



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING

MONDAY, MAY 20, 2024 AT 6:30 PM

Village Hall Council Room

250 Williams Street

Williams Bay, WI 53191

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. Village Board Meeting Minutes of May 6, 2024
- V. **Presentation of accounts and petitions**
 - A. Payroll ending 05-03-2024 in the amount of \$52,466.08
 - B. Accounts Payable Prepays dated 05-08-2024 in the amount of \$150.00
 - C. Accounts Payable Unpays dated 05-17-2024 in the amount of \$202,788.09
 - D. Library Accounts Payable dated 05-15-2024 in the amount of \$3,783.70
 - E. Monthly EFT Payments for April 2024 in the amount of \$138,774.83
- VI. **Plan Commission**
 - A. Consideration of Resolution R-31-24 Establishing Public Participation Procedures For Amendments To The Village Of Williams Bay Comprehensive Plan. *Plan Commission Adopted A Similar Resolution recommending approval.*
 - 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. *Plan Commission Recommended Approval*
- VII. **Public Comments**
- VIII. **President's Remarks**
- IX. **Committee Reports**

A. Protective Services, Chair - Trustee Vlach

1. Consideration of Resolution No. R-26-24 Approving A Temporary Class "B" and "Class B" Retailer's License for the Women's Leadership Center at Williams Bay for the Groundbreaking Celebration July 19, 2024
2. Original, Renewal, or Temporary Operator License Applications

B. Streets & Highways, Chair - Trustee D'Alessandro

1. Consideration of Resolution No. R-25-24 Constance Blvd Use and Policy Contract for Women's Leadership Center at Williams Bay Groundbreaking Celebration Event July 19, 2024

C. Parks & Lakefront, Chair - Trustee Russell

1. Consideration of Resolution No. R-29-24 Approving a Edgewater Park Use and Policy Contract for the Williams Guy Forbeck Research Foundation Yoga and Family Fun in the Park June 22, 2024
2. Consideration and Possible Action on Movies on the Beach
3. Consideration and Possible Action on Request from the Department of Natural Resources (DNR) for Mooring on a Village-owned Pier for Current Season 2024

X. Public Comments

XI. Other Items for Discussion, Consideration, or Action

- A. Kishwaukee Nature Conservancy Board Appointments
- B. Discussion on Village Tree Replacement and Planting Program

XII. Adjournment

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

Posted: 05/17/2024 5:00 PM



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UNOFFICIAL MINUTES VILLAGE BOARD MEETING 5/6/2024 MEETING MONDAY, MAY 6, 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, Trustees George Vlach, Jim D'Alessandro, Lowell Wright, Robert Umans, Adam Jaramillo, Steven Russell

Also Present: Administrator Lothspeich, Police Chief Timm, Village Engineer Snyder, Public Works Director Edwards, Recreation Director Knop, Library Director Schnupp, Treasurer Wiese, Clerk Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Village Board Meeting Minutes of April 15, 2024

The motion to approve the Village Board Meeting Minutes of April 15, 2024 was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

B. Special Village Board Organization Meeting Minutes of April 16, 2024

The motion to approve the Special Village Board Organization Meeting Minutes of April 16, 2024 was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

V. Presentation of accounts and petitions

A. Payroll ending 04-19-2024 in the amount of \$45,915.96

The motion to approve the Payroll ending 04-19-2024 in the amount of \$45,915.96 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. Accounts Payable Unpays dated 05-03-2024 in the amount of \$309,326.00

The motion to approve the Accounts Payable Unpays dated 05-03-2024 in the amount of \$309,326.00 was initiated by Trustee Wright and seconded by Trustee Umans. Trustee D'Alessandro abstained from the Room Tax payment. Unanimously carried.

C. Accounts Payable Prepays dated 04-19-2024 in the amount of \$250.00

The motion to approve the Accounts Payable Prepays dated 04-19-2024 in the amount of \$250.00 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

D. Accounts Payable Prepays dated 04-29-2024 in the amount of \$65.00

The motion to approve the Accounts Payable Prepaids dated 04-29-2024 in the amount of \$65.00 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

VI. PUBLIC COMMENTS

There were no public comments.

VII. President's Remarks

A. National Police Week - Peace Officer's Memorial Day Proclamation

President Duncan read the National Police Week - Peace Officer's Memorial Day Proclamation.

VIII. Ordinances and Resolutions

A. 2024-01 An Ordinance Creating Chapter 126 of the Code of Ordinances Regarding Billable Emergency Medical Services (Second Reading)

The motion to approve the second reading of Ordinance 2024-01 An Ordinance Creating Chapter 126 of the Code of Ordinances Regarding Billable Emergency Medical Services was initiated by Trustee Jaramillo and seconded by Trustee Russell. Unanimously carried.

The motion adopt Ordinance 2024-01 An Ordinance Creating Chapter 126 of the Code of Ordinances Regarding Billable Emergency Medical Services was initiated by Trustee Jaramillo and seconded by Trustee Russell. Unanimously carried.

IX. Committee Reports

A. Protective Services, Chair - Trustee Vlach

1. Original, Renewal, or Temporary Operator License Applications

The motion to approve the Original, Renewal, or Temporary Operator License Applications was initiated by Trustee Vlach and seconded by Trustee Jaramillo. Unanimously carried.

X. Public Comments

There were no public comments.

XI. Other Items for Discussion, Consideration, or Action

A. Village President Duncan Appointments to Proposed Tax Increment Finance (TIF) District #1 Joint Review Board (JRB): (1) Village Representative and (2) Public Member

The motion to approve Village President Duncan Appointments to Proposed Tax Increment Finance (TIF) District #1 Joint Review Board (JRB): (1) Village Representative and (2) Public Member was initiated by Trustee Wright and seconded by Trustee Vlach. Trustee D'Alessandro No. Motion Carries.

XII. Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Vlach at 06:42pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

Payroll Report

Pay Period Date: 04/20/2024-05/03/2024

Pay Date: 5/10/2024

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$823.52	\$0.00	\$69.05	\$754.47
General Administration	\$12,160.45	\$0.00	\$5,226.81	\$6,933.64
KNC	\$2,752.94	\$0.00	\$773.93	\$1,979.01
Lakefront/Beach	\$3,581.08	\$0.00	\$1,104.91	\$2,476.17
Library	\$7,732.37	\$0.00	\$3,182.90	\$4,549.47
Municipal Court	\$1,457.35	\$0.00	\$209.45	\$1,247.90
Parks	\$1,878.48	\$0.00	\$228.57	\$1,649.91
Police	\$24,340.17	\$1,671.05	\$9,025.04	\$16,986.18
Protective Services (F&R)	\$6,390.18	\$0.00	\$993.09	\$5,397.09
Public Works/W&S	\$12,632.72	\$177.73	\$4,970.84	\$7,839.61
Recreation Department	\$3,737.99	\$0.00	\$1,085.36	\$2,652.63
Village Board	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Wages				\$52,466.08

Payroll Register - Detail by Department

GL Account and Title	Description	Amount	Date Paid	GL Period
PETTY CASH				
100-44622 LAUNCH REVENUE	BOAT LAUNCH START UP	150.00	05/08/2024	524
Total PETTY CASH:		150.00		
Grand Totals:		150.00		

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
524			
ABSOLUTE MOBILE TESTING LLC			
100-55210-190 REC DEPT TRAINING	PRE EMPLOYMENT DRUG TES	30.00	524
200-57930-130 WATER DRUG TESTING EXPENSE	RANDOM DRUG TESTING-DPW/	80.50	524
100-55411-160 LAKEFRONT SUPPLIES	PRE EMPLOYMENT DRUG TES	30.00	524
Total ABSOLUTE MOBILE TESTING LLC:		140.50	
ADAMS PUBLISHING GROUP			
100-51400-000 RECRUITING FEES	APRIL 2024 ADVERTISING - BEA	838.00	524
Total ADAMS PUBLISHING GROUP:		838.00	
AIRGAS USA LLC			
200-57631-160 WATER TREATMENT CHEMICALS	CARBON DIOXIDE- BULK	2,697.44	524
Total AIRGAS USA LLC:		2,697.44	
ALLEN TREE SERVICE			
100-56130-000 TREE ENHANCEMENT	TAKE DOWN FALLEN TREE	900.00	524
Total ALLEN TREE SERVICE:		900.00	
AMAZON CAPITAL SERVICES			
550-55410-140 PARKS CAPITAL OUTLAY	HAND DRYERS FIELD HOUSE	1,275.00	524
200-57930-140 WATER DIGGERS HOTLINE EXPENSE	MARKING SPRAY PAINT	112.45	524
200-57935-150 WATER PLANT REPAIRS/MAINT	WATER PLANT SUPPLIES	111.00	524
200-57935-150 WATER PLANT REPAIRS/MAINT	SUPPLIES	10.99	524
100-54310-150 STREETS EQUIP REPAIRS/MAINT	SUPPLIES	67.99	524
200-57935-150 WATER PLANT REPAIRS/MAINT	SUPPLIES	68.39	524
100-55410-150 PARKS REPAIRS/MAINT	RECYCLING STICKERS	5.99	524
200-57935-150 WATER PLANT REPAIRS/MAINT	SUPPLIES	59.99	524
100-55210-271 REC DEPT BASEBALL EXPENSES	RECREATION SUPPLIES	82.95	524
Total AMAZON CAPITAL SERVICES:		1,794.75	
BAXTER WOODMAN			
100-51405-000 BILLABLE SERVICES	BAILEY ESTATES LOC REVIEW	500.00	524
100-51405-000 BILLABLE SERVICES	WILLABAY MEADOWS	1,750.00	524
300-58965-140 SEWER CAPITAL OUTLAY	LIFT STATION 3 REMODEL	4,598.75	524
100-51405-000 BILLABLE SERVICES	WOMEN'S LEADERSHIP CENTE	5,027.55	524
500-55410-140 PARKS/CAPITAL OUTLAY	TENNIS & BASKETBALL DESIG	750.00	524
200-57924-000 WATER ENGINEERING EXPENSE	ANTENNA TOWER LEASE PREP	3,567.50	524
100-51405-000 BILLABLE SERVICES	WALWORTH & LIECHTY PROGR	115.00	524
100-51405-000 BILLABLE SERVICES	THE PRESERVE	500.00	524
100-51405-000 BILLABLE SERVICES	PARK PLACE CSM	1,437.50	524
200-57924-000 WATER ENGINEERING EXPENSE	YEARLY CCR ASSISTANCE	437.50	524
300-58973-000 SEWER ENGINEERING EXPENSE	YEARLY CCR ASSISTANCE	437.50	524
200-57610-140 WATER FUND CAPITAL OUTLAY	IMPROVEMENTS TO WATER TR	14,950.00	524
100-51405-000 BILLABLE SERVICES	WLC-WATER MAIN REPAIR	210.00	524
Total BAXTER WOODMAN:		34,281.30	
BAY LOCK SERVICE			
100-55210-150 REC DEPT REPAIRS/MAINTENANCE	COMBO LOCK INTSALLED AT FI	230.00	524
Total BAY LOCK SERVICE:		230.00	

GL Account and Title	Description	Amount	GL Period
BURLINGTON WASTEWATER UTILITY			
200-57623-170 WATER TESTING	WATER TESTING	100.00	524
Total BURLINGTON WASTEWATER UTILITY:		100.00	
CILIO, CHRISTINE			
100-55210-275 REC DEPT PROGRAM EXPENSES	FUSION FIT PROGRAM REFUN	40.00	524
Total CILIO, CHRISTINE:		40.00	
CNH INDUSTRIAL ACCOUNTS			
100-55410-150 PARKS REPAIRS/MAINT	SUPPLIES	18.61	524
Total CNH INDUSTRIAL ACCOUNTS:		18.61	
CRACK FILLING SERVICE CORP.			
100-54310-175 STREETS ROAD MAINTENANCE	CRACK SEALING VILLAGE STR	20,000.00	524
Total CRACK FILLING SERVICE CORP.:		20,000.00	
DOMINION VOTING SYSTEMS			
100-51412-000 ELECTION EXPENSE	ICE ANNUAL FIRMWARE LICEN	234.84	524
100-51412-000 ELECTION EXPENSE	ICE ANNUAL HARDWARE WAR	242.05	524
Total DOMINION VOTING SYSTEMS:		476.89	
ELKHORN NAPA AUTO PARTS			
100-55410-150 PARKS REPAIRS/MAINT	SUPPLIES	28.88	524
Total ELKHORN NAPA AUTO PARTS:		28.88	
GEN COMM			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	NEW RADIOS FOR UPDATED C	11,293.56	524
Total GEN COMM:		11,293.56	
GORDON FLESCH			
100-51410-162 GEN ADMIN COPIER EXPENSE	VH MONTHLY CHARGES	181.47	524
100-55210-200 REC DEPT TELEPHONE	REC DEPT MONTHLY CHARGE	48.46	524
Total GORDON FLESCH:		229.93	
HYDRO CORP			
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	1,351.00	524
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	459.00	524
Total HYDRO CORP:		1,810.00	
KARL EMERGENCY VEHICLE			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	POLICE DEPARTMENT CAPITAL	964.47	524
Total KARL EMERGENCY VEHICLE:		964.47	
KNOP, RYAN			
100-55210-160 REC DEPT SUPPLIES	MISC SUPPLIES REIMBURSEM	166.37	524
Total KNOP, RYAN:		166.37	

GL Account and Title	Description	Amount	GL Period
M. JOANNE KANTNER			
100-55210-275 REC DEPT PROGRAM EXPENSES	LIMBER LIFE PROGRAM REFU	40.00	524
Total M. JOANNE KANTNER:		40.00	
MELZER, MICHELLE			
100-55210-275 REC DEPT PROGRAM EXPENSES	FUSION FIT PROGRAM REFUN	40.00	524
100-55210-275 REC DEPT PROGRAM EXPENSES	LIMBER LIFE PROGRAM REFU	40.00	524
Total MELZER, MICHELLE:		80.00	
ODLING CONSTRUCTION INC.			
100-54310-175 STREETS ROAD MAINTENANCE	WILLIAMS STREET DRAINAGE	4,500.00	524
Total ODLING CONSTRUCTION INC.:		4,500.00	
PATS SERVICES INC			
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	920.00	524
Total PATS SERVICES INC:		920.00	
PREMIUM WATERS INC			
100-51730-160 VH BLDG SUPPLIES	VH WATER DELIVERY	30.74	524
100-55411-160 LAKEFRONT SUPPLIES	LAKEFRONT WATER DELIVERY	107.99	524
100-55210-160 REC DEPT SUPPLIES	REC DEPT WATER DELIVERY	14.24	524
Total PREMIUM WATERS INC:		152.97	
PUBLIC SERVICE COMMISSION			
200-57925-100 WATER RATE STUDY EXPENSE	NOTICE OF ASSESSMENT APRI	3,462.11	524
Total PUBLIC SERVICE COMMISSION:		3,462.11	
SCHAEFFER MUNICIPAL SERVICES LLC			
100-53100-210 ZONING INSPECTION CONTRACT	ZONING ADMINISTRATION FEES	2,075.00	524
Total SCHAEFFER MUNICIPAL SERVICES LLC:		2,075.00	
SECURIAN FINANCIAL GROUP INC			
100-52120-124 POLICE LIFE INSURANCE	POLICE LIFE INS	78.76	524
100-54100-123 DPW ADMIN HEALTH INSURANCE	DPW ADMIN LIFE INS	6.38	524
100-54310-124 STREETS LIFE INSURANCE	STREETS LIFE INS	16.86	524
100-55410-124 PARKS LIFE INSURANCE	PARKS LIFE INS	12.94	524
200-57630-124 WATER TREATMENT - LIFE INS	WATER TREATMENT LIFE ISN	3.92	524
200-57640-124 WATER DISTRIBUTION - LIFE INS	WATER DISTRIBUTION LIFE INS	3.92	524
200-57902-124 WATER ACCOUNTING - LIFE INS	WATER ACCOUNTING LIFE INS	8.18	524
230-58100-124 KNC LIFE INSURANCE	KNC LIFE INSURANCE	3.86	524
200-57920-124 WATER ADMIN - LIFE INS	WATER ADMIN LIFE INS	12.20	524
300-58964-124 SEWER ACCOUNTING - LIFE INS	SEWER ACCOUNTING LIFE INS	8.18	524
300-58965-124 SEWER ADMIN - LIFE INS	SEWER ADMIN LIFE INS	12.20	524
100-51410-124 GEN ADMIN LIFE INSURANCE	GEN ADMIN LIFE INSURANCE	58.41	524
100-55210-124 REC DEPT LIFE INSURANCE	REC DEPT LIFE INS	6.05	524
400-58100-123 LIBRARY HEALTH INSURANCE	LIBRARY LIFE INSURANCE	47.33	524
100-21257 LIFE INSURANCE PAYABLE	EMPLOYEE CONTRIBUTION	342.16	524
Total SECURIAN FINANCIAL GROUP INC:		621.35	

GL Account and Title	Description	Amount	GL Period
STATE OF WI - COURT FINES			
100-45001 COURT FINE REVENUE	MONTHLY SHARE OF COURT FI	972.00	524
Total STATE OF WI - COURT FINES:		972.00	
TEAM SNAP			
100-55210-210 REC DEPT PUBLICATIONS	1 YR SUBSCRIPTION	1,439.00	524
Total TEAM SNAP:		1,439.00	
THE COACH'S LOCKER			
100-55210-271 REC DEPT BASEBALL EXPENSES	SOFTBALL SUPPLIES	399.00	524
Total THE COACH'S LOCKER:		399.00	
TOP PACK DEFENSE LLC			
100-52120-125 POLICE UNIFORMS	POLICE UNIFORMS	146.99	524
100-52120-125 POLICE UNIFORMS	POLICE UNIFORMS	112.57	524
100-52120-125 POLICE UNIFORMS	POLICE UNIFORMS	443.34	524
Total TOP PACK DEFENSE LLC:		702.90	
VERITIV OPERATING COMPANY			
100-51410-160 GEN ADMIN SUPPLIES	FUEL SURCHARGE	7.50	524
Total VERITIV OPERATING COMPANY:		7.50	
VISU-SEWER			
300-58965-140 SEWER CAPITAL OUTLAY	SEWER LINING	45,299.00	524
Total VISU-SEWER:		45,299.00	
WACHTEL TREE SCIENCE			
100-56130-000 TREE ENHANCEMENT	TREE INJECTION	1,484.00	524
Total WACHTEL TREE SCIENCE:		1,484.00	
WALCOMET			
300-58980-300 WALCOMET SEWERAGE EXPENSES	MONTHLY BILLING APRIL 2024	62,095.29	524
Total WALCOMET:		62,095.29	
WALWORTH COUNTY			
225-54635-160 RECYCLING PROGRAM SUPPLIES	2024 CLEAN SWEEP SPONSOR	500.00	524
Total WALWORTH COUNTY:		500.00	
WALWORTH COUNTY SHERIFF- JAIL ADMIN			
100-52120-161 POLICE POSTAGE/CONFINEMENT	POSTAGE AND CONFINEMENT	55.00	524
Total WALWORTH COUNTY SHERIFF- JAIL ADMIN:		55.00	
WALWORTH COUNTY SHERIFF'S OFFICE			
100-52120-190 POLICE TRAINING	TRAINING EXPENSE	300.00	524
Total WALWORTH COUNTY SHERIFF'S OFFICE:		300.00	

GL Account and Title	Description	Amount	GL Period
WALWORTH COUNTY TREASURER-COURT FINES			
100-45001 COURT FINE REVENUE	MONTHLY SHARE OF COURT FI	408.20	524
Total WALWORTH COUNTY TREASURER-COURT FINES:		408.20	
WATT, HEATHER			
100-55210-271 REC DEPT BASEBALL EXPENSES	COACH PITCH REGISTRATION	50.00	524
Total WATT, HEATHER:		50.00	
WILLIAMS, FROST			
100-55210-271 REC DEPT BASEBALL EXPENSES	COACH PITCH REGISTRATION	50.00	524
Total WILLIAMS, FROST:		50.00	
WISCONSIN STATE LABORATORY OF HYGIENE			
200-57623-170 WATER TESTING	FLUORIDE	29.00	524
Total WISCONSIN STATE LABORATORY OF HYGIENE:		29.00	
WITTE SUPPLY COMPANY			
100-55410-150 PARKS REPAIRS/MAINT	LIMESTONE	46.50	524
100-55410-150 PARKS REPAIRS/MAINT	TOPSOIL	204.50	524
Total WITTE SUPPLY COMPANY:		251.00	
YERKES FUTURE FOUNDATION			
001-15100 UTILITY CASH CLEARING	WATER METER PAYMENT REFU	884.07	524
Total YERKES FUTURE FOUNDATION:		884.07	
Total 524:		202,788.09	
Grand Totals:		202,788.09	

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
524			
BAKER & TAYLOR			
400-58200-000 ADULT PRINT	ADULT PRINT/ BOOK	1,343.33	524
400-58201-000 CHILDREN PRINT	CHILDREN'S BOOKS	707.57	524
410-58200-102 BOOKS, DONOR DESIGNATED	BOOKS DONOR DESIGNATED	55.63	524
Total BAKER & TAYLOR:		2,106.53	
DEMCO			
400-58100-130 LIBRARY EQUIPMENT	EQUIPMENT	589.40	524
Total DEMCO:		589.40	
HECKMAN, NANCY			
400-58232-000 LIBRARY CRAFTS	CRAFTS	58.84	524
Total HECKMAN, NANCY:		58.84	
LAKE GENEVA PUBLIC LIBRARY			
410-58255-000 LIB FRIENDS EXPENDITURE	FRIENDS	86.80	524
Total LAKE GENEVA PUBLIC LIBRARY:		86.80	
MILWAUKEE JOURNAL SENTINEL			
410-58250-000 LIBRARY CHAPIN EXPENDITURES	CHAPIN EXPENDITURE - PERIO	454.74	524
Total MILWAUKEE JOURNAL SENTINEL:		454.74	
OUR WISCONSIN			
400-58280-000 LIBRARY PERIODICALS	PERIODICALS	24.98	524
Total OUR WISCONSIN:		24.98	
PETTY CASH			
400-58100-161 LIBRARY POSTAGE	POSTAGE EXPENSE	13.60	524
Total PETTY CASH:		13.60	
PLAYAWAY PRODUCTS			
400-58201-000 CHILDREN PRINT	CHILDREN'S DIGITAL	62.99	524
Total PLAYAWAY PRODUCTS:		62.99	
SCHNUPP, JOY			
400-58230-000 PROGRAMS FOR CHILDREN & ADULTS	PROGRAMS	11.82	524
Total SCHNUPP, JOY:		11.82	
UNIQUE SERVICES			
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/LICENSES/CONTRACTED SE	50.00	524
Total UNIQUE SERVICES:		50.00	
WALWORTH COUNTY SECURITY ALARMS			
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/LICENSES/CONTRACTED SE	324.00	524
Total WALWORTH COUNTY SECURITY ALARMS:		324.00	

GL Account and Title	Description	Amount	GL Period
Total 524:		3,783.70	
Grand Totals:		3,783.70	

Village Board Approval Date: _____

Monthly EFT Payments

Month: April 2024			
Vendor	Amount	Date	Purpose
Alliant	\$ 3,161.55	4/16/2024	Monthly Street Light Charges
Alliant	\$ 9,588.40	4/29/2024	Monthly Electric
Associated Bank	\$ 416.66	4/16/2024	Monthly HSA Contributions
AT&T Mobility	\$ 162.88	4/17/2024	Monthly charges for Street Dept Tablets, HarborMaster Cell phone, & Court Cell Phone
AT&T Mobility	\$ 886.55	4/29/2024	Monthly Charges for Police, Fire, Rescue & Administrator Cell Phones
AT&T	\$ 804.53	4/17/2024	Monthly Landline Charges
Delta Delta/Vision	\$ 877.58	4/1/2024	April Dental & Vision Insurance Premium
Employee Trust Funds	\$ 32,626.66	4/18/2024	May Health Insurance Premium
Employee Trust Funds	\$ 29,444.11	4/30/2024	March 2023 Retirement
First National Bank & Trust	\$ 3,247.67	4/8/2024	Monthly Credit Card Charges
First National Bank & Trust	\$ 5,885.32	4/12/2024	Monthly HSA Contributions
IRS	\$ 17,626.47	4/12/2024	Payroll Withholding Taxes
IRS	\$ 15,757.31	4/26/2024	Payroll Withholding Taxes
Spectrum	\$ 159.98	4/9/2024	Monthly Village Hall Internet
WE Energies	\$ 1,947.60	4/4/2024	Monthly Gas Charges
Williams Bay Water & Sewer	\$ 1,717.64	4/17/2024	Quarterly Water/Sewer Charges
WI DOR	\$ 2,950.82	4/11/2024	Payroll Withholding Taxes
WI DOR	\$ 8,792.54	4/17/2024	Payroll Withholding Taxes
WI DOR	\$ 2,720.56	4/25/2024	March Sales Tax
	\$ 138,774.83		

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-31-24**

**A RESOLUTION ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR AMENDMENTS TO THE VILLAGE OF WILLIAMS BAY COMPREHENSIVE PLAN**

WHEREAS, the Village of Williams Bay on April 3, 2023, adopted the Village of Williams Bay Comprehensive Plan under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the Village's consideration of potential amendments where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation or amendment process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Village of Williams Bay believes that meaningful public involvement in processes designed to periodically consider and adopt amendments to its Comprehensive Plan is important to assure that the resulting Plan and adopted amendments meet the wishes and expectations of the public; and

WHEREAS, the attached "Village of Williams Bay Comprehensive Plan Amendment Public Participation Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

WHEREAS, at a noticed public meeting held May 13, 2024, the Village of Williams Bay Plan Commission adopted A Resolution Recommending that the Williams Bay Village Board Adopt the attached "Village of Williams Bay Comprehensive Plan Amendment Public Participation Plan" as its public participation procedures for amendments to the Village's 2023 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Williams Bay Village Board hereby adopts the procedures included in the attached Exhibit A "Village of Williams Bay Comprehensive Plan Amendment Public Participation Plan" as its public participation procedures for periodic amendments to the Village's Comprehensive Plan, meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

Approved this 20th day of May 2024

William Duncan, Village President

ATTEST:

Tina Kolls, Village Clerk

EXHIBIT A

**VILLAGE OF WILLIAMS BAY COMPREHENSIVE PLAN AMENDMENT PUBLIC
PARTICIPATION PLAN**

(Attached Following Pages)

DRAFT

VILLAGE OF WILLIAMS BAY COMPREHENSIVE PLAN AMENDMENT PUBLIC PARTICIPATION PLAN

Section 1: Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the Village of Williams Bay to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments. This document meets this statutory requirement. It serves to establish the procedures that will be used to consider and potentially adopt amendments to the Village’s Comprehensive Plan.

