VILLAGE OF WILLIAMS BAY

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

NOTICE

JOINT VILLAGE BOARD & PLAN COMMISSION MEETING

TUESDAY, MAY 11, 2021 AT 6:30 PM

VIA ZOOM WEBINAR

INTERACT FROM A COMPUTER BY GOING TO: https://zoom.us/j/94591943935

LISTEN-IN FROM A PHONE BY DIALING: 888-475-4499 | MEETING ID: 9459 194 3935

AGENDA

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of March 9, 2021

V. Plan Commission Recommendation for a Certificate of Compliance

A. APPLICANT: Stephanie Morrison (Applicant)TAX KEY: WOP 00052
STREET ADDRESS: 88 N. Walworth Street, Williams Bay, Wisconsin 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".

VI. Board Consideration of a Certificate of Compliance

A. APPLICANT: Stephanie Morrison (Applicant)TAX KEY: WOP 00052
STREET ADDRESS: 88 N. Walworth Street, Williams Bay, Wisconsin 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".

VII. Board Public Hearing for Comprehensive Plan Amendment

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

1. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd., Williams Bay, Wisconsin 53191

Applicants hereby petition the Board of Trustees of the Village of Williams Bay to amend the Future Land Use Map contained in the Village of Williams Bay Comprehensive Plan (at page 71). Specifically, the applicants' petition seeks to change the designation of the above described lands from "Institutional" to "Large Lot Residential".

B. Close Public Hearing

VIII. Board Consideration of Comprehensive Plan Amendment Ordinance

A. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

Applicants hereby petition the Board of Trustees of the Village of Williams Bay to amend the Future Land Use Map contained in the Village of Williams Bay Comprehensive Plan (at page 71). Specifically, the applicants' petition seeks to change the designation of the above described lands from "Institutional" to "Large Lot Residential".

IX. Plan Commission Public Hearing for Zoning Map Amendment

A. Open Public Hearing

1. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 11.5 acres from P&I Public and Institutional District to SF-1 Low Density Residential District.

B. Close Public Hearing

X. Plan Commission Recommendation for Zoning Map Amendment

A. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

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XI. Board Consideration of Zoning Map Amendment Ordinance

A. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

The applicants request a Zoning Map Amendment per 18.1205, *Zoning Map Amendments* to rezone approximately 11.5 acres from P&I Public and Institutional District to SF-1 Low Density Residential District.

XII. Plan Commission Consideration of Certified Survey Map

A. APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Williams Bay, Wisconsin 53191

The applicants request approval of a Certified Survey Map to divide the existing 11.5 acres into two parcels, one being 6.49 acres and the other consisting of 5.01 acres.

XIII. 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: 05/04/2021 5:00 PM

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UNOFFICIAL MINUTES
PLAN COMMISSION MEETING
TUESDAY, MARCH 9, 2021 AT 6:30 PM
Via Zoom Webinar

I. Call to Order

II. Roll Call

Present: President Bill Duncan, Trustee Don Parker, Commissioners Marianne Klemke, Pat Watts, Jane Pegel, Ralph Cincinelli, Maggie Gage
Also Present: Interim Administrator Dave Bretl, Clerk Jackie Pankau, Zoning Administrator Bonnie Schaeffer
Excused: Commissioner Jess Haak

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of February 9, 2021

The motion to Approve Plan Commission Meeting Minutes of February 9, 2021 was initiated by Marianne Klemke and seconded by Ralph Cincinelli. Unanimously carried.

V. Planned Development Overlay Concept Plan Review

A. APPLICANT: MBC Center, LLC (Owner), Charles Pollard (Agent)
TAX KEY: WBV 00006
STREET ADDRESS: 139 Congress St, Williams Bay, Wisconsin 53191

Attorney Pollard and Mason Awtry (applicant) were present. Attorney Pollard explained that this is the next step and that this is an informal discussion of the plan and that this innovative design plan does not fit into any current zones, so exemptions are being requested for the existing structure regarding setbacks, potentially heights and use. He stated that since this is a unique structure, they are going through the Concept Plan Review.

President Duncan clarified that what the Plan Commission is doing tonight is an informal discussion on the plan and to get questions answered.

The Plan Commission members asked about the parking and large garages. Mason Awtry stated that he believes that the people who buy these condos will have multiple cars, boats, jet skis, etc. so he believed a standard two car garage would be inadequate for the type of buyers that these condos will draw.

It was noted that there were ten letters in support of the plan sent to the Village Clerk.

Commissioner Cincinelli complimented the applicant for the plan and stated that he thinks it is a good one.

Commissioner Pegel inquired about the existign asbestos issues. Mason Awtry stated that they are aware of it and it will be attended to after getting permits.

President Duncan, Trustee Parker and Commissioner Gage stated that they are very happy with the plan and like the concept.

Zoning Administrator stated that no action is needed tonight and it will go to the next Village Board meeting for discussion purposes as well.

Bob Darre (resident) stated that he loves the plan and congratulated the applicant.

VI. Adjournment

The motion to adjourn was initiated by Maggie Gage and seconded by Ralph Cincinelli at 06:50 PM. Unanimously carried.

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

APPLICATION FOR A CERTIFICATE OF COMPLIANCE

(Requirements per Zoning Ordinance Section 18.1211)

Applicant name: Stephanie Morrison

Applicant address: 82 Highland St. Williams Bay 53191

Applicant phone number: 520-204-2757

Address of subject site: 88 Walworth Ave, Williams Bay 53191

Architect: Kehoe - Henry + Associates, Inc.

Site owner: Bay Center, Inc.; Barry Plogg

Engineer:

Contractor:

Address of subject site: 88 Walworth Ave, Williams Bay 53191

Current zoning of subject site: Village Center District

Written description of the site, including the following:

Type of structure: Multi-unit Brick Building

Existing and proposed operation or use of the structure or site: prior use office space will become Retail Store space

Number of employees: 2 - 4

Requirements

- ☐ Legal description of the subject site.

AND

- ☐ Plat of survey prepared by a land surveyor registered in Wisconsin showing:
  - Location, boundaries, dimensions, uses, and size of the subject site, structures, existing and proposed easements, streets and other public ways, off-street parking areas, loading areas and driveways.
  - Existing highway access restrictions.
  - High water, channel floodway, and floodplain boundaries.
  - Existing and proposed front, street side, rear, interior side, and shore yards.
  - Type, slope, and boundaries of soils shown in the Walworth County Soils Survey prepared by the United States Department of Agriculture Soil Conservation Service.
  - Location, elevation, and use of any abutting lands and their structures within 40 feet of the subject site.

(The Zoning Administrator may waive the plat of survey requirement).

OR

Application for Certificate of Compliance
Geneva Lake General Store
Stephanie Morrison - owner
520-204-2757
88 Walworth Ave
Williams Bay, Wi 53191

Hello,

I'm applying for a Certificate of Compliance and Occupancy.

I have obtained a lease with Bay Center, Inc for the office space at 88 Walworth Ave, Williams Bay. The space has been vacant for the last 5+ years. Before that it was an office space for a Title Company. Before that the space was a retail space. I am looking to changing it back into a retail space again.

I am working on opening a high end gift/souvenir shop. The majority of items will be hand made by local artists. I also plan on having classes/parties creating different artistic items, such as paintings, signs, jewelry, ect. I have included my business plan.

I am working with Joe Messler on the building permit process. We had a professional architect come in and do plans for the space, as well as review the site to follow ADA compliance. We are working on putting a new bathroom into the space per compliance.

Please let me know if there are any questions.

Thank you,

Stephanie Morrison

Stephanie Morrison

Geneva Lake General Store
BUSINESS PLAN

Prepared by:

Stephanie Schalz Morrison

82 Highland St
Williams Bay, Wisconsin 53191
520-204-2757
schalzdesigns@gmail.com

I. EXECUTIVE SUMMARY

Geneva Lake General Store (referred to from this point as the "Company") is intended to be established as a Sole Proprietorship at 82 Highland St, Williams Bay, Wisconsin 53191 with the expectation of rapid expansion in the retail gift shop industry.

Business Description

The Company shall be formed as Sole Proprietorship under Wisconsin state laws and headed by Stephanie Schalz Morrison.

I have a background in photography, marketing and web design, totaling over 20 years. I have also been designing and making jewelry for over 30 years. The last 6 years, I have sold my jewelry at art and craft shows and organized custom in home parties and classes teaching jewelry making featuring my artful jewlery.

Business Mission

Geneva Lake General Store will feature unique artistic gifts and souvenirs and will cater to tourists visiting the Geneva Lakes area in southern Wisconsin. The store will also offer art and jewelry to locals looking for items to decorate their lake/cottage homes.

I will be identified as a woman owned business and will pursue any advantages that this definition provides.

Products/Services

The Company's primary product will be handmade items: Items will be designed/handmade by local artists, using high-end quality supplies.

Items include, but not limited to:

- Jewelry
- Paintings
- Prints
- Photographs
- Vintage Postcards & Maps
- Framed posters/art illustrations
- Wood engravings
- T-Shirts
- Clothing
- Pillows
- Wind chimes
- Plant Holders
- Pottery
- Baby blanket/hat/booties sets
- Baby clothing
- Stuffed animals
- Weaving
- Custom Keychains
- Ornaments
- Beach towels
- Kitchen towels
- Custom Water Bottles
- Car Stickers/decals
- Soap, scrubs, lotions, sunscreens
- Candles
- Tote bags

The company will also be providing specialized group classes, such as jewelry making, painting, and making painted signs. These will be taught by myself and local featured artists.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the retail gift shop industry presently makes approximately 17 billion dollars in sales.

Current market trends show increasing support for local artists and small businesses.

The company will be providing items that follow current decorating and style trends, with a focus on being a small and local business.

Williams Bay currently does not have any gift or souvenir shops. It is also lacking retail for local artists. The company will fill this void by providing locally sourced higher end items featuring handmade items from local artists. Many locals prefer to support small businesses in purchases. The company will establish itself as part of the local small business community and participate in the promotion and success for all.

Business Goals and Objectives

Short Term:

- To develop Geneva Lake General Store into the premier gift retail store in Williams Bay and the Geneva Lake area.
- To begin and maintain a gross profit margin above 15% for the first year.

Long Term:

- To acquire a committed customer base of 4,000 by the end of the second year by using personal customer service and marketing.
- To achieve a substantial net profit by the end of Year 3 - 25% gross margin.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

Tourists visiting the Geneva Lakes area and locals looking for unique gifts and items to decorate their lake homes.

- Middle to Upper Class
- Primarily Female
- 30-75 Years of Age
- Educated
- Homeowner
- Quality Conscious
- Value Conscious
- Family Oriented

Median household income is 78k. Growth rate for the area is 2% annually.

People visiting Walworth County spent $15.5 million more in 2019 than they did the previous year.

The total business sales sourced from tourism was nearly $785 million, up almost 3 percent from 2018.

(https://www.lakegenevanews.net/entertainment/tourism-numbers-up-in-walworth-county/article_4b1f7050-aca5-513a-9ffa-8f71653fc799.html)

The Geneva Lake area has also seen it's 10th year of tourism growth.

The estimated number of potential clients within the Company's geographic scope is 50,000, although I expect 75% of revenue to be generated by tourists/visitors.

Pricing Strategy

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

After researching local gift/home stores, my plan is to be approximately 10-20% less in prices.

Prices from other artists will be determined by the artists with a 30% to 40% addition for the store costs. Items from local artists will be sold based on commission, helping to lower the overhead costs for the company.

Items purchased wholesale will be sold at a 50% to 100% increase.

Distribution Strategy

Products will be distributed by either walk-in store purchase or online sales through Website.

Promotional Strategy

The Company will promote sales using the following methods:

Print Advertising
I will be advertising in At the Lake magazine.This is a free publication that is widely known and distributed. This magazine is found in all hotel rooms in the area.

I will also plan on advertising and having my business listed in other tourist publications such as, Walworth County Lake Geneva Area & Beyond.

One idea for an ad will be to "mention this ad and receive a free car window sticker/decal". This sticker will feature the logo of the General Store and also the location, hence providing more advertising when people put stickers on cars.

I will also be creating high-end photo postcards. I will be putting them down by the lakefront in Williams Bay outside the Chamber. I will also be giving cards to local hotels and Lake Geneva and Fontana chamber of commerce.

Word of Mouth
Having local artists will help to spread word of mouth of the store and the items available. Many artists also have very large extended families in the area as well as many friends and connections.

Online
The store will have an online web site featuring many of the items for sale.

The store will also have a presence on Facebook, Instagram and Twitter, with daily postings. I will also be purchasing online advertisements on Facebook.

Artists will also be promoting the store on their accounts as well.

In addition using Geneva Lake in the store name will help with appearing in site search result engines, such as Google.

Services
First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL OPERATIONS PLAN

12-Month Profit and Loss Projection

Monthly expense for salaries and overhead (projected):	$2,300.00
Revenue and sales for first year of business (projected):	$50,000.00
Gross profit for first year of business (projected):	$10,000.00

- I do not plan on taking a personal payroll for the first year until revenue and margins allow, payroll will be dedicated for additional help only as needed.

Detailed Monthly Expenses

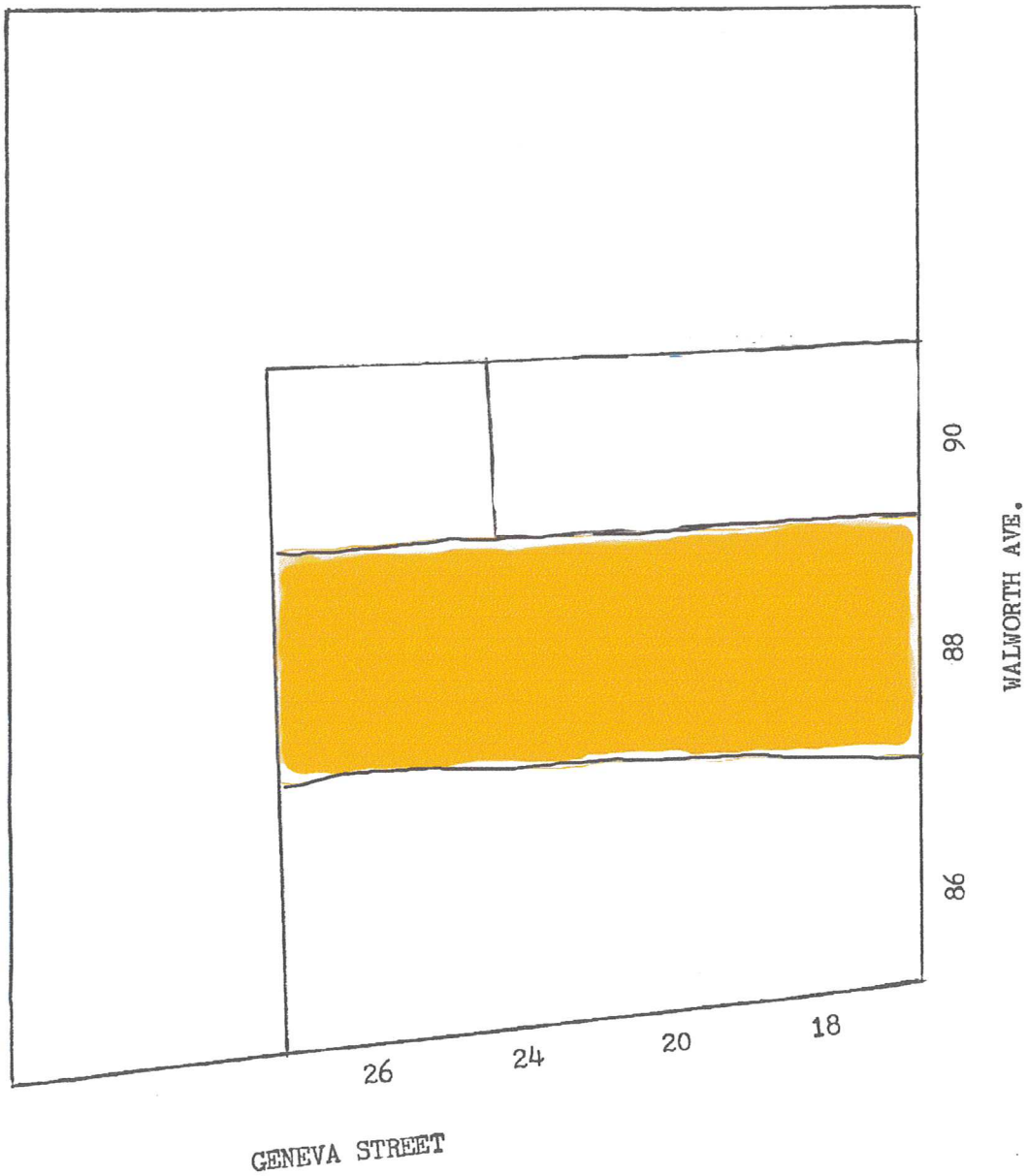
Rent	$1300
Utilities	$200
Insurance	$100
Phone/Internet	$200
Payroll (as need during busy hours, $10 an hour)	$300
Sales/Marketing and Other Expenses	$200

Business Hours

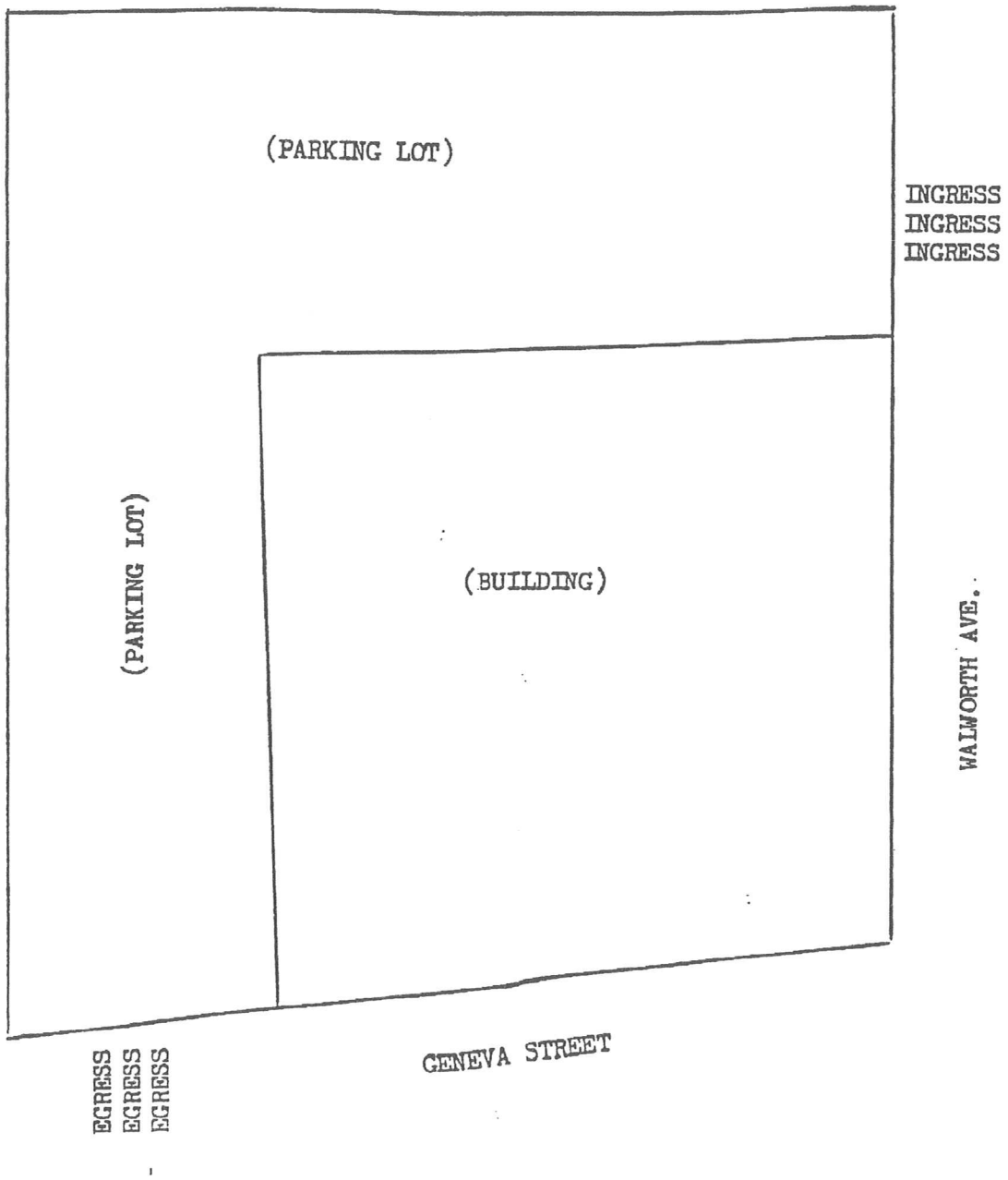
The store will be open 7 days a week from 10:00am to 8:00pm during the months of May-September (high tourism season).

During the months of October-April, the store will be open 5 days a week from 10:00 am to 5:00 pm. The store will be closed Tuesdays and Wednesdays.

SUBJECT SITE

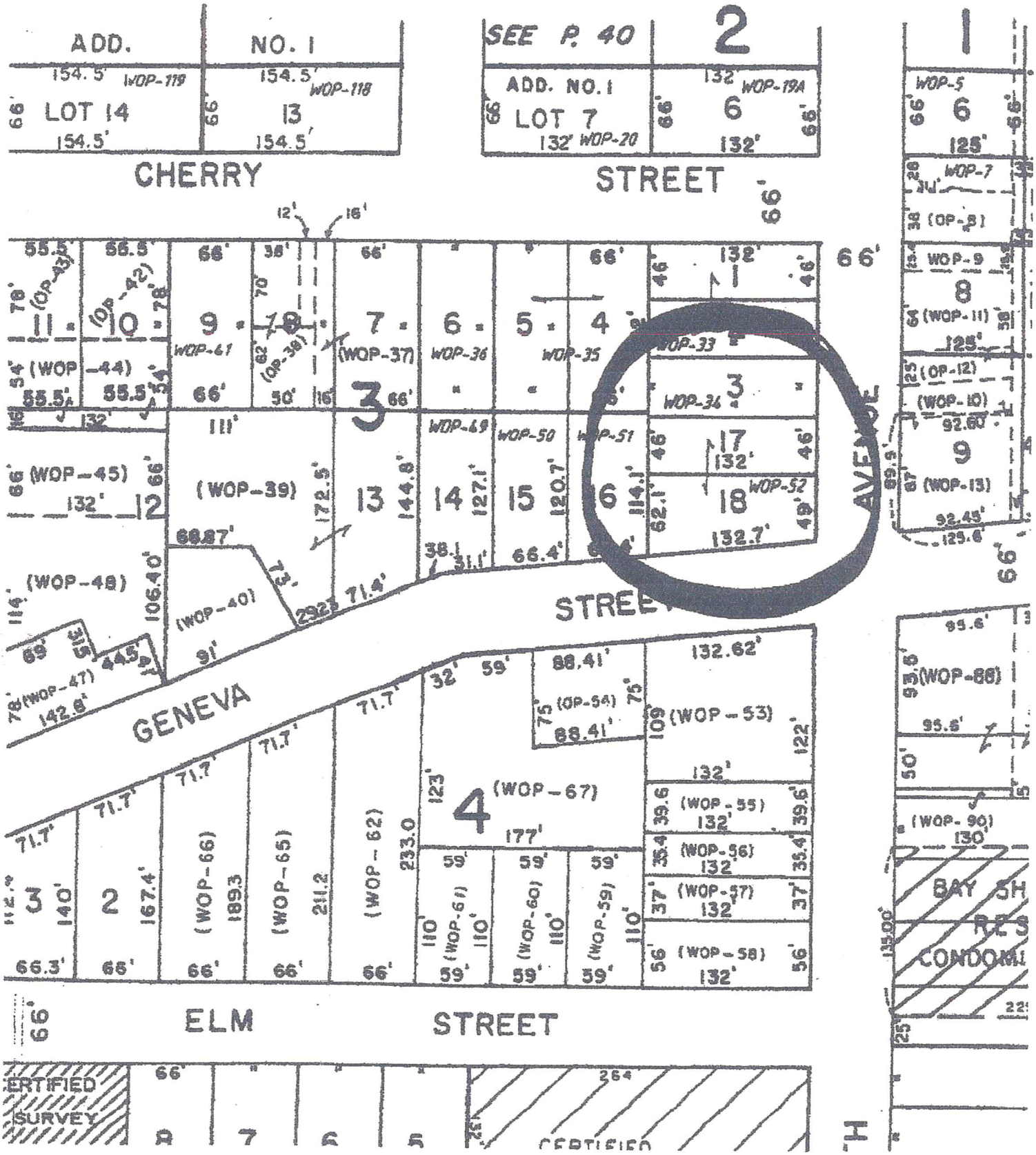


PARKING/INGRESS/EGRESS

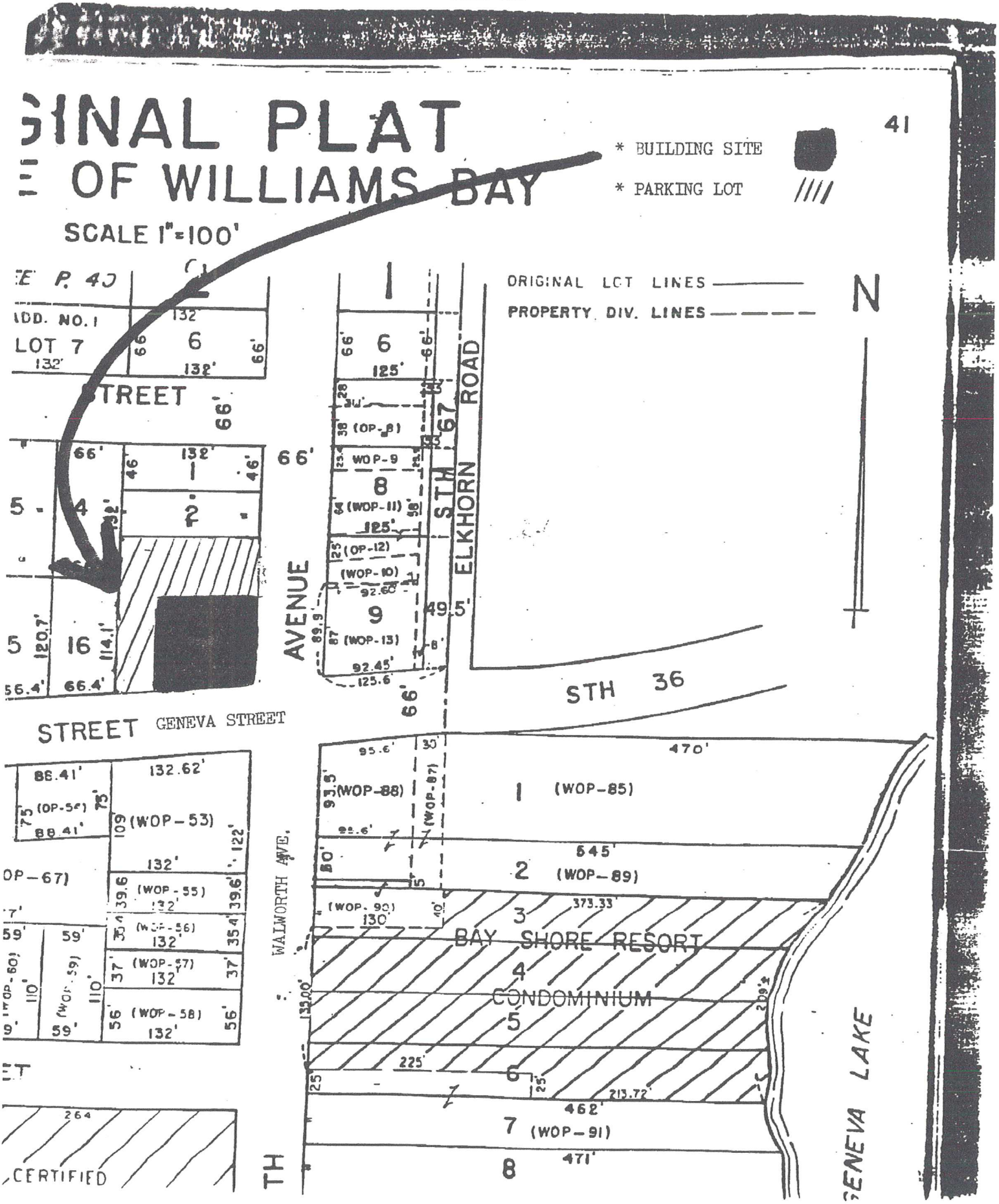


VILLAGE OF WILLIAMS

: INCLUDES ADDITION NO. 1 SCALE 1"=100'



PLAT MAP


SINAL PLAT
E OF WILLIAMS BAY
41
* BUILDING SITE
* PARKING LOT
SCALE 1"=100'
ORIGINAL LOT LINES
PROPERTY DIV. LINES
N
ADD. NO. 1
LOT 7
STREET
AVENUE
ELKHORN ROAD
STH 36
STREET
GENEVA STREET
WALWORTH AVE.
BAY SHORE RESORT
CONDOMINIUM
GENEVA LAKE
CERTIFIED

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

April 30, 2021

A. APPLICANT: Stephanie Morrison (Lessee)
TAX KEY: WOP 00052
STREET ADDRESS: 88 N. Walworth St, Village of Williams Bay

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".

The previous use of this commercial space was a title company office classified as a Person or Professional Service use. The proposed use is a gift/souvenir shop including artisan classes and is classified as Indoor Sales or Service. The previous use and proposed use have an equivalent need for parking, therefore approval is recommended.

Respectfully Submitted,

Bonnie M. Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: zoning@williamsbay.org | Phone: 262-245-2700 extension 5 | Fax: 262-245-2705

APPLICATION FOR A CERTIFICATE OF COMPLIANCE

(Requirements per Zoning Ordinance Section 18.1211)

Applicant name: Stephanie Morrison

Applicant address: 82 Highland St. Williams Bay 53191

Applicant phone number: 520-204-2757

Address of subject site: 88 Walworth Ave, Williams Bay 53191

Architect: Kehoe - Henry + Associates, Inc.

Site owner: Bay Center, Inc.; Barry Plogg

Engineer:

Contractor:

Address of subject site: 88 Walworth Ave, Williams Bay 53191

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Written description of the site, including the following:

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Existing and proposed operation or use of the structure or site: prior use office space will become Retail Store space

Number of employees: 2 - 4

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- ☐ Legal description of the subject site.

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  - Location, elevation, and use of any abutting lands and their structures within 40 feet of the subject site.

(The Zoning Administrator may waive the plat of survey requirement).

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Prepared by:

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Detailed Monthly Expenses

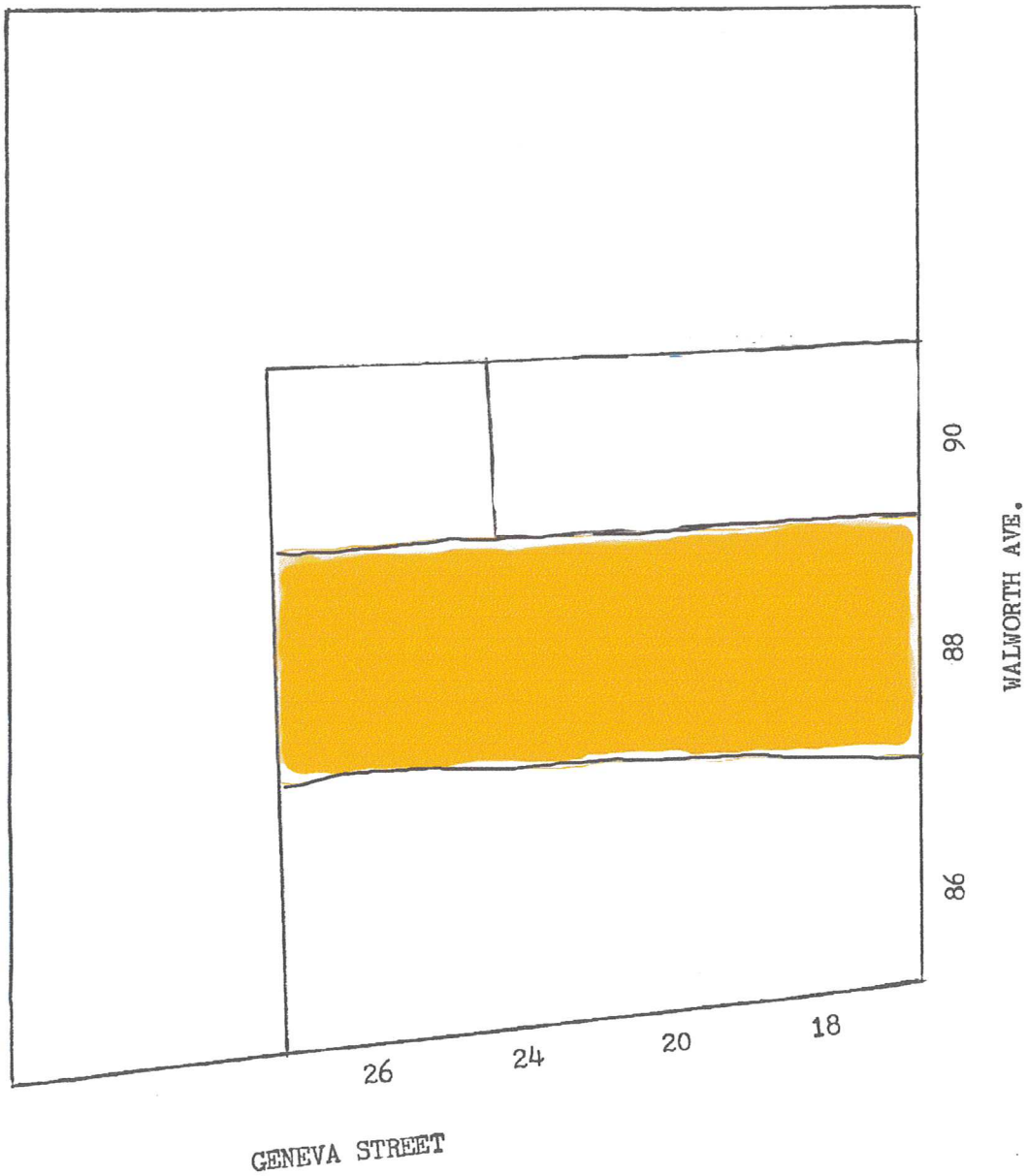
Rent	$1300
Utilities	$200
Insurance	$100
Phone/Internet	$200
Payroll (as need during busy hours, $10 an hour)	$300
Sales/Marketing and Other Expenses	$200

Business Hours

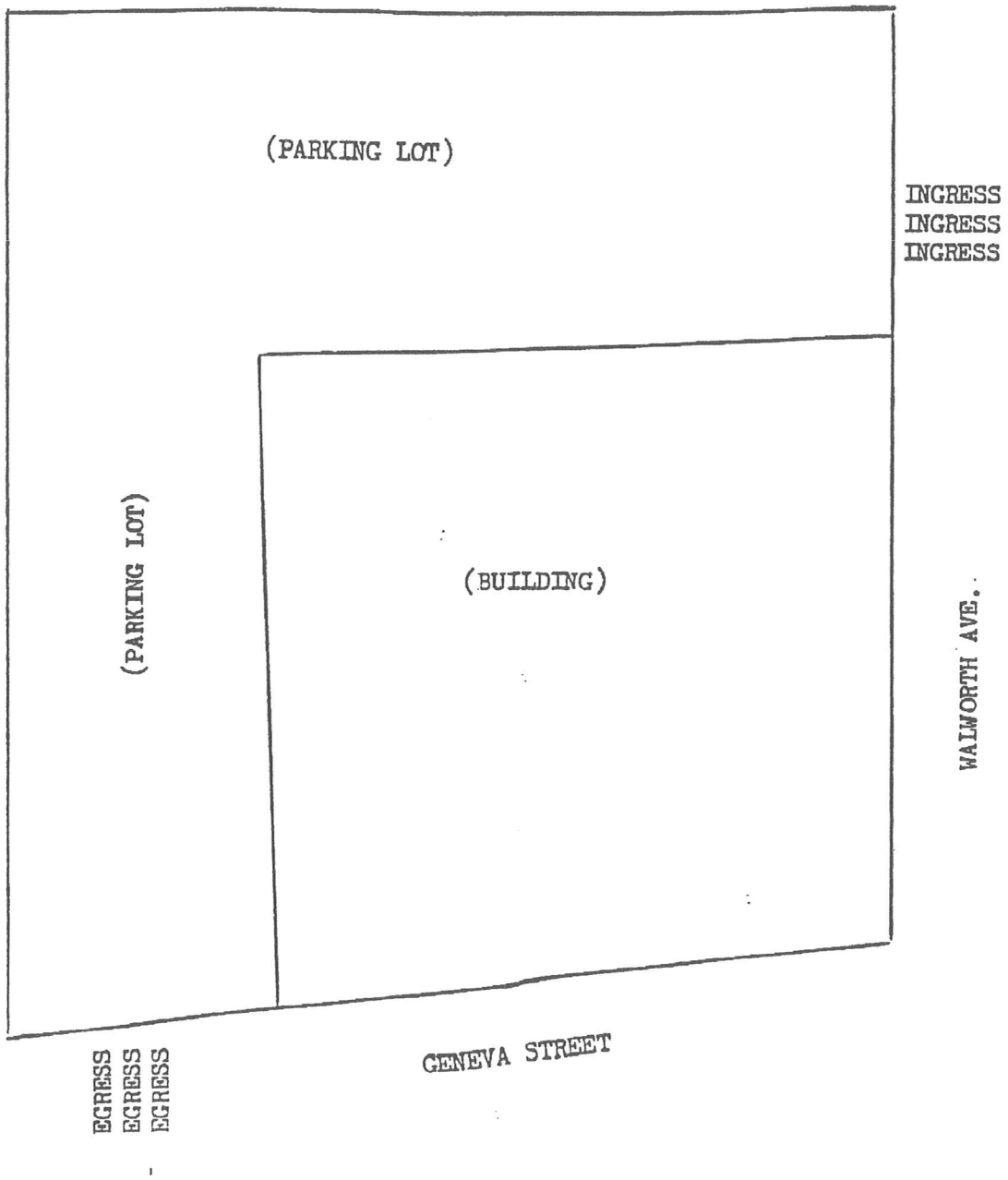
The store will be open 7 days a week from 10:00am to 8:00pm during the months of May-September (high tourism season).

During the months of October-April, the store will be open 5 days a week from 10:00 am to 5:00 pm. The store will be closed Tuesdays and Wednesdays.

SUBJECT SITE

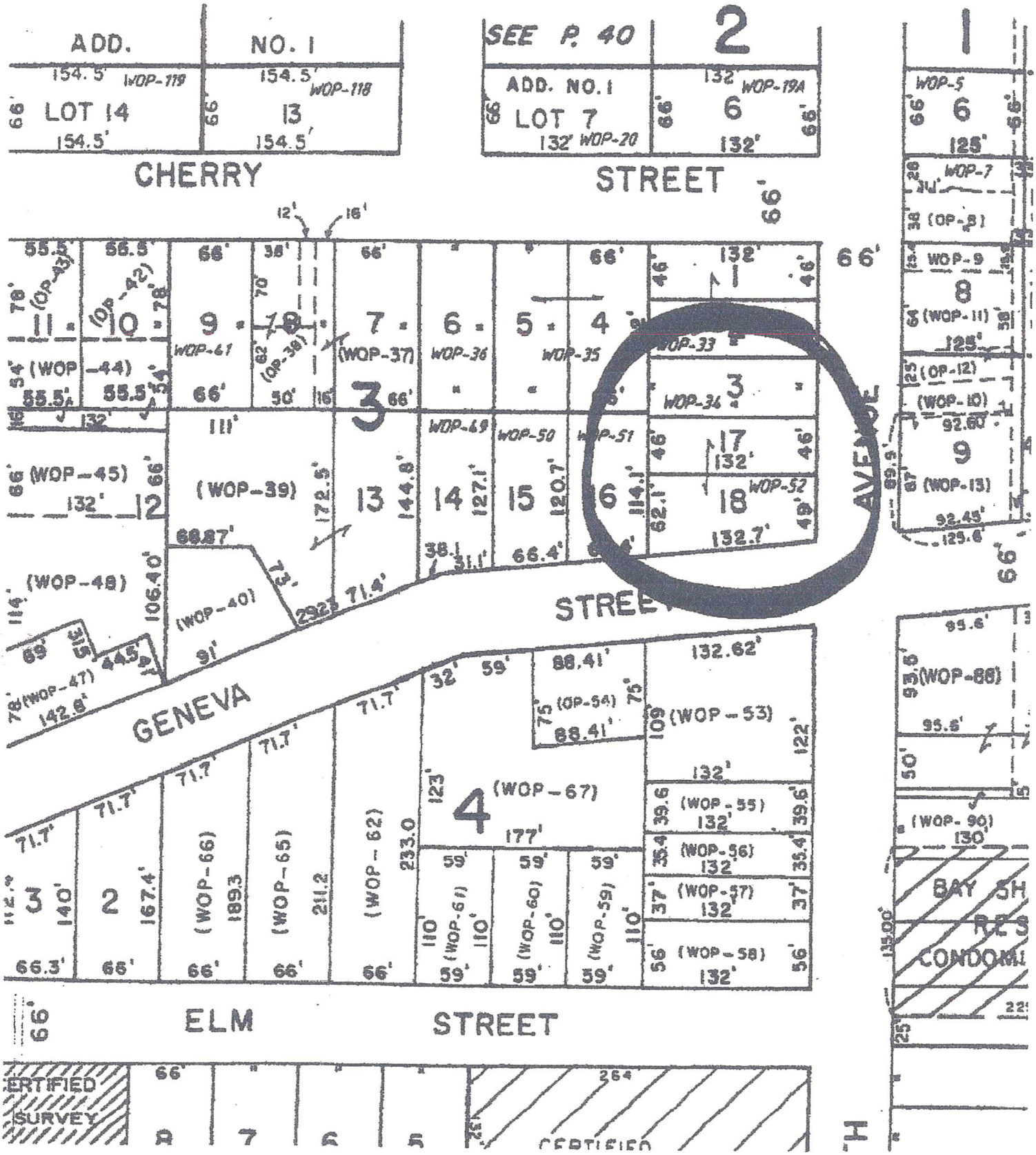


PARKING/INGRESS/EGRESS

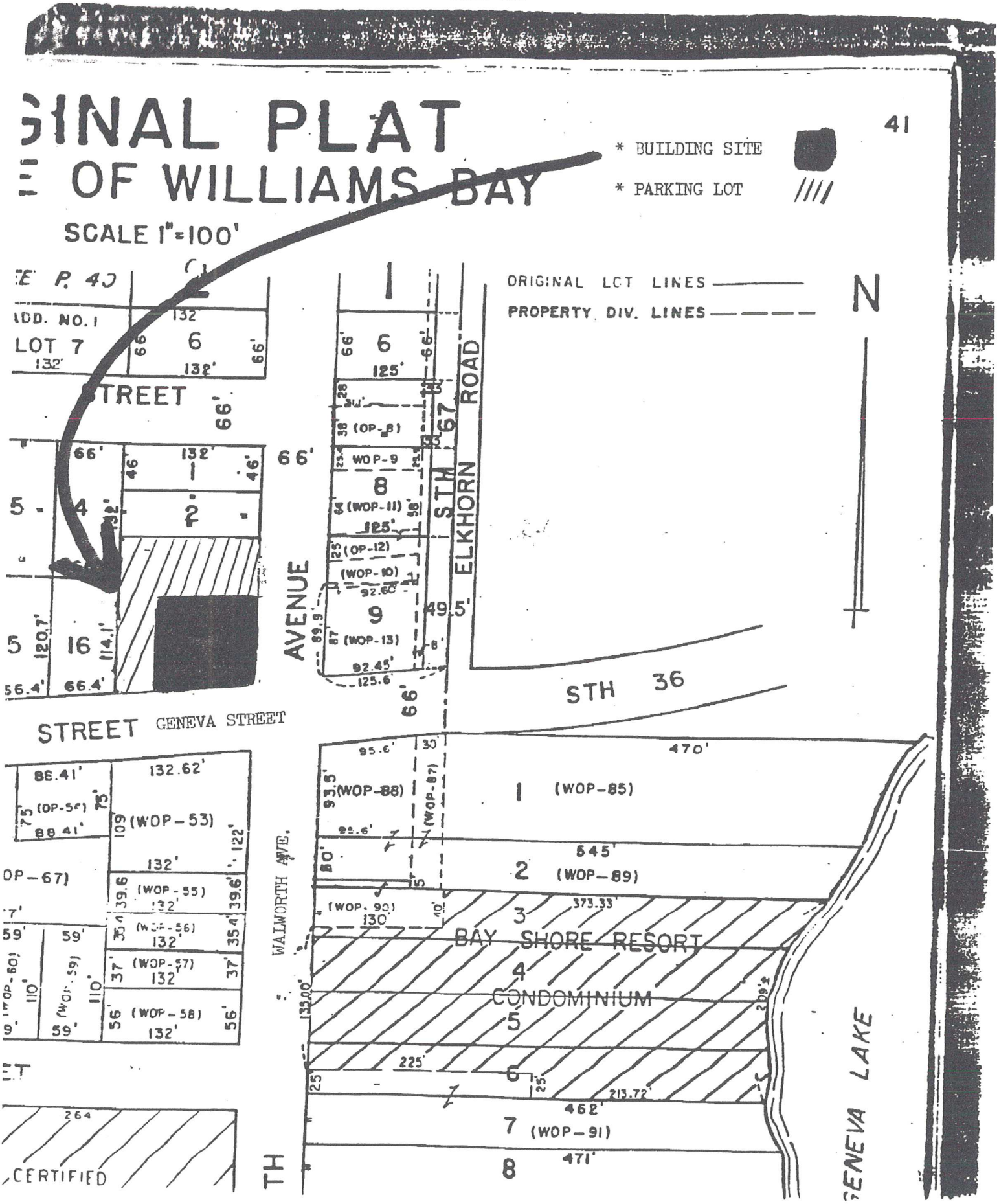


VILLAGE OF WILLIAMS

: INCLUDES ADDITION NO. 1 SCALE 1"=100'



PLAT MAP


GINAL PLAT
E OF WILLIAMS BAY
41
* BUILDING SITE
* PARKING LOT
SCALE 1"=100'
ORIGINAL LOT LINES
PROPERTY DIV. LINES
N
ADD. NO. 1
LOT 7
STREET
AVENUE
ELKHORN ROAD
STH 36
STREET GENEVA STREET
WALWORTH AVE.
BAY SHORE RESORT
CONDOMINIUM
GENEVA LAKE
CERTIFIED

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

April 30, 2021

A. APPLICANT: Stephanie Morrison (Lessee)
TAX KEY: WOP 00052
STREET ADDRESS: 88 N. Walworth St, Village of Williams Bay

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".

The previous use of this commercial space was a title company office classified as a Person or Professional Service use. The proposed use is a gift/souvenir shop including artisan classes and is classified as Indoor Sales or Service. The previous use and proposed use have an equivalent need for parking, therefore approval is recommended.

Respectfully Submitted,

Bonnie M. Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: zoning@williamsbay.org | Phone: 262-245-2700 extension 5 | Fax: 262-245-2705

APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Michael and Tracy Sierakowski c/o Attorney Charles W. Pollard - CLAIR LAW

Applicant address: 617 E Walworth Ave, Delavan, WI 53115

Applicant phone number: 262-728-9196

Address of subject site: Tax Parcel WAS 00002 and WWUP 00013

Current zoning of subject site: P&I and SF-1

Proposed zoning of subject site: SF-1

Future land use designation of the subject site (see Comprehensive Plan): See Attached Narrative.

Written justification for the proposed map amendment (or attach as a separate sheet):
Please See Attached Narrative.

Requirements

- Map of the subject property showing its general location in relation to the Village as a whole.
- Map of the subject property at a scale of not less than 1" equals 800 feet showing:
  - Current zoning of the subject property and lands within 200 feet.
  - All lot dimensions of the subject property.
  - Graphic scale and a north arrow.
- Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 15 day of December, 2020 **REVISED MARCH 24, 2021**

Respectfully submitted,

(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____	By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____	By: ____
☐	Reimbursement of professional consultant costs agreement executed	Date: _____	By: ____
☐	Certification that application is complete by Zoning Administrator	Date: _____	By: ____
☐	Evaluation report prepared by Zoning Administrator	Date: _____	By: ____
☐	Public hearing notification sent to property owners within 200 feet	Date: _____	By: ____
☐	Public hearing notification sent to Township Clerks within 1,000 feet	Date: _____	By: ____
☐	Class 2 legal notice sent to official newspaper by Village Clerk	Date: _____	By: ____
☐	Class 2 legal notice published on _____ and _____	Date: _____	By: ____
☐	Plan Commission public hearing *(Within 45 days of certification application as complete by Zoning Administrator)*	Date: _____	By: ____
☐	Review and recommendation by Village Plan Commission *(Within 60 days of public hearing)*	Date: _____	By: ____
☐	Review and action by Village Board *(Final action may be taken at the initial meeting of the Village Board, or the Board may continue the proceedings)*	Date: _____	By: ____

VILLAGE OF WILLIAMS BAY
ZONING MAP AMENDMENT PETITION
(Revised March 24, 2021)

Name: Michael and Tracy Sierakowski
Agent: Attorney Charles W. Pollard of Clair, Thompson & Pollard, S.C.
Phone Number: (262) 728-9196
Address: 617 E Walworth Ave, Delavan, WI 53115
Tax Parcel Numbers: WAS 00002 and WWUP 00013
Existing Zoning: P&I and SF-1
Zoning Map Amendment Requested: P&I amended to SF-1

****

Michael and Tracy purchased the subject property in the Village of Williams Bay to build their forever home. Given the expansive 11 acres, they also desired to provide an area on the property for their children to build a home in the future. The property already consists of a residence on the 2 acres residential lot, an existing private road through the institutional parcel, and existing well and septic servicing the residence.

Michael and Tracy love the dense wooded lots and desire to keep the beauty of the natural landscape. The new home construction is designed to be minimally impactful to the woodlands and the neighboring properties as it will replace the prior existing residence.

See Initial New Home Construction Location as **Exhibit 1.**

After meeting with the Plan Commission, Michael and Tracy decided to permanently conserve the property by restricting the 11 acres to only two residential lots.

See attached Certified Survey Map attached as **Exhibit 2.**

Michael and Tracy have invested significant amounts of time and resources into this project, working closely with local builders and architects to prepare plans for construction of their new home on Lot 2, which illustrate the design of a beautiful new home and garage on the property. There are no current plans for Lot 1, but Michael and Tracy are hopeful that when their children grow older, they will build a similar residence within the buildable footprint.

See attached Sierakowski Residence Architectural Plans as **Exhibit 3.**

To accomplish this conservation project, a comprehensive plan map amendment, zoning map amendment, and certified survey map are required. The comprehensive plan map amendment was recommended by the Plan Commission on February 9, 2021. The Board approval of the comprehensive plan map amendment; the Plan Commission recommendation of the zoning map amendment and certified survey map; and then the Board approval of the zoning map amendment and certified survey map are contemplated

to be done at the same joint meeting to provide the Village with the benefit of approving the entire project simultaneously.

The zoning map amendment request is for the P&I zoning on WAS 00002 to be changed to match the SF-1 Low Density Residential currently on Parcel No. WWUP 00013.

See attached Rezone Map as **Exhibit 4.**

Maintains Desired Overall Consistency of Land Uses

The proposed zoning map amendment is consistent with land uses, land use intensities, and land use impacts in the area. The subject property is surrounded on three sides by residential use. Directly north and across Park Street, the properties are zoned SF-3. Directly east across Dartmouth Road, the properties are zoned SF-3. Directly south, the properties are zoned SF-2. To the southeast, the properties are zoned SF-1. Only the area to the west of Constance Blvd has P&I zoning.

See attached Village of Williams Bay Zoning Map as **Exhibit 5.**

The requested SF-1 land use is more restrictive than the SF-2 and SF-3 land uses in the area. Further, the reconfiguration of two already existing lots will not increase the intensity or density of use.

Michael and Tracy are also restricting future development of the two lots by certified survey map adhering to the SEWRPC recommendation of no less than five-acre parcels in environmental corridors, despite the SF-1 allowing for one-acre parcels. The large lots also match the Village of Williams Bay Community Outdoor Recreation Plan by maintaining a high level of environmental quality.

See attached Village of Williams Bay and SEWRPC Guidelines as **Exhibits 6-8.**

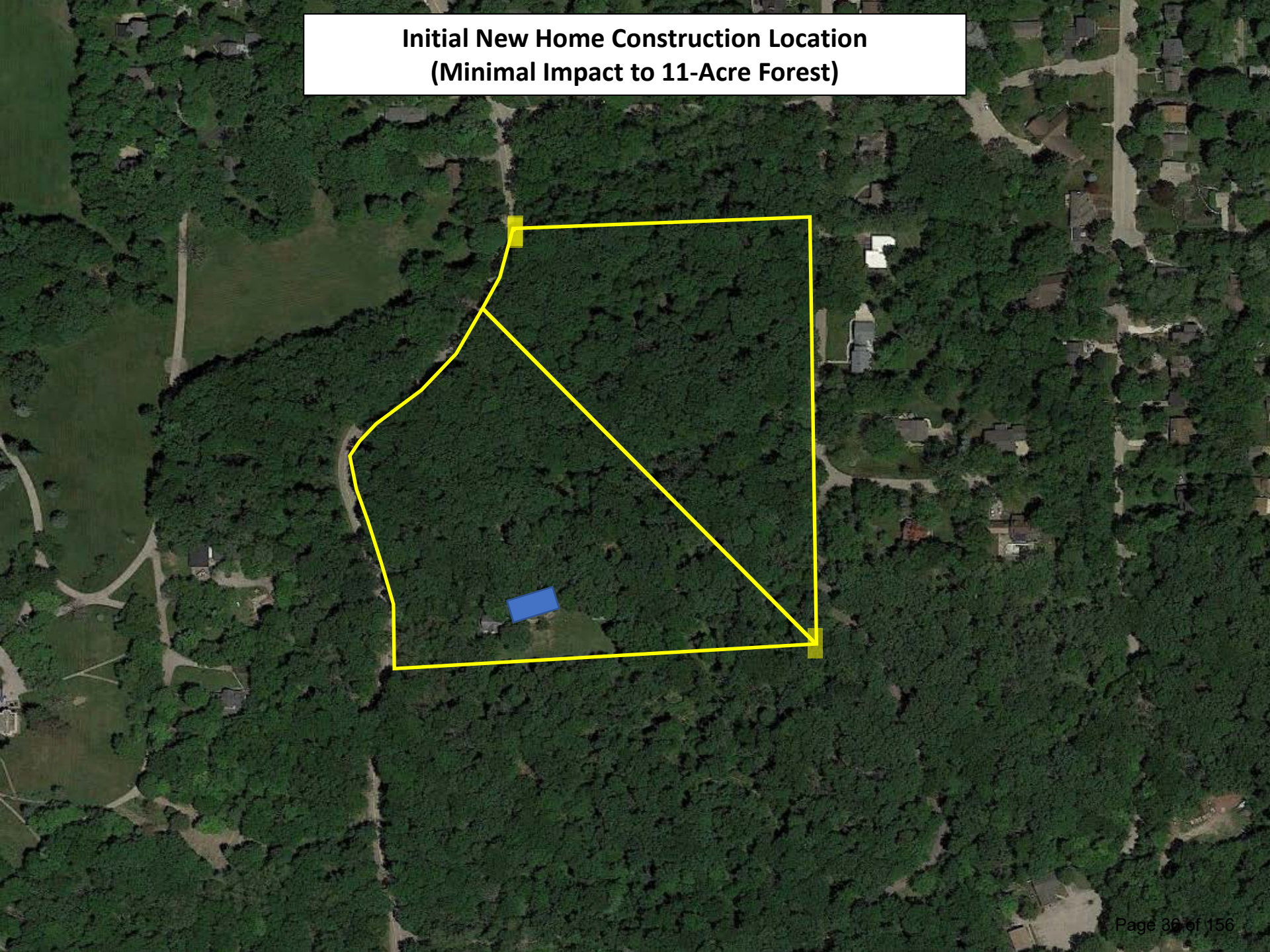
Future Harmony with Comprehensive Plan

Upon approval of the recommended comprehensive plan amendment, the zoning map amendment will be in harmony with the comprehensive plan. The comprehensive plan map will be revised for the subject property from "Institutional" to "Large Lot Residential (1.0 – 1.5 ac Lots)."

The Comprehensive Plan already provides for residential existing and future land use to the north, south and east of the subject property.

See attached Comprehensive Plan Excerpts as **Exhibit 9.**

Initial New Home Construction Location
(Minimal Impact to 11-Acre Forest)



FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

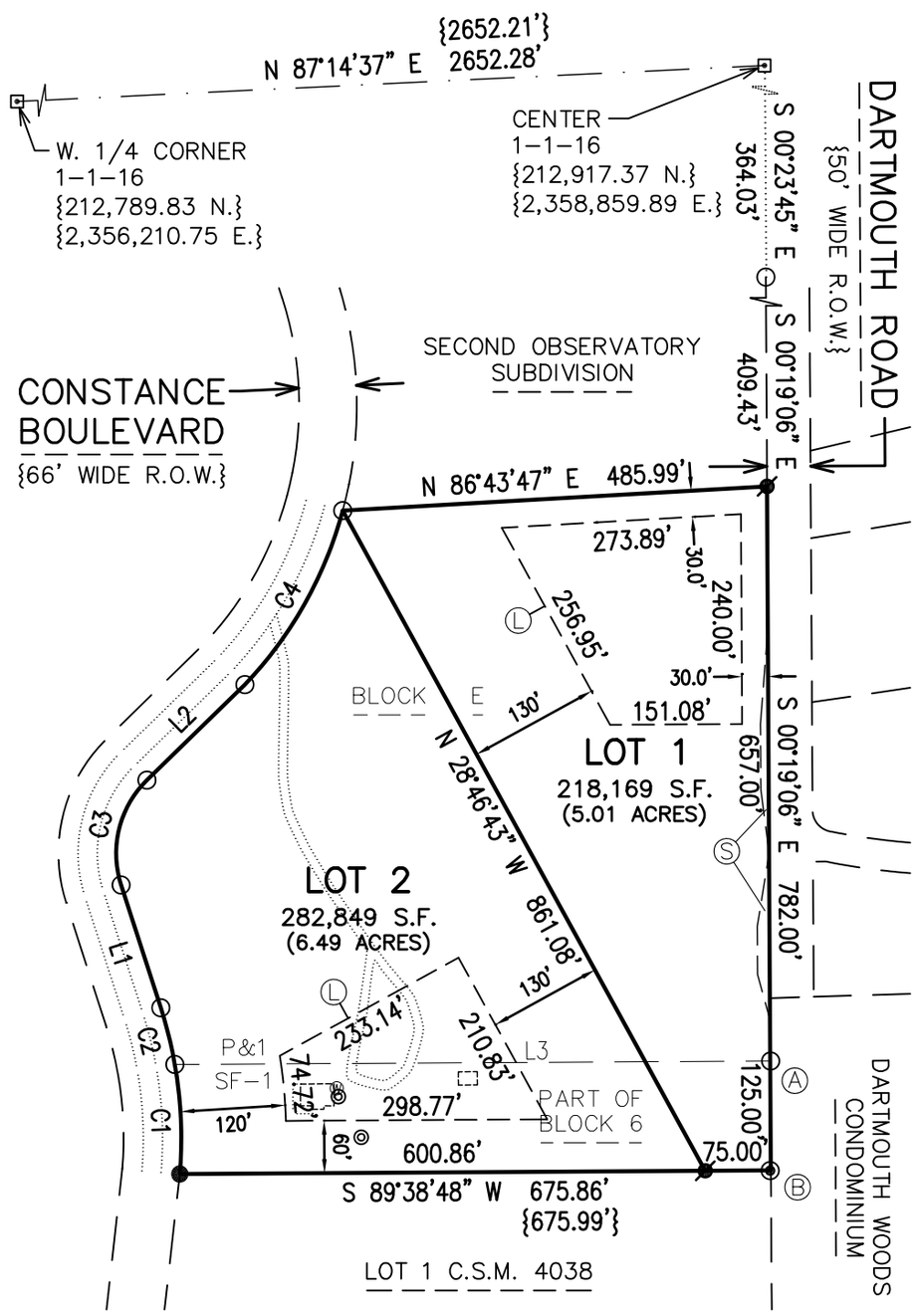
OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

ZONING: P&I AND SF–1

SOILS: CrE2 and MyB

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N. LINE OF THE SW 1/4 OF SECTION 1–1–16 BEARS N 87°14'37" E

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Ⓐ FOUND IRON PIPE STAKE N 88°52'47" E, 0.44' FROM RECORD CORNER

Ⓑ FOUND CONCRETE MON. S 72°05'18" W, 0.84' FROM RECORD CORNER

Ⓛ LIMITED BUILDABLE AREA

Ⓢ SLOPE EASEMENT AS RECORDED IN VOL. 314 RECORDS ON PAGE 614 AS DOCUMENT NO. 97430

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ◉ = FOUND CONCRETE MONUMENT
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⌀ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ⓦ = WELL LOCATED
- ◎ = SEPTIC LID LOCATED
- ⬚ = BUILDING LOCATED
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 1 OF 3 SHEETS

NOTE: NO FURTHER LAND DIVISION PERMITTED.

200 100 0 200 400 600 800
MAP SCALE IN FEET – ORIGINAL 1"=200'

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 782.00 FEET; THENCE S 89DEG 38MIN 48SEC W, 675.86 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 125.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 02DEG 35MIN 27SEC W, 125.37 FEET TO AN IRON PIPE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CHORD WHICH BEARS N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SECOND OBSERVATORY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND OBSERVATORY SUBDIVISION, N 86DEG 43MIN 47SEC E, 485.99 FEET TO THE POINT OF BEGINNING. CONTAINING 501,017 SQUARE FEET (11.50 ACRES) OF LAND, MORE OR LESS.

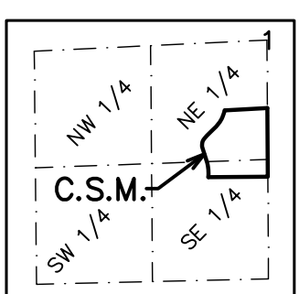
DATED: MARCH 18, 2021

_____
CHRISTOPHER A. HODGES PLS 2760

NOTE: LOT 2 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

LINE	BEARING	DISTANCE
L1	N 17°55'19" W	147.53'
L2	N 45°43'11" E	156.45'
L3	S 89°40'11" W	680.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'



SCALE: 1"=2000'

LOCATION SKETCH
SW 1/4 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 2 OF 3 SHEETS

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

_____ _____
MICHAEL SIERAKOWSKI OWNER DATED

_____ _____
TRACY SIERAKOWSKI OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

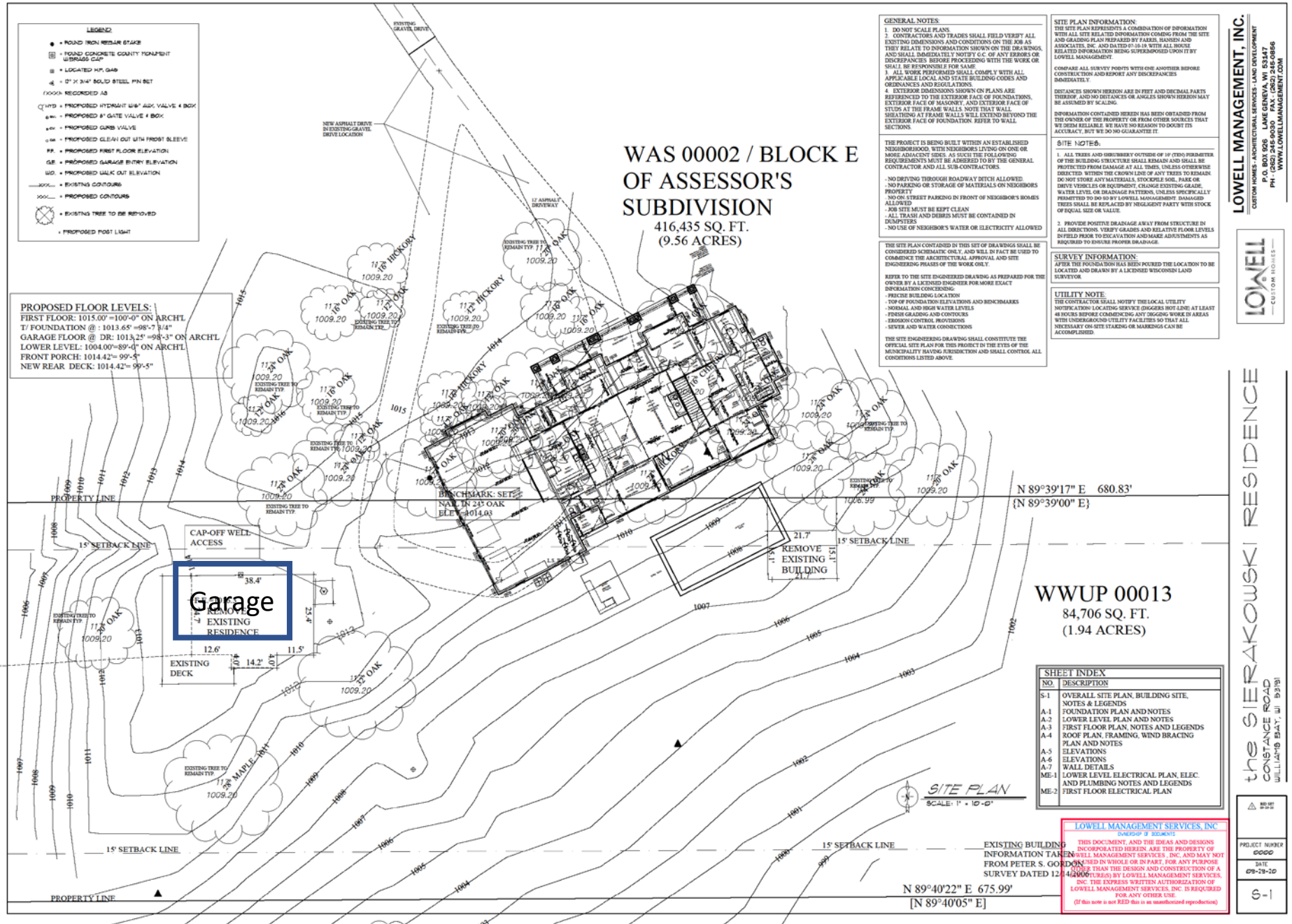
VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

_____
VILLAGE CLERK

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 3 OF 3 SHEETS


LEGEND:
• = ROUND IRON REBAR STAKE
= FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
= LOCATED H.P. GAS
= 0" X 3/4" SOLID STEEL PIN SET
(XXXX) = RECORDED AS
HYD = PROPOSED HYDRANT W/6" AUX. VALVE & BOX
= PROPOSED 6" GATE VALVE & BOX
= PROPOSED CURB VALVE
= PROPOSED CLEAN OUT WITH FROST SLEEVE
F.F. = PROPOSED FIRST FLOOR ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
W.O. = PROPOSED WALK OUT ELEVATION
= EXISTING CONTOURS
= PROPOSED CONTOURS
= EXISTING TREE TO BE REMOVED
= PROPOSED POST LIGHT
PROPOSED FLOOR LEVELS:
FIRST FLOOR: 1015.00' =100'-0" ON ARCH'L
T/ FOUNDATION @ : 1013.65' =98'-7 3/4"
GARAGE FLOOR @ DR: 1013.25' =98'-3" ON ARCH'L
LOWER LEVEL: 1004.00'=89'-0" ON ARCH'L
FRONT PORCH: 1014.42'= 99'-5"
NEW REAR DECK: 1014.42'= 99'-5"
WAS 00002 / BLOCK E OF ASSESSOR'S SUBDIVISION
416,435 SQ. FT.
(9.56 ACRES)
WWUP 00013
84,706 SQ. FT.
(1.94 ACRES)
Garage
REMOVE EXISTING RESIDENCE
REMOVE EXISTING BUILDING
EXISTING DECK
CAP-OFF WELL ACCESS
BENCHMARK: SET NAIL IN 24" OAK ELEV. 1014.03
PROPERTY LINE
15' SETBACK LINE
N 89°39'17" E 680.83'
{N 89°39'00" E}
N 89°40'22" E 675.99'
[N 89°40'05" E]
EXISTING BUILDING INFORMATION TAKEN FROM PETER S. GORDON SURVEY DATED 12-14-2006
SITE PLAN
SCALE: 1" = 10'-0"
GENERAL NOTES:
1. DO NOT SCALE PLANS.
2. CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
4. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION. REFER TO WALL SECTIONS.
THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
- NO DRIVING THROUGH ROADWAY DITCH ALLOWED.
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON STREET PARKING IN FRONT OF NEIGHBOR'S HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBOR'S WATER OR ELECTRICITY ALLOWED
THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.
REFER TO THE SITE ENGINEERED DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:
- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS
THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.
SITE PLAN INFORMATION:
THE SITE PLAN REPRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FARES, HANSEN AND ASSOCIATES, INC. AND DATED 07-10-19 WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.
COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, AND NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NO GUARANTEE IT.
SITE NOTES:
1. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED WITHIN THE CROWN LINE OF ANY TREES TO REMAIN. DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.
SURVEY INFORMATION:
AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR.
UTILITY NOTE:
THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION/ LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.
LOWELL MANAGEMENT, INC.
CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH.: (262) 248-9030 FAX: (262) 248-0856
WWW.LOWELLMANAGEMENT.COM
LOWELL CUSTOM HOMES
the SIERAKOWSKI RESIDENCE
CONSTANCE ROAD
WILLIAMS BAY, WI 53191
SHEET INDEX
NO. DESCRIPTION
S-1 OVERALL SITE PLAN, BUILDING SITE, NOTES & LEGENDS
A-1 FOUNDATION PLAN AND NOTES
A-2 LOWER LEVEL PLAN AND NOTES
A-3 FIRST FLOOR PLAN, NOTES AND LEGENDS
A-4 ROOF PLAN, FRAMING, WIND BRACING PLAN AND NOTES
A-5 ELEVATIONS
A-6 ELEVATIONS
A-7 WALL DETAILS
ME-1 LOWER LEVEL ELECTRICAL PLAN, ELEC. AND PLUMBING NOTES AND LEGENDS
ME-2 FIRST FLOOR ELECTRICAL PLAN
LOWELL MANAGEMENT SERVICES, INC
OWNERSHIP OF DOCUMENTS
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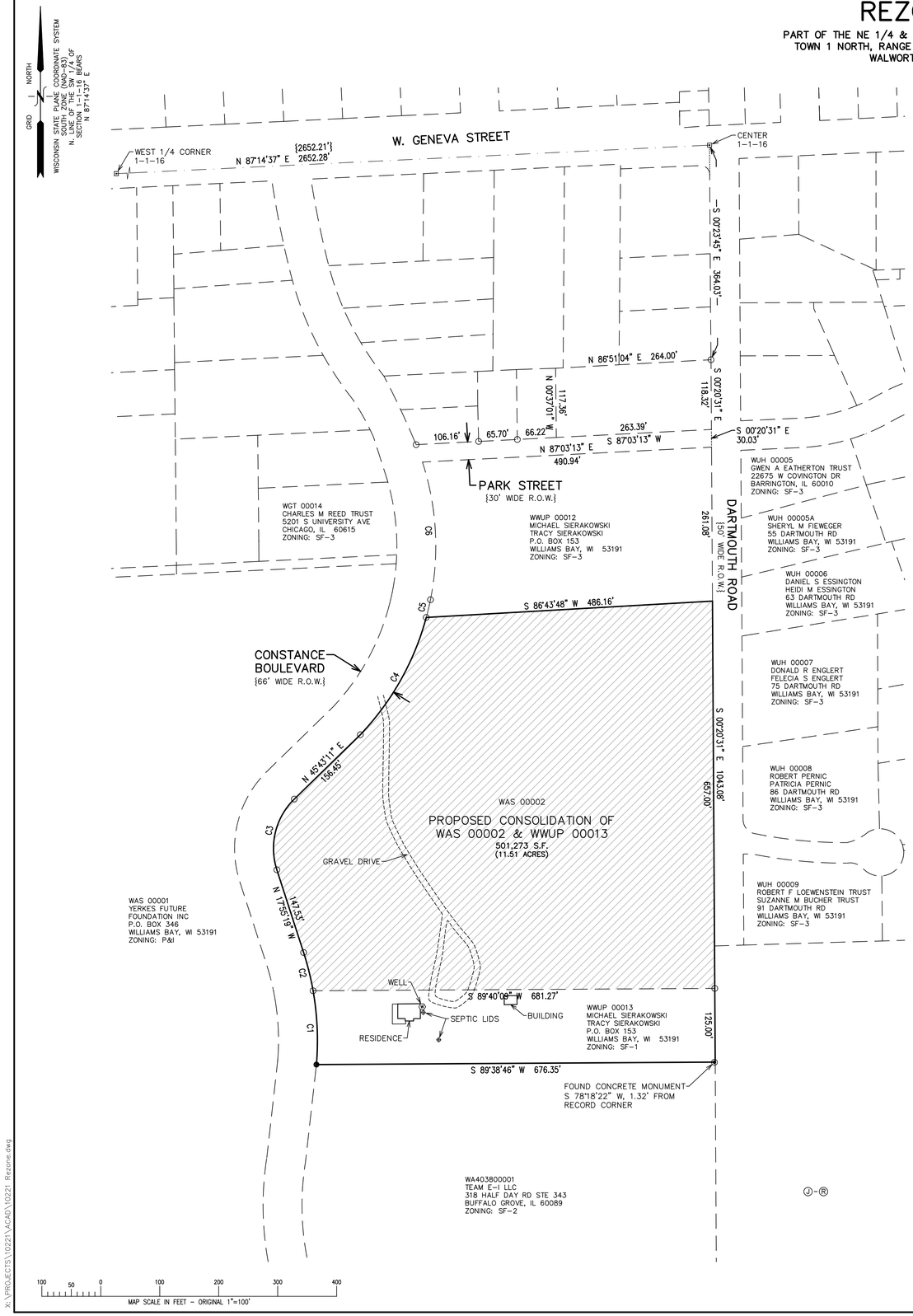
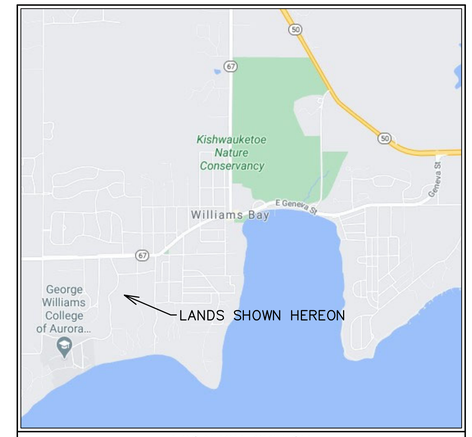
(If this note is not RED this is an unauthorized reproduction)
PROJECT NUMBER 0000
DATE 08-28-20
S-1

REZONE MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN





LOCATION SKETCH

(J) WDA 00001
BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067
ZONING: SF-1

(K) WDA 00002
EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AVE UNIT B
CHICAGO, IL 60613
ZONING: SF-1

(L) WDA 00003
A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610
ZONING: SF-1

(M) CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045
ZONING: SF-1

(N) WDA 00005
ROGER B PARSONS TRUST
RUTH R PARSONS TRUST
145 W GUNSMOKE RD
SEDONA, AZ 86336
ZONING: SF-1

(O) WDA 00006
MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010
ZONING: SF-1

(P) WDA 00007
F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005
ZONING: SF-1

(Q) WDA 00008
STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191
ZONING: SF-1

(R) WDA 00009
GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191
ZONING: SF-1

LEGAL DESCRIPTION – LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2494 AND A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 20MIN 31SEC E, 409.43 FEET TO THE NORTHEAST CORNER OF BLOCK E OF ASSESSOR'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DARTMOUTH ROAD, S 00DEG 20MIN 31SEC E, 657.00 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE S 89DEG 40MIN 09SEC W, 681.27 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE N 86DEG 43MIN 48SEC E, 486.16 FEET TO THE POINT OF BEGINNING.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'
C5	462.00'	30.91'	N 13°21'41" E	30.90'
C6	462.00'	236.47'	N 03°20'15" W	233.89'

REZONE LEGEND

= LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1 (9.57 ACRES)

LEGEND

= FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP

= FOUND CONCRETE MONUMENT

= FOUND IRON PIPE STAKE

= FOUND IRON REBAR STAKE

LAND OWNER WWUP 00013
AND WAS 00002

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

REZONE MAP
VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVENUE SOUTH 6
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
12/4/2020 – LK
GENERAL REVISIONS

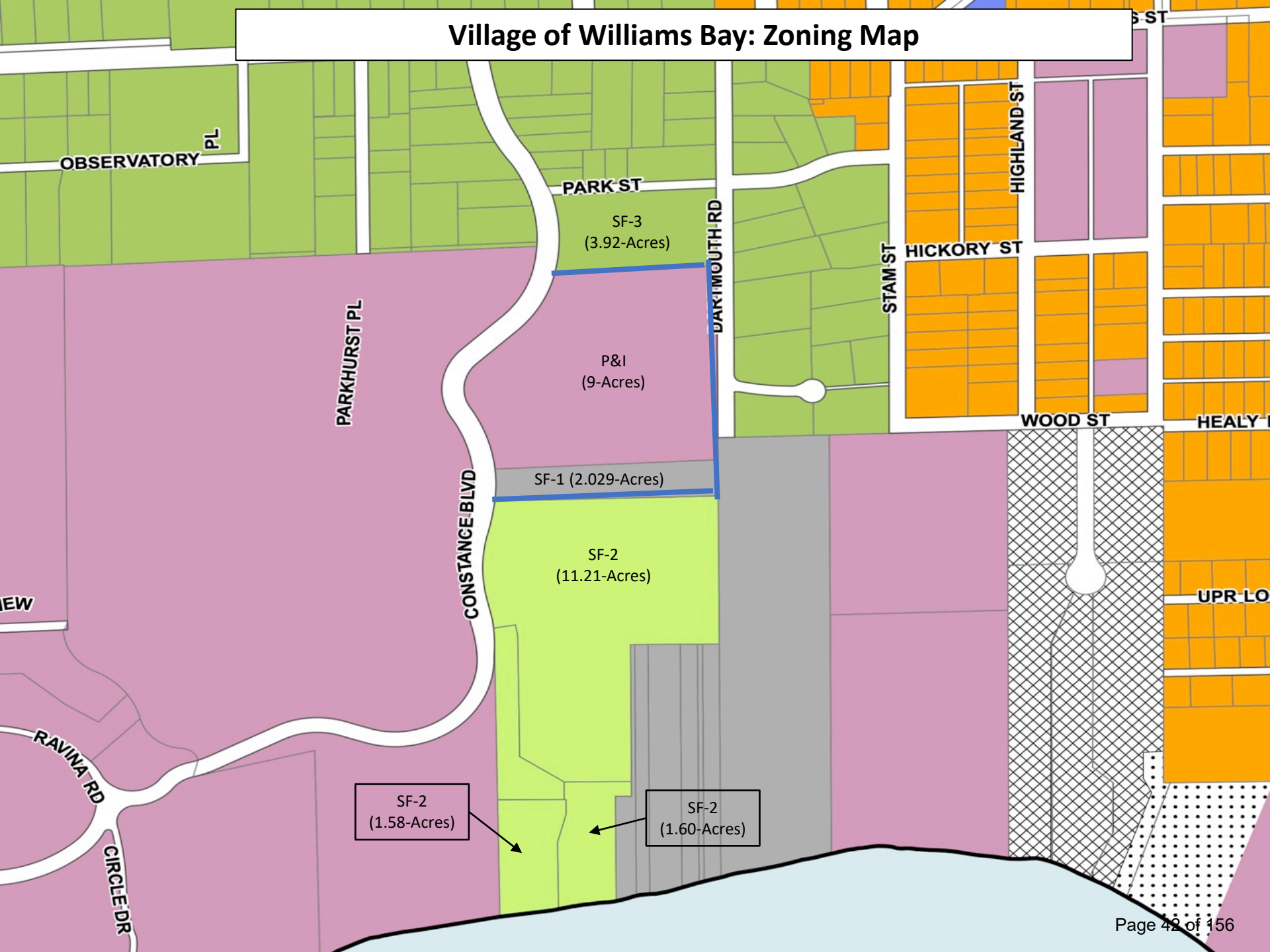
PROJECT NO.
10221

DATE
07/28/2020

SHEET NO.
1 OF 1

X:\PROJECTS\10221\ACAD\10221 Rezone.dwg

Village of Williams Bay: Zoning Map



Primary Environmental Corridors (Page 18)

About 400 acres, or 25% of the community, meets the primary environmental corridor criteria as set forth by Southeastern Wisconsin Regional Planning Commission. About one third of the Village was designated as an environmental corridor in 1991.

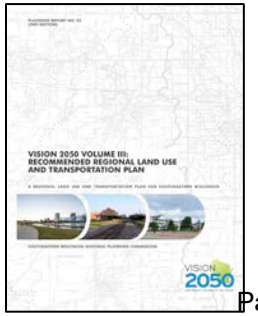
The corridor encompasses all of Geneva Lake's shoreline, most all of the private and public parks, the private recreational camps and Kishwauketoe Nature Conservancy.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat areas. They are, in effect, a composite of the best remaining elements of the natural resource base of the Village. These corridors have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible uses should be one of the principal objectives of the Village park and open space plan. Their preservation in an essentially open and natural state including park and open space uses, and country estate type residential uses will serve to maintain a high level of environmental quality, protect its natural beauty and provide valuable recreation opportunities.

Source: https://williamsbay.org/images/plans/CORP%20Final%2010-27(Community%20Outdoor%20Plan).pdf

SEWRPC Environmental Corridor Guidelines

The SEWRPC regional land use plan recommends that steps be taken by State, county, and local governments to preserve and protect these important concentrations of remaining natural resources in the Region for the reasons outlined in this article. It is recommended that the lowland portions of environmental corridors and isolated natural resource areas--areas that are floodplains and wetlands--not be filled and be kept free from future urban development of any kind. It is further recommended that the upland portions of primary environmental corridors be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres. Finally, the plan recommends that county and local governments give consideration to similarly protecting the upland portions of secondary environmental corridors and isolated natural resource areas as local needs and conditions may warrant.



Source: https://www.sewrpc.org/SEWRPC/LandUse/EnvironmentalCorridors.htm

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

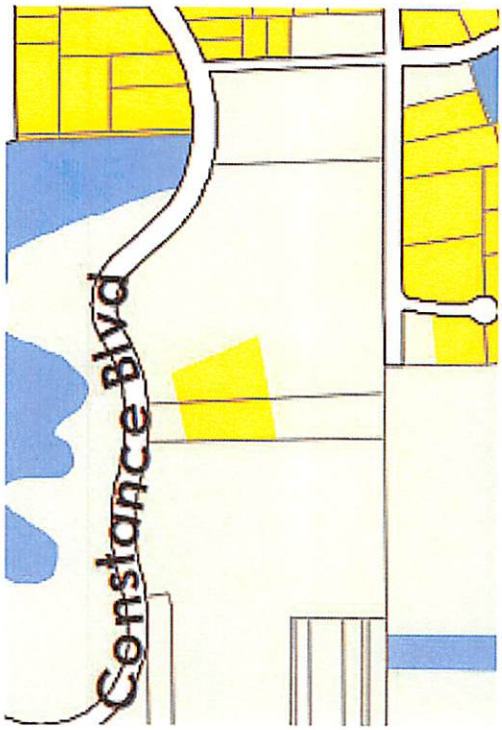
Component Natural Resource and Related Features within Environmental Corridors[d]	Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--	--
Floodplain	--[k]	X	X	X	X	X	--	X	X	--	X	X	--	X	X[l]	--	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--	--
Woodland	X	X	X[p]	--	X	X	X	--	X	X	X	X	X	X	X[q]	X	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[r]	--	--	--	--	X[s]	X	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	X	--	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

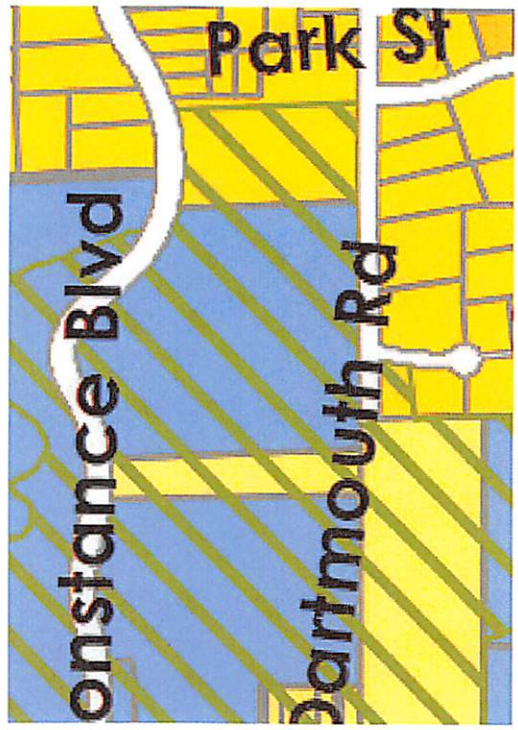
Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single- family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

Source: https://www.sewrpc.org/SEWRPCFiles/LandUse/LandUseData/PlanningReport/pr-048_pgs105-106.pdf

Sierakowksi Lot Combination

Comprehensive Plan





Existing Land Use

Light Green = Agriculture/Undeveloped

Yellow = Single Family Residential

Future Land Use

Dark Yellow = Medium Density Residential (10-20k)

Blue = Institutional

Light Yellow = Exurban Residential (1-35acre lots)

Green Hashing = Environmental Corridor

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

TEAM E-I LLC
318 HALF DAY RD STE 343
BUFFALO GROVE, IL 60089-8900

BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067

EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AV UNIT B
CHICAGO, IL 60613

A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610-1000

CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045

ROGER PARSONS TRUST
145 GUNSMOKE RD
SEDONA, AZ 86336-3600

MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010

F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005

STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191

GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191

CHARLES M REED TRUST
5201 S UNIVERSITY AV
CHICAGO, IL 60615

GWEN A EATHERTON TRUST
22675 W COVINGTON DR
BARRINGTON, IL 60010

SHERYL M FIEWEGER
55 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DANIEL S ESSINGTON
HEIDI M ESSINGTON
63 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DONALD R ENGLERT
FELECIA S ENGLERT
75 DARTMOUTH
WILLIAMS BAY, WI 53191-9100

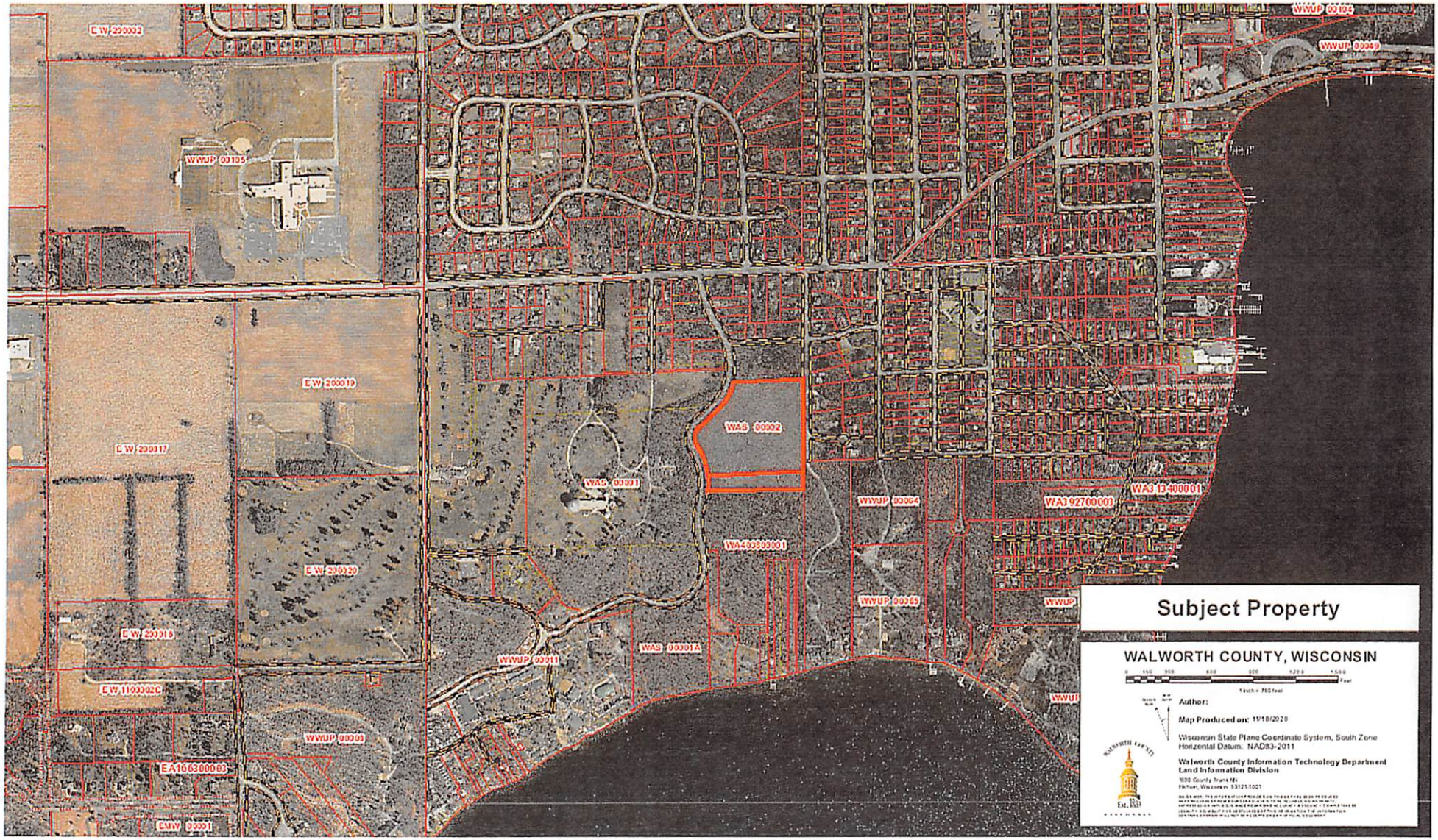
ROBERT PERNIC
PATRICIA PERNIC
86 DARTMOUTH RD
WILLIAMS BAY, WI 53191-2300

ROBERT F LOEWENSTEIN TRUST
SUZANNE M BUCHER TRUST
91 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

YERKES FUTURE FOUNDATION INC
PO BOX 346
WILLIAMS BAY, WI 53191-9100


Subject Property
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 11/18/2020
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
WAS 00002
WAS 00001
WAS 00001A
WA40300001
WA1 92700003
WA3 13400001
WWUP 00104
WWUP 00049
WWUP 00105
WWUP 00064
WWUP 00065
WWUP 00011
WWUP 00003
EW 200002
EW 200019
EW 200017
EW 200020
EW 200018
EW 1100002C
EA16030000
EMW 00001

PLAN COMMISSION RESOLUTION R-3-21
RECOMMENDING AN AMENDMENT TO THE
VILLAGE OF WILLIAMS BAY COMPREHENSIVE PLAN

WHEREAS, on September 20, 2010, the Village Board of the Village of Williams Bay adopted the Village of William Bay's Comprehensive Plan (hereinafter "Plan") as the Village's Comprehensive Plan under Section 66.1001(4) of the Wisconsin Statutes, with said Plan including procedures for annual consideration of amendments to it; and

WHEREAS, Section 66.1001(4) of the Wisconsin Statutes, establishes the required procedure for a local government to amend a Comprehensive Plan once it has been initially adopted; and

WHEREAS, the Village of Williams Bay Plan Commission has the authority to recommend amendments to the Plan to the Village Board under Section 66.1001(4)(b) of the Wisconsin Statutes; and

WHEREAS, on December 15, 2020, the Plan Commission accepted requested amendments to the Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the Village of Williams Bay hereby recommends that, following a public hearing, the Village Board adopt an ordinance to constitute official Village Approval of the amendment to Village of Williams Bay Comprehensive Plan as follows:

1. Amend Future Land Use Map contained in Chapter 6 Map 5 by amending the designation of the property described below from Institutional to Large Lot Residential:

   Block E of the Assessor's Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on page 283.

   Tax Key No.: WAS 00002

2. That said amendment be in conjunction with the submission and approval of a CSM for the property in substantially the same form as Exhibit A, attached hereto.

APPROVED by the Plan Commission of the Village of Williams Bay this 9th day of February 2021.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, Chairperson

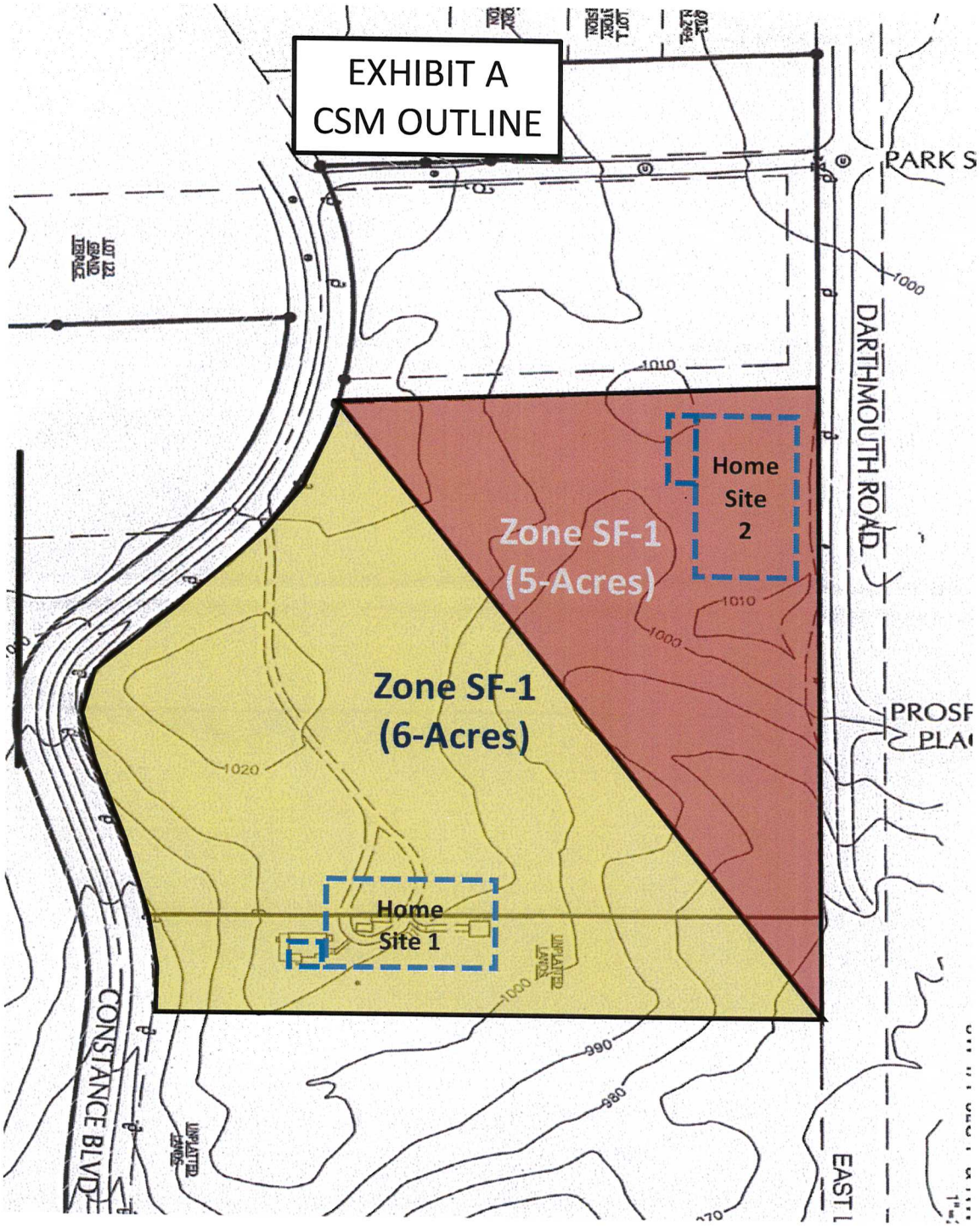
Attest: _____
Jackelyn Pankau, Clerk

Home Site 1:
Keep current access and private well and septic.

See attached Site Plan for Residence

Detached garage to be no greater than 1,000 square feet per Village Ordinance

CSM Restriction:
No further Land Division Permitted.



Home Site 2:
Access and utilities to be provided from Dartmouth Road.

Property to be held in the name of Children's Trust.

Future construction anticipated to be similar to the site plan for Home Site 1.

ORDINANCE #2021 - 03
AN ORDINANCE TO AMEND THE
COMPREHENSIVE PLAN OF THE VILLAGE OF WILLIAMS BAY

The Village Board of the Village of Williams Bay do ordain as follows:

Section I. Pursuant to Section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Williams Bay has prepared and adopted a Comprehensive Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section II. The Village Board of the Village of Williams Bay has adopted and followed written procedures designed to foster public participation in every stage of the preparation or amendment of its Comprehensive Plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan.

Section III. The Plan Commission of the Village of Williams Bay, by a majority vote of the entire Plan Commission recorded in its minutes, has adopted a Resolution recommending to the Village Board the adoption of the following amendment to the Village of Williams Bay Comprehensive Plan consistent with the requirements of Section 66.1001(4) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan:

> "Amending Future Land Use Map contained in Chapter 6 Map 5 by amending the designation of the property described in Section V below from Institutional to Large Lot Residential."

Section IV. The Village of Williams Bay has held at least one public hearing on this Ordinance, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan and provided other opportunities for public involvement for its adopted participation strategy and procedures.

Section V. The Village Board of the Village of Williams Bay, Wisconsin, does, by the enactment of this Ordinance, formally amend the Village of Williams Bay Comprehensive Plan pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan, as follows:

Amend Future Land Use Map contained in Chapter 6 Map 5 by amending the designation of the following described property from Institutional to Large Lot Residential:

> Block E of the Assessor's Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on page 283.

Section VI. This ordinance shall take effect upon passage by a majority vote of the members elect of the Village Board and publication/posting as required by law.

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

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, President

Attest: _____
Jackelyn Pankau, Clerk

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

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

May 1, 2021

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)
TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Village of Williams Bay

1) Applicant is requesting to change the Village of Williams Bay Comprehensive Plan Future Land Use Map designation from Institutional to Large Lot Residential.
2) Applicant is requesting rezoning from P & I Public and Institutional to SF-1 Large Lot Residential.
3) Applicant is requesting approval of a 2-lot Certified Survey Map.

Excerpts from the Comprehensive Plan:

- Large Lot Residential Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Large Lot Single-Family development areas are shown mainly in areas in which this land use existed at the time this Plan was written, particularly along the shores of Geneva Lake.
- Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-1 and RS-2 Single Family Residential districts.
- For all future residential development and redevelopment, including development of the extraction site north of the Village, all lot sizes shall be consistent with the lot sizes specified for the applicable future land use category. In all cases, lots shall only be located on areas of the site not characterized by primary or secondary environmental corridor, isolated natural resources features, wetlands, drainageways, or slopes greater than 12 percent.

Staff Comments:

- The Large Lot Land Use Plan designation is consistent with the proposed SF-1 zoning and proposed land division for two single-family residential dwellings located on a total lot area of 11.51 acres.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Michael and Tracy Sierakowski c/o Attorney Charles W. Pollard - CLAIR LAW

Applicant address: 617 E Walworth Ave, Delavan, WI 53115

Applicant phone number: 262-728-9196

Address of subject site: Tax Parcel WAS 00002 and WWUP 00013

Current zoning of subject site: P&I and SF-1

Proposed zoning of subject site: SF-1

Future land use designation of the subject site (see Comprehensive Plan): See Attached Narrative.

Written justification for the proposed map amendment (or attach as a separate sheet):
Please See Attached Narrative.

Requirements

- Map of the subject property showing its general location in relation to the Village as a whole.
- Map of the subject property at a scale of not less than 1" equals 800 feet showing:
  - Current zoning of the subject property and lands within 200 feet.
  - All lot dimensions of the subject property.
  - Graphic scale and a north arrow.
- Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 15 day of December, 2020 **REVISED MARCH 24, 2021**

Respectfully submitted,

(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____	By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____	By: ____
☐	Reimbursement of professional consultant costs agreement executed	Date: _____	By: ____
☐	Certification that application is complete by Zoning Administrator	Date: _____	By: ____
☐	Evaluation report prepared by Zoning Administrator	Date: _____	By: ____
☐	Public hearing notification sent to property owners within 200 feet	Date: _____	By: ____
☐	Public hearing notification sent to Township Clerks within 1,000 feet	Date: _____	By: ____
☐	Class 2 legal notice sent to official newspaper by Village Clerk	Date: _____	By: ____
☐	Class 2 legal notice published on _____ and _____	Date: _____	By: ____
☐	Plan Commission public hearing *(Within 45 days of certification application as complete by Zoning Administrator)*	Date: _____	By: ____
☐	Review and recommendation by Village Plan Commission *(Within 60 days of public hearing)*	Date: _____	By: ____
☐	Review and action by Village Board *(Final action may be taken at the initial meeting of the Village Board, or the Board may continue the proceedings)*	Date: _____	By: ____

VILLAGE OF WILLIAMS BAY
ZONING MAP AMENDMENT PETITION
(Revised March 24, 2021)

Name: Michael and Tracy Sierakowski
Agent: Attorney Charles W. Pollard of Clair, Thompson & Pollard, S.C.
Phone Number: (262) 728-9196
Address: 617 E Walworth Ave, Delavan, WI 53115
Tax Parcel Numbers: WAS 00002 and WWUP 00013
Existing Zoning: P&I and SF-1
Zoning Map Amendment Requested: P&I amended to SF-1

****

Michael and Tracy purchased the subject property in the Village of Williams Bay to build their forever home. Given the expansive 11 acres, they also desired to provide an area on the property for their children to build a home in the future. The property already consists of a residence on the 2 acres residential lot, an existing private road through the institutional parcel, and existing well and septic servicing the residence.

Michael and Tracy love the dense wooded lots and desire to keep the beauty of the natural landscape. The new home construction is designed to be minimally impactful to the woodlands and the neighboring properties as it will replace the prior existing residence.

See Initial New Home Construction Location as **Exhibit 1.**

After meeting with the Plan Commission, Michael and Tracy decided to permanently conserve the property by restricting the 11 acres to only two residential lots.

See attached Certified Survey Map attached as **Exhibit 2.**

Michael and Tracy have invested significant amounts of time and resources into this project, working closely with local builders and architects to prepare plans for construction of their new home on Lot 2, which illustrate the design of a beautiful new home and garage on the property. There are no current plans for Lot 1, but Michael and Tracy are hopeful that when their children grow older, they will build a similar residence within the buildable footprint.

See attached Sierakowski Residence Architectural Plans as **Exhibit 3.**

To accomplish this conservation project, a comprehensive plan map amendment, zoning map amendment, and certified survey map are required. The comprehensive plan map amendment was recommended by the Plan Commission on February 9, 2021. The Board approval of the comprehensive plan map amendment; the Plan Commission recommendation of the zoning map amendment and certified survey map; and then the Board approval of the zoning map amendment and certified survey map are contemplated

to be done at the same joint meeting to provide the Village with the benefit of approving the entire project simultaneously.

The zoning map amendment request is for the P&I zoning on WAS 00002 to be changed to match the SF-1 Low Density Residential currently on Parcel No. WWUP 00013.

See attached Rezone Map as **Exhibit 4.**

Maintains Desired Overall Consistency of Land Uses

The proposed zoning map amendment is consistent with land uses, land use intensities, and land use impacts in the area. The subject property is surrounded on three sides by residential use. Directly north and across Park Street, the properties are zoned SF-3. Directly east across Dartmouth Road, the properties are zoned SF-3. Directly south, the properties are zoned SF-2. To the southeast, the properties are zoned SF-1. Only the area to the west of Constance Blvd has P&I zoning.

See attached Village of Williams Bay Zoning Map as **Exhibit 5.**

The requested SF-1 land use is more restrictive than the SF-2 and SF-3 land uses in the area. Further, the reconfiguration of two already existing lots will not increase the intensity or density of use.

Michael and Tracy are also restricting future development of the two lots by certified survey map adhering to the SEWRPC recommendation of no less than five-acre parcels in environmental corridors, despite the SF-1 allowing for one-acre parcels. The large lots also match the Village of Williams Bay Community Outdoor Recreation Plan by maintaining a high level of environmental quality.

See attached Village of Williams Bay and SEWRPC Guidelines as **Exhibits 6-8.**

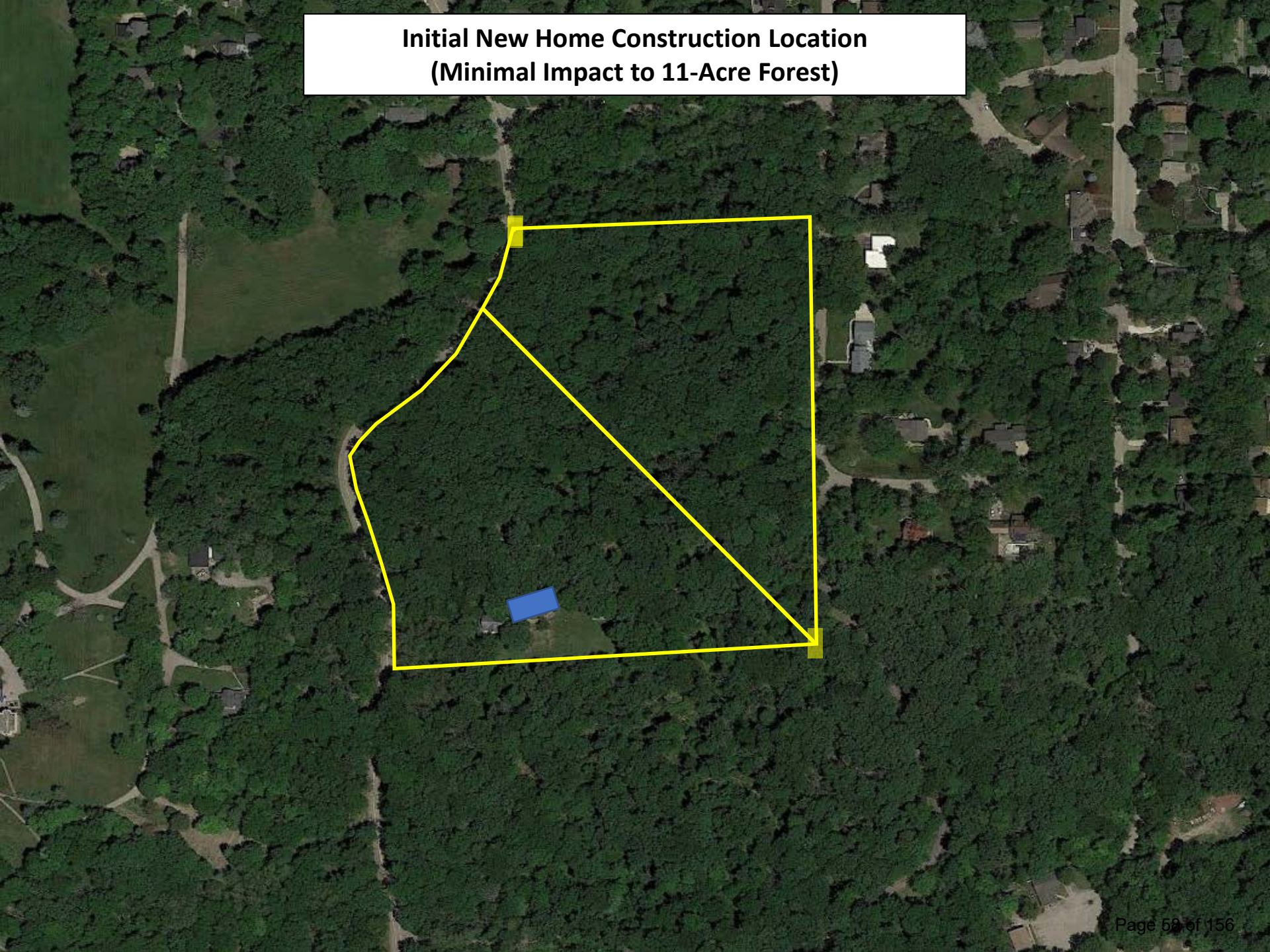
Future Harmony with Comprehensive Plan

Upon approval of the recommended comprehensive plan amendment, the zoning map amendment will be in harmony with the comprehensive plan. The comprehensive plan map will be revised for the subject property from "Institutional" to "Large Lot Residential (1.0 – 1.5 ac Lots)."

The Comprehensive Plan already provides for residential existing and future land use to the north, south and east of the subject property.

See attached Comprehensive Plan Excerpts as **Exhibit 9.**

Initial New Home Construction Location
(Minimal Impact to 11-Acre Forest)



FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

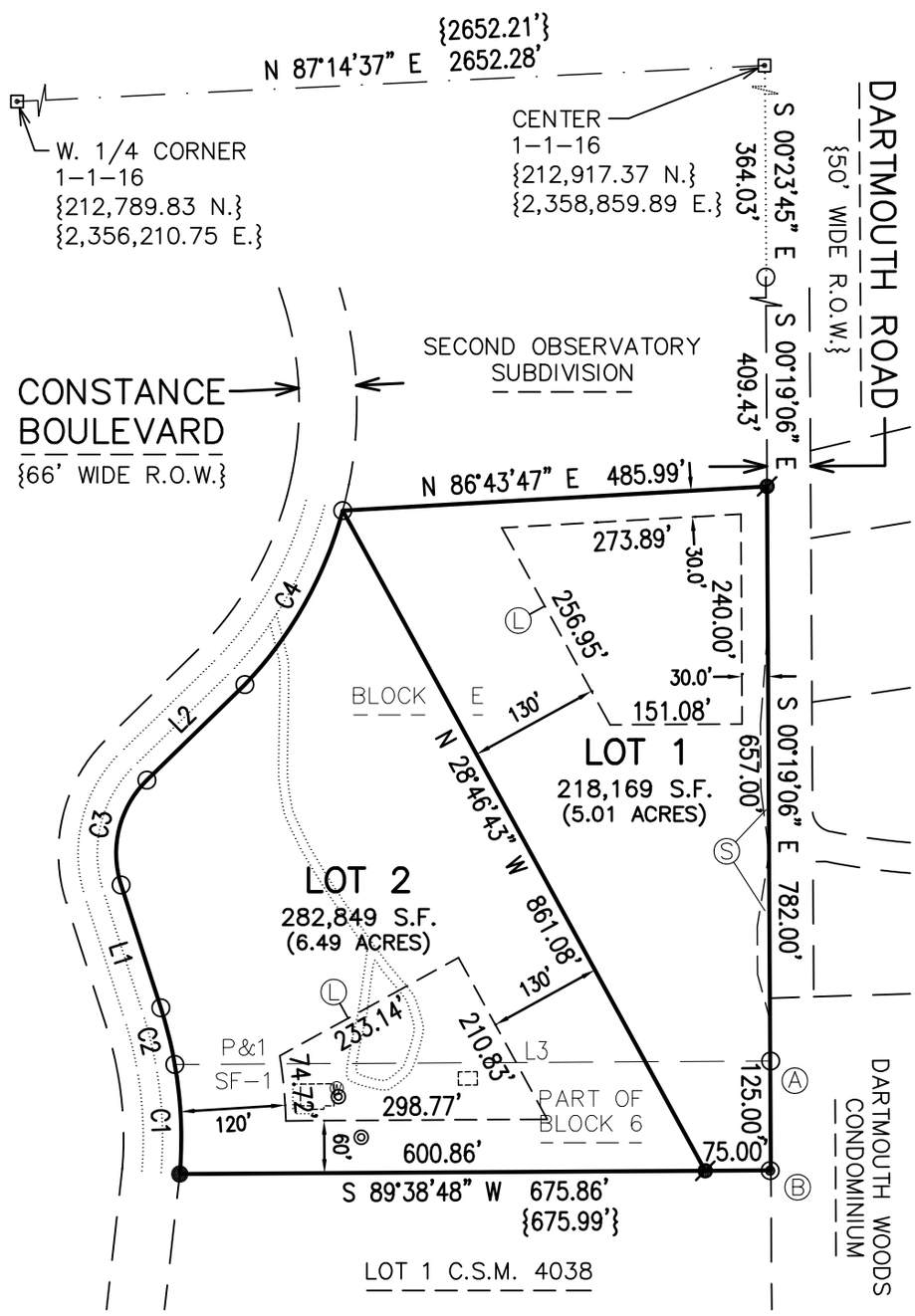
OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

ZONING: P&I AND SF–1

SOILS: CrE2 and MyB

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N. LINE OF THE SW 1/4 OF SECTION 1–1–16 BEARS N 87°14'37" E

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Ⓐ FOUND IRON PIPE STAKE N 88°52'47" E, 0.44' FROM RECORD CORNER

Ⓑ FOUND CONCRETE MON. S 72°05'18" W, 0.84' FROM RECORD CORNER

Ⓛ LIMITED BUILDABLE AREA

Ⓢ SLOPE EASEMENT AS RECORDED IN VOL. 314 RECORDS ON PAGE 614 AS DOCUMENT NO. 97430

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ◉ = FOUND CONCRETE MONUMENT
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊘ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ⓦ = WELL LOCATED
- ◎ = SEPTIC LID LOCATED
- ⬚ = BUILDING LOCATED
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 1 OF 3 SHEETS

NOTE: NO FURTHER LAND DIVISION PERMITTED.

200 100 0 200 400 600 800
MAP SCALE IN FEET – ORIGINAL 1"=200'

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 782.00 FEET; THENCE S 89DEG 38MIN 48SEC W, 675.86 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 125.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 02DEG 35MIN 27SEC W, 125.37 FEET TO AN IRON PIPE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CHORD WHICH BEARS N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SECOND OBSERVATORY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND OBSERVATORY SUBDIVISION, N 86DEG 43MIN 47SEC E, 485.99 FEET TO THE POINT OF BEGINNING. CONTAINING 501,017 SQUARE FEET (11.50 ACRES) OF LAND, MORE OR LESS.

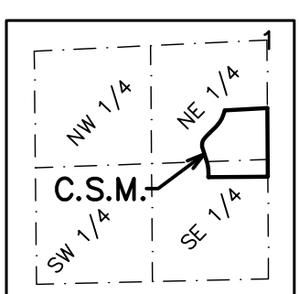
DATED: MARCH 18, 2021

_____
CHRISTOPHER A. HODGES PLS 2760

NOTE: LOT 2 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

LINE	BEARING	DISTANCE
L1	N 17°55'19" W	147.53'
L2	N 45°43'11" E	156.45'
L3	S 89°40'11" W	680.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'



SCALE: 1"=2000'

LOCATION SKETCH
SW 1/4 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 2 OF 3 SHEETS

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

_____ _____
MICHAEL SIERAKOWSKI OWNER DATED

_____ _____
TRACY SIERAKOWSKI OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

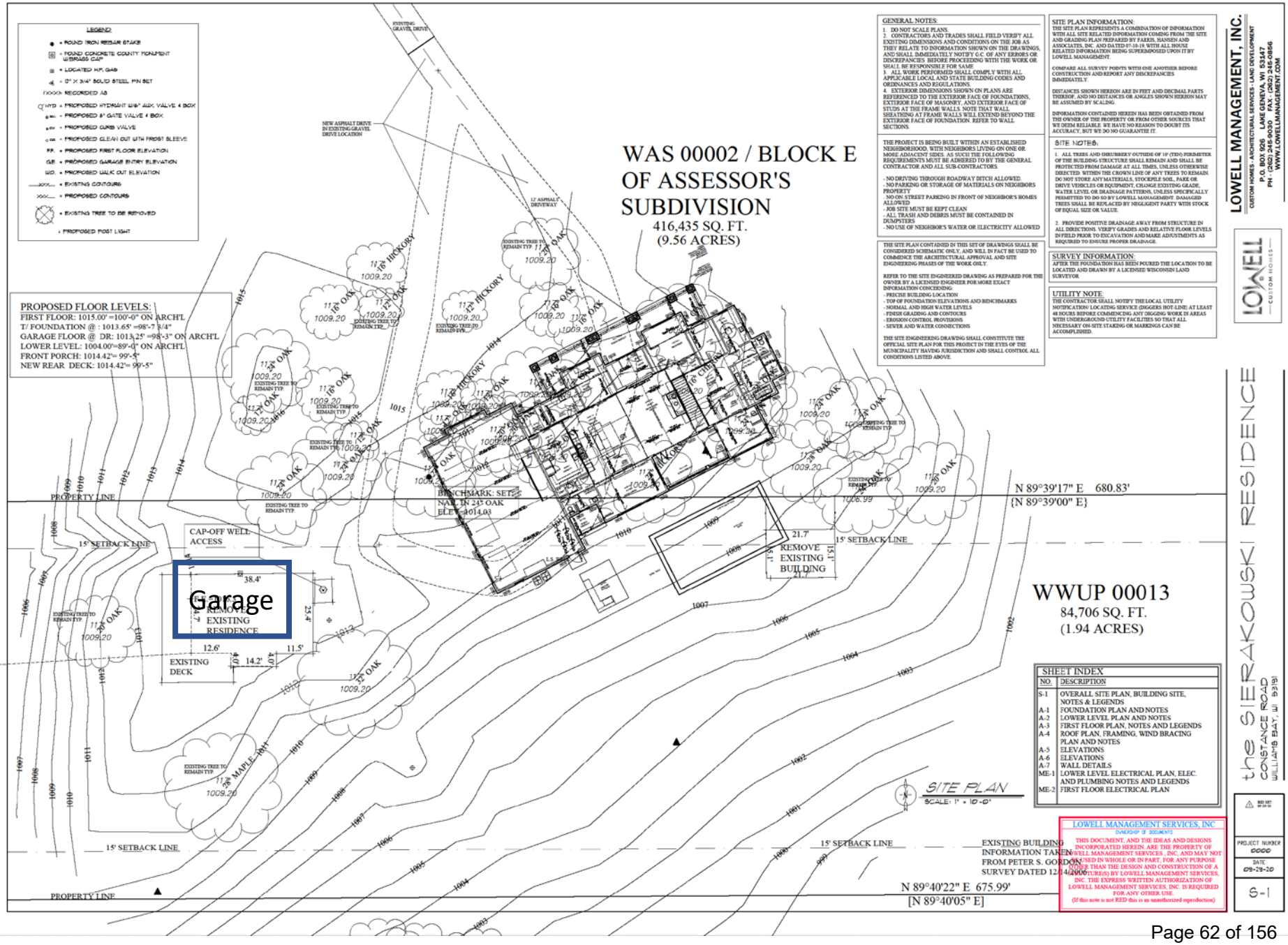
VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

_____
VILLAGE CLERK

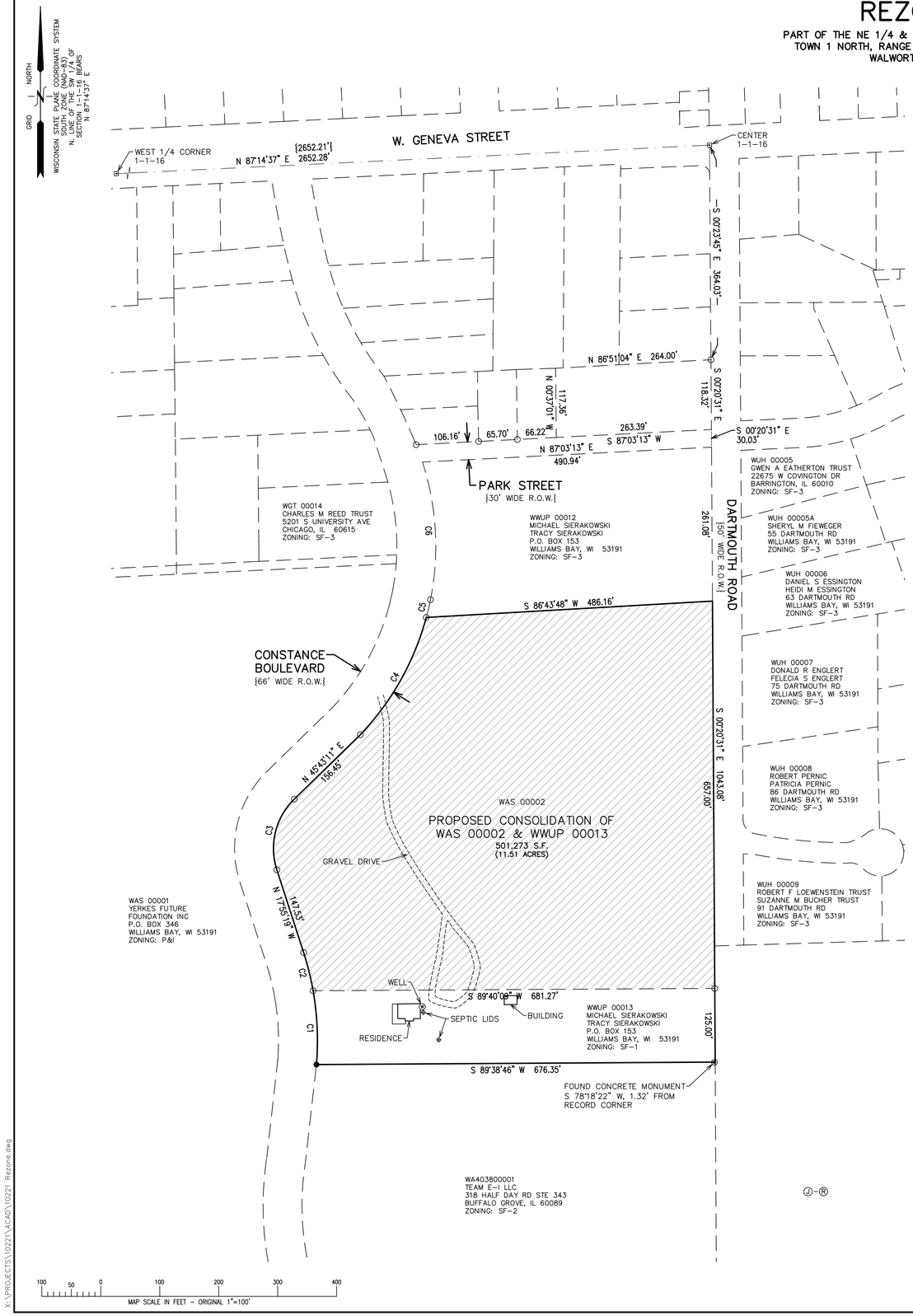
THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

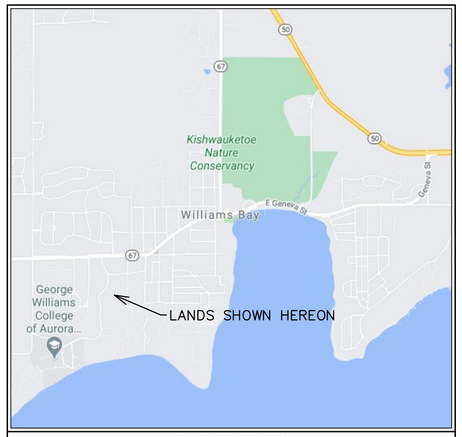
PROJECT: 10221
DATE: 03/18/2021
SHEET 3 OF 3 SHEETS


LEGEND:
• = ROUND IRON REBAR STAKE
= FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
= LOCATED H.P. GAS
= 0" X 3/4" SOLID STEEL PIN SET
(XXXX) = RECORDED AS
HYD = PROPOSED HYDRANT W/6" AUX. VALVE & BOX
= PROPOSED 6" GATE VALVE & BOX
= PROPOSED CURB VALVE
= PROPOSED CLEAN OUT WITH FROST SLEEVE
F.F. = PROPOSED FIRST FLOOR ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
W.O. = PROPOSED WALK OUT ELEVATION
= EXISTING CONTOURS
= PROPOSED CONTOURS
= EXISTING TREE TO BE REMOVED
= PROPOSED POST LIGHT
PROPOSED FLOOR LEVELS:
FIRST FLOOR: 1015.00' =100'-0" ON ARCH'L
T/ FOUNDATION @ : 1013.65' =98'-7 3/4"
GARAGE FLOOR @ DR: 1013.25' =98'-3" ON ARCH'L
LOWER LEVEL: 1004.00'=89'-0" ON ARCH'L
FRONT PORCH: 1014.42'= 99'-5"
NEW REAR DECK: 1014.42'= 99'-5"
WAS 00002 / BLOCK E OF ASSESSOR'S SUBDIVISION
416,435 SQ. FT.
(9.56 ACRES)
WWUP 00013
84,706 SQ. FT.
(1.94 ACRES)
Garage
REMOVE EXISTING RESIDENCE
REMOVE EXISTING BUILDING
CAP-OFF WELL ACCESS
EXISTING DECK
BENCHMARK: SET NAIL IN 24" OAK ELEV. 1014.03
PROPERTY LINE
15' SETBACK LINE
N 89°39'17" E 680.83'
{N 89°39'00" E}
N 89°40'22" E 675.99'
[N 89°40'05" E]
EXISTING BUILDING INFORMATION TAKEN FROM PETER S. GORDON SURVEY DATED 12-14-2006
SITE PLAN
SCALE: 1" = 10'-0"
GENERAL NOTES:
1. DO NOT SCALE PLANS.
2. CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
4. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION. REFER TO WALL SECTIONS.
THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
- NO DRIVING THROUGH ROADWAY DITCH ALLOWED.
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON STREET PARKING IN FRONT OF NEIGHBOR'S HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBOR'S WATER OR ELECTRICITY ALLOWED
THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.
REFER TO THE SITE ENGINEERED DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:
- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS
THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.
SITE PLAN INFORMATION:
THE SITE PLAN REPRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FARRIS, HANSEN AND ASSOCIATES, INC. AND DATED 07-10-19. WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.
COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, AND NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NO GUARANTEE IT.
SITE NOTES:
1. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED WITHIN THE CROWN LINE OF ANY TREES TO REMAIN. DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.
SURVEY INFORMATION:
AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR.
UTILITY NOTE:
THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION/ LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.
LOWELL MANAGEMENT, INC.
CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH - (262) 248-9030 FAX - (262) 248-0856
WWW.LOWELLMANAGEMENT.COM
LOWELL CUSTOM HOMES
the SIERAKOWSKI RESIDENCE
CONSTANCE ROAD
WILLIAMS BAY, WI 53191
SHEET INDEX
NO. DESCRIPTION
S-1 OVERALL SITE PLAN, BUILDING SITE, NOTES & LEGENDS
A-1 FOUNDATION PLAN AND NOTES
A-2 LOWER LEVEL PLAN AND NOTES
A-3 FIRST FLOOR PLAN, NOTES AND LEGENDS
A-4 ROOF PLAN, FRAMING, WIND BRACING PLAN AND NOTES
A-5 ELEVATIONS
A-6 ELEVATIONS
A-7 WALL DETAILS
ME-1 LOWER LEVEL ELECTRICAL PLAN, ELEC. AND PLUMBING NOTES AND LEGENDS
ME-2 FIRST FLOOR ELECTRICAL PLAN
LOWELL MANAGEMENT SERVICES, INC
OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF LOWELL MANAGEMENT SERVICES, INC, AND MAY NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE DESIGN AND CONSTRUCTION OF A STRUCTURE(S) BY LOWELL MANAGEMENT SERVICES, INC. THE EXPRESS WRITTEN AUTHORIZATION OF LOWELL MANAGEMENT SERVICES, INC. IS REQUIRED FOR ANY OTHER USE.
(If this note is not RED this is an unauthorized reproduction)
PROJECT NUMBER 0000
DATE 09-29-20
S-1

REZONE MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN





LOCATION SKETCH

(J) WDA 00001
BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067
ZONING: SF-1

(K) WDA 00002
EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AVE UNIT B
CHICAGO, IL 60613
ZONING: SF-1

(L) WDA 00003
A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610
ZONING: SF-1

(M) CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045
ZONING: SF-1

(N) WDA 00005
ROGER B PARSONS TRUST
RUTH R PARSONS TRUST
145 W GUNSMOKE RD
SEDONA, AZ 86336
ZONING: SF-1

(O) WDA 00006
MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010
ZONING: SF-1

(P) WDA 00007
F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005
ZONING: SF-1

(Q) WDA 00008
STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191
ZONING: SF-1

(R) WDA 00009
GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191
ZONING: SF-1

LEGAL DESCRIPTION – LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2494 AND A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 20MIN 31SEC E, 409.43 FEET TO THE NORTHEAST CORNER OF BLOCK E OF ASSESSOR'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DARTMOUTH ROAD, S 00DEG 20MIN 31SEC E, 657.00 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE S 89DEG 40MIN 09SEC W, 681.27 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE N 86DEG 43MIN 48SEC E, 486.16 FEET TO THE POINT OF BEGINNING.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'
C5	462.00'	30.91'	N 13°21'41" E	30.90'
C6	462.00'	236.47'	N 03°20'15" W	233.89'

REZONE LEGEND

= LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1 (9.57 ACRES)

LEGEND

= FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP

= FOUND CONCRETE MONUMENT

= FOUND IRON PIPE STAKE

= FOUND IRON REBAR STAKE

LAND OWNER WWUP 00013
AND WAS 00002

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

REZONE MAP
VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVENUE SOUTH 6
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
12/4/2020 – LK
GENERAL REVISIONS

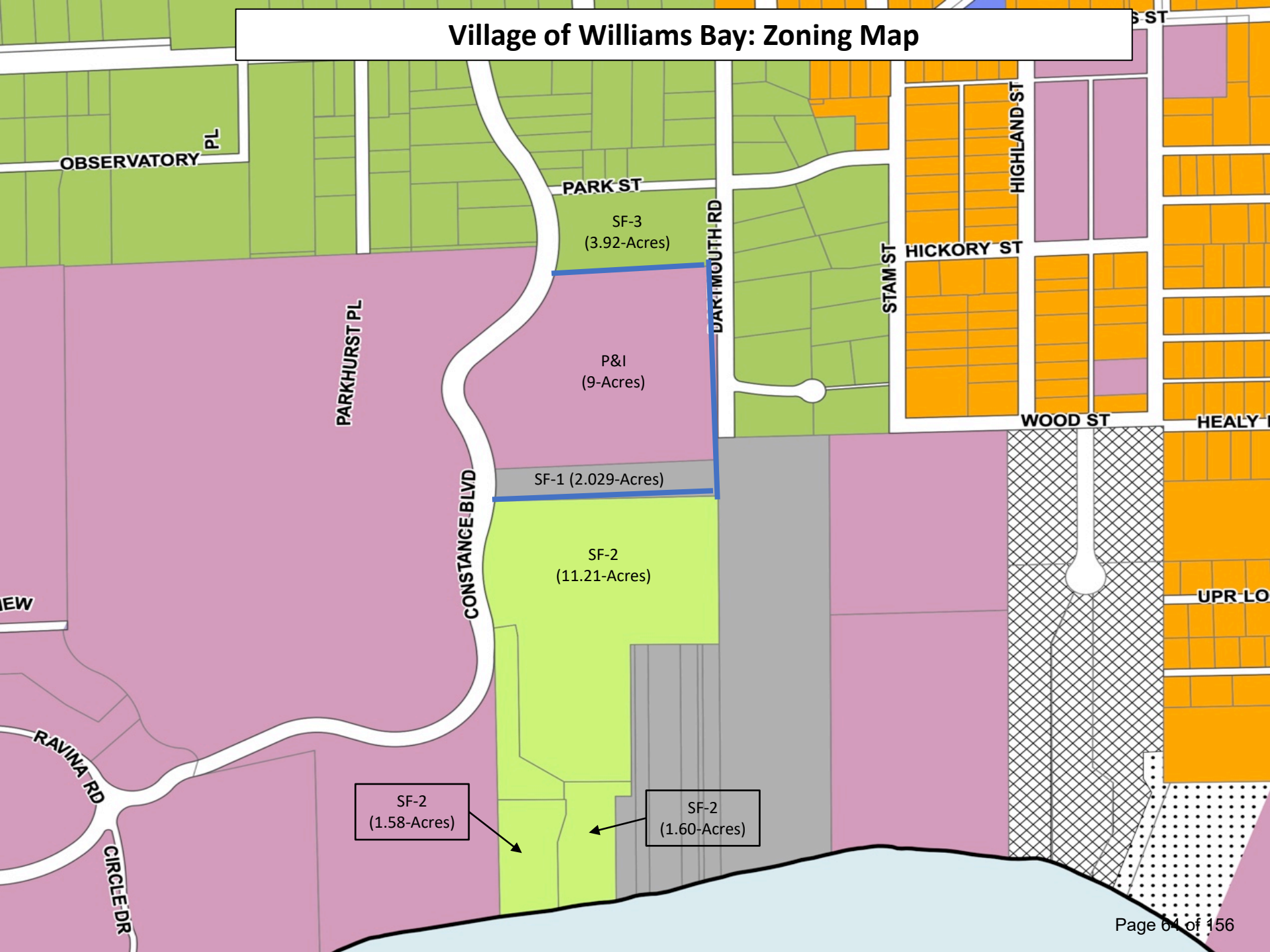
PROJECT NO.
10221

DATE
07/28/2020

SHEET NO.
1 OF 1

X:\PROJECTS\10221\ACAD\10221 Rezone.dwg

Village of Williams Bay: Zoning Map



Primary Environmental Corridors (Page 18)

About 400 acres, or 25% of the community, meets the primary environmental corridor criteria as set forth by Southeastern Wisconsin Regional Planning Commission. About one third of the Village was designated as an environmental corridor in 1991.

