Geneva was annexed, but the Town of Linn was not.

Mike Fieweger (536 Morgan) stated that water currently goes through their property because the stormwater management was done poorly, and stated that adding 41 houses would certainly affect them. He stated that the traffic is already an issue in Willabay Woods and adding these houses would increase the traffic issues. He stated that they may not be able to stop the 22 houses in the portion of the acreage that is Williams Bay, but that the annexations would not be necessary to allow 20 more houses.

Trustee Parker stated that if they do not do the annexations, then traffic would not be able to go out to the other

streets, and all of the increased traffic would stay inside of Willabay Woods as it currently stands.

Trustee Umans commented that all of the feedback he has gotten from his neighbors has been negative about this project but that the water infrastructure in Williams Bay is in dire need of upgrades that are extremely expensive and the impact fees of the 42 houses will help fund the water fund. He stated that the sewer liftstations are all very old and need to be re-built, and that maybe the developer would help with the cost of the one on Harris Road. He also stated that the Williams Bay School District is down on enrollment and that the new houses could be filled with families that will bring more kids to the schools.

Susie Pegel (91 Potawatomi) confirmed that the developer would still go ahead and develop the Village of Williams Bay portion even if the annexations do not happen and that the developer would be willing to contribute to the cost of upgrading the water and sewer infrastructure.

Warren Hansen confirmed that the Department of Transportation will not allow another entry from Highway 50, so that is not included in the plan.

VII. Discussion Regarding Proposed Annexation and Concept Plan

A. APPLICANT: Dana Levar

TAX KEY: WHA 00001 through WHA 00006

STREET ADDRESS: 628 and 640 E. Geneva Street, Williams Bay, Wisconsin 53191

Applicant is requesting discussion and comments regarding concept plans for a single-family development or a 12 to 16 unit townhome development.

Attorney Christina Green, representing Dana Levar (owner), explained that the applicant owns part of the property and is in the process of obtaining the rest of the property. She stated that they did confirm with the Village Attorney that 13 of the 14 lots are buildable lots for single-family homes. She stated that they are here tonight to get feedback from the Village to see if they would prefer 13 individual single-family homes, or condense them to create 12 townhomes to allow more green space. She stated that they feel the townhomes would be less intrusive to the neighbors in the back.

Warren Hansen, Engineer for this project, stated that instead of taking 14 lots and cutting the trees down for them, that 12 luxury townhomes would be more conducive to the natural area. He presented an example of what the townhomes would look like and what the elevations would be. He stated that they anticipate having infiltration systems for the stormwater management.

Zoning Administrator Schaeffer stated that this property is already zoned SF-3, and it would be at a maximum of 12 units for SF-3, but they would need to get an overlay to allow for multi-family zoning. She mentioned that they would need to confirm the height of the buildings to ensure they fit within the code.

Commissioner Robbins confirmed that the property is 3.54 acres after the roads, which still meets the density requirements for the 12 townhomes.

Dana Levar (owner) stated that he came up with a plan that should be pleasing to the neighbors as it saves green space and replaces the deteriorating homes that are there now.

Commissioner Klemke expressed concern about the front-facing garages and the water run-off needing to not run into the neighboring properties.

Trustee Parker asked if it would be possible to turn the garages within the ridge so that they are not all front-facing. Engineer Warren Hansen said that could be possible for some of the homes, but not necessarily all of them.

Dave Wolstein (resident in Willabay Shores) stated that he appreciates the plan but would want to make sure it is developed so that the water drainage is maintained.

A resident, name unknown, (Free Church and Wiswell) stated that his property has already flooded three times in the four years he's lived in Williams Bay, and that he isn't against the plan, but wants to be sure water does not come through his property.

Rick Dasko (521 Morgan) stated that the plan for the single family homes would be on sub-standard lots and that the ordinance states that if they were next to each other, those lots would need to be combined.

Trustee Parker clarified that there is a State Law that trumps the Village Ordinance that says municipalities cannot restrict building on sub-standard lots, or require them to combine the neighboring sub-standard lots.

Don Mason (508 Wiswell) clarified with the Plan Commission that after the Comprehensive Plan in 2011, it was recommended that future subdivisions would need to build their garages as side-loaded. Trustee Parker stated that they have been granting exemptions for existing platted lots to allow for front-loading garages if needed.

Roy Wilson (533 Morgan) expressed concern about the run-off already coming from Pine Court and sees the same scenario coming with these townhomes. However, he thinks this is a better concept with the landscaping and green space being maintained.

Paul Schnell (511 Willabay) asked what the timeline would be as both projects tonight would happen near Willaby Woods. Warren Hansen stated that if both were to happen, he believes they would be completed over a span of seven years.

Judy Wiltse (521 Free Church) confirmed that it is currently zoned for houses, but that an overlay would be needed for the townhomes so that the density would then be clustered together. She stated that she is against putting more townhomes in the village and that even though they are saying there will be green space, there will be a lot of pavement for driveways.

Mike Fieweger (536 Morgan) asked the developer's engineer to guarantee that water wouldn't run into his property. Warren Hansen explained that they cannot control the direction of the water, but rather the speed of it. Fieweger suggested putting a drain in.

Linda Franz (171 Willabay) asked why 4 bedrooms and 3.5 bathrooms are necessary since those would be such large townhomes and encouraged the developer to create a smaller design.

Trustee Umans (528 Morgan) explained where the water travels throughout Willabay Woods and stated that there needs to be less flat space between roofs and driveways, and asked if there could be another option to reduce the flat space.

Dana Levar (owner) stated that this was originally platted for 14 single family homes, so he is trying to work with the residents of the subdivision to create the best plan that he can to make a satisfactory plan. He understands the concern about stormwater drainage and will address that.

VIII. Adjournment

The motion to adjourn was initiated by Maggie Gage and seconded by Pat Watts at 8:19pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk