



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

NOTICE

Village of Williams Bay and Town of Geneva EXTRATERRITORIAL ZONING MEETING

TUESDAY, JUNE 21, 2022 AT 5:45 PM

Williams Bay Village Hall Council Room – 250 Williams Street

A quorum of Village Board may be present

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Review Minutes

- A.** Extraterritorial Zoning Meeting Minutes of July 13, 2021

V. Recommendation for a Conditional Use Permit

- A.** Open Public Hearing - All interested in this matter are invited to attend

APPLICANTS: Calvary Community Church (Owner), John Bakken (Agent)

TAX KEY: JG3100006B

STREET ADDRESS: N2620 Harris Road, Town of Geneva, Walworth County, Wisconsin

The applicant requests a Conditional Use Permit per 390.1714, *Conditional Use Permit* and 390.1703L, P-2, *ETZ Institutional Park District* for building lobby enclosures and regrading the parking lot at an existing church.

- B.** Close Public Hearing

- C.** Discussion and possible action for the Zoning Map Amendment request

VI. Adjournment

Posted 06-14-2022, 5:00 PM



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org Phone:
262-245-2700 | Fax: 262-245-2705

UNOFFICIAL MINUTES ETZ 07/13/21 MEETING TUESDAY, JULY 13, 2021 AT 5:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Chairperson Watts called the meeting to order at 5:30 PM.

II. Roll Call

Present: Pat Watts, Jess Haak, Maggie Gage, Joe Kopecky, James Anton and Phillis Olson
Also Present: Zoning Administrator Bonnie Schaeffer

III. Pledge of Allegiance

IV. Review Minutes

A. None

V. Recommendation for a Zoning Map Amendment

Open Public Hearing – All interested in this matter are invited to attend

- A. APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent) TAX KEY:
JA 36200001
STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva,
Walworth County, Wisconsin

The applicant requests an amendment to Zoning Map from A-1, ETZ Prime Agricultural Land District and
R-1, ETZ Single-Family Residence District to B-5, ETZ Planned Commercial-Recreation Business District.

Ryan Cardinal from Cardinal Engineering presented the project for Mr. Digangi.

Curt Weinstein (N3042 Hwy 67) spoke in opposition, stating it is in the wrong location.

Lee Fickau (N3214 & N3271 Hwy 67) spoke in opposition.

Chuck Williams (5703 Bailey Road) spoke in opposition because he owns a residential rental in the area.

Sue Weinstein (N3042 Hwy 67) spoke in opposition.

Sherry Fickau (N3214 & N3271 Hwy 67) spoke in opposition, stating that it is a rural/residential area, not an appropriate
area for commercial.

Teddy Menasco (N3250 Hwy 67) spoke in opposition.

Becky Oehmen (N3251 Hwy 67) spoke in opposition due to the increased traffic.

Close Public Hearing

- A. Discussion and possible action for the zoning map amendment request

Joe Kopecky explained the Town of Geneva process that occurred prior to this meeting.

Maggie Gage addressed that the future land use map shows the commercial intersection changing.

Jess Haak stated that there is going to be future growth of this intersection.

James Anton stated that change is coming to the area with Mercy Hospital, Coffee Shop and Horse Farm which are businesses.

The motion to approve the zoning map amendment request was initiated by Maggie Gage and seconded by Jess Haak. Pat Watts, James Anton and Phillis Olson voted no, resulting a tied vote and a failed motion. James Anton and Phillis Olson changed their votes to yes, resulting in the motion being carried.

VI. Recommendation for a Conditional Use Permit

Open Public Hearing – All interested in this matter are invited to attend

- A.** APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent) TAX KEY: JA 36200001
STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva, Walworth County, Wisconsin

The applicant requests a Conditional Use Permit per 18.1714, *Conditional Use Permit* and 18.1703V, *ETZ B-5 Planned Commercial-Recreation Business District* for an indoor personal training business.

Neighbors asked about the noise, parking lot, signage and enforcement of conditions. It was clarified that there will be a buffer with vegetation on the south side.

Close Public Hearing

- A.** Discussion and possible action for the zoning map amendment request

The motion to approve the Conditional Use Permit with the following conditions: 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 AM - 11:00 PM Monday-Friday with doors to be locked by 10:00 PM and Saturday and Sunday hours by appointment only; 6) A sign for the building must be approved by the Town of Geneva Board and there is to be no LED Reader Boards; and 7) The final building and site plans are to be submitted and approved by the Town of Geneva Plan Commission and Town of Geneva Board was initiated by Joe Kopecky and seconded by Maggie Gage. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Maggie Gage and seconded by Jess Haak at 6:46 PM. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

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



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:

Please check all that apply.

- ☐ Site Plan [§18.1206] - \$200.00 plus \$.04/sf floor area
- ☒ Conditional Use Permit (CUP) [§18.1207] - \$500.00
- ☐ Certificate of Compliance [§18.1211] - \$200.00
- ☐ Temporary Use Permit [§18.1208] - \$200.00
- ☐ Preliminary Plat - \$200.00 plus \$20.00 per lot
- ☐ Certified Survey Map (CSM) - \$200.00 plus \$20.00 per lot
- ☐ Final Plat - \$100.00 plus \$10.00 per lot
- ☐ Planned Development Overlay (PDO) [§18.0709] - \$500.00
- ☐ Planned Development Amendment - \$500.00
- ☐ Zoning Text or Map Amendment [§18.1204] - \$500.00
- ☐ Project Concept Review - \$200.00
- ☐ Land Use Plan Amendment - \$500.00
- ☐ Interpretation [§18.1216] - \$200.00
- ☐ Appeal [§18.1217] - \$500.00
- ☐ Other: _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: N2620 Harris Road, Lake Geneva

Tax Parcel Number: JG 3100006B

Project or Development Name: Calvary Community Church

Applicant

Name: John Bakken - Geneva Homes
Mailing Address: PO Box 7
Lake Geneva, WI 53147
eMail: [REDACTED]
Phone: [REDACTED]

Owner of Site

Name: Calvary Community Church
Elder Representative: Jason Arndt
Mailing Address: PO Box 1200
Williams Bay, WI 53191
eMail: [REDACTED]
Phone: [REDACTED]

Legal Representative

Name: _____
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: Skiffington Architects, Ltd.
Mailing Address: 250 North Trail
Hawthorn Woods, IL 60047
Email: [REDACTED]
Phone: [REDACTED]

Engineer: Farris, Hansen & Associates, Inc.
7 Ridgeway Court, PO Box 437
Elkhorn, WI 53121
[REDACTED]

Project Manager: Geneva Homes Inc.
PO Box 7
Lake Geneva WI 53147
[REDACTED]

Legal Description of Site (Attach separate sheet if additional space is needed):

Part of the SE 1/4 of Section 31, Town 2 North, Range 17 East,
Town of Lake Geneva and Village of Williams Bay,
Walworth County, Wisconsin

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: P-1 Current Overlay Districts of Site: _____

Proposed Zoning of Site: _____

Proposed type of structure or use: Church Lobby Entrances and Parking Lot

Proposed use of structure or site: Church Services and activities

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

- 1) Miscellaneous interior remodeling
- 2) Addition of two (2) enclosed lobby entrances totaling approx 2628 sq. ft.
- 3) Regrade and repave existing parking lot; the existing size and location of current parking lot will remain the same
- 4) Add new parking lot lighting

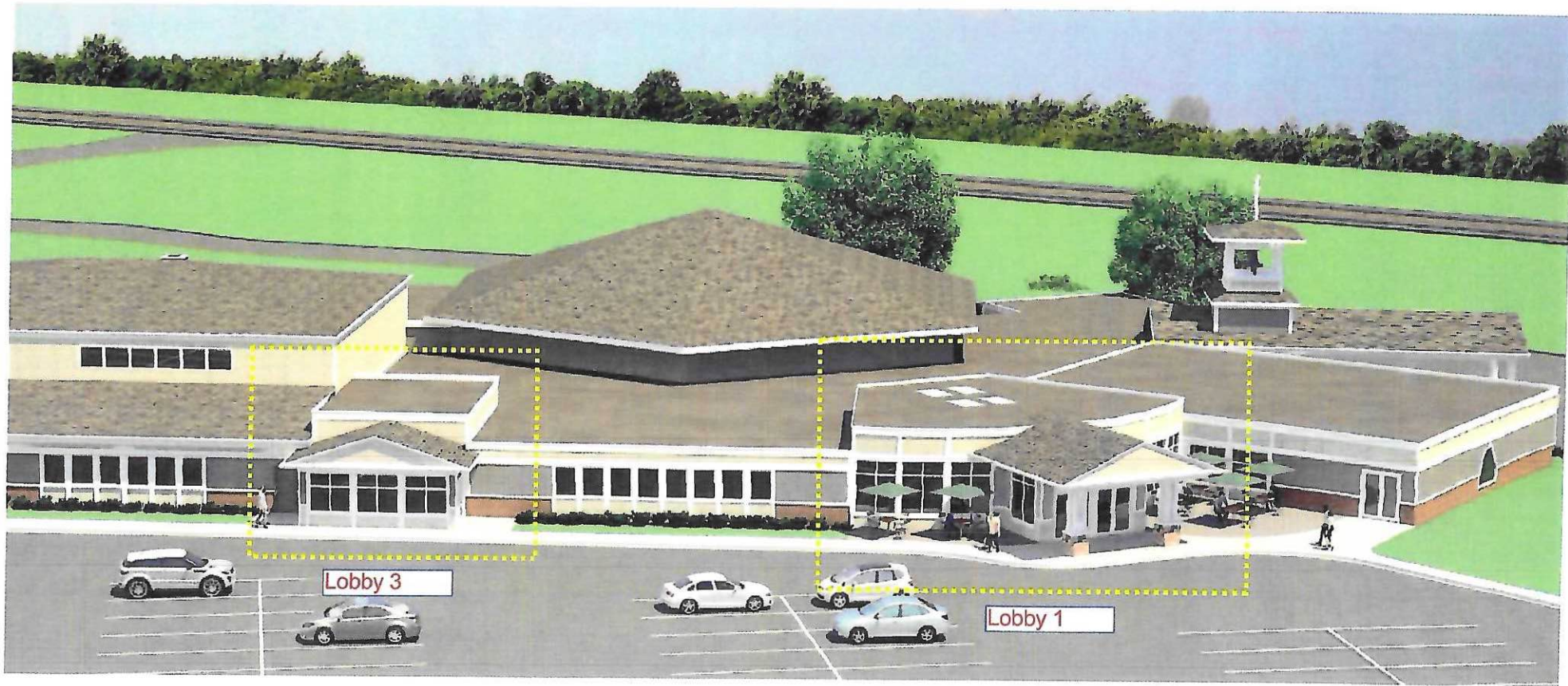
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

The proposed conditional use application is consistent with the current conditional use. Enclosing the existing lobby entrances and regrading and repaving the parking lot does not impact the conditional use for this site.

