VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING

TUESDAY, JUNE 11, 2024 AT 6:30 PM

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

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

AGENDA

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Minutes

- **A.** Special Plan Commission Meeting Minutes of May 13, 2024
- **B.** Plan Commission Meeting Minutes of May 14, 2024

V. Recommendation and Possible Action for an Extraterritorial Condominium Plat Addendum

- **A.** APPLICANT: John Berget, North by Northwest Storage, LLC (Owner)
  TAX KEY: FNNW 00004
  STREET ADDRESS: 4954 Hwy. 50, Town of Delavan
  Applicant requests a condominium plat addendum to convert Unit 4 from rental units to owner occupied.

VI. Recommendation and Possible Action for Certificate of Compliance

- **A.** APPLICANT: Andrew Brown (Lessee)
  TAX KEY: WFS 00005
  STREET ADDRESS: 186 Elkhorn Rd, Village of Williams Bay
  Applicant is requesting a Certificate of Compliance per Section 390.1211.B(1)(b) “New occupancy and use of an existing building when the new use is of a different land use classification”.

VII. Recommendation Regarding the Proposed Project Plan and Boundary for Tax Incremental District No. 1

- **A.** Open Public Hearing
- **B.** APPLICANT: Village of Williams Bay
  TAX KEY: WWUP 00011
  STREET ADDRESS: Former George Williams University Property, Williams Bay, WI 53191
  TID No. 1 will be classified as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the TID. Public improvements within TID #1 include the replacement and reconstruction of all existing public water/sewer and extensions which serve the

former George Williams University property and within the area of the proposed district, water system improvements near the development to include a water transfer station to improve fire flows to the development, public roadway improvements, and related pedestrian improvements.

C. Close Public Hearing

D. Recommendation and Possible Action on Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 1

VIII. 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: 06/04/2024 5:00 PM

VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov
Phone: 262-245-2700

UNOFFICIAL MINUTES
SPECIAL PLAN COMMISSION MEETING 5/13/2024 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.

I. Call to Order

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

II. Roll Call

Present: President Bill Duncan, Trustee Lowell Wright, Commissioners Maggie Gage, Jess Haak, Marianne Klemke, James Killian
Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Village Engineer Doug Snyder, Clerk Tina Kolls
Excused: Commissioner Matt Robbins and Commissioner Pat Watts

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

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.

Sonja Kruesel, Vandewalle & Associates, Inc. described the process and options for the possibility of amending the Comprehensive Plan.

Attorney Nicholas Egert, Egert Law, S.C. Agent for Topography Hospitality, LLC briefly explained the proposed plans for the property. Attorney Egert briefly explained that Topography was looking for guidance from the Plan Commission as well as the public on that proposed plan.

C. Resolution to Adopt Public Participation Plan.

The motion to recommend Village Board approval of the Resolution to Adopt Public Participation Plan was initiated by Commissioner Gage and seconded by Trustee Wright. Unanimously carried.

V. Presentation and Discussion on The Proposed Tax Increment District (TID) #1.

A. Village Public Finance Advisor Presentation - Proposed TID #1 Re The Preserve

Adam Ruechel, Baird gave a brief presentation on the proposed Tax Increment District and the required timeline.

VI. Adjournment

The motion to adjourn was initiated by Commissioner Haak and seconded by Commissioner Gage at 08:06pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES
PLAN COMMISSION MEETING 5/14/2024 MEETING
TUESDAY, MAY 14, 2024 AT 6:30 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD BUSINESS WILL BE CONDUCTED.

I. Call to Order

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

II. Roll Call

Present: President Bill Duncan, Trustee Lowell Wright, Commissioners Maggie Gage, Jess Haak, Marianne Klemke, Matt Robbins, James Killian
Also Present: Village Engineer Doug Snyder, Clerk Tina Kolls
Excused: Commissioner Pat Watts, Zoning Administrator Bonnie Schaeffer

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of April 9, 2024

The motion to approve the Plan Commission Meeting Minutes of April 9, 2024 was initiated by Commissioner Klemke and seconded by Commissioner . Unanimously carried.

V. Recommendation for and Possible Action for a Conditional Use Permit - Alliant Energy

A. Open Public Hearing

President Duncan opened the public hearing at 06:31 pm.

B. APPLICANT: Village of Williams Bay (Owner) Alliant Energy (Applicant)
TAX KEY: WWUP 00081, WWUP 00100, and WWUP 00104
STREET ADDRESS: Kishwauketoe Nature Conservancy, Williams Bay, WI 53191
Applicant requests conditional use permits per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District.* The proposed construction consists of buried cables and a switchgear cabinet for electrical distribution.

C. Close Public Hearing

President Duncan closed the public hearing at 06:32 pm.

Nick Cizauskas, Alliant Energy, spoke regarding the proposed conditional use permit.

The motion to recommend Village Board approval of the 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 was initiated by Commissioner Gage and seconded by Commissioner Klemke. Unanimously carried.

VI. Recommendation and Possible Action for a Certified Survey Map - Supermix

A. APPLICANT: Jack Pease, Super Mix USA (Owner)
TAX KEY: WA 505600002
STREET ADDRESS: 5435 Bull Valley Rd
Applicant is requesting approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.87 acre parcel into three parcels of near 1 acre each.

Jack Pease, owner, discussed the proposal including the Village Engineers requests, specifically the requested water main.

The motion to table the Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.87 acre parcel into three parcels of near 1 acre each was initiated by Commissioner Klemke and seconded by Commissioner Gage. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Klemke and seconded by Trustee Wright at 07:13pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

Planning Request Application
Village of Williams Bay

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

Date application was received:

Fee Paid:

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
- X **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: ________

Physical Address of Site: ___**4954 STH 50**____________

Tax Parcel Number: __**FA4999001**____

Project or Development Name: ___**North By Northwest Storage**_______________________

Applicant

Name: _**John Berget**____
Mailing Address: __**5011 State Road 50**____
Delavan, WI 53115
eMail: jbracingtires@sbcglobal.net
Phone: _**262-740-0180**____

Owner of Site

Name: ____
Mailing Address: ____
____
eMail: ____
Phone: ____

Legal Representative

Name: ____
Mailing Address: ____
____
eMail: ____
Phone: ____

Architect, Engineer, Contractor

Name: ____
Mailing Address: ____
____
eMail: ____
Phone: ____

Legal Description of Site (Attach separate sheet if additional space is needed)**:**
See attached Declartion of Condominium Document

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

Current Zoning of Site: ___**B4**

Current Overlay Districts of Site: ___________________

Proposed Zoning of Site: ______________

Proposed type of structure of use: **The site is currently developed with mini-storage units**

Proposed use of structure or site: **_Storage units are a mix between rental and owner occupied units**

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)**:**

Condo Plat Addendum and Conditional Use Permit Request Amendment – Converting Building 4 from "Rental" to "Owner Occupied" (Unit numbers 46-61)

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

_The site has an approved site plan and is already partially developed with storage units of both rental and owner occupied units. The Town of Delavan has already approved an amendment to the existing CUP to and site plan to allow for the expansion of owner occupied units by the requested 11.

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 site is zone B4 which is the appropriate zoning in this jurisdiction for this type of development. Additionally, this cooridor along STH 50 has several other storage unit facilities including direclty across the street from the subject site.

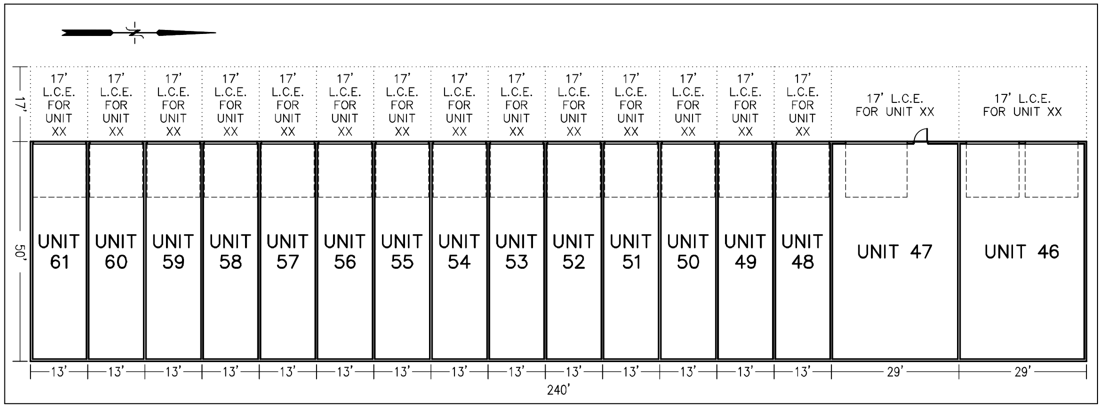
Print Applicant's Name: John Berget

Date: 5/15/2024

Signature of Applicant: John Berget

Verified by pdfFiller
01/24/2024

NORTH BY NORTHWEST STORAGE CONDOMINIUM
ADDENDUM NO. 2
TO ELIMINATE UNIT 4 AND ADD UNITS 46 THROUGH 61
LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25,
TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN
DIAGRAMMATIC FLOOR PLANS
SCALE: 1"=20'



NOTE: COMMON ELEMENT = ALL OF THE CONDOMINIUM EXCEPT THE UNITS AND LIMITED COMMON ELEMENTS.

THE ENTRYWAYS LOCATED APPURTENANT TO UNITS 7 THROUGH 25, 28 THROUGH 34, 35 THROUGH 45, AND 46 THROUGH 61 SHALL BE LIMITED COMMON ELEMENTS RESERVED FOR THE EXCLUSIVE USE OF THE UNIT ADJACENT TO EACH SUCH ENTRYWAY.

THE FOREGOING IS A SUMMARY OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

THESE FLOOR PLANS HAVE BEEN PREPARED USING INFORMATION SHOWN ON THE ARCHITECTURAL PLANS FOR THE BUILDINGS AND DO NOT REPRESENT MEASUREMENTS OF THE BUILDING IN PLACE. ANY PHYSICAL BOUNDARIES OF ANY UNIT OR COMMON ELEMENTS CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE PRESUMED TO BE ITS BOUNDARIES, REGARDLESS OF THE SHIFTING, SETTLEMENT, OR LATERAL MOVEMENT OF ANY BUILDING AND REGARDLESS OF MINOR VARIATIONS BETWEEN THE PHYSICAL BOUNDARIES AS DESCRIBED IN THE DECLARATION OR SHOWN ON THE CONDOMINIUM PLAT AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OR COMMON ELEMENT AS FINALLY CONSTRUCTED.

TOWN OF DELAVAN APPROVAL

APPROVED BY THE TOWN OF DELAVAN, WISCONSIN ON THIS ____________ DAY OF ___________________________, 2024.

____

AUTHORIZED SIGNATURE FOR THE TOWN OF DELAVAN

WALWORTH COUNTY APPROVAL

APPROVED BY RESOLUTION OF THE WALWORTH COUNTY ZONING AGENCY THIS ____________ DAY OF ___________________________, 2024.

____

RYAN SIMONS CHAIRMAN

VILLAGE OF WILLIAMS BAY APPROVAL (EXTRATERRITORIAL JURISDICTION)

APPROVED BY THE VILLAGE OF WILLIAMS BAY THIS ____________ DAY OF ___________________________, 2024.

____

AUTHORIZED SIGNATURE FOR THE VILLAGE OF WILLIAMS BAY

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

PROJ. NO.: 10352	DATE: 03/27/2024	SHEET 2 OF 2

X:\PROJECTS\10352\ACAD\10352 Condominium Addendum No 2.dwg

5621 Town Hall Road, Delavan, Wisconsin 53115
(262) 728-3471 FAX (262) 728-3473
Email clerk@townofdelavan.com
Office Hours: M – F, 8:30 AM – 4:30 PM

May 23, 2024

Land Use and Resource Management Department
100 W Walworth St
Elkhorn, WI 53115

RE: **Northwest Storage, LLC, 4954 STH 50**

Dear Katelyn,

At the Town Board meeting held on May 21, 2024, the Town Board approved the following application:

Application by Northwest Storage, LLC, 4954 STH 50, for a Conditional Use Permit Amendment and Plat Addendum to allow the conversion of rental units to condominium storage units in Building 4.
Motion Knipper, Second Nixdorf to approve the application by Northwest Storage, LLC, 4954 STH 50, for a Conditional Use Permit Amendment and Plat Addendum to allow the conversion of rental units to condominium storage units in Building 4, motion carried 4-0.

Sincerely,

Michele Starin

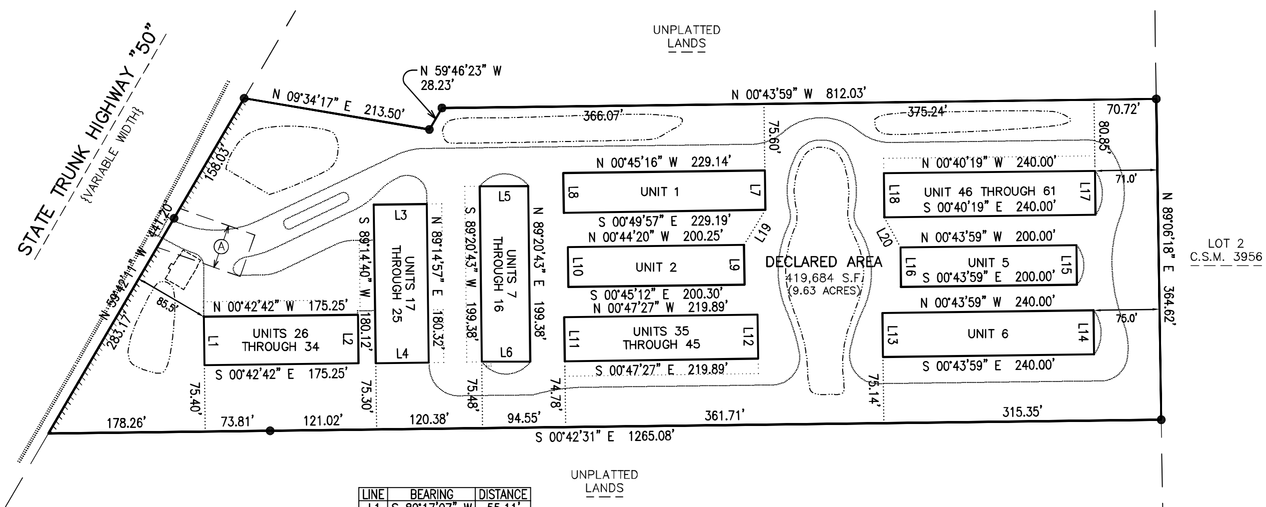
Michele Starin
Town of Delavan Clerk

CC: John Olson
Mary Knipper

NORTH BY NORTHWEST STORAGE CONDOMINIUM
ADDENDUM NO. 2
TO ELIMINATE UNIT 4 AND ADD UNITS 46 THROUGH 61

LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25,
TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

FINAL PLAT



NOTE: COMMON ELEMENT = ALL OF THE CONDOMINIUM EXCEPT THE UNITS AND LIMITED COMMON ELEMENTS.

THE ENTRYWAYS LOCATED APPURTENANT TO UNITS 7 THROUGH 25, 28 THROUGH 34, 35 THROUGH 45, AND 46 THROUGH 61 SHALL BE LIMITED COMMON ELEMENTS RESERVED FOR THE EXCLUSIVE USE OF THE UNIT ADJACENT TO EACH SUCH ENTRYWAY.

THE FOREGOING IS A SUMMARY OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

SEE SHEET 2 FOR DIAGRAMMATIC FLOOR PLANS FOR UNITS 46 THROUGH 61, UNIT DIMENSIONS, AND ADDITIONAL LIMITED COMMON ELEMENT.

UNITS 1, 2, 5, AND 6 ARE CLASS 2 UNITS.

UNITS 7 THROUGH 61 ARE CLASS 1 UNITS.

IMPROVEMENTS SHOWN ON THIS MAP REPRESENT BOTH EXISTING AND PROPOSED CONSTRUCTION. AS OF THE DATE SHOWN HEREON; UNITS 1, 2, AND 7 THROUGH 61 ARE BUILT.

ZONING HAS BEEN CHANGED FROM A-4 TO B-4.

LINE	BEARING	DISTANCE
L1	S 89°17'07" W	55.11'
L2	N 89°17'07" E	55.11'
L3	N 00°42'46" W	60.03'
L4	S 00°31'14" E	60.29'
L5	N 00°03'34" W	55.19'
L6	S 00°03'34" E	55.19'
L7	N 89°10'54" E	44.84'
L8	S 89°14'28" W	45.15'
L9	N 89°14'39" E	45.19'
L10	S 89°17'48" W	45.24'
L11	S 89°07'35" W	50.04'
L12	N 89°07'35" E	50.04'
L13	S 89°16'01" W	50.00'
L14	N 89°16'01" E	50.00'
L15	N 89°16'01" E	45.00'
L16	S 89°16'01" W	45.00'
L17	N 89°19'41" E	50.00'
L18	S 89°19'41" W	50.00'
L19	S 58°36'17" E	46.63'
L20	N 61°39'15" E	38.83'

LEGEND

- ● = FOUND IRON REBAR STAKE
- {XXX} = RECORDED AS
- = "NO ACCESS" PER AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 1069865
- = STORM WATER MANAGEMENT BASIN
- L.C.E. = LIMITED COMMON ELEMENT
- Ⓐ = ACCESS EASEMENT PER AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 1069865

100 50 0 100 200 300 400
MAP SCALE IN FEET – ORIGINAL 1"=100'

GRID NORTH

WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
E. LINE OF THE SE 1/4 OF
SECTION 25-2-16 BEARS
S 00°50'56" E

– DECLARANT –
NORTH BY NORTHWEST STORAGE LLC
2233 KNOB ROAD
BURLINGTON, WI 53105

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF NORTH BY NORTHWEST STORAGE LLC, DECLARANT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

DATED: 3/27/2024

CHRISTOPHER A. HODGES P.L.S. 2760

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

PROJ. NO.: 10352 | DATE: 03/27/2024 | SHEET 1 OF 2

X:\PROJECTS\10352\ACAD\10352 Condominium Addendum No 2.dwg

SECOND AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
NORTH BY NORTHWEST STORAGE CONDOMINIUM

This First Amendment to the Declaration of Condominium Ownership of North by Northwest Storage Condominium dated this _______ day of ________________, 2024, is made under and pursuant to the Condominium Ownership Act of the State of Wisconsin (hereinafter "Act") as found in Chapter 703, Wisconsin Statutes, and the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for North by Northwest Storage Condominium, dated March 9, 2023, recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, on March 13, 2023, as Document No. 1076074 (the "Declaration").

WHEREAS, the North by Northwest Storage Condominium is under Declarant Control as provided in Section 8.04 of the Declaration.

WHEREAS, the Article XV of the Declaration provides that it may be amended by the written consent of at least sixty–six and 2/3rds percent (66 2/3%) of the Unit and Unit Mortgagees (as of the date hereof, no Unit is encumbered by a Mortgage).

WHEREAS, the requisite number of Unit Owner votes have been exceeded with the number of units owned by North by Northwest Storage, LLC, along with North by Northwest Storage Condominium Owners Association, Inc. ("the Association"), and the Declarant all signing herein below evidenced the favorable vote in support of this Amendment.

WHEREAS, the Declarant, the Unit Owners, and the Association desire to amend the Declaration to in part to replace Unit 4, a Class 2 Unit, and create Units 46, 47, as Class 1 Units, and Units 48-61 as Class 3 Units, all as set forth herein below and further noting the number of votes in the Association shall remain unchanged, and voting rights of all non-Declarant owned Units are unaffected.

NOW, THEREFORE, the undersigned, being all of the Unit Owners of the Condominium, and the Association, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agrees as follows:

1. Section 2.02 is deleted and restated as follows:

2.02 Legal Description. The real estate subject to this Declaration is owned by Declarant and is described on Exhibit I attached hereto. Every deed, lease, mortgage or other instrument may legally describe a Unit by Unit number, and such description shall be good and sufficient for all purposes as defined in the Act. The Condominium consists of nine (9) buildings with fifty-nine (59) storage units for a total of fifty-nine (59) "Units". The Units shall be numbered 1 through 61, with Units 3 and 4 being reserved and those Units not presently in existence. A tenth Office Building may be erected by Declarant for management of the development and its operations, as provided hereinafter.

2. Section 3.01 is deleted and restated as follows:

3.01 Definition. "Unit" shall mean that part of the Condominium as hereinafter described intended for storage, and consisting of Class 1 Units, Class 2 Units, and Class 3 Units, all as shown on the Condominium Plat, including one or more cubicles of air at one or more levels of space or one or more rooms of enclosed spaces located on one or more floors (or parts thereof), in a building which may have more than one Unit, hereinafter sometimes referred to as a "Building". "Class 1 Units" shall mean Unit 7 through and including Unit 47. "Class 2 Units" shall mean Units 1, 2, 5, 6 (Units 3 and 4 shall not exist). Class "3 Units" shall mean Unit 48 through and including Unit 61.

3. Section 6.02 is deleted and restated as follows:

6.02 Prohibition on Leasing. Class 1 Units and Class 3 Units must be Unit Owner-occupied and shall not be leased or rented except for Units owned by the Declarant. The Owner of Class 2 Units may lease out such Units as storage units, as such Owner deems necessary and appropriate. A Unit Owner, other than the Declarant which shall not be subject to these restrictions as provided for below, may not rent or lease a Unit except as follows:

(1) The rental agreement or lease ("Lease"), and any amendments, extensions or renewals, shall be in writing and shall not be for an initial term of less than one month.

(2) The Lease shall contain a provision obligating all tenants abide by this Declaration and the Association Articles of Incorporation, By-Laws and the Rules and Regulation, providing that the Lease and all amendments, extensions and renewals thereof. The Unit Owner shall be responsible for providing the tenant, before occupancy, a copy of the Declaration and the Association Articles of Incorporation, By-Laws and the Rules and Regulation.

(3) The Lease and any amendments, extensions and renewals thereof, shall provide that any default arising out of the tenant's failure to abide by the Declaration, Articles, By-Laws, and Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the Lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, Articles, By-Laws and Rules and Regulations, the right to evict the tenant(s) and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant(s) specifying the violation. Notice to the Unit Owner shall constitute notice to the tenant(s).

(4) The leasing Unit owner shall provide the name(s) of the tenant(s) and a copy of the Lease and any Amendments thereto to the Association.

(5) The Association may further limit the renting or leasing of Units pursuant to its rules/regulations making authority without the necessity of amending this Declaration.

During the term of any Lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of the Declaration, By-Laws and Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit.

4. Section 8.03 is deleted and restated as follows:

8.03 Voting Rights. Each Class 2 Unit shall be entitled to ten (10) indivisible votes per Unit in the Association, subject however, to suspension as provided herein. Each Class 1 Unit shall be entitled to one (1) indivisible vote per Unit in the Association, subject however, to suspension as provided herein. Each Class 3 Unit shall be entitled to four-sevenths (4/7) of an indivisible vote per Unit in the Association, subject, however, to suspension as provided herein. If a Unit is owned by more than one (1) person, the vote for the Unit shall be cast as agreed by the persons who have an ownership interest in the Unit, and if only one such person is present it is presumed that person has the right to cast the Unit vote unless there is contrary evidence presented. In the event they cannot agree on the manner in which the vote is to be cast, no vote may be accepted from the Unit. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner’s name and current mailing address, and the name and current mailing address of the Mortgagee of the Unit, if any, has been provided to the secretary of the Association. The By-Laws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien or to pay such obligation has not been paid at the time of voting. Further, as provided in Article VII hereof, one who holds a land contract purchaser's interest or other such equitable interest in a Unit shall be considered the Unit Owner. However, for purposes of being eligible to vote as a member of the Association, the land contract or other document establishing the equitable interest, or an instrument providing constructive notice of such interest, must be recorded in the office of the Walworth County Register of Deeds.

5. Section 14.04 is deleted and restated as follows:

14.04 Option to Build or Remove Office. The Declarant shall have the right but not the obligation to construct the Office Building, as and where depicted on the Condominium Plat. As noted in the Condominium Plat, the Office Building, if constructed by Declarant, shall be a Limited Common Element appurtenant to the Class 2 Units. Upon the expiration of Declarant rights, this option may later be exercised by the unanimous consent of the Class 2 Owners. The

Declarant or, if the Declarant control has expired, the Class 2 Owners shall be responsible for any and all costs of constructing the Office Building. If the Office Building is constructed, the Declarant or, if the Declarant control has expired, the Class 2 Owners, with their unanimous approval, may elect to demolish and remove the Office Building, at its (or their) cost.

6. Section 20.08 is deleted and restated as follows:

20.08 No Dwelling, No Social Gatherings. No Unit shall be used: as a dwelling for humans or animals; for overnight stays; for any trade or business, whether for profit or not for profit; or for parties, social gatherings or non-storage related events; nor may any individual Unit include a restroom therefor except as allowed within or appurtenant to Units 17-25 and Units 26-34. Units 35-45 will have water in unit, but no restrooms.

7. The Condominium Plat is amended as shown in Exhibit II, which is attached hereto and made part of this Amendment by this reference.

8. The Common Expenses allocation is amended as shown in Exhibit III, which is attached hereto and made part of this Amendment by this reference.

9. The Street Address Assignment is amended as shown in Exhibit IV, which is attached hereto and made part of this Amendment by this reference.

IN WITNESS WHEREOF, the undersigned have executed this Second Amendment as of the day, month and year first above written.

(Signatures on following pages.)

The Association
North by Northwest Storage Condominium Owners Association, Inc.

BY: ____
John Berget, President

State of Wisconsin)
) ss.
County of Walworth)

Personally came before me this ________ day of _______________, 2024, the above-named John Berget, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
____
Notary Public, State of Wisconsin
My commission ___________________________

The Declarant
NORTH BY NORTHWEST STORAGE, LLC

BY: ____
John Berget, Authorized Member

State of Wisconsin)
) ss.
County of Walworth)

Personally came before me this ________ day of _______________, 2024, the above-named John Berget, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
____
Notary Public, State of Wisconsin
My commission ___________________________

NORTH BY NORTHWEST STORAGE, LLC
Owner of Units 1, 2, 4, 5, 6, 11, 26, 27, 31, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45
representing 73.9% of the UNIT VOTES (65 of the 88 UNIT VOTES)

BY: ____
John Berget, Authorized Member

State of Wisconsin)
) ss.
County of Walworth)

Personally came before me this ________ day of ________________, 2024, the above-named John Berget, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
____
Notary Public, State of Wisconsin
My commission ____________________________

EXHIBIT II

NORTH BY NORTHWEST STORAGE CONDOMINIUM

Second Addendum to the Condominium Plat

NOTE: THE PLAT SHOWN HEREIN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY

Date: __________________________, 2024.

NORTH BY NORTHWEST STORAGE, LLC

By:_______________________________________
John Berget, Auth. Rep.

EXHIBIT III

NORTH BY NORTHWEST STORAGE CONDOMINIUM

Ownership of Common Elements

Each Unit Owner unit shall be entitled to and own an undivided interest in the Common Elements as a tenant-in-common as specified herein with all other Unit Owners of the Condominium, and, except as otherwise limited in the Declaration, shall have the right to use the Common Elements for all purposes incident to the use and occupancy of such Units permitted by the Declaration, which right shall be appurtenant to and run with each Unit.

Each Unit's percentage of ownership in the Common Elements shall be subject to such easements as Declarant has granted, or may hereafter grant to public utilities including, but not limited to, gas, electric, telephone, cable television, and sewer and water service, all of which may be granted by the Declarant without the consent of the Unit Owners.

Common Expense Allocation

The Unit Owner's (i) undivided interest in the Common Elements, (ii) liabilities for Common Expenses, and (iii) rights to Common Surpluses, all with regard to the entire Condominium, shall be as specified below.

Allocation of Common Expenses

One share of Common Expense allocation shall be equivalent to a one fifty-ninth (1/59) Common Expense of the Association. Each Class 1 Unit and each Class 2 Unit shall have and be responsible for a one full share of Common Expense Allocation. Each Class 3 Unit shall have and be responsible for a four-sevenths (4/7) of one share of Common Expense Allocation.

EXHIBIT IV

STREET ADDRESS ASSIGNMENT

The Street address for all Units in the Condominium shall be:

4954 State Road 50, Delavan, WI 53115

Evaluation Report
Plan Commission Meeting
June 11, 2024

June 4, 2024

APPLICANT: John Berget, North by Northwest Storage, LLC (Owner)
TAX KEY: FNNW 00004
STREET ADDRESS: 4954 State Rd 50, Town of Delavan

Applicant is requesting approval of a Condominium Plat Addendum for North by Northwest Storage Condominium per Section 375-0903 Review and Approval of Extraterritorial Plats and Certified Survey Maps to convert Unit 4 from rental units to owner occupied units.

Based on the application, the applicant has met all the requirements of Section 375-0308 *Condominium Plats.*

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
www.vi.williamsbay.wi.gov
Phone: 262-245-2700

Date application was received:

Fee Paid:

Request:
Please check all that apply.

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

Physical Address of Site: 186 Elkhorn Rd Williams Bay, Wi 53191

Tax Parcel Number: WFS 00005

Project or Development Name: ____________________

Applicant
Name: Andrew Brown
Mailing Address: 186 Elkhorn Rd Williams Bay, Wi 53191
eMail: Xspeedfab@gmail.com
Phone: 262-325-6775

Owner of Site
Name: Michael Mead
Mailing Address: 90 Lincoln Pkwy Williams Bay, Wi 53191
eMail: mikemead@live.com
Phone: 414-988-4748

Legal Representative
Name: ____________________
Mailing Address: ____________________
eMail: ____________________
Phone: ____________________

Architect, Engineer, Contractor
Name: ____________________
Mailing Address: ____________________

eMail: ______________________
Phone: ______________________

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

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

Current Zoning of Site: VC **Current Overlay Districts of Site:** ______________

Proposed Zoning of Site: ______________

Proposed type of structure of use: ______________

Proposed use of structure or site: ______________

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):

We would like to continue utillizing this site as a Indoor Maintence Service building, Ideally, we would like to have the ability to park personal and company vehicles outside the building. Customer vehicles will NOT be outside overnight.

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

We would like to continue using this building for a allowed purpose, Indoor Maintenance Service.However, the exeption we're reqesting is to be allowed to park our personal and company vehicles outside of the building. Customer vehicles will NOT be parked outside overnight. This should ensure compliance as our business that offers Indoor Maintence Service. The space we would like to use for this is alongside our building, tucked out of the way so they do no impead with the lot. This space will be no greater than 12FT away from the building. SEE PAGE 3

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

Multiple other businesses in our district utilize their properties to park personal and company vehicles, we are only asking for the same. All customer vehicles will be removed from the outside of the building to be placed indoors.

Print Applicant's Name: Andre W Brown

Signature of Applicant: [signature] **Date:** 5-20-24

Statement showing capatibility Continued

We are currently moving customer vehicles into the building so that we can be compliant, however that may take some time, we are requesting a resonable amount of time to achieve complete compliance, as we are currently working towards it and have every intention of becoming and remaining compliant.

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
June 11, 2024

June 4, 2023

A. APPLICANT: Andrew Brown (Lessee)
TAX KEY: WFS 00005
STREET ADDRESS: 186 Elkhorn Rd, Village of Williams Bay

Applicant is requesting a Certificate of Compliance per Section 390.1211.B(1)(b) “New occupancy and use of an existing building when the new use is of a different land use classification”.

The proposed use is indoor maintenance service that involves maintenance and repair services and contains all operations (except loading) entirely within an enclosed building. Although customer vehicles will not be parked outside overnight, the applicant is requesting to park personal and company vehicles outside of the building.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

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

THE VILLAGE OF WILLIAMS BAY, WISCONSIN
PLAN COMMISION SUMMARY SHEET

COMMISSION SECTION: DISCUSSION/ACTION ITEM NUMBER: 1	**TITLE: Williams Bay Proposed Tax Increment District # 1 Project Plan and Boundary Public Hearing and Resolution Consideration**	**DATE June 11, 2024 VOTE REQUIRED: Majority**
PREPARED BY: Adam Ruechel, Baird Budget Consultant		

During the May 13, 2024, Plan Commission meeting a presentation was given explaining the Williams Bay Village Board approval of a resolution directing village staff to work with Baird on the creation of a project plan and boundary for what is known as the Village of Williams Bay's Tax Incremental District # 1.