Once this public participation plan is adopted by the Village, it will continue to be valid, and it will apply to all amendments to the Village’s Comprehensive Plan that are proposed and considered in the future.

Section 2: Major Goals of Public Participation Strategy

- Provide opportunities for the public to participate in processes to consider and adopt amendments to the Village’s Comprehensive Plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s Comprehensive Plan legislation.
- Use the Village’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan amendments within a reasonable timeframe.

Section 3: Selected Public Participation Techniques

The Village will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and Village Board meetings to consider and adopt amendments are open to the public and are noticed as required by State open meeting regulations.
- Provide an opportunity for public comment at each public meeting held on the plan amendment. Some meetings will be intended to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, Village Board, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting, at the discretion of the Plan Commission or Village Board. This will allow the Commission or Village Board to concentrate on completing tasks without interruption, while still allowing the public an opportunity to observe and comment.
- Hold at least one formal public hearing on the proposed comprehensive plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Section 4: Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The Village will have available copies of draft plan amendment materials on the Village website and at Village Hall during normal business hours. The Village will also provide the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute, and to members of the participating public as requested. The Village may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, or emailed to the Village Clerk. The Village will respond to written comments via telephone, email, mail, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.

DRAFT



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 MONDAY, MAY 13, 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. Discussion and Possible Recommendation on Amendment to the Comprehensive Plan
 - A. APPLICANT: Aurora University (Owner), Topography Hospitality, LLC. (Contractual Buyer), Nick Egert (Agent)
TAX KEY: WWUP 00011
STREET ADDRESS: 350 Constance Blvd, Village of Williams Bay
The applicant is seeking guidance as to the possibility of an amendment to the Comprehensive Plan that would be in line with their proposal for the property.
 - B. Village Planner Presentation and Discussion of Comp Plan Amendment process.
 - C. Resolution to Adopt Public Participation Plan.
- V. Presentation and Discussion on The Proposed Tax Increment District (TID) #1.
 - A. Village Public Finance Advisor Presentation - Proposed TID #1 Re The Preserve
- VI. 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

EGERT LAW, S.C.

835 Geneva Parkway North, Suite 1
Lake Geneva, WI 53147

Nicholas A. Egert, Attorney

Debra K. Arnold, Paralegal
Angelina Damirchan, Paralegal
Jean C. Rossmiller, Legal Assistant

Telephone: 262-248-6600
Facsimile: 262-248-6262
info@egertlawfirm.com

April 25, 2024

HAND DELIVERED

Ms. Bonnie Schaeffer, Zoning Administrator
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Re: The George Williams College Campus, 350 Constance Blvd., Williams Bay

Dear Bonnie:

As you know, I represent Topography Hospitality, LLC, ("Topography"), who is under contract to purchase the George Williams College Campus and surrounding parcels (the "Property") from Aurora University. Since the public informational meeting, Topography has continued its work in earnest to thoughtfully create a vision for the Property that would honor its history, restore green space, and enhance its natural beauty. At this time, we respectfully request that the Village's Plan Commission consider initiating the process to review and possibly amend its Comprehensive Plan.

We seek guidance from the Village as to the possibility of an amendment to the Comprehensive Plan that would be in line with my client's proposal for the Property. Such a forum would also provide an opportunity to discuss future applications and processes for this project.

Topography looks forward to sharing more details regarding its vision for the Property and continuing the dialogue with the Village of Williams Bay.

Sincerely,



Nicholas A. Egert

NAE/jcr

cc: Mr. William Duncan, Village President
Mr. David Lothspeich, Village Administrator
Mr. Mark Schroeder, Village Attorney
Topography Hospitality, Inc.
Aurora University

EGERT LAW, S.C.

835 Geneva Parkway North, Suite 1
Lake Geneva, WI 53147

Nicholas A. Egert, Attorney

Debora K. Arnold, Paralegal
Jean C. Rossmiller, Legal Assistant
Carrie A. Vorpagel, Legal Assistant

Telephone: 262-248-6600
Facsimile: 262-248-6262
info@egertlawfirm.com

December 27, 2023

HAND DELIVERED AND VIA E-MAIL

Bonnie Schaeffer
Village Hall
PO Box 580
Williams Bay, WI 53191

Re: Aurora University/George Williams College Campus

Dear Bonnie:

Here are the materials for the Public Informational Meeting on January 9th in front of the Plan Commission regarding Aurora University/George Williams College Campus. Enclosed are 12 hard copies. An electronic copy will also be emailed to you.

Please let me know if you have any questions.

Sincerely,



Nicholas A. Egert

NAE/cav
Enclosures

The Preserve at Williams Bay

GENEVA LAKE, WISCONSIN
DECEMBER 2023



TOPOGRAPHY

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TOPOGRAPHY

ABOUT TOPOGRAPHY



Topography is a new hospitality company that will develop, own and manage a portfolio of luxurious and sustainable hotels in areas of natural beauty.

Opportunity to create something that:

- Aligns with consumer preferences for luxury travel
- Addresses a gap in the hospitality market
- Promotes environmentally sustainable design and operation

Key attributes:

- Country escapes located in beautiful and protected environments
- Luxurious accommodations and wellness
- Wide range of activities onsite and offsite
- Strong connections to local community
- Locally sourced and delicious menu

Our leadership team has:

- Significant experience developing and managing award-winning five-star hotels in rural environments
- Strong understanding of the target market

THE TOPOGRAPHY TEAM



Liam Krehbiel
Founder & CEO

Liam Krehbiel is the founder and CEO of Topography. He is also the co-owner of Ballyfin, a five-star hotel set on 600 acres of countryside in Ireland. Prior to launching Topography, Liam was the founder and CEO of A Better Chicago. Earlier in his career, Liam held roles at Bain & Company, William Blair & Company and the Edna McConnell Clark Foundation.



Beverley & Shaun Matthews
Executive Directors

Beverley and Shaun work with Liam to set the overall direction of Topography, as well as oversee the company's day-to-day operations. Over the course of their careers, Beverley and Shaun have developed, managed, and advised some of the most extraordinary resorts in the world such as Necker Island (Caribbean), Aman Resorts (Utah, Wyoming & the Caribbean), Twin Farms (Vermont), and Ballyfin (Ireland).

HISTORICAL CONCEPTS

ARCHITECTURE & PLANNING



James L. Strickland
Founder

James founded Historical Concepts in 1982 with a commitment to creating timeless homes inspired by historic precedent and in-formed by the grace and charm of the South. Since then, the firm has won many awards and publications and James was personally recognized by Southern Accents "Masters of the House" feature. He has taught at the Georgia Institute of Technology and is a Yale School of Architecture graduate.



Andrew B. Cogar
President

Andrew has been with Historical Concepts for 23 years. He is a Trustee Emeritus of the ICAA's Southeast Chapter, a founding member of the Atlanta chapter of the Congress for the New Urbanism and a member of the American Institute of Architects and the Design Leadership Network. He has been recognized as one of Atlanta Homes & Lifestyles "20 under 40" and the Atlanta Business Chronicle's "40 under 40" program.



Kevin P. Clark
Senior Principal

Kevin has been with Historical Concepts for 20 years. He is a member of the American Institute of Architects, Urban Land Institute, Institute of Classical Architecture & Art, Founding member of Atlanta chapter of Congress for the New Urbanism and Co-Chair of the 18th Annual Congress in Atlanta. He is also a guest lecturer at the University of Georgia and Georgia Institute of Technology and a LEED Accredited Professional.

OUR CONCEPT

We propose reimagining the George Williams College campus as a beautiful, low density, and environmentally sustainable destination for visitors and locals to enjoy.



NATURE PRESERVE

- Convert former golf course to a 90-acre nature preserve open to the public
- Create a path that connects the Geneva Lake Shore Path to the nature preserve

RETREAT CENTER & AMPHITHEATER

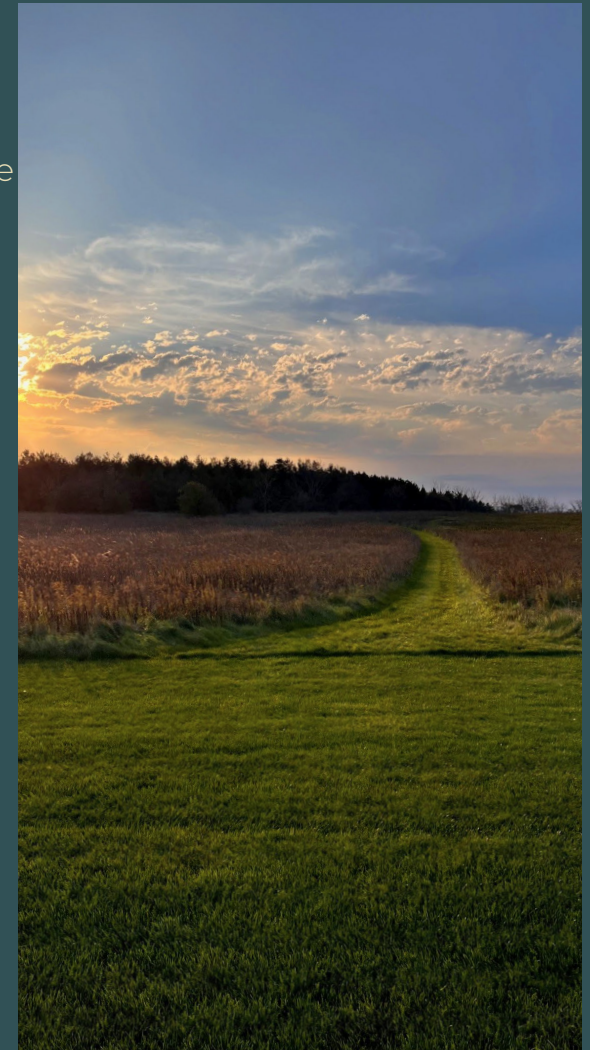
- A retreat & performing arts center for learning, seminars, meetings and events

COUNTRY INN

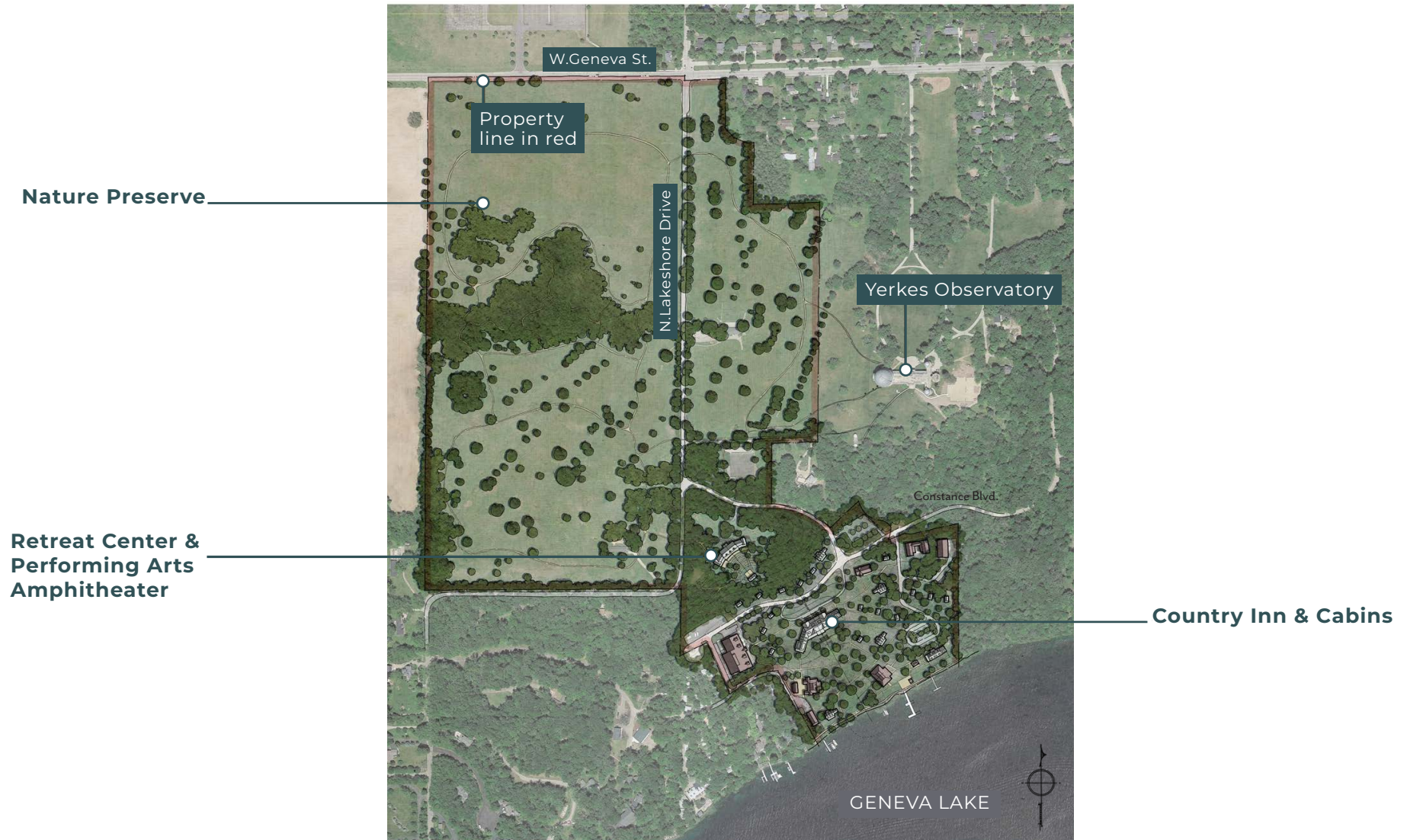
- Mix of bedrooms and cabins
- Restaurant
- Full-service spa
- Outdoor and indoor activities

COMMUNITY ENGAGEMENT

- Hiring and sourcing locally
- Preserving green spaces
- Supporting local non profits
- Growing the local tax base



CONCEPT SITE PLAN



NATURE PRESERVE

Nature Preserve

- Convert former golf course to a 90-acre nature preserve that's open to the public
- Place nature preserve under permanent conservancy
- Create a path that connects the Geneva Lake Shore Path to the nature preserve
- Re-wild area, planting with native grasses and carving paths to highlight specimen trees
- Ensure sensitivity to dark sky requirements of Yerkes Observatory
- Explore potential partnership with Yerkes Observatory on new paths



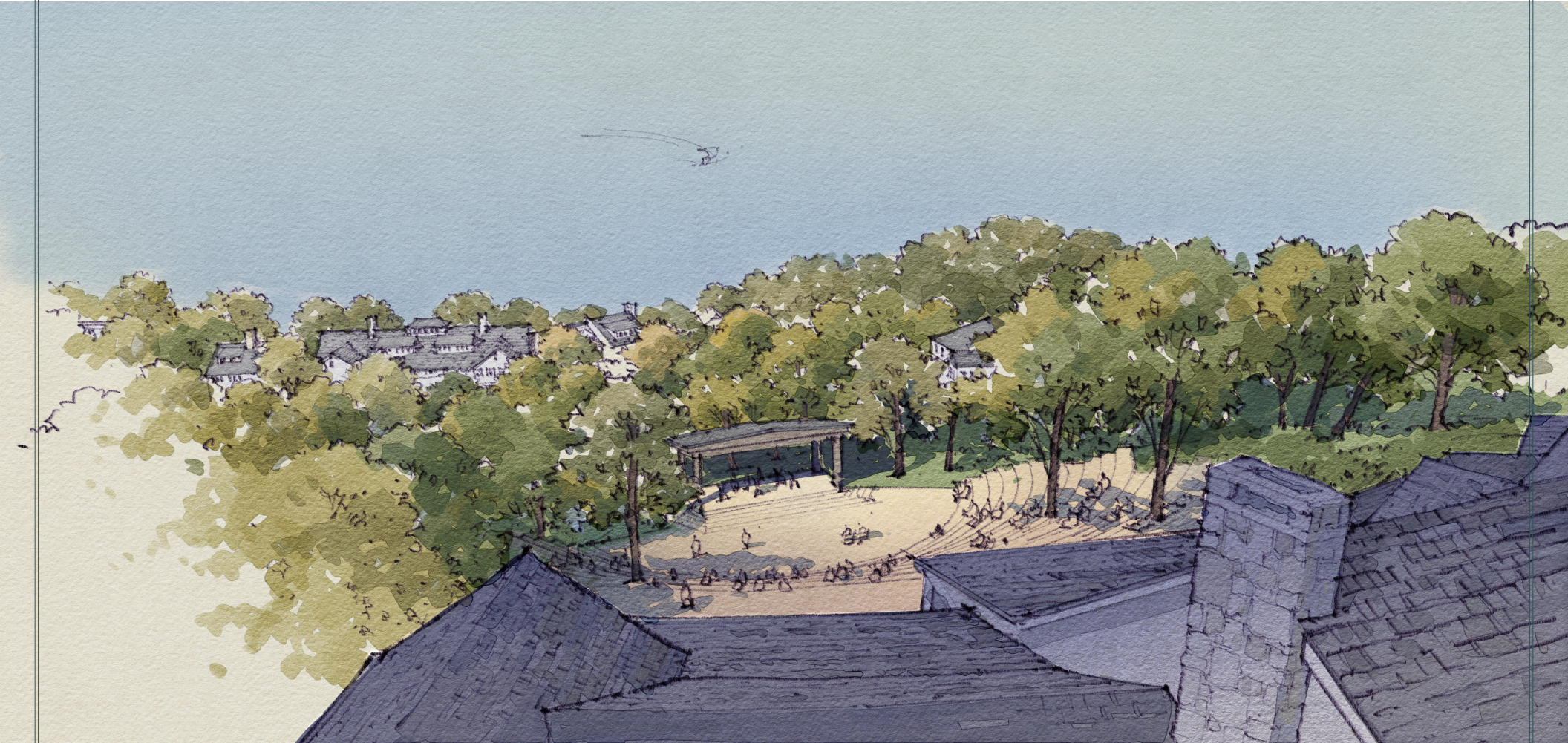
RETREAT CENTER & AMPHITHEATER

Retreat Center & Performing Arts Amphitheater

- Relocate Music by the Lake to top of hill overlooking Geneva Lake, co-located with Retreat Center
- Program to include:
 - event space
 - meeting rooms
 - catering services
 - restrooms



SITE PERSPECTIVE OVER AMPHITHEATER



COUNTRY INN & CABINS



Country Inn & Cabins

- 52 accommodations
- Restaurant
- Spa
- Indoor Activities
- Water Safety Patrol (to remain)

Existing Building
New building

SITE COVERAGE



Existing
9.0 acres of buildings,
driveways and parking lots

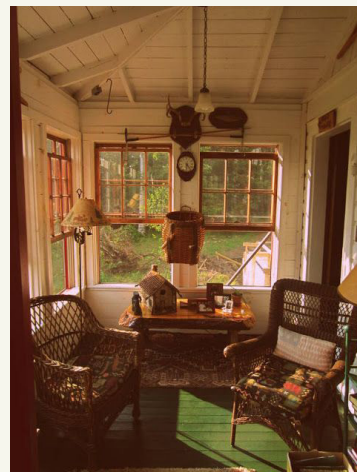


Proposed
6.3 acres of buildings,
driveways and parking lots

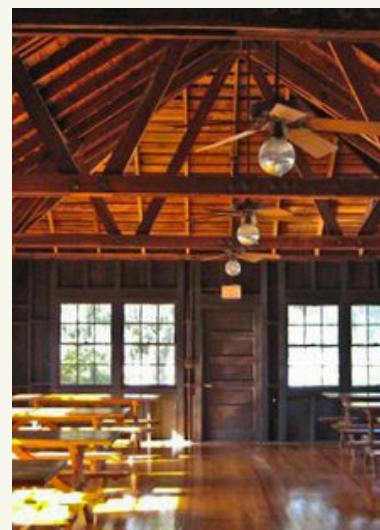
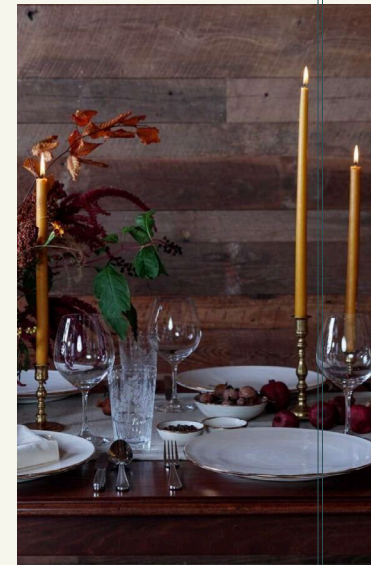
SITE PERSPECTIVE FROM THE LAKE



SITE & GENERAL CHARACTER



SITE & GENERAL CHARACTER





BENEFITS TO WILLIAMS BAY COMMUNITY

Reduce property density

- Reduce building square footage from 109,143 sqft to 94,000 sqft
- Reduce number of bedrooms from 65 to 52
- Reduce building, driveway and parking lot coverage from 9.0 acres to 6.3 acres

Preserve lands and increase public access

- Re-wild 90 acres and convert to a nature preserve open to the public
- Put a permanent conservation easement on the nature preserve so that it cannot be developed in the future
- Create a path connecting the Geneva Lake Shore Path to the Nature Preserve

Sustain and increase public event opportunities

- Continue and improve Music by the Lake concert series
- Create a new Retreat Center, which will host a range of events. Open to public by reservation

Increase local tax base

- Occupancy tax (5% of hotel room revenue)
- Sales tax (5.5% of property revenue)
- Property tax

Sustain and increase community support

- Hire and source locally
- Establish a mutually beneficial long-term partnership with Water Safety Patrol to ensure continuity of their services to the lake community
- Host local nonprofit events and meetings at Retreat Center at discounted rates
- Provide financial support to local nonprofit organizations

The Preserve

at

Williams Bay

GENEVA LAKE, WISCONSIN



All images are inspirational



TOPOGRAPHY



VANDEWALLE & ASSOCIATES INC.

To: Village of Williams Bay

From: Sonja Kruesel, AICP

Date: January 15, 2024

Re: “The Preserve” - George Williams College and Golf Course parcels

Project Description

The Village was recently presented with a development concept for the former George Williams College Campus and the former Golf Course property south of Highway 67. The developer, “Topography,” proposes a privately run for-profit resort, including a retreat center and amphitheater, and a “country inn” and cabins for hospitality use. The developer also proposes to convert the former golf course to be held in “nature preserve”.

A full development review has not yet been completed. This memo presents a high-level commentary regarding land use and Comprehensive Plan consistency.



Comprehensive Plan

The Village of Williams Bay Comprehensive Plan contains a Future Land Use Map which designates the recommended future land use for all parcels within the Village. According to State Law, zoning decisions must be consistent with the Comprehensive Plan.

The Future Land Use designation for the former George Williams College campus is “Institutional Campus.” The zoning district appropriate for implementing this Land Use category is P&I – Parks and Institutional. The Institutional Campus land use category was developed and mapped specifically to preserve large, long-held institutional uses like George Williams College and Yerkes Observatory. If a different land use was proposed, it would most likely require a Comprehensive Plan amendment in addition to potential rezoning

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

actions. This regulatory framework allows the Village to take time in evaluating a land use change, and to have more legislative control and discretion about what kind of land use change is appropriate on these long-held institutional properties. Further, it allows for public input during a Comprehensive Plan amendment process and during a rezoning process.

The Future Land Use designation for the former Golf Course parcel is “Planned Neighborhood.” The zoning districts most appropriate for implementing this Land Use category are a mix of residential districts further detailed in this memo. Planned Neighborhood was recommended as the future land use in this area primarily due to proximity to the Williams Bay schools.

The proposed development is not allowed in the current zoning district (on the former College property). Therefore, rezoning is required to enable development. Rezoning to anything other than P&I is not allowed without a Comprehensive Plan Amendment. The former golf course is outside of existing Village boundaries and would require annexation and zoning that is consistent with the Comprehensive Plan.

If conversations continue, high level land use policy and issues questions to consider include:

- Is a change of land use at the former college appropriate?
- If so, what is the most appropriate land use category to further the goals and development needs of the Village?
- If a change in future land use at the former golf course occurs, could the Village’s housing goals be adequately met in other locations?
- The developer would be the party to submit a request for a Comprehensive Plan amendment. The most appropriate land use category and zoning district to accommodate the development needs further review.
- Annexation of a portion of the property is required. Annexation issues need further review including the need to avoid creating any Town islands.

Land use, land division, or zoning discussions may involve the following:

- A CSM or Plat may be required to combine or reconfigure parcels in this area.
- During land division review, consider areas needed for public dedication to roadways, sidewalks, and paths. A development agreement may outline requirements for construction of public improvements.
- Are easements appropriate for implementation of the Lake Geneva Shore Path?
- Are multi-use trails or sidewalks appropriate for connecting land uses to the Williams Bay Schools.
- Determine extent of the nature preserve and how it would be preserved, used, and managed.
- Many more aspects of the proposed development will be further analyzed if development conversations continue.

Future Land Use Categories

Planned Neighborhood: (yellow with brown polka dots):

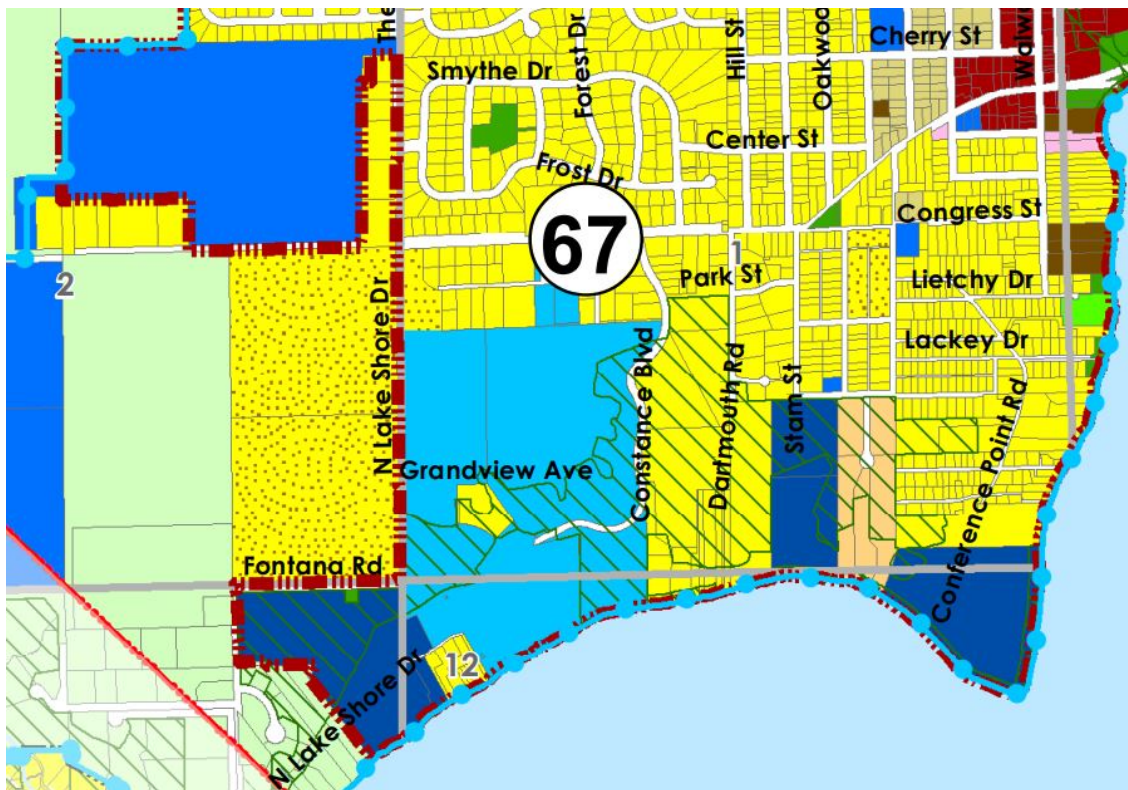
Within each Planned Neighborhood, the Village encourages a carefully planned mix of development comprised of the following future land use categories:

- Single-Family Residential (Low, Medium, Small Lot) (at least 65% of residential units),
- Two-Family and Multi-Family Residential (maximum of 35% of residential units),
- Neighborhood Mixed-Use,
- Community Facility,
- Parks and Open Space.

Planned Neighborhoods are intended to provide diverse housing options within the same neighborhood. Planned Neighborhoods also locate essential community amenities and services within walking distance of neighborhood residents.

Institutional Campus: (light blue)

This future land use category is intended to encompass large-scale campuses for George Williams College, Women's Leadership Center, and Yerkes Observatory. Institutional Campus uses have been shown on the Future Land Use map in areas of the Village where these uses existed at the time the Comprehensive Plan was written.



The above image is a screenshot from the Village of Williams Bay Comprehensive Plan Future Land Use Map, Adopted 2023

Initial Concept Plan Review Meeting 01/16/2024 - The Preserve Development (formerly Aurora University and George Williams College).

Concept Development Plans: The Preserve concept plans for the redevelopment of the former Aurora University property has been reviewed by Village Engineer Doug Snyder, Village Zoning Administrator Bonnie Schaeffer, Village Planner Sonja Kruesel, Village Attorney Mark Schroeder and Village Administrator David Lothspeich. Village Board review and direction was provided on January 15, 2024 and prior to informing the prospective developer on January 16, 2024:

Comprehensive Plan. The proposed different land use requires a **Comprehensive Plan amendment in addition to potential rezoning.** The Village of Williams Bay Comprehensive Plan contains a Future Land Use Map which designates the recommended future land use for all parcels within the Village. According to State Law, zoning decisions must be consistent with the Comprehensive Plan.
https://www.williamsbay.org/sites/g/files/vyhlf7306/f/uploads/2023_adopted_williams_bay_comprehensive_plan_and_appendix.pdf

A. Former Campus. The Future Land Use designation for the former George Williams College campus is “Institutional Campus.” The zoning district appropriate for implementing this Land Use category is P&I – Parks and Institutional. The Institutional Campus land use category was developed and mapped specifically to preserve large, long-held institutional uses like George Williams College and Yerkes Observatory. The proposed development is not allowed in the current zoning district (on the former College property). Therefore, rezoning is required to enable development. Rezoning to anything other than P&I is not allowed without a Comprehensive Plan Amendment.

B. Former Golf Course. The Future Land Use designation for the former Golf Course parcel is “Planned Neighborhood.” The zoning districts most appropriate for implementing this Land Use category are a mix of residential districts further detailed in this memo. Planned Neighborhood was recommended as the future land use in this area primarily due to proximity to the Williams Bay schools. The former golf course is outside of existing Village boundaries and would require annexation and zoning that is consistent with the Comprehensive Plan.

1. **Zoning.** Currently Public Institutional (P&I). Not allowed in P&I, proposed PUD for entire site.
 - Zoning density, impervious surface coverage, etc. calculated based upon the entire 90 acres, including the preserved open space.
2. **Annexation.** Former golf course (west side N. Lakeshore Drive). Annexation will result in an unincorporated “Town Island” on north side of W. Geneva Street and East of the school. Town Island’s are prohibited, and the owners of these properties will need to agree to annex to Williams Bay.

3. **Nature Preserve.** Include conservation easement on the face of CSM or Plat for the Preserve to be recorded. Easement to include the Village as having rights to the easement.
4. **Shore Path.** Include pathway easement on the face of CSM or Plat for the Preserve to be recorded.

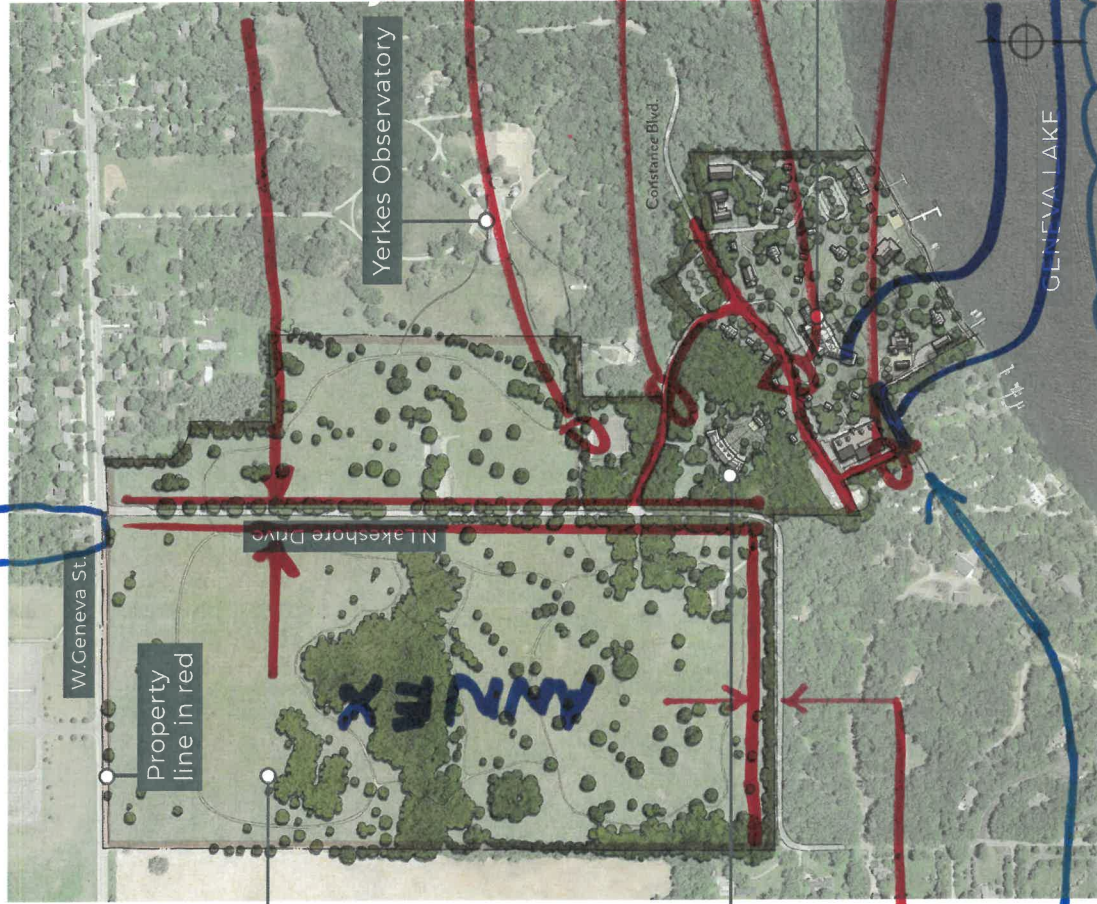
Easement Example. All easements, conservancy districts, and other protected areas shall be depicted on the final plat for each subdivision and planned unit development. The first page of each such plat shall list the names of each type of easement, conservancy district or protected area within the development and include a reference to the page of the final plat where the easement, conservancy district, or protected area is defined. The easement, conservancy district, or protected area shall be perpetual easements in favor of the village of Williams Bay and the lot owners within the respective subdivision or planned unit development.

5. **Emergency Services Review.** Discussion and coordination with Williams Bay Police Department and Fire/Emergency Services. On-site security coordination with Police Chief.
6. **Potential Emergency Services Site.** Donation or agreement to otherwise provide property located at BNW corner of North Lakeshore Drive and STH 67 (West Geneva Drive) of the preserve for future public safety building.
7. **Financial review.** Project financial viability and market analysis supporting proposed use by third party financial advisor (Baird). Financial details provided to Baird as confidential and not provided to the Village to protect confidentiality. Baird to provide the Village with a high level report without divulging confidential information.
8. **Public infrastructure** (water/sewer/roads/pathway). Replacement of all existing public water/sewer and extensions, reconstructed roads. See attached "Recommended Infrastructure" sketch plan for details.
 - Widening of N. Lakeshore Drive dedicated ROW to include new paved path parallel to N. Lakeshore Drive on the west side (primary pathway include bikes for thru traffic and access to secondary pathways within Preserve).
 - Reconstruction of Constance.

CONCEPT SITE PLAN

The base for this sheet is from the Developer

Annex; some may have sanitary service; see 6/6



WILHELM (N. LAKESHORE DR)
INCREASE R/W FROM
50' TO 80'; DEDICATE
30' ON WEST SIDE

POSSIBLY VACATE
GRANDVIEW DRIVE -
NEED ACCESS TO O'BRIEN

INCREASE RAVINA FROM
20' TO 66 FEET R/W

INCREASE CONSTANCE FROM
50' TO 66 FEET R/W

Country Inn & Cabins

INCREASE GARDEN PLACE
TO 66 FEET R/W

VACATE OUTING (EAST OF Potential
Pond and Circle Drive

INCREASE OUTING EAST OF
GARDEN TO 66 FEET

OVERVIEW CONCEPT
RIGHT OF WAY AND ANNEXATION
CONSIDERATIONS
1-4-24

SEE 3/6 FOR DRAINAGE
SEE 4/6 FOR WATER DISTRIBUTION
SEE 5/6 FOR SANITARY
AND 2/6

INCREASE R/W FROM
66 feet to 80';
DEDICATE 14' ON
NORTH SIDE

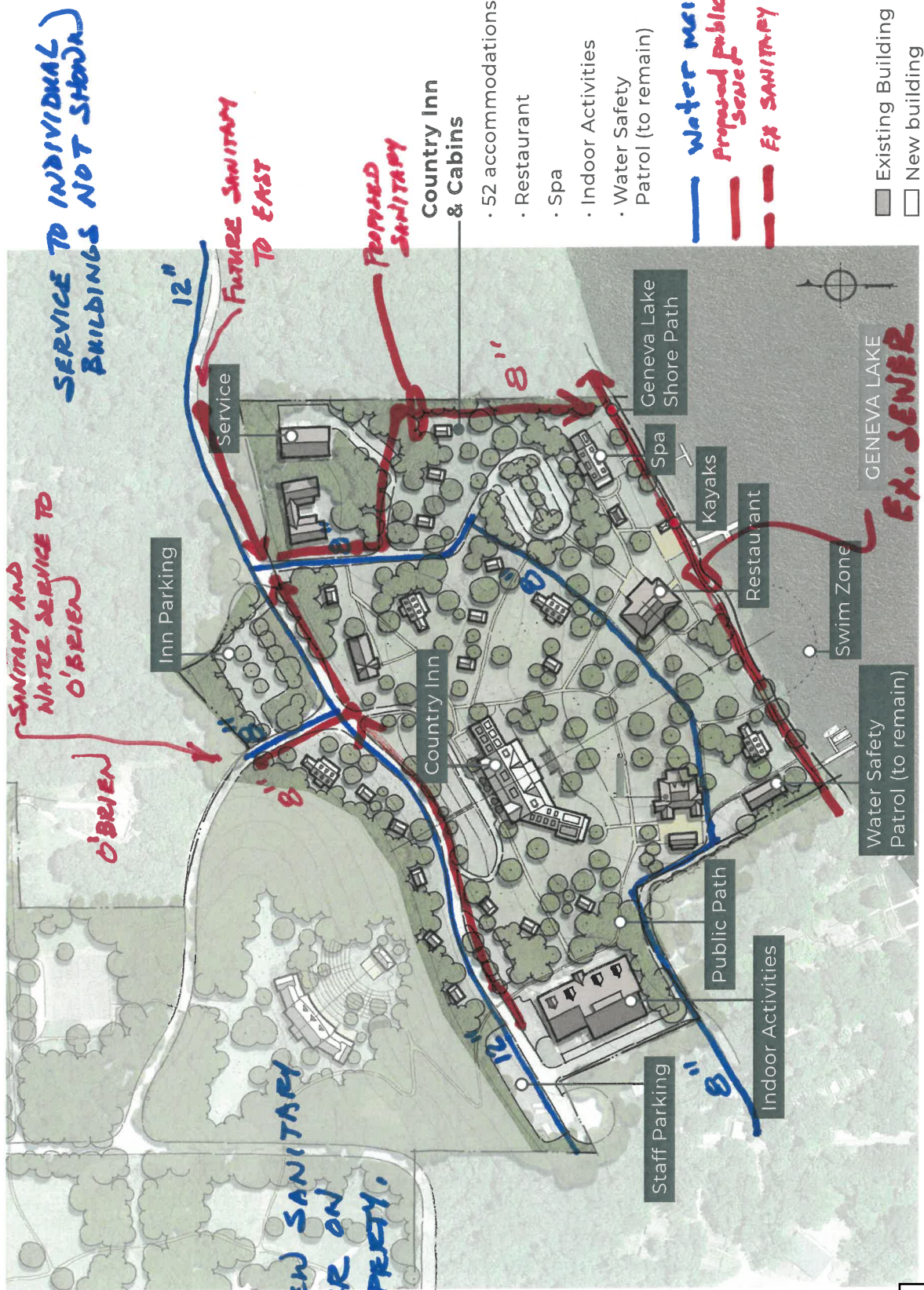
Nature Preserve

Retreat Center &
Performing Arts
Amphitheater

Page 1 of 6

COUNTRY INN & CABINS

The box from this sheet is from the Developer



PROVIDE NEW SANITARY AND WATER ON GUC PROPERTY.

WATER & SANITARY CONSIDERATIONS 1-4-24

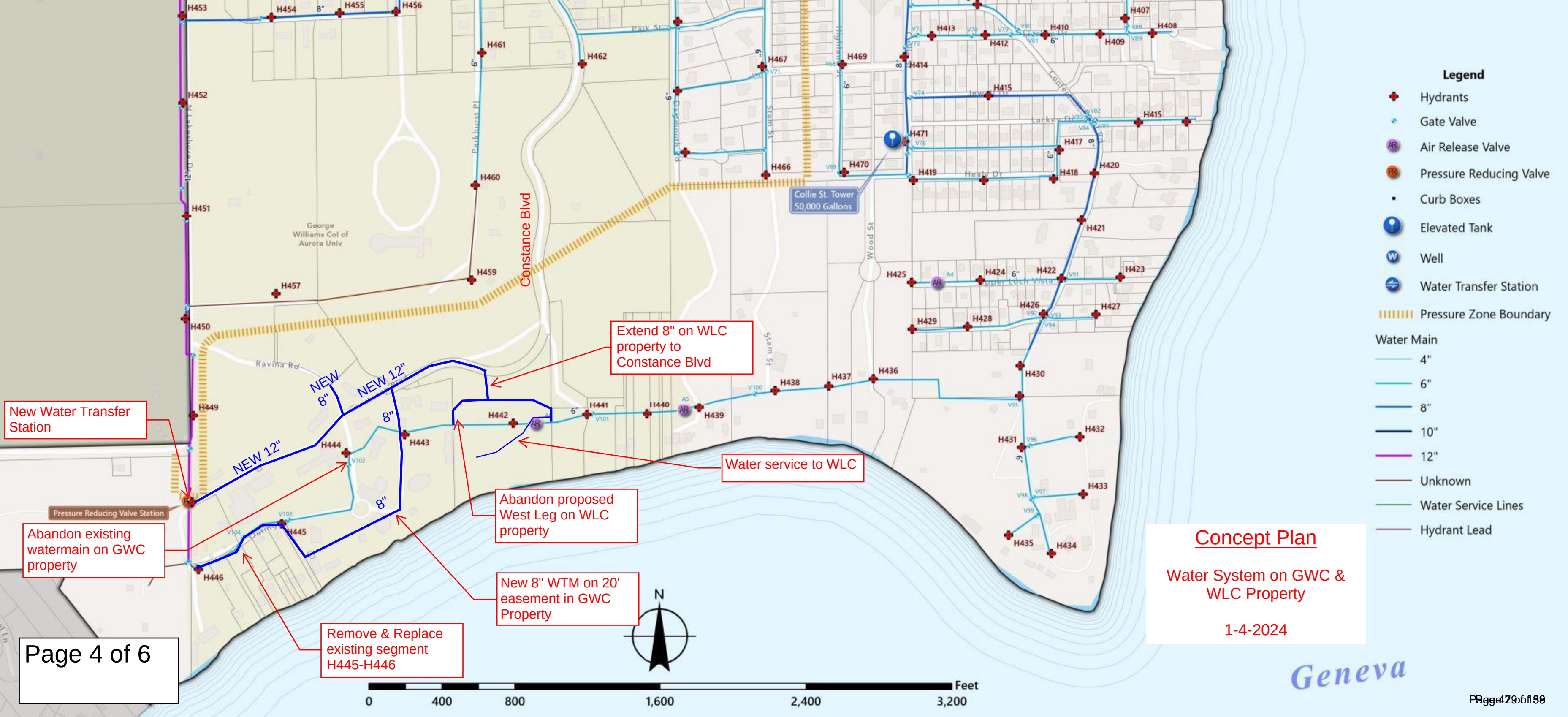


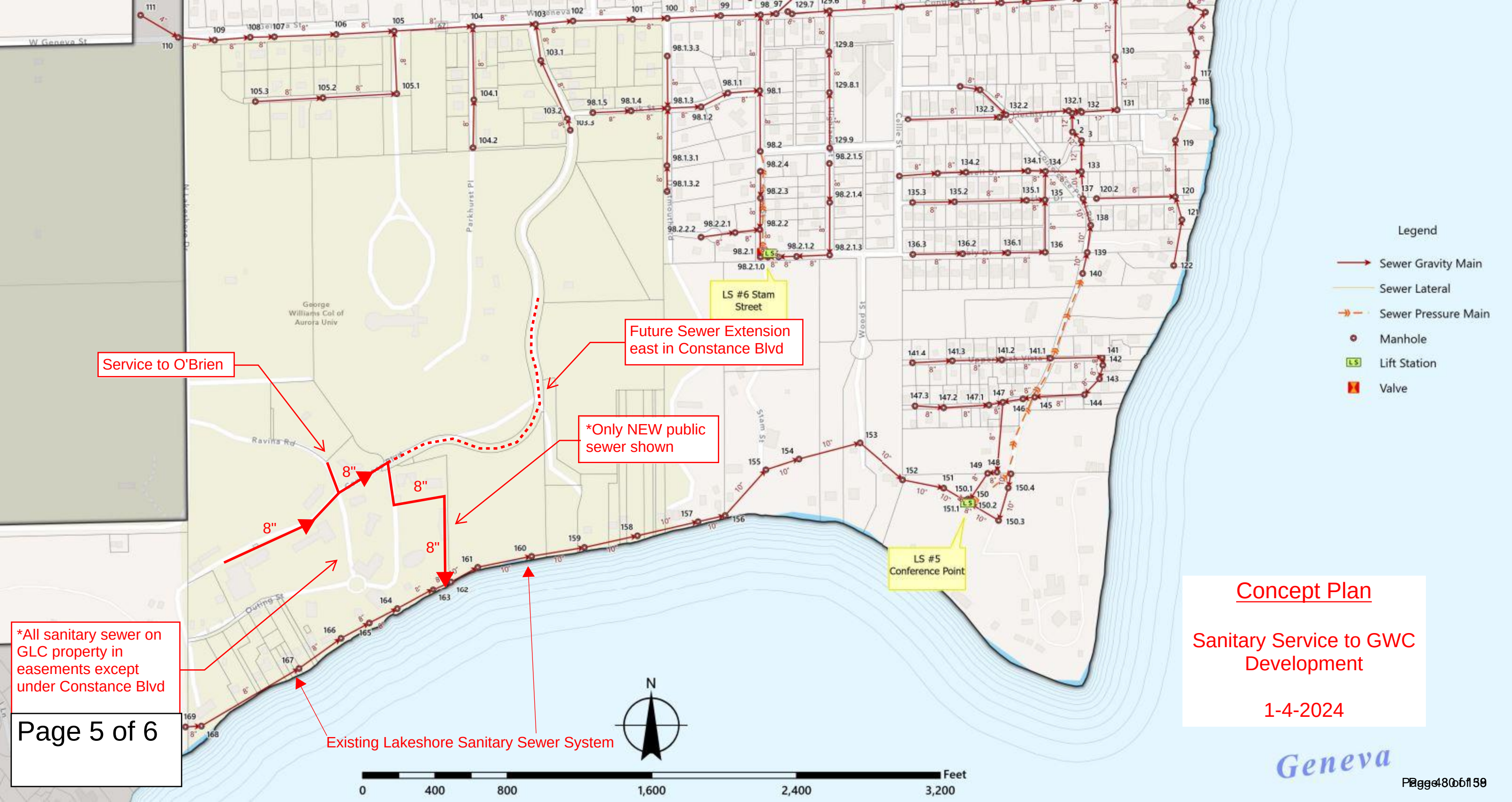
Overland flow and drainage
easement for 100 year storm
boundary

Concept Plan

Drainage Easements on
GWC and WLC
Developments

1-4-2024





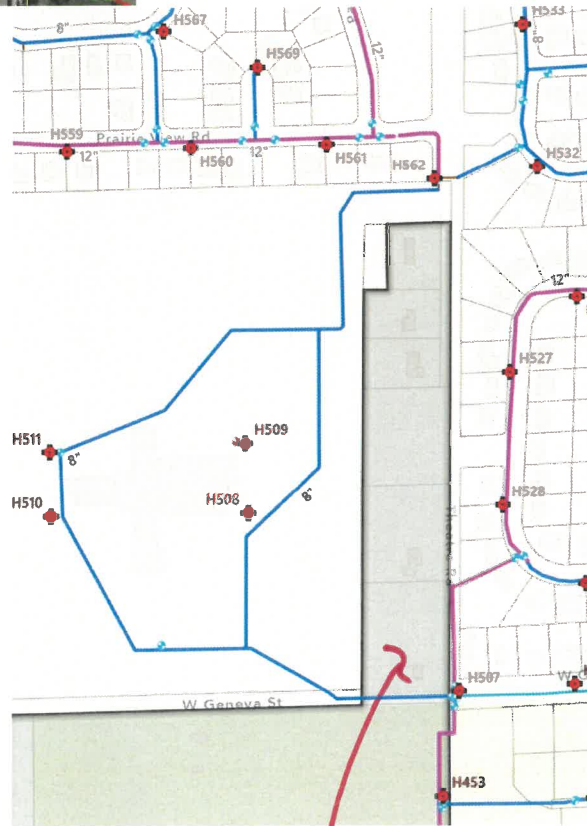


↑ N
NO SCALE



SEWER SERVICE
NOT AVAILABLE

SANITARY
ATLAS



WATER
ATLAS

Water service
only available
to this parcel

FORCED ANNEXATION AREA
WATER & SEWER SERVICE



VANDEWALLE & ASSOCIATES INC.

To: Village of Williams Bay

From: Sonja Kruesel, AICP

Date: May 7, 2024

Re: “The Preserve” – Request for Comprehensive Plan Amendment

Project Description

Topography Hospitality, LLC (“Topography”) submitted a letter to the Village requesting initiation of a process to amend the Village’s Comprehensive Plan to enable development at the site of the former George Williams College and former Golf Course.



Existing Comprehensive Plan

The Village of Williams Bay Comprehensive Plan contains a Future Land Use Map which designates the recommended future land use for all parcels within the Village.

According to State Law, zoning decisions must be consistent with the Comprehensive Plan.

The Future Land Use designation for the former George Williams College campus is “Institutional Campus.” The zoning district appropriate for implementing this Land Use category is P&I – Parks and Institutional. The Institutional Campus land use category was developed and mapped specifically to preserve large, long-held institutional uses like George Williams College and Yerkes Observatory. If a different land use was proposed, it would most likely require a Comprehensive Plan amendment in addition to potential rezoning actions. This regulatory framework allows the Village to take time in evaluating a land use change, and to have more legislative control and discretion about what kind of land use change is appropriate on these long-held institutional properties. Further, it allows for public input during a Comprehensive Plan amendment process and during a rezoning process.

The Future Land Use designation for the former Golf Course parcel is “Planned Neighborhood.” The zoning districts most appropriate for implementing this Land Use

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax

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Shaping places, shaping change

category are a mix of residential districts further detailed in this memo. Planned Neighborhood was recommended as the future land use in this area primarily due to proximity to the Williams Bay schools. While the former Golf Course is not within Village limits, future zoning must be consistent with the Comprehensive Plan upon annexation.

The proposed development is not allowed in the current zoning district (on the former College property). Therefore, rezoning is required to enable development. Rezoning to anything other than P&I is not allowed without a Comprehensive Plan Amendment. The former golf course is outside of existing Village boundaries and would require annexation and zoning that is consistent with the Comprehensive Plan. A Planned Development Overlay (PDO) constitutes a rezoning regardless of whether the base district changes, therefore PDO zoning must also be consistent with the Comprehensive Plan.

Future Land Use Categories

Former Golf Course → Planned Neighborhood: (yellow with brown polka dots):

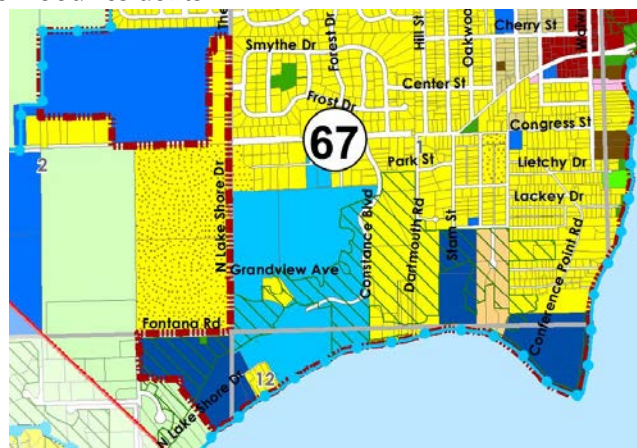
Within each Planned Neighborhood, the Village encourages a carefully planned mix of development comprised of the following future land use categories:

- Single-Family Residential (Low, Medium, Small Lot) (at least 65% of residential units),
- Two-Family and Multi-Family Residential (maximum of 35% of residential units),
- Neighborhood Mixed-Use,
- Community Facility,
- Parks and Open Space.

Planned Neighborhoods are intended to provide diverse housing options within the same neighborhood. Planned Neighborhoods also locate essential community amenities and services within walking distance of neighborhood residents.

Former George Williams College → Institutional Campus: (light blue)

This future land use category is intended to encompass large-scale campuses for George Williams College, Women's Leadership Center, and Yerkes Observatory. Institutional Campus uses have been shown on the Future Land Use map in areas of the Village where these uses existed at the time the Comprehensive Plan was written.



The above image is a screenshot from the Village of Williams Bay Comprehensive Plan Future Land Use Map, Adopted 2023

Comprehensive Plan Amendment Process

Amendments to the Comprehensive Plan, whether it is a change to the future land use map or to the text of the Plan, must follow the procedures outlined in Section 66.1001(4) of Wisconsin Statutes.

The procedures include adoption of a “Public Participation Plan (PPP)” which informs the public of opportunities to comment at stages of the amendment process. While the Village adopted a PPP during its 2023 Comprehensive Plan update, it may be advisable to adopt a new resolution to essentially reaffirm that public input opportunities will be available and to signal to the public that an amendment process has been initiated. To approve a PPP, the Plan Commission and Village Board need to adopt a Resolution. A resolution and PPP are enclosed in meeting packets for May 13, 2024.

Certain meetings and notices must also occur to amend the Comprehensive Plan. The Plan Commission must make a recommendation to the Board regarding an amendment via Resolution. Additionally, a 30-day Class I notice must be published ahead of a public hearing that is held by the Village Board. The Village Board must act on an approved amendment by Ordinance. Certain notices must be mailed to surrounding and overlapping taxing jurisdictions upon adoption of an amendment.

Tentative Comprehensive Plan Amendment Schedule

No.	Task	Timeframe
1.	Village Plan Commission announces the opening of the Plan Amendment process, hears a presentation of the request from the developer, provides initial guidance regarding possible amendment to the Comprehensive Plan, reviews tentative amendment schedule.	May 13, 2024
2.	Village Plan Commission adopts a Resolution approving Public Participation Procedures.	May 13, 2024
3.	Village Board adopts a Resolution approving Public Participation Procedures.	May Village Board Meeting
4.	Developer prepares formal amendment request, typically accompanied by guidance from Village Staff regarding submittal of complete application materials.	May-June
5.	Optional discussion of proposed amendment at a Plan Commission meeting.	June-July
6.	Village Clerk distributes requested Plan Amendments to surrounding and overlapping jurisdictions.	June-July
7.	Public review period (publication of required Class I 30-day notice).	Begins upon publication

8.	Joint Meeting: 1. Village Board holds public hearing. 2. Plan Commission adopts Resolution recommending Plan Amendments. 3. Village Board adopts Ordinance adopting Plan Amendments.	Public Hearing may occur 30 days after publication of notice. The Village Board adoption action may occur at the Joint Meeting or at a subsequent Village Board meeting.
9.	Village Clerk distributes amended Plan to surrounding and overlapping jurisdictions.	After adoption

Purple – Plan Commission Meetings

Green – Village Board Meetings

Red – Joint Meeting

White – Administrative processes

Feedback Regarding Potential Comprehensive Plan Amendment

Below is a list of potential options for amendment to the land use recommendations of the Comprehensive Plan. These are presented to help guide the Plan Commission and generate discussion. The Plan Commission should provide direction to staff regarding how to assist the applicant in generating an amendment application. Analysis of options for amendment to the plan are presented as follows:

1. Retain “Institutional Campus” on Future Land Use (FLU) Map and the same text in the Comprehensive Plan.
 - a. Result: does not allow development to proceed because it only allows for P&I zoning which does not allow resort.
2. Amend the future land use map to “Private Recreation.”
 - a. Result: Only allows for Lakeshore Business (LSB) Zoning. The LSB Zoning District is meant to accommodate only existing development and may be more broad than desired for the proposed development.
3. Amend the future land use map to “Park & Open Space.”
 - a. Result: Only allows for P&R Zoning. This would not accommodate the proposed development.
4. Keep the Map unchanged but amend the text and title of “Institutional Campus.”
 - a. Result: customized land use category that allows the limited resort features of the proposal to proceed without opening other parcels in the Village to the same potential.
5. Create a new land use category called “Limited Resort” and amend the Map to said category.
 - a. Result: like option 4 but a more direct and slightly less customized approach.

The future land use for the former golf course property could follow the selected option above or use a separate category such as Park and Open Space. If the Village is in favor of amending the Comprehensive Plan to allow the proposed development to proceed, the Village Planner recommends consideration of 4 and 5 above.

Once the land use is amended, compliant rezoning requests can be made. This includes potential use of Planned Development Overlay zoning. Use of PDO Zoning for the resort development is likely, since none of the Village's standard zoning districts can accommodate the mix of uses occurring in the proposed development. Future zoning for the former golf course could also use PDO zoning or may likely be able to use a standard zoning district that accommodates park and open space. It is possible for rezoning requests to be made concurrently with a Comprehensive Plan amendment or may be submitted upon completion of the amendment process.

PLAN COMMISSION RESOLUTION
RECOMMENDING THE ADOPTION OF A PUBLIC PARTICIPATION PLAN
FOR THE VILLAGE OF WILLIAMS BAY, WISCONSIN

WHEREAS, the Village of Williams Bay on April 3, 2023, adopted the Village of Williams Bay Comprehensive Plan, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that 2023 Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the Village's consideration of potential amendments where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation or amendment process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Village of Williams Bay believes that meaningful public involvement in processes designed to periodically consider and adopt amendments to its Comprehensive Plan is important to assure that the resulting Plan and adopted amendments meet the wishes and expectations of the public; and

WHEREAS, the attached "Village of Williams Bay Comprehensive Plan Amendment Public Participation Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Village of Williams Bay hereby recommends that the Village Board adopt a resolution to constitute official Village approval of the attached "Village of Williams Bay Comprehensive Plan Amendment Public Participation Plan" as required under §66.1001(4)(a), Wisconsin Statutes.

Adopted this 13th day of May 2024.

William Duncan, Plan Commission Chair

Tina Kolls, Village Clerk

VILLAGE OF WILLIAMS BAY COMPREHENSIVE PLAN AMENDMENT PUBLIC PARTICIPATION PLAN

Section 1: Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the Village of Williams Bay to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments. This document meets this statutory requirement. It serves to establish the procedures that will be used to consider and potentially adopt amendments to the Village’s Comprehensive Plan.

Once this public participation plan is adopted by the Village, it will continue to be valid, and it will apply to all amendments to the Village’s Comprehensive Plan that are proposed and considered in the future.

Section 2: Major Goals of Public Participation Strategy

- Provide opportunities for the public to participate in processes to consider and adopt amendments to the Village’s Comprehensive Plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s Comprehensive Plan legislation.
- Use the Village’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan amendments within a reasonable timeframe.

Section 3: Selected Public Participation Techniques

The Village will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and Village Board meetings to consider and adopt amendments are open to the public and are noticed as required by State open meeting regulations.
- Provide an opportunity for public comment at each public meeting held on the plan amendment. Some meetings will be intended to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, Village Board, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting, at the discretion of the Plan Commission or Village Board. This will allow the Commission or Village Board to concentrate on completing tasks without interruption, while still allowing the public an opportunity to observe and comment.

- Hold at least one formal public hearing on the proposed comprehensive plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Section 4: Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The Village will have available copies of draft plan amendment materials on the Village website and at Village Hall during normal business hours. The Village will also provide the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute, and to members of the participating public as requested. The Village may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, or emailed to the Village Clerk. The Village will respond to written comments via telephone, email, mail, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.

Proposed TIF District # 1



Planning Commission Overview

May 13, 2024

Adam Ruechel
Vice President
920-433-7373
aruechel@rwbaird.com

Kevin Mullen
Director
414-765-8709
kmullen@rwbaird.com

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Plan Commission TIF # 1 Key Discussion Points

- Role of Plan Commission in Tax Increment Creation Process.
 - Introduction of Process.
 - Goal of providing information for Plan Commission Public Hearing in June.
- Why is timing important?
 - Change in Ownership- Not for Profit to Profit.
 - ½ of new increment generated occurs by transfer of ownership.
- Consistency with Village of Williams Bay Comprehensive Plan.

Plan Commission TIF # 1 Creation Responsibilities

- Per the Wisconsin Department of Revenue Tax Incremental Financing Manual, the Williams Bay Plan Commission has the following responsibilities:

7. Hold a public hearing (sec. [66.1105\(4\)\(a\)](#), [\(e\)](#) and [\(f\)](#), Wis. Stats.)

- Planning Commission (or the municipality's Development or Redevelopment Authority) conducts a hearing on the proposed TID boundaries and project plan
- These topics can be discussed in the same meeting or separate meetings
- The meeting gives residents an opportunity to express their views

8. Adopt a Planning Commission resolution (sec. [66.1105\(4\)\(b\)](#) and [66.1105\(4\)\(d\)](#), Wis. Stats.)

The meeting to adopt the resolution can immediately follow the public hearing. The Planning Commission adopts a resolution that covers these items:

- Boundaries of the TID
- Approval of the TID's project plan
- After adoption, the Planning Commission submits its approval to the local legislative body

Resolution NO. R-19-24 Official Intent to Establish Tax Increment Financing District

BAIRD

- On April 15, 2024, the Williams Bay Village Board passed resolution No. R-19-24.
- The resolution directed staff to work with Baird on moving forward with the Wisconsin Department of Revenues Tax Increment District Creation process.

VILLAGE OF WILLIAMS BAY

RESOLUTION NO. R-19-24

RESOLUTION EXPRESSING OFFICIAL INTENT CONCERNING THE ESTABLISHMENT OF A TAX INCREMENT FINANCING DISTRICT

WHEREAS, the former George Williams College of Aurora University ("George Williams") site within the Village of Williams Bay, is a valued part of Williams Bay's unique identity and character; and

WHEREAS, to protect the Village's character, the Village has undertaken careful planning to identify potential complimentary redevelopment of George Williams, as well as other lakefront and area properties; and

WHEREAS, through such planning efforts, the Village has identified properties located on and around George Williams area as being appropriate for complementary development, and has started the process of reviewing the Williams Bay Comprehensive Plan to identify the appropriate land use of such properties within the Village; and

WHEREAS, the successful future use of the former George Williams property within the Village (collectively, "**Redevelopment Project Area**") is essential for the long-term viability of the Village, including its fiscal health and maintenance of its unique character; and

WHEREAS, if the George Williams property and surrounding parcels are not developed in a way consistent with the Village's Comprehensive Plan it could lead to deteriorating conditions in the Redevelopment Project Area which may cause general harm to the Village of Williams Bay and negatively impact the Village's vitality, character, and ability to maintain property tax revenues; and

WHEREAS, the future of the Redevelopment Project Area consistent with the Village's Comprehensive Plan is critical to the Village's growth prospects and important to the Village's zoning and planning goals and regulations; and

Williams Bay TID # 1 Draft Project Plan

Village of Williams Bay
TID #1 Project Plan & District Boundary

Project Plan & District Boundary

Tax Incremental District No. 1

in the

VILLAGE OF WILLIAMS BAY, WISCONSIN



June 27, 2024

(Approved Actions)

Organizational Joint Review Board Meeting Held	June 4, 2024
Public Hearing Held	June 11, 2024
Adopted by Planning Commission	June 11, 2024
Adopted by Village Board	June 27, 2024
Adopted by Joint Review Board	July 18, 2024

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

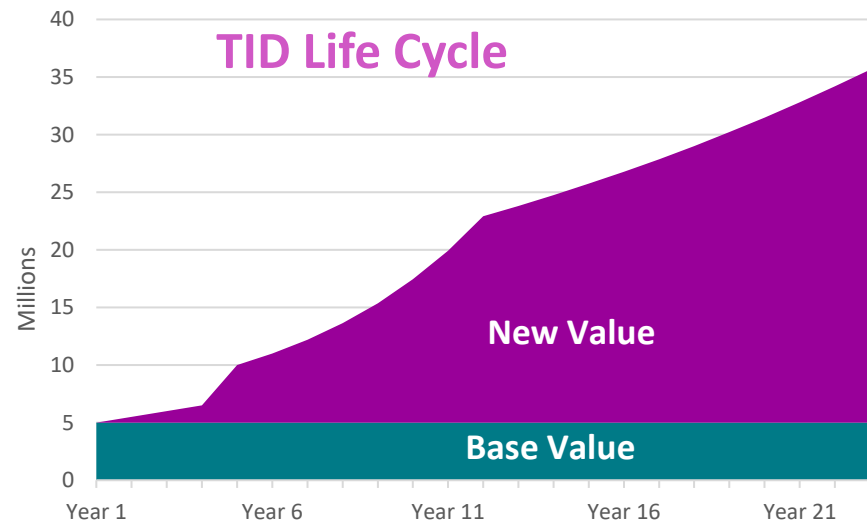
Village of Williams Bay
TID #1 Project Plan & District Boundary

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What is a TID (Tax Increment District)?

- TID is an economic development tool.
- A municipality, school district, county & technical college district agree that the municipality will use the taxes from the increased property value in the TID (increment) to pay for the investment in the TID (ex., roads, sewer, development incentives).
- As property value increases, the municipality uses the tax revenue from the new development, to pay for the projects.
- After the project costs are paid, the municipality terminates the TID and all taxing jurisdictions receive taxes based on the increased property value.



- Equalized value of the proposed TID plus the value increment of all existing TIDs may not exceed 12% of the municipality’s total equalized valuation (TID-In)
- DOR releases equalized values for the current year annually on August 15
- The equalized value test is based on figures available at the time the TID creation resolution is adopted by the governing body

12% Statutory Test Limit		
2023 Total Equalized Valuation (TID-In)	\$1,396,515,100	100.00%
12% of Total Equalized Valuation (TID-In)	\$167,581,812	12.00%
Total TID Increment	\$0	0%
Remaining Capacity	\$167,581,812	12.00%

Williams Bay TIF Creation Timeframes

Tax Incremental District (TID) Creation Timeframes						
Municipal Creation Resolution Adoption Date	CreationYear*	TID Added to Tax/AssessmentRoll	First Year Tax Increment Received	First Year Administrative Fee Due**	First TID Equalized Value Established	First Annual Report Due to DOR
October 1, 2023 – September 30, 2024	2024	2025	2026	April 15, 2025	August 15, 2025	July 1, 2026 (for 2025)
* TID creation documents for municipal TIDs are due to the Wisconsin Department of Revenue (DOR) October 31 of the creation year. TID creation documents for town TIDs created under sec. 60.85, Wis. Stats. are due to DOR December 31 of the creation year. ** In some years the observance of Emancipation day affects the administrative fee due date						

Aurora University - Parcel Number WWUP 00011



- Total Estimated Acreage: 57.59
- Assessed Value: \$515,000
- Fair Market Value: \$628,700

Potential Tax Increment District Development Phases

Phase 1

- Creation of District.

Phase 2

- Value increase from sale transfer from University to Developer.

Phase 3

- Additional construction value increase from property improvements.

Williams Bay TID 1 Creation Timeline Important Dates

- Tuesday, June 4, 2024 - Williams Bay JRB Holds First Meeting.
- Tuesday, June 11, 2024 - Williams Bay Plan Commission Holds Public Hearing and considers recommendation resolution to Village Board.
- Thursday, June 27, 2024 - Williams Bay Village Board considers plan commission recommendation and considers adoption of TID creation resolution.
- Thursday, July 18, 2024 - Williams Bay JRB holds second meeting and considers adoption of TID creation resolution.

Plan Commission Draft TID Creation Resolution

PLANNING COMMISSION RESOLUTION #2024-XX

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 1

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 1 VILLAGE OF WILLIAMS BAY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the Village of Williams Bay has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

WHEREAS, Tax Incremental District No. 1 (“the district”) is proposed to be created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the tax increment district.

WHEREAS, a Project Plan for Tax Incremental District No. 1 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and Village Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of An Opinion of the Village Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the Village of Williams Bay, Walworth County, the Williams Bay School District, and Gateway Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 11, 2024, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLANNING COMMISSION RESOLUTION #2024-XX

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 1

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Williams Bay that:

1. It recommends to the Village Board that Tax Incremental District No. 1, Village of Williams Bay, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated July 11, 2024, which is incorporated herein in its entirety by reference, and recommends its approval to the Village Board.
3. Creation of the District promotes orderly development in the city; and
4. That the Village Clerk is hereby directed to provide the Village Board with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 11th day of June 2024

Village of Williams Bay

By _____
William Duncan., Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the Village of Williams Bay on the 11th day of June 2024.

Tina Kolls,
Village of Williams Bay
Village Clerk

Questions?

Appendix Information

Types of TIDs

Villages, Cities, Certain Towns*

Sec 66.1105, Wi. Stats.

- Blight
- Rehabilitation/conservation
- Industrial
- Mixed use
- Environmental remediation (on or after 11/29/2017)

Towns

Sec. 60.85, Wi. Stats.

- Tourism, agriculture, and forestry
- Cooperative

Environmental Remediation

Sec. 66.1106, Wi. Stats.

- Adopted before 11/29/2017

*Towns with a minimum population of 3,500, minimum valuation of \$500 million and wastewater treatment plant access to the TID are eligible. Sec. 60.23, Wis. Stats.

Current Tax Jurisdictions Equalized Value Mill Rates

- Walworth County - \$2.53
- Village of Williams Bay - \$2.82
- Williams Bay School District - \$5.14
- Gateway Technical College - \$0.59
- Total Equalized Value Mill Rate - \$11.07

Taxing Jurisdiction	2023 Equalized Value	2023 Finalized Levy	2023 Equalized Tax Rate
Walworth County	\$ 24,657,944,300	\$ 62,340,015	\$ 2.53
Village of Williams Bay	\$ 1,396,515,100	\$ 3,931,235	\$ 2.82
Williams Bay School District	\$ 1,948,893,976	\$ 10,012,740	\$ 5.14
Gateway Technical College	\$ 68,337,451,204	\$ 40,549,094	\$ 0.59
TOTAL		\$ 116,833,084	\$ 11.07

Tax Rate Impact Projections

Taxing Jurisdiction	* Equalize Value	Previous EV Tax Rate	New EV Tax Rate	Variance
Walworth County	\$ 24,678,315,600	\$ 2.53	\$ 2.53	\$ -
Village of Williams Bay	\$ 1,416,886,400	\$ 2.82	\$ 2.77	\$ (0.04)
Williams Bay School District	\$ 1,969,265,276	\$ 5.14	\$ 5.08	\$ (0.05)
Gateway Technical College	\$ 68,357,822,504	\$ 0.59	\$ 0.59	\$ -
TOTAL		\$ 11.07	\$ 10.98	\$ (0.09)
<i>* Reflects addition of 21 million property sale</i>				

Taxing Jurisdiction	*Equalized Value	Previous EV Tax Rate	New EV Tax Rate	Variance
Walworth County	\$ 24,698,315,600	\$ 2.53	\$ 2.52	\$ -
Village of Williams Bay	\$ 1,436,886,400	\$ 2.82	\$ 2.74	\$ (0.08)
Williams Bay School District	\$ 1,989,265,276	\$ 5.14	\$ 5.03	\$ (0.10)
Gateway Technical College	\$ 68,367,822,504	\$ 0.59	\$ 0.59	\$ -
TOTAL		\$ 11.07	\$ 10.89	\$ (0.18)
<i>* Reflects addition of 21 million property sale + 20 Million in construction</i>				

Estimated Taxing Jurisdictional Impacts

- Walworth County
 - Negligible impact as tax rate projected to remain flat.
- Gateway Technical College
 - Negligible impact as tax rate projected to remain flat.
- Williams Bay School District
 - New project development does not create additional revenue.
 - Without TID - value increase results in reduced tax rate between projected \$0.05-\$0.10.
- Village of Williams Bay
 - Without TID - value increase would result in reduced tax rate between projected \$0.04-\$0.08.
 - With TID - value would support between \$2,450,000 - \$4,800,000 for projects.

Footnote: Based on tax increment between \$21,000,000-\$41,000,000

Important Disclosures

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes only. The information does not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder. In providing this information, Baird is not acting as an advisor to you and does not owe you a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934. You should discuss the information contained herein with any and all internal or external advisors and experts you deem appropriate before acting on the information.

VILLAGE OF WILLIAMS BAY

RESOLUTION NO. R-19-24

**RESOLUTION EXPRESSING OFFICIAL INTENT CONCERNING
THE ESTABLISHMENT OF A TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the former George Williams College of Aurora University ("George Williams") site within the Village of Williams Bay, is a valued part of Williams Bay's unique identity and character; and

WHEREAS, to protect the Village's character, the Village has undertaken careful planning to identify potential complimentary redevelopment of George Williams, as well as other lakefront and area properties; and

WHEREAS, through such planning efforts, the Village has identified properties located on and around George Williams area as being appropriate for complementary development, and has started the process of reviewing the Williams Bay Comprehensive Plan to identify the appropriate land use of such properties within the Village; and

WHEREAS, the successful future use of the former George Williams property within the Village (collectively, "***Redevelopment Project Area***") is essential for the long-term viability of the Village, including its fiscal health and maintenance of its unique character; and

WHEREAS, if the George Williams property and surrounding parcels are not developed in a way consistent with the Village's Comprehensive Plan it could lead to deteriorating conditions in the Redevelopment Project Area which may cause general harm to the Village of Williams Bay and negatively impact the Village's vitality, character, and ability to maintain property tax revenues; and

WHEREAS, the future of the Redevelopment Project Area consistent with the Village's Comprehensive Plan is critical to the Village's growth prospects and important to the Village's zoning and planning goals and regulations; and

WHEREAS, the Village has protected the continued use of the George Williams property for continuing education uses but the lack of, or deteriorating, infrastructure in this Area combined with an increasingly challenging education environment has hindered the owner's efforts to attract developers interested in continuing the historical educational use the Redevelopment Project Area; and

WHEREAS, over the past few years, the Village has been studying the need to reinvest in necessary infrastructure improvements necessary for continuing to provide necessary services to the Redevelopment Project Area and has been exploring options to finance these improvements; and

WHEREAS, the Village has identified several potential sources for financing these infrastructure improvements, including special assessments, utility and other user fees, and tax increment financing (TIF); and

WHEREAS, in furtherance of the Village's study of the various options for financing infrastructure improvements to serve the Redevelopment Project Area, the Village retained a public finance consultant, Robert W, Baird. ("**Baird**") in 2024; and

WHEREAS, Baird studied the current conditions in the Redevelopment Project Area and concluded that there were a number of options available to the Village in financing the infrastructure improvements in the Redevelopment Project Area, including the establishment of a tax increment financing (TIF) district over the Redevelopment Project Area; and

WHEREAS, Baird' concludes that the Redevelopment Project Area qualifies as a mixed used area under the Wisconsin Department of Revenue's Tax Increment Financing Manual and under Wisconsin State Statute's and is, therefore, eligible for designation as a tax increment financing redevelopment project area; and

WHEREAS, recently the Village engaged in preliminary discussions with potential owner and developer of a portion of the Redevelopment Project Area, and

WHEREAS, in order to allow the Redevelopment Project Area to proceed, it is necessary that the Village provide financial assistance for the necessary infrastructure improvements to adequately continue and provide these services in the form of tax increment financing and other financial incentives; and

WHEREAS, upon review, and in consideration of the Bairds review, the Village has determined that the Redevelopment Project Area is not reasonably anticipated to be redeveloped without substantial investment in infrastructure improvements in the Redevelopment Project Area financed through the establishment of a tax increment financing district; and

WHEREAS, in light of this determination, developers have informed the Village that they would proceed with their proposed development in the Redevelopment Project Area in reliance on the Village's efforts to provide the necessary infrastructure improvements, and options available to finance these improvements include proceeds from a tax increment financing district and other public financing sources; and

WHEREAS, Village investment in infrastructure improvements within the Redevelopment Project Area, will provide significant benefits not only to the Redevelopment Project Area but throughout other areas of the Village as well as to all overlying taxing jurisdictions, and

WHEREAS, the redevelopment of the Redevelopment Project Area in a manner consistent with the Village's Comprehensive Plan will continue to protect the Village's character and provide substantial long-term financial benefits to the Village as a whole; and

WHEREAS, consequently, the Village of Williams Bay intends to move forward with the process for establishing a tax increment financing district over the Redevelopment Project Area, among other financing options, to induce the redevelopment of the Redevelopment Project Area; and

WHEREAS, during the process of considering the establishment of a tax increment financing district, the Village intends to process comprehensive plan amendment, zoning and other development applications from those developers that have expressed an interest in redeveloping property within the Redevelopment Project Area in accordance with the Village's Comprehensive Plan and the establishment of a tax increment financing district; and

WHEREAS, the Village of Williams Bay has determined that the redevelopment of the Redevelopment Project Area should proceed expeditiously and that these developers are proceeding with the planning and design of, and submission of development applications consistent with the Village's Comprehensive Plan for approval of, their proposed redevelopment of the Redevelopment Project Area in accordance with the establishment of the tax increment financing district; and

WHEREAS, the Village of Williams Bay acknowledges that certain expenditures limited to the creation process and any studies related thereto have recently been incurred and paid before the adoption of this Resolution (or will be incurred and paid on or after the date of the adoption of this Resolution), which expenses the Village reasonably expects to be reimbursed through proceeds (including without limitation bond proceeds) from the tax increment financing district;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, COUNTY OF WALWORTH, STATE OF WISCONSIN, as follows:

SECTION ONE: **Recitals.** The foregoing recitals are incorporated into and made a part of this Resolution as if fully set forth in this Section One.

SECTION TWO: **Intent to Establish Tax Increment Financing District.**

A. The Village reasonably expects to establish a tax increment financing district over all or a portion of the Redevelopment Project Area and to reimburse certain

"redevelopment project costs" (as defined in the TIF Act), including expenditures for infrastructure improvements in the Redevelopment Project Area, from the proceeds (including without limitation bond proceeds) of the tax increment financing district.

B. The Village acknowledges that potential developers of the Redevelopment Project Area are proceeding with the planning and design for, and the submission of development applications for approval of, the redevelopment of the Redevelopment Project Area, or portions thereof, that are consistent with the Village's Comprehensive Plan in reliance on the Village's reinvestment in necessary infrastructure improvements necessary for continuing to provide necessary services to the Redevelopment Project Area.

C. All actions of the officers, agents, and employees of the Village in furtherance or otherwise in conformity with the purposes and intent of this Resolution, whether taken before or after the adoption of this Resolution, are hereby ratified, confirmed, and adopted.

SECTION III: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section IV: Approval. The President and Board of Trustees hereby approves the resolution, therefore.

Approved by the Village Board of the Village of Williams Bay this 15th day of April 2024.

VILLAGE OF WILLIAMS BAY

By: 
William Duncan, President

Attest: 
Tina Kolls, Clerk

April 9, 2024

Village of Williams Bay Downtown Master Plan Proposed Cost of Services

HOURS BY POSITION

	Principal Planner Scott Harrington \$225	Associate Planner Sonja Kruesel \$150	Assistant Planner Scott Heacock \$95	Principal Designer Jeff Maloney \$200	Lead Urban Designer Elona Barthick \$150	Total V&A Labor	Travel Costs	TOTAL COSTS
Tasks from Scope of Services								
WE 1: Community Engagement & Meeting Attendance								\$7,041
1.A	Village Staff Meetings (5 Virtual Meetings) and Project Communications	10	2	6	6	\$3,790		\$3,790
1.B	Stakeholder Focus Group Meeting (1 In-Person Meeting)	12	2	4	2	\$3,090	\$161	\$3,251
WE 2: Existing Conditions & Opportunity Analysis								\$7,800
2.A	Review and Summarize Existing Plans and Recommendations	1	8			\$910		\$910
2.B	Conduct an Existing Conditions & Assets Inventory	4		2	2	\$1,300		\$1,300
2.C	Identify Parking & Circulation Opportunities	2		2	2	\$1,000		\$1,000
2.D	Identify Redevelopment Site Opportunities	2	2	2		\$1,340		\$1,340
2.E	Develop an Opportunity Analysis Graphic with Summary Text	2	8		8	\$3,250		\$3,250
WE 3: Streetscape & Parking Design Layout								\$8,350
3.A	Develop Streetscape Cross Section and Plan View	1		2	18	\$3,250		\$3,250
3.B	Develop Streetscape Amenities Palette	1		2	6	\$1,450		\$1,450
3.C	Develop Parking and Circulation Concept	1		4	18	\$3,650		\$3,650
WE 4: Document Completion & Adoption								\$5,807
4.A	Create Implementation Action Plan Summary	2	8	2		\$1,460		\$1,460
4.B	Complete Final Report	18	2			\$2,890		\$2,890
4.C	Joint Plan Commission & Village Board Adoption Plan Meeting (1 In-Person Meeting)	8	2			\$1,390	\$67	\$1,457
TOTAL PROJECT COSTS								\$28,998
	<i>Total Hours</i>	4	70	26	28	62		
OPTIONAL TASKS								
A	Joint Plan Commission & Village Board Draft Plan Meeting (1 In-Person Meeting)	8	2	4		\$2,190	\$67	\$2,257
B	Concept Redevelopment Site Plan and Visual Rendering Sketch (Per Site)			10	20	\$5,000		\$5,000
C	Attend Property Owner Meeting with Village Representative (1 In-Person Meeting)	4		4		\$1,400	\$161	\$1,561

Proposed TIF District # 1



Village of Williams Bay

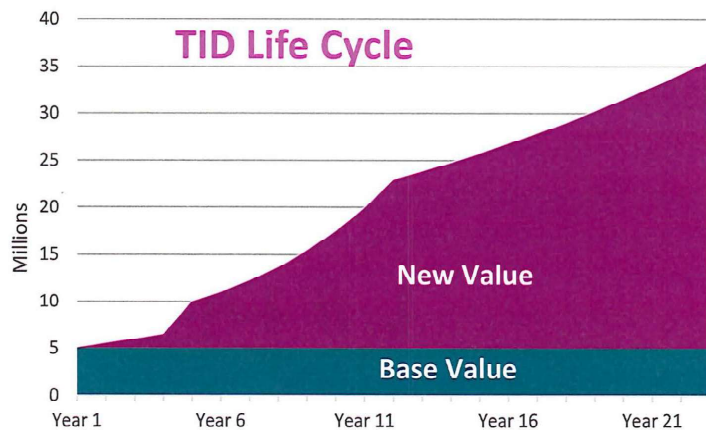
February 19, 2024

Adam Ruechel
Vice President
920-433-7373
aruechel@rwbaird.com

Kevin Mullen
Director
414-765-8709
kmullen@rwbaird.com

What is a TID (Tax Increment District)?

- TID is an economic development tool.
- A municipality, school district, county & technical college district agree that the municipality will use the taxes from the increased property value in the TID (increment) to pay for the investment in the TID (ex., roads, sewer, development incentives).
- As property value increases, the municipality uses the tax revenue from the new development, to pay for the projects.
- After the project costs are paid, the municipality terminates the TID and all taxing jurisdictions receive taxes based on the increased property value.



Types of TIDs

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Villages, Cities, Certain Towns*

Sec 66.1105, Wi. Stats.

- Blight
- Rehabilitation/conservation
- Industrial
- Mixed use
- Environmental remediation (on or after 11/29/2017)

Towns

Sec. 60.85, Wi. Stats.

- Tourism, agriculture, and forestry
- Cooperative

Environmental Remediation

Sec. 66.1106, Wi. Stats.

- Adopted before 11/29/2017

*Towns with a minimum population of 3,500, minimum valuation of \$500 million and wastewater treatment plant access to the TID are eligible. Sec. 60.23, Wis. Stats.

Equalized Value Test

- Equalized value of the proposed TID plus the value increment of all existing TIDs may not exceed 12% of the municipality's total equalized valuation (TID-In)
- DOR releases equalized values for the current year annually on August 15
- The equalized value test is based on figures available at the time the TID creation resolution is adopted by the governing body

12% Statutory Test Limit		
2023 Total Equalized Valuation (TID-In)	\$1,396,515,100	100.00%
12% of Total Equalized Valuation (TID-In)	\$167,581,812	12.00%
Total TID Increment	\$0	0%
Remaining Capacity	\$167,581,812	12.00%

CONCEPT SITE PLAN



Proposed TID # 1 - Mixed Use District

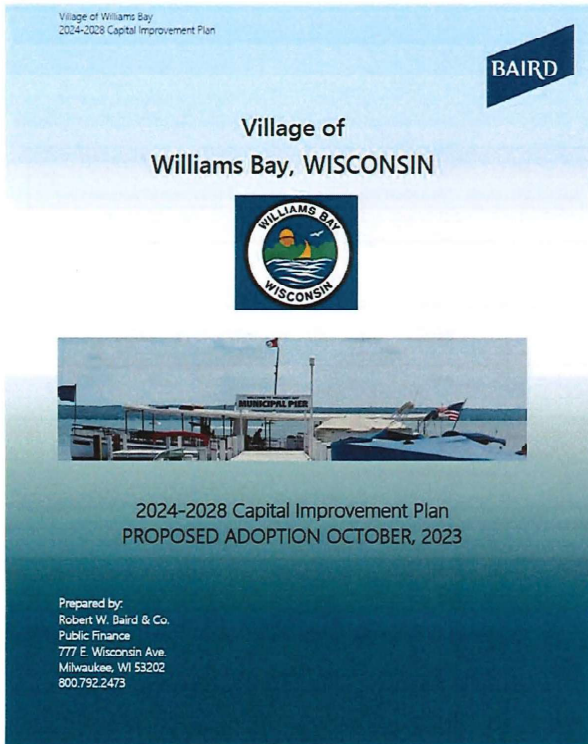
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- Total Estimated Parcels: 3
- Total Estimated Acreage: 104.33
- Estimated Assessed Value: \$566,700
- Estimated Equalized Value: \$859,809
- Estimated Equalized Value Test: 0.51% of 12% Cap (\$167,581,812)

2024-2028 CIP Projects in TID and 1/2 Mile Boundary

BAIRD



- Water Projects:
 - 2024-State Rd 67 Water Replacement-\$1,000,000.
 - 2027-Geneva Street STH 67-\$4,100,000.
 - 2028-Geneva Street WM Replacement- \$600,000.
- Sewer Projects:
 - 2024-State Rd 67 Sewer Replacement-\$600,000.
 - 2025-Valley Street/Wood Ave Sewer Repair-\$150,000
 - 2027-Genevae Street STH 67-\$617,000.
- Street Projects:
 - 2024-State Road 67 Reconstruction-\$500,000.
 - 2024-Lakewood Trails Subdivision-\$300,000.
 - 2027-Geneva Street-STH 67- \$1,035,000
- Total Possible Projects: \$8,902,000

Williams Bay TIF Creation Timeframes

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Tax Incremental District (TID) Creation Timeframes

Municipal Creation Resolution Adoption Date	CreationYear*	TID Added to Tax/AssessmentRoll	First Year Tax Increment Received	First Year Administrative Fee Due**	First TID Equalized Value Established	First Annual Report Due to DOR
October 1, 2023 – September 30, 2024	2024	2025	2026	April 15, 2025	August 15, 2025	July 1, 2026 (for 2025)

* TID creation documents for municipal TIDs are due to the Wisconsin Department of Revenue (DOR) October 31 of the creation year.
TID creation documents for town TIDs created under sec. 60.85, Wis. Stats. are due to DOR December 31 of the creation year.

** In some years the observance of Emancipation day affects the administrative fee due date

Possible Mixed-Use Williams Bay TIF Timeline

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Village of Williams Bay

TID#1 Creation Timeline

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Monday April 1, 2024	Consulting service agreement executed. Direction to proceed.
Friday, April 26, 2024	Preliminary project plan template available for Village staff review (maps excluded).
Friday, May 3, 2024	TID boundaries finalized.
Friday, May 10, 2024	Mapping in process of completion and delivered to Baird as soon as possible.
Wednesday, May 15, 2024	Baird compiles draft project plan.
Friday, May 17, 2024	Final Village staff/Baird comments/changes to draft project plan due.
Friday, May 24, 2024	Draft version of the project plan available for public review/distribution.
Monday, May 27, 2024	Copy of the Notice of Public Hearing sent via First Class mail, from the Village to all taxing entities (county, school, and technical college district officials). Must occur at least 15 days prior to public hearing and before first publication of Class II notice. Provide DOR with copies of the cover letters that were sent with the notices or a clerk's certification that the letters and notices were distributed on the same date. (After Project Plan is available & before publication date)
Wednesday, May 29, 2024	Class I Notice of Joint Review Board (JRB) Meeting and Class II Notice of Public Hearing due to Village official newspaper.
Week of June 2 thru June 8, 2024	First publication of Class II Notice of Public Hearing (1st & 2nd notice must occur in 2 consecutive weeks) . Publication date for notices/hearings of City official newspaper. Publication of Class I Notice of Joint Review Board Meeting (must be published at least 5 days prior to the JRB meeting) . (After Notice of Public Hearing is sent out)

Possible Mixed-Use Williams Bay TIF Timeline

<i>Week of June 9 thru June 15, 2024</i>	Second publication of Class II Notice of Public Hearing. Provide DOR with readable copies of the public hearing notices and an affidavit of publication from the newspaper indicating both dates of publication. (Must be at least 7 days prior to Public Hearing)
<i>Thursday, June 20, 2024</i>	JRB holds its first meeting. The Board's Chairperson and public members are selected (must be within 14 days after the notice publication, before public hearing).
<i>Tuesday, June 25, 2024</i>	Public hearing regarding the project plan. Must be held at least one week (7 days) after second publication of public hearing notice.
<i>Tuesday, June 25, 2024</i>	Plan Commission adopts resolution and submits it to the Village Board for approval.
<i>Monday, July 15, 2024</i>	The Village Board considers Plan Commission recommendation. Project plan approved. Village Board adopts resolution. The clerk provides the JRB with a copy of the resolution and financial information. (No sooner than 14 days after the public hearing)
<i>Wednesday, July 17, 2024</i>	Class I notice of JRB meeting due to newspaper.
<i>Week of July 21 thru July 27, 2024</i>	Publication of Class I Notice of JRB meeting (must be published at least 5 days prior to the JRB meeting).
<i>Thursday, August 1, 2024</i>	Final action by JRB. (Within 45 Days after receiving Resolution)
<i>Friday, August 2, 2024</i>	JRB notifies the city of its decision. (Within 7 Days of JRB action)
<i>Monday, August 5, 2024</i>	Submit written notice to DOR of TID approval. (Within 60 Days of Approval)
<i>Submitted by October 31, 2024</i>	Submit completed application to DOR for base value certification.

TID # 1 Proforma-Scenario 1 (\$10,000,000 Construction Value)

BAIRD

Village of Williams Bay Hypothetical New Tax Increment District - Mixed-Use Hypothetical Cash Flow Proforma Analysis TID # 1

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$12.00
Annual Adjustment to tax rate.....	0.00%
Estimated PV Rate.....	5.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Background Data					Revenues		Expenditures	TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	Year
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
(January 1)								(December 31)			
Base Value \$859,809											
2024	\$859,809	\$0	\$0	\$12.00	\$0	\$0		\$0	\$0		2024
2025	\$859,809	\$0	\$26,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0		2025
2026	\$26,859,809	\$0	\$5,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0		2026
2027	\$31,859,809	\$0	\$31,000,000	\$12.00	\$311,926	\$269,453	\$0	\$311,926	\$311,926	Expenditures Recovered	2027
2028	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$575,425	\$0	\$371,911	\$683,837	Expenditures Recovered	2028
2029	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$866,828	\$0	\$371,911	\$1,055,748	Expenditures Recovered	2029
2030	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,144,354	\$0	\$371,911	\$1,427,660	Expenditures Recovered	2030
2031	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,408,664	\$0	\$371,911	\$1,799,571	Expenditures Recovered	2031
2032	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,660,388	\$0	\$371,911	\$2,171,482	Expenditures Recovered	2032
2033	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,900,126	\$0	\$371,911	\$2,542,394	Expenditures Recovered	2033
2034	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,120,447	\$0	\$371,911	\$2,915,305	Expenditures Recovered	2034
2035	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,343,896	\$0	\$371,911	\$3,287,216	Expenditures Recovered	2035
2036	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,552,990	\$0	\$371,911	\$3,659,128	Expenditures Recovered	2036
2037	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,750,223	\$0	\$371,911	\$4,031,039	Expenditures Recovered	2037
2038	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,938,063	\$0	\$371,911	\$4,402,950	Expenditures Recovered	2038
2039	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,116,959	\$0	\$371,911	\$4,774,862	Expenditures Recovered	2039
2040	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,287,336	\$0	\$371,911	\$5,146,773	Expenditures Recovered	2040
2041	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,449,599	\$0	\$371,911	\$5,518,684	Expenditures Recovered	2041
2042	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,604,136	\$0	\$371,911	\$5,890,596	Expenditures Recovered	2042
2043	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,751,314	\$0	\$371,911	\$6,262,507	Expenditures Recovered	2043
2044				\$12.00	\$371,911	\$3,891,484	\$0	\$371,911	\$6,634,418	Expenditures Recovered	2044
2045					\$371,911	\$4,024,978	\$0	\$371,911	\$7,006,330	Expenditures Recovered	2045
		\$0	\$31,000,000		\$7,006,330		\$0				

Type of TID: Mixed-Use

- 2024 TID Inception (After 4/1)
- 2039 Final Year to Incur TIF Related Costs
- 2044 Maximum Legal Life of TID (20 Years)
- 2045 Final Tax Collection Year

(1) Estimated increment Per Village.

TID # 1 Proforma-Scenario 2 (\$30,000,000 Construction Value)

Village of Williams Bay Hypothetical New Tax Increment District - Mixed-Use Hypothetical Cash Flow Proforma Analysis TID # 1

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$12.00
Annual Adjustment to tax rate.....	0.00%
Estimated PV Rate.....	5.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues		Expenditures	TID Status			Year
	(a) TIF District Valuation	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Cumulative PV at 5.00%	(h) Combined Expenditures	(i) Annual Balance	(j) Year End Cumulative Balance	(k) Cost Recovery	
	(1)											
	Base Value											
	(\$559,809)											
2024	\$559,809	\$0	\$0	\$0	\$12.00	\$0	\$0	\$0	\$0	\$0		2024
2025	\$559,809	\$0	\$26,000,000	\$26,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0		2025
2026	\$6,859,809	\$0	\$10,000,000	\$36,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0		2026
2027	\$36,859,809	\$0	\$15,000,000	\$51,000,000	\$12.00	\$311,926	\$269,453	\$0	\$311,926	\$311,926	Expenditures recovered	2027
2028	\$51,859,809	\$0		\$51,000,000	\$12.00	\$431,897	\$624,776	\$0	\$431,897	\$743,823	Expenditures recovered	2028
2029	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$1,104,180	\$0	\$611,854	\$1,355,677	Expenditures recovered	2029
2030	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$1,560,755	\$0	\$611,854	\$1,967,531	Expenditures recovered	2030
2031	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$1,999,588	\$0	\$611,854	\$2,579,385	Expenditures recovered	2031
2032	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$2,405,715	\$0	\$611,854	\$3,191,239	Expenditures recovered	2032
2033	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$2,804,121	\$0	\$611,854	\$3,803,093	Expenditures recovered	2033
2034	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$3,179,747	\$0	\$611,854	\$4,414,948	Expenditures recovered	2034
2035	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$3,537,485	\$0	\$611,854	\$5,026,802	Expenditures recovered	2035
2036	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$3,878,189	\$0	\$611,854	\$5,638,656	Expenditures recovered	2036
2037	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$4,202,868	\$0	\$611,854	\$6,250,510	Expenditures recovered	2037
2038	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$4,511,696	\$0	\$611,854	\$6,862,364	Expenditures recovered	2038
2039	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$4,806,008	\$0	\$611,854	\$7,474,218	Expenditures recovered	2039
2040	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,086,306	\$0	\$611,854	\$8,086,072	Expenditures recovered	2040
2041	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,352,255	\$0	\$611,854	\$8,697,927	Expenditures recovered	2041
2042	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,607,494	\$0	\$611,854	\$9,309,781	Expenditures recovered	2042
2043	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,849,625	\$0	\$611,854	\$9,921,635	Expenditures recovered	2043
2044	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$6,080,226	\$0	\$611,854	\$10,533,489	Expenditures recovered	2044
2045						\$611,854	\$6,299,847	\$0	\$611,854	\$11,145,343	Expenditures recovered	2045
	\$0	\$0	\$30,000,000			\$11,145,343		\$0				

Type of TID: Mixed-Use

2024 TID Inception (After 4/1)

2039 Final Year to Incur TIF Related Costs

2044 Maximum Legal Life of TID (20 Years)

2045 Final Tax Collection Year

(1) Estimated increment Per Village.

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

Village Only Tax Rate Proforma

BAIRD

Village of Williams Bay Hypothetical Village Only Tax Rate Project Funding Hypothetical Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2023 Gross Tax Rate (per \$1,000 Equalized Value)	\$3.44
Annual Adjustment to Tax Rate	0.00%
Estimated PV Rate	5.00%
Investment rate	0.00%
Data above dashed line are actual	

Background Data					Revenues		Expenditures	TID Status				
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)									(December 31)		
	Base Value \$859,809											
2024	\$859,809	\$0		\$0	\$3.44	\$0	\$0	\$0	\$0	\$0		2024
2025	\$859,809	\$0	\$26,000,000	\$26,000,000	\$3.44	\$0	\$0	\$0	\$0	\$0		2025
2026	\$26,859,809	\$0	\$5,000,000	\$31,000,000	\$3.44	\$0	\$0	\$0	\$0	\$0		2026
2027	\$31,859,809	\$0		\$31,000,000	\$3.44	\$89,440	\$77,262	\$0	\$89,440	\$89,440	Expenses are recovered	2027
2028	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$164,995	\$0	\$106,640	\$196,080	Expenses are recovered	2028
2029	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$248,550	\$0	\$106,640	\$302,720	Expenses are recovered	2029
2030	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$328,126	\$0	\$106,640	\$409,360	Expenses are recovered	2030
2031	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$403,913	\$0	\$106,640	\$516,000	Expenses are recovered	2031
2032	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$476,091	\$0	\$106,640	\$622,640	Expenses are recovered	2032
2033	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$544,833	\$0	\$106,640	\$729,280	Expenses are recovered	2033
2034	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$610,300	\$0	\$106,640	\$835,920	Expenses are recovered	2034
2035	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$672,650	\$0	\$106,640	\$942,560	Expenses are recovered	2035
2036	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$732,032	\$0	\$106,640	\$1,049,200	Expenses are recovered	2036
2037	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$788,589	\$0	\$106,640	\$1,155,840	Expenses are recovered	2037
2038	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$842,446	\$0	\$106,640	\$1,262,480	Expenses are recovered	2038
2039	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$893,741	\$0	\$106,640	\$1,369,120	Expenses are recovered	2039
2040	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$942,594	\$0	\$106,640	\$1,475,760	Expenses are recovered	2040
2041	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$989,121	\$0	\$106,640	\$1,582,400	Expenses are recovered	2041
2042	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$1,033,432	\$0	\$106,640	\$1,689,040	Expenses are recovered	2042
2043	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$1,075,633	\$0	\$106,640	\$1,795,680	Expenses are recovered	2043
2044	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$1,115,825	\$0	\$106,640	\$1,902,320	Expenses are recovered	2044
2045						\$106,640	\$1,154,102	\$0	\$106,640	\$2,008,960	Expenses are recovered	2045
		\$0	\$31,000,000						\$0			
						\$2,008,960			\$0			

Impact to Taxing Jurisdictions in Creation of TIF District

- **Village of Williams Bay Impact**

- Development requires ageing infrastructure to be replaced.
- But For Test is put into effect!
 - Without creation of TIF District would project and improvements occur?
 - Potential loss of development/increment.
 - Cost for improvements required to be incorporated into existing mill rate of \$3.44.
 - If can't be incorporated, then tax rate increase may occur. (Borrowed Funds)
 - Potential Water/Sewer Rate increases would be necessary.

- **School District Impact**

- District taxpayers within village would be impacted by above scenarios.
- With Creation of TIF District:
 - School District still receives base value in tax revenue.
 - Only newly created increment is deferred and utilized by TID District until closure.
 - Approx. \$147,946.33 per year which would reduce tax rate. (Not additional revenue)

- **Walworth County Impact and Gateway Technical College Impact**

- With Creation of TIF District :
 - Taxing Entities still receives base value in tax revenue.
 - Only newly created increment is deferred and utilized by TID District until closure.
 - County-Approx. \$94,874.58 per year
 - Technical College- Approx. \$22,426.26 per year

Important Disclosures



Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes only. The information does not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder. In providing this information, Baird is not acting as an advisor to you and does not owe you a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934. You should discuss the information contained herein with any and all internal or external advisors and experts you deem appropriate before acting on the information.

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*:

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(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. Weeden

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.

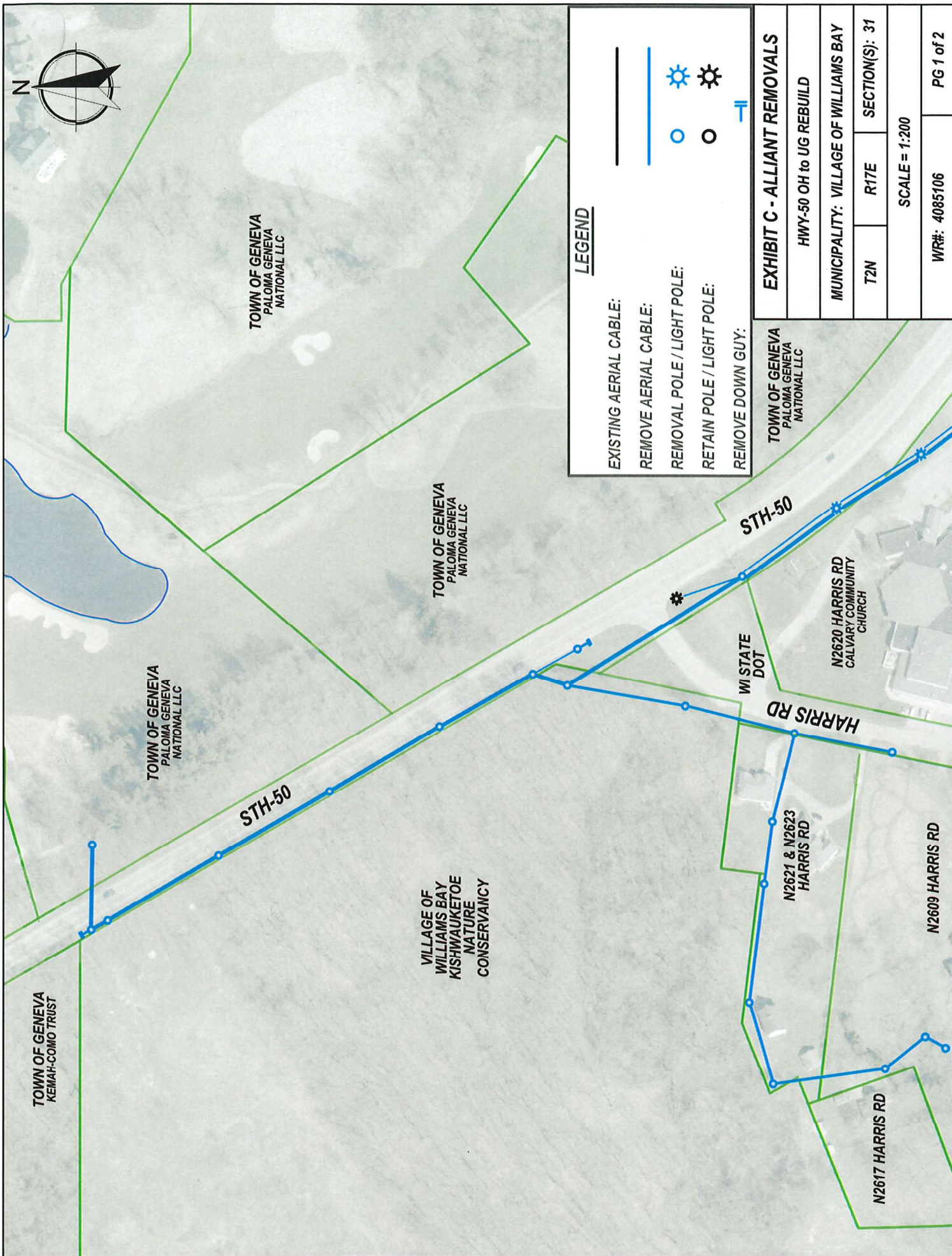
Also, an easement strip being sixteen and half (16.5) feet in width, eight and quarter (8.25) feet on each side, across all that part of the Grantor's property, lying within the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 31, T2N, R17E, Village of Williams 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.

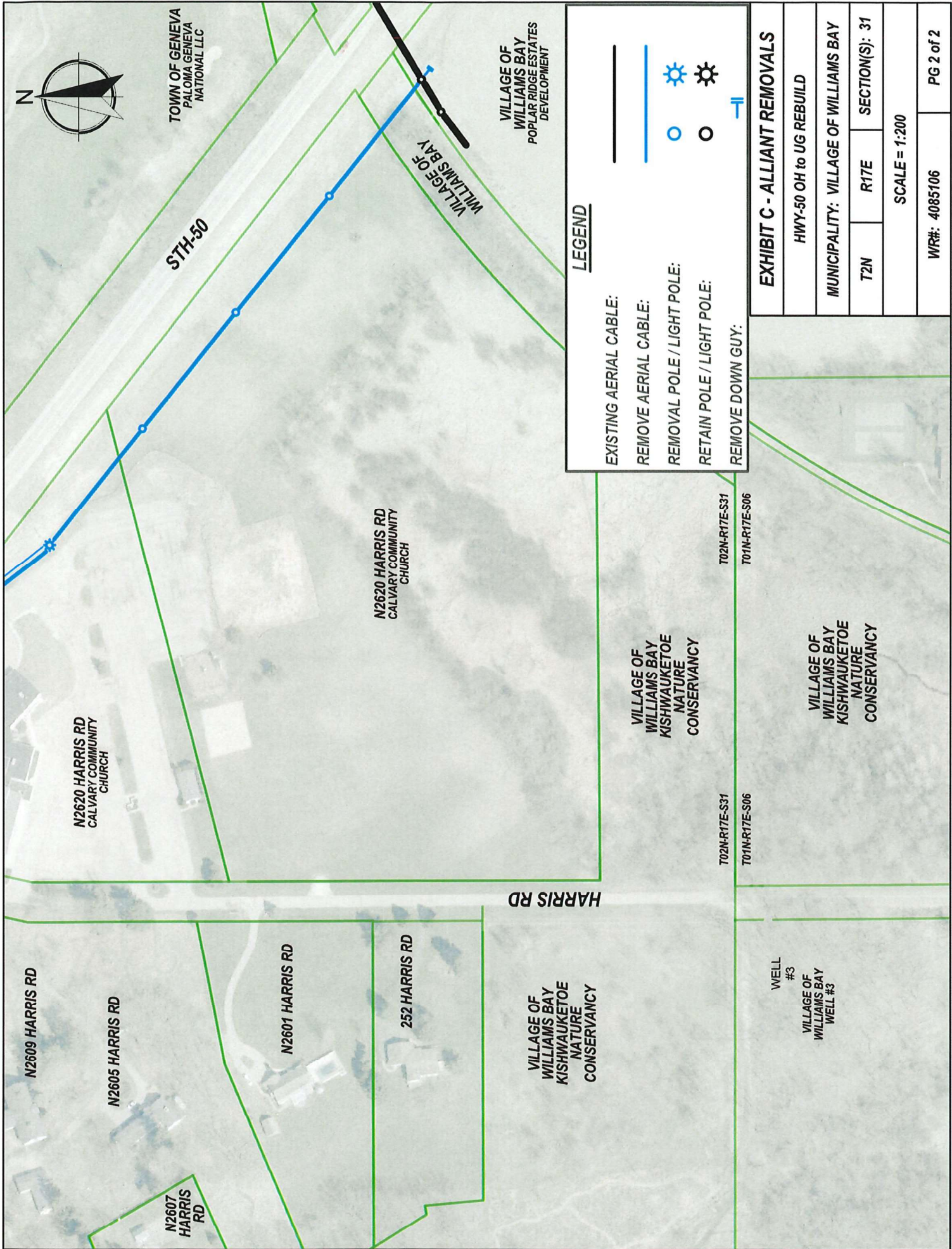
2) Parcel WWUP-00081 Walworth County, WI

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 AERIAL CABLE: —

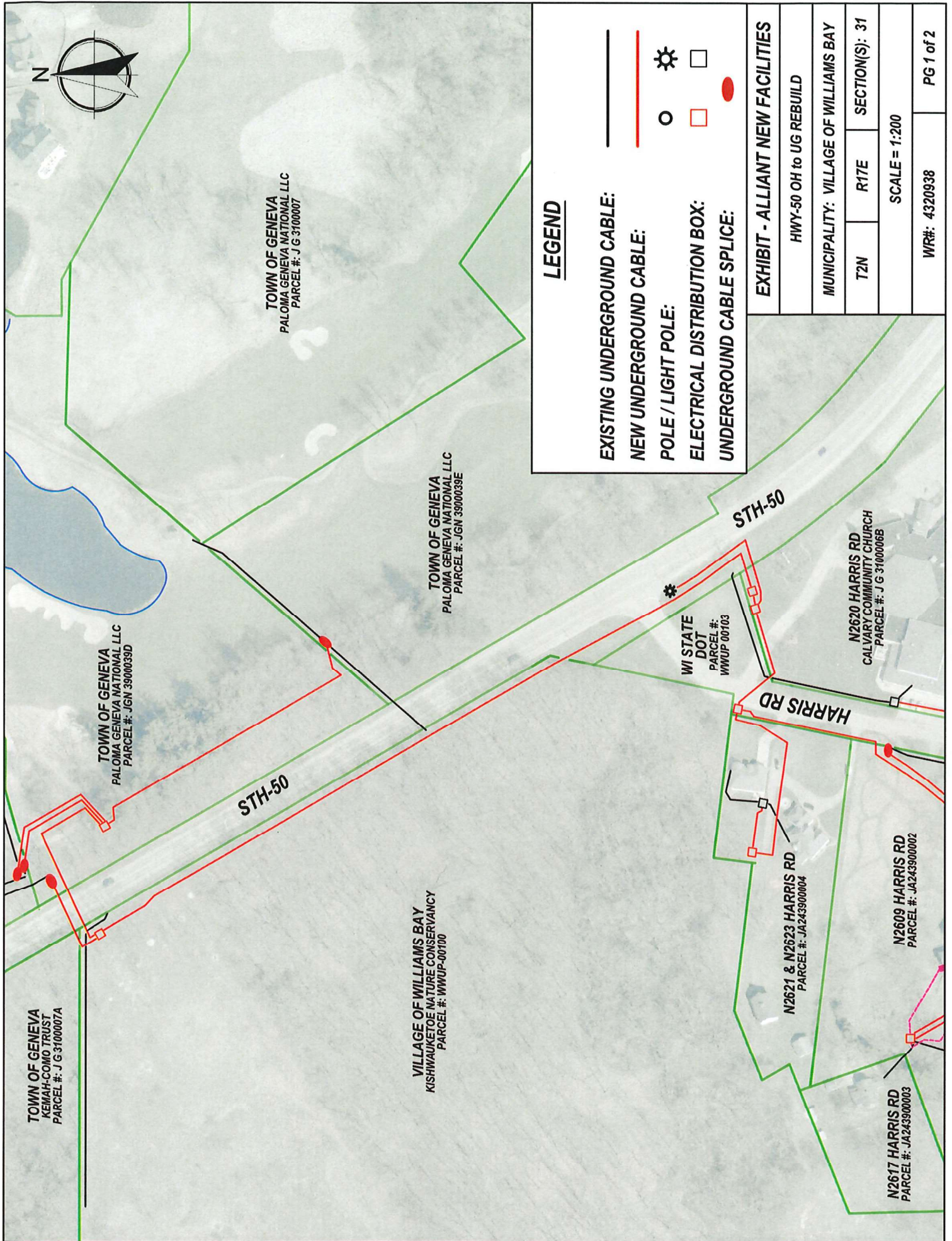
REMOVE AERIAL CABLE: —

REMOVAL POLE / LIGHT POLE: ○

RETAIN POLE / LIGHT POLE: ●

REMOVE DOWN GUY: —||—

EXHIBIT C - ALLIANT REMOVALS			
HWY-50 OH to UG REBUILD			
MUNICIPALITY: VILLAGE OF WILLIAMS BAY			
T2N	R17E	SECTION(S): 31	
SCALE = 1:200			
WR#: 4085106		PG 2 of 2	



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



MEMORANDUM

DATE: MAY 20, 2024
TO: VILLAGE BOARD OF TRUSTEES
FROM: TINA KOLLS, VILLAGE CLERK
RE: CONSIDERATION OF RESOLUTION NO. R-26-24 APPROVING A TEMPORARY CLASS "B" AND "CLASS B" RETAILER'S LICENSE FOR THE WOMEN'S LEADERSHIP CENTER AT WILLIAMS BAY FOR THE GROUNDBREAKING CELEBRATION JULY 19, 2024

The Women's Leadership Center at Williams Bay has been made aware that they need to submit applications for Operator's Licenses for their beverage servers as the Liquor License for the caterer which was provided is not applicable to this license request. The Women's Leadership Center at Williams Bay has indicated that the Operator's License applications will be provided in time for approval, prior to the event.

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Application Date: 4/29/2024

☐ Town ☒ Village ☐ City of _____

County of _____

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning _____ and ending _____ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☐ Bona fide Club ☐ Church ☒ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name WOMEN'S LEADERSHIP CENTER AT WILLIAMS BAY NFP

(b) Address 303 E WACKER DR. STE 339, CHICAGO, IL 60601
(Street) ☐ Town ☐ Village ☐ City

(c) Date organized 11/17/2021

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President ANN DRAKE

Vice President DAVID COPELAND

Secretary DAVID COPELAND

Treasurer DAVID COPELAND

(g) Name and address of manager or person in charge of affair: JENNIFER NIX
1502 SUMTER DR, LONG GROVE, IL 60047

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 333 W. CONSTANCE BLVD., WILLIAMS BAY, WI 53191

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? EVENT WILL TAKE PLACE ON CONSTANCE BLVD

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: PLEASE SEE ATTACHED DIAGRAM

3. Name of Event

(a) List name of the event WOMEN'S LEADERSHIP CENTER AT WILLIAMS BAY CELEBRATI GROUND BRE

(b) Dates of event FRIDAY, JULY 19, 2024

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer David Copeland
(Signature / Date)

Women's Leadership Center at Williams Bay NFP
(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Additional Information

May be Granted and Issued only to (secs. 125.26(6), and 125.51(10), Wis. Stats.):

- (1) Bona fide clubs.
- (2) State, county, or local fair associations, or agricultural societies.
- (3) Churches, lodges, or societies that have been in existence for at least 6 months prior to the date of application.
- (4) Posts of veterans organizations.
- (5) Chambers of commerce or similar civic or trade organizations organized under ch. 181, Wis. Stats.

Application:

- (1) Filing: In writing, for each event, on Form AT-315.
- (2) The local licensing authority may act on application or authorize an official or body of the municipality to issue the license. (secs. 125.26(1) and 125.51(10), Wis. Stats.)
- (3) The written application shall be filed with the clerk of the municipality in which premises are located:

Class "B" (Beer):

- a. The governing body shall establish any waiting period before granting of a license for events lasting less than 4 days (sec. 125.04(3)(f), Wis. Stats.)
- b. At least 15 days prior to the granting of the license for events lasting 4 or more days.

"Class B" (Wine):

The application shall be filed with the clerk of the local municipality in which the event will be held at least 15 days prior to the granting of the license.

- (4) Seller's Permit: (sec. 77.54 (7m), Wis. Stats.), provides an exemption from Wisconsin sales and use taxes relating to certain sales by a nonprofit organization. Check the box if your organization qualifies for the exemption and therefore is not required to hold a seller's permit.
- (5) Publication: Not required. (sec. 125.04(3)(g), Wis. Stats.)

Fee: Determined by the municipality, but may not exceed \$10. (Exception: No additional fee may be charged if organization is applying for both a Temporary Class "B" and a Temporary "Class B" license for the same event.) (secs. 125.26(6) and 125.51(10), Wis. Stats.)

Duration: The day, or consecutive days, that the specified event is in progress. A municipality may issue up to 20 licenses to the same licensee for a single event, if each license is issued for the same date and time. (sec. 125.51(10)(b), Wis. Stats.)

Restrictions:

- (1) License may not be issued to individuals. (secs. 125.02 (14), 125.26(6), 125.51(10), Wis. Stats.)
- (2) Licenses to organizations, other than ex-servicemen's organizations, can be issued only for a picnic or similar gathering. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (3) License may cover either a specified area or the entire picnic grounds. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (4) License issued to a county or district fair must cover the entire fairgrounds (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (5) No license to clubs having any indebtedness to any wholesaler for more than 15 days for beer (sec. 125.33(7), Wis. Stats.) and 30 days for wine (s. 125.69(4)(b), Wis. Stats.)
- (6) Licensed operator(s) must be present at all times (secs. 125.17, 125.26(6), 125.32(2) - Beer; 125.17, 125.51(10), 125.68(2) - Wine; Wis. Stats.)
- (7) The licensed club, club members, or any other persons are not permitted to possess intoxicating liquor on licensed premises on the Temporary Class "B"/"Class B" licensed picnic area. (sec. 125.32(6), Wis. Stats.)
- (8) Not more than 2 wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society, chamber of commerce or similar civic or trade organization or veterans' post in any 12 month period. A municipality may issue up to 20 wine licenses to the same licensee if: 1) each license is issued for the same date and times, 2) the licensee is the sponsor of an event held at multiple locations within the municipality on this date and at these times, 3) an admission fee is charged for participation in the event and no additional fee is charged for service of alcohol beverages at the event, and 4) within the immediately preceding 12-month period, the municipality has issued these multiple licenses for fewer than 2 events. In addition, each event for which multiple licenses are issued shall count as one license toward the 2-license limit. (sec. 125.51(10), Wis. Stats.)
- (9) Licensed organizations must purchase their alcohol beverages only from permitted Wisconsin wholesalers, breweries and brewpubs. (secs. 125.33(6), and 125.69(6), Wis. Stats.)

GROUND BREAKING CELEBRATION

Celebration Elements

- Proposed date: 7/19/24
- Time: 4pm – 7pm
- At approx 5pm: Brief symbolic ceremony with shovels, Ann, SG, WB official(s)
- Casual food and beverage, catered by Celebration on Wells
- Music
- Anticipated attendance: 100 -150 guests



Women's Leadership Center at Williams Bay



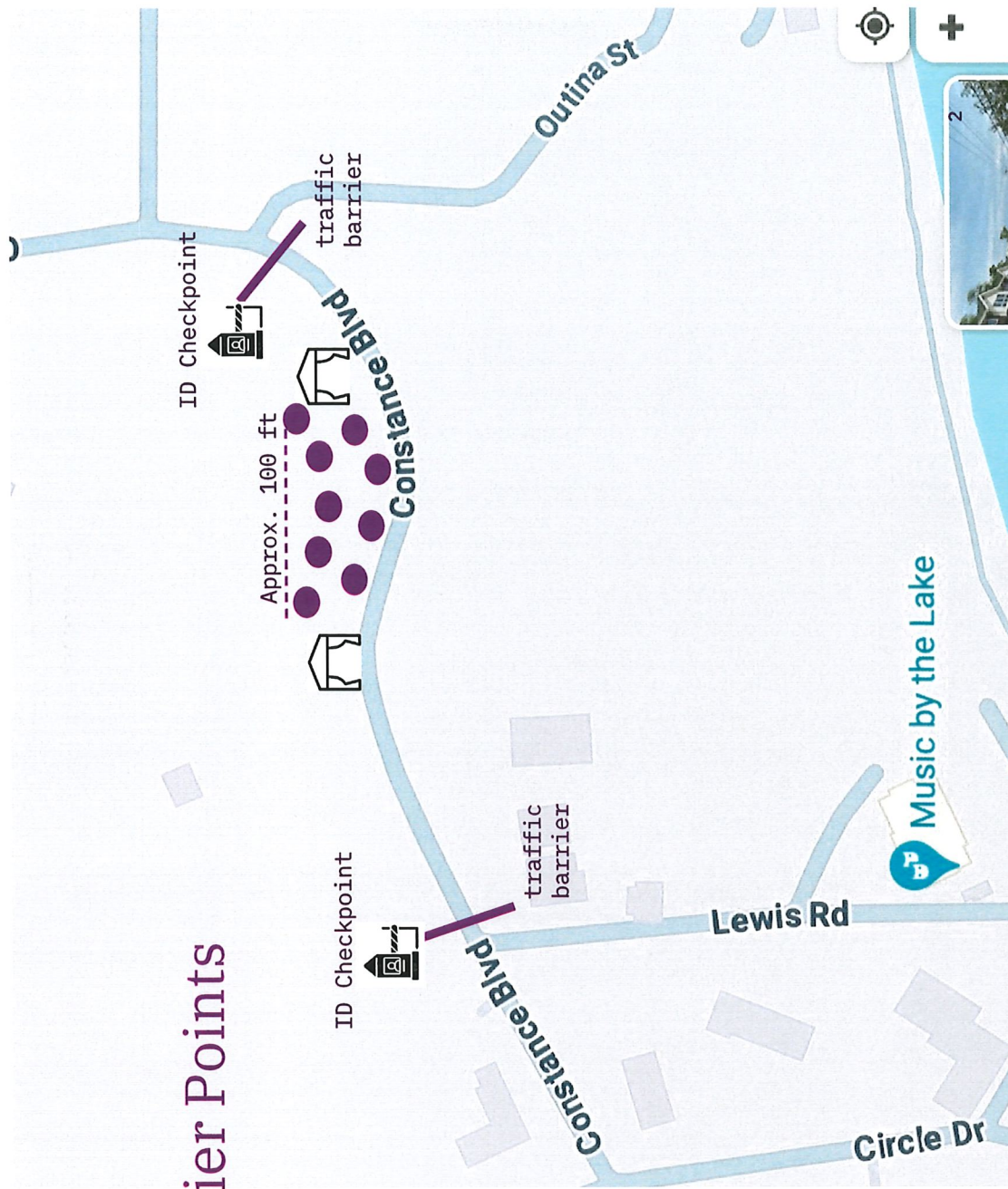
GROUNDBREAKING CELEBRATION

Proposed Road Barrier Points

If alcohol permit is approved, we will:

- Use email invitation w/ RSVP functionality to monitor projected attendance
- Monitor entrance and exit points to ensure no alcohol is taken from the premises
- Hire security personnel (qty TBD based on projected attendance)

Women's Leadership Center at Williams Bay



GROUNDBREAKING CELEBRATION

Event Catering

We plan to use a reputable local caterer, who will serve beer and wine to guests over 21 years of age:

Celebration on Wells

422 S Wells St.

Lake Geneva, WI 53147

(262) 248-2555

celebrationonwells.com

celebrationonwells@gmail.com

Women's Leadership Center at Williams Bay

GROUNDBREAKING CELEBRATION

Event Parking

- GWC campus parking would be ideal, but may not be likely due to property status
- A possible alternative is Yerkes Observatory, where we can run shuttles back and forth
- Another alternative is Williams Bay High School, with shuttle service

Upon approval of our applications, we will solidify parking plans.

Women's Leadership Center at Williams Bay



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/1/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
MARSH & MCLENNAN AGENCY, LLC
7015 College Boulevard Suite 400
Overland Park, KS 66211-1617

CONTACT NAME

PHONE (A/C No, Ext):

FAX (A/C No):

EMAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
WOMEN'S LEADERSHIP CENTER AT WILLIAMS BAY NFP
303 E WACKER DR
STE 339
CHICAGO, IL 60601

INSURER A: United States Liability Insurance Company

25895

INSUREB B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			SE 1112646	07/19/2024	07/21/2024	EACH OCCURRENCE	\$1,000,000
	☒ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
	☐ CLAIMS-MADE ☒ OCCUR						MED EXP (Any one person)	\$1,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS-COMP/OP AGG	See L-535
								\$
		GEN'L AGGREGATE LIMIT APPLIES PER:						
☒ POLICY	☐ PRO-JECT	☐ LOC						
	AUTOMOBILIE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	☐ ANY AUTO						BODILY INJURY (Per person)	\$
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	☐ HIRED AUTOS	☐ NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
								\$
								\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
								\$
	DED	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐	N/A				E.L. EACH ACCIDENT	\$
							E.L. DISEASE-EA EMPLOYEE	\$
							E.L. DISEASE-POLICY LIMIT	\$
A	Liquor Liability			SE 1112646	07/19/2024	07/21/2024	LIQ EA COMMON CAUSE	\$1,000,000
							LIQUOR AGGREGATE	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See attached Acord 101 for additional liability limits)

Village of Williams Bay and all of its officials, agents and employees is an additional insured per L-820 12/18 Special Events Blanket Additional Insured Endorsement is part of this policy.L-820 12/18 Special Events Blanket Additional Insured Endorsement is part of this policy.L-820 12/18 Special Events Blanket Additional Insured Endorsement is part of this policy.

CERTIFICATE HOLDER

CANCELLATION

Village of Williams Bay and all of its officials, agents and employees
PO Box 580
250 Williams Street
Williams Bay, WI 53191

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

AGENCY CUSTOMER ID: **4448**LOC #: **All**

ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY MARSH & MCLENNAN AGENCY, LLC		INSURED WOMEN'S LEADERSHIP CENTER AT WILLIAMS BAY NFP 303 E WACKER DR STE 339 CHICAGO, IL 60601
POLICY NUMBER SE 1112646		
CARRIER United States Liability Insurance Company	NAIC CODE 25895	EFFECTIVE DATE: 7/19/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: **ACORD 25**

FORM TITLE:

CERTIFICATE OF LIABILITY INSURANCE

COVERAGE PART	LIMITS
Commercial Liability	
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense Limit (Any One Person)	\$1,000
Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	See L-535
General Aggregate Limit	\$2,000,000
Liquor Liability	
Each Common Cause Limit	\$1,000,000
Aggregate Limit	\$2,000,000

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-26-24**

**A RESOLUTION GRANTING TEMPORARY “CLASS B” FERMENTED MALT BEVERAGE AND
TEMPORARY “CLASS B” WINE LICENSE TO
WOMEN’S LEADERSHIP CENTER AT WILLIAMS BAY NFP**

WHEREAS, on May 6, 2024 the Village of Williams Bay Protective Services Committee determined that it is in the best interests of the Village and its residents to recommend approval of the Special Permit Application for Temporary Class “B”/“Class B” Retailers License by Women’s Leadership Center at Williams Bay NFP for Women’s Leadership Center of Williams Bay Groundbreaking Celebration on July 19, 2024; and

WHEREAS, the area for fermented malt beverages and wine will encompass the entirety of the closed off section of Constance Blvd between Lewis Rd and Outing Street with entry monitored and limited to individuals that are a minimum of 21 years old; and

WHEREAS, that a licensed operator will be on the premises at all times to oversee the serving of alcohol; and

WHEREAS, as mandated by Village Code § 128-6. Liquor or Beer in Public Places. “No person shall carry any open can, bottle or other container of alcohol beverage or drink from the same upon any public walk, street, park or other public place in the Village except where a special permit is granted by the Village Board”; and

WHEREAS, the Village Board of the Village of Williams Bay, being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the recommended special permit application.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, do hereby ordain as follows:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended application and authorizes the temporary retailers license, therefore.

Approved by the Village Board of the Village of Williams Bay this ____ day of _____ 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk



MEMORANDUM

DATE: MAY 20, 2024
TO: VILLAGE TRUSTEES
FROM: TINA KOLLS, VILLAGE CLERK
RE: OPERATOR LICENSE APPLICATIONS

The following License applications have been filed with the Village Clerk.

All applications have completed a records check, and PASS/FAIL suggestions have been made by the Williams Bay Police Department based on their findings.

Original/ Renewal	Name	Address	Establishment	Record Check
O	Brianna Manriquez	1112 Spruce Street Delavan, WI 53115	Celebration on Wells	P
O	Alexis M. Wagner	340 E. Evergreen Ave Silver Lake, WI 53170	Café Calamari/Harpoon Willies	P
R	Kristy Barrett	127 W Market Street #102 Elkhorn, WI 53121	Pier 290	P



CONSTANCE BLVD.
EDGEWATER PARK USE AND POLICY CONTRACT

The Village of Williams Bay will allow use of the park, shelter building, some park equipment, electricity, water and sewer, natural gas and waiver of alcoholic beverage license fees.

IN RETURN THE UNDERSIGNED AGREES TO THE FOLLOWING:

- 1) You must specify, in writing, your purpose for using the park with date and time requested and documentation for the event a minimum of four (4) weeks prior to the event.
- 2) Organizations requesting the park must be non-profit, civic-minded Williams Bay based groups or have a constituency composed primarily of Williams Bay residents. Organization must also possess liability and worker's compensation insurance as required by the Village Board for your particular event.
- 3) A Five Hundred Dollar (\$500.00) refundable deposit shall accompany this signed contract to assure compliance with the following rules governing use of the park.
- 4) Organization using the Park agrees to repair or replace any items broken, stolen or lost, such as mops, brooms or cleaning equipment; lights or bathroom fixtures, lawn turf, etc., during the time the Park is used.
- 5) Organization using the Park must keep the park clean and orderly during your event, including allowing others to freely access the park and the bathrooms. Also, agrees to pick up litter as it accumulates and clean rest rooms during the time of your event. All clean up must be performed by 10:00 AM of the day following the event unless specifically changed by the Village Administrator.
- 7) Organization must supply chairs, garbage receptacles and dumpster and must be responsible for removing trash and garbage at close of event and to leave that portion of the park in a clean manner. All park tables shall be returned to their original placement in the park.
- 8) These rules apply to beer and/or wine sales. Beer and/or Wine requests must be submitted to the Village Clerk a minimum of four (4) weeks prior to the event.
 - a) Use of alcoholic beverages on village property is prohibited. However, when fermented malt beverages and/or wine are to be sold and/or served at any event authorized by the village board, a valid license shall be obtained and the provisions of village ordinance Chapter 8.01 shall be in full compliance. The license must be held by the person who filed the original application and shall be presented to any law enforcement officer upon request. Prior to the issuance of a license, the applicant must attend a pre-event informational meeting to be held prior to the Village Board meeting preceding this event with the Chief of Police and the Director of Public Works. This meeting is required as specific requirements are to be met for license approval that will be outlined and reviewed.
 - b) It is expected that an organization issued such a license will post in one or more conspicuous locations, including sales outlet, signs disclosing that no fermented malt beverages or wine will be served to any underage person or any person without adequate age identification.
 - c) A fence is to be installed around the licensed premises to control ingress and egress with designated personnel posted at the entrance for the purpose of checking age identification.
 - d) No underage person is allowed to assist in the sale of beer and/or wine, nor are they allowed to loiter in the area of beer/wine sales.
 - e) There shall be one point of sale only. Licensee shall comply with regulations specified in Wisconsin Statutes for Class "B" licenses.
 - f) A list of those serving alcoholic beverages at this event must accompany this contract.

mm



CONSTANCE BLVD
Page 2 EDGEWATER PARK USE AND POLICY CONTRACT

9) All group members must be informed and agree to abide by these rules prior to the occurrence of the event.

10) Any organization requesting use of the kitchen must contact the Lions Club at nelsonbruce@aol.com to arrange for inspection of equipment available for use.

After approval of a park request has been granted, the Village Board, Village Administrator, Chief of Police, or Public Works Director may revoke same if it is deemed that such action is justified by an actual or potential emergency due to weather, fire, riot, administrative or clerical error or likelihood of a breach of the peace.

The applicant agrees by signing this Park Application that the security deposit, when required, shall be held by the Village of Williams Bay, and may be applied to property damage to the premises resulting during the time of the activity or may be forfeited as a result of police action required at the activity. The Village may also seek further action to recover damages to the occupied premises. The applicant agrees not to use the premises for any unlawful activity including those posted in the parks, and also agrees to abide by park rules, regulations and ordinances of the Village of Williams Bay.

The applicant agrees to indemnify the Village and hold it harmless for all expenses, liability and claims of any kind arising out of harm to or activities of attendees to the event. For certain events, the Village may require the applicant to file evidence of insurance in force or other evidence of adequate financial responsibility. The Village may also require the applicant to provide trained security personnel at the event.

Indemnification:

Prior to approving any application for reserved use of any village facility, the village may require the applicant to file evidence of good and sufficient sureties, insurance in force or other evidence of adequate financial responsibility, protecting third parties as may be injured or damaged and naming the Village of Williams Bay as an additional insured, in any amount depending upon the likelihood of injury or damage as a direct and proximate result of the reserved use sufficient to indemnify the Village and such third parties as may be injured or damaged thereby, caused by the applicant, its agents or participants.

General Information

Name: JENNIFER NIX Organization: Women's Leadership Center at Williams Bay

Address: 303 E Wacker Dr., Suite 339, Chicago, IL 60601

Phone: (312) 402-0740 Email: jen@lincoln-road.com

Title of Event: Women's Leadership Center at Williams Bay Groundbreaking Celebration

Date(s) requested: July 19, 2024 Is event open to public? (circle one) YES ☐ NO ☒

Summary of Event including the approximate number of attendees:

The event will be "block party" format, with casual food and beverage, catered. We are proposing street barriers as diagrammed on the attachments. The event will take place from 4pm to 7pm, with a brief symbolic ceremony around 5-6 pm. We anticipate about 100-150 attendees; invitations will be sent via email and we will capture RSVPs. Please see additional details, attached.

Contact Information (if different than above)

Name: Jennifer Nix Organization: Women's Leadership Center at Williams Bay NFP

Address: 303 E Wacker Dr, Ste 339, Chicago, IL 60601

Revised 11/21/2022

Applicant initials JN



Page 3 EDGEWATER PARK USE AND POLICY CONTRACT

Phone: 312-402-0740 Email: jen@lincoln-road.com



STATEMENT CONCERNING LIABILITY AND WORKER'S COMPENSATION INSURANCE FOR USE OF
~~EDGEWATER PARK~~ CONSTANCE BLUD

We hereby acknowledge and confirm that the undersigned non-profit group or organization, together with all of its members, are not acting or serving in the service of the Village of Williams Bay in any respect in connection with the use we are about to make of or event we are about to hold in Edgewater Park. Our organization, including all members thereof, is not acting under any contract of hire, express or implied with the Village of Williams Bay nor is our organization, or any members thereof serving the Village of Williams Bay as an independent contractor. Our organization, including all members thereof, will not employ any other persons or firms in connection with the use we are about to make of or event we are about to hold in Edgewater Park as our use or event will be run using our membership or immediate family members of our membership only. This statement is made to clarify and confirm that our organization, including all members thereof, is not subject to Worker's Compensation coverage of the Village of Williams Bay.

We further acknowledge and confirm that the undersigned non-profit group or organization has liability insurance coverage of at least \$1,000,000 (one million dollars) and liquor liability insurance coverage (if applicable) in the same amount of coverage provided to it by its parent organization as set forth below that does provide liability insurance coverage to our local group or organization for the use or event about to take place under our exclusive control in Edgewater Park. We acknowledge that we are responsible, and all of our members and our member's immediate family who may also be participating in our event, for the safe and careful conduct of our event. As an express condition of our event therein under our exclusive use and control we do hereby agree to indemnify the Village of Williams Bay and all of its officials, agents and employees against all liability or loss that the Village of Williams Bay may sustain as a result of claims, demands, costs or judgments arising from the use or event we are about to hold in Edgewater Park.

DATED this 29 day of April, 2024

Group or organization Women's Leadership Center of Williams Bay NFP

Our liability insurance provided by: _____
(a certificate of insurance is attached hereto naming the Village of Williams Bay as an additional named insured)

Signed by: [Signature]
President or other authorized signatory

VILLAGE USE ONLY

Date application received: _____ Received by: _____

All documentation attached? yes/no

Date and time of pre-event informational meeting: _____

Committee approval? yes/no Date: _____

Village Board approval? yes/no Date: _____

Comments: _____

GROUNDBREAKING CELEBRATION

Celebration Elements

- Proposed date: 7/19/24
- Time: 4pm – 7pm
- At approx 5pm: Brief symbolic ceremony with shovels, Ann, SG, WB official(s)
- Casual food and beverage, catered by Celebration on Wells
- Music
- Anticipated attendance: 100 -150 guests



Women's Leadership Center at Williams Bay



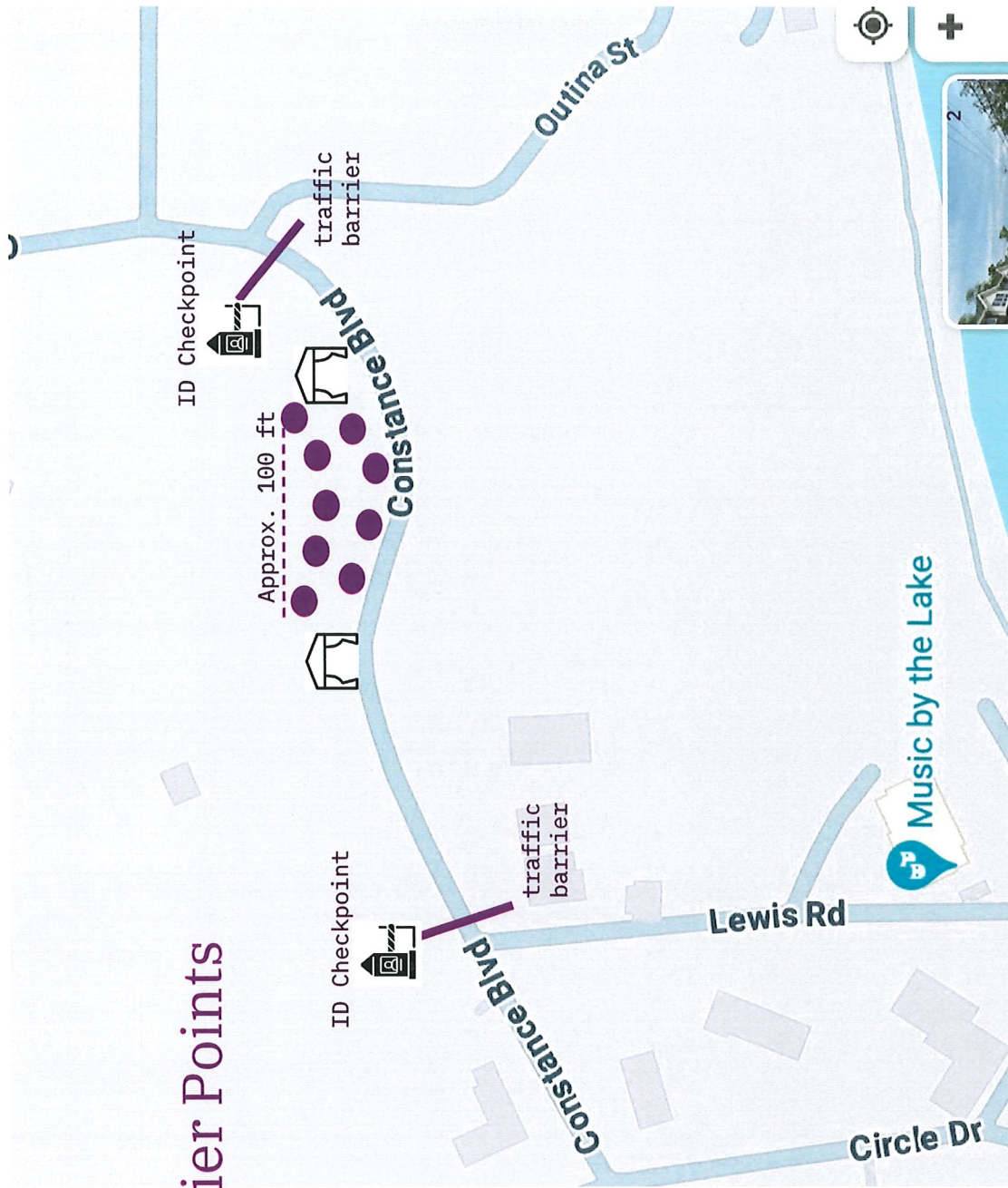
GROUNDBREAKING CELEBRATION

Proposed Road Barrier Points

If alcohol permit is approved, we will:

- Use email invitation w/ RSVP functionality to monitor projected attendance
- Monitor entrance and exit points to ensure no alcohol is taken from the premises
- Hire security personnel (qty TBD based on projected attendance)

Women's Leadership Center at Williams Bay



GROUNDBREAKING CELEBRATION

Event Catering

We plan to use a reputable local caterer, who will serve beer and wine to guests over 21 years of age:

Celebration on Wells

422 S Wells St.

Lake Geneva, WI 53147

(262) 248-2555

celebrationonwells.com

celebrationonwells@gmail.com

Women's Leadership Center at Williams Bay

Event Parking

- GWC campus parking would be ideal, but may not be likely due to property status
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MARSH & MCLENNAN AGENCY, LLC
7015 College Boulevard Suite 400
Overland Park, KS 66211-1617

CONTACT NAME

PHONE (A/C No, Ext):

FAX (A/C No):

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INSURED
WOMEN'S LEADERSHIP CENTER AT WILLIAMS BAY NFP
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STE 339
CHICAGO, IL 60601

INSURER A: United States Liability Insurance Company

25895

INSUREB B:

INSURER C:

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INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS-COMP/OP AGG	See L-535
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	☐ ANY AUTO						BODILY INJURY (Per person)	\$
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	☐ HIRED AUTOS	☐ NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB	☐ OCCUR					EACH OCCURRENCE	\$
	EXCESS LIAB	☐ CLAIMS-MADE					AGGREGATE	\$
	DED	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	\$
							E.L. DISEASE-POLICY LIMIT	\$
A	Liquor Liability			SE 1112646	07/19/2024	07/21/2024	LIQ EA COMMON CAUSE	\$1,000,000
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Village of Williams Bay and all of its officials, agents and employees
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AUTHORIZED REPRESENTATIVE



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY MARSH & MCLENNAN AGENCY, LLC		INSURED WOMEN'S LEADERSHIP CENTER AT WILLIAMS BAY NFP 303 E WACKER DR STE 339 CHICAGO, IL 60601
POLICY NUMBER SE 1112646		
CARRIER United States Liability Insurance Company	NAIC CODE 25895	EFFECTIVE DATE: 7/19/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25

FORM TITLE:

CERTIFICATE OF LIABILITY INSURANCE

COVERAGE PART	LIMITS
Commercial Liability	
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
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Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	See L-535
General Aggregate Limit	\$2,000,000
Liquor Liability	
Each Common Cause Limit	\$1,000,000
Aggregate Limit	\$2,000,000

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-25-24**

**A RESOLUTION APPROVING THE REQUEST FOR THE CLOSURE OF CONSTANCE BLVD
FROM LEWIS RD TO OUTING STREET FOR THE WOMEN'S LEADERSHIP CENTER AT
WILLIAMS BAY GROUNDBREAKING CELEBRATION EVENT JULY 19, 2024**

WHEREAS, on May 6, 2024, the Village of Williams Bay Streets & Highways Committee determined that it is in the best interests of the Village and its residents to authorize approval of the Request for the closure of Constance Blvd to vehicular traffic from Lewis Rd to Outing St for the Women's Leadership Center at Williams Bay Groundbreaking Celebration Event to be held July 19, 2024; and

WHEREAS, the Village Board of the Village of Williams Bay, being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the recommended request for the closure of Constance Blvd to vehicular traffic from Lewis Rd to Outing streets for the Women's Leadership Center at Williams Bay Groundbreaking Celebration Event to be held July 19, 2024.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, upon recommendation by the Streets & Highways Committee, do hereby ordain approval of this request for the closure of Constance Blvd to vehicular traffic from Lewis Rd to Outing streets for the Women's Leadership Center at Williams Bay Groundbreaking Celebration Event to be held July 19, 2024:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended Application and authorizes the event, therefore.

Approved by the Village Board of the Village of Williams Bay this ____ day of ____ 2023.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk



EDGEWATER PARK USE AND POLICY CONTRACT

The Village of Williams Bay will allow use of the park, shelter building, some park equipment, electricity, water and sewer, natural gas and waiver of alcoholic beverage license fees.

IN RETURN THE UNDERSIGNED AGREES TO THE FOLLOWING:

- 1) You must specify, in writing, your purpose for using the park with date and time requested and documentation for the event a minimum of four (4) weeks prior to the event.
- 2) Organizations requesting the park must be non-profit, civic-minded Williams Bay based groups or have a constituency composed primarily of Williams Bay residents. Organization must also possess liability and worker's compensation insurance as required by the Village Board for your particular event.
- 3) A Five Hundred Dollar (\$500.00) refundable deposit shall accompany this signed contract to assure compliance with the following rules governing use of the park.
- 4) Organization using the Park agrees to repair or replace any items broken, stolen or lost, such as mops, brooms or cleaning equipment; lights or bathroom fixtures, lawn turf, etc., during the time the Park is used.
- 5) Organization using the Park must keep the park clean and orderly during your event, including allowing others to freely access the park and the bathrooms. Also, agrees to pick up litter as it accumulates and clean rest rooms during the time of your event. All clean up must be performed by 10:00 AM of the day following the event unless specifically changed by the Village Administrator.
- 7) Organization must supply chairs, garbage receptacles and dumpster and must be responsible for removing trash and garbage at close of event and to leave that portion of the park in a clean manner. All park tables shall be returned to their original placement in the park.
- 8) These rules apply to beer and/or wine sales. Beer and/or Wine requests must be submitted to the Village Clerk a minimum of four (4) weeks prior to the event.
 - a) Use of alcoholic beverages on village property is prohibited. However, when fermented malt beverages and/or wine are to be sold and/or served at any event authorized by the village board, a valid license shall be obtained and the provisions of village ordinance Chapter 8.01 shall be in full compliance. The license must be held by the person who filed the original application and shall be presented to any law enforcement officer upon request. Prior to the issuance of a license, the applicant must attend a pre-event informational meeting to be held prior to the Village Board meeting preceding this event with the Chief of Police and the Director of Public Works. This meeting is required as specific requirements are to be met for license approval that will be outlined and reviewed.
 - b) It is expected that an organization issued such a license will post in one or more conspicuous locations, including sales outlet, signs disclosing that no fermented malt beverages or wine will be served to any underage person or any person without adequate age identification.
 - c) A fence is to be installed around the licensed premises to control ingress and egress with designated personnel posted at the entrance for the purpose of checking age identification.
 - d) No underage person is allowed to assist in the sale of beer and/or wine, nor are they allowed to loiter in the area of beer/wine sales.
 - e) There shall be one point of sale only. Licensee shall comply with regulations specified in Wisconsin Statutes for Class "B" licenses.
 - f) A list of those serving alcoholic beverages at this event must accompany this contract.



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9) All group members must be informed and agree to abide by these rules prior to the occurrence of the event.

10) Any organization requesting use of the kitchen must contact the Lions Club at nelsonbruce@aol.com to arrange for inspection of equipment available for use.

After approval of a park request has been granted, the Village Board, Village Administrator, Chief of Police, or Public Works Director may revoke same if it is deemed that such action is justified by an actual or potential emergency due to weather, fire, riot, administrative or clerical error or likelihood of a breach of the peace.

The applicant agrees by signing this Park Application that the security deposit, when required, shall be held by the Village of Williams Bay, and may be applied to property damage to the premises resulting during the time of the activity or may be forfeited as a result of police action required at the activity. The Village may also seek further action to recover damages to the occupied premises. The applicant agrees not to use the premises for any unlawful activity including those posted in the parks, and also agrees to abide by park rules, regulations and ordinances of the Village of Williams Bay.

The applicant agrees to indemnify the Village and hold it harmless for all expenses, liability and claims of any kind arising out of harm to or activities of attendees to the event. For certain events, the Village may require the applicant to file evidence of insurance in force or other evidence of adequate financial responsibility. The Village may also require the applicant to provide trained security personnel at the event.

Indemnification:

Prior to approving any application for reserved use of any village facility, the village may require the applicant to file evidence of good and sufficient sureties, insurance in force or other evidence of adequate financial responsibility, protecting third parties as may be injured or damaged and naming the Village of Williams Bay as an additional insured, in any amount depending upon the likelihood of injury or damage as a direct and proximate result of the reserved use sufficient to indemnify the Village and such third parties as may be injured or damaged thereby, caused by the applicant, its agents or participants.

General Information

Name: Marla Schrager Organization: William Guy Forbeck Research Foundation
Registered: PO Box 1033, Carbondale, CO 81623 LOCAL: 160 Palmer Place, LG 53147
Address: _____
Phone: 312-420-6846 Email: marla@wgfrf.org
Title of Event: Yoga and Family Fun in the Park

Date(s) requested: June 22 Is event open to public? (circle one) ☒ YES ☐ NO

Summary of Event including the approximate number of attendees:

Partnering with Yoga Lake Geneva and Green Grocer (pending) once again, the Foundation with roots in Lake Geneva, Colorado and South Carolina, will host a family friendly yoga class for donors (40% in the WI/IL area), survivors, family members and the general population in Williams Bay. We are anticipating 20-30 participants. Coffee, non-alcoholic beverages and snacks will be provided. The event will be held from 8a - 10a. Kids activities will also be incorporated.

Contact Information (if different than above)

Name: Marla Schrager Organization: William Guy Forbeck Research Foundation
Address: 160 Palmer Place, Lake Geneva, WI 53147

Revised 11/21/2022

Applicant initials MS



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Phone: 312-420-6846 Email: marla@wgfrf.org



STATEMENT CONCERNING LIABILITY AND WORKER'S COMPENSATION INSURANCE FOR USE OF EDGEWATER PARK

We hereby acknowledge and confirm that the undersigned non-profit group or organization, together with all of its members, are not acting or serving in the service of the Village of Williams Bay in any respect in connection with the use we are about to make of or event we are about to hold in Edgewater Park. Our organization, including all members thereof, is not acting under any contract of hire, express or implied with the Village of Williams Bay nor is our organization, or any members thereof serving the Village of Williams Bay as an independent contractor. Our organization, including all members thereof, will not employ any other persons or firms in connection with the use we are about to make of or event we are about to hold in Edgewater Park as our use or event will be run using our membership or immediate family members of our membership only. This statement is made to clarify and confirm that our organization, including all members thereof, is not subject to Worker's Compensation coverage of the Village of Williams Bay.

We further acknowledge and confirm that the undersigned non-profit group or organization has liability insurance coverage of at least \$1,000,000 (one million dollars) and liquor liability insurance coverage (if applicable) in the same amount of coverage provided to it by its parent organization as set forth below that does provide liability insurance coverage to our local group or organization for the use or event about to take place under our exclusive control in Edgewater Park. We acknowledge that we are responsible, and all of our members and our member's immediate family who may also be participating in our event, for the safe and careful conduct of our event. As an express condition of our event therein under our exclusive use and control we do hereby agree to indemnify the Village of Williams Bay and all of its officials, agents and employees against all liability or loss that the Village of Williams Bay may sustain as a result of claims, demands, costs or judgments arising from the use or event we are about to hold in Edgewater Park.

DATED this 1 day of April, 2024

Group or organization William Guy Forbeck Research Foundation

Our liability insurance provided by: To be provided
(a certificate of insurance is attached hereto naming the Village of Williams Bay as an additional named insured)

Signed by: Marla Schrage
President or other authorized signatory



VILLAGE USE ONLY

Date application received: _____ Received by: _____

All documentation attached? yes/no

Date and time of pre-event informational meeting: _____

Committee approval? yes/no Date: _____

Village Board approval? yes/no Date: _____

Comments:

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-29-24**

**A RESOLUTION APPROVING EDGEWATER PARK USE AND POLICY CONTRACT
(William Guy Forbeck Research Foundation Yoga Class and Family Fun)**

WHEREAS, on May 6, 2024, the Village of Williams Bay Parks and Lakefront Committee determined that it is in the best interests of the Village and its residents to authorize approval of the attached Edgewater Park Use Application for William Guy Forbeck Research Foundation Yoga Class and Family Fun on June 22, 2024:

WHEREAS, the Village Board of the Village of Williams Bay, being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the recommended Edgewater Park Use Application.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, upon recommendation by the Parks and Lakefront Committee, do hereby ordain approval of this Edgewood Park Use Application:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended Application and authorizes the event, therefore.

Approved by the Village Board of the Village of Williams Bay this ____ day of _____ 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk



Attn: Village Board, Parks and Lakefront Committee, and Village Administrator David Lothspeich

Date: March 21, 2024

Movie Night on the Beach Proposal

Overview: The Barrett Memorial Library and the Recreation Department are excited to announce a partnership event - Movie Night on the Beach! Join us for an unforgettable evening featuring the iconic film "Jaws" to celebrate its release anniversary on June 20th, 1975. This proposal outlines the concept, logistics, and benefits of this collaborative community event that combines entertainment, nostalgia, and outdoor leisure.

Event Details:

- **Date:** June 20th, 2024
- **Movie:** "Jaws" (Released on June 20th, 1975)
- **Location:** Beachfront area
- **Time:** Evening, starting at sunset

Concept: Together, we'll bring the magic of cinema to the beach with a large outdoor screen set against the backdrop of the ocean waves. Families, friends, and community members can gather on the sandy shores to enjoy a classic film under the stars. "Jaws," a timeless thriller, is the perfect choice to evoke nostalgia and excitement among viewers of all ages.

Logistics:

1. **Equipment:** We'll arrange for a high-quality outdoor projector, inflatable screen, and sound system capable of delivering clear audiovisuals in an open-air setting.
2. **Permits:** Our team will obtain the necessary permits and permissions from local authorities to host the event on the beach, ensuring compliance with noise regulations and environmental guidelines.
3. **Seating:** Attendees are encouraged to bring their own seating for a cozy viewing experience.
4. **Concessions (TO BE DETERMINED):** A concession stand will be set up offering popcorn, snacks, and beverages for sale. We'll consider partnering with local vendors to provide a variety of food options for attendees.

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P.O. Box 580 • 250 Williams Street
Williams Bay, WI 53191
(262) 245-2700

5. **Safety Measures:** We'll implement safety measures such as signage, and designated pathways to ensure the well-being of participants during the event.
6. **Weather Contingency:** In case of inclement weather, we'll have a backup plan such as rescheduling the event or relocating to an indoor venue.

Promotion:

1. **Marketing Materials:** Our team will collaborate to create eye-catching posters, flyers, and social media graphics to promote the movie night. We'll highlight the nostalgic appeal of "Jaws" and the unique experience of watching it on the beach.
2. **Online Promotion:** Utilizing social media platforms, community websites, and local event calendars, we'll spread the word about the event. Attendees will be encouraged to RSVP online for better planning.
3. **Community Outreach:** We'll engage with local businesses, schools, and community organizations to enlist their support in promoting the event to their networks.

Benefits:

- **Community Bonding:** This partnership event fosters a sense of unity and collaboration between the Barrett Memorial Library and the Recreation Department, strengthening community ties and fostering positive relationships.
- **Organizational Collaboration:** By joining forces, the library and the recreation department demonstrate the power of collaboration in organizing impactful community events. This collaborative effort sets a precedent for future joint initiatives, promoting teamwork and synergy among local organizations.
- **Entertainment:** Offering free entertainment enhances the quality of life for residents and visitors alike, contributing to the vibrancy of the community. Movie night on the beach provides an opportunity for attendees to relax, unwind, and enjoy a shared experience in a picturesque setting.
- **Nostalgia:** Screening "Jaws" on its release anniversary taps into nostalgia for a classic film, appealing to both fans and newcomers. The event allows attendees to reminisce about the movie's cultural significance while creating new memories with friends and family.
- **Promotion of Local Amenities:** Hosting events like Movie Night on the Beach promotes the natural beauty and recreational opportunities of the local area. By showcasing the beachfront as a venue for entertainment and leisure activities, the event encourages residents and visitors to explore and appreciate the amenities offered by the community.
- **Tourism:** Attract visitors to the area by promoting the event as a unique attraction, potentially boosting local tourism and economic activity. Movie night on the beach serves as a draw for tourists seeking memorable experiences, thereby supporting local businesses, and stimulating economic growth.

Additional Details:

- **Licensing:** A one-day Public Performance License for "Jaws" will be acquired for this event, ensuring compliance with copyright laws. The licensing fee for this movie event, catering to an anticipated crowd size of less than 50 people, ranges from \$300 to \$350. A rental copy of the movie can be shipped for an additional \$30 charge, which includes round-trip shipping and will arrive a few days prior to the event date.
- **Event Location:** The event will be held at the lake on the beach, making it an outdoor event.
- **Anticipated Attendance:** We anticipate between 25-75 people at the showing.

- **Admission Fee:** We would like to have this event free to the public.
- **Frequency:** This event is a one-time occurrence but would like to explore the possibility of being a monthly event.
- **Date and Movie Selection:** We have selected June 20th, 2024, to host the event in celebration of the anniversary of the release of "Jaws."

Conclusion: The partnership between the Barrett Memorial Library and the Recreation Department presents an exciting opportunity to create lasting memories and foster community engagement. By carefully planning the logistics, promoting the event effectively, and ensuring a safe and enjoyable experience for attendees, this initiative promises to be a memorable celebration of cinema under the stars. Let's make June 20th, 2024, a night to remember with "Jaws" on the beach.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'R. Knop'.

Ryan Knop
Village of Williams Bay
Recreation Director
rec@vi.williamsbay.wi.gov

Kishwauketoe Nature Conservancy Board Ord. § 12-9 (B)		Term	Expires
Donald Skalla	Chair	5 Years	4/30/2025
Jim Killian	Vice Chair	5 Years	4/30/2027