



VILLAGE OF WILLIAMS BAY

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NOTICE

VILLAGE BOARD OF TRUSTEES MEETING WEDNESDAY, NOVEMBER 17, 2021 AT 2:00 PM VILLAGE HALL COUNCIL ROOM

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

- I. Call to Order
- II. Roll Call
- III. Ordinances
 - A. Ordinance #2021-12 - An Ordinance Amending the Official Map of the Village of Williams Bay
- IV. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 11/16/2021 2:00 PM

ORDINANCE #2021 - 12
AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE VILLAGE OF WILLIAMS BAY

WHEREAS, the Plan Commission of the Village of Williams Bay having held a duly noticed public hearing on the petition of the owner of the property described in Exhibit A, attached hereto and incorporated herein, to rezone said property from LI Light Industrial District to SF-1 Low Density Residential District; and

WHEREAS, following said public hearing the plan commission having voted to recommend to the Village Board of the Village of Williams Bay that the property described in Exhibit A be rezoned from LI Light Industrial District to SF-1 Low Density Residential District; and

WHEREAS, said proposed rezoning is consistent with the Future Land Use Map of the Comprehensive Plan of the Village of Williams Bay; and

WHEREAS, the Village Board of the Village of Williams Bay having determined that it is appropriate to accept the recommendation of the plan commission to bring the zoning of the subject property into conformity with the Future Land Use Map of the Comprehensive Plan.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby ordain as follows:

Section I. The property described in Exhibit A, attached hereto and incorporated herein, is hereby rezoned from LI Light Industrial District to SF-1 Low Density Residential District.

Section II. The Official Zoning Map of the Village of Williams Bay is hereby amended to show this change in zoning classification, and the Village Clerk is directed to make note on said Official Map of this zoning change.

Section III. This ordinance shall take effect upon passage and publication as provided by law.

Approved by the Village Board of the Village of Williams Bay this _____ day of November, 2021.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Jackelyn Pankau, Clerk

First Reading: _____
Second Reading: _____
Date Adopted: _____
Date Published: _____

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land being in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 1 North, Range 16 East, described as follows: The West half of the North 10 acres of the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 1 North, Range 16 East. EXCEPTING the North 20 feet thereof; also excepting therefrom the land described in Deed from Carl E. Schuldt et ux to Gage Marine Corporation, recorded November 6, 1970 in Volume 37 of Records on page 416 as Document No 630053; and also excepting therefrom the land described in Deed from Carl E. Schuldt et ux to Gage Marine Corporation, recorded October 13, 1972 in Volume 79 of Records on page 295 as Document No. 655985. Said land being in the Village of Williams Bay, County of Walworth, State of Wisconsin.

Property Address: 205 Theatre Road, Williams Bay, WI 53191

Tax Key Number: WWUP 00001

Bonnie Schaeffer (Zoning)

10/21/21

Plan Commission

Village Board of Williams Bay

Hello,

We own our property at 205 Theatre rd. (tax parcel WWUP-1). We have the property listed for sale, and an accepted offer. Closing scheduled for 10/29/21. During an appraisal of the property, it was brought to our attention that the above property is Zoned LI which is light industrial. Not a residential zoning label.

We razed and rebuilt our home in 2013/2014 with all the required zoning and building permits, acquired through the Village and then building/zoning Jerry Anderson. At that time no red flags were thrown about this situation. The house was built, inspected and we were granted occupancy.

We are requesting a zoning change from LI (light industrial) to SF-1 (single family). To correct this situation for our buyer. I have spoken with Ms. Schaeffer regarding this issue, and was told there is a joint plan commission/board meeting on November 15. Please grant our request so the sale of this property can proceed.

Sincerely,

Martin & Kristi Granberg



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission and Village Board Meeting November 15, 2021

November 8, 2021

APPLICANT: Martin & Kristi Granberg (Owners)

TAX KEY: WWUP 00001

STREET ADDRESS: 205 Theatre Road, Village of Williams Bay

Applicant is requesting a zoning map amendment from LI Light Industrial to SF-1 Large Lot Residential. The use of the property is single-family residential.

Staff Comments:

Per Section 18.1205, a zoning map amendment can be considered if the following are met:

- a) Advances the purposes of this Chapter as outlined in Section 18.0103 and the applicable rules of Wisconsin Department of Administration (WisDNR) and the Federal Emergency Management Agency (FEMA).
- b) Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
- c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning district(s).
- d) The amendment may also address any of the following situations that may not be properly addressed on the current Official Zoning Map:
 1. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan and the amendment is being requested to make the zoning district consistent with the Comprehensive Plan.
 2. A mapping mistake was made. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from spreading.
 3. Factors have changed (such as new data, infrastructure, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 4. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

Section d)2 above is applicable and approval is recommended.

Respectfully submitted,
Bonnie Schaeffer
Zoning Administrator