



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING TUESDAY, MAY 9, 2023 AT 6:30 PM

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. Joint Village Board & Plan Commission Meeting Minutes of April 3, 2023
 - B. Plan Commission Meeting Minutes of March 14, 2023
- V. Conceptual Site Plan Presentation - Discussion Only
 - A. APPLICANT: Dancing Dudes, LLC (Owner)
TAX KEY: WOP 00088
STREET ADDRESS: 1 E. Geneva St, Village of Williams Bay
Applicant is requesting feedback on a conceptual site plan for a new commercial development
- VI. Recommendation and Possible Action for a Certified Survey Map (Extraterritorial)
 - A. APPLICANT: John Grezskowski Trust and Zylphia Crowe Trust (Owners)
TAX KEY: JA174200001 and JA1742200002
STREET ADDRESS: W3978 Kelly Rd and W4000 Kelly Rd, Town of Geneva
Applicant is requesting approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to correct apparent scrivener's errors on CSM 1742 by redefining boundaries using monumentation found.
- VII. Adjournment

Bill Duncan
Chairman

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: 05/02/2023 5:00 PM



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UNOFFICIAL MINUTES JOINT PLAN COMMISSION AND VILLAGE BOARD MEETING MONDAY, APRIL 3, 2023 AT 6:30 PM

I. Call to Order Village Board and Plan Commission

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

II. Roll Call Village Board and Plan Commission

Village Board Present: President Bill Duncan, Trustees Lowell Wright, Robert Umans, Jim D'Alessandro, Adam Jaramillo

Plan Commission Present: President Bill Duncan, Trustee Lowell Wright, Commissioners Maggie Gage, Jess Haak, Marianne Klemke, Matt Robbins and Pat Watts

Also Present: Administrator Lothspeich, Treasurer Peternell, Police Chief Timm and (virtually) Sonja Kruesel; Vandewalle & Associates

Excused: Trustees Matt Stanek and George Vlach

III. Pledge of Allegiance

IV. Public Hearing and Possible Action for the 2023 Village of Williams Bay Comprehensive Plan

A. Open Public Hearing Regarding 2023 Village of Williams Bay Comprehensive Plan

President Duncan opened the public hearing at 6:33pm

Nobody spoke in favor or in opposition of the 2023 Village of Williams Bay Comprehensive Plan

B. Close Public Hearing

President Duncan closed the public hearing at 6:34pm

C. Discussion & Possible Action by the Plan Commission on Resolution #R-7-23 Recommending the Village Board approve Ordinance #2023-04 to approve the 2023 Village of Williams Bay Comprehensive Plan

The motion to approve Resolution R-7-23 Recommending the Village Board approve Ordinance 2023-04 to approve the 2023 Village of Williams Bay Comprehensive Plan was initiated by Maggie Gage and seconded by Jess Haak.

Votes:

Yes: President Bill Duncan, Trustee Lowell Wright, Commissioners Maggie Gage, Jess Haak, Marianne Klemke, Matt Robbins and Pat Watts

No: None

Abstain: None

Result: Passed

V. Adjournment of Plan Commission

President Duncan adjourned the Plan Commission meeting at 6:37pm

VI. Village Board Meeting Continuation

VII. Minutes

A. Village Board Meeting Minutes of March 15, 2023

The motion to Approve the Village Board Meeting Minutes of March 15, 2023 was initiated by Jim D'Alessandro and seconded by Lowell Wright. Unanimously carried.

B. Village Board Meeting Minutes of March 20, 2023

The motion to Approve the Village Board Meeting Minutes of March 20, 2023 was initiated by Robert Umans and seconded by Adam Jaramillo. Unanimously carried.

C. Joint Village of Williams Bay and Village of Fontana Meeting Minutes of March 22, 2023

The motion to Approve the Joint Village of Williams Bay and Village of Fontana Meeting Minutes of March 22, 2023 was initiated by Robert Umans and seconded by Lowell Wright. Unanimously carried.

VIII. Consent Agenda

IX. Presentation of accounts and petitions

A. Payroll ending 03-24-2023 in the amount of \$41,249.05

The motion to Approve the Payroll ending 03-24-2023 in the amount of \$41,249.05 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

B. Library Accounts Payable dated 03-20-2023 in the amount of \$4,869.35

The motion to Approve the Library Accounts Payable dated 03-20-2023 in the amount of \$4,869.35 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

C. Accounts Payable Prepays dated 03-27-2023 in the amount of \$1,100.04

The motion to Approve the Accounts Payable Prepays dated 03-27-2023 in the amount of \$1,100.04 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

D. Accounts Payable Unpays dated 03-31-2023 in the amount of \$157,842.97

The motion to Approve the Accounts Payable Unpays dated 03-31-2023 in the amount of \$157,842.97 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

X. Plan Commission

A. None

XI. Joint Extraterritorial Zoning Committee: pursuant to section 18.171F(A)

A. None

XII. Public Comments

XIII. President's Remarks

XIV. Ordinances and Resolutions

A. First Reading - Ordinance 2023-04 An ordinance to approve the 2023 Village of Williams Bay Comprehensive Plan

The motion to Approve the First Reading - Ordinance 2023-04 An ordinance to approve the 2023 Village of Williams Bay Comprehensive Plan was initiated by Lowell Wright and seconded by Jim D'Alessandro.

Votes:

Yes: Bill Duncan, Lowell Wright, Robert Umans, Jim D'Alessandro, Adam Jaramillo

No: None

Abstain: None

Result: Passed

The motion to waive the Second Reading - Ordinance 2023-04 An ordinance to approve the 2023 Village of Williams Bay Comprehensive Plan was initiated by Lowell Wright and seconded by Robert Umans.

Votes:

Yes: Bill Duncan, Lowell Wright, Robert Umans, Adam Jaramillo

No: Jim D'Alessandro

Abstain: None

Result: Passed

The motion to Adopt Ordinance 2023-04 An ordinance to approve the 2023 Village of Williams Bay Comprehensive Plan was initiated by Lowell Wright and seconded by Adam Jaramillo

Votes:

Yes: Bill Duncan, Lowell Wright, Robert Umans, Jim D'Alessandro, Adam Jaramillo

No: None

Abstain: None

Result: Passed

- B.** First Reading - Ordinance #2023-01 An Ordinance Amending Section 390-0207C and Section 390-0223C of the Code of Ordinances of the Village of Williams Bay Concerning Communication Towers

The motion to Approve the First Reading - Ordinance #2023-01 An Ordinance Amending Section 390-0207C and Section 390-0223C of the Code of Ordinances of the Village of Williams Bay Concerning Communication Towers was initiated by Jim D'Alessandro and seconded by Adam Jaramillo. Unanimously carried.

- C.** First Reading - Ordinance 2023-02 Regarding Communication Tower Performance Standards

The motion to Approve the First Reading - Ordinance 2023-02 Regarding Communication Tower Performance Standards was initiated by Robert Umans and seconded by Lowell Wright. Unanimously carried.

- D.** Resolution R-6-23 Gerstad Builders Letter of Credit Reduction Request for Bailey Estates Phase 5

The motion to Approve the Resolution R-6-23 Gerstad Builders Letter of Credit Reduction Request for Bailey Estates Phase 5 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

XV. Committee Reports

A. Finance & Personnel, Trustee Wright - Chair

1. Associated Bank Health Savings Account (HSA)

The motion to Approve the Associated Bank Health Savings Account (HSA) was initiated by Lowell Wright and seconded by Jim D'Alessandro. Unanimously carried.

B. Protective Services, Trustee Vlach - Chair

1. No Report

C. Parks & Lakefront, Trustee D'Alessandro - Chair

1. No Report

D. Building, Zoning, & Ordinance, Trustee Jaramillo - Chair

1. No Report

E. Water & Sewer, Trustee Umans - Chair

1. No Report

F. Streets & Highways, Trustee Stanek - Chair

1. No Report

XVI. Public Comments

XVII. Other Items for Discussion, Consideration, or Action

XVIII. Adjournment

The motion to adjourn was initiated by Jim D'Alessandro and seconded by Lowell Wright at 7:10pm. Unanimously

carried.

/s/ Lori Peternell, Village Treasurer

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



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UNOFFICIAL MINUTES PLAN COMMISSION 3/14/2023 MEETING TUESDAY, MARCH 14, 2023 AT 6:30 PM

I. Call to Order

William Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: Bill Duncan, Lowell Wright, Pat Watts, Matt Robbins, Maggie Gage, James Killian

Also Present: Attorney, Mark Schroeder, Interim Administrator David Bretl, Zoning Administrator Bonnie Schaeffer, Trustee, Robert Umans, Clerk, Tina Kolls

Excused: Marianne Klemke, Jess Haak

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of 1/10/2023

The motion to approve the Plan Commission Meeting Minutes of 1/10/2023 was initiated by Pat Watts and seconded by Lowell Wright. Unanimously carried.

B. Plan Commission Meeting Minutes of 1/18/2023

The motion to approve the Plan Commission Meeting Minutes of 1/18/2023 was initiated by Pat Watts and seconded by Maggie Gage. Unanimously carried.

C. Joint Plan Commission and Village Board Meeting Minutes of 1/30/2023

The motion to approve the Joint Plan Commission and Village Board Meeting Minutes of 1/30/2023 was initiated by Maggie Gage and seconded by Matt Robbins. Unanimously carried.

V. Recommendation and Possible Action for a Zoning Ordinance Text Amendment

A. Open Public Hearing

William Duncan opened the public hearing at 06:32pm

B. Resolution R-02-23 Regarding Communication Tower Performance Standards Ordinance 2023-02

There were no public comments.

William Duncan explained the text amendment is necessary so that the Village can put all of the cable providers on one tower.

C. Close Public Hearing

William Duncan closed the public hearing at 06:33pm

D. Discussion and Possible Action for the Resolution

Lowell Wright questioned if this was tabled the last time it was an agenda item for insurance questions.

Bonnie Schaeffer explained that the insurance has been addressed in paragraph G. Schaeffer explained the exact same wording as previously written has been added back in.

James Killian questioned if this agenda item had already been previously approved.

Schaeffer explained there are two parts and the other part which was changing the zoning districts had already been approved but, this part was tabled.

William Duncan asked Attorney Mark Schroeder if he approved of the text amendment.

Killian questioned putting the fees into ordinances. Killian explained that by putting the fees into the ordinance it would force the Village to go through the process of changing the ordinance should the fees change.

Schroeder explains that the Village can take the fees out of the ordinance, and that the reason they are in there is because they represent the maximum fees allowed by statute.

Schaeffer explained that it states "or other amount as set by statute" and that it doesn't mean that is what is required to be charged.

Schroeder explained that he was asked about adding the insurance section and statutory requirements and restrictions state, liability insurance can be required. There is language in there requiring the Village to be named as an additional insured, but it is possible that it may be subject to challenge based on some wording in the WIS Stats, but otherwise, the language as previously in the ordinance is fine.

The motion to approve and recommend to the Village Board the approval of Ordinance 2023-02 was initiated by Lowell Wright and seconded by Pat Watts. Unanimously carried.

VI. Recommendation and Possible Action for a Temporary Use Permit

- A.** APPLICANT: Mike Condron and John Dwyer dba Dip in the Bay
TAX KEY: WOP 00008 AND WWUP 00088
STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Village of Williams Bay
Applicant is requesting a Temporary Use Permit per Section 390.1208 "Temporary Use Permit" and Section 390.0316.B "Temporary Outdoor Sales" for a food vending cart.

John Dwyer, Dip in the Bay, explained that this will be their fourth year back at the beach. Dwyer explained they are looking asking for a Temporary Use Permit so that they can return this year.

Bonnie Schaeffer explained that the Application has not changed from previous years.

Dwyer explained that they get a new contract every year from the Village.

James Killian asked why they need to use the parking lot?

Dwyer explained that the hot dog cart needs to be in the parking lot. Dwyer explained that they use the hot dog cart for special events and in those instances they would park the hot dog cart in the parking lot.

The motion to recommend the Village Board approve a Temporary Use Permit per Section 390.1208 "Temporary Use Permit" and Section 390.0316.B "Temporary Outdoor Sales" for a food vending cart. was initiated by Matt Robbins and seconded by Maggie Gage. Unanimously carried.

VII. Recommendation and Possible Action for a Certificate of Compliance

- A.** APPLICANT: Hwy 67 Plaza, LLC (Owner), Jay Tonkin (Applicant)
TAX KEY: WOP 00040

STREET ADDRESS: 54 W. Geneva Street, Village of Williams Bay

Applicant is requesting a Certificate of Compliance per Section 390.1211 "Certificate of Compliance" and Section 390.0310.E "Indoor Sales and Service" for an internet sales of automobiles business with indoor storage only.

Jay Tonkin, Hwy 67 Plaza explained that the business would be strictly internet and wholesale only. Tonkin explained there would be no outside flags or anything. Tonkin explained that the business would be Home Based at the State Level so that he can get a License close to home. Tonkin explained that he has been renting the building for the past two years. Tonkin stated he wasn't sure if he needed to come in front of the Commission for approval.

William Duncan explained that it would be considered a Certificate of Compliance and that it is a new use of the building so approval is required.

Bonnie Schaeffer explained that Tonkin needed to have her signature on a State License and she would not do that without approval.

James Killian questioned if this would mean that there would be no more cars, trucks, or boats on trailers sitting on the property with for sale signs on them?

Tonkin explained that he was unaware of that when he took the lease. Tonkin explained that he was only selling his own vehicles and once he was asked not to do it he stopped.

Lowell Wright questioned if there would be any signage or anything on the building?

Tonkin explained he would require a small sign on the glass door with the business name and hours.

The motion recommend the Village Board approve a Certificate of Compliance per Section 390.1211 "Certificate of Compliance" and Section 390.0310.E "Indoor Sales and Service" for an internet sales of automobiles business with indoor storage only was initiated by James Killian and seconded by Lowell Wright. Unanimously carried.

VIII. Recommendation and Possible Action for a Certified Survey Map (Extraterritorial)

- A. APPLICANT:** Jason Bernard, Bernard Family Trust (Owner)
TAX KEY: FA374600001
STREET ADDRESS: South of Town Line Rd, Town of Delavan
Applicant is requesting approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 20.922-acre parcel into two parcels of 10.788 and 10.130 acres each. This includes approval of a variance to Section 375.0706.C which requires that every lot shall front or abut for a distance of at least 40 feet on a public street.

Jason Bernard (391 Lakewood Dr) explained that they have owned the property for several years and are looking to split it. Bernard explained that the lot is approximately 20 acres and is currently zoned C2. Bernard explained that if you were to draw a rectangle which is bound by Hwy 67 and theater and then Town Hall and Hwy 50, the property is right in the middle. Bernard explained that being in the middle means they only have easements to access the property. Bernard explained that they meet all criteria required to split the property except for being able to frontage on a public road.

President Duncan asked if the Town had approved it.

Bernard explained that they had approved it.

Commissioner Watts asked if there was an easement before.

Bernard explained that the easements go back about 10 years. Bernard explained that Odling owned part of the property and Bells owned part of the property.

Zoning Administrator Schaeffer recommended approval. Zoning Administrator Schaeffer explained this is already a landlocked parcel. Zoning Administrator Schaeffer explained that there did not appear to be anything detrimental to the Village of Williams Bay.

The motion to approve a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 20.922-acre parcel into two parcels of 10.788 and 10.130 acres each. This includes approval of a variance to Section 375.0706.C which requires that every lot shall front or abut for a distance of at least 40 feet on a public street. was initiated by Commissioner Maggie Gage and seconded by Commissioner Matt Robbins. Unanimously carried.

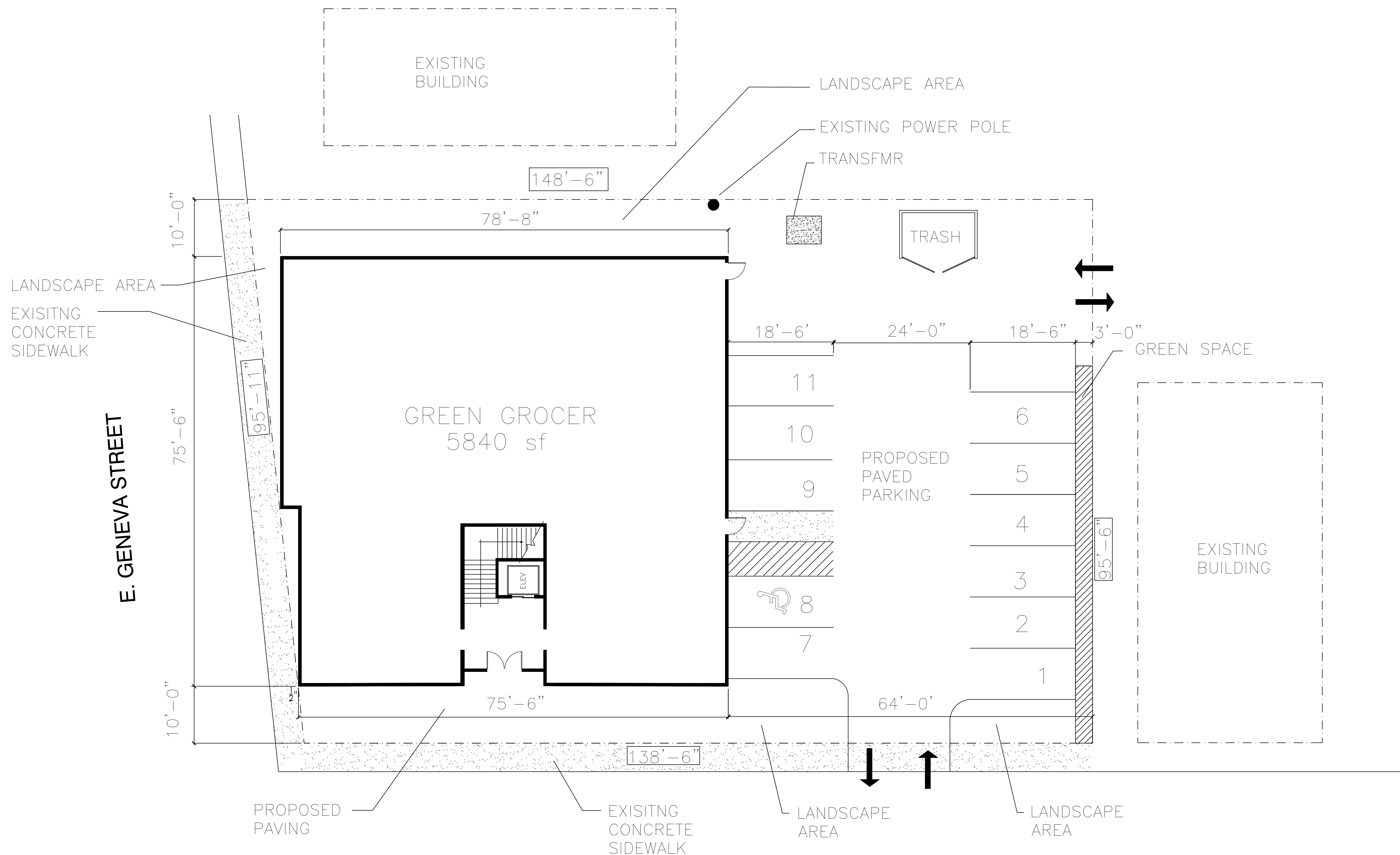
IX. Adjournment

The motion to adjourn was initiated by Pat Watts and seconded by Lowell Wright at 06:54pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

REVNO	REVISIONS	REVISED
1		
2		
3		
4		



SITE PLAN/GROUND FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

Dancing Dudes Project – South East corner of Geneva and Walworth

Dancing Dudes, Inc. headquartered at 69 N Walworth Avenue, Williams Bay is the corporation formed for the relocation of the Green Grocer and Clear Waters Salon/Spa. Dancing Dudes Inc. is owned and operated by three (3) women from the area who have operated these businesses in Williams Bay for many years. Clear Waters Spa/ Salon was started in 2005, while the Green Grocer opened in 2009.

In 2021 Dancing Dudes purchased the vacant lot (known to some as the Old Keg Room property) in the Center City section of downtown Williams Bay with the intent to move our businesses to a location that would allow us to expand our services and hire additional employees. This property at the south east corner of Geneva Street and Walworth Avenue has been vacant for more than 20 years.

This project (estimated at 3 million dollars) will be the first new building in the downtown business district in 50+ years. It will add a substantial amount of retail square footage to the Village Center. We will be increasing our square footage from 5,600 square feet to approximately 10,000 square feet.

The proposed building will be two stories with Green Grocer occupying the first floor at 5,000 sq feet, and Clear Waters Salon/Spa on the second floor at approximately 4,000 sq. In addition to the retail space on the second floor there will be a roof top venue where we will be serving food and refreshments. The building will occupy approximately 50% of the property, which will allow us to provide off-street parking.

We are currently working with the architectural firm R A Mifflin, and the construction company Mikols Construction.

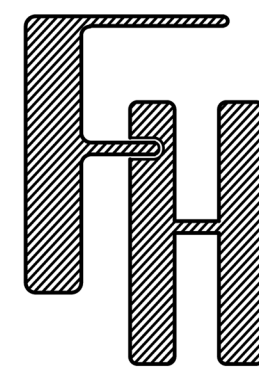
We believe this building fits well within the comprehensive plan recently adopted by the Village Board. This presentation to the Village Plan Commission is our initial attempt to garner feedback from the members of the commission. Based on information from Village staff we understand we will need two conditional use permits:

- For a parking lot in the Village center.
- A change from a 5-foot setback to a 10-foot setback on the Walworth Avenue side.

We look forward to presenting our design concept and receiving feedback from commission members.

PLAT OF SURVEY AND TOPOGRAPHIC MAPPING
PART OF LOT 1 AND LOT 2 OF BLOCK 7 OF ORIGINAL PLAT WILLAIMS BAY

LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 1, TOWN 1 NORTH, RANGE 18 EAST,
VILLAGE OF WILLAIMS BAY, WALWORTH COUNTY, WISCONSIN



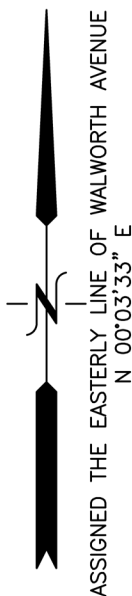
TOPOGRAPHIC SURVEY

— WORK ORDERED BY —
LAKE GENEVA ARCHITECTS
200 BROAD STREET
LAKE GENEVA, WISCONSIN 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

PROJECT NO.
3052.KEG.22
DATE
03/11/2022
SHEET NO.
1 OF 1



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ▲ = FOUND NAIL IN RETAINING WALL
 - △ = FOUND "PK" NAIL IN PAVEMENT
 - x = CHISELED "X" FOUND IN CONCRETE
 - * = CHISELED "X" SET IN CONCRETE
 - {XXX} = RECORDED AS

TOTAL AREA: 19,344 S.F. (0.44 ACRES)

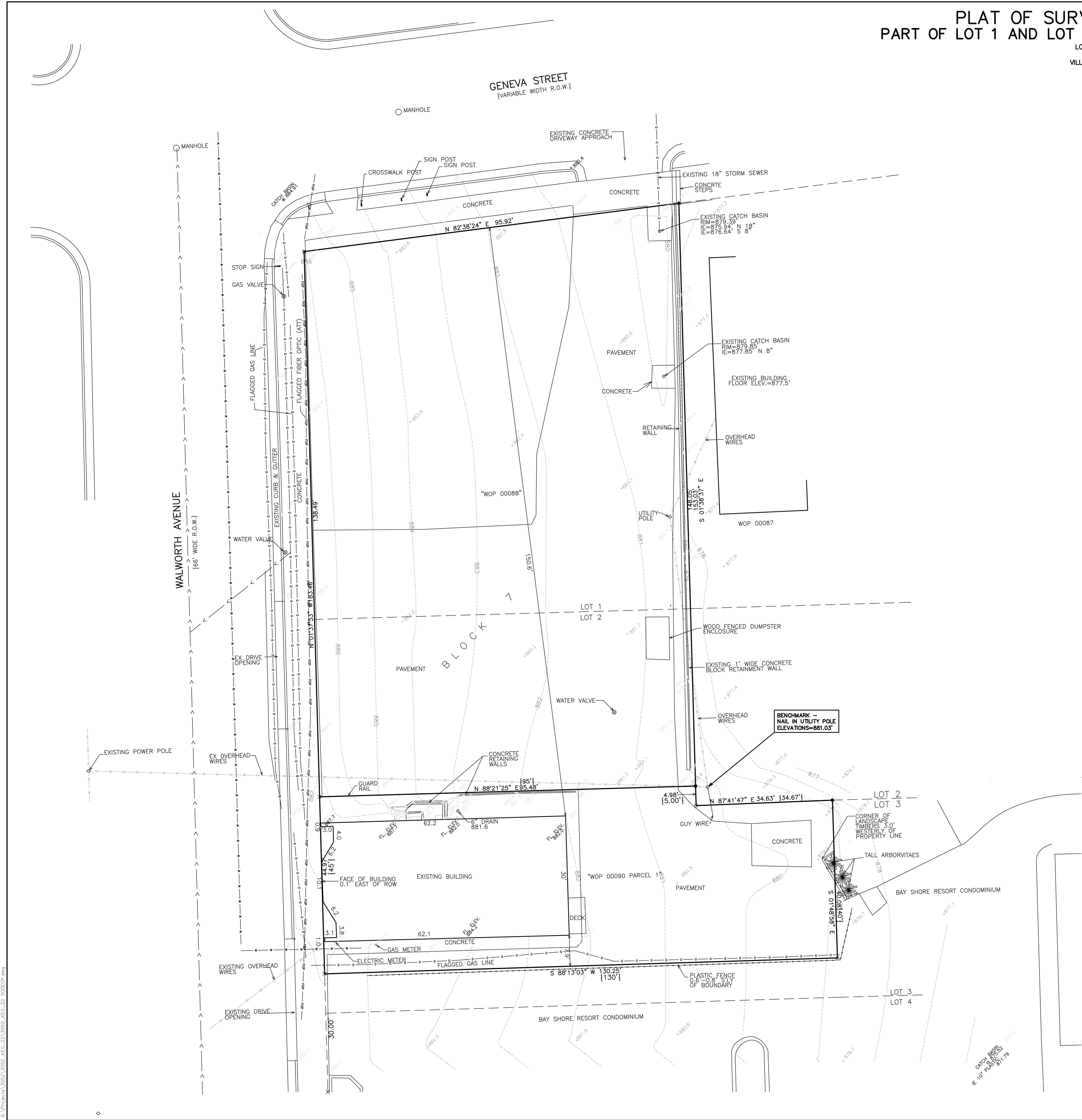


NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 03/11/2022

CHRISTOPHER A. HODGES P.L.S. 2760



X:\Projects\3052\3052_KEG_22\3052_KEG_22_3052COP.dwg



WEST ELEVATION



NORTH ELEVATION



R A Mifflin architect
oak park, il 60304
312-406-9892

PROPOSED 2 STORY RETAIL BUILDING
E. GENEVA STREET & WALWORTH AVENUE
Williams Bay Wisc

DATE APRIL 25, 2023
JOBNO

REVNO	REVISIONS	REVDATE
1		
2		
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4		

SHEET



WEST ELEVATION



NORTH ELEVATION

RAM

R A Miffin architect
oak park, il 60304
312-406-5892

PROPOSED 2 STORY RETAIL BUILDING
E. GENEVA STREET & WALWORTH AVENUE
Williams Bay Wisc

DATE APRIL 25, 2023
JOBNO

REVNO	REVISIONS	REVDATE
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SHEET



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191

www.vi.williamsbay.wi.gov

Phone: 262-245-2700

Request:

Please check all that apply.

- ☐ Site Plan [§18.1206] - \$200.00 plus \$.04/sf floor area
- ☐ Conditional Use Permit (CUP) [§18.1207] - \$500.00
- ☐ Certificate of Compliance [§18.1211] - \$200.00
- ☐ Temporary Use Permit [§18.1208] - \$200.00
- ☐ Preliminary Plat - \$200.00 plus \$20.00 per lot
- ☒ Certified Survey Map (CSM) - \$200.00 plus \$20.00 per lot *\$240*
- ☐ Final Plat - \$100.00 plus \$10.00 per lot
- ☐ Planned Development Overlay (PDO) [§18.0709] - \$500.00
- ☐ Planned Development Amendment - \$500.00
- ☐ Zoning Text or Map Amendment [§18.1204] - \$500.00
- ☐ Project Concept Review - \$200.00
- ☐ Land Use Plan Amendment - \$500.00
- ☐ Interpretation [§18.1216] - \$200.00
- ☐ Appeal [§18.1217] - \$500.00
- ☐ Other: _____ Fee: _____

Date application was received:

Fee Paid:

240.00

Physical Address of Site: W3978 KELLY RD AND W4000 KELLY ROAD

Tax Parcel Number: JA 174200001 AND JA 17420002

Project or Development Name: CSM KELLY RD - GRZESKOWSKI TRUST & ZYLPHA CROWE TRUST

Applicant

Name: CHRIS HODGES
Mailing Address: 7 RIDGEWAY CT
ELKHORN WI 53121
eMail: CHRIS@FARRIS/HANSEN.COM
Phone: 262-723-2098

Owner of Site

Name: ZYLPHA CROWE TRUST
Mailing Address: 3639 CHARLES STREET
SAN DIEGO CA 92016
eMail: PPOSTMA@TAFILAW.COM
Phone: 612-977-8847

Legal Representative

Name: PETER POSTMA (PHONE: 612-977-8847)
Mailing Address: PPOSTMA@TAFILAW.COM
TAFI LAW
eMail: 2200 IDS CENTER
Phone: 80 SOUTH 8TH STREET
MINNEAPOLIS, MN 55402-2157

Architect, Engineer, Contractor

Name: CHRIS HODGES
Mailing Address: CHRIS@FARRIS/HANSEN.COM

eMail:
Phone:

7 RIDGE CT, ELKHORN WI 53121
262-723-2098

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

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, N 88DEG 52MIN 28SEC E, 993.93 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2023 AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CERTIFIED SURVEY MAP NO. 2023, N 01DEG 35MIN 41SEC W, 524.87 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 2023; THENCE N 88DEG 52MIN 28SEC E, 630.66 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 36MIN 09SEC E, 524.87 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG SAID SOUTH LINE, S 88DEG 52MIN 28SEC W, 630.74 FEET TO THE POINT OF BEGINNING. CONTAINING 331,023 SQUARE FEET (7.60 ACRES) OF LAND, MORE OR LESS.

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

Current Zoning of Site: C-3

Current Overlay Districts of Site: _____

Proposed Zoning of Site: C-3

Proposed type of structure of use: EXISTING RESIDENTIAL

Proposed use of structure or site: EXISTING RESIDENTIAL TO REMAIN

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

THIS CSM IS CORRECTING APPARENT
SCRIVENER'S ERRORS ON C.S.M. 1742
BY REDEFINING THE BOUNDARIES USING
MONUMENTATION FOUND.

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

EXISTING SINGLE FAMILY RESIDENTIAL
HOUSING TO REMAIN

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

CONSISTENT W/ SURROUNDING RESIDENTIAL
(NO USE CHANGE IS PROPOSED)

Print Applicant's Name: CHRISTOPHER HODGES

Signature of Applicant: CHR ^{CAH} Date: 4/14/23

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
e-mail: office@farrishansen.com

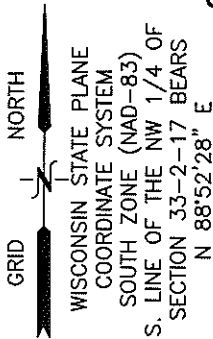
OWNER LOT 1: JOHN GRZESKOWSKI TRUST
1707 NORTHFIELD SQUARE #E
NORTHFIELD, IL 60093

OWNER LOT 2: ZYLPHA CROWE TRUST
3639 CHARLES STREET
SAN DIEGO, CA 92016

ZONING: C-3

SOILS: CeD2, Mwd2, & MyC2

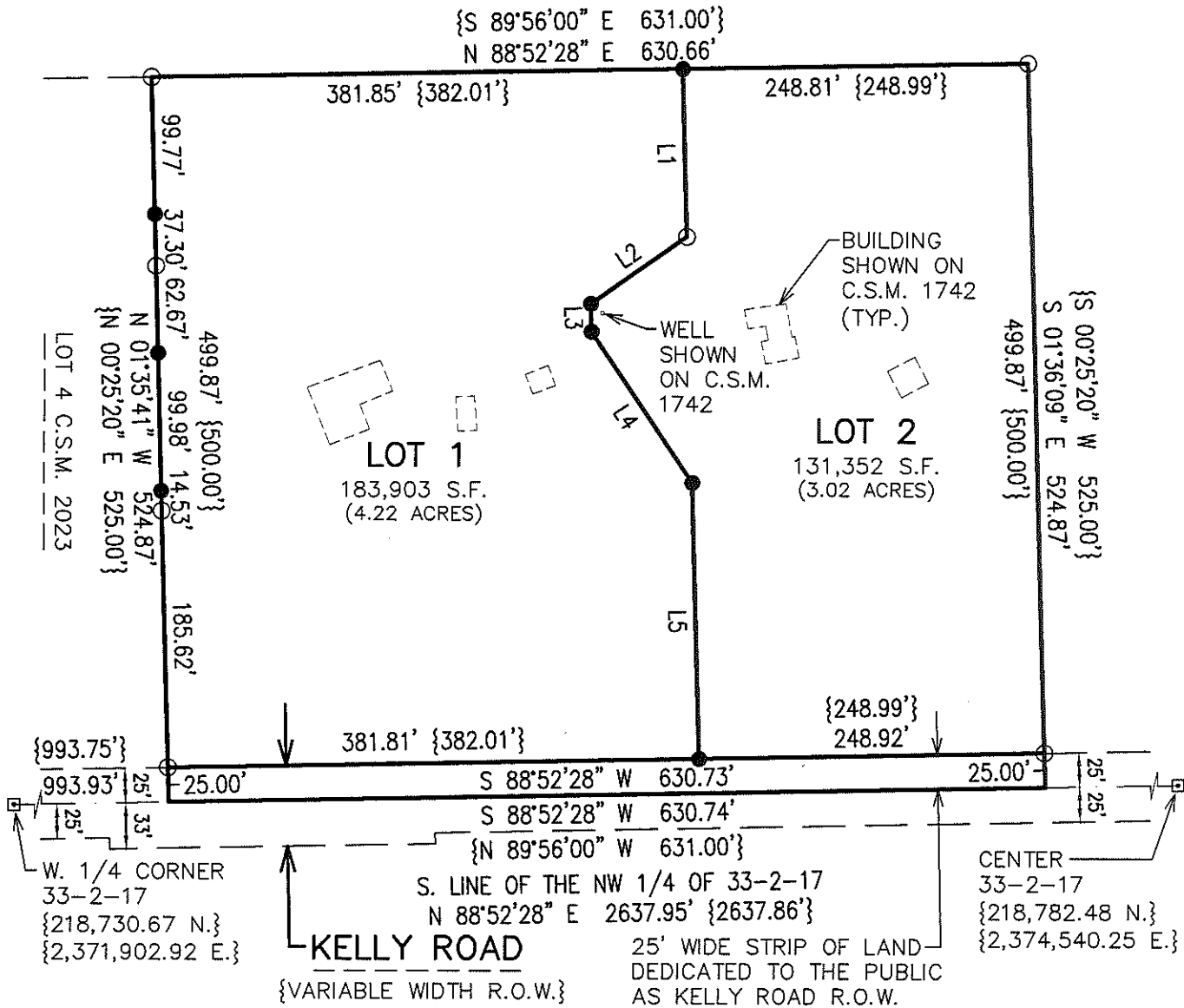
CERTIFIED SURVEY MAP NO. _____



A REDEFINITION OF LOTS 1 & 2 OF C.S.M. 1742
LOCATED IN PART OF THE SE 1/4 AND SW 1/4 OF THE
NW 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17
EAST, WALWORTH COUNTY, WISCONSIN

NOTE: THIS C.S.M. IS CORRECTING APPARENT
SCRIVENER'S ERRORS ON C.S.M. 1742
BY REDEFINING THE BOUNDARIES
USING MONUMENTATION FOUND.

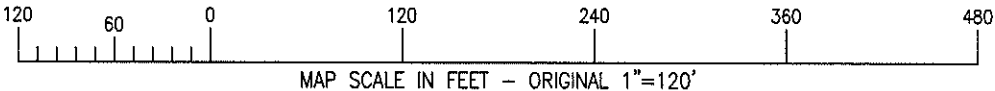
UNPLATTED LANDS



LEGEND

- = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = FOUND IRON REBAR STAKE, 3/4" DIA.
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10848
DATE: 04/06/2023
SHEET 1 OF 3 SHEETS



A REDEFINITION OF LOTS 1 & 2 OF C.S.M. 1742
LOCATED IN PART OF THE SE 1/4 AND SW 1/4 OF THE
NW 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17
EAST, WALWORTH COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF JOHN GRZESKOWSKI TRUST AND ZYLPHA CROWE TRUST, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE TOWN OF GENEVA, 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:
A REDEFINITION OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 1742, LOCATED IN PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 33, TOWN 2 NORTH, RANGE 17 EAST; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, N 88DEG 52MIN 28SEC E, 993.93 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2023 AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CERTIFIED SURVEY MAP NO. 2023, N 01DEG 35MIN 41SEC W, 524.87 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 2023; THENCE N 88DEG 52MIN 28SEC E, 630.66 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 36MIN 09SEC E, 524.87 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG SAID SOUTH LINE, S 88DEG 52MIN 28SEC W, 630.74 FEET TO THE POINT OF BEGINNING. CONTAINING 331,023 SQUARE FEET (7.60 ACRES) OF LAND, MORE OR LESS.

DATED: APRIL 6, 2023

CHRISTOPHER A. HODGES PLS 2760

OWNER’S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF GENEVA AND THE VILLAGE OF WILLIAMS BAY (EXTRATERRITORIAL JURISDICTION).

DATED: _____

REPRESENTATIVE FOR JOHN GRZESKOWSKI TRUST

STATE OF _____)

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED

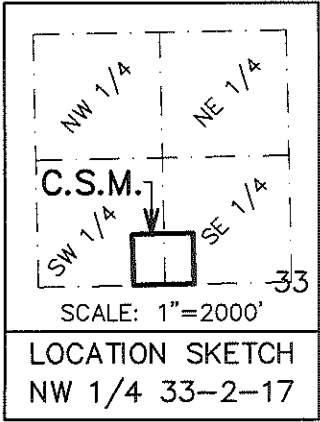
_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10848
DATE: 04/06/2023
SHEET 2 OF 3 SHEETS

LINE	BEARING	DISTANCE
L1	S 01°33'43" E { S 00°25'20" W }	122.01' { 122.03' }
L2	S 54°38'39" W { S 56°33'40" W }	84.21' { 84.30' }
L3	S 01°37'37" E { S 00°25'20" W }	19.98' { 20.00' }
L4	S 33°45'31" E { S 31°48'45" E }	131.33' { 131.24' }
L5	S 01°37'31" E { S 00°25'20" W }	199.90' { 199.99' }



CERTIFIED SURVEY MAP NO. _____

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LOCATED IN PART OF THE SE 1/4 AND SW 1/4 OF THE
NW 1/4 OF SECTION 33, TOWN 2 NORTH, RANGE 17
EAST, WALWORTH COUNTY, WISCONSIN

OWNER’S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF GENEVA AND THE VILLAGE OF WILLIAMS BAY (EXTRATERRITORIAL JURISDICTION).

DATED: _____

REPRESENTATIVE FOR ZYLPHA CROWE TRUST

STATE OF _____)

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

TOWN OF GENEVA APPROVAL

APPROVED BY THE TOWN OF GENEVA, WISCONSIN ON THIS _____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE FOR THE TOWN OF GENEVA

VILLAGE OF WILLIAMS BAY APPROVAL (EXTRATERRITORIAL JURISDICTION)

APPROVED BY THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE FOR THE VILLAGE OF WILLIAMS BAY



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting May 9, 2023

May 1, 2023

APPLICANT: Grezskowski Trust and Crowe Trust (Owners)

TAX KEY: JA174200001 and JA174200002

STREET ADDRESS: W3978 and W4000 Kelly Rd, Town of Geneva

Applicant is requesting approval of a Certified Survey Map per 375-0900, *Extraterritorial Land Divisions*, to correct apparent scrivener's errors on CSM 1742 by redefining boundaries using monumentation found.

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375.0600 *Certified Survey Map*.

Bonnie M. Schaeffer
Zoning Administrator