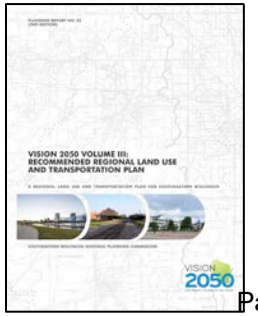
The corridor encompasses all of Geneva Lake's shoreline, most all of the private and public parks, the private recreational camps and Kishwauketoe Nature Conservancy.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat areas. They are, in effect, a composite of the best remaining elements of the natural resource base of the Village. These corridors have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible uses should be one of the principal objectives of the Village park and open space plan. Their preservation in an essentially open and natural state including park and open space uses, and country estate type residential uses will serve to maintain a high level of environmental quality, protect its natural beauty and provide valuable recreation opportunities.

Source: https://williamsbay.org/images/plans/CORP%20Final%2010-27(Community%20Outdoor%20Plan).pdf

SEWRPC Environmental Corridor Guidelines

The SEWRPC regional land use plan recommends that steps be taken by State, county, and local governments to preserve and protect these important concentrations of remaining natural resources in the Region for the reasons outlined in this article. It is recommended that the lowland portions of environmental corridors and isolated natural resource areas--areas that are floodplains and wetlands--not be filled and be kept free from future urban development of any kind. It is further recommended that the upland portions of primary environmental corridors be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres. Finally, the plan recommends that county and local governments give consideration to similarly protecting the upland portions of secondary environmental corridors and isolated natural resource areas as local needs and conditions may warrant.



Source: https://www.sewrpc.org/SEWRPC/LandUse/EnvironmentalCorridors.htm

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

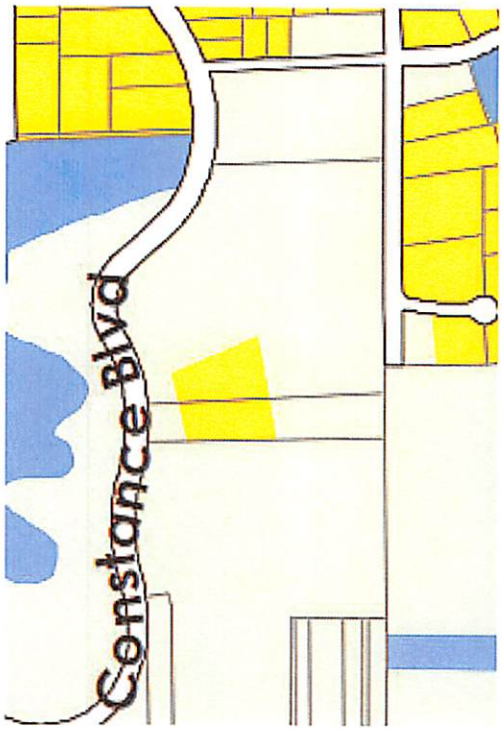
Component Natural Resource and Related Features within Environmental Corridors[d]	Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--	--
Floodplain	--[k]	X	X	X	X	X	--	X	X	--	X	X	--	X	X[l]	--	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--	--
Woodland	X	X	X[p]	--	X	X	X	--	X	X	X	X	X	X	X[q]	X	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[r]	--	--	--	--	X[s]	X	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	X	--	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

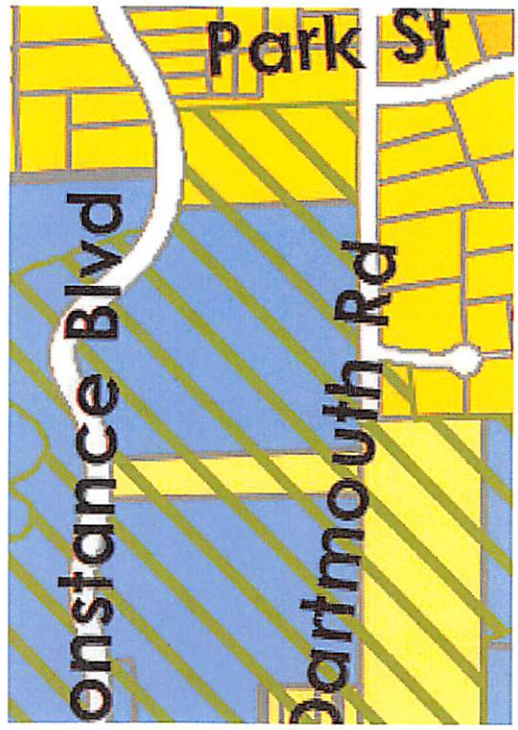
Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single- family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

Source: https://www.sewrpc.org/SEWRPCFiles/LandUse/LandUseData/PlanningReport/pr-048_pgs105-106.pdf

Sierakowksi Lot Combination

Comprehensive Plan





Existing Land Use

Light Green = Agriculture/Undeveloped

Yellow = Single Family Residential

Future Land Use

Dark Yellow = Medium Density Residential (10-20k)

Blue = Institutional

Light Yellow = Exurban Residential (1-35acre lots)

Green Hashing = Environmental Corridor

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

TEAM E-I LLC
318 HALF DAY RD STE 343
BUFFALO GROVE, IL 60089-8900

BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067

EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AV UNIT B
CHICAGO, IL 60613

A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610-1000

CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045

ROGER PARSONS TRUST
145 GUNSMOKE RD
SEDONA, AZ 86336-3600

MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010

F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005

STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191

GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191

CHARLES M REED TRUST
5201 S UNIVERSITY AV
CHICAGO, IL 60615

GWEN A EATHERTON TRUST
22675 W COVINGTON DR
BARRINGTON, IL 60010

SHERYL M FIEWEGER
55 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DANIEL S ESSINGTON
HEIDI M ESSINGTON
63 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DONALD R ENGLERT
FELECIA S ENGLERT
75 DARTMOUTH
WILLIAMS BAY, WI 53191-9100

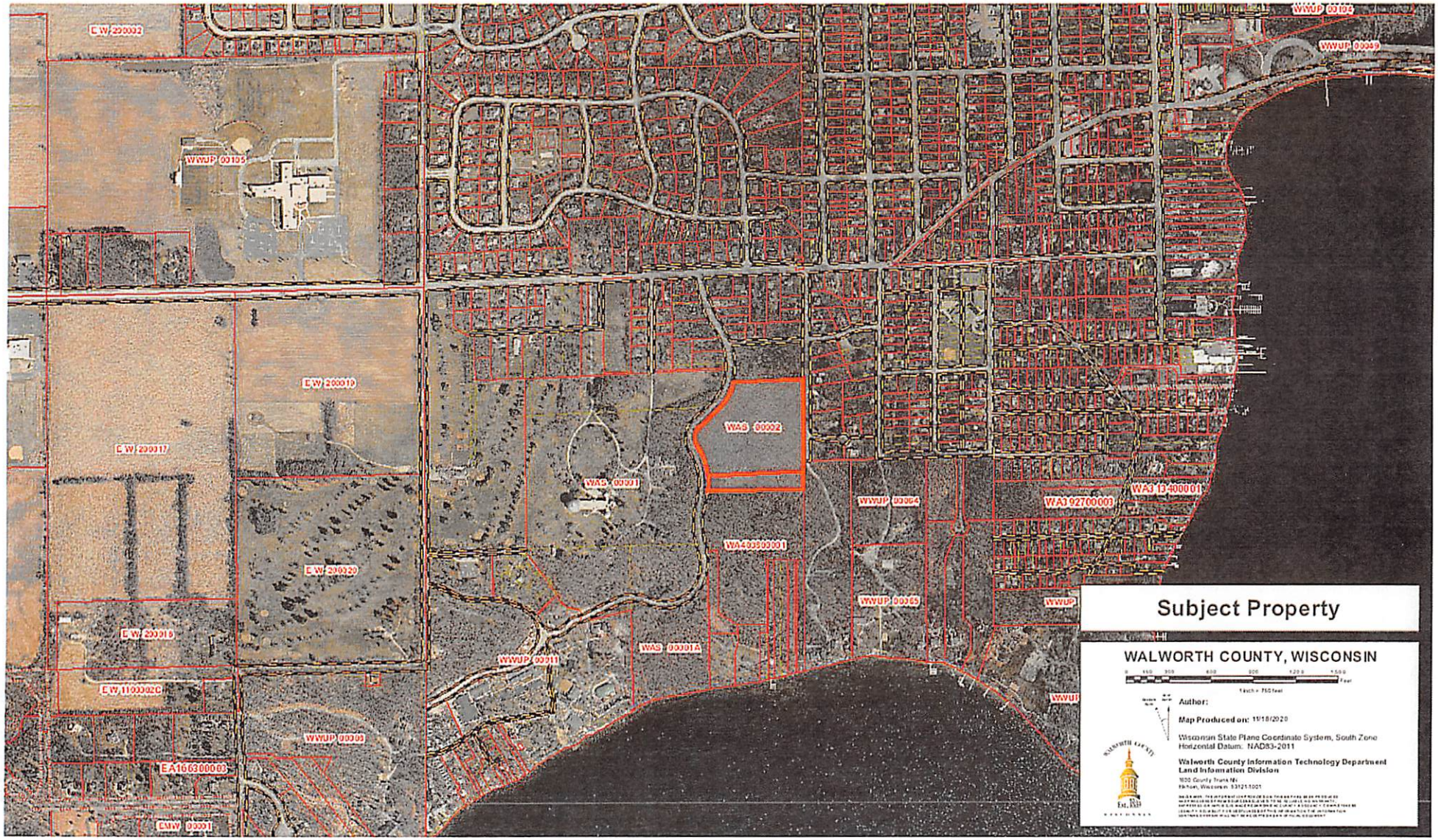
ROBERT PERNIC
PATRICIA PERNIC
86 DARTMOUTH RD
WILLIAMS BAY, WI 53191-2300

ROBERT F LOEWENSTEIN TRUST
SUZANNE M BUCHER TRUST
91 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

YERKES FUTURE FOUNDATION INC
PO BOX 346
WILLIAMS BAY, WI 53191-9100


Subject Property
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 11/18/2020
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
EW 200002
WWUP 00105
EW 200019
EW 200017
EW 200020
EW 200018
EW 1100002C
WWUP 00003
EA16030000C
EMW 00001
WAS 00002
WAS 00001
WAS 00001A
WWUP 00011
WA40300001
WWUP 00064
WWUP 00065
WA1 92700003
WA3 13400001
WWUP 00104
WWUP 00049

PLAN COMMISSION RESOLUTION R-3-21
RECOMMENDING AN AMENDMENT TO THE
VILLAGE OF WILLIAMS BAY COMPREHENSIVE PLAN

WHEREAS, on September 20, 2010, the Village Board of the Village of Williams Bay adopted the Village of William Bay's Comprehensive Plan (hereinafter "Plan") as the Village's Comprehensive Plan under Section 66.1001(4) of the Wisconsin Statutes, with said Plan including procedures for annual consideration of amendments to it; and

WHEREAS, Section 66.1001(4) of the Wisconsin Statutes, establishes the required procedure for a local government to amend a Comprehensive Plan once it has been initially adopted; and

WHEREAS, the Village of Williams Bay Plan Commission has the authority to recommend amendments to the Plan to the Village Board under Section 66.1001(4)(b) of the Wisconsin Statutes; and

WHEREAS, on December 15, 2020, the Plan Commission accepted requested amendments to the Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the Village of Williams Bay hereby recommends that, following a public hearing, the Village Board adopt an ordinance to constitute official Village Approval of the amendment to Village of Williams Bay Comprehensive Plan as follows:

1. Amend Future Land Use Map contained in Chapter 6 Map 5 by amending the designation of the property described below from Institutional to Large Lot Residential:

   Block E of the Assessor's Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on page 283.

   Tax Key No.: WAS 00002

2. That said amendment be in conjunction with the submission and approval of a CSM for the property in substantially the same form as Exhibit A, attached hereto.

APPROVED by the Plan Commission of the Village of Williams Bay this 9th day of February 2021.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, Chairperson

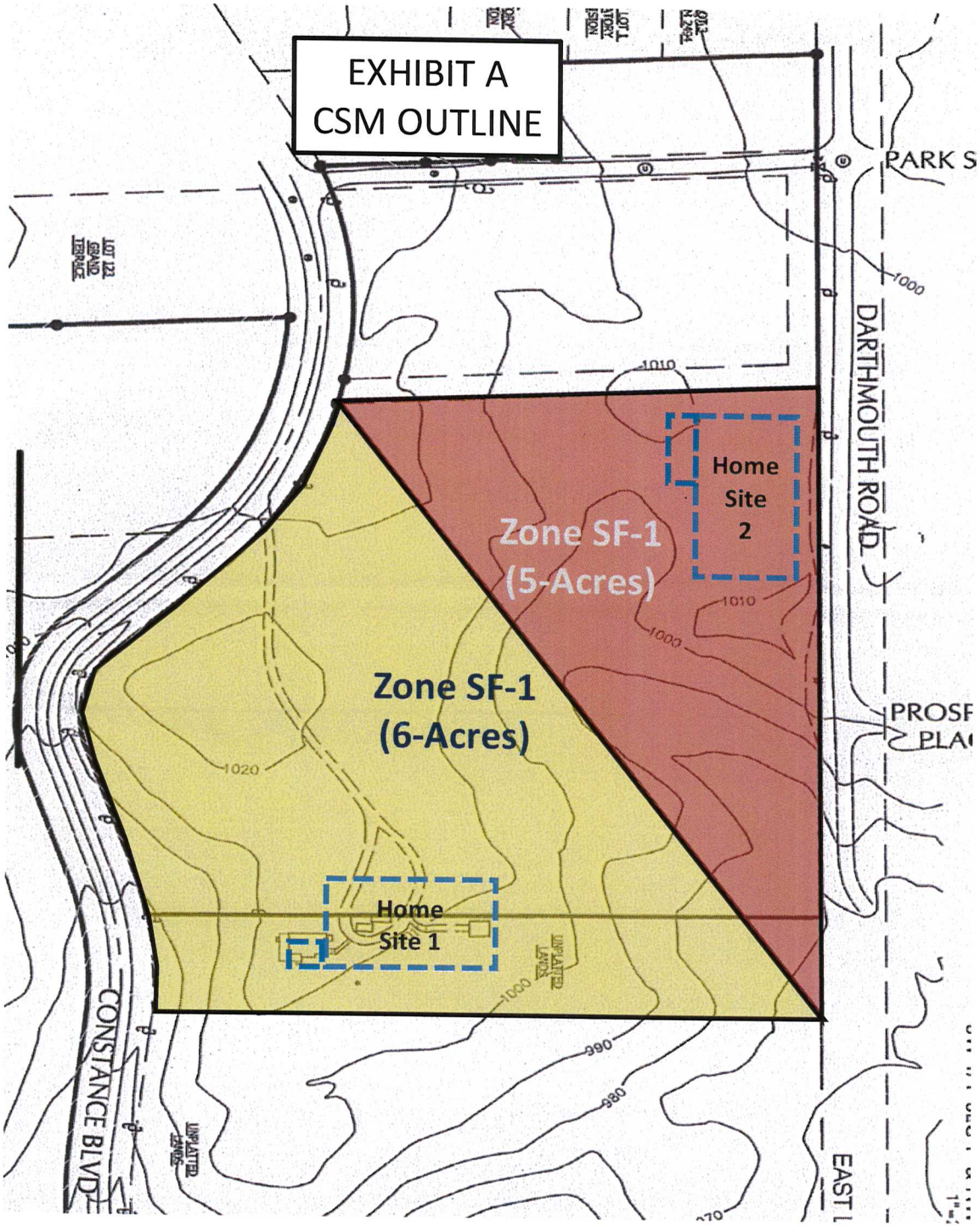
Attest: _____
Jackelyn Pankau, Clerk

Home Site 1:
Keep current access and private well and septic.

See attached Site Plan for Residence

Detached garage to be no greater than 1,000 square feet per Village Ordinance

CSM Restriction:
No further Land Division Permitted.



Home Site 2:
Access and utilities to be provided from Dartmouth Road.

Property to be held in the name of Children's Trust.

Future construction anticipated to be similar to the site plan for Home Site 1.

ORDINANCE #2021 - 03
AN ORDINANCE TO AMEND THE
COMPREHENSIVE PLAN OF THE VILLAGE OF WILLIAMS BAY

The Village Board of the Village of Williams Bay do ordain as follows:

Section I. Pursuant to Section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Williams Bay has prepared and adopted a Comprehensive Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section II. The Village Board of the Village of Williams Bay has adopted and followed written procedures designed to foster public participation in every stage of the preparation or amendment of its Comprehensive Plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan.

Section III. The Plan Commission of the Village of Williams Bay, by a majority vote of the entire Plan Commission recorded in its minutes, has adopted a Resolution recommending to the Village Board the adoption of the following amendment to the Village of Williams Bay Comprehensive Plan consistent with the requirements of Section 66.1001(4) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan:

> "Amending Future Land Use Map contained in Chapter 6 Map 5 by amending the designation of the property described in Section V below from Institutional to Large Lot Residential."

Section IV. The Village of Williams Bay has held at least one public hearing on this Ordinance, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan and provided other opportunities for public involvement for its adopted participation strategy and procedures.

Section V. The Village Board of the Village of Williams Bay, Wisconsin, does, by the enactment of this Ordinance, formally amend the Village of Williams Bay Comprehensive Plan pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes and Chapter 11 of the Village of Williams Bay Comprehensive Plan, as follows:

Amend Future Land Use Map contained in Chapter 6 Map 5 by amending the designation of the following described property from Institutional to Large Lot Residential:

> Block E of the Assessor's Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on page 283.

Section VI. This ordinance shall take effect upon passage by a majority vote of the members elect of the Village Board and publication/posting as required by law.

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

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, President

Attest: _____
Jackelyn Pankau, Clerk

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

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

May 1, 2021

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)
TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Village of Williams Bay

1) Applicant is requesting to change the Village of Williams Bay Comprehensive Plan Future Land Use Map designation from Institutional to Large Lot Residential.
2) Applicant is requesting rezoning from P & I Public and Institutional to SF-1 Large Lot Residential.
3) Applicant is requesting approval of a 2-lot Certified Survey Map.

Excerpts from the Comprehensive Plan:

- Large Lot Residential Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Large Lot Single-Family development areas are shown mainly in areas in which this land use existed at the time this Plan was written, particularly along the shores of Geneva Lake.
- Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-1 and RS-2 Single Family Residential districts.
- For all future residential development and redevelopment, including development of the extraction site north of the Village, all lot sizes shall be consistent with the lot sizes specified for the applicable future land use category. In all cases, lots shall only be located on areas of the site not characterized by primary or secondary environmental corridor, isolated natural resources features, wetlands, drainageways, or slopes greater than 12 percent.

Staff Comments:

- The Large Lot Land Use Plan designation is consistent with the proposed SF-1 zoning and proposed land division for two single-family residential dwellings located on a total lot area of 11.51 acres.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Michael and Tracy Sierakowski c/o Attorney Charles W. Pollard - CLAIR LAW

Applicant address: 617 E Walworth Ave, Delavan, WI 53115

Applicant phone number: 262-728-9196

Address of subject site: Tax Parcel WAS 00002 and WWUP 00013

Current zoning of subject site: P&I and SF-1

Proposed zoning of subject site: SF-1

Future land use designation of the subject site (see Comprehensive Plan): See Attached Narrative.

Written justification for the proposed map amendment (or attach as a separate sheet):
Please See Attached Narrative.

Requirements

- Map of the subject property showing its general location in relation to the Village as a whole.
- Map of the subject property at a scale of not less than 1" equals 800 feet showing:
  - Current zoning of the subject property and lands within 200 feet.
  - All lot dimensions of the subject property.
  - Graphic scale and a north arrow.
- Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 15 day of December, 2020 **REVISED MARCH 24, 2021**

Respectfully submitted,

(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____	By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____	By: ____
☐	Reimbursement of professional consultant costs agreement executed	Date: _____	By: ____
☐	Certification that application is complete by Zoning Administrator	Date: _____	By: ____
☐	Evaluation report prepared by Zoning Administrator	Date: _____	By: ____
☐	Public hearing notification sent to property owners within 200 feet	Date: _____	By: ____
☐	Public hearing notification sent to Township Clerks within 1,000 feet	Date: _____	By: ____
☐	Class 2 legal notice sent to official newspaper by Village Clerk	Date: _____	By: ____
☐	Class 2 legal notice published on _____ and _____	Date: _____	By: ____
☐	Plan Commission public hearing *(Within 45 days of certification application as complete by Zoning Administrator)*	Date: _____	By: ____
☐	Review and recommendation by Village Plan Commission *(Within 60 days of public hearing)*	Date: _____	By: ____
☐	Review and action by Village Board *(Final action may be taken at the initial meeting of the Village Board, or the Board may continue the proceedings)*	Date: _____	By: ____

VILLAGE OF WILLIAMS BAY
ZONING MAP AMENDMENT PETITION
(Revised March 24, 2021)

Name: Michael and Tracy Sierakowski
Agent: Attorney Charles W. Pollard of Clair, Thompson & Pollard, S.C.
Phone Number: (262) 728-9196
Address: 617 E Walworth Ave, Delavan, WI 53115
Tax Parcel Numbers: WAS 00002 and WWUP 00013
Existing Zoning: P&I and SF-1
Zoning Map Amendment Requested: P&I amended to SF-1

****

Michael and Tracy purchased the subject property in the Village of Williams Bay to build their forever home. Given the expansive 11 acres, they also desired to provide an area on the property for their children to build a home in the future. The property already consists of a residence on the 2 acres residential lot, an existing private road through the institutional parcel, and existing well and septic servicing the residence.

Michael and Tracy love the dense wooded lots and desire to keep the beauty of the natural landscape. The new home construction is designed to be minimally impactful to the woodlands and the neighboring properties as it will replace the prior existing residence.

See Initial New Home Construction Location as **Exhibit 1.**

After meeting with the Plan Commission, Michael and Tracy decided to permanently conserve the property by restricting the 11 acres to only two residential lots.

See attached Certified Survey Map attached as **Exhibit 2.**

Michael and Tracy have invested significant amounts of time and resources into this project, working closely with local builders and architects to prepare plans for construction of their new home on Lot 2, which illustrate the design of a beautiful new home and garage on the property. There are no current plans for Lot 1, but Michael and Tracy are hopeful that when their children grow older, they will build a similar residence within the buildable footprint.

See attached Sierakowski Residence Architectural Plans as **Exhibit 3.**

To accomplish this conservation project, a comprehensive plan map amendment, zoning map amendment, and certified survey map are required. The comprehensive plan map amendment was recommended by the Plan Commission on February 9, 2021. The Board approval of the comprehensive plan map amendment; the Plan Commission recommendation of the zoning map amendment and certified survey map; and then the Board approval of the zoning map amendment and certified survey map are contemplated

to be done at the same joint meeting to provide the Village with the benefit of approving the entire project simultaneously.

The zoning map amendment request is for the P&I zoning on WAS 00002 to be changed to match the SF-1 Low Density Residential currently on Parcel No. WWUP 00013.

See attached Rezone Map as **Exhibit 4.**

Maintains Desired Overall Consistency of Land Uses

The proposed zoning map amendment is consistent with land uses, land use intensities, and land use impacts in the area. The subject property is surrounded on three sides by residential use. Directly north and across Park Street, the properties are zoned SF-3. Directly east across Dartmouth Road, the properties are zoned SF-3. Directly south, the properties are zoned SF-2. To the southeast, the properties are zoned SF-1. Only the area to the west of Constance Blvd has P&I zoning.

See attached Village of Williams Bay Zoning Map as **Exhibit 5.**

The requested SF-1 land use is more restrictive than the SF-2 and SF-3 land uses in the area. Further, the reconfiguration of two already existing lots will not increase the intensity or density of use.

Michael and Tracy are also restricting future development of the two lots by certified survey map adhering to the SEWRPC recommendation of no less than five-acre parcels in environmental corridors, despite the SF-1 allowing for one-acre parcels. The large lots also match the Village of Williams Bay Community Outdoor Recreation Plan by maintaining a high level of environmental quality.

See attached Village of Williams Bay and SEWRPC Guidelines as **Exhibits 6-8.**

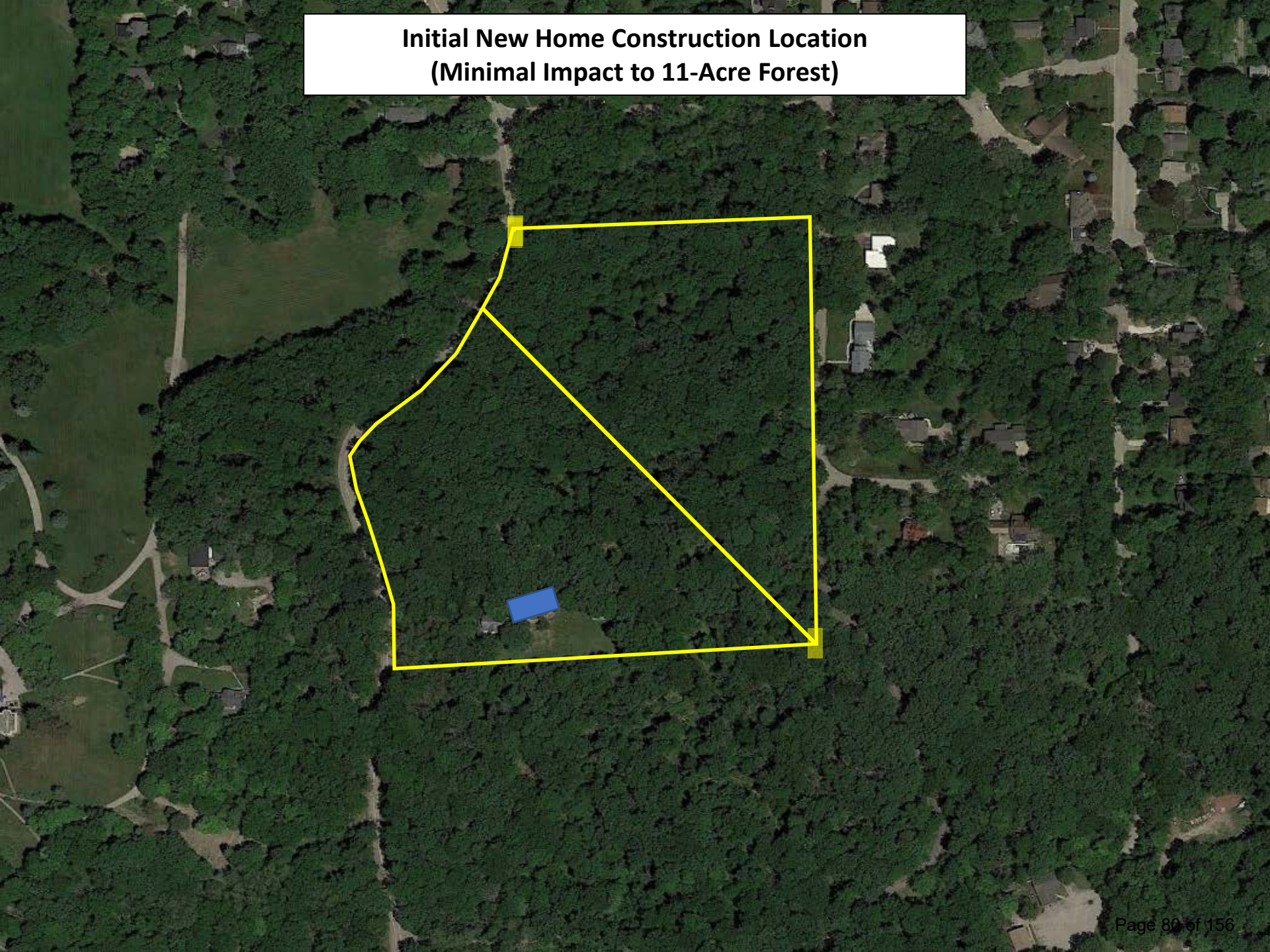
Future Harmony with Comprehensive Plan

Upon approval of the recommended comprehensive plan amendment, the zoning map amendment will be in harmony with the comprehensive plan. The comprehensive plan map will be revised for the subject property from "Institutional" to "Large Lot Residential (1.0 – 1.5 ac Lots)."

The Comprehensive Plan already provides for residential existing and future land use to the north, south and east of the subject property.

See attached Comprehensive Plan Excerpts as **Exhibit 9.**

Initial New Home Construction Location
(Minimal Impact to 11-Acre Forest)



FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

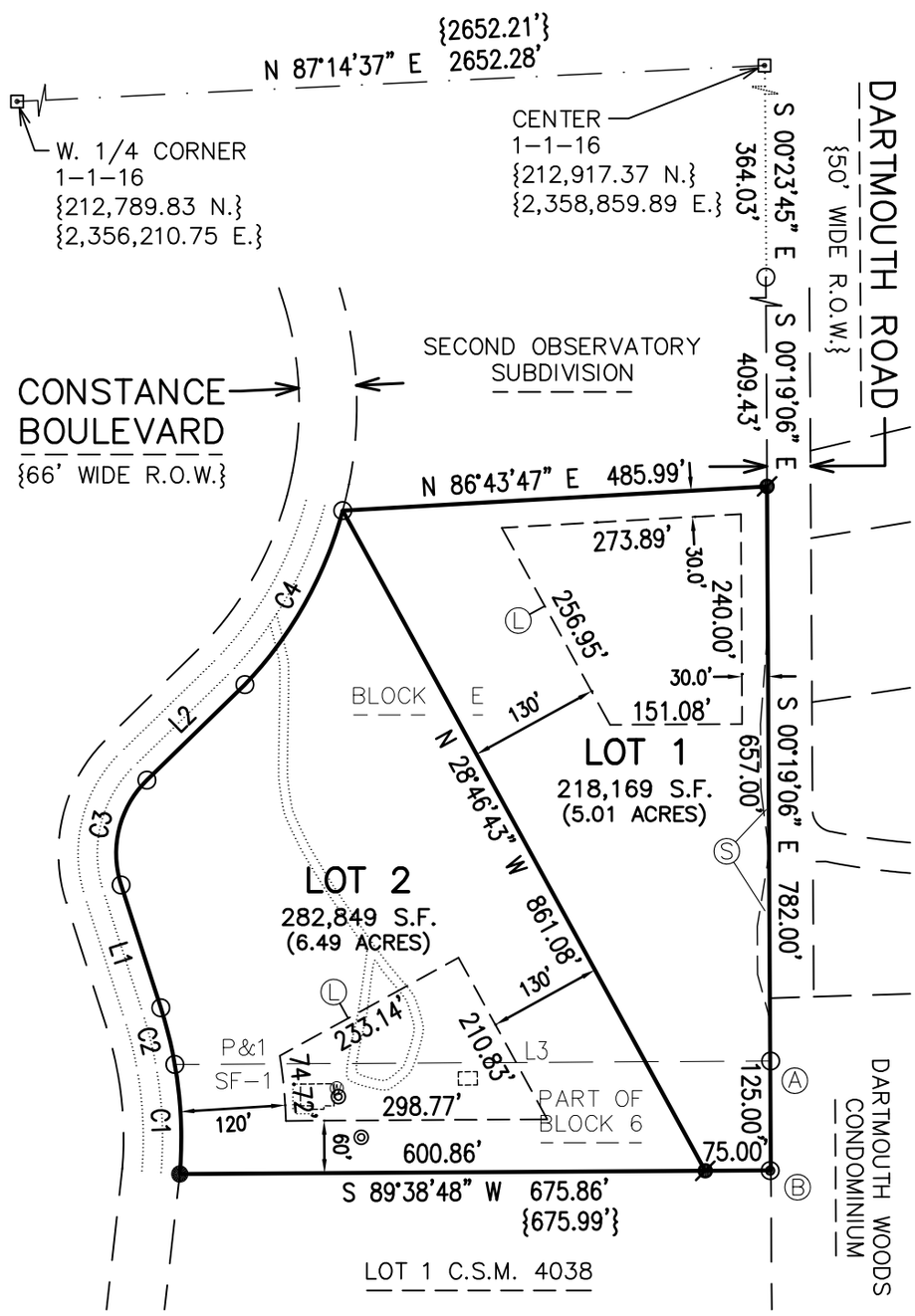
ZONING: P&I AND SF–1

SOILS: CrE2 and MyB

GRID NORTH

WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N. LINE OF THE SW 1/4 OF SECTION 1–1–16 BEARS N 87°14'37" E

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Ⓐ FOUND IRON PIPE STAKE N 88°52'47" E, 0.44' FROM RECORD CORNER

Ⓑ FOUND CONCRETE MON. S 72°05'18" W, 0.84' FROM RECORD CORNER

Ⓛ LIMITED BUILDABLE AREA

Ⓢ SLOPE EASEMENT AS RECORDED IN VOL. 314 RECORDS ON PAGE 614 AS DOCUMENT NO. 97430

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ◉ = FOUND CONCRETE MONUMENT
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⌀ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ⓦ = WELL LOCATED
- ◎ = SEPTIC LID LOCATED
- ⬚ = BUILDING LOCATED
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 1 OF 3 SHEETS

NOTE: NO FURTHER LAND DIVISION PERMITTED.

200 100 0 200 400 600 800

MAP SCALE IN FEET – ORIGINAL 1"=200'

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 782.00 FEET; THENCE S 89DEG 38MIN 48SEC W, 675.86 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 125.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 02DEG 35MIN 27SEC W, 125.37 FEET TO AN IRON PIPE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CHORD WHICH BEARS N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SECOND OBSERVATORY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND OBSERVATORY SUBDIVISION, N 86DEG 43MIN 47SEC E, 485.99 FEET TO THE POINT OF BEGINNING. CONTAINING 501,017 SQUARE FEET (11.50 ACRES) OF LAND, MORE OR LESS.

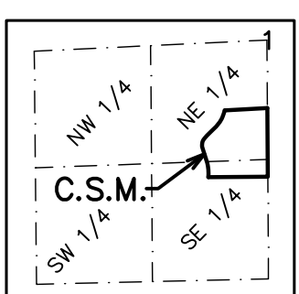
DATED: MARCH 18, 2021

_____
CHRISTOPHER A. HODGES PLS 2760

NOTE: LOT 2 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

LINE	BEARING	DISTANCE
L1	N 17°55'19" W	147.53'
L2	N 45°43'11" E	156.45'
L3	S 89°40'11" W	680.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'



SCALE: 1"=2000'

LOCATION SKETCH
SW 1/4 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 2 OF 3 SHEETS

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

_____ _____
MICHAEL SIERAKOWSKI OWNER DATED

_____ _____
TRACY SIERAKOWSKI OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

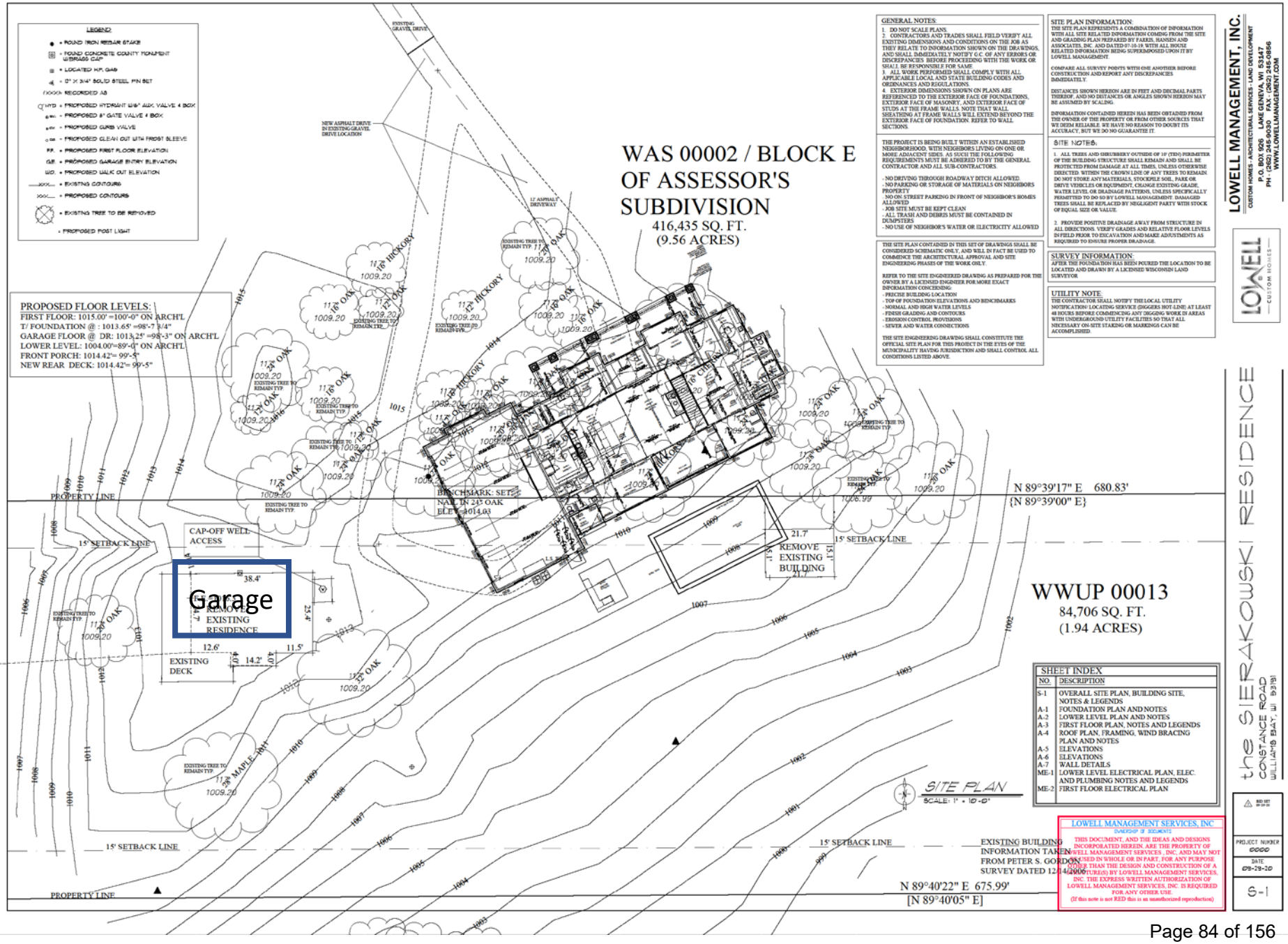
VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

_____
VILLAGE CLERK

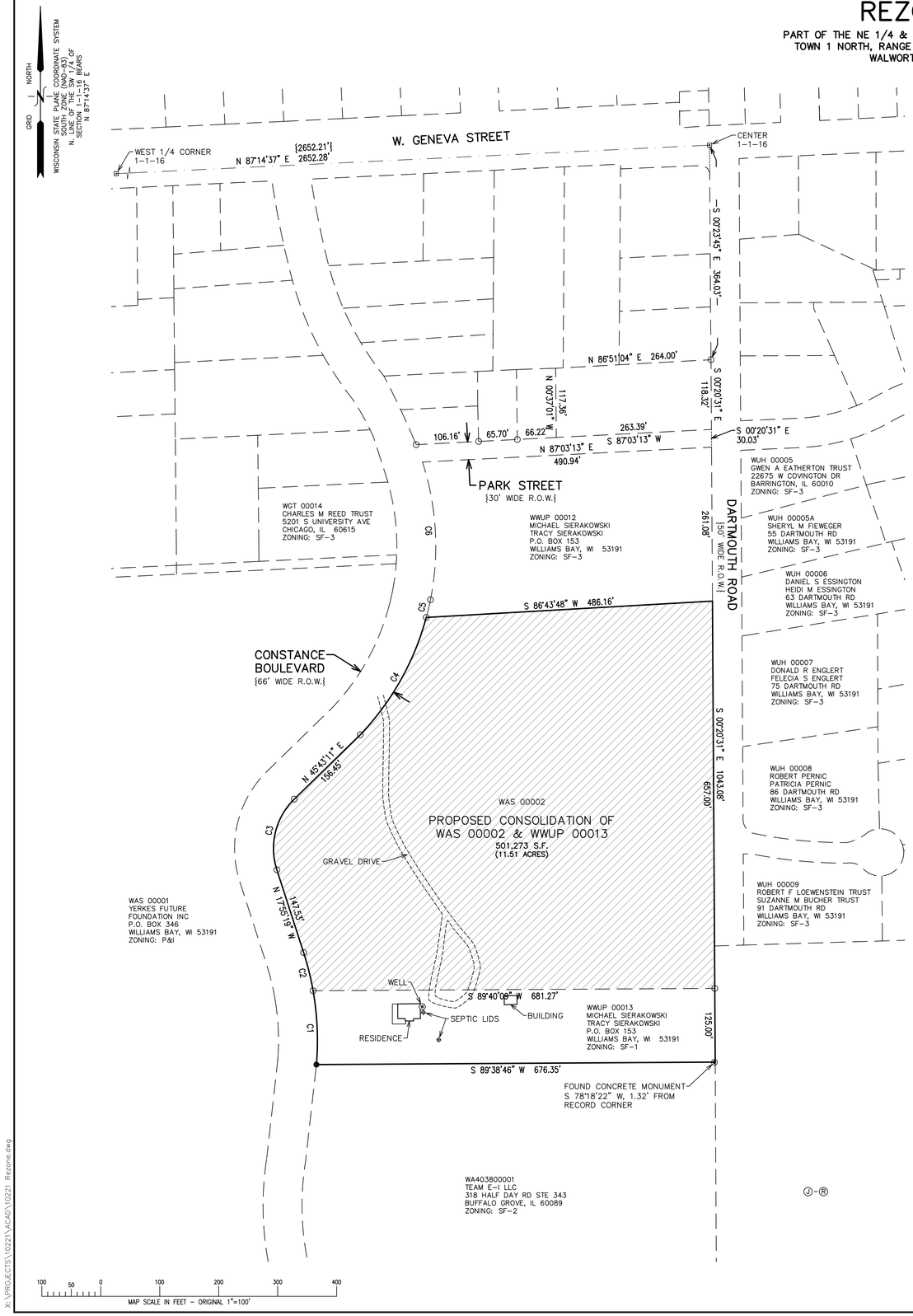
THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

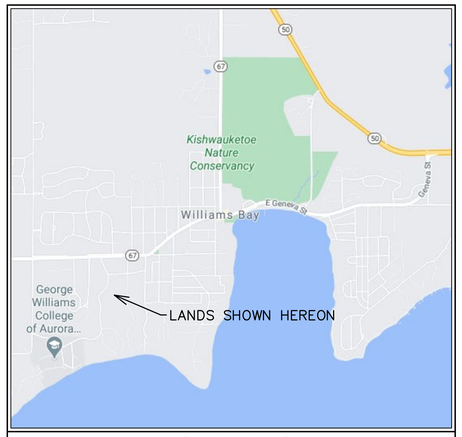
PROJECT: 10221
DATE: 03/18/2021
SHEET 3 OF 3 SHEETS


LEGEND:
• = ROUND IRON REBAR STAKE
= FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
= LOCATED H.P. GAS
= 0" X 3/4" SOLID STEEL PIN SET
(XXXX) = RECORDED AS
HYD = PROPOSED HYDRANT W/6" AUX. VALVE & BOX
= PROPOSED 6" GATE VALVE & BOX
= PROPOSED CURB VALVE
= PROPOSED CLEAN OUT WITH FROST SLEEVE
F.F. = PROPOSED FIRST FLOOR ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
W.O. = PROPOSED WALK OUT ELEVATION
= EXISTING CONTOURS
= PROPOSED CONTOURS
= EXISTING TREE TO BE REMOVED
= PROPOSED POST LIGHT
PROPOSED FLOOR LEVELS:
FIRST FLOOR: 1015.00' =100'-0" ON ARCH'L
T/ FOUNDATION @ : 1013.65' =98'-7 3/4"
GARAGE FLOOR @ DR: 1013.25' =98'-3" ON ARCH'L
LOWER LEVEL: 1004.00'=89'-0" ON ARCH'L
FRONT PORCH: 1014.42'= 99'-5"
NEW REAR DECK: 1014.42'= 99'-5"
WAS 00002 / BLOCK E OF ASSESSOR'S SUBDIVISION
416,435 SQ. FT.
(9.56 ACRES)
WWUP 00013
84,706 SQ. FT.
(1.94 ACRES)
Garage
REMOVE EXISTING RESIDENCE
REMOVE EXISTING BUILDING
EXISTING DECK
CAP-OFF WELL ACCESS
BENCHMARK: SET NAIL IN 24" OAK ELEV. 1014.03
PROPERTY LINE
15' SETBACK LINE
N 89°39'17" E 680.83'
{N 89°39'00" E}
N 89°40'22" E 675.99'
[N 89°40'05" E]
EXISTING BUILDING INFORMATION TAKEN FROM PETER S. GORDON SURVEY DATED 12-14-2006
SITE PLAN
SCALE: 1" = 10'-0"
GENERAL NOTES:
1. DO NOT SCALE PLANS.
2. CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
4. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION. REFER TO WALL SECTIONS.
THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
- NO DRIVING THROUGH ROADWAY DITCH ALLOWED.
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON STREET PARKING IN FRONT OF NEIGHBOR'S HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBOR'S WATER OR ELECTRICITY ALLOWED
THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.
REFER TO THE SITE ENGINEERED DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:
- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS
THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.
SITE PLAN INFORMATION:
THE SITE PLAN REPRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FARES, HANSEN AND ASSOCIATES, INC. AND DATED 07-10-19 WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.
COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, AND NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NO GUARANTEE IT.
SITE NOTES:
1. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED WITHIN THE CROWN LINE OF ANY TREES TO REMAIN. DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.
SURVEY INFORMATION:
AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR.
UTILITY NOTE:
THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION/ LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.
LOWELL MANAGEMENT, INC.
CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH - (262) 248-9030 FAX - (262) 248-0856
WWW.LOWELLMANAGEMENT.COM
LOWELL CUSTOM HOMES
the SIERAKOWSKI RESIDENCE
CONSTANCE ROAD
WILLIAMS BAY, WI 53191
SHEET INDEX
NO. DESCRIPTION
S-1 OVERALL SITE PLAN, BUILDING SITE, NOTES & LEGENDS
A-1 FOUNDATION PLAN AND NOTES
A-2 LOWER LEVEL PLAN AND NOTES
A-3 FIRST FLOOR PLAN, NOTES AND LEGENDS
A-4 ROOF PLAN, FRAMING, WIND BRACING PLAN AND NOTES
A-5 ELEVATIONS
A-6 ELEVATIONS
A-7 WALL DETAILS
ME-1 LOWER LEVEL ELECTRICAL PLAN, ELEC. AND PLUMBING NOTES AND LEGENDS
ME-2 FIRST FLOOR ELECTRICAL PLAN
LOWELL MANAGEMENT SERVICES, INC
OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF LOWELL MANAGEMENT SERVICES, INC, AND MAY NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE DESIGN AND CONSTRUCTION OF A STRUCTURE(S) BY LOWELL MANAGEMENT SERVICES, INC. THE EXPRESS WRITTEN AUTHORIZATION OF LOWELL MANAGEMENT SERVICES, INC. IS REQUIRED FOR ANY OTHER USE.
(If this note is not RED this is an unauthorized reproduction)
PROJECT NUMBER 0000
DATE 09-29-20
S-1

REZONE MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN





LOCATION SKETCH

(J) WDA 00001
BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067
ZONING: SF-1

(K) WDA 00002
EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AVE UNIT B
CHICAGO, IL 60613
ZONING: SF-1

(L) WDA 00003
A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610
ZONING: SF-1

(M) CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045
ZONING: SF-1

(N) WDA 00005
ROGER B PARSONS TRUST
RUTH R PARSONS TRUST
145 W GUNSMOKE RD
SEDONA, AZ 86336
ZONING: SF-1

(O) WDA 00006
MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010
ZONING: SF-1

(P) WDA 00007
F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005
ZONING: SF-1

(Q) WDA 00008
STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191
ZONING: SF-1

(R) WDA 00009
GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191
ZONING: SF-1

LEGAL DESCRIPTION – LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2494 AND A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 20MIN 31SEC E, 409.43 FEET TO THE NORTHEAST CORNER OF BLOCK E OF ASSESSOR'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DARTMOUTH ROAD, S 00DEG 20MIN 31SEC E, 657.00 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE S 89DEG 40MIN 09SEC W, 681.27 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE N 86DEG 43MIN 48SEC E, 486.16 FEET TO THE POINT OF BEGINNING.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'
C5	462.00'	30.91'	N 13°21'41" E	30.90'
C6	462.00'	236.47'	N 03°20'15" W	233.89'

REZONE LEGEND

= LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1 (9.57 ACRES)

LEGEND

= FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP

= FOUND CONCRETE MONUMENT

= FOUND IRON PIPE STAKE

= FOUND IRON REBAR STAKE

LAND OWNER WWUP 00013
AND WAS 00002

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

X:\PROJECTS\10221\ACAD\10221 Rezone.dwg

REZONE MAP
VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVENUE SOUTH 6
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

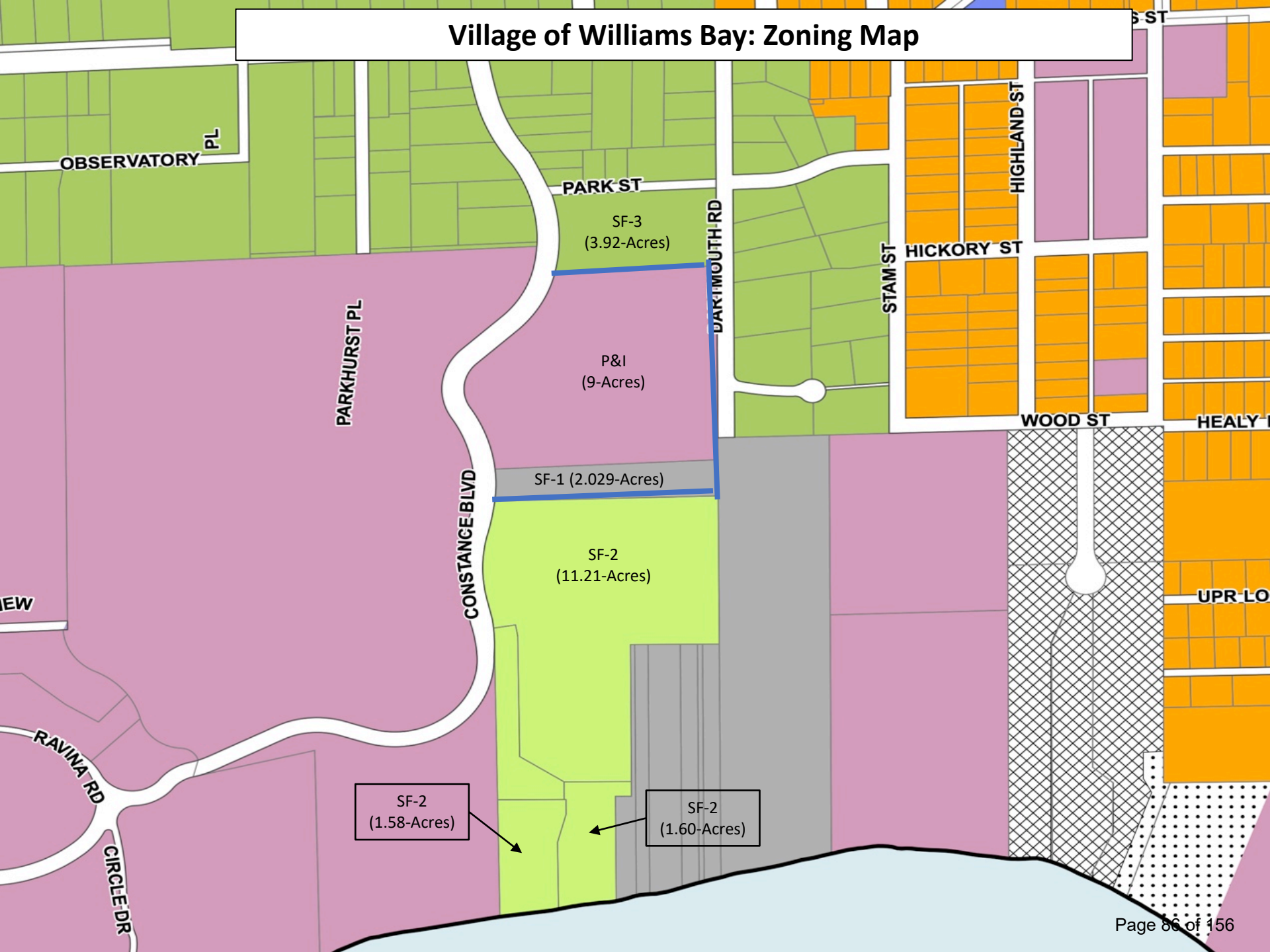
REVISIONS
12/4/2020 – LK
GENERAL REVISIONS

PROJECT NO.
10221

DATE
07/28/2020

SHEET NO.
1 OF 1

Village of Williams Bay: Zoning Map



Primary Environmental Corridors (Page 18)

About 400 acres, or 25% of the community, meets the primary environmental corridor criteria as set forth by Southeastern Wisconsin Regional Planning Commission. About one third of the Village was designated as an environmental corridor in 1991.

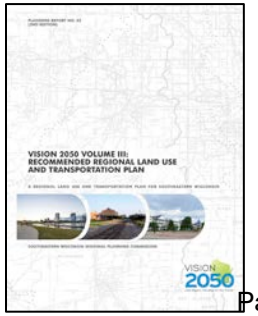
The corridor encompasses all of Geneva Lake's shoreline, most all of the private and public parks, the private recreational camps and Kishwauketoe Nature Conservancy.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat areas. They are, in effect, a composite of the best remaining elements of the natural resource base of the Village. These corridors have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible uses should be one of the principal objectives of the Village park and open space plan. Their preservation in an essentially open and natural state including park and open space uses, and country estate type residential uses will serve to maintain a high level of environmental quality, protect its natural beauty and provide valuable recreation opportunities.

Source: https://williamsbay.org/images/plans/CORP%20Final%2010-27(Community%20Outdoor%20Plan).pdf

SEWRPC Environmental Corridor Guidelines

The SEWRPC regional land use plan recommends that steps be taken by State, county, and local governments to preserve and protect these important concentrations of remaining natural resources in the Region for the reasons outlined in this article. It is recommended that the lowland portions of environmental corridors and isolated natural resource areas--areas that are floodplains and wetlands--not be filled and be kept free from future urban development of any kind. It is further recommended that the upland portions of primary environmental corridors be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres. Finally, the plan recommends that county and local governments give consideration to similarly protecting the upland portions of secondary environmental corridors and isolated natural resource areas as local needs and conditions may warrant.



Source: https://www.sewrpc.org/SEWRPC/LandUse/EnvironmentalCorridors.htm

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

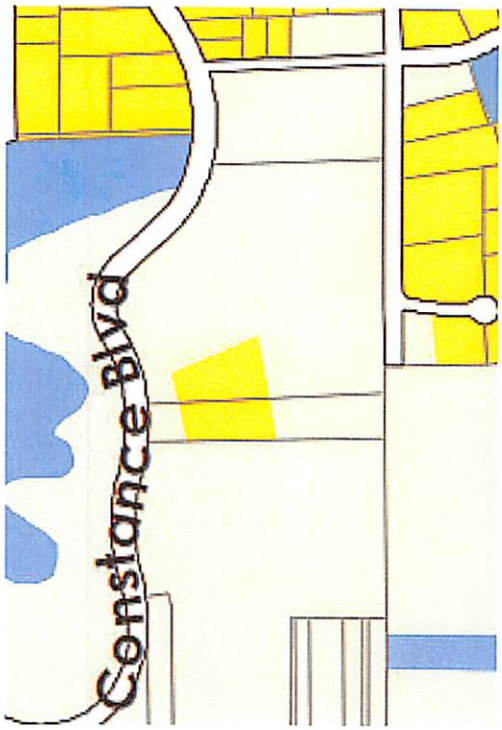
Component Natural Resource and Related Features within Environmental Corridors[d]	Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--	--
Floodplain	--[k]	X	X	X	X	X	--	X	X	--	X	X	--	X	X[l]	--	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--	--
Woodland	X	X	X[p]	--	X	X	X	--	X	X	X	X	X	X	X[q]	X	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[r]	--	--	--	--	X[s]	X	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	X	--	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

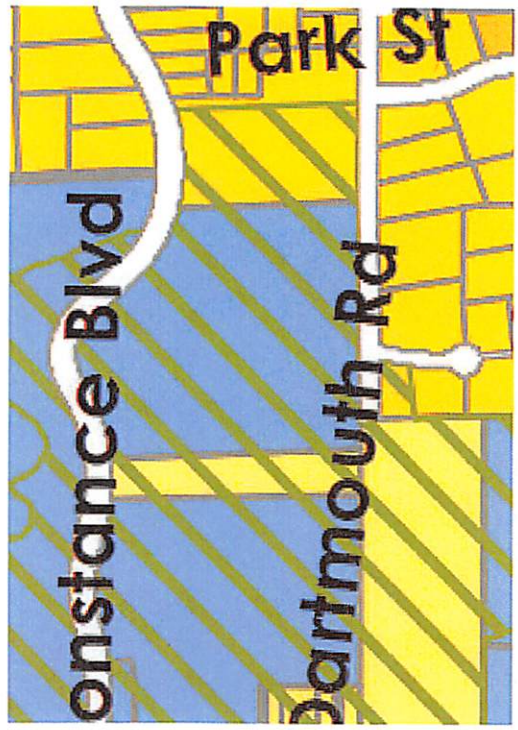
Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single- family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

Source: https://www.sewrpc.org/SEWRPCFiles/LandUse/LandUseData/PlanningReport/pr-048_pgs105-106.pdf

Sierakowksi Lot Combination

Comprehensive Plan





Existing Land Use

Light Green = Agriculture/Undeveloped

Yellow = Single Family Residential

Future Land Use

Dark Yellow = Medium Density Residential (10-20k)

Blue = Institutional

Light Yellow = Exurban Residential (1-35acre lots)

Green Hashing = Environmental Corridor

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

TEAM E-I LLC
318 HALF DAY RD STE 343
BUFFALO GROVE, IL 60089-8900

BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067

EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AV UNIT B
CHICAGO, IL 60613

A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610-1000

CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045

ROGER PARSONS TRUST
145 GUNSMOKE RD
SEDONA, AZ 86336-3600

MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010

F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005

STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191

GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191

CHARLES M REED TRUST
5201 S UNIVERSITY AV
CHICAGO, IL 60615

GWEN A EATHERTON TRUST
22675 W COVINGTON DR
BARRINGTON, IL 60010

SHERYL M FIEWEGER
55 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DANIEL S ESSINGTON
HEIDI M ESSINGTON
63 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DONALD R ENGLERT
FELECIA S ENGLERT
75 DARTMOUTH
WILLIAMS BAY, WI 53191-9100

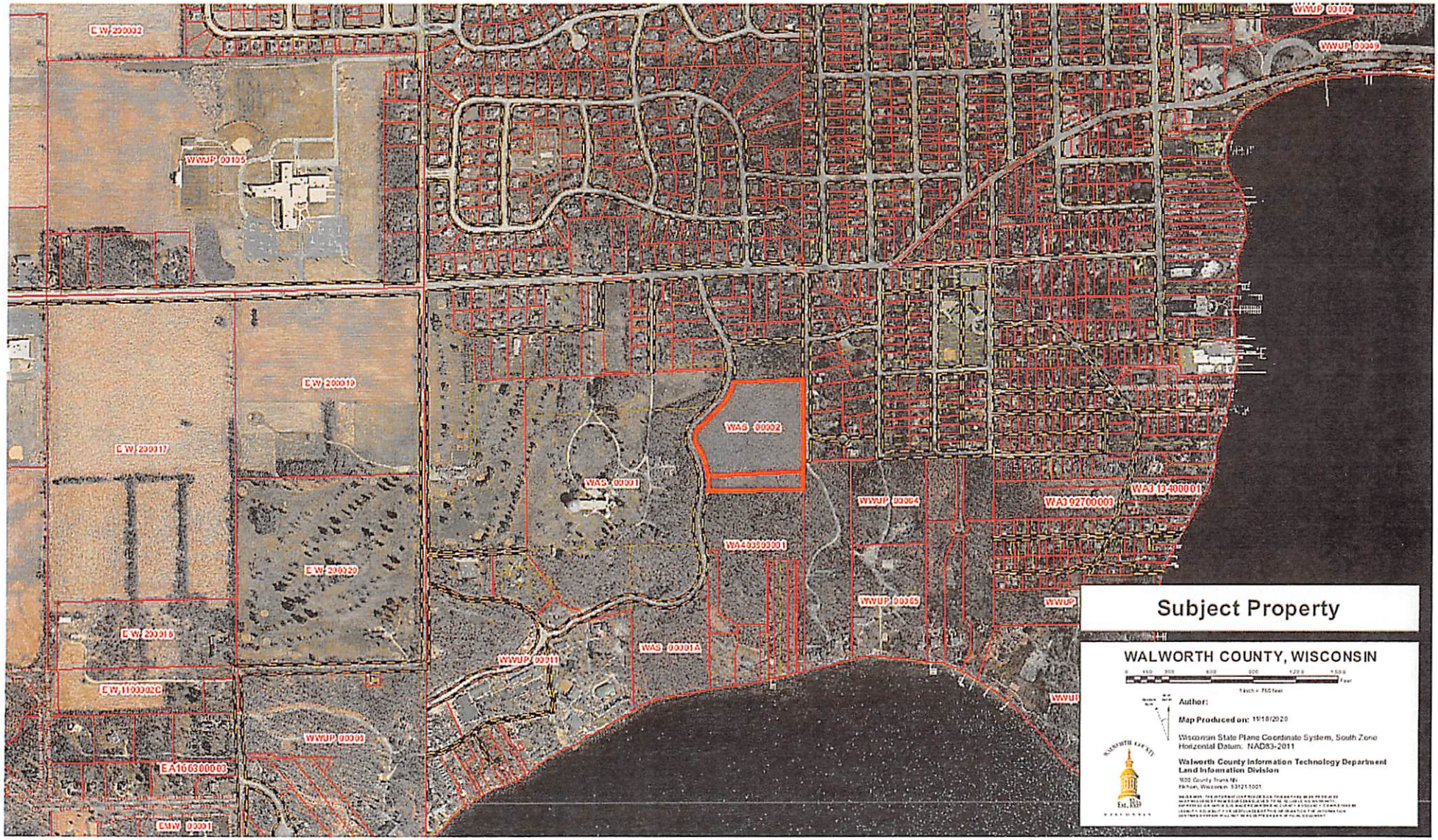
ROBERT PERNIC
PATRICIA PERNIC
86 DARTMOUTH RD
WILLIAMS BAY, WI 53191-2300

ROBERT F LOEWENSTEIN TRUST
SUZANNE M BUCHER TRUST
91 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

YERKES FUTURE FOUNDATION INC
PO BOX 346
WILLIAMS BAY, WI 53191-9100


Subject Property
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 11/18/2020
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
WAS 00002
WAS 00001
WAS 00001A
WA40300001
WA13400001
WA12700003
WWUP 00104
WWUP 00049
WWUP 00105
WWUP 00064
WWUP 00065
WWUP 00011
WWUP 00003
EW 200002
EW 200019
EW 200017
EW 200020
EW 200018
EW 1100002C
EA16030000B
EMW 00001

ORDINANCE NUMBER 2021- 02
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 P & I Public and Institutional 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 P & I Public and Institutional 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 in order to facilitate residential development of the subject property while restricting the density of development of the property in order to protect its special geographic features.

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

Section I. The property described in Exhibit A, attached hereto and incorporated herein, is hereby rezoned from P & I Public and Institutional 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 _____, 2021.

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, President

Attest: _____
Jackelyn Pankau, Clerk

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

EXHIBIT A

Block E of the Assessor's Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on page 283.

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

May 1, 2021

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)
TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Village of Williams Bay

1) Applicant is requesting to change the Village of Williams Bay Comprehensive Plan Future Land Use Map designation from Institutional to Large Lot Residential.
2) Applicant is requesting rezoning from P & I Public and Institutional to SF-1 Large Lot Residential.
3) Applicant is requesting approval of a 2-lot Certified Survey Map.

Excerpts from the Comprehensive Plan:

- Large Lot Residential Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Large Lot Single-Family development areas are shown mainly in areas in which this land use existed at the time this Plan was written, particularly along the shores of Geneva Lake.
- Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-1 and RS-2 Single Family Residential districts.
- For all future residential development and redevelopment, including development of the extraction site north of the Village, all lot sizes shall be consistent with the lot sizes specified for the applicable future land use category. In all cases, lots shall only be located on areas of the site not characterized by primary or secondary environmental corridor, isolated natural resources features, wetlands, drainageways, or slopes greater than 12 percent.

Staff Comments:

- The Large Lot Land Use Plan designation is consistent with the proposed SF-1 zoning and proposed land division for two single-family residential dwellings located on a total lot area of 11.51 acres.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Michael and Tracy Sierakowski c/o Attorney Charles W. Pollard - CLAIR LAW

Applicant address: 617 E Walworth Ave, Delavan, WI 53115

Applicant phone number: 262-728-9196

Address of subject site: Tax Parcel WAS 00002 and WWUP 00013

Current zoning of subject site: P&I and SF-1

Proposed zoning of subject site: SF-1

Future land use designation of the subject site (see Comprehensive Plan): See Attached Narrative.

Written justification for the proposed map amendment (or attach as a separate sheet):
Please See Attached Narrative.

Requirements

- Map of the subject property showing its general location in relation to the Village as a whole.
- Map of the subject property at a scale of not less than 1" equals 800 feet showing:
  - Current zoning of the subject property and lands within 200 feet.
  - All lot dimensions of the subject property.
  - Graphic scale and a north arrow.
- Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 15 day of December, 2020 **REVISED MARCH 24, 2021**

Respectfully submitted,

(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____	By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____	By: ____
☐	Reimbursement of professional consultant costs agreement executed	Date: _____	By: ____
☐	Certification that application is complete by Zoning Administrator	Date: _____	By: ____
☐	Evaluation report prepared by Zoning Administrator	Date: _____	By: ____
☐	Public hearing notification sent to property owners within 200 feet	Date: _____	By: ____
☐	Public hearing notification sent to Township Clerks within 1,000 feet	Date: _____	By: ____
☐	Class 2 legal notice sent to official newspaper by Village Clerk	Date: _____	By: ____
☐	Class 2 legal notice published on _____ and _____	Date: _____	By: ____
☐	Plan Commission public hearing *(Within 45 days of certification application as complete by Zoning Administrator)*	Date: _____	By: ____
☐	Review and recommendation by Village Plan Commission *(Within 60 days of public hearing)*	Date: _____	By: ____
☐	Review and action by Village Board *(Final action may be taken at the initial meeting of the Village Board, or the Board may continue the proceedings)*	Date: _____	By: ____

VILLAGE OF WILLIAMS BAY
ZONING MAP AMENDMENT PETITION
(Revised March 24, 2021)

Name: Michael and Tracy Sierakowski
Agent: Attorney Charles W. Pollard of Clair, Thompson & Pollard, S.C.
Phone Number: (262) 728-9196
Address: 617 E Walworth Ave, Delavan, WI 53115
Tax Parcel Numbers: WAS 00002 and WWUP 00013
Existing Zoning: P&I and SF-1
Zoning Map Amendment Requested: P&I amended to SF-1

****

Michael and Tracy purchased the subject property in the Village of Williams Bay to build their forever home. Given the expansive 11 acres, they also desired to provide an area on the property for their children to build a home in the future. The property already consists of a residence on the 2 acres residential lot, an existing private road through the institutional parcel, and existing well and septic servicing the residence.

Michael and Tracy love the dense wooded lots and desire to keep the beauty of the natural landscape. The new home construction is designed to be minimally impactful to the woodlands and the neighboring properties as it will replace the prior existing residence.

See Initial New Home Construction Location as **Exhibit 1.**

After meeting with the Plan Commission, Michael and Tracy decided to permanently conserve the property by restricting the 11 acres to only two residential lots.

See attached Certified Survey Map attached as **Exhibit 2.**

Michael and Tracy have invested significant amounts of time and resources into this project, working closely with local builders and architects to prepare plans for construction of their new home on Lot 2, which illustrate the design of a beautiful new home and garage on the property. There are no current plans for Lot 1, but Michael and Tracy are hopeful that when their children grow older, they will build a similar residence within the buildable footprint.

See attached Sierakowski Residence Architectural Plans as **Exhibit 3.**

To accomplish this conservation project, a comprehensive plan map amendment, zoning map amendment, and certified survey map are required. The comprehensive plan map amendment was recommended by the Plan Commission on February 9, 2021. The Board approval of the comprehensive plan map amendment; the Plan Commission recommendation of the zoning map amendment and certified survey map; and then the Board approval of the zoning map amendment and certified survey map are contemplated

to be done at the same joint meeting to provide the Village with the benefit of approving the entire project simultaneously.

The zoning map amendment request is for the P&I zoning on WAS 00002 to be changed to match the SF-1 Low Density Residential currently on Parcel No. WWUP 00013.

See attached Rezone Map as **Exhibit 4.**

Maintains Desired Overall Consistency of Land Uses

The proposed zoning map amendment is consistent with land uses, land use intensities, and land use impacts in the area. The subject property is surrounded on three sides by residential use. Directly north and across Park Street, the properties are zoned SF-3. Directly east across Dartmouth Road, the properties are zoned SF-3. Directly south, the properties are zoned SF-2. To the southeast, the properties are zoned SF-1. Only the area to the west of Constance Blvd has P&I zoning.

See attached Village of Williams Bay Zoning Map as **Exhibit 5.**

The requested SF-1 land use is more restrictive than the SF-2 and SF-3 land uses in the area. Further, the reconfiguration of two already existing lots will not increase the intensity or density of use.

Michael and Tracy are also restricting future development of the two lots by certified survey map adhering to the SEWRPC recommendation of no less than five-acre parcels in environmental corridors, despite the SF-1 allowing for one-acre parcels. The large lots also match the Village of Williams Bay Community Outdoor Recreation Plan by maintaining a high level of environmental quality.

See attached Village of Williams Bay and SEWRPC Guidelines as **Exhibits 6-8.**

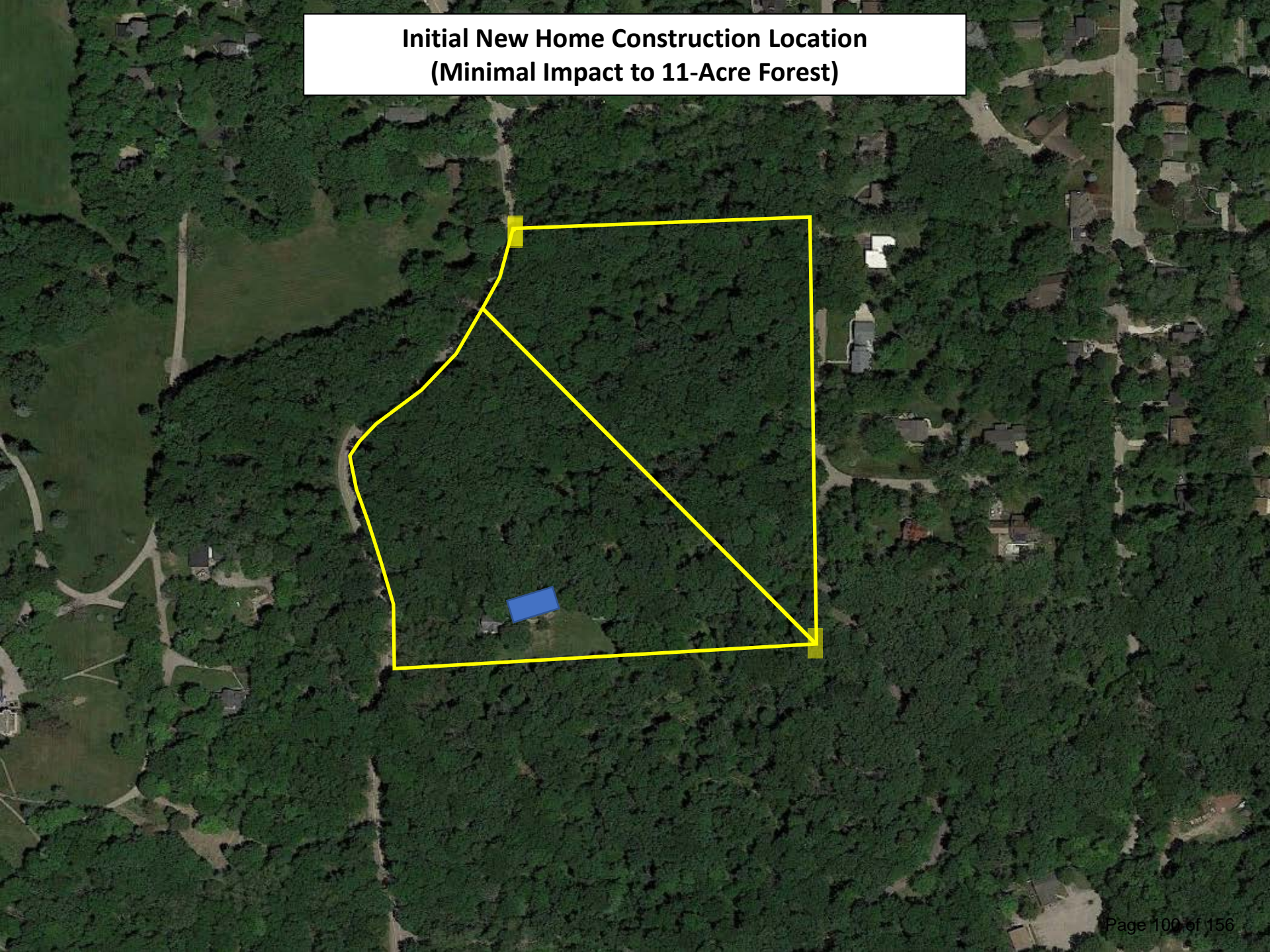
Future Harmony with Comprehensive Plan

Upon approval of the recommended comprehensive plan amendment, the zoning map amendment will be in harmony with the comprehensive plan. The comprehensive plan map will be revised for the subject property from "Institutional" to "Large Lot Residential (1.0 – 1.5 ac Lots)."

The Comprehensive Plan already provides for residential existing and future land use to the north, south and east of the subject property.

See attached Comprehensive Plan Excerpts as **Exhibit 9.**

Initial New Home Construction Location
(Minimal Impact to 11-Acre Forest)



FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

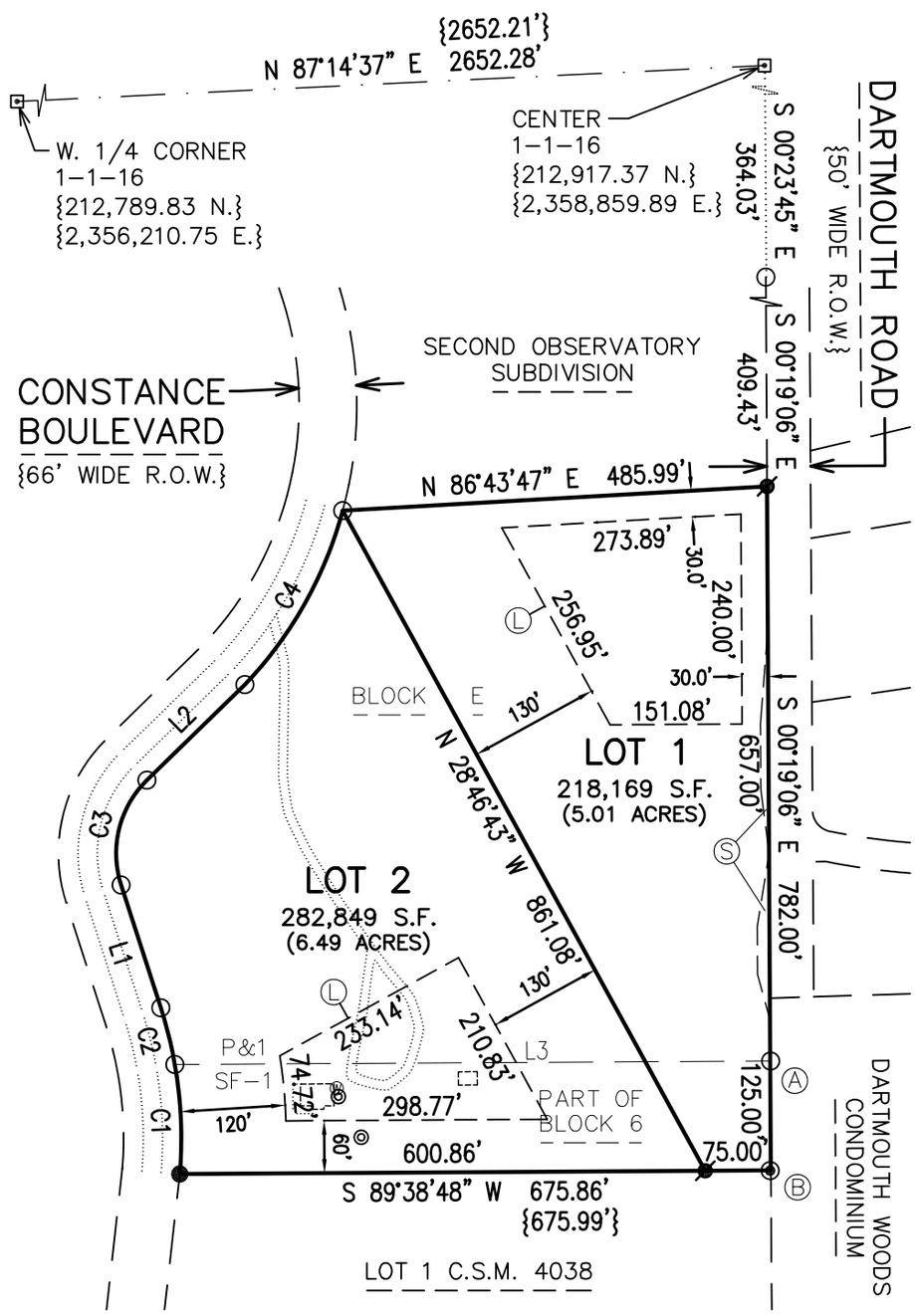
CERTIFIED SURVEY MAP NO._____

OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

ZONING: P&I AND SF–1
SOILS: CrE2 and MyB

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N. LINE OF THE SW 1/4 OF SECTION 1–1–16 BEARS N 87°14'37" E

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Ⓐ FOUND IRON PIPE STAKE N 88°52'47" E, 0.44' FROM RECORD CORNER

Ⓑ FOUND CONCRETE MON. S 72°05'18" W, 0.84' FROM RECORD CORNER

Ⓛ LIMITED BUILDABLE AREA

Ⓢ SLOPE EASEMENT AS RECORDED IN VOL. 314 RECORDS ON PAGE 614 AS DOCUMENT NO. 97430

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ◉ = FOUND CONCRETE MONUMENT
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⌀ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ⓦ = WELL LOCATED
- ◎ = SEPTIC LID LOCATED
- ⬚ = BUILDING LOCATED
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 1 OF 3 SHEETS

NOTE: NO FURTHER LAND DIVISION PERMITTED.

200 100 0 200 400 600 800
MAP SCALE IN FEET – ORIGINAL 1"=200'

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 782.00 FEET; THENCE S 89DEG 38MIN 48SEC W, 675.86 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 125.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 02DEG 35MIN 27SEC W, 125.37 FEET TO AN IRON PIPE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CHORD WHICH BEARS N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SECOND OBSERVATORY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND OBSERVATORY SUBDIVISION, N 86DEG 43MIN 47SEC E, 485.99 FEET TO THE POINT OF BEGINNING. CONTAINING 501,017 SQUARE FEET (11.50 ACRES) OF LAND, MORE OR LESS.

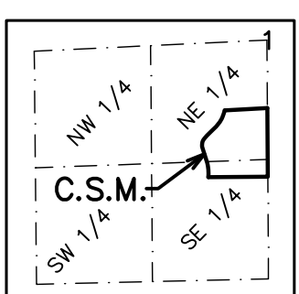
DATED: MARCH 18, 2021

_____
CHRISTOPHER A. HODGES PLS 2760

NOTE: LOT 2 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

LINE	BEARING	DISTANCE
L1	N 17°55'19" W	147.53'
L2	N 45°43'11" E	156.45'
L3	S 89°40'11" W	680.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'



SCALE: 1"=2000'

LOCATION SKETCH
SW 1/4 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 2 OF 3 SHEETS

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

_____ _____
MICHAEL SIERAKOWSKI OWNER DATED

_____ _____
TRACY SIERAKOWSKI OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

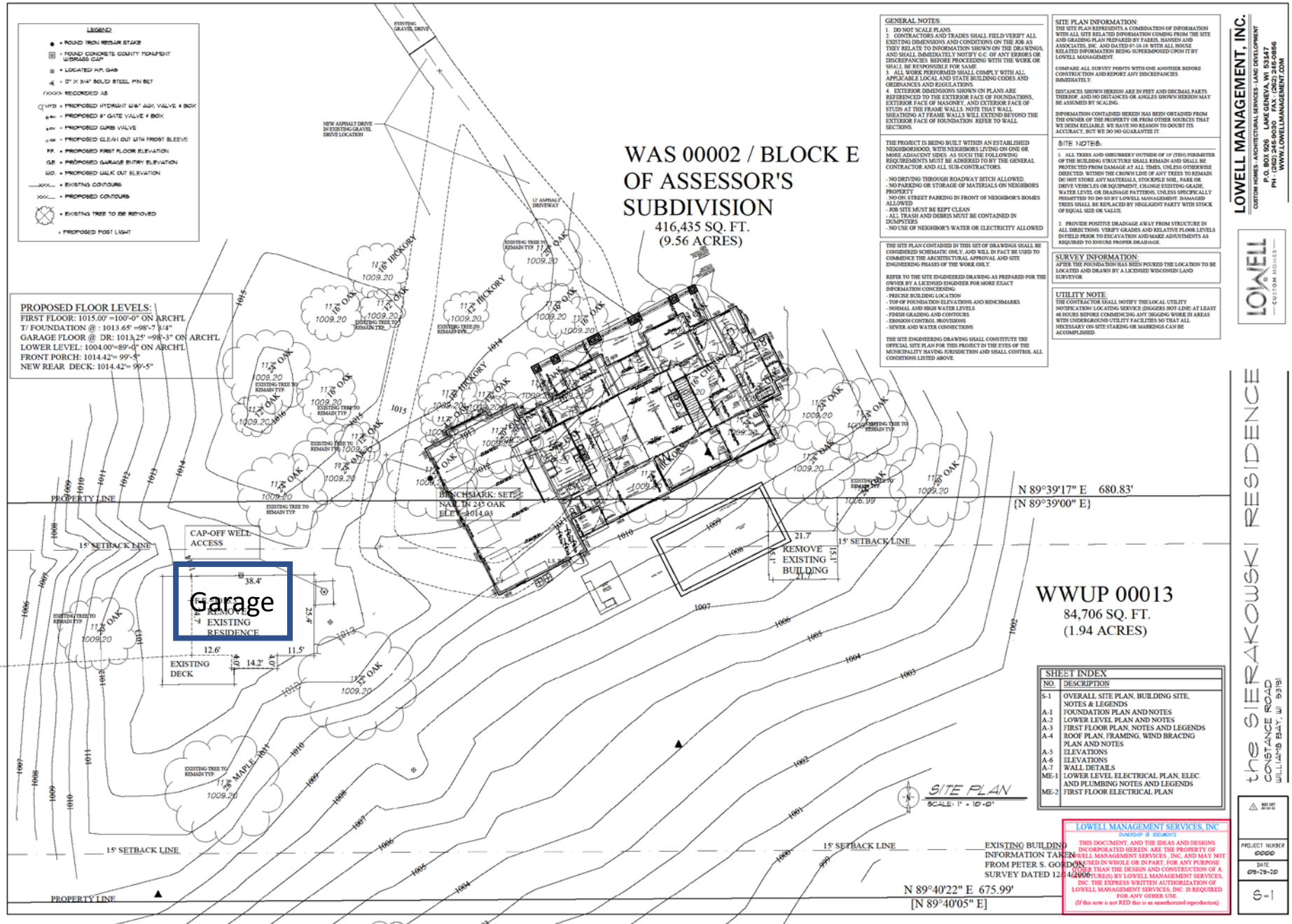
VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

_____
VILLAGE CLERK

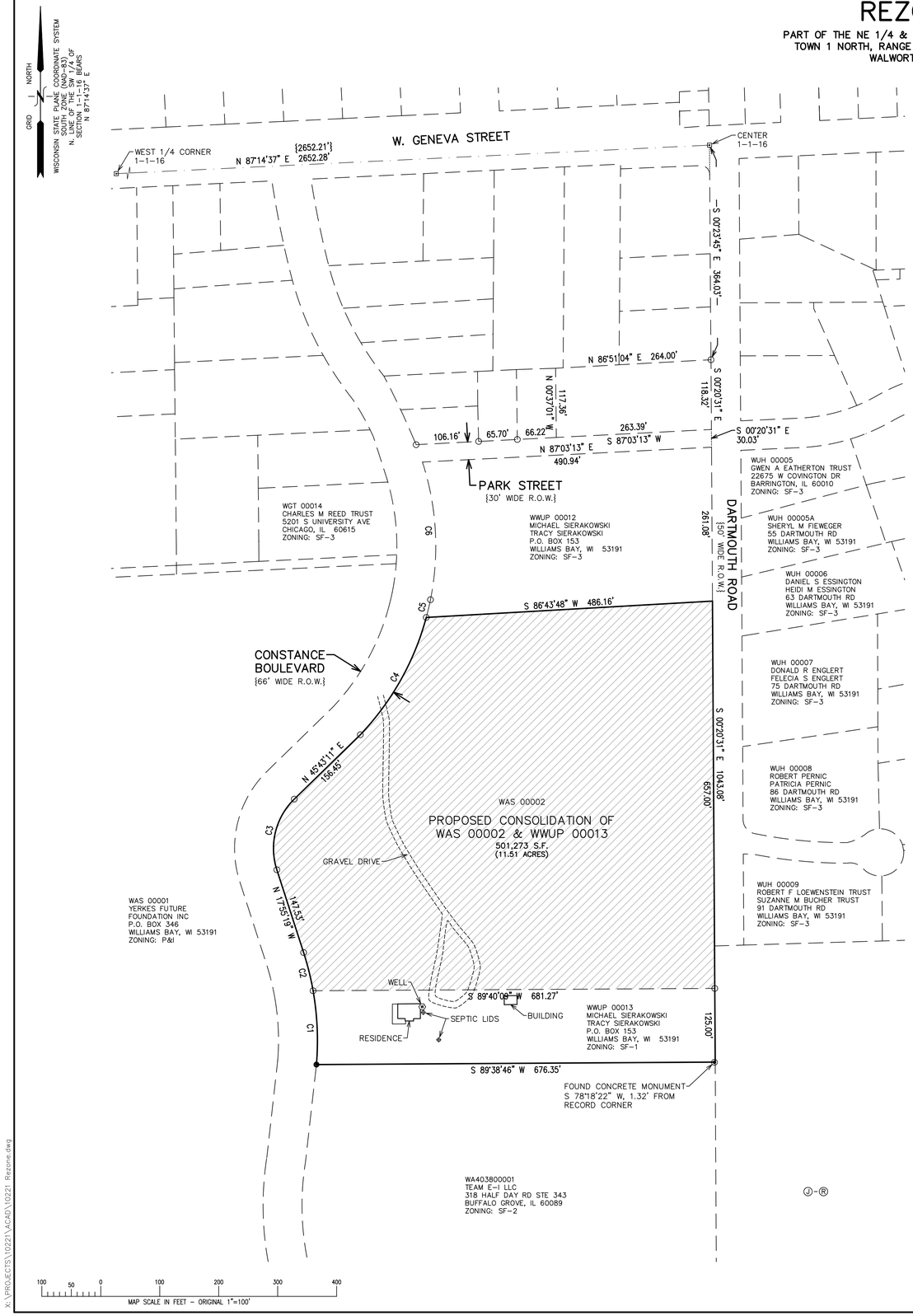
THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

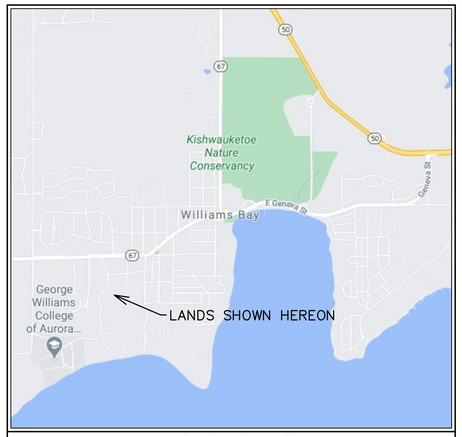
PROJECT: 10221
DATE: 03/18/2021
SHEET 3 OF 3 SHEETS


LEGEND:
• = ROUND IRON REBAR STAKE
= FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
= LOCATED H.P. GAS
= 0" X 3/4" SOLID STEEL PIN SET
(XXXX) = RECORDED AS
HYD = PROPOSED HYDRANT W/6" AUX. VALVE & BOX
= PROPOSED 6" GATE VALVE & BOX
= PROPOSED CURB VALVE
= PROPOSED CLEAN OUT WITH FROST SLEEVE
F.F. = PROPOSED FIRST FLOOR ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
W.O. = PROPOSED WALK OUT ELEVATION
= EXISTING CONTOURS
= PROPOSED CONTOURS
= EXISTING TREE TO BE REMOVED
= PROPOSED POST LIGHT
PROPOSED FLOOR LEVELS:
FIRST FLOOR: 1015.00' =100'-0" ON ARCH'L
T/ FOUNDATION @ : 1013.65' =98'-7 3/4"
GARAGE FLOOR @ DR: 1013.25' =98'-3" ON ARCH'L
LOWER LEVEL: 1004.00'=89'-0" ON ARCH'L
FRONT PORCH: 1014.42'= 99'-5"
NEW REAR DECK: 1014.42'= 99'-5"
WAS 00002 / BLOCK E OF ASSESSOR'S SUBDIVISION
416,435 SQ. FT.
(9.56 ACRES)
WWUP 00013
84,706 SQ. FT.
(1.94 ACRES)
Garage
REMOVE EXISTING RESIDENCE
REMOVE EXISTING BUILDING
CAP-OFF WELL ACCESS
EXISTING DECK
PROPERTY LINE
15' SETBACK LINE
N 89°39'17" E 680.83'
{N 89°39'00" E}
N 89°40'22" E 675.99'
[N 89°40'05" E]
EXISTING BUILDING INFORMATION TAKEN FROM PETER S. GORDON SURVEY DATED 12-14-2006
BENCHMARK: SET NAIL IN 24" OAK ELEV. 1014.03
NEW ASPHALT DRIVE IN EXISTING GRAVEL DRIVE LOCATION
EXISTING GRAVEL DRIVE
17' ASPHALT DRIVEWAY
EXISTING TREE TO REMAIN TYP.
SITE PLAN
SCALE: 1" = 10'-0"
GENERAL NOTES:
1. DO NOT SCALE PLANS.
2. CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
4. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION. REFER TO WALL SECTIONS.
THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
- NO DRIVING THROUGH ROADWAY DITCH ALLOWED.
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON STREET PARKING IN FRONT OF NEIGHBOR'S HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBOR'S WATER OR ELECTRICITY ALLOWED
THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.
REFER TO THE SITE ENGINEERED DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:
- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS
THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.
SITE PLAN INFORMATION:
THE SITE PLAN REPRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FARES, HANSEN AND ASSOCIATES, INC. AND DATED 07-10-19. WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.
COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, AND NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NO GUARANTEE IT.
SITE NOTES:
1. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED WITHIN THE CROWN LINE OF ANY TREES TO REMAIN. DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.
SURVEY INFORMATION:
AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR.
UTILITY NOTE:
THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION/ LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.
LOWELL MANAGEMENT, INC.
CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH.: (262) 248-9030 FAX: (262) 248-0856
WWW.LOWELLMANAGEMENT.COM
LOWELL CUSTOM HOMES
the SIERAKOWSKI RESIDENCE
CONSTANCE ROAD
WILLIAMS BAY, WI 53191
SHEET INDEX
NO. DESCRIPTION
S-1 OVERALL SITE PLAN, BUILDING SITE, NOTES & LEGENDS
A-1 FOUNDATION PLAN AND NOTES
A-2 LOWER LEVEL PLAN AND NOTES
A-3 FIRST FLOOR PLAN, NOTES AND LEGENDS
A-4 ROOF PLAN, FRAMING, WIND BRACING PLAN AND NOTES
A-5 ELEVATIONS
A-6 ELEVATIONS
A-7 WALL DETAILS
ME-1 LOWER LEVEL ELECTRICAL PLAN, ELEC. AND PLUMBING NOTES AND LEGENDS
ME-2 FIRST FLOOR ELECTRICAL PLAN
LOWELL MANAGEMENT SERVICES, INC
OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF LOWELL MANAGEMENT SERVICES, INC, AND MAY NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE DESIGN AND CONSTRUCTION OF A STRUCTURE(S) BY LOWELL MANAGEMENT SERVICES, INC. THE EXPRESS WRITTEN AUTHORIZATION OF LOWELL MANAGEMENT SERVICES, INC. IS REQUIRED FOR ANY OTHER USE.
(If this note is not RED this is an unauthorized reproduction)
PROJECT NUMBER
0000
DATE
09-29-20
S-1

REZONE MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN





LOCATION SKETCH

(J) WDA 00001
BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067
ZONING: SF-1

(K) WDA 00002
EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AVE UNIT B
CHICAGO, IL 60613
ZONING: SF-1

(L) WDA 00003
A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610
ZONING: SF-1

(M) CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045
ZONING: SF-1

(N) WDA 00005
ROGER B PARSONS TRUST
RUTH R PARSONS TRUST
145 W GUNSMOKE RD
SEDONA, AZ 86336
ZONING: SF-1

(O) WDA 00006
MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010
ZONING: SF-1

(P) WDA 00007
F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005
ZONING: SF-1

(Q) WDA 00008
STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191
ZONING: SF-1

(R) WDA 00009
GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191
ZONING: SF-1

LEGAL DESCRIPTION – LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2494 AND A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 20MIN 31SEC E, 409.43 FEET TO THE NORTHEAST CORNER OF BLOCK E OF ASSESSOR'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DARTMOUTH ROAD, S 00DEG 20MIN 31SEC E, 657.00 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE S 89DEG 40MIN 09SEC W, 681.27 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE N 86DEG 43MIN 48SEC E, 486.16 FEET TO THE POINT OF BEGINNING.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'
C5	462.00'	30.91'	N 13°21'41" E	30.90'
C6	462.00'	236.47'	N 03°20'15" W	233.89'

REZONE LEGEND

= LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1 (9.57 ACRES)

LEGEND

= FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP

= FOUND CONCRETE MONUMENT

= FOUND IRON PIPE STAKE

= FOUND IRON REBAR STAKE

LAND OWNER WWUP 00013
AND WAS 00002

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

X:\PROJECTS\10221\ACAD\10221 Rezone.dwg

REZONE MAP
VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVENUE SOUTH 6
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

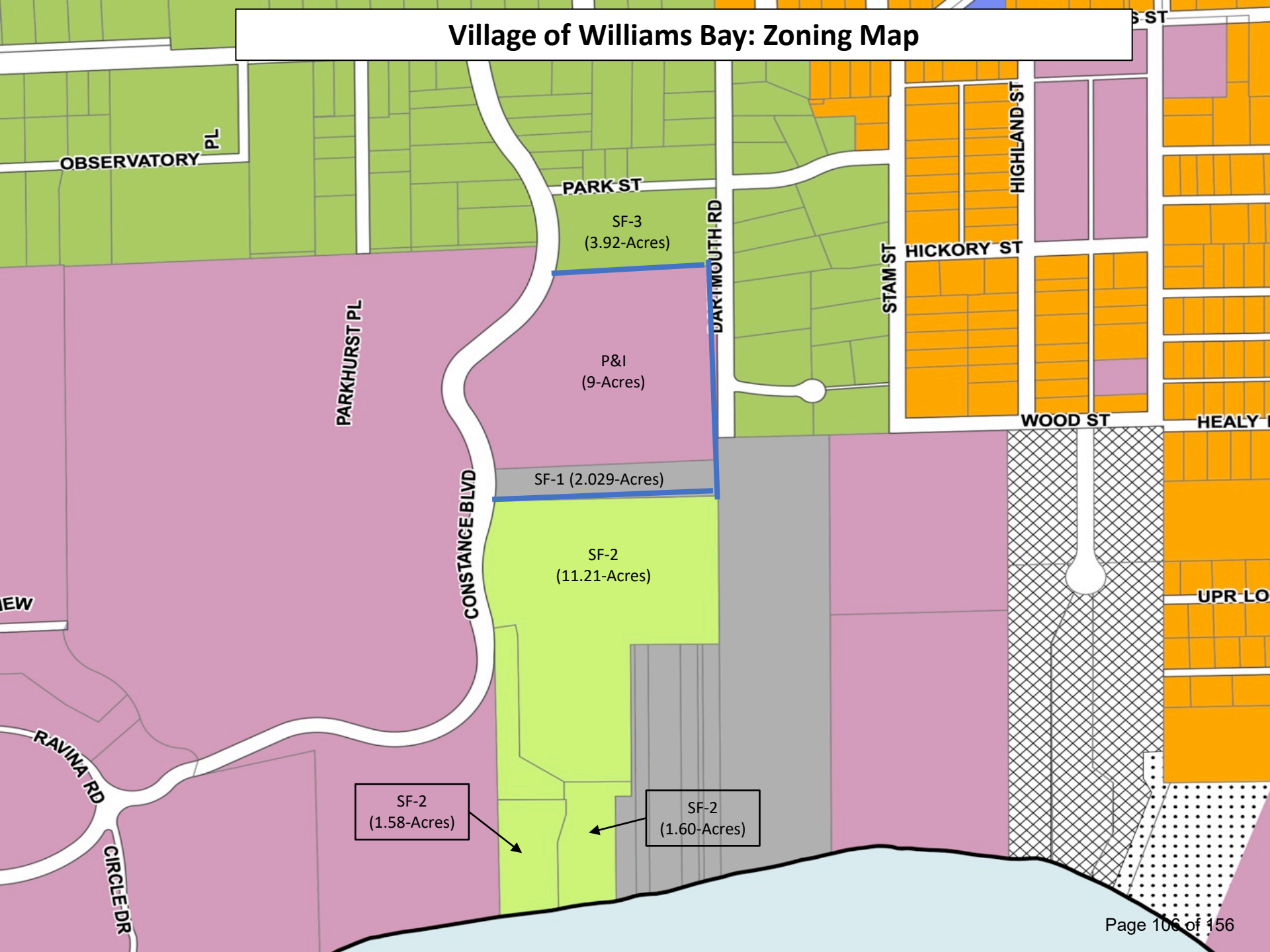
REVISIONS
12/4/2020 – LK
GENERAL REVISIONS

PROJECT NO.
10221

DATE
07/28/2020

SHEET NO.
1 OF 1

Village of Williams Bay: Zoning Map



Primary Environmental Corridors (Page 18)

About 400 acres, or 25% of the community, meets the primary environmental corridor criteria as set forth by Southeastern Wisconsin Regional Planning Commission. About one third of the Village was designated as an environmental corridor in 1991.

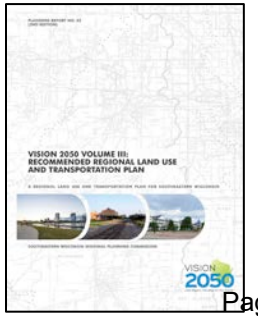
The corridor encompasses all of Geneva Lake's shoreline, most all of the private and public parks, the private recreational camps and Kishwauketoe Nature Conservancy.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat areas. They are, in effect, a composite of the best remaining elements of the natural resource base of the Village. These corridors have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible uses should be one of the principal objectives of the Village park and open space plan. Their preservation in an essentially open and natural state including park and open space uses, and country estate type residential uses will serve to maintain a high level of environmental quality, protect its natural beauty and provide valuable recreation opportunities.

Source: https://williamsbay.org/images/plans/CORP%20Final%2010-27(Community%20Outdoor%20Plan).pdf

SEWRPC Environmental Corridor Guidelines

The SEWRPC regional land use plan recommends that steps be taken by State, county, and local governments to preserve and protect these important concentrations of remaining natural resources in the Region for the reasons outlined in this article. It is recommended that the lowland portions of environmental corridors and isolated natural resource areas--areas that are floodplains and wetlands--not be filled and be kept free from future urban development of any kind. It is further recommended that the upland portions of primary environmental corridors be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres. Finally, the plan recommends that county and local governments give consideration to similarly protecting the upland portions of secondary environmental corridors and isolated natural resource areas as local needs and conditions may warrant.



Source: https://www.sewrpc.org/SEWRPC/LandUse/EnvironmentalCorridors.htm

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

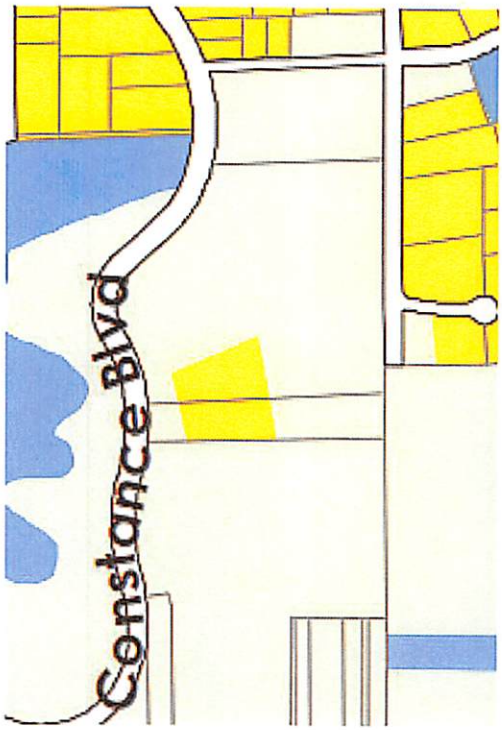
Component Natural Resource and Related Features within Environmental Corridors[a]	Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--	--
Floodplain	--[k]	X	X	X	X	X	--	X	X	--	X	X	--	X	X[l]	--	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--	--
Woodland	X	X	X[p]	--	X	X	X	--	X	X	X	X	X	X	X[q]	X	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[r]	--	--	--	--	X[s]	X	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	X	--	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

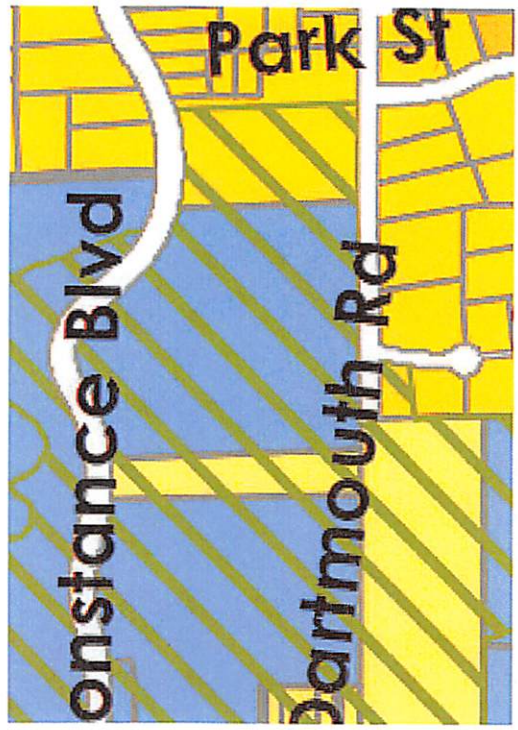
Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single- family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

Source: https://www.sewrpc.org/SEWRPCFiles/LandUse/LandUseData/PlanningReport/pr-048_pgs105-106.pdf

Sierakowksi Lot Combination

Comprehensive Plan





Existing Land Use

Light Green = Agriculture/Undeveloped

Yellow = Single Family Residential

Future Land Use

Dark Yellow = Medium Density Residential (10-20k)

Blue = Institutional

Light Yellow = Exurban Residential (1-35acre lots)

Green Hashing = Environmental Corridor

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

TEAM E-I LLC
318 HALF DAY RD STE 343
BUFFALO GROVE, IL 60089-8900

BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067

EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AV UNIT B
CHICAGO, IL 60613

A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610-1000

CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045

ROGER PARSONS TRUST
145 GUNSMOKE RD
SEDONA, AZ 86336-3600

MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010

F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005

STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191

GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191

CHARLES M REED TRUST
5201 S UNIVERSITY AV
CHICAGO, IL 60615

GWEN A EATHERTON TRUST
22675 W COVINGTON DR
BARRINGTON, IL 60010

SHERYL M FIEWEGER
55 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DANIEL S ESSINGTON
HEIDI M ESSINGTON
63 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DONALD R ENGLERT
FELECIA S ENGLERT
75 DARTMOUTH
WILLIAMS BAY, WI 53191-9100

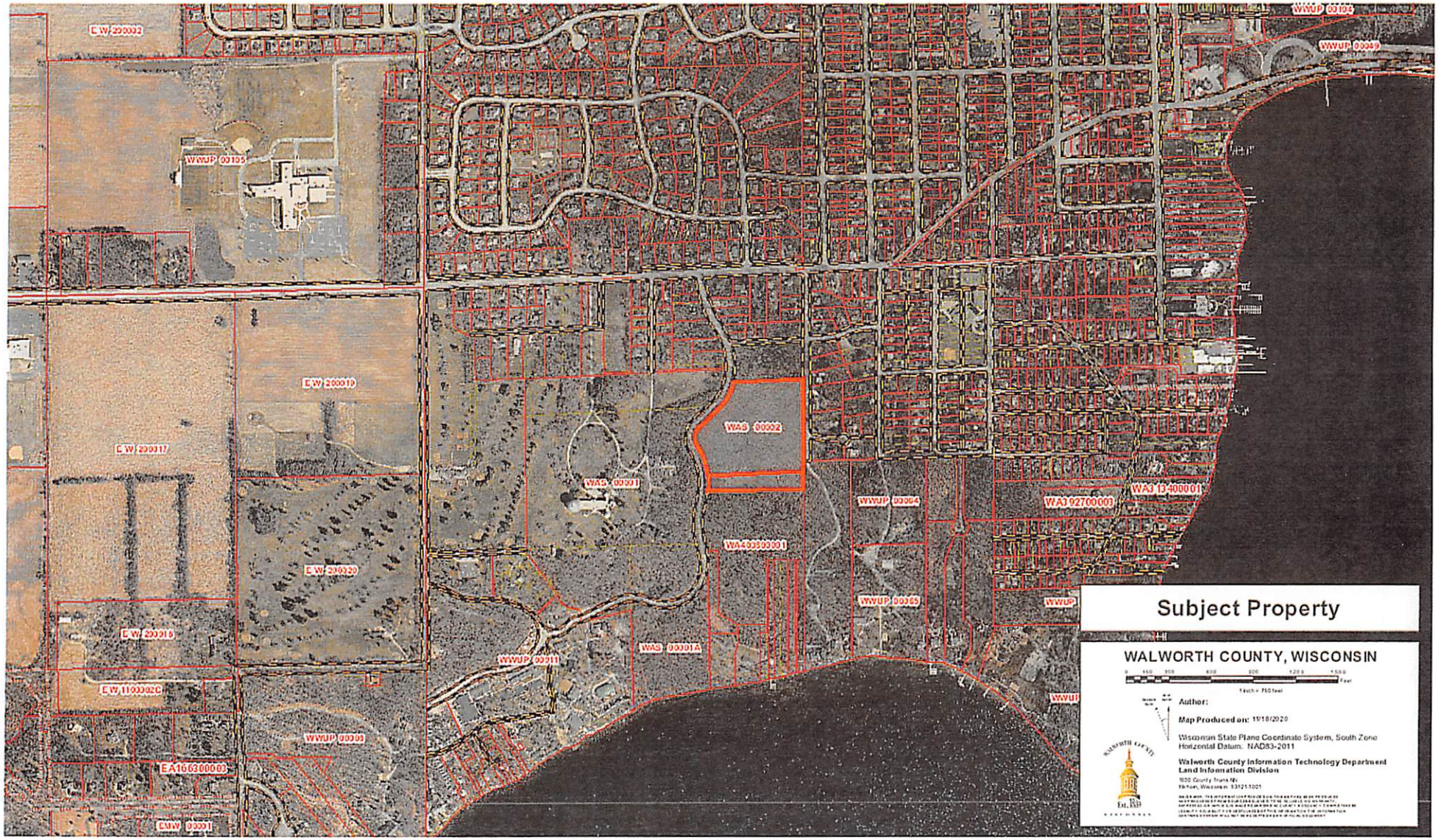
ROBERT PERNIC
PATRICIA PERNIC
86 DARTMOUTH RD
WILLIAMS BAY, WI 53191-2300

ROBERT F LOEWENSTEIN TRUST
SUZANNE M BUCHER TRUST
91 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

YERKES FUTURE FOUNDATION INC
PO BOX 346
WILLIAMS BAY, WI 53191-9100


Subject Property
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 11/18/2020
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
WAS 00002
WAS 00001
WAS 00001A
WA1 92700003
WA3 13400001
WA40300001
WWUP 00104
WWUP 00049
WWUP 00105
WWUP 00064
WWUP 00365
WWUP 00011
WWUP 00003
EW 200002
EW 200019
EW 200017
EW 200020
EW 200018
EW 1100002C
EA16030000
EMW 00001

ORDINANCE NUMBER 2021- 02
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 P & I Public and Institutional 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 P & I Public and Institutional 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 in order to facilitate residential development of the subject property while restricting the density of development of the property in order to protect its special geographic features.

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

Section I. The property described in Exhibit A, attached hereto and incorporated herein, is hereby rezoned from P & I Public and Institutional 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 _____, 2021.

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, President

Attest: _____
Jackelyn Pankau, Clerk

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

EXHIBIT A

Block E of the Assessor's Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on page 283.

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

May 1, 2021

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)
TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Village of Williams Bay

1) Applicant is requesting to change the Village of Williams Bay Comprehensive Plan Future Land Use Map designation from Institutional to Large Lot Residential.
2) Applicant is requesting rezoning from P & I Public and Institutional to SF-1 Large Lot Residential.
3) Applicant is requesting approval of a 2-lot Certified Survey Map.

Excerpts from the Comprehensive Plan:

- Large Lot Residential Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Large Lot Single-Family development areas are shown mainly in areas in which this land use existed at the time this Plan was written, particularly along the shores of Geneva Lake.
- Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-1 and RS-2 Single Family Residential districts.
- For all future residential development and redevelopment, including development of the extraction site north of the Village, all lot sizes shall be consistent with the lot sizes specified for the applicable future land use category. In all cases, lots shall only be located on areas of the site not characterized by primary or secondary environmental corridor, isolated natural resources features, wetlands, drainageways, or slopes greater than 12 percent.

Staff Comments:

- The Large Lot Land Use Plan designation is consistent with the proposed SF-1 zoning and proposed land division for two single-family residential dwellings located on a total lot area of 11.51 acres.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Michael and Tracy Sierakowski c/o Attorney Charles W. Pollard - CLAIR LAW

Applicant address: 617 E Walworth Ave, Delavan, WI 53115

Applicant phone number: 262-728-9196

Address of subject site: Tax Parcel WAS 00002 and WWUP 00013

Current zoning of subject site: P&I and SF-1

Proposed zoning of subject site: SF-1

Future land use designation of the subject site (see Comprehensive Plan): See Attached Narrative.

Written justification for the proposed map amendment (or attach as a separate sheet):
Please See Attached Narrative.

Requirements

- Map of the subject property showing its general location in relation to the Village as a whole.
- Map of the subject property at a scale of not less than 1" equals 800 feet showing:
  - Current zoning of the subject property and lands within 200 feet.
  - All lot dimensions of the subject property.
  - Graphic scale and a north arrow.
- Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 15 day of December, 2020 **REVISED MARCH 24, 2021**

Respectfully submitted,

(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____	By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____	By: ____
☐	Reimbursement of professional consultant costs agreement executed	Date: _____	By: ____
☐	Certification that application is complete by Zoning Administrator	Date: _____	By: ____
☐	Evaluation report prepared by Zoning Administrator	Date: _____	By: ____
☐	Public hearing notification sent to property owners within 200 feet	Date: _____	By: ____
☐	Public hearing notification sent to Township Clerks within 1,000 feet	Date: _____	By: ____
☐	Class 2 legal notice sent to official newspaper by Village Clerk	Date: _____	By: ____
☐	Class 2 legal notice published on _____ and _____	Date: _____	By: ____
☐	Plan Commission public hearing *(Within 45 days of certification application as complete by Zoning Administrator)*	Date: _____	By: ____
☐	Review and recommendation by Village Plan Commission *(Within 60 days of public hearing)*	Date: _____	By: ____
☐	Review and action by Village Board *(Final action may be taken at the initial meeting of the Village Board, or the Board may continue the proceedings)*	Date: _____	By: ____

VILLAGE OF WILLIAMS BAY
ZONING MAP AMENDMENT PETITION
(Revised March 24, 2021)

Name: Michael and Tracy Sierakowski
Agent: Attorney Charles W. Pollard of Clair, Thompson & Pollard, S.C.
Phone Number: (262) 728-9196
Address: 617 E Walworth Ave, Delavan, WI 53115
Tax Parcel Numbers: WAS 00002 and WWUP 00013
Existing Zoning: P&I and SF-1
Zoning Map Amendment Requested: P&I amended to SF-1

****

Michael and Tracy purchased the subject property in the Village of Williams Bay to build their forever home. Given the expansive 11 acres, they also desired to provide an area on the property for their children to build a home in the future. The property already consists of a residence on the 2 acres residential lot, an existing private road through the institutional parcel, and existing well and septic servicing the residence.

Michael and Tracy love the dense wooded lots and desire to keep the beauty of the natural landscape. The new home construction is designed to be minimally impactful to the woodlands and the neighboring properties as it will replace the prior existing residence.

See Initial New Home Construction Location as **Exhibit 1.**

After meeting with the Plan Commission, Michael and Tracy decided to permanently conserve the property by restricting the 11 acres to only two residential lots.

See attached Certified Survey Map attached as **Exhibit 2.**

Michael and Tracy have invested significant amounts of time and resources into this project, working closely with local builders and architects to prepare plans for construction of their new home on Lot 2, which illustrate the design of a beautiful new home and garage on the property. There are no current plans for Lot 1, but Michael and Tracy are hopeful that when their children grow older, they will build a similar residence within the buildable footprint.

See attached Sierakowski Residence Architectural Plans as **Exhibit 3.**

To accomplish this conservation project, a comprehensive plan map amendment, zoning map amendment, and certified survey map are required. The comprehensive plan map amendment was recommended by the Plan Commission on February 9, 2021. The Board approval of the comprehensive plan map amendment; the Plan Commission recommendation of the zoning map amendment and certified survey map; and then the Board approval of the zoning map amendment and certified survey map are contemplated

to be done at the same joint meeting to provide the Village with the benefit of approving the entire project simultaneously.

The zoning map amendment request is for the P&I zoning on WAS 00002 to be changed to match the SF-1 Low Density Residential currently on Parcel No. WWUP 00013.

See attached Rezone Map as **Exhibit 4.**

Maintains Desired Overall Consistency of Land Uses

The proposed zoning map amendment is consistent with land uses, land use intensities, and land use impacts in the area. The subject property is surrounded on three sides by residential use. Directly north and across Park Street, the properties are zoned SF-3. Directly east across Dartmouth Road, the properties are zoned SF-3. Directly south, the properties are zoned SF-2. To the southeast, the properties are zoned SF-1. Only the area to the west of Constance Blvd has P&I zoning.

See attached Village of Williams Bay Zoning Map as **Exhibit 5.**

The requested SF-1 land use is more restrictive than the SF-2 and SF-3 land uses in the area. Further, the reconfiguration of two already existing lots will not increase the intensity or density of use.

Michael and Tracy are also restricting future development of the two lots by certified survey map adhering to the SEWRPC recommendation of no less than five-acre parcels in environmental corridors, despite the SF-1 allowing for one-acre parcels. The large lots also match the Village of Williams Bay Community Outdoor Recreation Plan by maintaining a high level of environmental quality.

See attached Village of Williams Bay and SEWRPC Guidelines as **Exhibits 6-8.**

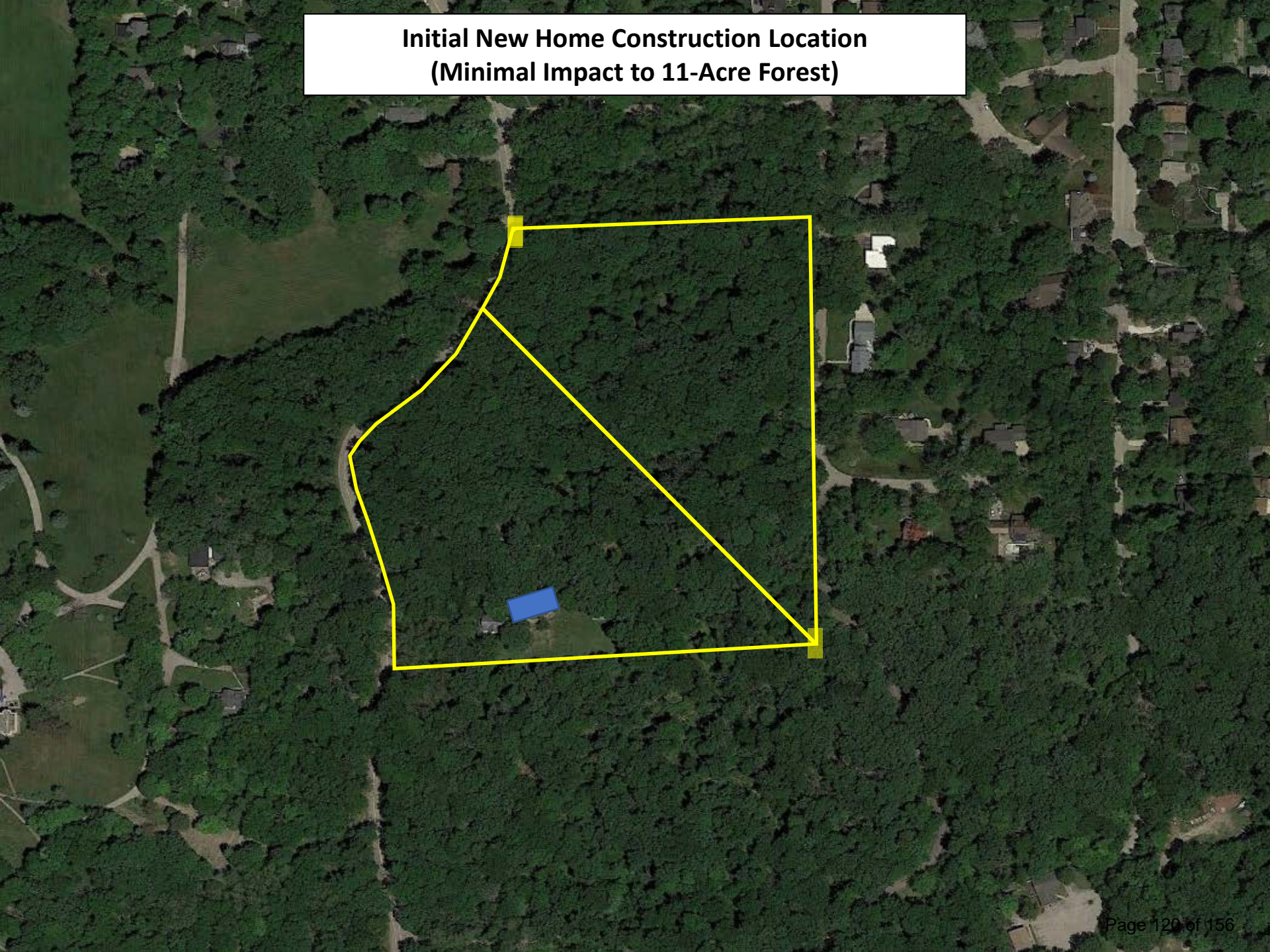
Future Harmony with Comprehensive Plan

Upon approval of the recommended comprehensive plan amendment, the zoning map amendment will be in harmony with the comprehensive plan. The comprehensive plan map will be revised for the subject property from "Institutional" to "Large Lot Residential (1.0 – 1.5 ac Lots)."

The Comprehensive Plan already provides for residential existing and future land use to the north, south and east of the subject property.

See attached Comprehensive Plan Excerpts as **Exhibit 9.**

Initial New Home Construction Location
(Minimal Impact to 11-Acre Forest)



FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

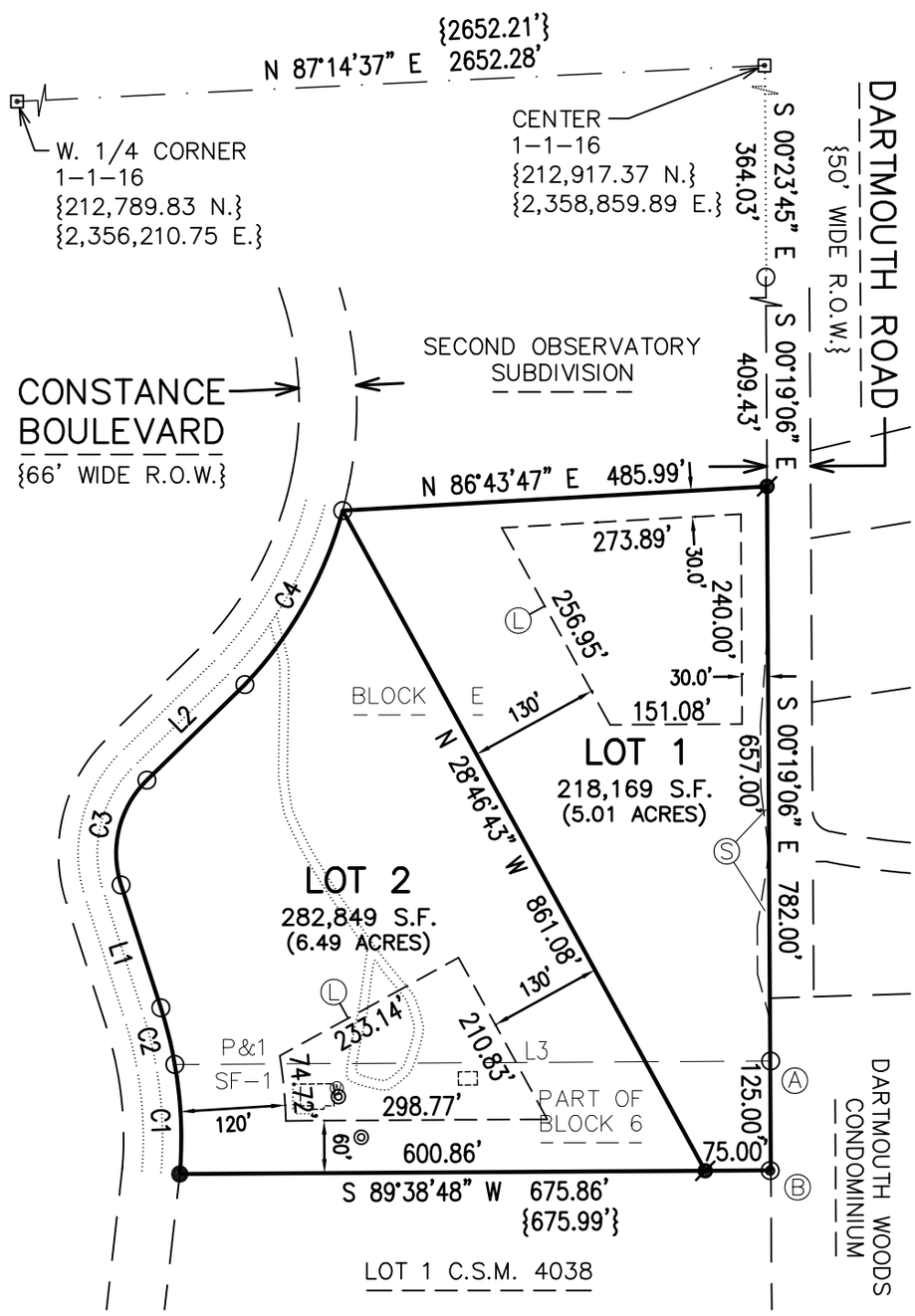
OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

ZONING: P&I AND SF–1

SOILS: CrE2 and MyB

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N. LINE OF THE SW 1/4 OF SECTION 1–1–16 BEARS N 87°14'37" E

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Ⓐ FOUND IRON PIPE STAKE N 88°52'47" E, 0.44' FROM RECORD CORNER

Ⓑ FOUND CONCRETE MON. S 72°05'18" W, 0.84' FROM RECORD CORNER

Ⓛ LIMITED BUILDABLE AREA

Ⓢ SLOPE EASEMENT AS RECORDED IN VOL. 314 RECORDS ON PAGE 614 AS DOCUMENT NO. 97430

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ◉ = FOUND CONCRETE MONUMENT
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⌀ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ⓦ = WELL LOCATED
- ◎ = SEPTIC LID LOCATED
- ⬚ = BUILDING LOCATED
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 1 OF 3 SHEETS

NOTE: NO FURTHER LAND DIVISION PERMITTED.

200 100 0 200 400 600 800
MAP SCALE IN FEET – ORIGINAL 1"=200'

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 782.00 FEET; THENCE S 89DEG 38MIN 48SEC W, 675.86 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 125.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 02DEG 35MIN 27SEC W, 125.37 FEET TO AN IRON PIPE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CHORD WHICH BEARS N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SECOND OBSERVATORY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND OBSERVATORY SUBDIVISION, N 86DEG 43MIN 47SEC E, 485.99 FEET TO THE POINT OF BEGINNING. CONTAINING 501,017 SQUARE FEET (11.50 ACRES) OF LAND, MORE OR LESS.

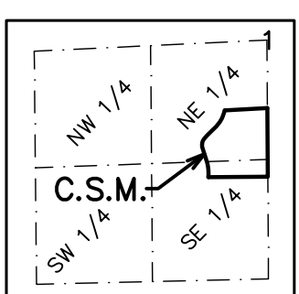
DATED: MARCH 18, 2021

_____
CHRISTOPHER A. HODGES PLS 2760

NOTE: LOT 2 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

LINE	BEARING	DISTANCE
L1	N 17°55'19" W	147.53'
L2	N 45°43'11" E	156.45'
L3	S 89°40'11" W	680.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'



SCALE: 1"=2000'

LOCATION SKETCH
SW 1/4 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 2 OF 3 SHEETS

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

_____ _____
MICHAEL SIERAKOWSKI OWNER DATED

_____ _____
TRACY SIERAKOWSKI OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

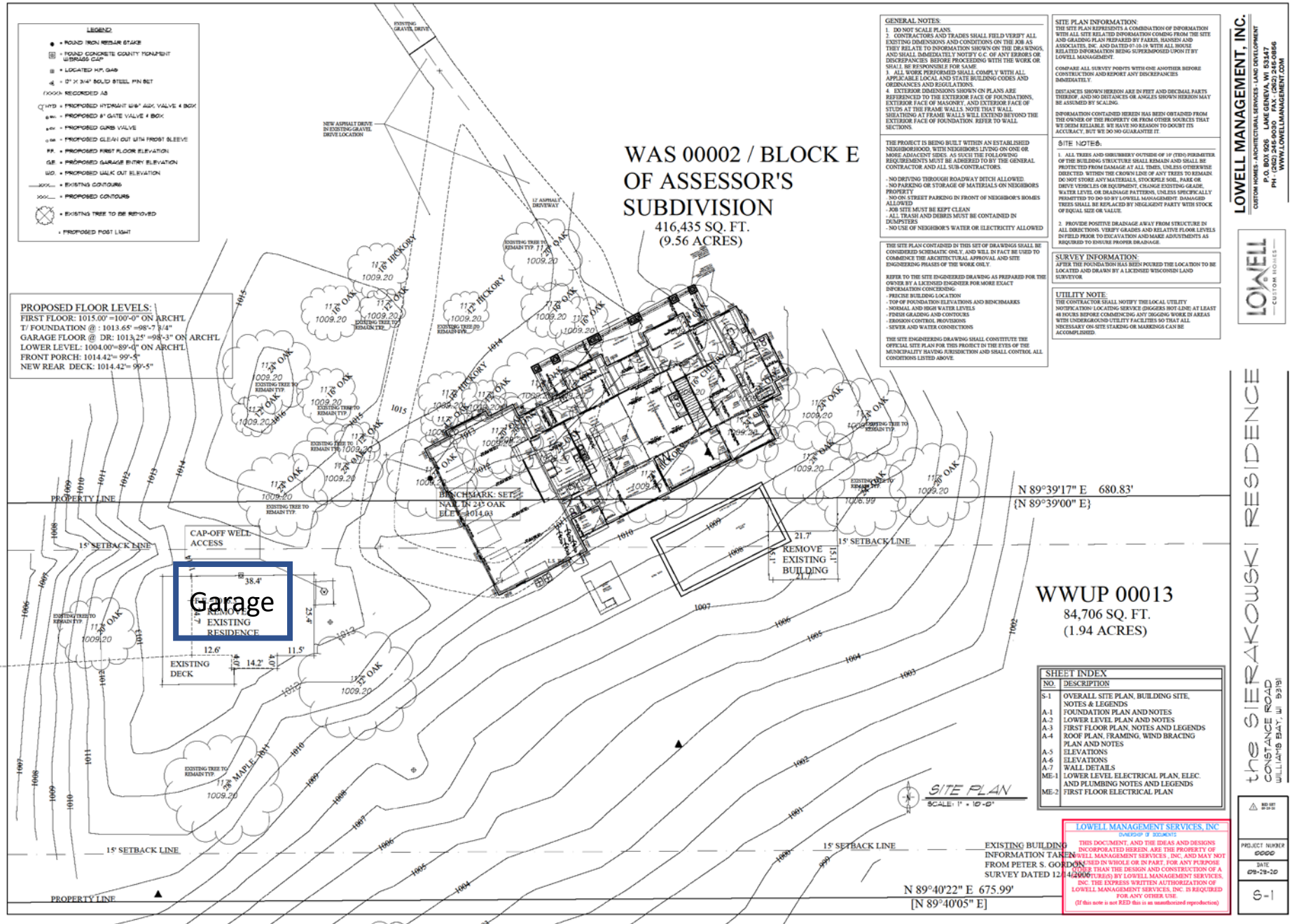
VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

_____
VILLAGE CLERK

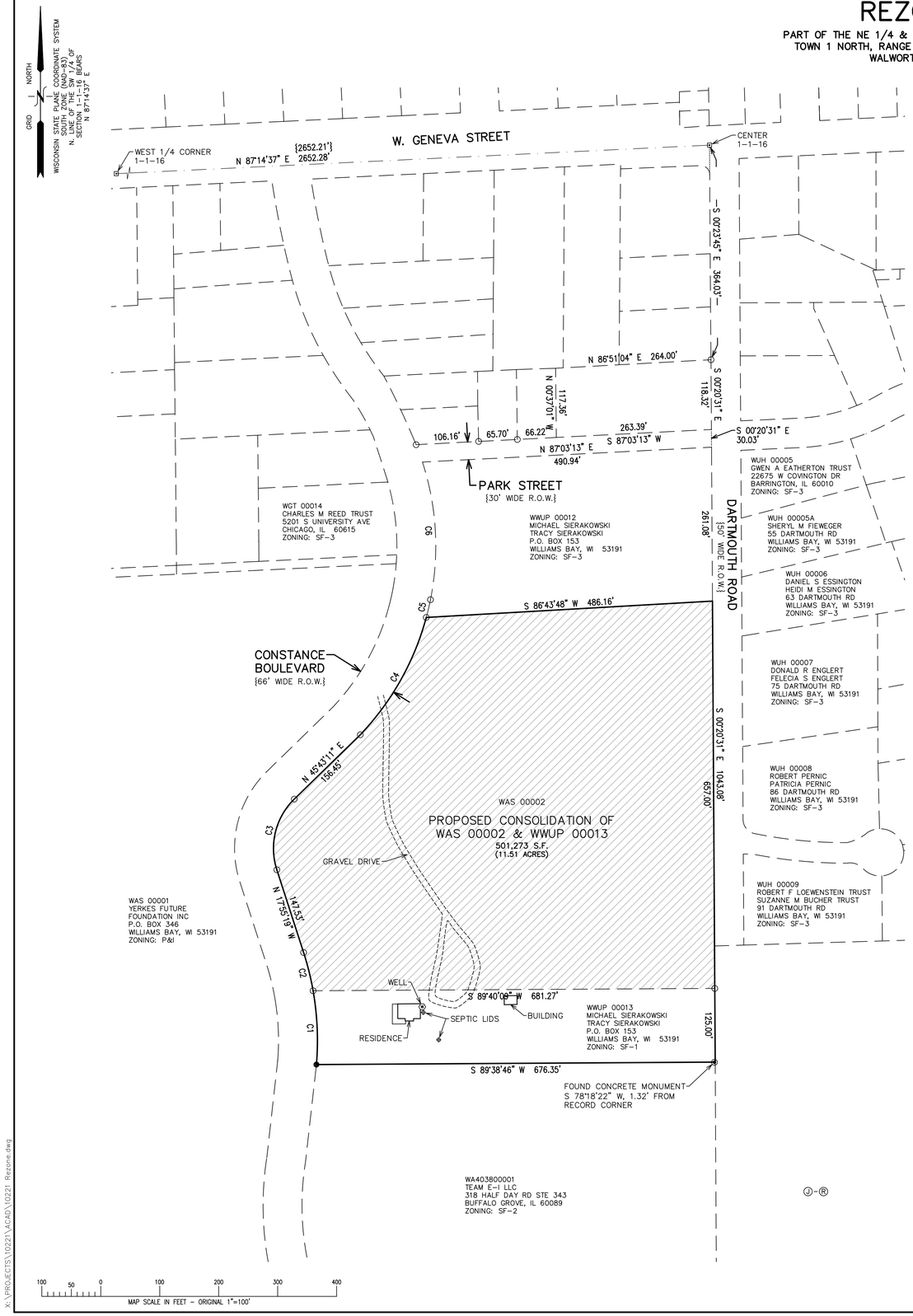
THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

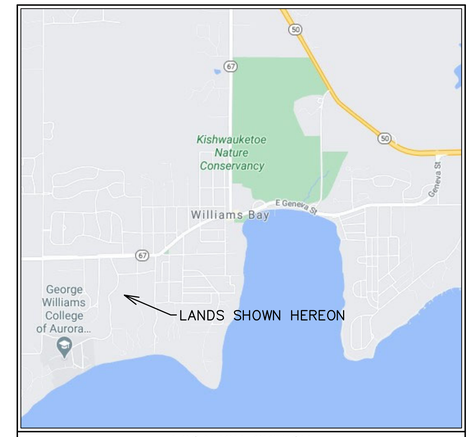
PROJECT: 10221
DATE: 03/18/2021
SHEET 3 OF 3 SHEETS


LEGEND:
• = ROUND IRON REBAR STAKE
= FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
= LOCATED H.P. GAS
= 0" X 3/4" SOLID STEEL PIN SET
(XXXX) = RECORDED AS
HYD = PROPOSED HYDRANT W/6" AUX. VALVE & BOX
= PROPOSED 6" GATE VALVE & BOX
= PROPOSED CURB VALVE
= PROPOSED CLEAN OUT WITH FROST SLEEVE
F.F. = PROPOSED FIRST FLOOR ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
W.O. = PROPOSED WALK OUT ELEVATION
= EXISTING CONTOURS
= PROPOSED CONTOURS
= EXISTING TREE TO BE REMOVED
= PROPOSED POST LIGHT
PROPOSED FLOOR LEVELS:
FIRST FLOOR: 1015.00' =100'-0" ON ARCH'L
T/ FOUNDATION @ : 1013.65' =98'-7 3/4"
GARAGE FLOOR @ DR: 1013.25' =98'-3" ON ARCH'L
LOWER LEVEL: 1004.00'=89'-0" ON ARCH'L
FRONT PORCH: 1014.42'= 99'-5"
NEW REAR DECK: 1014.42'= 99'-5"
WAS 00002 / BLOCK E OF ASSESSOR'S SUBDIVISION
416,435 SQ. FT.
(9.56 ACRES)
WWUP 00013
84,706 SQ. FT.
(1.94 ACRES)
Garage
REMOVE EXISTING RESIDENCE
REMOVE EXISTING BUILDING
EXISTING DECK
CAP-OFF WELL ACCESS
BENCHMARK: SET NAIL IN 24" OAK ELEV. 1014.03
PROPERTY LINE
15' SETBACK LINE
N 89°39'17" E 680.83'
{N 89°39'00" E}
N 89°40'22" E 675.99'
[N 89°40'05" E]
EXISTING BUILDING INFORMATION TAKEN FROM PETER S. GORDON SURVEY DATED 12-14-2006
SITE PLAN
SCALE: 1" = 10'-0"
GENERAL NOTES:
1. DO NOT SCALE PLANS.
2. CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
4. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION. REFER TO WALL SECTIONS.
THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
- NO DRIVING THROUGH ROADWAY DITCH ALLOWED.
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON STREET PARKING IN FRONT OF NEIGHBOR'S HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBOR'S WATER OR ELECTRICITY ALLOWED
THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.
REFER TO THE SITE ENGINEERED DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:
- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS
THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.
SITE PLAN INFORMATION:
THE SITE PLAN REPRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FARES, HANSEN AND ASSOCIATES, INC. AND DATED 07-10-19. WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.
COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, AND NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NO GUARANTEE IT.
SITE NOTES:
1. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED WITHIN THE CROWN LINE OF ANY TREES TO REMAIN. DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.
SURVEY INFORMATION:
AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR.
UTILITY NOTE:
THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION/ LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.
LOWELL MANAGEMENT, INC.
CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH - (262) 248-9030 FAX - (262) 248-0856
WWW.LOWELLMANAGEMENT.COM
LOWELL CUSTOM HOMES
the SIERAKOWSKI RESIDENCE
CONSTANCE ROAD
WILLIAMS BAY, WI 53191
SHEET INDEX
NO. DESCRIPTION
S-1 OVERALL SITE PLAN, BUILDING SITE, NOTES & LEGENDS
A-1 FOUNDATION PLAN AND NOTES
A-2 LOWER LEVEL PLAN AND NOTES
A-3 FIRST FLOOR PLAN, NOTES AND LEGENDS
A-4 ROOF PLAN, FRAMING, WIND BRACING PLAN AND NOTES
A-5 ELEVATIONS
A-6 ELEVATIONS
A-7 WALL DETAILS
ME-1 LOWER LEVEL ELECTRICAL PLAN, ELEC. AND PLUMBING NOTES AND LEGENDS
ME-2 FIRST FLOOR ELECTRICAL PLAN
LOWELL MANAGEMENT SERVICES, INC
OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF LOWELL MANAGEMENT SERVICES, INC, AND MAY NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE DESIGN AND CONSTRUCTION OF A STRUCTURE(S) BY LOWELL MANAGEMENT SERVICES, INC. THE EXPRESS WRITTEN AUTHORIZATION OF LOWELL MANAGEMENT SERVICES, INC. IS REQUIRED FOR ANY OTHER USE.
(If this note is not RED this is an unauthorized reproduction)
PROJECT NUMBER 0000
DATE 09-29-20
S-1

REZONE MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN





LOCATION SKETCH

(J) WDA 00001
BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067
ZONING: SF-1

(K) WDA 00002
EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AVE UNIT B
CHICAGO, IL 60613
ZONING: SF-1

(L) WDA 00003
A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610
ZONING: SF-1

(M) CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045
ZONING: SF-1

(N) WDA 00005
ROGER B PARSONS TRUST
RUTH R PARSONS TRUST
145 W GUNSMOKE RD
SEDONA, AZ 86336
ZONING: SF-1

(O) WDA 00006
MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010
ZONING: SF-1

(P) WDA 00007
F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005
ZONING: SF-1

(Q) WDA 00008
STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191
ZONING: SF-1

(R) WDA 00009
GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191
ZONING: SF-1

LEGAL DESCRIPTION – LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2494 AND A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 20MIN 31SEC E, 409.43 FEET TO THE NORTHEAST CORNER OF BLOCK E OF ASSESSOR'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DARTMOUTH ROAD, S 00DEG 20MIN 31SEC E, 657.00 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE S 89DEG 40MIN 09SEC W, 681.27 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE N 86DEG 43MIN 48SEC E, 486.16 FEET TO THE POINT OF BEGINNING.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'
C5	462.00'	30.91'	N 13°21'41" E	30.90'
C6	462.00'	236.47'	N 03°20'15" W	233.89'

REZONE LEGEND

= LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1 (9.57 ACRES)

LEGEND

= FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP

= FOUND CONCRETE MONUMENT

= FOUND IRON PIPE STAKE

= FOUND IRON REBAR STAKE

LAND OWNER WWUP 00013
AND WAS 00002

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

X:\PROJECTS\10221\ACAD\10221 Rezone.dwg

REZONE MAP
VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVENUE SOUTH 6
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

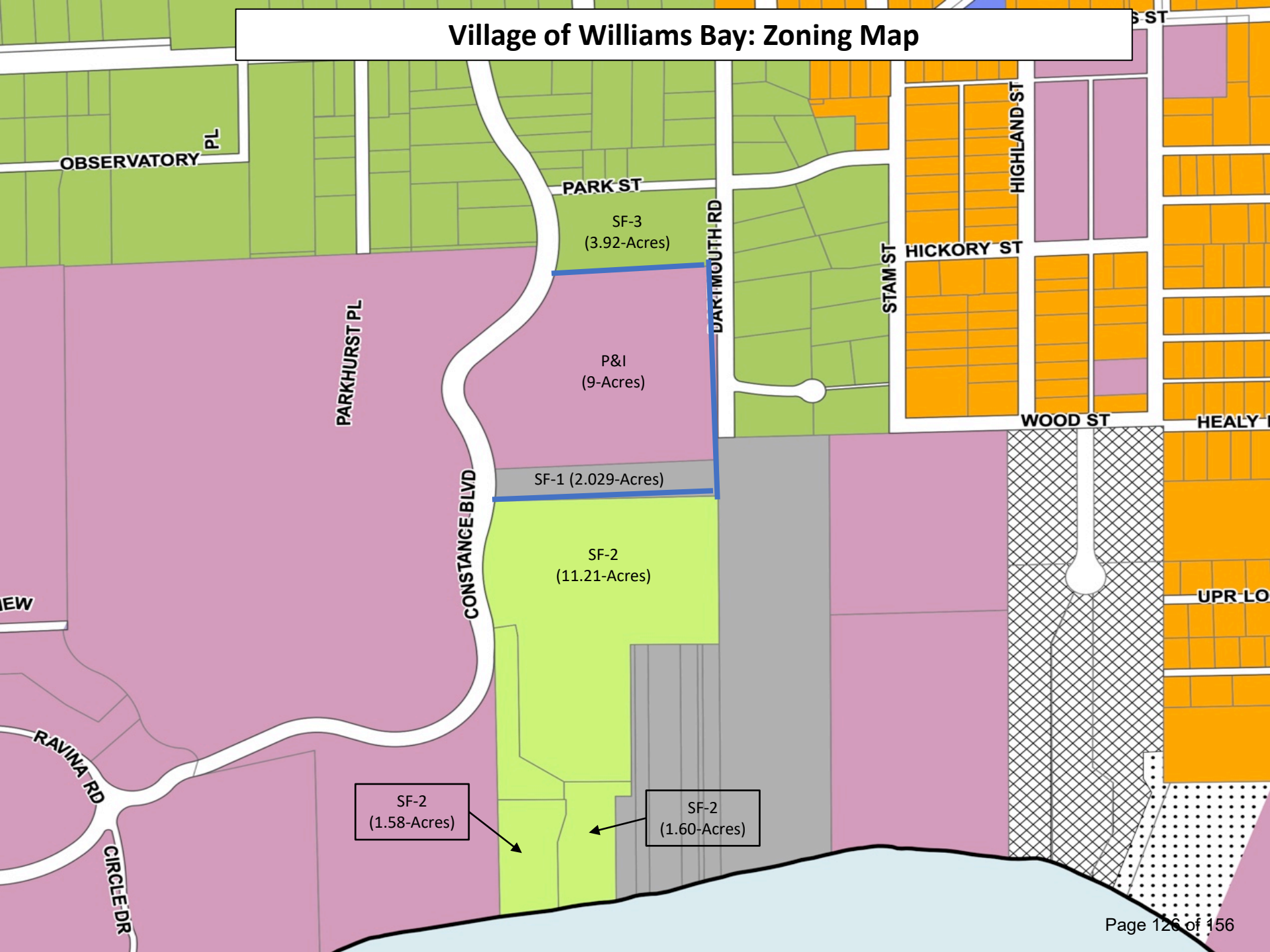
REVISIONS
12/4/2020 – LK
GENERAL REVISIONS

PROJECT NO.
10221

DATE
07/28/2020

SHEET NO.
1 OF 1

Village of Williams Bay: Zoning Map



Primary Environmental Corridors (Page 18)

About 400 acres, or 25% of the community, meets the primary environmental corridor criteria as set forth by Southeastern Wisconsin Regional Planning Commission. About one third of the Village was designated as an environmental corridor in 1991.

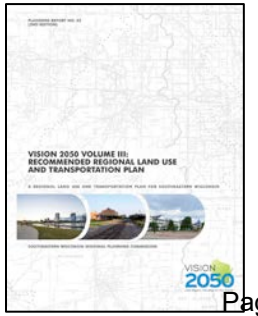
The corridor encompasses all of Geneva Lake's shoreline, most all of the private and public parks, the private recreational camps and Kishwauketoe Nature Conservancy.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat areas. They are, in effect, a composite of the best remaining elements of the natural resource base of the Village. These corridors have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible uses should be one of the principal objectives of the Village park and open space plan. Their preservation in an essentially open and natural state including park and open space uses, and country estate type residential uses will serve to maintain a high level of environmental quality, protect its natural beauty and provide valuable recreation opportunities.

Source: https://williamsbay.org/images/plans/CORP%20Final%2010-27(Community%20Outdoor%20Plan).pdf

SEWRPC Environmental Corridor Guidelines

The SEWRPC regional land use plan recommends that steps be taken by State, county, and local governments to preserve and protect these important concentrations of remaining natural resources in the Region for the reasons outlined in this article. It is recommended that the lowland portions of environmental corridors and isolated natural resource areas--areas that are floodplains and wetlands--not be filled and be kept free from future urban development of any kind. It is further recommended that the upland portions of primary environmental corridors be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres. Finally, the plan recommends that county and local governments give consideration to similarly protecting the upland portions of secondary environmental corridors and isolated natural resource areas as local needs and conditions may warrant.



Source: https://www.sewrpc.org/SEWRPC/LandUse/EnvironmentalCorridors.htm

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

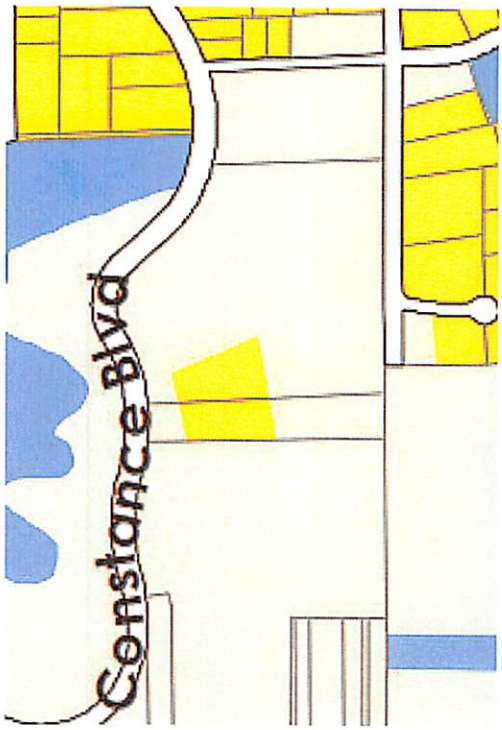
Component Natural Resource and Related Features within Environmental Corridors[d]	Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--	--
Floodplain	--[k]	X	X	X	X	X	--	X	X	--	X	X	--	X	X[l]	--	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--	--
Woodland	X	X	X[p]	--	X	X	X	--	X	X	X	X	X	X	X[q]	X	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[r]	--	--	--	--	X[s]	X	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	X	--	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

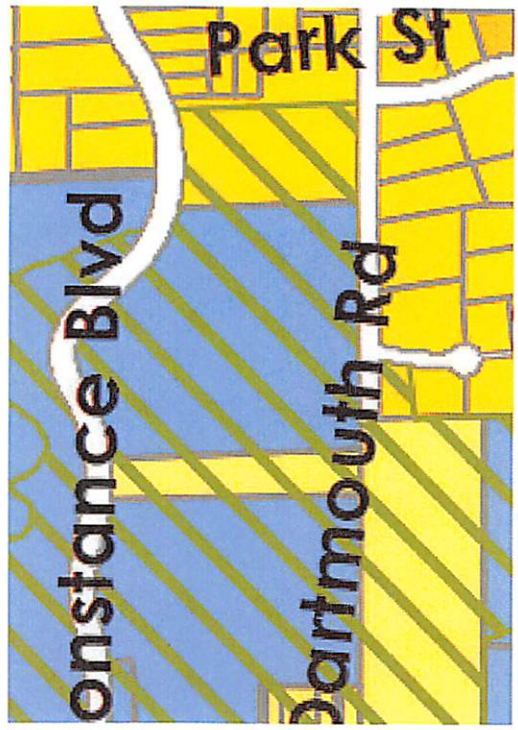
Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single- family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

Source: https://www.sewrpc.org/SEWRPCFiles/LandUse/LandUseData/PlanningReport/pr-048_pgs105-106.pdf

Sierakowksi Lot Combination

Comprehensive Plan





Existing Land Use

Light Green = Agriculture/Undeveloped

Yellow = Single Family Residential

Future Land Use

Dark Yellow = Medium Density Residential (10-20k)

Blue = Institutional

Light Yellow = Exurban Residential (1-35acre lots)

Green Hashing = Environmental Corridor

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

TEAM E-I LLC
318 HALF DAY RD STE 343
BUFFALO GROVE, IL 60089-8900

BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067

EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AV UNIT B
CHICAGO, IL 60613

A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610-1000

CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045

ROGER PARSONS TRUST
145 GUNSMOKE RD
SEDONA, AZ 86336-3600

MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010

F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005

STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191

GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191

CHARLES M REED TRUST
5201 S UNIVERSITY AV
CHICAGO, IL 60615

GWEN A EATHERTON TRUST
22675 W COVINGTON DR
BARRINGTON, IL 60010

SHERYL M FIEWEGER
55 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DANIEL S ESSINGTON
HEIDI M ESSINGTON
63 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DONALD R ENGLERT
FELECIA S ENGLERT
75 DARTMOUTH
WILLIAMS BAY, WI 53191-9100

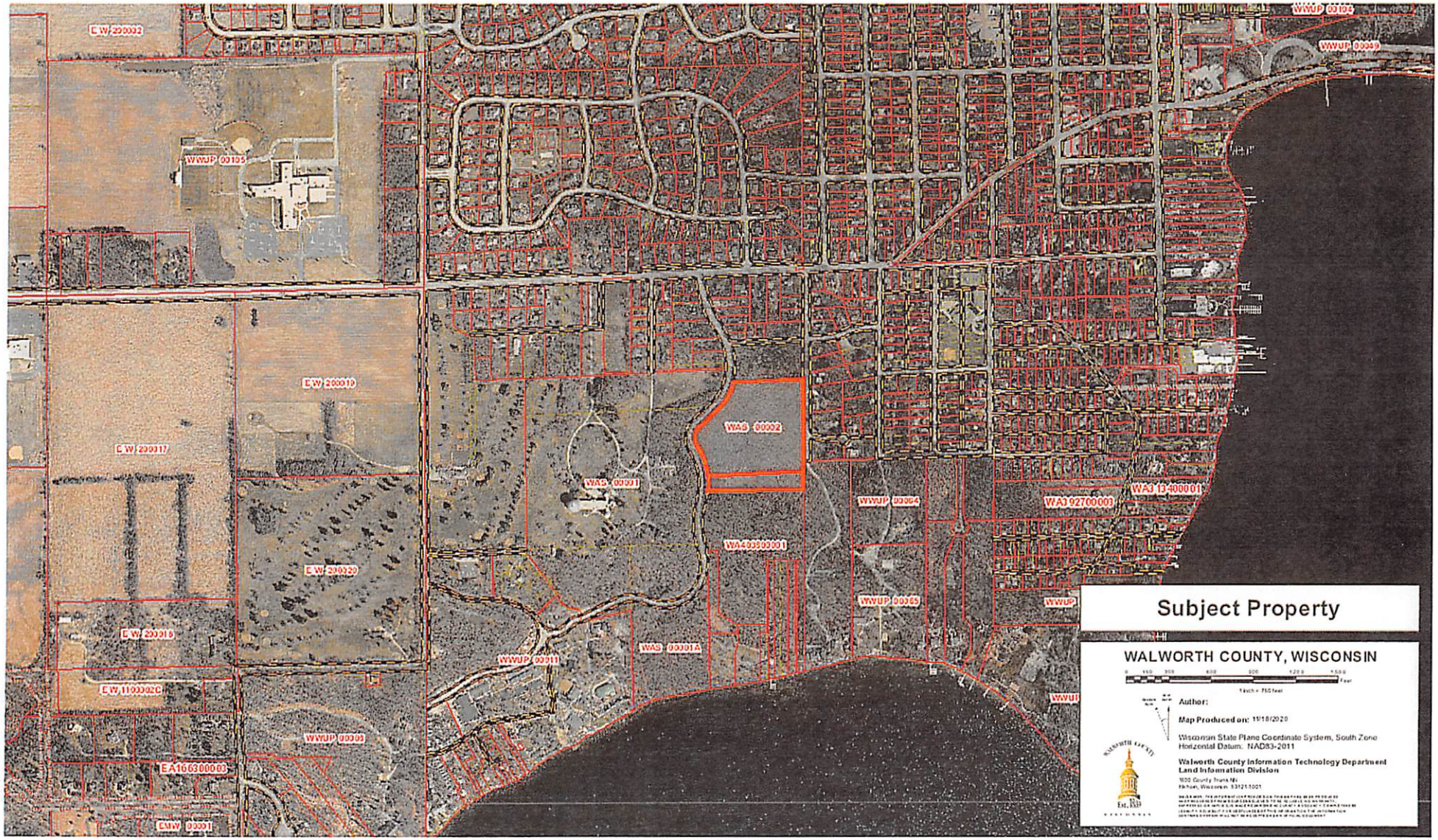
ROBERT PERNIC
PATRICIA PERNIC
86 DARTMOUTH RD
WILLIAMS BAY, WI 53191-2300

ROBERT F LOEWENSTEIN TRUST
SUZANNE M BUCHER TRUST
91 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

YERKES FUTURE FOUNDATION INC
PO BOX 346
WILLIAMS BAY, WI 53191-9100


Subject Property
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 11/18/2020
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
WAS 00002
WAS 00001
WAS 00001A
WA40300001
WA13400001
WA12700003
WWUP 00104
WWUP 00049
WWUP 00105
WWUP 00064
WWUP 00365
WWUP 00011
WWUP 00003
EW 200002
EW 200019
EW 200017
EW 200020
EW 200018
EW 1100002C
EA16030000B
EMW 00001

ORDINANCE NUMBER 2021- 02
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 P & I Public and Institutional 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 P & I Public and Institutional 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 in order to facilitate residential development of the subject property while restricting the density of development of the property in order to protect its special geographic features.

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

Section I. The property described in Exhibit A, attached hereto and incorporated herein, is hereby rezoned from P & I Public and Institutional 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 _____, 2021.

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, President

Attest: _____
Jackelyn Pankau, Clerk

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

EXHIBIT A

Block E of the Assessor's Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on page 283.

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

May 1, 2021

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)
TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Village of Williams Bay

1) Applicant is requesting to change the Village of Williams Bay Comprehensive Plan Future Land Use Map designation from Institutional to Large Lot Residential.
2) Applicant is requesting rezoning from P & I Public and Institutional to SF-1 Large Lot Residential.
3) Applicant is requesting approval of a 2-lot Certified Survey Map.

Excerpts from the Comprehensive Plan:

- Large Lot Residential Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Large Lot Single-Family development areas are shown mainly in areas in which this land use existed at the time this Plan was written, particularly along the shores of Geneva Lake.
- Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-1 and RS-2 Single Family Residential districts.
- For all future residential development and redevelopment, including development of the extraction site north of the Village, all lot sizes shall be consistent with the lot sizes specified for the applicable future land use category. In all cases, lots shall only be located on areas of the site not characterized by primary or secondary environmental corridor, isolated natural resources features, wetlands, drainageways, or slopes greater than 12 percent.

Staff Comments:

- The Large Lot Land Use Plan designation is consistent with the proposed SF-1 zoning and proposed land division for two single-family residential dwellings located on a total lot area of 11.51 acres.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Michael and Tracy Sierakowski c/o Attorney Charles W. Pollard - CLAIR LAW

Applicant address: 617 E Walworth Ave, Delavan, WI 53115

Applicant phone number: 262-728-9196

Address of subject site: Tax Parcel WAS 00002 and WWUP 00013

Current zoning of subject site: P&I and SF-1

Proposed zoning of subject site: SF-1

Future land use designation of the subject site (see Comprehensive Plan): See Attached Narrative.

Written justification for the proposed map amendment (or attach as a separate sheet):
Please See Attached Narrative.

Requirements

- Map of the subject property showing its general location in relation to the Village as a whole.
- Map of the subject property at a scale of not less than 1" equals 800 feet showing:
  - Current zoning of the subject property and lands within 200 feet.
  - All lot dimensions of the subject property.
  - Graphic scale and a north arrow.
- Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 15 day of December, 2020 **REVISED MARCH 24, 2021**

Respectfully submitted,

(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____	By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____	By: ____
☐	Reimbursement of professional consultant costs agreement executed	Date: _____	By: ____
☐	Certification that application is complete by Zoning Administrator	Date: _____	By: ____
☐	Evaluation report prepared by Zoning Administrator	Date: _____	By: ____
☐	Public hearing notification sent to property owners within 200 feet	Date: _____	By: ____
☐	Public hearing notification sent to Township Clerks within 1,000 feet	Date: _____	By: ____
☐	Class 2 legal notice sent to official newspaper by Village Clerk	Date: _____	By: ____
☐	Class 2 legal notice published on _____ and _____	Date: _____	By: ____
☐	Plan Commission public hearing *(Within 45 days of certification application as complete by Zoning Administrator)*	Date: _____	By: ____
☐	Review and recommendation by Village Plan Commission *(Within 60 days of public hearing)*	Date: _____	By: ____
☐	Review and action by Village Board *(Final action may be taken at the initial meeting of the Village Board, or the Board may continue the proceedings)*	Date: _____	By: ____

VILLAGE OF WILLIAMS BAY
ZONING MAP AMENDMENT PETITION
(Revised March 24, 2021)

Name: Michael and Tracy Sierakowski
Agent: Attorney Charles W. Pollard of Clair, Thompson & Pollard, S.C.
Phone Number: (262) 728-9196
Address: 617 E Walworth Ave, Delavan, WI 53115
Tax Parcel Numbers: WAS 00002 and WWUP 00013
Existing Zoning: P&I and SF-1
Zoning Map Amendment Requested: P&I amended to SF-1

****

Michael and Tracy purchased the subject property in the Village of Williams Bay to build their forever home. Given the expansive 11 acres, they also desired to provide an area on the property for their children to build a home in the future. The property already consists of a residence on the 2 acres residential lot, an existing private road through the institutional parcel, and existing well and septic servicing the residence.

Michael and Tracy love the dense wooded lots and desire to keep the beauty of the natural landscape. The new home construction is designed to be minimally impactful to the woodlands and the neighboring properties as it will replace the prior existing residence.

See Initial New Home Construction Location as **Exhibit 1.**

After meeting with the Plan Commission, Michael and Tracy decided to permanently conserve the property by restricting the 11 acres to only two residential lots.

See attached Certified Survey Map attached as **Exhibit 2.**

Michael and Tracy have invested significant amounts of time and resources into this project, working closely with local builders and architects to prepare plans for construction of their new home on Lot 2, which illustrate the design of a beautiful new home and garage on the property. There are no current plans for Lot 1, but Michael and Tracy are hopeful that when their children grow older, they will build a similar residence within the buildable footprint.

See attached Sierakowski Residence Architectural Plans as **Exhibit 3.**

To accomplish this conservation project, a comprehensive plan map amendment, zoning map amendment, and certified survey map are required. The comprehensive plan map amendment was recommended by the Plan Commission on February 9, 2021. The Board approval of the comprehensive plan map amendment; the Plan Commission recommendation of the zoning map amendment and certified survey map; and then the Board approval of the zoning map amendment and certified survey map are contemplated

to be done at the same joint meeting to provide the Village with the benefit of approving the entire project simultaneously.

The zoning map amendment request is for the P&I zoning on WAS 00002 to be changed to match the SF-1 Low Density Residential currently on Parcel No. WWUP 00013.

See attached Rezone Map as **Exhibit 4.**

Maintains Desired Overall Consistency of Land Uses

The proposed zoning map amendment is consistent with land uses, land use intensities, and land use impacts in the area. The subject property is surrounded on three sides by residential use. Directly north and across Park Street, the properties are zoned SF-3. Directly east across Dartmouth Road, the properties are zoned SF-3. Directly south, the properties are zoned SF-2. To the southeast, the properties are zoned SF-1. Only the area to the west of Constance Blvd has P&I zoning.

See attached Village of Williams Bay Zoning Map as **Exhibit 5.**

The requested SF-1 land use is more restrictive than the SF-2 and SF-3 land uses in the area. Further, the reconfiguration of two already existing lots will not increase the intensity or density of use.

Michael and Tracy are also restricting future development of the two lots by certified survey map adhering to the SEWRPC recommendation of no less than five-acre parcels in environmental corridors, despite the SF-1 allowing for one-acre parcels. The large lots also match the Village of Williams Bay Community Outdoor Recreation Plan by maintaining a high level of environmental quality.

See attached Village of Williams Bay and SEWRPC Guidelines as **Exhibits 6-8.**

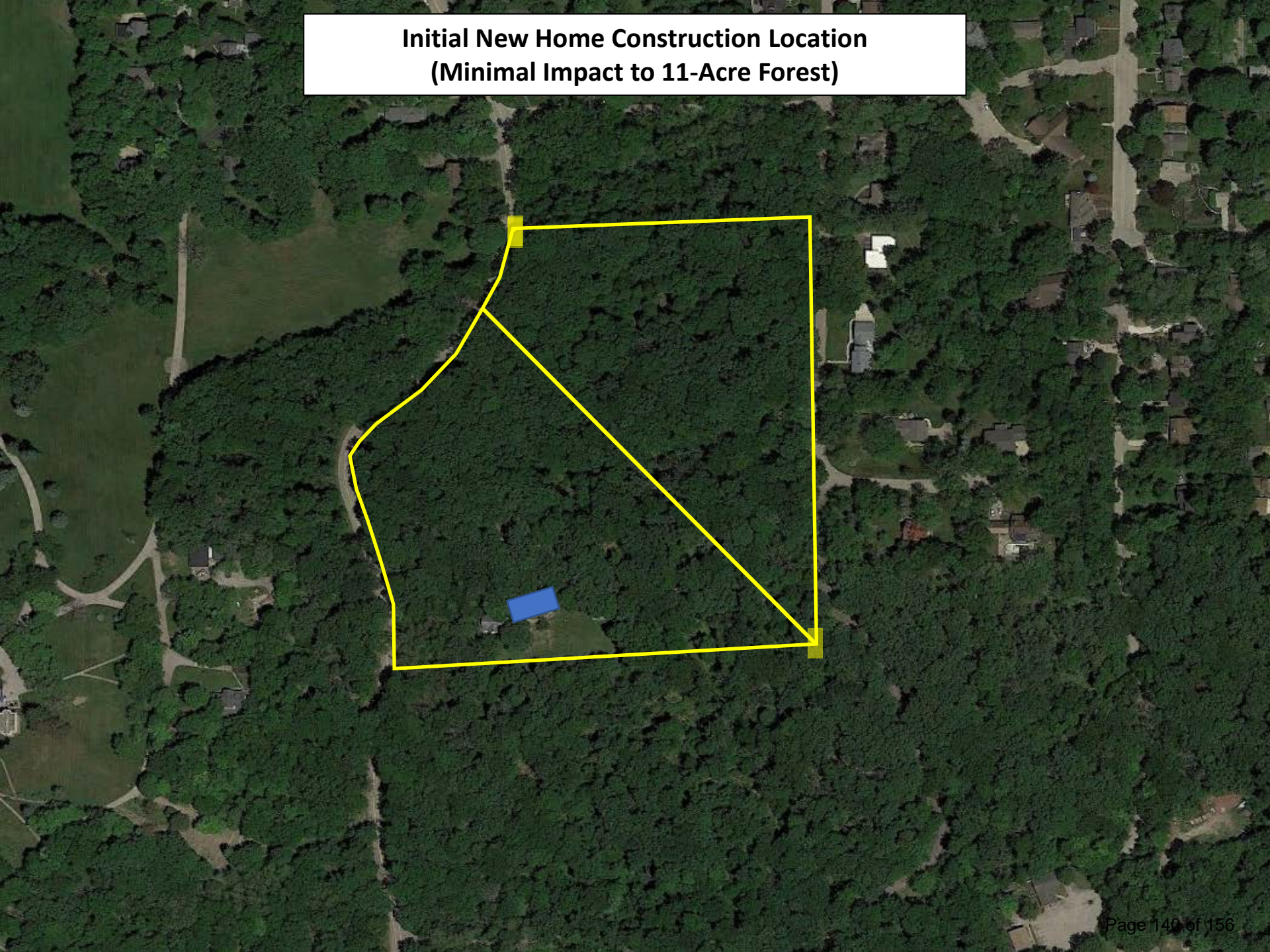
Future Harmony with Comprehensive Plan

Upon approval of the recommended comprehensive plan amendment, the zoning map amendment will be in harmony with the comprehensive plan. The comprehensive plan map will be revised for the subject property from "Institutional" to "Large Lot Residential (1.0 – 1.5 ac Lots)."

The Comprehensive Plan already provides for residential existing and future land use to the north, south and east of the subject property.

See attached Comprehensive Plan Excerpts as **Exhibit 9.**

Initial New Home Construction Location
(Minimal Impact to 11-Acre Forest)



FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

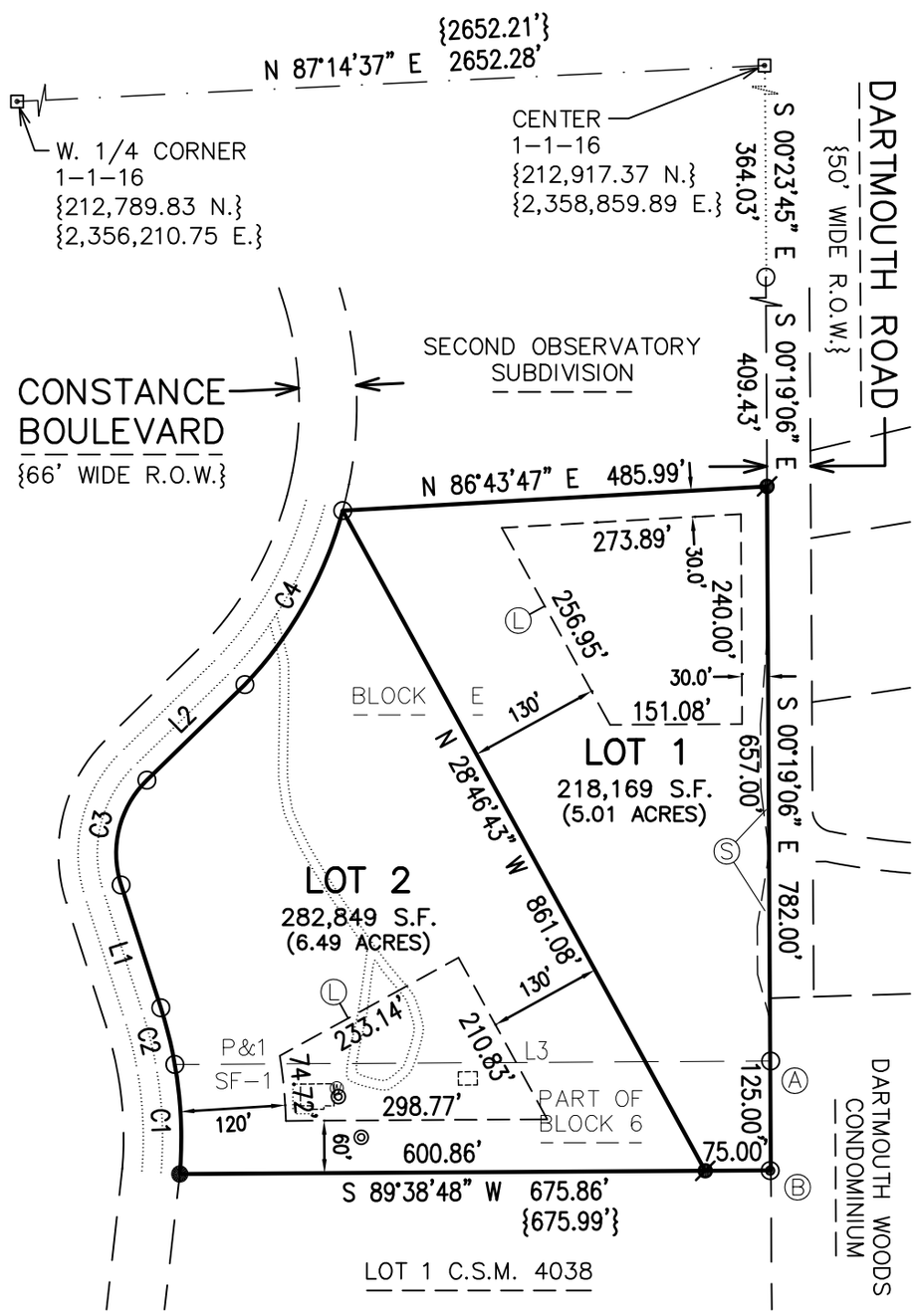
OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

ZONING: P&I AND SF–1

SOILS: CrE2 and MyB

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N. LINE OF THE SW 1/4 OF SECTION 1–1–16 BEARS N 87°14'37" E

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Ⓐ FOUND IRON PIPE STAKE N 88°52'47" E, 0.44' FROM RECORD CORNER

Ⓑ FOUND CONCRETE MON. S 72°05'18" W, 0.84' FROM RECORD CORNER

Ⓛ LIMITED BUILDABLE AREA

Ⓢ SLOPE EASEMENT AS RECORDED IN VOL. 314 RECORDS ON PAGE 614 AS DOCUMENT NO. 97430

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ◉ = FOUND CONCRETE MONUMENT
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⌀ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ⓦ = WELL LOCATED
- ◎ = SEPTIC LID LOCATED
- ⬚ = BUILDING LOCATED
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 1 OF 3 SHEETS

NOTE: NO FURTHER LAND DIVISION PERMITTED.

200 100 0 200 400 600 800
MAP SCALE IN FEET – ORIGINAL 1"=200'

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 782.00 FEET; THENCE S 89DEG 38MIN 48SEC W, 675.86 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 125.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 02DEG 35MIN 27SEC W, 125.37 FEET TO AN IRON PIPE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CHORD WHICH BEARS N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SECOND OBSERVATORY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND OBSERVATORY SUBDIVISION, N 86DEG 43MIN 47SEC E, 485.99 FEET TO THE POINT OF BEGINNING. CONTAINING 501,017 SQUARE FEET (11.50 ACRES) OF LAND, MORE OR LESS.

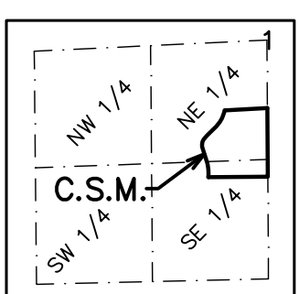
DATED: MARCH 18, 2021

_____
CHRISTOPHER A. HODGES PLS 2760

NOTE: LOT 2 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

LINE	BEARING	DISTANCE
L1	N 17°55'19" W	147.53'
L2	N 45°43'11" E	156.45'
L3	S 89°40'11" W	680.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'



SCALE: 1"=2000'

LOCATION SKETCH
SW 1/4 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 2 OF 3 SHEETS

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

_____ _____
MICHAEL SIERAKOWSKI OWNER DATED

_____ _____
TRACY SIERAKOWSKI OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

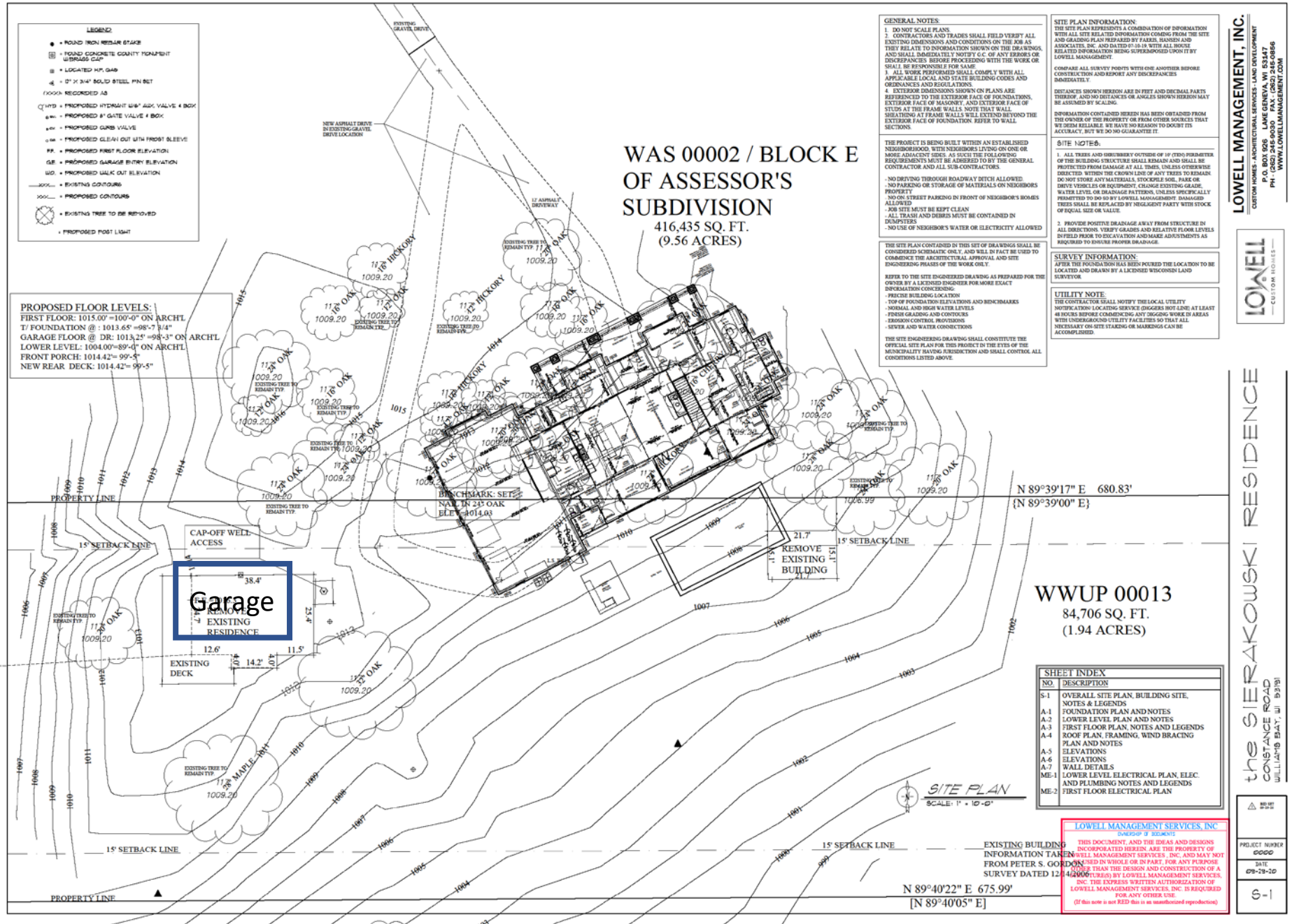
VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

_____
VILLAGE CLERK

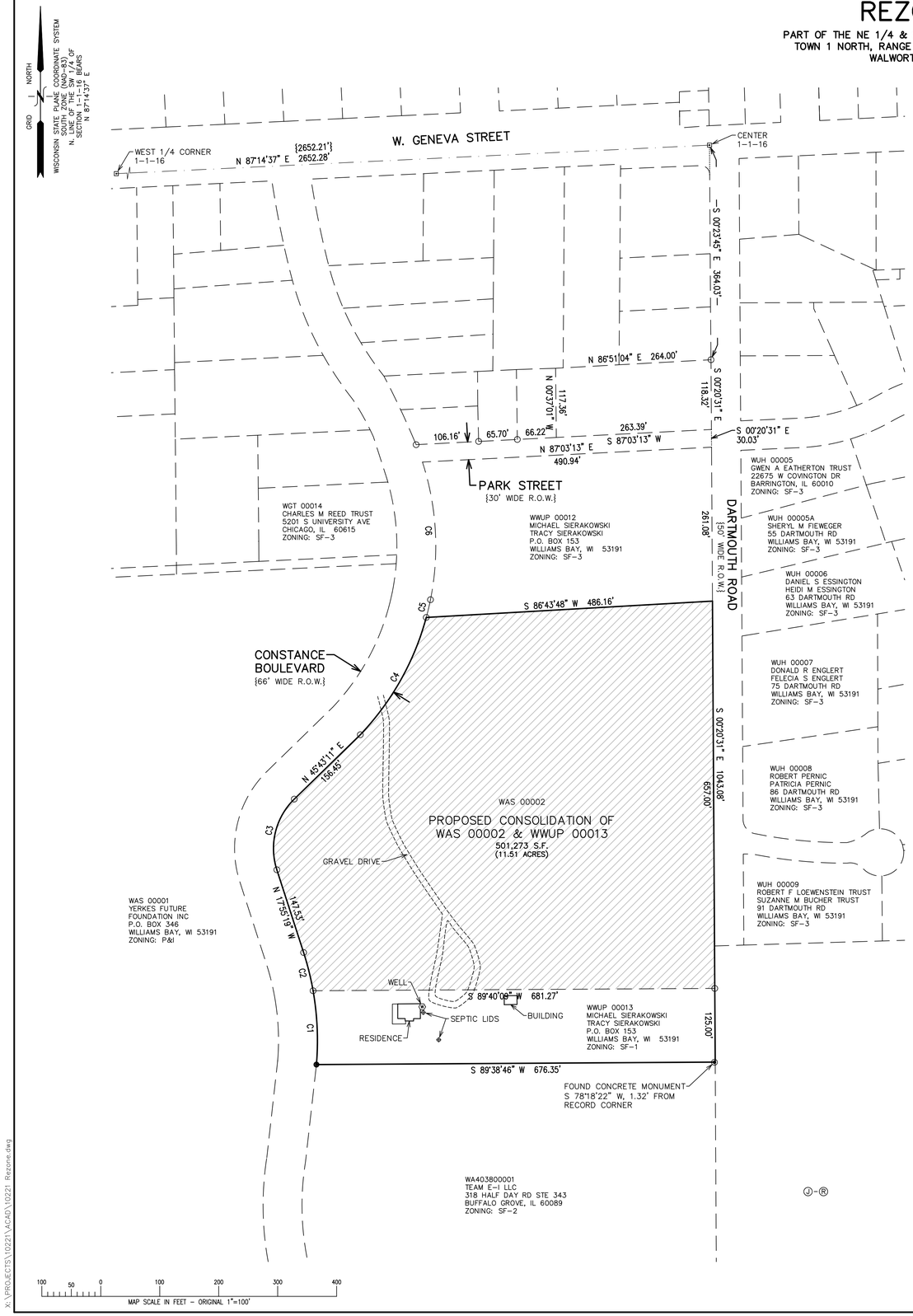
THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

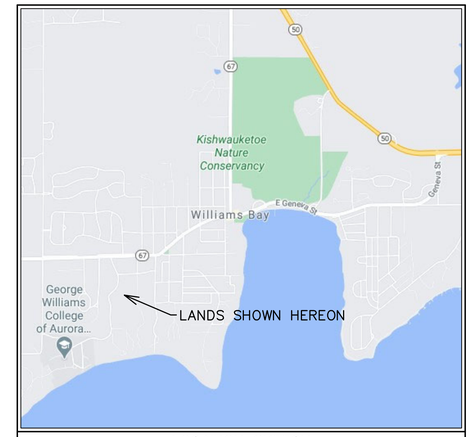
PROJECT: 10221
DATE: 03/18/2021
SHEET 3 OF 3 SHEETS


LEGEND:
• = ROUND IRON REBAR STAKE
= FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
= LOCATED H.P. GAS
= 0" X 3/4" SOLID STEEL PIN SET
(XXXX) = RECORDED AS
HYD = PROPOSED HYDRANT W/6" AUX. VALVE & BOX
= PROPOSED 6" GATE VALVE & BOX
= PROPOSED CURB VALVE
= PROPOSED CLEAN OUT WITH FROST SLEEVE
F.F. = PROPOSED FIRST FLOOR ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
W.O. = PROPOSED WALK OUT ELEVATION
= EXISTING CONTOURS
= PROPOSED CONTOURS
= EXISTING TREE TO BE REMOVED
= PROPOSED POST LIGHT
PROPOSED FLOOR LEVELS:
FIRST FLOOR: 1015.00' =100'-0" ON ARCH'L
T/ FOUNDATION @ : 1013.65' =98'-7 3/4"
GARAGE FLOOR @ DR: 1013.25' =98'-3" ON ARCH'L
LOWER LEVEL: 1004.00'=89'-0" ON ARCH'L
FRONT PORCH: 1014.42'= 99'-5"
NEW REAR DECK: 1014.42'= 99'-5"
WAS 00002 / BLOCK E OF ASSESSOR'S SUBDIVISION
416,435 SQ. FT.
(9.56 ACRES)
WWUP 00013
84,706 SQ. FT.
(1.94 ACRES)
Garage
REMOVE EXISTING RESIDENCE
REMOVE EXISTING BUILDING
CAP-OFF WELL ACCESS
EXISTING DECK
BENCHMARK: SET NAIL IN 24" OAK ELEV. 1014.03
PROPERTY LINE
15' SETBACK LINE
N 89°39'17" E 680.83'
{N 89°39'00" E}
N 89°40'22" E 675.99'
[N 89°40'05" E]
EXISTING BUILDING INFORMATION TAKEN FROM PETER S. GORDON SURVEY DATED 12-14-2006
SITE PLAN
SCALE: 1" = 10'-0"
GENERAL NOTES:
1. DO NOT SCALE PLANS.
2. CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
4. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION. REFER TO WALL SECTIONS.
THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
- NO DRIVING THROUGH ROADWAY DITCH ALLOWED.
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON STREET PARKING IN FRONT OF NEIGHBOR'S HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBOR'S WATER OR ELECTRICITY ALLOWED
THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.
REFER TO THE SITE ENGINEERED DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:
- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS
THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.
SITE PLAN INFORMATION:
THE SITE PLAN REPRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FARES, HANSEN AND ASSOCIATES, INC. AND DATED 07-10-19. WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.
COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, AND NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NO GUARANTEE IT.
SITE NOTES:
1. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED WITHIN THE CROWN LINE OF ANY TREES TO REMAIN. DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.
SURVEY INFORMATION:
AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR.
UTILITY NOTE:
THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION/ LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.
LOWELL MANAGEMENT, INC.
CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH - (262) 248-9030 FAX - (262) 248-0856
WWW.LOWELLMANAGEMENT.COM
LOWELL CUSTOM HOMES
the SIERAKOWSKI RESIDENCE
CONSTANCE ROAD
WILLIAMS BAY, WI 53191
SHEET INDEX
NO. DESCRIPTION
S-1 OVERALL SITE PLAN, BUILDING SITE, NOTES & LEGENDS
A-1 FOUNDATION PLAN AND NOTES
A-2 LOWER LEVEL PLAN AND NOTES
A-3 FIRST FLOOR PLAN, NOTES AND LEGENDS
A-4 ROOF PLAN, FRAMING, WIND BRACING PLAN AND NOTES
A-5 ELEVATIONS
A-6 ELEVATIONS
A-7 WALL DETAILS
ME-1 LOWER LEVEL ELECTRICAL PLAN, ELEC. AND PLUMBING NOTES AND LEGENDS
ME-2 FIRST FLOOR ELECTRICAL PLAN
LOWELL MANAGEMENT SERVICES, INC
OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF LOWELL MANAGEMENT SERVICES, INC, AND MAY NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE DESIGN AND CONSTRUCTION OF A STRUCTURE(S) BY LOWELL MANAGEMENT SERVICES, INC. THE EXPRESS WRITTEN AUTHORIZATION OF LOWELL MANAGEMENT SERVICES, INC. IS REQUIRED FOR ANY OTHER USE.
(If this note is not RED this is an unauthorized reproduction)
PROJECT NUMBER 0000
DATE 09-29-20
S-1

REZONE MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN





LOCATION SKETCH

(J) WDA 00001
BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067
ZONING: SF-1

(K) WDA 00002
EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AVE UNIT B
CHICAGO, IL 60613
ZONING: SF-1

(L) WDA 00003
A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610
ZONING: SF-1

(M) CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045
ZONING: SF-1

(N) WDA 00005
ROGER B PARSONS TRUST
RUTH R PARSONS TRUST
145 W GUNSMOKE RD
SEDONA, AZ 86336
ZONING: SF-1

(O) WDA 00006
MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010
ZONING: SF-1

(P) WDA 00007
F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005
ZONING: SF-1

(Q) WDA 00008
STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191
ZONING: SF-1

(R) WDA 00009
GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191
ZONING: SF-1

LEGAL DESCRIPTION – LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2494 AND A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 20MIN 31SEC E, 409.43 FEET TO THE NORTHEAST CORNER OF BLOCK E OF ASSESSOR'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DARTMOUTH ROAD, S 00DEG 20MIN 31SEC E, 657.00 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE S 89DEG 40MIN 09SEC W, 681.27 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK E OF ASSESSOR'S SUBDIVISION; THENCE N 86DEG 43MIN 48SEC E, 486.16 FEET TO THE POINT OF BEGINNING.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
C3	117.00'	130.03'	N 13°50'26" E	123.44'
C4	462.00'	230.60'	N 29°21'04" E	228.21'
C5	462.00'	30.91'	N 13°21'41" E	30.90'
C6	462.00'	236.47'	N 03°20'15" W	233.89'

REZONE LEGEND

= LANDS CURRENTLY ZONED P&I TO BE ZONED SF-1 (9.57 ACRES)

LEGEND

= FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP

= FOUND CONCRETE MONUMENT

= FOUND IRON PIPE STAKE

= FOUND IRON REBAR STAKE

LAND OWNER WWUP 00013
AND WAS 00002

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

X:\PROJECTS\10221\ACAD\10221 Rezone.dwg

REZONE MAP
VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVENUE SOUTH 6
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

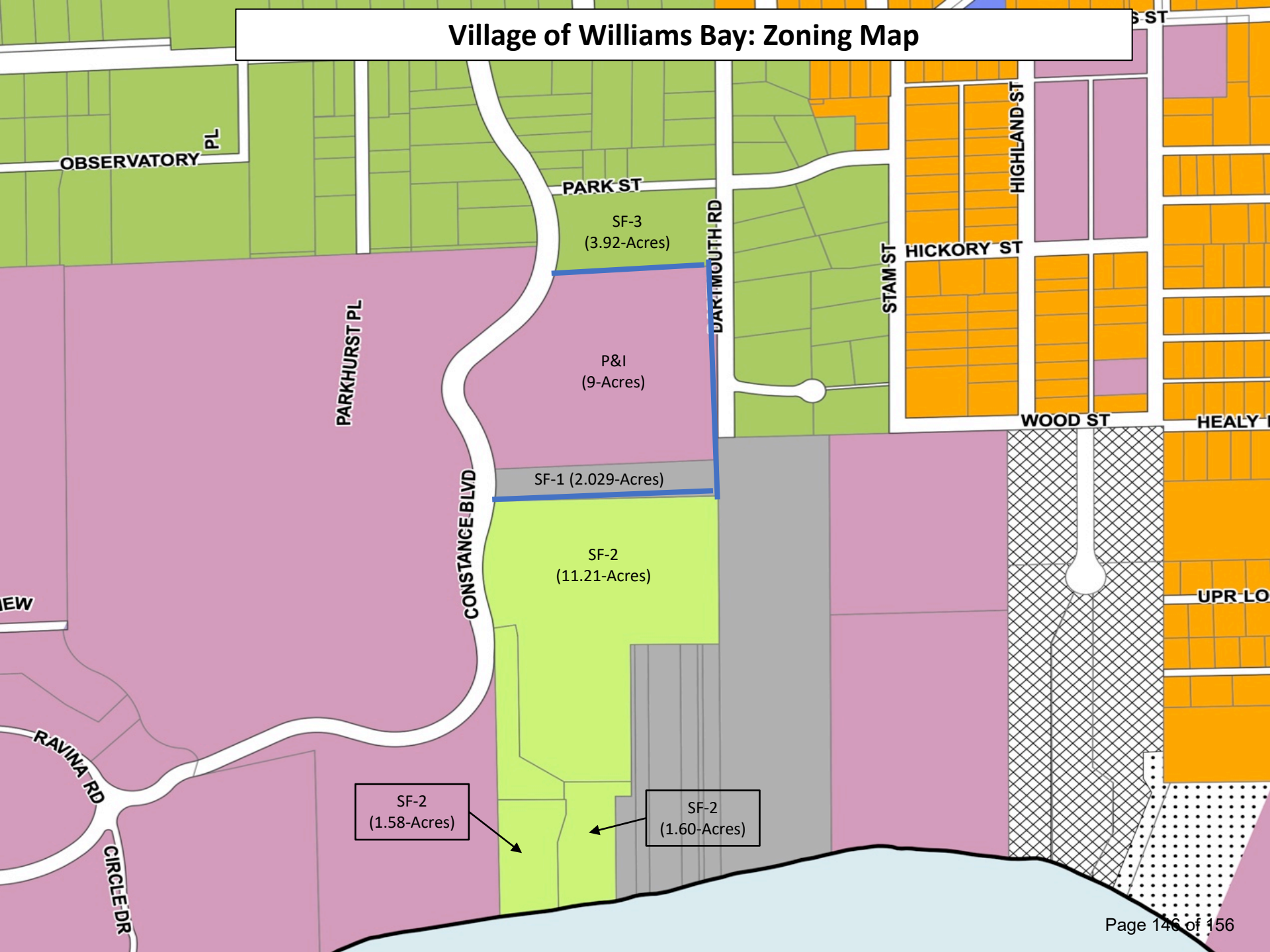
REVISIONS
12/4/2020 – LK
GENERAL REVISIONS

PROJECT NO.
10221

DATE
07/28/2020

SHEET NO.
1 OF 1

Village of Williams Bay: Zoning Map



Primary Environmental Corridors (Page 18)

About 400 acres, or 25% of the community, meets the primary environmental corridor criteria as set forth by Southeastern Wisconsin Regional Planning Commission. About one third of the Village was designated as an environmental corridor in 1991.

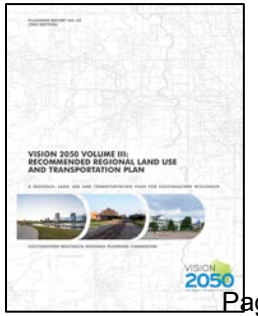
The corridor encompasses all of Geneva Lake's shoreline, most all of the private and public parks, the private recreational camps and Kishwauketoe Nature Conservancy.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat areas. They are, in effect, a composite of the best remaining elements of the natural resource base of the Village. These corridors have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible uses should be one of the principal objectives of the Village park and open space plan. Their preservation in an essentially open and natural state including park and open space uses, and country estate type residential uses will serve to maintain a high level of environmental quality, protect its natural beauty and provide valuable recreation opportunities.

Source: https://williamsbay.org/images/plans/CORP%20Final%2010-27(Community%20Outdoor%20Plan).pdf

SEWRPC Environmental Corridor Guidelines

The SEWRPC regional land use plan recommends that steps be taken by State, county, and local governments to preserve and protect these important concentrations of remaining natural resources in the Region for the reasons outlined in this article. It is recommended that the lowland portions of environmental corridors and isolated natural resource areas--areas that are floodplains and wetlands--not be filled and be kept free from future urban development of any kind. It is further recommended that the upland portions of primary environmental corridors be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres. Finally, the plan recommends that county and local governments give consideration to similarly protecting the upland portions of secondary environmental corridors and isolated natural resource areas as local needs and conditions may warrant.



Source: https://www.sewrpc.org/SEWRPC/LandUse/EnvironmentalCorridors.htm

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

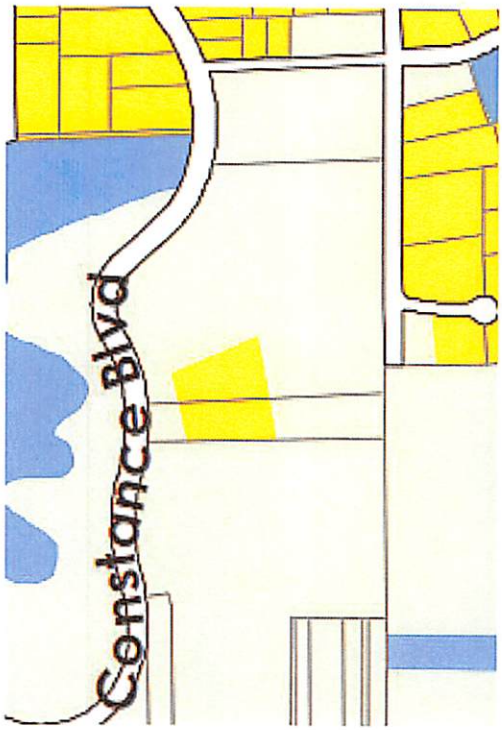
Component Natural Resource and Related Features within Environmental Corridors[d]	Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	x	x	--	--	--	--	--	--	--	--
Shoreland	x	x	x	x	x	x	--	x	x	--	x	--	--	x	x[j]	--	--
Floodplain	--[k]	x	x	x	x	x	--	x	x	--	x	x	--	x	x[l]	--	--
Wetland[m]	--[k]	x	--	--	x[n]	--	--	--	x	--	--[o]	--	--	--	--	--	--
Wet Soils	x	x	x	x	x	--	--	x	x	--	x	--	--	x	--	--	--
Woodland	x	x	x[p]	--	x	x	x	--	x	x	x	x	x	x	x[q]	x	x
Wildlife Habitat	x	x	x	--	x	x	x	--	x	x	x	x	x	x	x	x	x
Steep Slope	x	x	--	--	--[r]	--	--	--	--	x[s]	x	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	x	--	--	--
Scenic Viewpoint	x	x	--	--	x	x	x	--	x	x	x	--	--	x	x	x	x
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

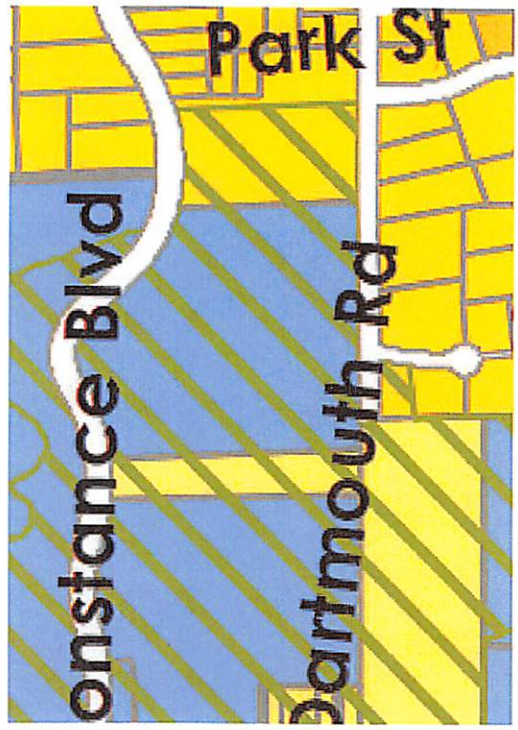
Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single- family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

Source: https://www.sewrpc.org/SEWRPCFiles/LandUse/LandUseData/PlanningReport/pr-048_pgs105-106.pdf

Sierakowksi Lot Combination

Comprehensive Plan





Existing Land Use

Light Green = Agriculture/Undeveloped

Yellow = Single Family Residential

Future Land Use

Dark Yellow = Medium Density Residential (10-20k)

Blue = Institutional

Light Yellow = Exurban Residential (1-35acre lots)

Green Hashing = Environmental Corridor

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

TEAM E-I LLC
318 HALF DAY RD STE 343
BUFFALO GROVE, IL 60089-8900

BALLY BAY LLC
C/O J OR W PLAZA
184 GLAMIS LN
INVERNESS, IL 60067

EDF LLC
C/O CAROLINE WETTERSTEN
3820 N GREENVIEW AV UNIT B
CHICAGO, IL 60613

A GREGORY SAMATA TRUST
PATRICIA SAMATA TRUST
1300 N ASTOR ST, #14A
CHICAGO, IL 60610-1000

CARL EDWARD AVALLON TRUST
290 S SHORE LN
LAKE FOREST, IL 60045

ROGER PARSONS TRUST
145 GUNSMOKE RD
SEDONA, AZ 86336-3600

MICHAEL P KING TRUST
614 S COOK ST
BARRINGTON, IL 60010

F MICHAEL COVEY III
JENNIFER M COVEY
625 BURTON PL
ARLINGTON HEIGHTS, IL 60005

STEVEN L CARLSON
BETSY J CARLSON
8 DARTMOUTH RD
WILLIAMS BAY, WI 53191

GREGORY E WOLF
LINDA G WOLF
9 DARTMOUTH WOODS
WILLIAMS BAY, WI 53191

CHARLES M REED TRUST
5201 S UNIVERSITY AV
CHICAGO, IL 60615

GWEN A EATHERTON TRUST
22675 W COVINGTON DR
BARRINGTON, IL 60010

SHERYL M FIEWEGER
55 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DANIEL S ESSINGTON
HEIDI M ESSINGTON
63 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

DONALD R ENGLERT
FELECIA S ENGLERT
75 DARTMOUTH
WILLIAMS BAY, WI 53191-9100

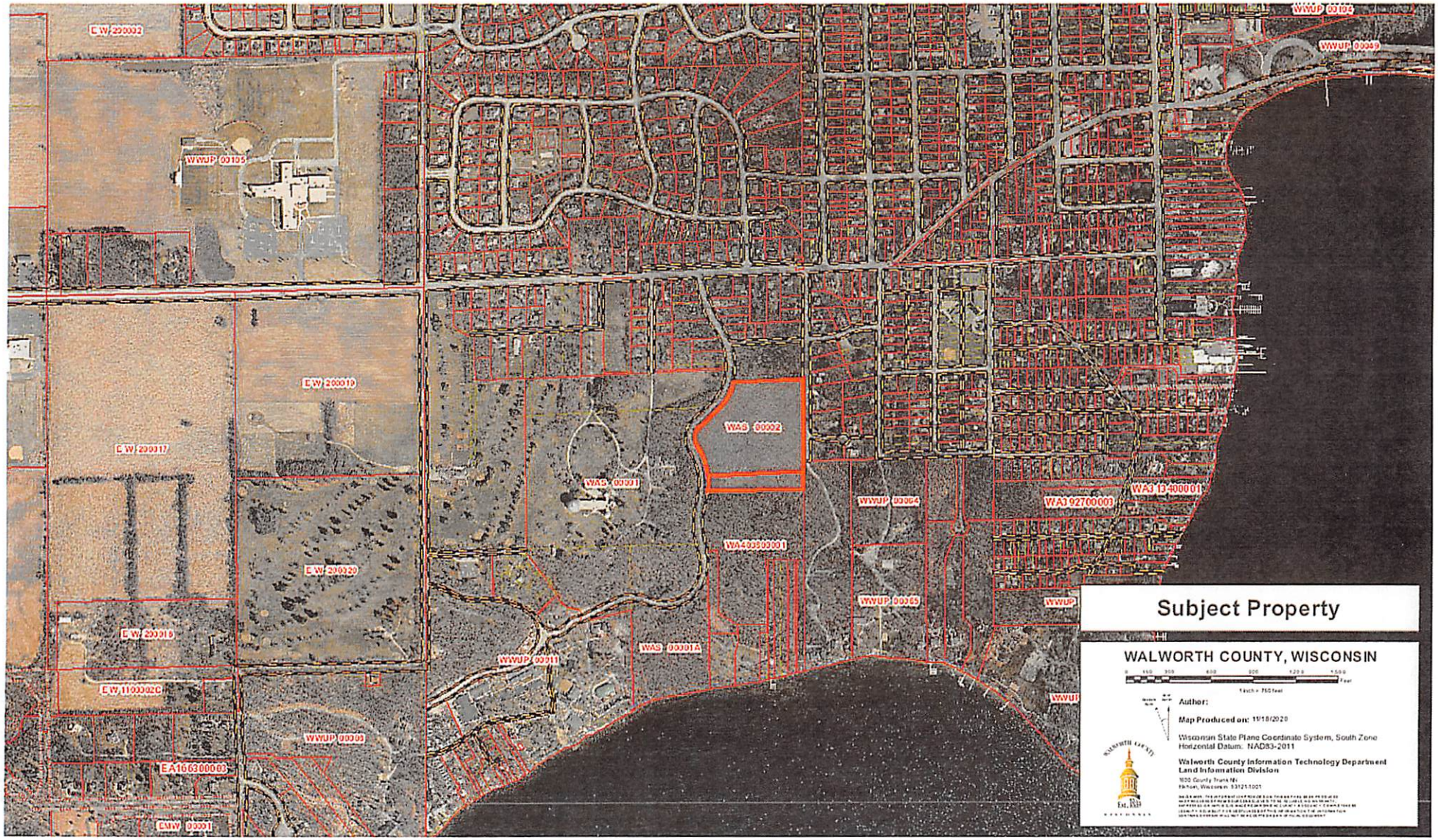
ROBERT PERNIC
PATRICIA PERNIC
86 DARTMOUTH RD
WILLIAMS BAY, WI 53191-2300

ROBERT F LOEWENSTEIN TRUST
SUZANNE M BUCHER TRUST
91 DARTMOUTH RD
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

MICHAEL SIERAKOWSKI
TRACY SIERAKOWSKI
PO BOX 153
WILLIAMS BAY, WI 53191-9100

YERKES FUTURE FOUNDATION INC
PO BOX 346
WILLIAMS BAY, WI 53191-9100


Subject Property
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 11/18/2020
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
WAS 00002
WAS 00001
WAS 00001A
WA40300001
WA13400001
WA12700003
WWUP 00104
WWUP 00049
WWUP 00105
WWUP 00064
WWUP 00065
WWUP 00011
WWUP 00003
EW 200002
EW 200019
EW 200017
EW 200020
EW 200018
EW 1100002C
EA16030000B
EMW 00001

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

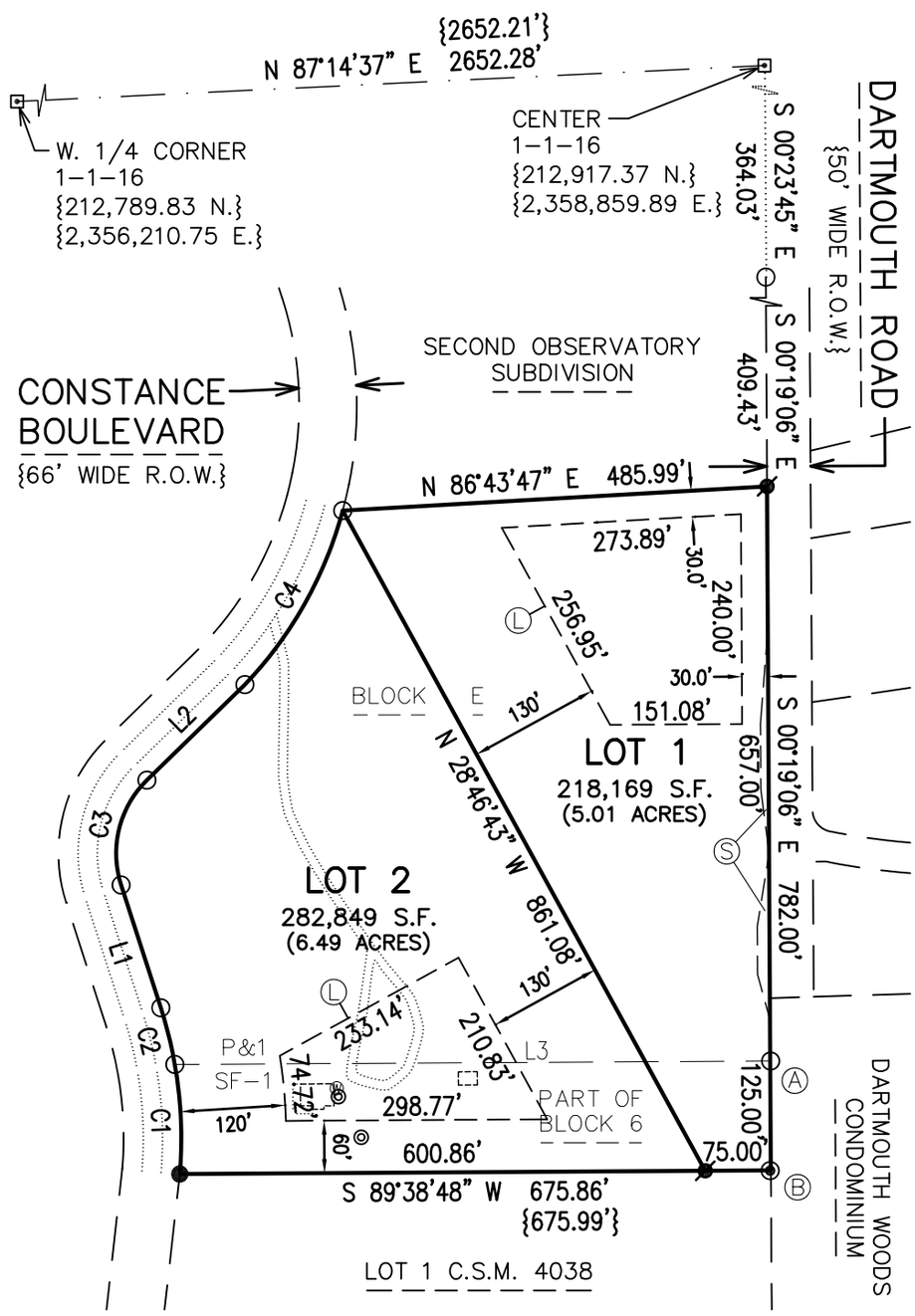
OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

ZONING: P&I AND SF–1

SOILS: CrE2 and MyB

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N. LINE OF THE SW 1/4 OF SECTION 1–1–16 BEARS N 87°14'37" E

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



Ⓐ FOUND IRON PIPE STAKE N 88°52'47" E, 0.44' FROM RECORD CORNER

Ⓑ FOUND CONCRETE MON. S 72°05'18" W, 0.84' FROM RECORD CORNER

Ⓛ LIMITED BUILDABLE AREA

Ⓢ SLOPE EASEMENT AS RECORDED IN VOL. 314 RECORDS ON PAGE 614 AS DOCUMENT NO. 97430

LEGEND

- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ◉ = FOUND CONCRETE MONUMENT
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⌀ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ⓦ = WELL LOCATED
- ◎ = SEPTIC LID LOCATED
- ⬚ = BUILDING LOCATED
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 1 OF 3 SHEETS

NOTE: NO FURTHER LAND DIVISION PERMITTED.

200 100 0 200 400 600 800
MAP SCALE IN FEET – ORIGINAL 1"=200'

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 782.00 FEET; THENCE S 89DEG 38MIN 48SEC W, 675.86 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, 125.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 02DEG 35MIN 27SEC W, 125.37 FEET TO AN IRON PIPE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 66.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET AND A CHORD WHICH BEARS N 13DEG 53MIN 37SEC W, 66.77 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 17DEG 55MIN 19SEC W, 147.53 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 130.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.00 FEET AND A CHORD WHICH BEARS N 13DEG 50MIN 26SEC E, 123.44 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, N 45DEG 43MIN 11SEC E, 156.45 FEET TO AN IRON PIPE STAKE FOUND; THENCE CONTINUE ALONG SAID BOULEVARD, 230.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CHORD WHICH BEARS N 29DEG 21MIN 04SEC E, 228.21 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SECOND OBSERVATORY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND OBSERVATORY SUBDIVISION, N 86DEG 43MIN 47SEC E, 485.99 FEET TO THE POINT OF BEGINNING. CONTAINING 501,017 SQUARE FEET (11.50 ACRES) OF LAND, MORE OR LESS.

DATED: MARCH 18, 2021

_____
CHRISTOPHER A. HODGES PLS 2760

NOTE: LOT 2 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

LINE	BEARING	DISTANCE
L1	N 17°55'19" W	147.53'
L2	N 45°43'11" E	156.45'
L3	S 89°40'11" W	680.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	483.00'	125.72'	N 02°35'27" W	125.37'
C2	483.00'	66.83'	N 13°53'37" W	66.77'
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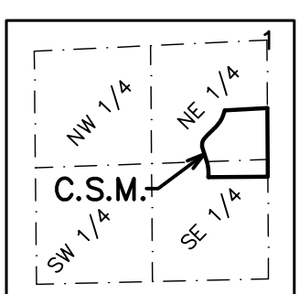

SCALE: 1"=2000'

LOCATION SKETCH
SW 1/4 1-1-16

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 2 OF 3 SHEETS

BLOCK E OF ASSESSOR'S SUBDIVISION AND PART OF BLOCK 6 OF GRAND TERRACE SUBDIVISION LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

_____ _____
MICHAEL SIERAKOWSKI OWNER DATED

_____ _____
TRACY SIERAKOWSKI OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

_____
VILLAGE CLERK

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 10221
DATE: 03/18/2021
SHEET 3 OF 3 SHEETS

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
May 11, 2021

May 1, 2021

APPLICANT: Michael & Tracy Sierakowski (Owners), Charles Pollard (Agent)
TAX KEY: WAS 00002
STREET ADDRESS: Vacant land north of 109 Constance Blvd, Village of Williams Bay

1) Applicant is requesting to change the Village of Williams Bay Comprehensive Plan Future Land Use Map designation from Institutional to Large Lot Residential.
2) Applicant is requesting rezoning from P & I Public and Institutional to SF-1 Large Lot Residential.
3) Applicant is requesting approval of a 2-lot Certified Survey Map.

<u>Excerpts from the Comprehensive Plan:</u>

- Large Lot Residential Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Large Lot Single-Family development areas are shown mainly in areas in which this land use existed at the time this Plan was written, particularly along the shores of Geneva Lake.
- Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-1 and RS-2 Single Family Residential districts.
- For all future residential development and redevelopment, including development of the extraction site north of the Village, all lot sizes shall be consistent with the lot sizes specified for the applicable future land use category. In all cases, lots shall only be located on areas of the site not characterized by primary or secondary environmental corridor, isolated natural resources features, wetlands, drainageways, or slopes greater than 12 percent.

<u>Staff Comments:</u>

- The Large Lot Land Use Plan designation is consistent with the proposed SF-1 zoning and proposed land division for two single-family residential dwellings located on a total lot area of 11.51 acres.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705