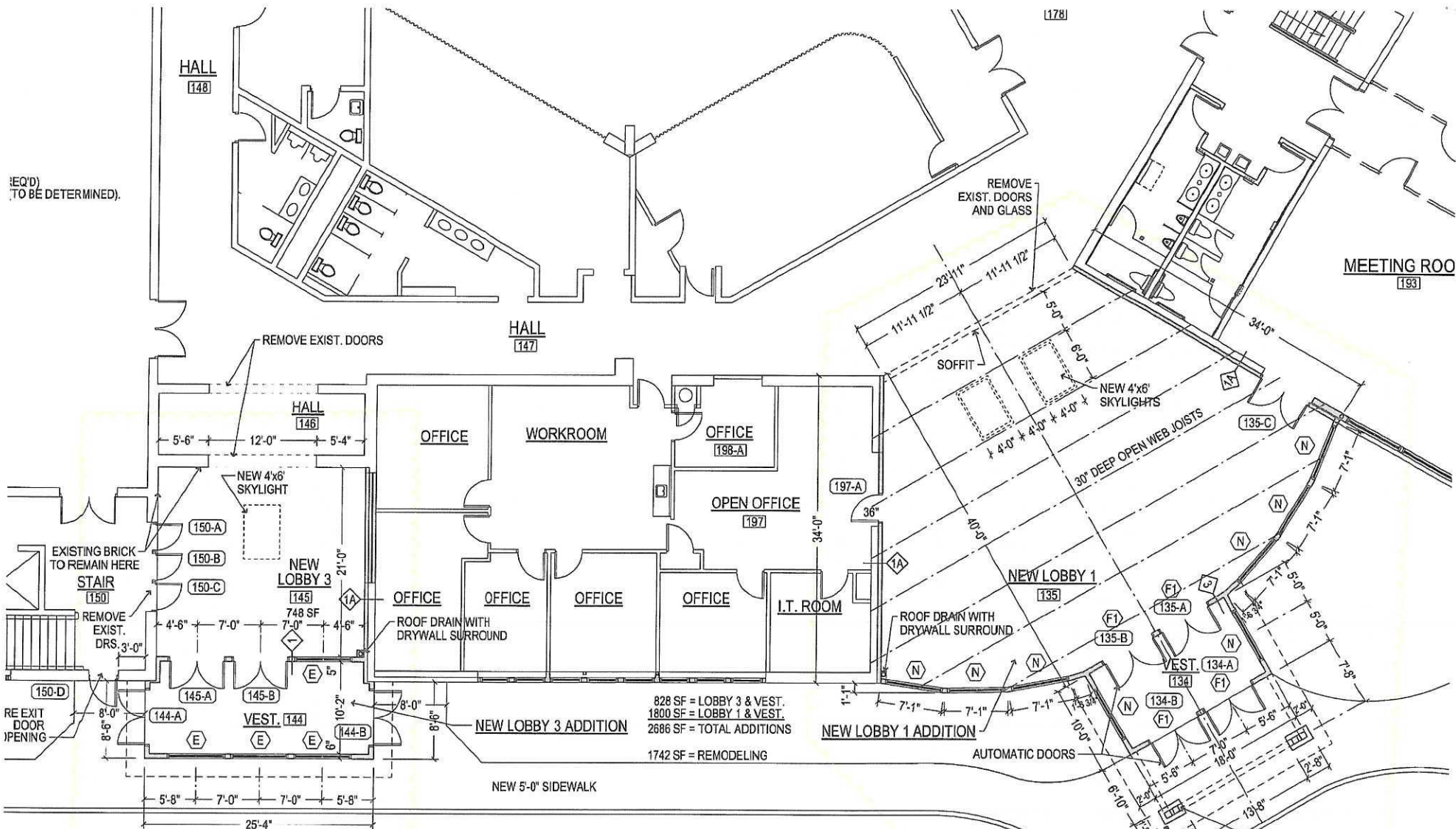
Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Print Applicant's Name: John M. Bakken

Signature of Applicant: [Signature] Date: 5/20/22



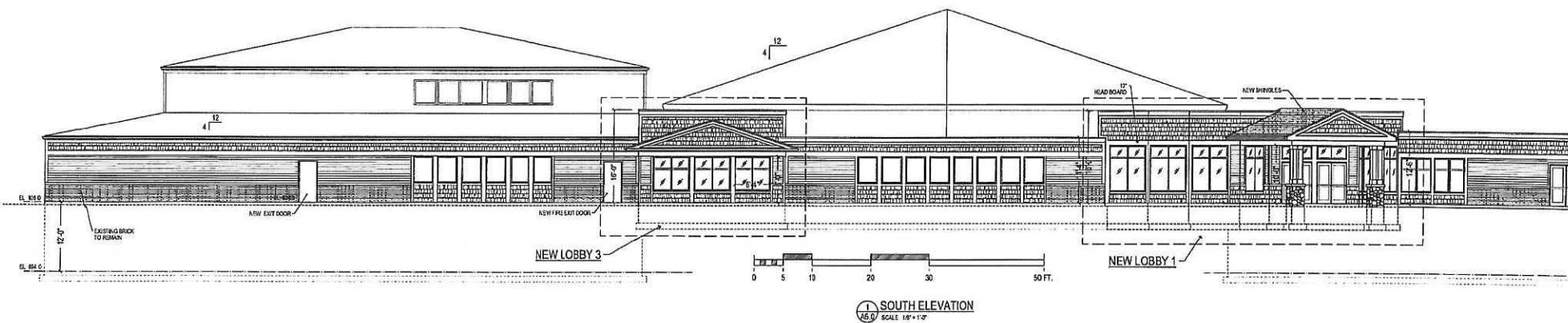
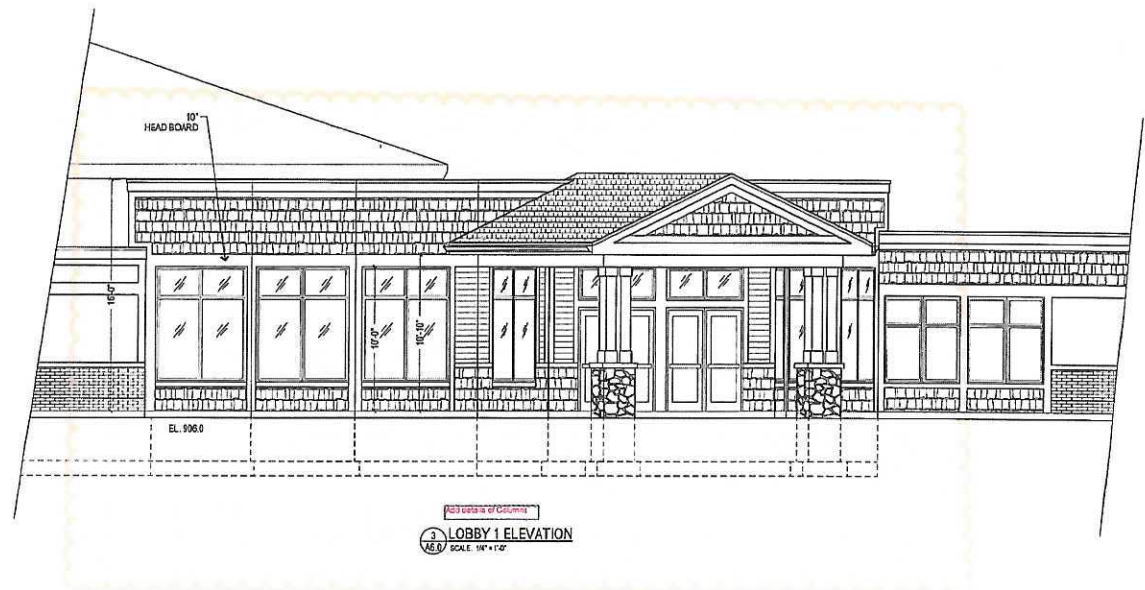
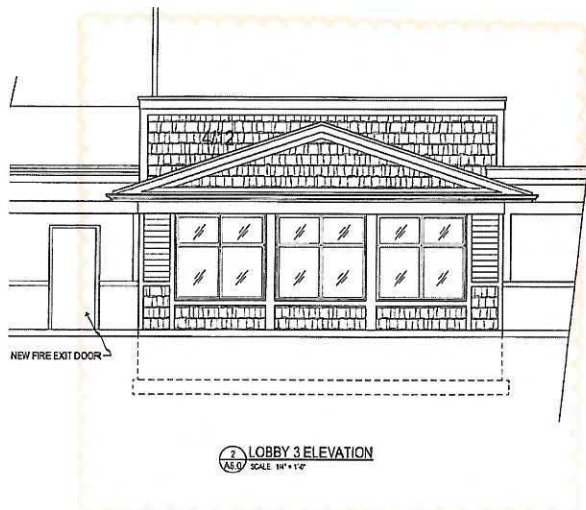
Calvary Lobbies 2022



1
A2.0
NEW LOBBY FLOOR PLAN
SCALE: 1/8" = 1'-0"

STEEL COLUMN WRAPPED IN CEDAR
SAME DETAILS AS BELL TOWER

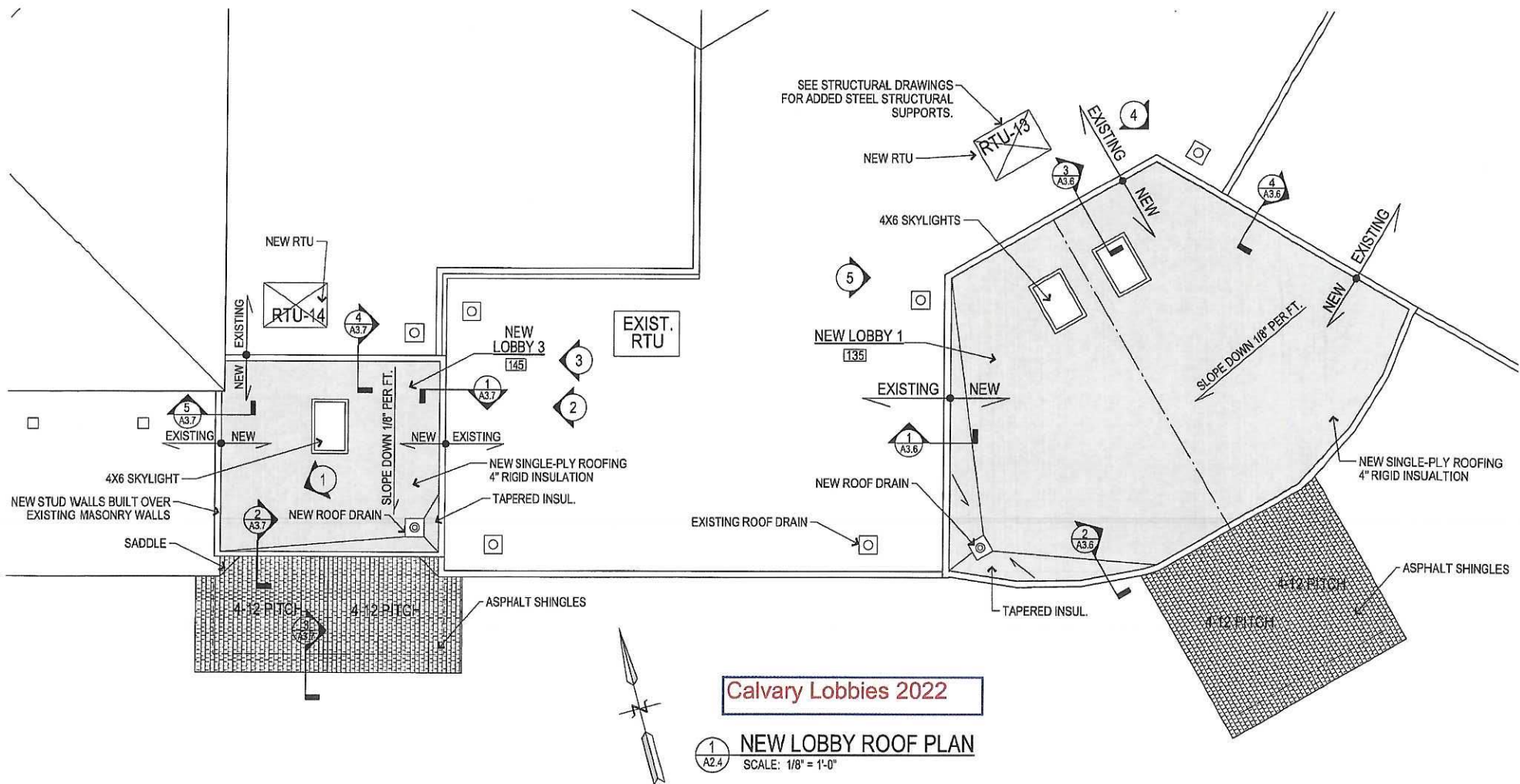
NOTE: SEE ROOF PLAN (SHEET A2.4) FOR WALL SECTION MARKERS.



SKIFFINGTON ARCHITECTS, LTD.
250 NORTH TRAIL, HAWTHORN WOODS, ILLINOIS 60047
DIRECT MOBILE: 847-809-8235
email: skiffarch@gmail.com

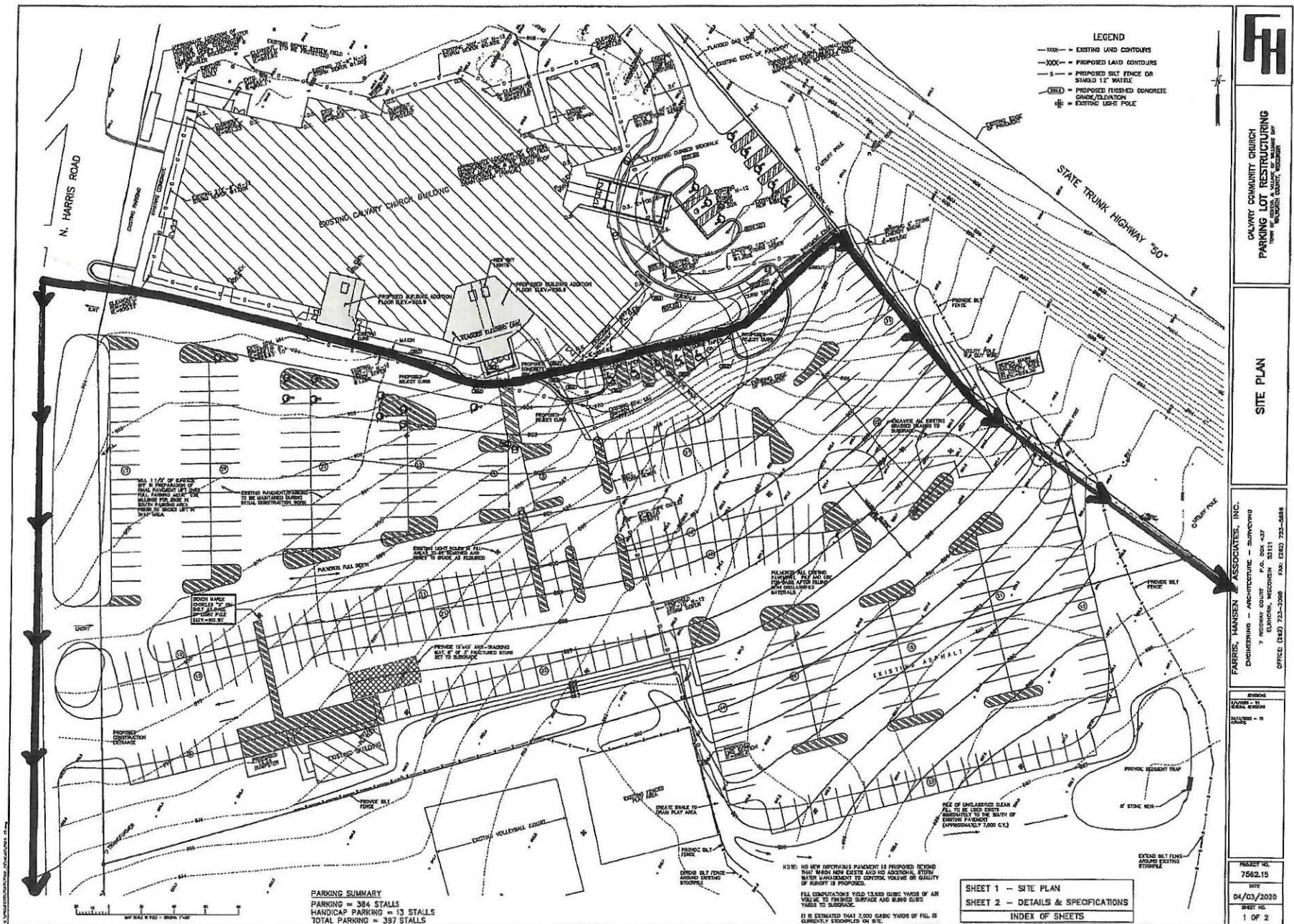
LOBBY 1 & 3 ELEVATIONS
CALVARY COMMUNITY CHURCH
ADDITION AND REMODELING
W6435 STATE HIGHWAY 50, WILLIAMS BAY, WI 53191

REVISIONS:	



CALVARY COMMUNITY CHURCH, 2022 PARKING LOT REGRADING

* PARKING LOT SIZE STAYS THE SAME



Town of Geneva

Debra L. Kirch, CMC/WCMC, Clerk/Treasurer
N3496 Como Road
Lake Geneva, WI 53147
(262) 248-8497
Fax (262) 249-8873

May 13, 2022

Bonnie Schaeffer
Williams Bay Extra Territorial Zoning
250 Williams Street
Williams Bay, WI 53191

Re: Conditional Use – Calvary Community Church, N2620 Harris Rd, J G 3100006B

Calvary Community Church N2620 Harris Road is requesting a Conditional Use to remodel the church lobby and repave the church parking lot. The property is zoned P-1 and is in the ETZ with the Village of Williams Bay. John Bakken presented the request. John said the church is downsizing the plans from the 2014 plans because there is no need for a large addition to the church. He said there is no need for the turn lanes onto Highway 50 because like many local churches in the area attendance is down and services are viewed online. John said Farris Hansen has previously completed engineering on the parking lot.

At their meeting held April 25, 2022, the Plan Commission took the following action:

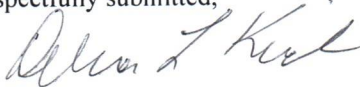
- Motion (Commissioner Jim Thometz/Commissioner Jim Anton) to recommend to the Town Board to approve the Conditional Use for Calvary Community Church N2620 Harris Road and eliminate the turn lanes onto Highway 50 because of the downsizing of the project. These two conditions remain from the previous Conditional Use; 1) The LED illuminated sign must follow the conditions that were placed on the sign at Geneva Ridge; and 2) The parking lot lights must conform to the Town of Geneva's existing light ordinance. Motion passed 6-0-1 (Kopecky).

Calvary Community Church N2620 Harris Road is requesting a Conditional Use to remodel the church lobby and repave the church parking lot. The property is zoned P-1 and is in the ETZ with the Village of Williams Bay. Plan Commission recommended approval 6-0-1 (Kopecky) of the Conditional Use for Calvary Community Church with two conditions. The large dirt pile will be used to regrade the parking lot.

At their meeting held May 9, 2022, the Town Board took the following action:

- Motion (Supervisor Mark Scerba/Supervisor Larry K Kulik) to recommend to Williams Bay ETZ to approve the Conditional Use for Calvary Community Church N2620 Harris Rd with the two conditions listed above. Approved 5-0.

Respectfully submitted,



Debra L. Kirch, CMC/WCMC
Clerk/Treasurer
Town of Geneva

cc: Bakken, Calvary



VILLAGE OF WILLIAMS BAY

Office of the Zoning Administrator

Evaluation Report

June 21, 2022

Village of Williams Bay and Town of Geneva Extraterritorial Zoning Board

June 9, 2022

APPLICANTS: Calvary Community Church (Owner), John Bakken (Agent)

TAX KEY: JG 3100006B

STREET ADDRESS: N2620 Harris Rd, Town of Geneva, Walworth County, Wisconsin

The applicant requests a Conditional Use Permit per 390.1714, *Conditional Use Permit* and 390.1703L, *P-2, ETZ Institutional Park District* for building lobby enclosures and regrading the parking lot at an existing church.

The Town of Geneva approved this request with the following conditions:

- 1) The LED illuminated sign must follow the conditions that were placed on the sign at Geneva Ridge.
- 2) The parking lot lights must conform to the Town of Geneva's existing lighting ordinance.

Another possible condition of approval is that the existing dirt pile must be used as part of the parking lot regrading project.

I would recommend approval of this application using the conditions stated above.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator