



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 14, 2024 AT 6:30 PM

Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191

There may be a quorum of Village Trustees present, no board business will be conducted.

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 April 9, 2024
- V. Recommendation for and Possible Action for a Conditional Use Permit - Alliant Energy
 - A. Open Public Hearing
 - B. APPLICANT: Village of Williams Bay (Owner) Alliant Energy (Applicant)
TAX KEY: WWUP 00081, WWUP 00100, and WWUP 00104
STREET ADDRESS: Kishwauketoe Nature Conservancy, Williams Bay, WI 53191
Applicant requests conditional use permits per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District*. The proposed construction consists of buried cables and a switchgear cabinet for electrical distribution.
 - C. Close Public Hearing
- VI. Recommendation and Possible Action for a Certified Survey Map - Supermix
 - A. APPLICANT: Jack Pease, Super Mix USA (Owner)
TAX KEY: WA 505600002
STREET ADDRESS: 5435 Bull Valley Rd
Applicant is requesting approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.87 acre parcel into three parcels of near 1 acre each.
- 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: 05/08/2024 5:00 PM
Amended 05/10/2024 9:00 AM



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION 4/9/2024 MEETING TUESDAY, APRIL 9, 2024 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

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

Also Present: Zoning Administrator Bonnie Schaeffer, Village Engineer Doug Snyder, Trustee Robert Umans, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of March 12, 2024

The motion to approve the Plan Commission Meeting Minutes of March 12, 2024 was initiated by Commissioner Haak and seconded by Commissioner Klemke. Unanimously carried.

V. Recommendation and Possible Action for a Final Condominium Plat

A. APPLICANT: NSH 146 Clover Street, LLC (Owner), Troy A. Witt, DeWitt, LLC (Agent)

TAX KEY: WA 432100001

STREET ADDRESS: 146 Clover St and 116 Cherry St, Village of Williams Bay

Applicant is requesting approval of a Condominium Plat per Section 375-0304 "Final plat/condominium plat review procedure".

The motion to recommend Village Board approval of the approval of a Condominium Plat per Section 375-0304 "Final plat/condominium plat review procedure" was initiated by Commissioner Gage and seconded by Trustee Wright. Unanimously carried.

VI. Recommendation and Possible Action for a Conditional Use Permit

A. APPLICANT: Village of Williams Bay (Owner)

TAX KEY: WWUP 00049

STREET ADDRESS: Harris Road Lift Station 3, Village of Williams Bay

Applicant requests conditional use permits per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District*. The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete

wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency power, site work, demolition of existing lift station, and other miscellaneous items of work.

The motion to recommend Village Board approval of a conditional use permit per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District*. The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency power, site work, demolition of existing lift station, and other miscellaneous items of work was initiated by Trustee Wright and seconded by Commissioner Klemke. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Klemke and seconded by Commissioner Haak at 06:43pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

OFFICIAL PUBLICATION
FOR THE
VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT
BEFORE THE
PLAN COMMISSION
May 14, 2024 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Village of Williams Bay (Owner), Alliant Energy (Applicant)

TAX KEY NUMBER: WWUP 00081, WWUP 00100, and WWUP 00104

STREET ADDRESS: Kishwauketoe Nature Conservancy, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0708.D EC(4) and (5) *Environmental Conservation Overlay District*:

(4) The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power, or water to members, provided that:

(a) The transmission and distribution lines and related facilities cannot as a practical matter be located outside of an EC Overlay District; and

(b) Any filling, excavating, ditching, or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the EC Overlay District.

(5) The construction and maintenance of municipal purpose buildings serving the public, such as nature centers; educational or instructional buildings; natural history museums or display buildings; public equipment storage sheds or buildings; Village assembly buildings to include a Village Hall, Village police or fire station, or other similar structures; together with vehicle parking areas.

The proposed construction consists of buried cables and a switchgear cabinet for electrical distribution.

All interested in the above matter are invited to attend. Copies of the application are on file at the Village Hall and are available for public inspection during regular office hours on Monday, Tuesday, Wednesday, Friday from 8:30 am – 5:00 pm and Thursday 8:30 am – 12:00 pm.

Tina Kolls
Village Clerk
Published April 25, 2024 and May 2, 2024



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Village Board Meeting May 14, 2024

May 6, 2024

APPLICANT(S): Village of Williams Bay (Owner), Alliant Energy (Applicant)

TAX KEY NUMBER: WWUP 00081, WWUP 00100, and WWUP 00104

STREET ADDRESS: Kishwauketoe Nature Conservancy, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District*:

(4) The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power, or water to members, provided that:

(a) The transmission and distribution lines and related facilities cannot as a practical matter be located outside of an EC Overlay District; and

(b) Any filling, excavating, ditching, or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the EC Overlay District.

(5) The construction and maintenance of municipal purpose buildings serving the public, such as nature centers; educational or instructional buildings; natural history museums or display buildings; public equipment storage sheds or buildings; Village assembly buildings to include a Village Hall, Village police or fire station, or other similar structures; together with vehicle parking areas.

The proposed construction consists of buried cables and a switchgear cabinet for electrical distribution.

Per Section 390-1207 (2), The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

(a) Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

(b) Will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan,

program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.

(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

(e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Based on the application, the applicant has met all the requirements of Section 390-1207 (2) and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator



Planning Request Application Village of Williams Bay

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

Request:

Please check all that apply.

- ☐ Site Plan [§390.1206] - \$200.00 plus \$.04/sf floor area
☒ Conditional Use Permit (CUP) [§390.1207] - \$500.00
☐ Certificate of Compliance [§390.1211] - \$200.00
☐ Temporary Use Permit [§390.1208] - \$200.00
☐ Preliminary Plat - \$200.00 plus \$20.00 per lot
☐ Certified Survey Map (CSM) - \$200.00 plus \$20.00 per lot
☐ Final Plat - \$100.00 plus \$10.00 per lot
☐ Planned Development Overlay (PDO) [§390.0709] - \$500.00
☐ Planned Development Amendment - \$500.00
☐ Zoning Text or Map Amendment [§390.1204] - \$500.00
☐ Project Concept Review - \$200.00
☐ Land Use Plan Amendment - \$500.00
☐ Interpretation [§390.1216] - \$200.00
☐ Appeal [§390.1217] - \$500.00
☐ Other: _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: 2 SITES: 1,050' NORTH OF HARRIS RD;
1,700' NORTH OF E. GENEVA ST

Tax Parcel Number: WWUP- 00100, WWUP-00081, WWUP-00104

Project or Development Name: HWY-50 OH TO UG REBUILD

Applicant

Name: JOSEPH FIELDS, PROJECT MANAGER - ALLIANT ENERGY
Mailing Address: 935 W. TOWNLINE RD, BELOIT, WI 53511

eMail: JOSEPHFIELDS@ALLIANTENERGY.COM
Phone: 608.364.6461

Owner of Site

Name: VILLAGE OF WILLIAMS BAY
Mailing Address: PO BOX 580, WILLIAMS BAY, WI 53191

eMail: JTIGGELAAR@KISHWAUKETOE.ORG
Phone: 708 860-1736

Legal Representative

Name: _____
Mailing Address: _____

eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: JEFF WEEDEN - INTERCON CONSTRUCTION
Mailing Address: 5512 STATE RD 19 & 113, WAUNAKEE, WI 53597

eMail: JWEEDEN@INTERCON-CONST.COM
Phone: 608.405.0390

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

SEE ATTACHMENT: LEGAL DESCRIPTION OF SITE.pdf

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

Current Zoning of Site: P&P-PARKS AND RECREATION

Current Overlay Districts of Site: EC-ENVIRONMENTAL CONSERVATION DISTRICT

Proposed Zoning of Site: NOT CHANGING

Proposed type of structure of use: BURIED CABLES AND SWITCHGEAR CABINET FOR ELECTRICAL DISTRIBUTION

Proposed use of structure or site: ELECTRICAL DISTRIBUTION

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):

THE PROPOSED ELECTRICAL UTILITY FACILITIES ARE BEING PLANNED WITHIN A 16.5' WIDE EASEMENT WITHIN THE KISHWAUKETOE NATURE CONSERVANCY. THE ROUTE CAN BE SEEN ON THE ATTACHED CONSTRUCTION SHEETS. THE PROPOSED METHOD OF CONSTRUCTION ON THIS PROJECT WILL BE BY HORIZONTAL DRILLING. THE ONLY ABOVE GROUND BOX WILL BE A 8'X8'X6' CABINET AT THE NORTHEASTERN CORNER OF PARCEL NUMBER WWUP-00100.

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

BASED ON VILLAGE OF WILLIAMS BAY CODE § 390-0708D(4), THE PROPOSED FACILITIES WILL FOLLOW THE ENVIRONMENTAL GUIDELINES IN PLACE WHILE SERVING THE COMMUNITY.

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

THE PROPOSED FACILITY ROUTING ON ADJACENT PROPERTIES WITHIN THE SCOPE OF THIS PROJECT ARE EITHER WITHIN THE PUBLIC RIGHT-OF-WAY OR THE PROPERTY OWNERS HAVE AGREED TO AN EASEMENT ALLOWING FOR UNDERGROUND ELECTRICAL DISTRIBUTION FACILITY INSTALLATION. THE CONVERSION FROM OVERHEAD ELECTRICAL LINES TO UNDERGROUD LINES INCREASES THE RELIABILITY TO THE COMMUNITY.

Print Applicant's Name: JEFF WEEDEN

Date: 04/05/2024

Signature of Applicant: Jeffery D. Weedon

Underground Easement Descriptions:

1) Parcel WWUP-00100 Walworth County, WI

An easement strip sixteen and half (16.5) feet in width, across all that part of the Grantor's property described as Parcel A in Document Number 193498, lying within the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ -SW $\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 31, T2N, R17E, Village of Williams Bay, Walworth County, Wisconsin, being further described as commencing at the west quarter corner of Section 31, T2N, R17E, thence S89° 25'00"E approximately 2245.49 feet to the southwest right of way line of State Highway 50 and the point of beginning, thence lying southwesterly of and immediately adjacent to the westerly right-of-way line of S.T.H. 50, and being bounded on the north end by the East-West Quarter line of said Section 31 and on the south end by the centerline of Harris Road.

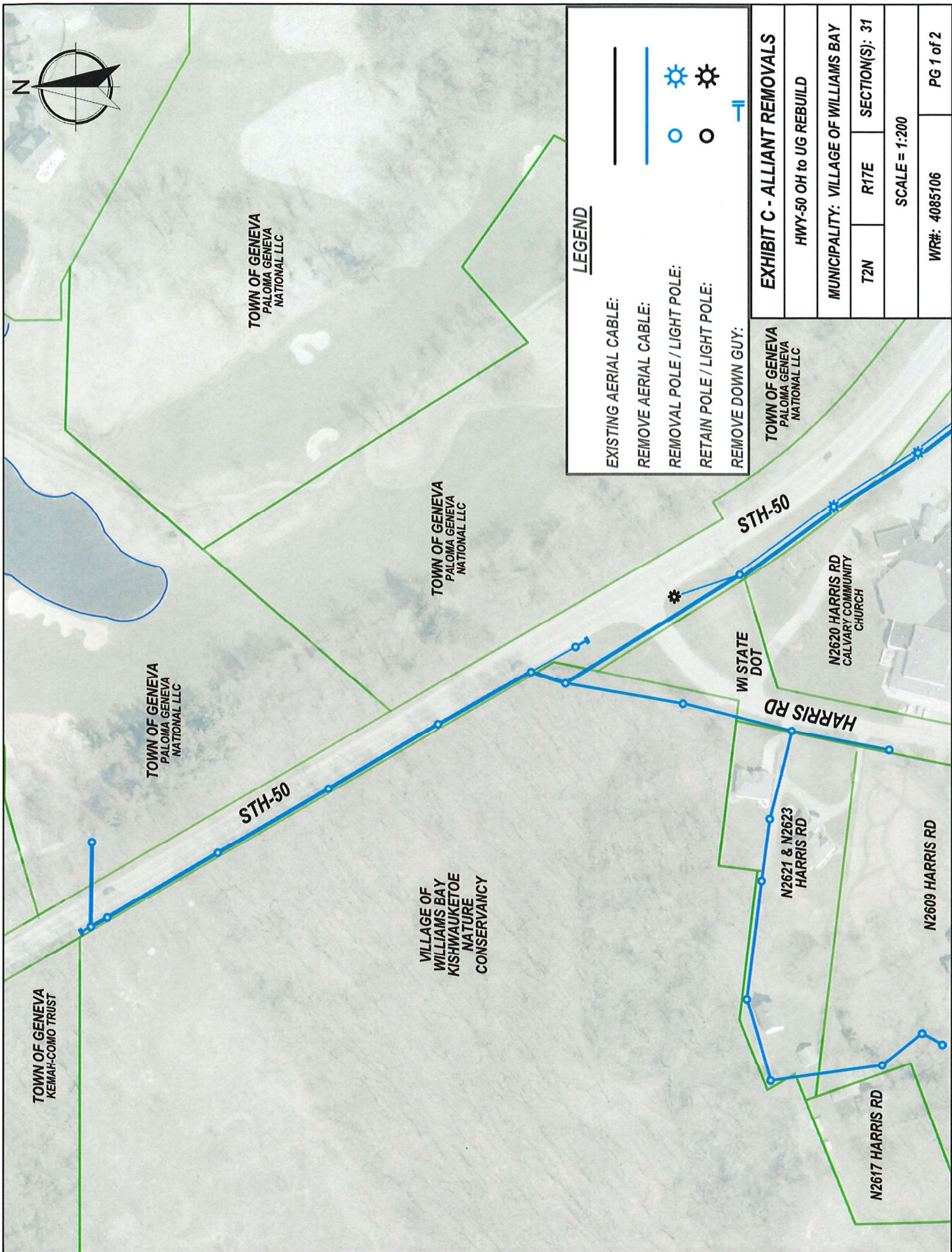
Also, an easement strip being sixteen and half (16.5) feet in width, eight and quarter (8.25) feet on each side, across all that part of the Grantor's property, lying within the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 31, T2N, R17E, Village of Williams Bay, Walworth County, Wisconsin being further described as, commencing at the south quarter corner of said Section 31; thence N00° 21'20"E, 222.87 feet along the west line of the Southeast quarter; thence east 33 feet to the east line of Harris Road, thence N88°26'31"E a distance of 8.25 feet and the point of beginning of this centerline description, thence S00° 21'20"W, 222.87 to the south line of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ -SE $\frac{1}{4}$) of said section and there terminating.

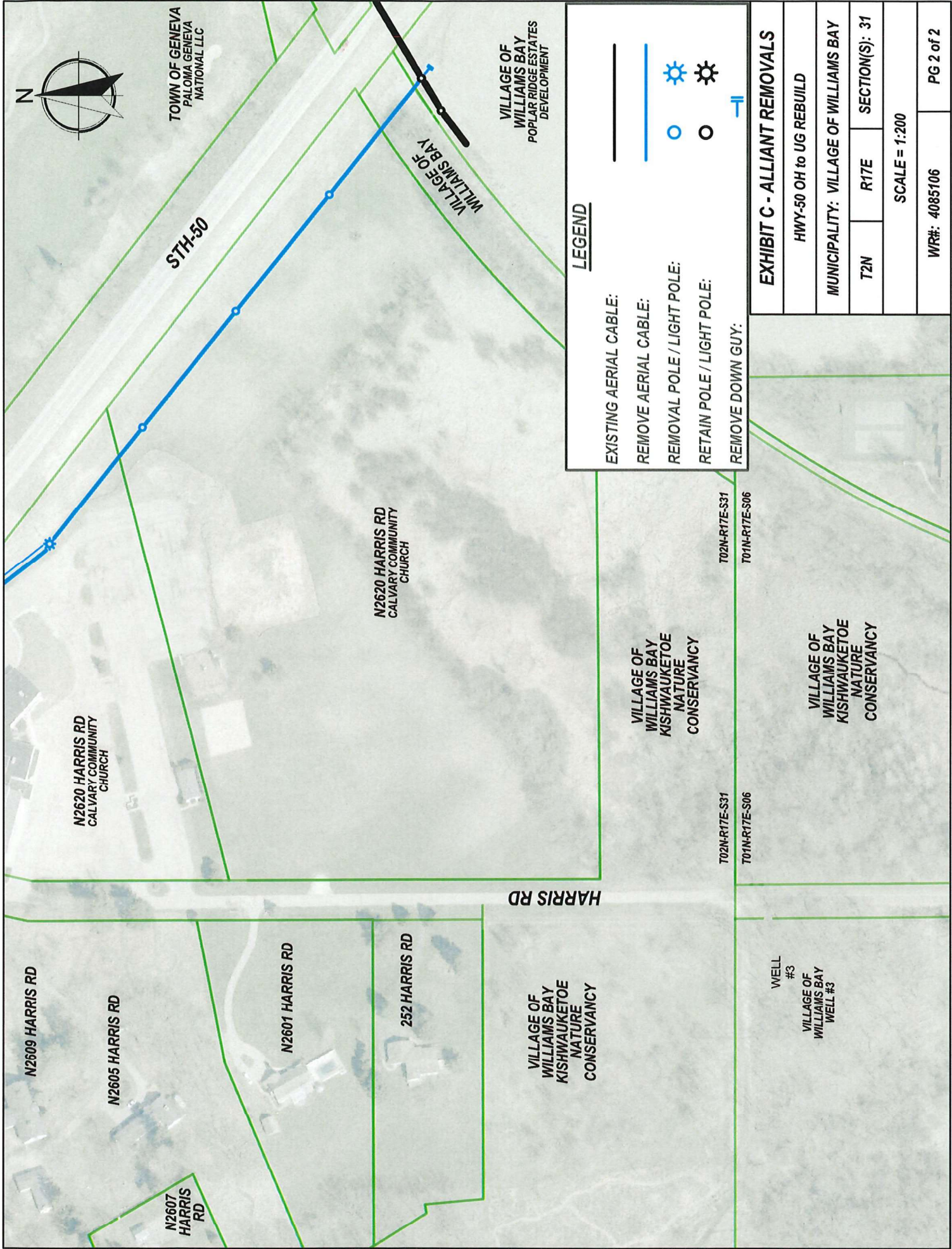
2) Parcel WWUP-00081 Walworth County, WI

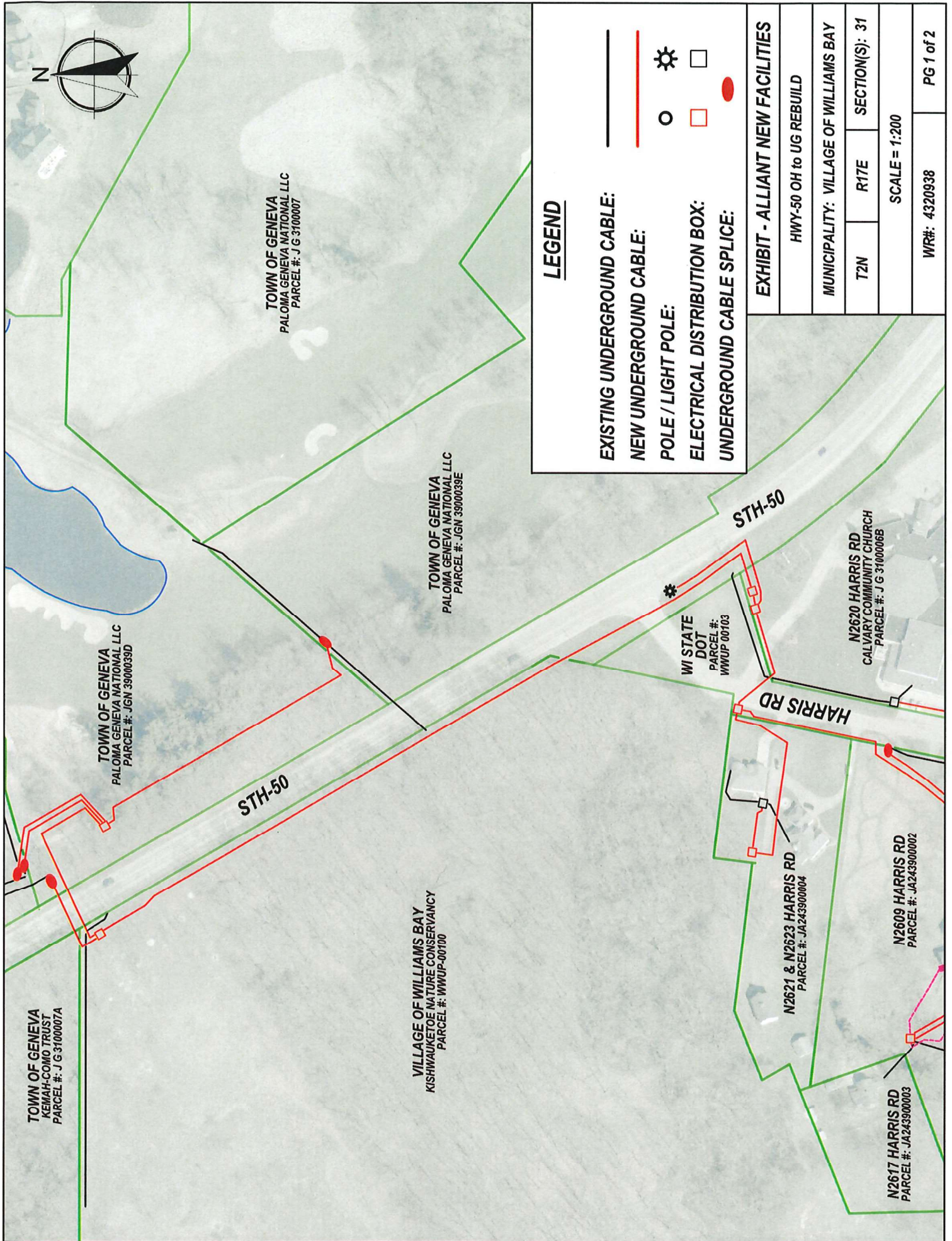
An easement area lying within the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ -NE $\frac{1}{4}$) of Section 6, T1N, R17E, Village of Williams Bay, Walworth County, Wisconsin being further described as: Beginning at the North Quarter corner of Section 6, T1N, R17E, thence east 50 feet along the north line of the Northeast Quarter of said Section 6; thence south 80 feet, parallel with and 50 feet east of the west line of said Northeast Quarter; thence west 50 feet to the west line of the Northeast Quarter ; thence north along said west line of the Northeast Quarter to the point of beginning.

3) Parcel WWUP-00104 Walworth County, WI

An easement area lying within the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ -NW $\frac{1}{4}$) of Section 6, T1N, R17E, Village of Williams Bay, Walworth County, Wisconsin being further described as: Beginning at the North Quarter corner of Section 6, T1N, R17E, thence west 150 feet along the north line of the Northwest Quarter of said Section 6; thence south 95 feet, parallel with and 150 feet west of the east line of said Northwest Quarter; thence east 150 feet to the east line of the Northwest Quarter; thence north along said east line of the Northwest Quarter to the point of beginning. Easement area is subject to the public right of way of Harris Road.







LEGEND

EXISTING UNDERGROUND CABLE:

NEW UNDERGROUND CABLE:

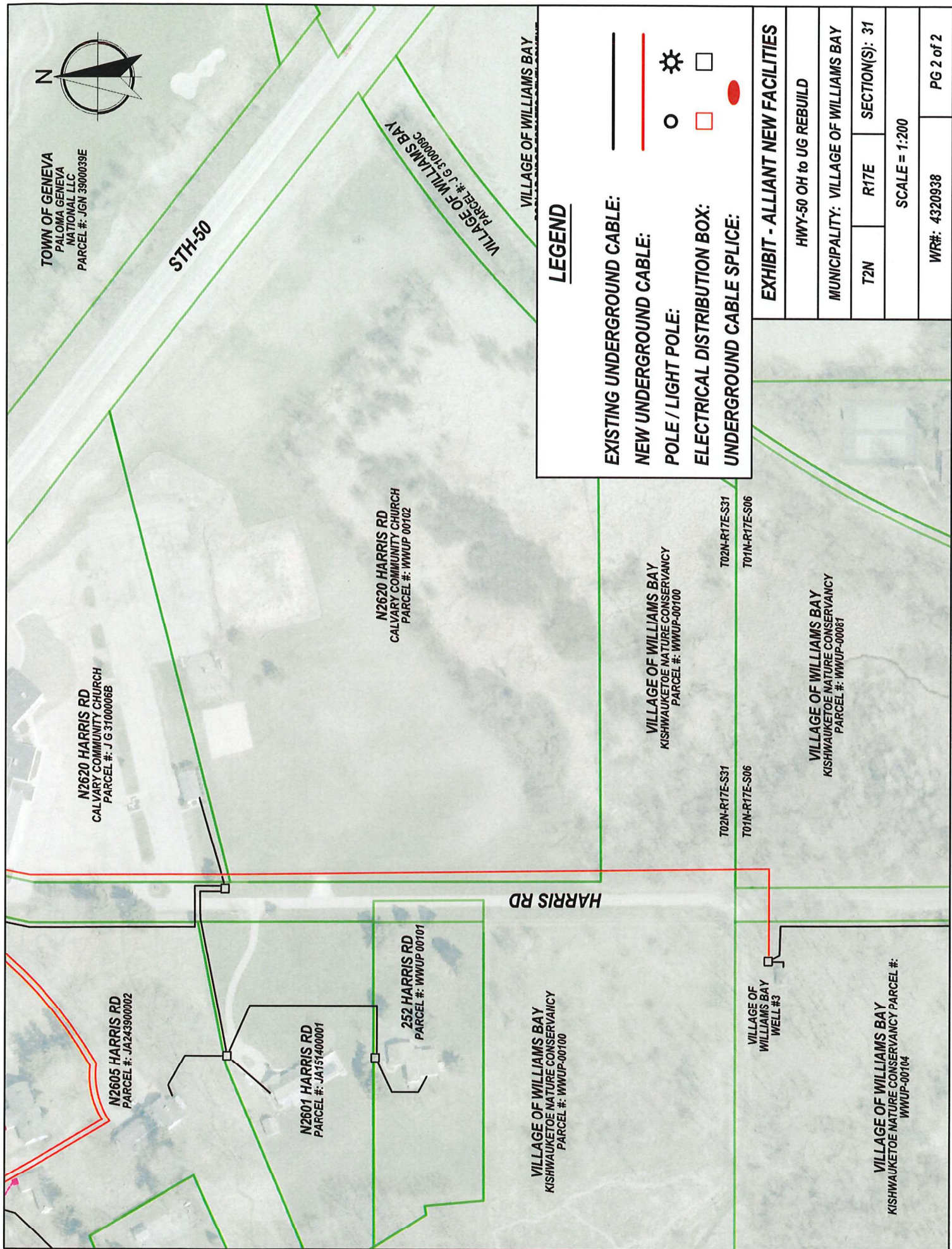
POLE / LIGHT POLE:

ELECTRICAL DISTRIBUTION BOX:

UNDERGROUND CABLE SPLICE:

EXHIBIT - ALLIANT NEW FACILITIES

HWY-50 OH to UG REBUILD			
MUNICIPALITY: VILLAGE OF WILLIAMS BAY			
T2N	R17E	SECTION(S): 31	
SCALE = 1:200			PG 1 of 2
WR#: 4320938			



KNC Board / Conservation District Commission meeting follow-up

james killian <jekillian@yahoo.com>

Tue 3/26/2024 11:26 AM

To:Tina Kolls <clerk@vi.williamsbay.wi.gov>;David Lothspeich <admin@vi.williamsbay.wi.gov>

Cc:Harold Friestad <knc.natureconservancy@gmail.com>;Judy Tiggelaar <jtiggelaar@gmail.com>

 1 attachments (315 KB)

draft agenda 3 - Copy.docx - Microsoft Word Online.pdf;

Tina and David

FYI, the Kishwauketoe Nature Conservancy Board / Conservation District Commission Board considered and unanimously approved both the Alliant Energy Easement Request and the Proposed Relocation of Lift Station #3 at the meeting last night. Thank you for asking Doug Snyder to be present; Doug's attendance and comments were very helpful. On the Lift Station #3 request, the KNC Board asked that the area where the current lift station will be removed after the new replacement lift station becomes operational be restored with native plantings instead of the current mowed lawn because this site is immediately adjacent to Kishwauketoe.

Please let me know if you have any questions. Thank you for all of your help on these matters.

Jim Killian



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Village Board Meeting May 14, 2024

May 6, 2024

APPLICANT(S): Jack Pease, Super Mix USA (Owner)

TAX KEY NUMBER: WA550600002

STREET ADDRESS: South side of Park Place between Constance Blvd. and Dartmouth Rd., Williams Bay, WI 53191

Applicant requests approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.87 acre parcel into three parcels of nearly 1 acre each.

The proposed land division meets the minimum requirements of the existing SF-3 Suburban Residential zoning district.

Please note that some of the exhibits in the presentation packet do not exactly match the proposed lot lines shown on the certified survey map.

Also, included in your packet is a May 1, 2024 memo from Village Engineer, Doug Snyder. Approval is not recommended until such time as the issues outlined in this memo are resolved and completed.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

Park Place Right of Way and Water Main

Douglas R. Snyder <dsnyder@baxterwoodman.com>

Wed 5/1/2024 8:22 AM

To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>

Cc: David Lothspeich <admin@vi.williamsbay.wi.gov>; Wayne Edwards <wedwards@vi.williamsbay.wi.gov>

 1 attachments (223 KB)

FHA 10962_02_23 (WATERMAIN LOOP) Plan and Profile.pdf;

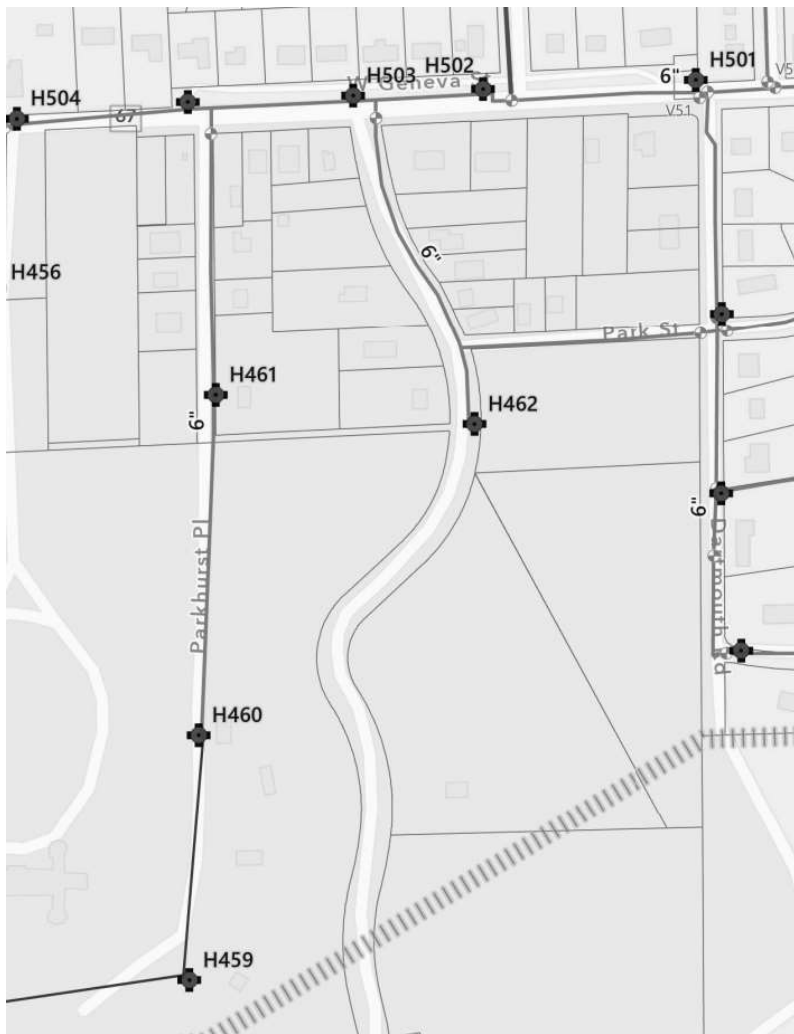
Bonnie,

Jack Pease wants to develop 3 properties on the south side of Park Place and needs to install water main to do it. They are proposing adding 10 feet of right-of-way and 15 feet of easement to the south side of Park Place, which will start them at the planning commission with the approval of a CSM for the R/W dedication and water main easement. They are asking for comments on the attached water main plans. See the snips below for the sewer and water atlases—note that the water atlas incorrectly shows an installed main in Park Place.

If they are allowed to split the property, I have the following comments on the attached plans:

- There appears to be a section of sanitary sewer not shown in Park Place. Also show the sanitary sewer on Constance with information on the rim and invert of the upstream and downstream manholes. Provide information on the sanitary manhole south of the intersection of Dartmouth and Park to verify there is no conflicts with the water main.
- Show the proposed location of the water and sanitary laterals to the parcels.
- Add a hydrant at the intersection of Constance and Park Place – the WDNR will make them do it due to the distance between hydrants—we will also need it to flush the new main.
- Show the gas and fiber optic locations on all three roads.
- Correct the spelling of Williams Bay in the Material Specifications
- Show a 10 foot wide path easement on the west parcel, adjacent to the existing east right-of-way line of Constance.
- Remove the trees in the dedicated right-of-way and the water main easement and center the water main in the easement without bends.
- Show granular backfill in the profile at the intersecting streets and show the pavement sawcutting and restoration.
- We expect the Village will want to accept this water main dedication by resolution after it is built by Pease Construction and after the Village receives a detailed breakdown of the water main costs and final lien waivers from the water main supplier. The Village will provide the necessary owner approval letter needed for WDNR approval following Village approval of the CSM and water main easement dedication. I believe we will need a developer's agreement since Pease will be building on property that is already dedicated to the Village.

I think we could use a staff meeting to all get on the same page on this project—especially on procedure for approvals and tree removal in lands controlled by the Village. I will hold my comments until after we meet on this issue.



Douglas R. Snyder, P.E.
Vice President



direct: 815.444.3349 | mobile: 262.492.1462

email: dsnyder@baxterwoodman.com

www.baxterwoodman.com

256 S. Pine St., Burlington, WI 53105

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From: Phillip Brown <phillipw.brown@hotmail.com>

Sent: Tuesday, April 23, 2024 1:58 PM

To: zoning@williamsbay.org; Douglas R. Snyder <dsnyder@baxterwoodman.com>

Cc: Jack Pease (jpease6@gmail.com) <jpease6@gmail.com>

Subject: Park Place

*** **CAUTION:** Think Security! This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Good afternoon:

Please see attached proposed water main plan. We look forward to comments at your earliest convenience. Thank you in advance!

Thanks,
Phil Brown

Real Estate Division For:

Fox Development, Inc.
J. Pease Inc.
Super Aggregates

5435 Bull Valley Rd.
Suite 330
McHenry, IL 60050
815-385-8000 Ext. 109

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Planning Request Application Village of Williams Bay

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

Request:

Please check all that apply.

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

Date application was received:

Fee Paid:

\$260.00

Physical Address of Site: Park Place/Constance

Tax Parcel Number: WA 505600002

Project or Development Name: Park Place

Applicant

Name: Jack Pease
Mailing Address: 5435 Bull Valley Rd., Suite 330, McHenry, IL 60050

eMail: jpease6@gmail.com, phillipw.brown@hotmail.com
Phone: 815-385-8000

Owner of Site

Name: Super Mix USA
Mailing Address: 5435 Bull Valley Rd., Suite 330, McHenry, IL 60050

eMail: _____
Phone: 815-385-8000

Legal Representative

Name: NA
Mailing Address: _____

eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: Farris, Hansen & Associates
Mailing Address: 7 Ridgeway Court, Elkhorn, WI 53121

eMail: office@farrishansen.com

Application for Village of Williams Bay

Phone: 262-723-2098

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

Lot 2 of Certified Survey Map No. 5056 recorded in the office of the Register of
Deeds for Walworth County, Wisconsin, on September 27, 2022 of Certified
Survey Maps, as Document No. 1068993, being a redivision of Part of Second
Observatory Subdivision located in part of the NE 1/4 of the SW 1/4 of Section 1,
Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

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

Current Zoning of Site: SF-3 **Current Overlay Districts of Site:** NA

Proposed Zoning of Site: SF-3

Proposed type of structure of use: Custom Built Single Family Homes.

Proposed use of structure or site: Single Family Homes

**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):
Propose subdivision into 3 lots for single family residences. Each lot shall be near 1 acre in size.
The 3 lots shall be governed by an Association that shall conserve, protect and maintain the
existing natural resources through Covenants, Conditions and Restrictions.

**Statement showing compatibility of proposed zoning district and/or proposed use to the Village
Comprehensive Plan:** (Attach separate sheet if additional space is needed)
The use is compatible in the SF-3 zoning district and exceeds the required minimum lot area.

**Statement showing compatibility of proposed zoning district and/or proposed use with adjacent
properties and neighborhoods** (Attach separate sheet if additional space is needed):
The proposed use is an allowed use in the SF-3 zoning district.

Print Applicant's Name: Super Mix USA - Jack Pease

Signature of Applicant:  **Date:** 1-25-24

PARK PLACE ESTATES PROPOSED CERTIFIED SURVEY MAP

PRESENTED TO THE VILLAGE OF WILLIAMS BAY, WI



BY:

FOX DEVELOPMENT
JACK PEASE

5435 BULL VALLEY SUITE 330 MCHENRY, ILLINOIS 60050

OFFICE: 815-385-8000
MOBILE: 815-790-1293

Revised January 26, 2024

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1. Proposed Petition Outline

In the manner and form as prescribed by the Village of Williams Bay Ordinance, Fox Development, Jack Pease, owner of said property, petitions the Village of Williams Bay as outlined below:

- Petition for the Subdivision of Lot 2, the property in question, into 3 Certified Survey Maps. Tax parcel WA505600002.
- The Proposed 3 Lot Certified Survey Maps are subject to Covenants, Conditions & Restrictions. The development plan permits the removal of 6 trees, the addition of 20 trees and contains a forest enhancement and maintenance plan. This plan promotes the coexistence of lower density development while preserving a high quality native upland forest.

2. Fox Development Recent Projects

A commercial, residential land developer and builder. Recent developments:

Commercial Developments

Valley View Commons, McHenry, IL
A Professional Office Condominium

Capital Court Commons, McHenry, IL
A Professional Office/Warehouse Condominium

Ridgeview Commons, McHenry, IL
A Professional Office/Warehouse Condominium

Ringwood Corporate Center, Ringwood, IL
A Professional Office/Warehouse Center

Sager Corporate Park, Belvidere, IL
A Commercial/Retail Development

Residential Developments

Dutch Creek Estates, Johnsburg, IL

Glacier Lake Estates, Richmond, IL

Preservation Oaks, Spring Grove, IL

Walnut Ridge, Spring Grove, IL

Jonathon Knolls, Wadsworth, IL

Eagle Ridge, Antioch, IL

Ivanhoe Golf Course, Ivanhoe, IL

Recent Custom Home Building

4503 White Tail, Johnsburg, IL

6466 Johnsburg Rd., Spring Grove, IL

N2345 Main Rd., Lake Geneva, WI

1550 Evergreen Ln., Lake Geneva, WI

W3650 Snake Rd., Lake Geneva, WI

450 Park Place, Williams Bay, WI

3402 Sweet Water Ln., Johnsburg, IL

4515 Red Tail Ln., Johnsburg, IL

2.1 Commercial Development Projects



VALLEY VIEW COMMONS – A PROFESSIONAL OFFICE CONDOMINIUM
MCHENRY, ILLINOIS





CAPITAL COURT COMMONS – A PROFESSIONAL OFFICE/WAREHOUSE CONDOMINIUM
MCHENRY, ILLINOIS





RIDGEVIEW COMMONS – A PROFESSIONAL OFFICE/WAREHOUSE CONDOMINIUM
MCHENRY, ILLINOIS



2.2 Residential Development Projects



DUTCH CREEK ESTATES – JOHNSBURG, ILLINOIS





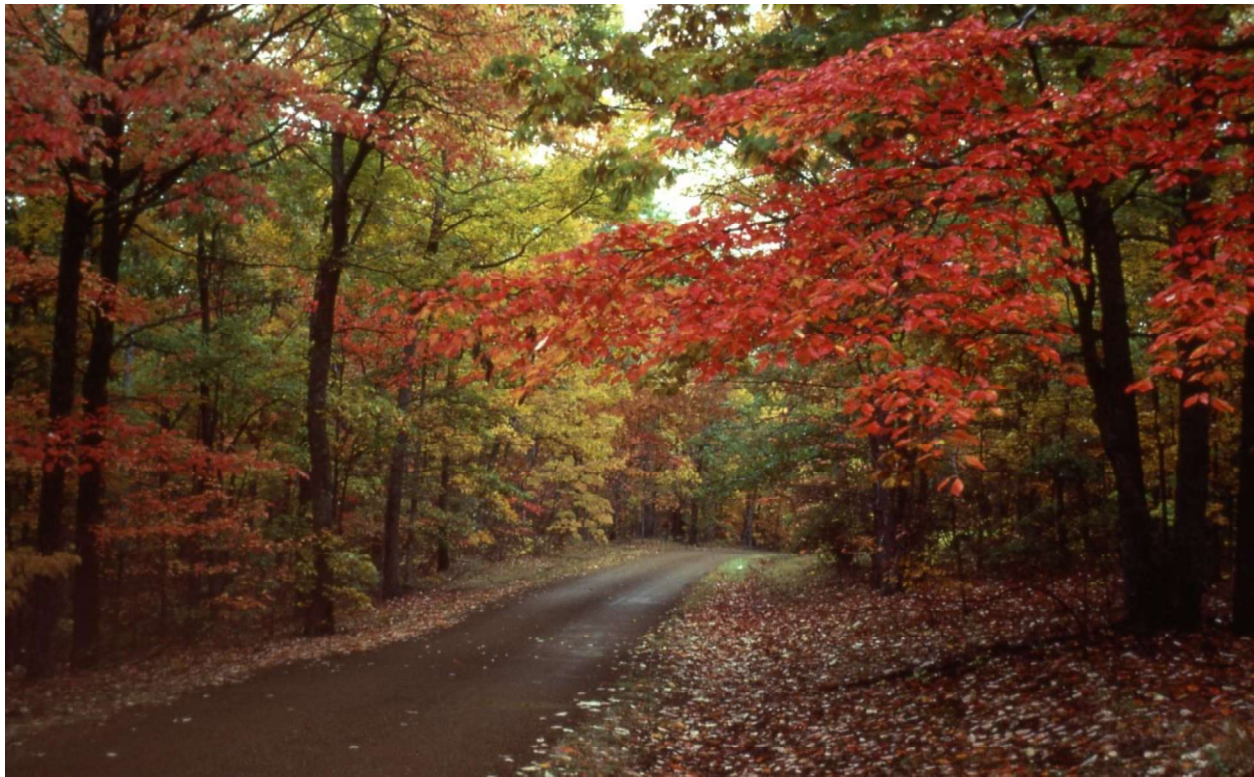
GLACIER LAKE ESTATES – RICHMOND, ILLINOIS







PRESERVATION OAKS – SPRING GROVE, ILLINOIS



WALNUT RIDGE - SPRING GROVE, ILLINOIS



JONATHON KNOLLS – WADSWORTH, ILLINOIS



EAGLE RIDGE – ANTIOCH, ILLINOIS



IVANHOE CLUB – IVANHOE, ILLINOIS

2.3 Custom Home Building Projects



N2345 MAIN RD., LAKE GENEVA, WISCONSIN



W3650 SNAKE RD., LAKE GENEVA, WISCONSIN



1550 EVERGREEN LN., LAKE GENEVA, WISCONSIN



1116 GENEVA ST., LAKE GENEVA, WISCONSIN



1002 S. LAKE SHORE DR., LAKE GENEVA, WI



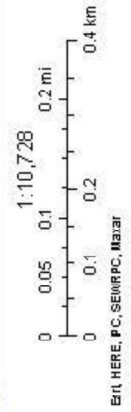
5020 NISH RD., CRYSTAL LAKE, ILLINOIS

2.4 Super Truck Center, Genoa City WI

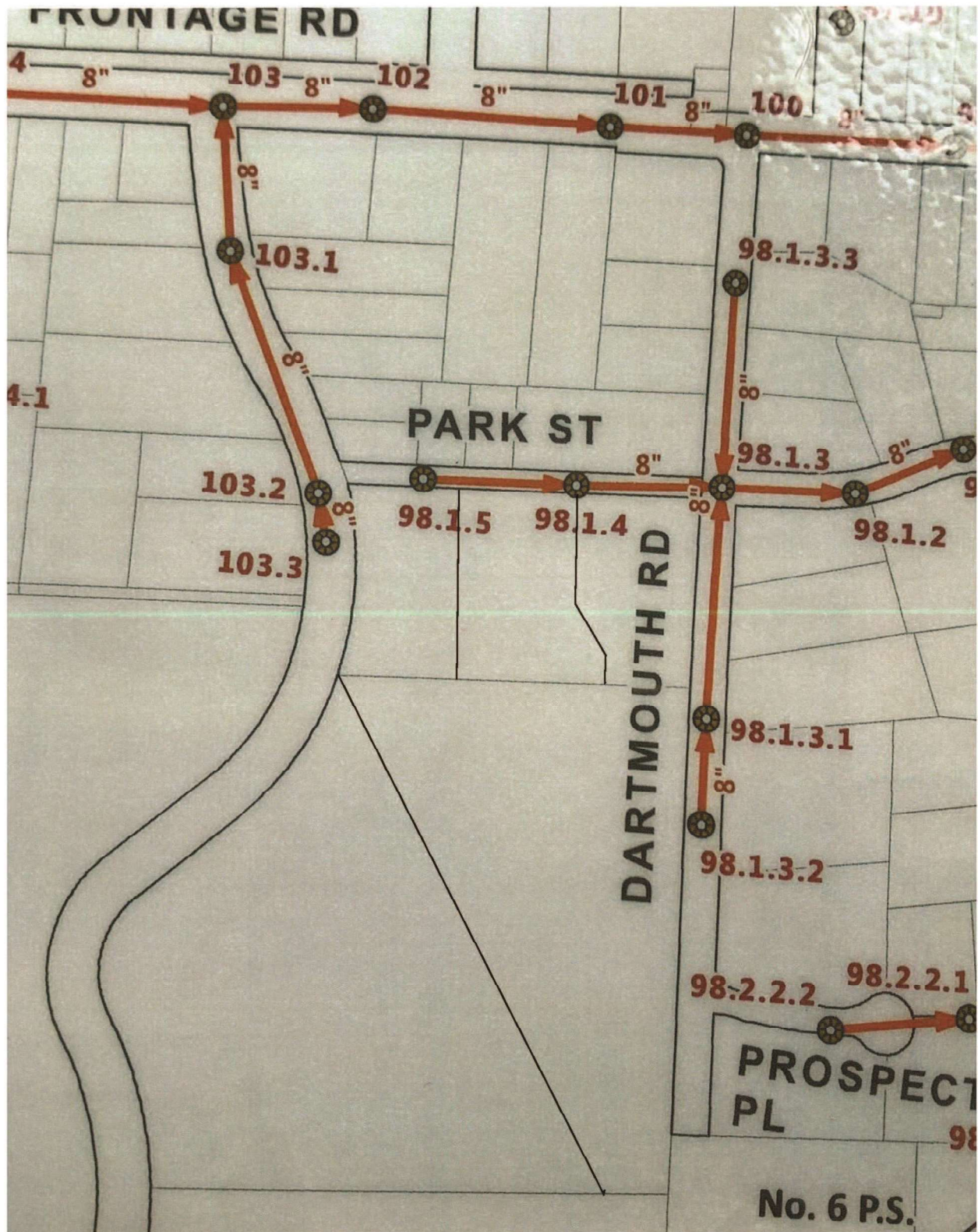
Serving the public, offering truck and bus body work, paint, automatic truck wash, frame straightening, complete line of truck parts and truck repair.

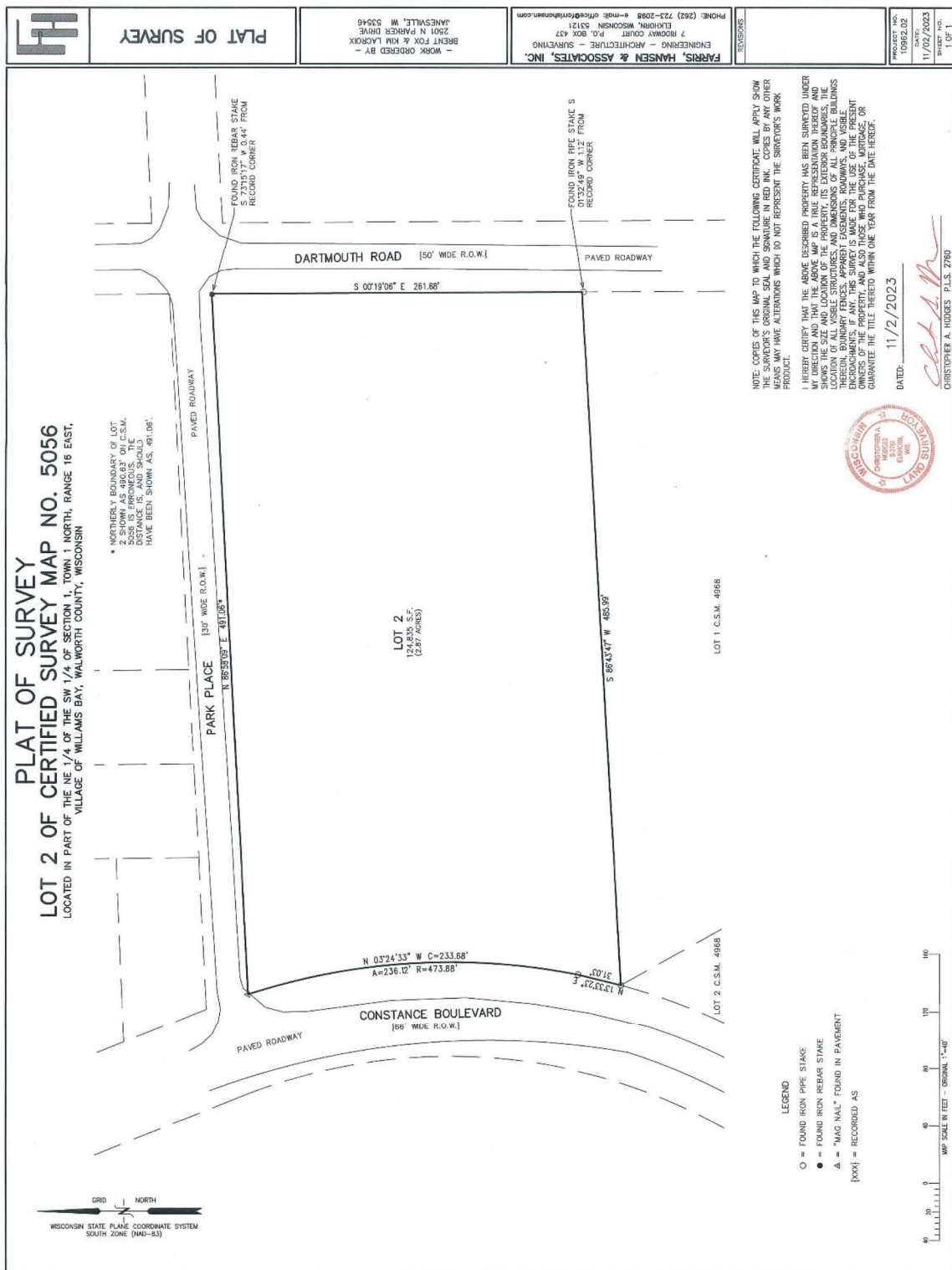


VILLAGE OF WILLIAMS BAY, WISCONSIN ZONING MAP

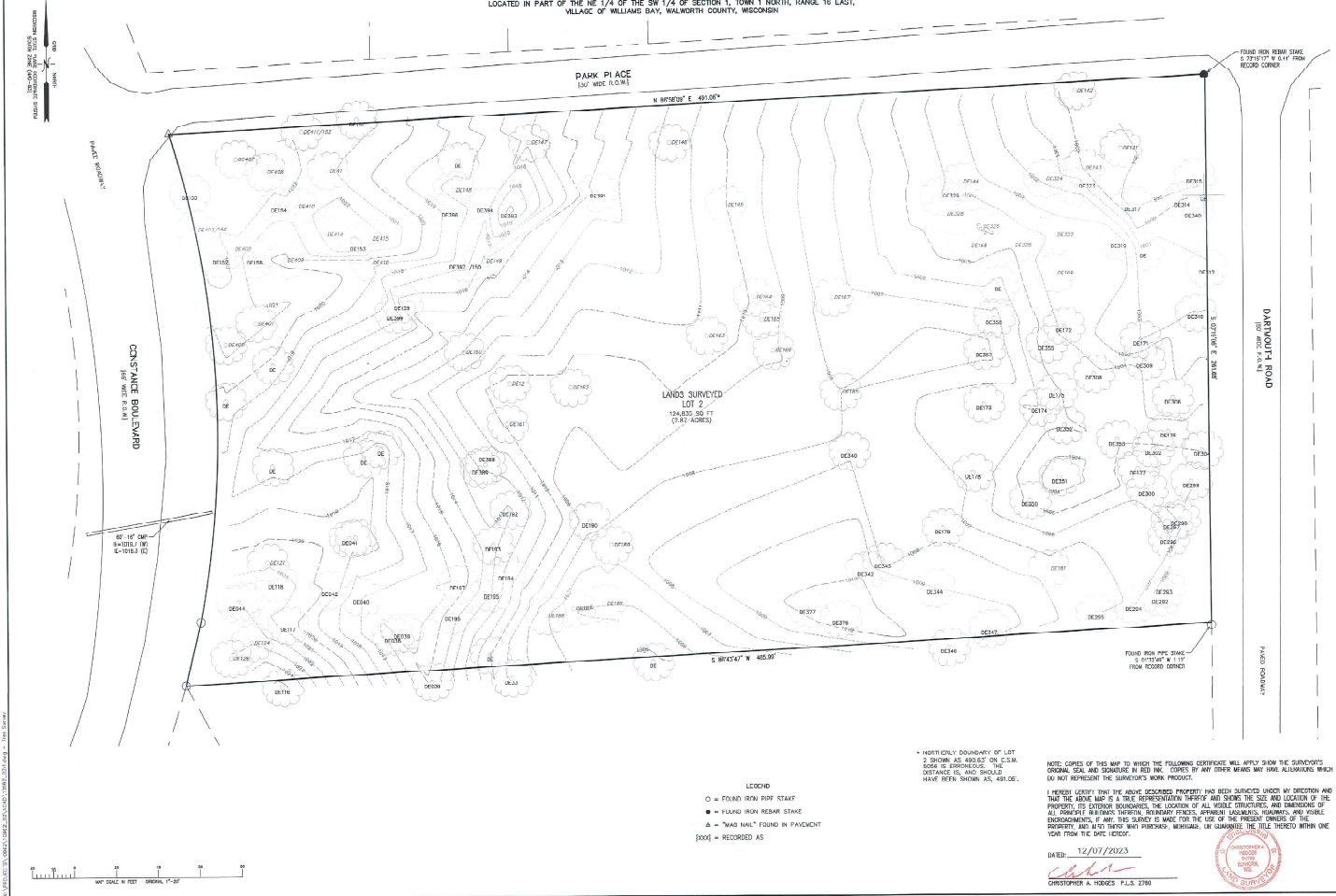


3.2 Village Improvement Map





TREE SURVEY AND TOPOGRAPHY MAP **LOT 2 OF CERTIFIED SURVEY MAP NO. 5056** LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WILKINSON COUNTY, MISSISSIPPI



	
TREE SURVEY PARCEL: WILKINSON COUNTY WILLIAMS BAY, MS	
WORK ORDERED BY: JACK PRASE 5435 BULL MCHEERY, L. 90000	
FARRIS, HANSEN & ASSOCIATES, INC. ENGINEERING - ARCHITECTURE - SURVEYING 715 E. 10TH ST. ELK GROVE, MISSISSIPPI 39232 PHONE: (601) 792-2808 • FAX: (601) 792-2809 • WWW.FHASSOCIATES.COM	
RECORDING: 12/07/2023 - 014 TREE SURVEY	
DRAWING NO: 10962.02.23 DATE: 11/02/2023 SHEET NO: 1 OF 1	

3.6 Tree Inventory, Tag and Condition Report

DARTMOUTH PROPERTIES WILLIAMS BAY

Tag #	DBH, Inches	SPECIES	LCR%	CONDITION	Definitions
18	22	Red Oak	85	3	1 Best
33	14	Walnut	95	3	
34	30	White Oak	90	2	
36	28	Red Oak	80	3	2 Good
38	18	White Oak	75	3	3 Fair
39	14	White Oak	80	3	Diameter Breast Height LCR% Percent of Live Canopy
40	24	Red Oak	60	3-4	
41	12	Red Oak	70	3-4	
42	18	Red Oak	80	3	
43	12	Norway Maple	95	2	
44	18	Walnut	85	3	
111	36	Red Oak	85	3	
112	32	Red Oak	65	3	
113	24	White Oak	85	3	
117	24	Red Oak	70	3	
118	16	Red Oak	80	3	Alliant to cut away from lines before removal
119	20	Red Oak	80	2	
121	30"	Dead		5	
124	18	Red Oak	65	3-4	
126	24	Red Oak	90	2	
140	14	White Oak	95	2	
141	18	Black Cherry	75	3	
142	12x8	Norway Maple	95	2	
143	22	Red Oak	80	3	
144	14	Norway Maple	95	1	

145	26	Walnut	95	1
146	18	Black Cherry	60	3
147	12	Hackberry	95	1
148	16	Walnut	90	3
149	14	Walnut	95	2
150	20	Walnut	90	2
151	25	Walnut	85	3
153	16	Linden	95	1
154	10	Hackberry	95	1
155	20	Walnut	95	2
156	20	Walnut	95	2
157	Multi-stem	Linden	95	2
158	12x12	Linden	95	2
159	24	Walnut	90	3
		Shagbark		
160	12	Hickory	95	1
161	16	Norway Maple	95	1
162	20	Norway Maple	95	1
163	24	Norway Maple	90	2
164	24	Black Cherry	90	2
165	24	Black Cherry	75	3
166	12	Black Cherry	90	2
167	22	Black Cherry	90	2
168	22	Red Oak	90	3
		Shagbark		
169	25	Hickory	95	2
170	28	White Oak	85	3
171	10	Red Oak	95	2
172	18	Red Oak	95	2
173	12	Black Cherry	90	3
		Shagbark		
174	16	Hickory	95	2
		Shagbark		
175	8	Hickory	95	1
176	20	White Oak	95	2

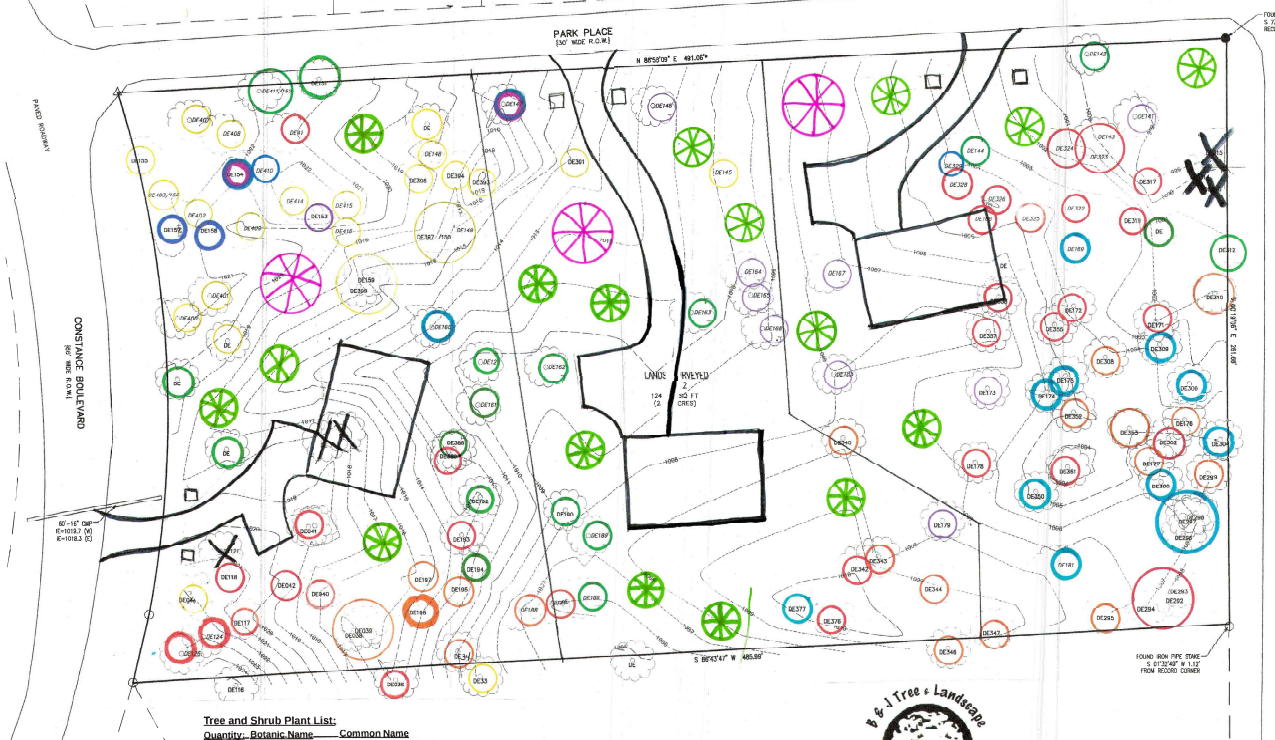
177	20	White Oak	95	2
178	22	Red Oak	95	2
179	10	Black Cherry	95	1
180	24	White Oak	95	2
181	18"	Shagbark Hickory	95	1
182	36	Red Oak	90	2
183	16	Norway Maple	95	2
184	36	White Oak	85	2
185	16	Black Cherry	85	2
186	18	Norway Maple	90	2
187	19	White Oak	90	3
188	24	White Oak	70	3
189	24	Norway Maple	85	3
190	20	Norway Maple	90	2
192	14	Norway Maple	85	2
193	18	Red Oak	90	3
194	16	Norway Maple	95	2
195	24	White Oak	70	3
197	18	White Oak	95	2
198	16	White Oak	95	3
292	22	Red Oak	80	3
293	36	Red Oak	85	2
294	25	Red Oak	85	3
295	20	White Oak	80	3
296	10	Shagbark Hickory	95	2
297	12	Shagbark Hickory	95	2
298	10x10	Shagbark Hickory	95	2
299	22	White Oak	80	3
300	18	Shagbark Hickory	95	2
302	26"	Red Oak	90	2

304	10X6	Shagbark Hickory	95	2	DBH
306	10	Shagbark Hickory	95	1	
308	12	White Oak	95	2	
309	12x12	Shagbark Hickory	95	2	
310	36"	White Oak	90	3	
312	18	Norway Maple	85	3	
314		dead		Remove	
315		dead		Remove	
317	20	Red Oak	75	3	
319	20	Red Oak	90	3	
320	18	Walnut	90	3	
322	18	Red Oak	90	3	
323	18	Red Oak	90	2	
324	20	White Oak	70	3	
325	28"	Red Oak	85	3	
326	22	Red Oak	85	3	
328	18	Red Oak	90	2	
329	18	Elm	75	3	
340	30	White Oak	95	2	
342	32x32	Red Oak	90	2	
343	26	White Oak	95	2	
344	28	White Oak	90	2	
344	24	White Oak	95	2	
346	32	White Oak	90	2	
346	28	White Oak	95	2	
347	28	White Oak	95	2	
347	23	White Oak	90	2	
350	18x24	Shagbark Hickory	95	3	
351	24	Red Oak	75	2	
352	22	White Oak	85	3	
353	28	White Oak	95	2	

355	18	Red Oak	95	2
357	25	Red Oak	95	2
359	24	Red Oak	95	2
376	16	Red Oak	95	2
		Shagbark		
377	16	Hickory	95	2
381	30	White Oak	90	2
388	24	Norway Maple	85	2
389	16	Red Oak	90	3
391	32	Walnut	95	1
393	28	Walnut	90	2
394	16	Walnut	85	3
396	28	Walnut	60	3-4
399	24	Walnut	95	2
400	18	Walnut	90	2
401	22	Walnut	95	2
402	18	Walnut	95	2
407	16	Walnut	90	3
408	12	Walnut	90	3
409	12	Walnut	85	3
410	12	Elm	80	3
413	14	Walnut	95	3
414	18	Walnut	80	3
415	16	Walnut	85	3
416	18	Walnut	85	3
414	16	Walnut	90	3

SITE PLAN

LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLAMSBAY, WILKINSON COUNTY, WISCONSIN



Tree and Shrub Plant List:

Quantity	Botanic Name	Common Name
17	Acer platanoides	Norway Maple
18	Cara Ovata	Shagbark Hickory
2	Celtis Occidentalis	Hackberry
31	Juglans nigra	Black Walnut
9	Prunus serotina	Black Cherry
2	Tilia americana	American Linden
3	Ulmus species	Elm
30	Quercus alba	White Oak
38	Quercus rubra	Red Oak

Total Trees 150 to remain 6 trees to be removed

LEGEND
 O = FOUND IRON PIPE STAKE
 A = FOUND IRON REBAR STAKE
 A = "NAG NAIL" FOUND IN PAVEMENT
 [XXX] = RECORDED AS



B & J Tree & Landscape
 Service, Inc.
 Arborist Services / Landscape Design & Installation
 92725 Krueger Road - Lake Geneva WI 53147
 Member of The International and Wisconsin Arborist Associations
 Landscape Contractor Association &
 Unilock Authorized Contractor
 (262) 468-3653 Fax (262) 468-6340
 Gregg Johnson Arborist 46150124

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL DATA AND SURVEYOR'S FIELD BOOK. 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, ITS EXISTING BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND IMPOUNDMENTS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FRONTS, ADJACENT OWNERS, SHOWN, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR CHARGE THE SAME HEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 12/07/2023
 SIGNED: [Signature]
 SURVEYOR: A. HODGES, P.L.S. 3780



TREE SURVEY
 WORK ORDERED BY:
 JACK PETERSON
 5435 BULL VALLEY RD
 MCHENRY, IL 60050

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 7 BROADWAY COURT, P.O. BOX 4377
 ELKHART, WISCONSIN 53121
 PHONE: (262) 733-2008 FAX: (262) 733-2009

PROJECT NO.: 10962.02.23
 DATE: 11/02/2023
 SHEET NO.: 1 OF 1

TREE REPLACEMENT PLAN

LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLAMSBAY, WILKINSON COUNTY, WISCONSIN



Tree and Shrub Plant List:

Quantity	Botanic Name	Common Name
17	Acer platanoides	Norway Maple
18	Cara Ovata	Shagbark Hickory
2	Celtis Occidentalis	Hackberry
31	Juglans nigra	Black Walnut
9	Prunus serotina	Black Cherry
2	Tilia americana	American Linden
3	Ulmus species	Elm
30	Quercus alba	White Oak
38	Quercus rubra	Red Oak

Total Trees 150 to remain 6 trees to be removed

- X 6 TREES TO BE REMOVED
- 3 NEW DECIDUOUS TREES (RED OAK OR HICKORY)
- 17 NEW CONIFEROUS TREES (WHITE PINE & DOUGLASS FIR)

LEGEND
 O = FOUND IRON PIPE STAKE
 A = FOUND IRON REBAR STAKE
 A = "NAG NAIL" FOUND IN PAVEMENT
 [XXX] = RECORDED AS



B & J Tree & Landscape Service, Inc.
 Arborist Services / Landscape Design & Installation
 92729 Krueger Road - Lake Geneva WI 53147
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 Landscape Contractor Association &
 Unilock Authorized Contractor
 (262) 468-3683 Fax (262) 468-6340
 Gregg Johnson Arborist 46150124

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DATED: 12/07/2023
 SIGNED: [Signature]
 SURVEYOR: A. HODGES, P.L.S. 3780



TREE SURVEY
 WORK ORDERED BY:
 JACK PETERSON
 5435 BULL VALLEY ROAD SUITE 330
 MCHENRY, IL 60050

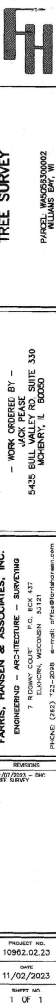
FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 7 BROADWAY COURT, P.O. BOX 4327
 ELKHART, WISCONSIN 53121
 PHONE: (262) 733-2808 FAX: (262) 733-2809

PROJECT NO.
 10962.02.23

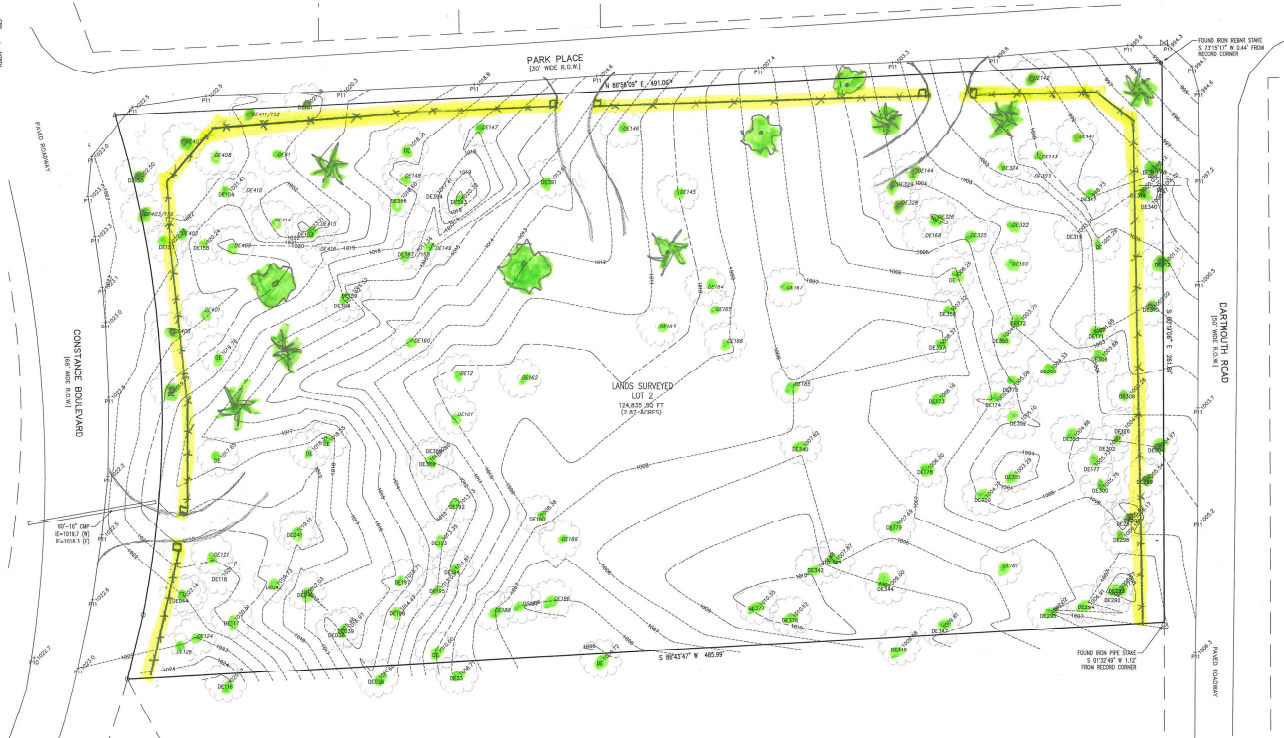
DATE
 11/02/2023

SHEET NO.
 1 OF 1

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



FENCE AND COLUMN PLAN LOT 2 OF CERTIFIED SURVEY MAP NO. 5056 LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 10 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



- STONE ENTRANCE COLUMNS
- *** 3 BOARD FENCE

LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
△ = "NAG NAIL" FOUND IN PAVEMENT
[XXX] = RECORDED AS

* NORTHERLY BOUNDARY OF LOT 2 SHOWN AS 480.00' ON C.S.M. 5056 IS EROSIONED. THE DISTANCE IS AND SHOULD HAVE BEEN SHOWN AS 485.00'.

NOTES: 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, ITS EXISTING BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND IMPOVEMENTS OF PROPERTY, ITS EXISTING BOUNDARIES, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS. IF ANY, THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THESE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 12/14/2023

CHRISTOPHER A. HODGES P.L.S. 2760



TREE SURVEY

WORK ORDERED BY:
JAMES HANSEN & ASSOCIATES, INC.
1430 BULL VALLEY RD.
MCHENRY, IL 60050

JAMES HANSEN & ASSOCIATES, INC.
SURVEYING & LANDSCAPE ARCHITECTURE
1430 BULL VALLEY RD.
MCHENRY, IL 60050
PHONE: (815) 321-2244 FAX: (815) 321-2245

11/14/2023

11/14/2023

11/14/2023

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11/14/2023

3.11 Forest Enhancement and Maintenance Plan

FOREST ENHANCEMENT & MAINTENANCE PLAN

THE PLAN IS TO BUILD ESTATE HOMES ON SPACIOUS WOODED LOTS WHILE PRESERVING THE NATIVE UPLAND FOREST. ADDITIONAL FOCUS WILL BE ON ENHANCING THE FOREST TO A LEVEL OF THE HIGHEST QUALITY.

THE PLAN

STEP 1: FOREST CLEAN UP.

- A. REMOVE ALL DEAD, DYING, HEAVILY DAMAGED OR UNDESIRABLE TREES.
- B. GRIND AND REMOVE STUMPS.
- C. BRUSH HOG FORREST FLOOR OF UNDESIRABLE UNDERBRUSH WHILE LEAVING THE NATIVE GRASSES AND FORBS.

STEP 2: DEVELOP AND SITE PLAN WHICH LOCATES THE HOMES ON LARGE PARCELS WHILE LEAVING THE FOREST WITH MINIMAL IMPACT.

STEP 3: BUILD THE HOMES WITH PROTECTIVE MEASURES TO KEEP OUT OF DRIP LINES OF EXISTING TREES.

STEP 4: LANDSCAPE THE HOMES USING NATURAL SHRUB AND PERENIAL BEDS NEXT TO THE HOMES. ONLY HAVE A MINIMAL BLUE GRASS LAWN ADJACENT TO THE HOMES.

STEP 5: THE BALANCE OF EACH LOT CAN THEN BE ENHANCED BY PLANTING ADDITIONAL INDIGENOUS TREES AND THE NATIVE FLOOR WITH FORBS AND WILDFLOWERS.

STEP 6: AFTER HOMES ARE COMPLETE, THE NATIVE PORTION OF EACH PARCEL WILL BE MAINTAINED.

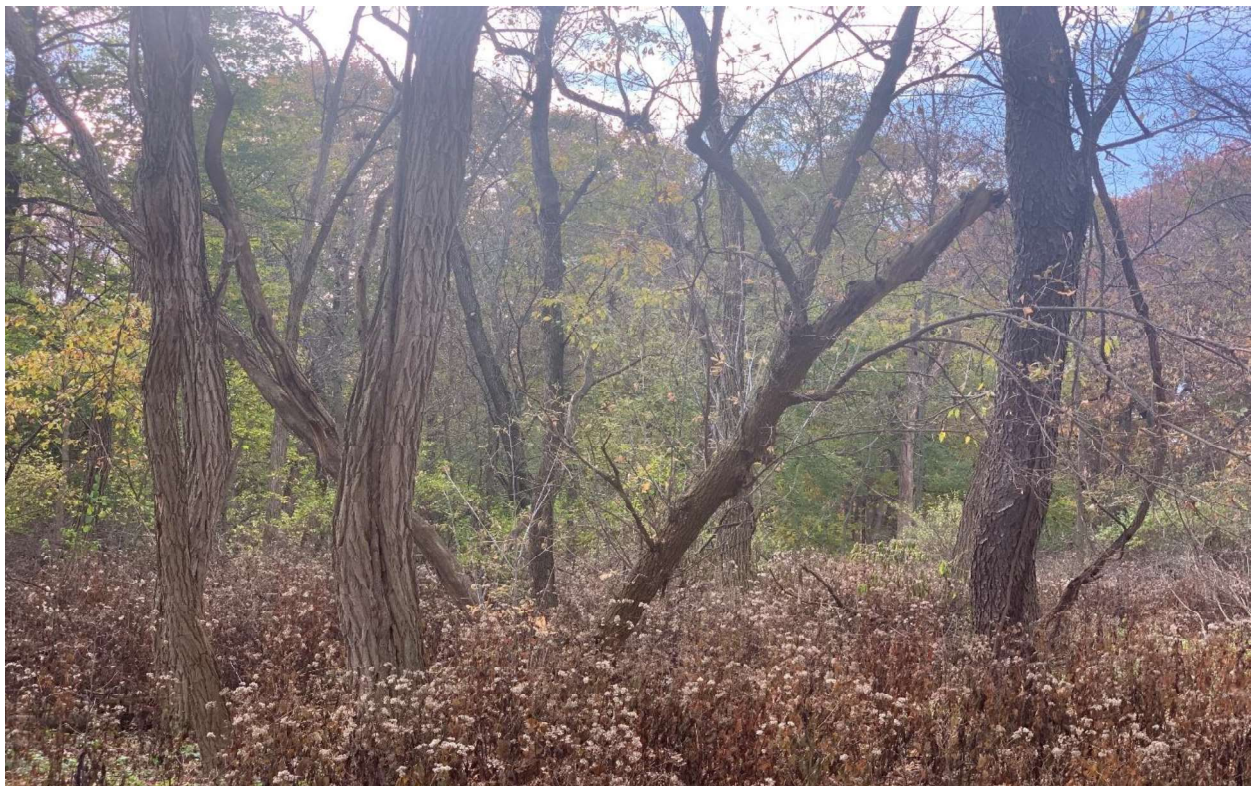
AS FOLLOWS:

- A. TRIM DEAD BRANCHES AS REQUIRED.
- B. PICKUP BRANCH DEBRIS AND REMOVE FROM FOREST FLOOR.
- C. ONCE DURING MAY, AUGUST, AND OCTOBER, COMPLETE A CLEAN UP INCLUDING MOWING THE FOREST FLOOR HIGH ENOUGH TO CONTROL UNDERBRUSH WHILE HIGH ENOUGH TO ENCOURAGE THE GROWTH OF NATIVE GRASSES, FORBS AND WILDFLOWERS.

3.12 Before/After Forest Enhancement Photos



BEFORE FOREST ENHANCEMENT OPERATIONS





AFTER ENHANCEMENT OPERATIONS



3.13 Existing & Proposed Project Photos



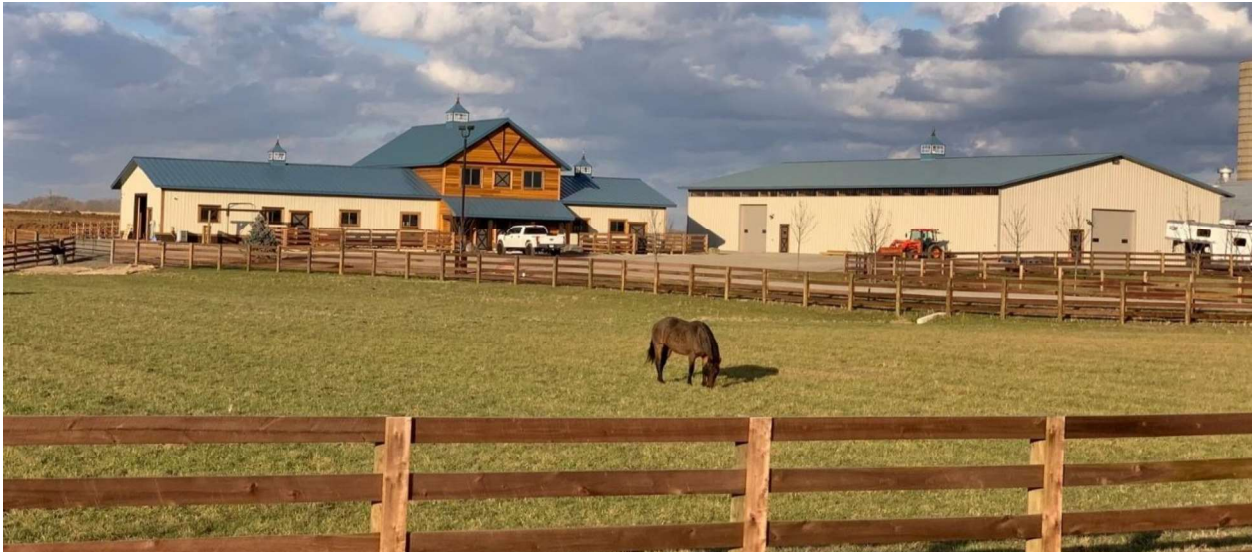
PROPOSED PARK PLACE, WILLIAMS BAY, WISCONSIN



3.14 Proposed Fence & Stone Column Photos



PROPOSED COLUMN & 3 BOARD FENCE CONCEPT



PROPOSED 3 BOARD FENCE

2-STONE COLUMNS AT EACH DRIVEWAY

3 BOARD FENCE, OIL STAINED NOTTY POPULAR



PROPOSED STONE COLUMNS

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**PARK PLACE ESTATES
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
WILLIAMS BAY, WISCONSIN
2024**

Prepared By
Fox Development
5435 Bull Valley Road
Suite 330
McHenry, IL 60050

PARK PLACE ESTATES
WILLIAMS BAY, WISCONSIN

TABLE OF CONTENTS

CLAUSE I - Property Subject to and Benefiting from This Declaration	3
CLAUSE II - General Purpose of This Declaration	3
CLAUSE III - Park Place Estates Homeowners Association	3-5
CLAUSE IV – General Provisions	5-6
CLAUSE V - Forest Enhancement and Parkway Maintenance Plan	7

EXHIBITS

EXHIBIT A – Legal Description	9
EXHIBIT B – Acknowledgement of Covenants, Conditions & Restrictions	10

THIS DECLARATION of these protective Covenants, Conditions, and Restrictions is made this ____
Day of _____ 2024, by the Owner, Super Mix USA, Jack Pease (as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described in Clause I of this Declaration, and is desirous of subjecting said real property to the conditions, covenants, restrictions, reservations, undertakings, agreements, and easements hereinafter set forth (sometimes hereinafter collectively referred to as "Covenants"), each and all of which is and are binding upon the property so designated and each owner thereof and every other party having any interest therein, and shall inure to the benefit of and with said property, and each and every parcel thereof.

NOW, THEREFORE, Declarant hereby declares that the real property described in and referred to in Clause I hereof is, and shall be, held, transferred, sold, conveyed, used, and occupied subject to these Covenants.

CLAUSE I

PROPERTY SUBJECT TO AND BENEFITING FROM THIS DECLARATION

THIS SUBDIVISION, the real property which is, and shall be, held, transferred, sold, conveyed, used, and occupied subject to the Covenants (herein referred to as "This Subdivision") is located in Williams Bay, Wisconsin and is more particularly described in Exhibit "A" attached hereto.

CLAUSE II

GENERAL PURPOSES OF THIS DECLARATION

THIS SUBDIVISION is subjected to these Covenants to ensure proper use and appropriate development, improvement and maintenance of This Subdivision and every part thereof; to protect each and every owner of any part of This Subdivision against such use of lots in This Subdivision as may depreciate the value of his or her property and, or, impact the native upland forest. It is the intention and purpose of these Covenants to ensure the native upland forest resources are not disturbed but are enhanced and maintained with the development of each lot. At the time of closing, the lot purchaser shall execute the Acknowledgment of Covenants, Conditions & Restrictions (Exhibit "B").

CLAUSE III

PARK PLACE ESTATES HOMEOWNERS' ASSOCIATION

- 1) CREATION AND PURPOSES. A Wisconsin not-for-profit corporation known as the Park Place Estates Homeowners Association (hereinafter referred to as the "Association") shall be created, whose purposes shall be to insure high standards of enhancement and maintenance of all property in Park Place Estates now or hereafter by Declarant for the beneficial use of all property owners therein to ensure the provision of services and facilities of common benefit, and in general to maintain and promote the desired character of This Subdivision heretofore or hereafter subjected by Declarant to the Covenants.

- 2) MEMBERSHIP AND VOTING. Declarant and every record owner of a fee simple interest in This Subdivision subjected by Declarant to the Covenants contained in this Clause III, shall become and be a member for the Association, and each such member shall be entitled to one vote for each lot owned by him or it on each matter submitted to a vote of members, provided, that where title to a lot is in more than one person, such co-owners acting jointly shall be entitled to but one vote. Anything herein to the contrary notwithstanding, each certified survey map shall be deemed a separate lot, entitling the owner thereof to one vote for each such full lot owned. A majority of the total number of votes available to all members of the Association shall be required for the creation of the initial by-laws and rules of procedure for the Association, except as contained in This Clause III:
- a) To manage and maintain the native upland forest areas according to the Forest Enhancement and Maintenance Plan.
 - b) To mow, care for, and maintain parkways and to remove rubbish from same and to do any other things necessary or desirable in the judgment of the officers of the Association to keep parkways in front of any property neat in appearance and in good order.
 - c) To create and manage financial reserves to provide for the foregoing duties.
 - d) To hire contractors to perform any of the functions undertaken by the Association.
- 3) METHOD OF PROVIDING GENERAL FUNDS. For the purpose of providing a general fund to enable the Association to exercise the powers and make and maintain the areas and render the services provided for, and assessment shall be levied, assessed, and collected from the owner of each lot in the amount of Three Thousand Seven Hundred Dollars (\$3,700) per year. The amount of the homeowner's dues can change at any time, by a majority vote of the members of the Association.
- a) However, until over sixty-six (66) percent of the lots have been sold to third parties and improved with occupied buildings, the Declarant shall provide or cause to be provided maintenance to the areas and render or cause to be rendered the services allocated to the Association and shall assess each lot improved with an occupied building or owned by anyone other than the Developer its pro rata share of such expenses, which assessment shall commence on the day the lot is purchased from the Declarant. After such time as over sixty-six (66) percent of the lots in the Subdivision have been sold to and are occupied by a third party, The Association shall be responsible for providing the services previously enumerated herein. The Board of Directors or other responsible officers of the Association shall determine for each year the total amount required for such year. If such amount, or any portion thereof, is approved by a majority of the total number of votes available to all members of the Association, then the Association may levy an annual assessment for property in the area over which it has jurisdiction. Each owner of a lot shall be assessed an equal amount for each lot owned. The budget shall be divided by the number of sold lots and the resultant figure assessed to each lot as the annual assessment.
 - b) In the event of failure of any lot owner (other than Declarant) to pay any assessment on or before thirty (30) days following notice to such owner of such assessment or the scheduled due date thereof, then such assessment shall become delinquent and shall bear interest at the rate of eight (8) points over the prime rate at the First National Bank of Chicago from the due date thereof to the date of payment, and the Association shall have a lien on each lot against which such assessment

is levied to secure payment thereof, in the principal amount owing plus interest and collection costs. When delinquent, payment of both principal and interest may thereafter be enforced against the owner, personally, and/or as a lien on said real estate. The Association may, at its discretion, file Certificates of Nonpayment of Assessments in the Office of the Recorder of Deeds whenever any such assessments are delinquent. For each Certificate so filed, the Association shall be entitled to collect from the owner or owners of the real property described therein a processing fee of fifty dollars (\$50.00), which fee is hereby declared to be part of the collection costs.

- 4) EXPENDITURES LIMITED TO ASSESSMENT FOR CURRENT YEAR. The Association shall not expend more money within any one year than the total amount of the assessment for that particular year, plus any reserves which it may have on hand.
 - a) In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of construction, reconstruction, repair, or replacement of any of the areas required to be maintained by the Association hereunder. Any such assessment must be approved by a majority of the members of the Association.

CLAUSE IV

GENERAL PROVISIONS

- 1) Each of the Covenants set forth in the Declaration shall continue and be binding as set forth in paragraph 2 of this Clause IV and shall be perpetual and may only be modified with the prior written approval of the Village of Williams Bay.
- 2) The Covenants herein set forth shall run with the land and bind the Declarant, its successors, grantees, and assigns, and all parties claiming by, through, or under them. Declarant, the Association, any lot owner, and the Village of Williams Bay shall each have the right to sue for and obtain a prohibitive or mandatory injunction or any other equitable remedy to prevent the breach of, or to enforce the observance of, the Covenants above set forth, or any of them, in addition to the right to bring an ordinary legal action for damages.

Wherever there shall be a reduction in enhancement or maintenance activities which is and remains in violation of the Covenants above set forth, or any of them, for a period of thirty (30) days after receipt by the owner of such lot of written notice of such violation from Declarant, or the Association, then Declarant, or Association, as the case may be, or persons authorized by it shall have, in addition to the foregoing rights, the right to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass. In no event shall the failure of Declarant to enforce any of the Covenants herein set forth as to any violation, be deemed to be a waiver of the right to do so as to any violation nor shall such failure entitle any owner to claim, sue for, or receive any damages or other payment from Declarant. In the event the Village brings or defends an action in connection with this Agreement, the Village shall be awarded its attorney's fees if it prevails.

- 3) Only with the prior written consent of the Village of Williams Bay, which may be withheld in its sole discretion, the record owners in fee simple of the lots in This Subdivision may revoke, modify, amend, or supplement in whole or in part any or all of the Covenants and Conditions contained in this

Declaration and may release from any part or all of said Covenants all or any part of the real property subject thereto, but only at the following times and in the following manner:

- a) Any such change or changes may be made effective at any time within five (5) years from the date of recording of this Declaration if consent thereto is procured from the record owners in fee simple of the real estate which constitutes eighty (80) percent of the surface area within (i) This Subdivision and (ii) all other portions, if any, of Park Place Estates, owned by Declarant.
- b) Any such change or changes may be made effective after the end of said initial five (5) year period if the record owners in fee simple of at least two-- thirds (2/3) of the lots in This Subdivision and all other portions of Park Place Estates, subjected to the Covenants consent thereto.
- c) Any such consents shall be effective only if expressed in a written instrument or instruments, executed and acknowledged by each of the consenting owners (and Declarant, if required) and recorded in the office of the Recorder of Deeds of Walworth County, Wisconsin.

A recorded certificate shall be deemed conclusive evidence thereof with regard to compliance with the provisions of this section. Upon and after the effective date of any such change or changes, it or they shall be binding upon all persons, firms, and corporations then owning property in This Subdivision and shall run with the land and bind all persons claiming by, through, or under any one or more of them.

- d) If a court of competent jurisdiction shall hold invalid or unenforceable any part of any Covenants or provisions contained in this Declaration, such holding shall not impair, invalidate, or otherwise affect the remainder of this Declaration, which shall remain in full force and effect.
- e) Declarant reserves the right to vest the Association or any other not-for-profit corporation with all or any of the rights, privileges, easements, powers, and duties herein retained or reserved by the Declarant by written instrument or instruments in the nature of an assignment which shall be effective when recorded in the Office of the Recorder of Deeds, Walworth County, Wisconsin, and Declarant shall thereupon be relieved and discharged from every duty so vested in the Association or in such other not-for-profit corporation.
- f) Each owner of a lot in Park Place Estates, shall file the correct mailing address of such owner with Declarant and shall notify Declarant promptly in writing of any subsequent change of address. Declarant shall maintain a file of such addresses and make the same available to the Association. A written or printed notice, deposited in the United States Post Office, postage prepaid, and addressed to any owner at the last address filed by such owner with Declarant shall be sufficient and proper notice by such owner wherever notices are required in this Declaration.
- g) All rights and remedies available to Declarant under the terms of the Covenants shall be exercisable by any one of the following, and all notices, consents, and acts of any one of the following in connection with the Covenants shall be binding upon all persons, as fully as if the same were the acts, consent, or notice of Declarant: (i) Fox Development of Illinois, (ii) any transferee of all of the real estate in Park Place Estates from time to time owned by Declarant; or (iii) any transferee of the entire beneficial interest in Declarant.
- h) In the event of a conflict between the terms of these covenants and those of the Village of Williams Bay ordinances, the more stringent provision shall govern.

CLAUSE V
FOREST ENHANCEMENT & MAINTENANCE PLAN

- 1) CREATION AND PURPOSE The goal of the plan is to construct estate homes on spacious wooded lots while preserving, enhancing and maintaining the surrounding native upland forest. The preservation, enhancement and maintenance focus will ensure a healthy and high-quality native upland forest.
- 2) PLAN IMPLEMENTATION.
 - a) Native upland forest clean-up.
 - i) Remove all dead, dying, heavily damaged or undesirable trees.
 - ii) Grind and remove stumps.
 - iii) Brush hog or shred forest floor to remove undesirable underbrush while leaving the native grasses and forbs.
 - b) Develop a site plan which locates the homes on large parcels with minimal forest impact.
 - c) Construct the homes with protective measures and avoiding the drip lines of existing trees.
 - d) Landscape the homes using natural shrub and perennial beds next to the homes. Other areas contain a minimal blue grass lawn adjacent to the homes.
- 3) FOREST ENHANCEMENT. The remaining area of each lot shall be enhanced by planting additional indigenous trees and planting the native floor with forbs and wildflowers.
- 4) FOREST MAINTENANCE. Once home construction is complete, the native portion of each parcel shall be maintained.
 - a) The forest floor shall be cleaned monthly.
 - i) Trim dead branches as required.
 - ii) Pick up branch debris and remove from forest floor.
 - b) The forest floor shall be mowed quarterly to control underbrush while encouraging the growth of native grasses, forbs and wildflowers.
- 5) PARKWAY MAINTENANCE. The parkways located around the lot perimeter, shall be cleaned and mowed weekly.

WITNESS WHEREOF, Declarant has caused this instrument to be executed and attested as of the day and year first above written, and to be submitted to the Village of Williams Bay, Wisconsin and recorded in the Office of the Recorder of Deeds, Walworth County, Wisconsin.

OWNER: Super Mix USA

By:

Date

Its:

EXHIBIT A
LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 5056 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, ON SEPTEMBER 27, 2022, OF CERTIFIED SURVEY MAPS, AS DOCUMENT NO. 1068993, BEING A REDIVISION OF PART OF SECOND OBSERVATORY SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

EXHIBIT B
ACKNOWLEDGMENT OF COVENANTS, CONDITIONS & RESTRICTIONS

I hereby acknowledge that I have read, understand, and agree to the attached set of Covenants for the Subdivision commonly referred to as Park Place Estates. The Covenants outline in part my duties and responsibilities as a lot owner in Park Place Estates.

Buyer:

Print Name

Date

Signature

FARRIS, HANSEN & ASSOC. INC.

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

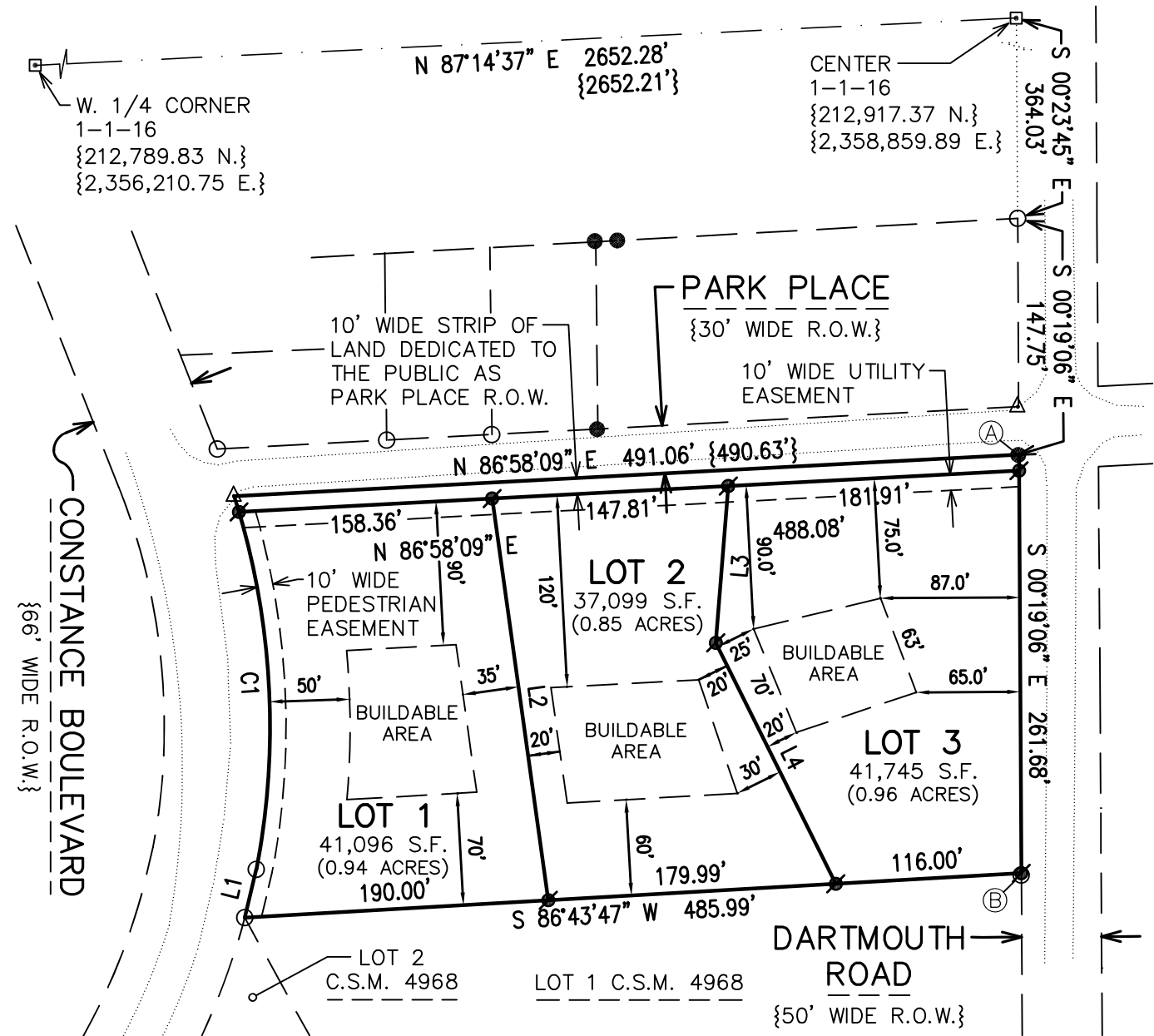
OWNER: SUPER MIX USA
5435 BULL VALLEY ROAD SUITE 330
MCHENRY, IL 60050

ZONING: SF-3
SOILS: MyB & MyC2

CERTIFIED SURVEY MAP NO. _____

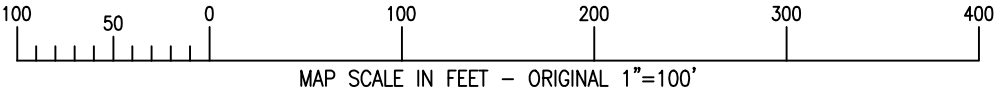
GRID
NORTH
WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
N. LINE OF THE SW 1/4 OF
SECTION 1-1-16 BEARS
N 87°14'37" E

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP
NO. 5056 LOCATED IN PART OF THE NE 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 REBAR STAKE
① S 73°15'17" W, 0.44' FROM
RECORD CORNER.
- FOUND IRON PIPE STAKE
S 01°32'49" W, 1.12' FROM
② AN IRON REBAR STAKE
SET AT THE NORTHEAST
CORNER OF C.S.M. 4968.

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10962.02.23
DATE: 02/29/2024
SHEET 1 OF 3 SHEETS



A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP
NO. 5056 LOCATED IN PART OF THE NE 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 JACK PEASE, REPRESENTATIVE OF SUPER MIX USA, 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:

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5056, RECORDED AS DOCUMENT NO. 1068993 IN WALWORTH COUNTY RECORDS, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN. CONTAINING 124,835 SQUARE FEET (2.87 ACRES) OF LAND, MORE OR LESS.

DATED: FEBRUARY 29, 2024

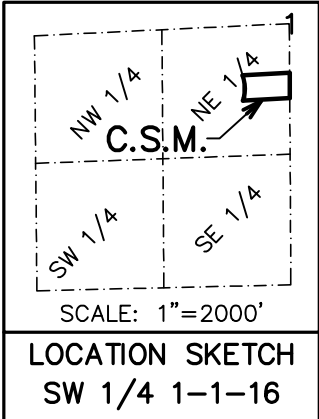
CHRISTOPHER A. HODGES PLS 2760

LEGEND

- ▣ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = FOUND IRON PIPE STAKE, 1 3/8” O.D.
- = FOUND IRON REBAR STAKE, 3/4” DIA.
- △ = FOUND MAG NAIL IN PAVEMENT
- ⚡ = SET IRON REBAR STAKE, 3/4” x 18” x 1.13 lbs/ft
- {xxx} = RECORDED AS

LINE	BEARING	DISTANCE
L1	N 13°33'23" E	31.03'
L2	S 07°58'02" E	253.56'
L3	S 04°31'16" W	98.33'
L4	S 26°27'53" E	168.28'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	473.88'	N 03°24'33" W	233.68'	236.12'



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10962.02.23
DATE: 02/29/2024
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

SUPER MIX USA, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF

IN WITNESS WHEREOF, THE SAID SUPER MIX USA HAS CAUSED THESE PRESENTS TO BE SIGNED BY JACK PEASE, ITS REPRESENTATIVE, AT _____, _____ THIS _____ DAY OF _____, 2024.

STATE OF _____)
COUNTY OF _____) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, _____,
 AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
 FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID COMPANY, AND ACKNOWLEDGED THAT
 THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

MY COMMISSION EXPIRES

NOTARY PUBLIC, _____, _____

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY.
THIS _____ DAY OF _____, 2024.

VILLAGE CLERK