Plan Commission members were given an overview of the process and an introduction of the information which will be discussed in greater detail during tonight's planned public hearing.

As indicated in last month's presentation per the Wisconsin Department of Revenue Tax Incremental Financing Manual, the Williams Bay Plan Commission has the following responsibilities regarding the creation of a tax incremental financing district:

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

Accompanying this summary sheet is the most up to date version of the Draft Village of Williams Bay Tax Increment District # 1 Project Plan that has been created with the assistance of village staff. During the public hearing introduction section of the meeting, I will be walking the commission members and public attendees through the specifics of what is within the draft project plan.

The Plan Commission's consideration of the proposed TID is separate from the Plan Commission's review of the proposed Comprehensive Plan Amendment and future zoning of the property. The Plan Commission recommendation of the boundaries and approval of the project plan does not impact the Plan Commission's decisions on zoning matters. The creation of TID #1 does not in any way bind or otherwise commit the Village to approval of the proposed Preserve Development.

After the introduction period anyone in attendance will have an opportunity to express their views on the draft project plan.

The plan commission is tasked with considering two items to forward via resolution to the Village Board for further consideration.

Consideration Item # 1: Boundaries of the TID

On page 7 of the draft project plan is the current proposed map of the district boundary. The current proposal is for the district boundary to be just Tax Parcel ID Number WWUP 00011 which is currently listed as Aurora University and is the former George Williams University property. Currently this is the property in which the Village has been approached by a developer for redevelopment. The planning commission is tasked via resolution with recommending to the Village Board a tax incremental district boundary that includes only whole parcels and must be contiguous if including more than one. The plan commission can recommend to the Village Board additional parcels to include within the proposed boundary if they desire.

Consideration Item # 2: Recommend Approval of Proposed Project Plan to Village Board

After conducting a public hearing, the plan commission is tasked via resolution with recommending to the Village Board the approval of a draft project plan. The plan commission can provide feedback on additions or alterations they would recommend be made to the project plan and village staff will provide such feedback to the Village Board for their consideration.

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

Contents

Section 1: Village of Williams Bay Officials

Village Board

William Duncan	Village President
Jim D'Alessandro	Village Trustee
Adam Jaramillo	Village Trustee
Robert Umans	Village Trustee
George Vlach	Village Trustee
Lowell Wright	Village Trustee
Steven Russel	Village Trustee

Village Staff

David Lothspeich	Village Administrator
Tina Kolls	Village Clerk
Jennifer Wiese	Village Treasurer

Finance & Personnel Committee

Lowell Wright	Chair
Robert Umans	Board Member
Jim D'Alessandro	Board Member

Planning Commission

William Duncan, Chairperson	Pat Watts
Maggie Gage	Jess Haak
Marianne Klemke	Matt Robbins
Lowell Wright	James Killian

Joint Review Board

William Duncan	Village Representative- Chairperson
Mark Luberda	Walworth County
Ritu Raju	Gateway Technical College
Dr. William White	Williams Bay School District
Edgar "Skip" Mosshamer	Village Public Member

Section 2: Introduction and Description of District

The village plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the village. The village works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Increment District ("TID") No. 1 contains approximately 57.59 acres consisting of the former George Williams University campus. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to assist in the redevelopment of the former George William University property. A developer is proposing to redevelop the former George Williams University campus into a beautiful, low density, and environmentally sustainable destination for visitors and locals to enjoy. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #1 1 include the replacement and reconstruction of all existing public water/sewer and extensions which serve the former George Williams University property and within the area of the proposed district, water system improvements near the development to include a water transfer station to improve fire flows to the development. public roadway improvements, and related pedestrian improvements. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The village anticipates various public improvement project cost expenditures of approximately $5,581,000 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the village projects a preliminary and conservative cash flow analysis indicating $9,344,705 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for public improvements as defined above on page 4. The village projects land and improvement values (incremental value) of approximately $46,000,000 will be created in the TID by the end of 2027. This additional value will be a result of the improvements made and projects undertaken within the TID. Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Section 3: Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the village. In making this determination, the village has considered the following information:

    - Development within the TID has not occurred at the pace anticipated by the village. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the village has concluded that public investment will be required to fully achieve the village's objectives for this area.

    - To achieve its objectives, the village has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the village, and benefit not only the village, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

    - To make the area included within the TID suitable for development, the village will need to make a substantial investment to pay costs of some or all the projects listed in the project plan.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the village has

considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

   Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the village surrounding the TID.

5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the village.

6. The Project Plan for the TID is feasible and is in conformity with the master plan of the village.

7. The village estimates that 10% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

8. The village confirms 0% percent of the district is land proposed for newly platted residential development adhering to the statute compliance requirement of being less than 35%. Residential housing density is at least three units per acre.

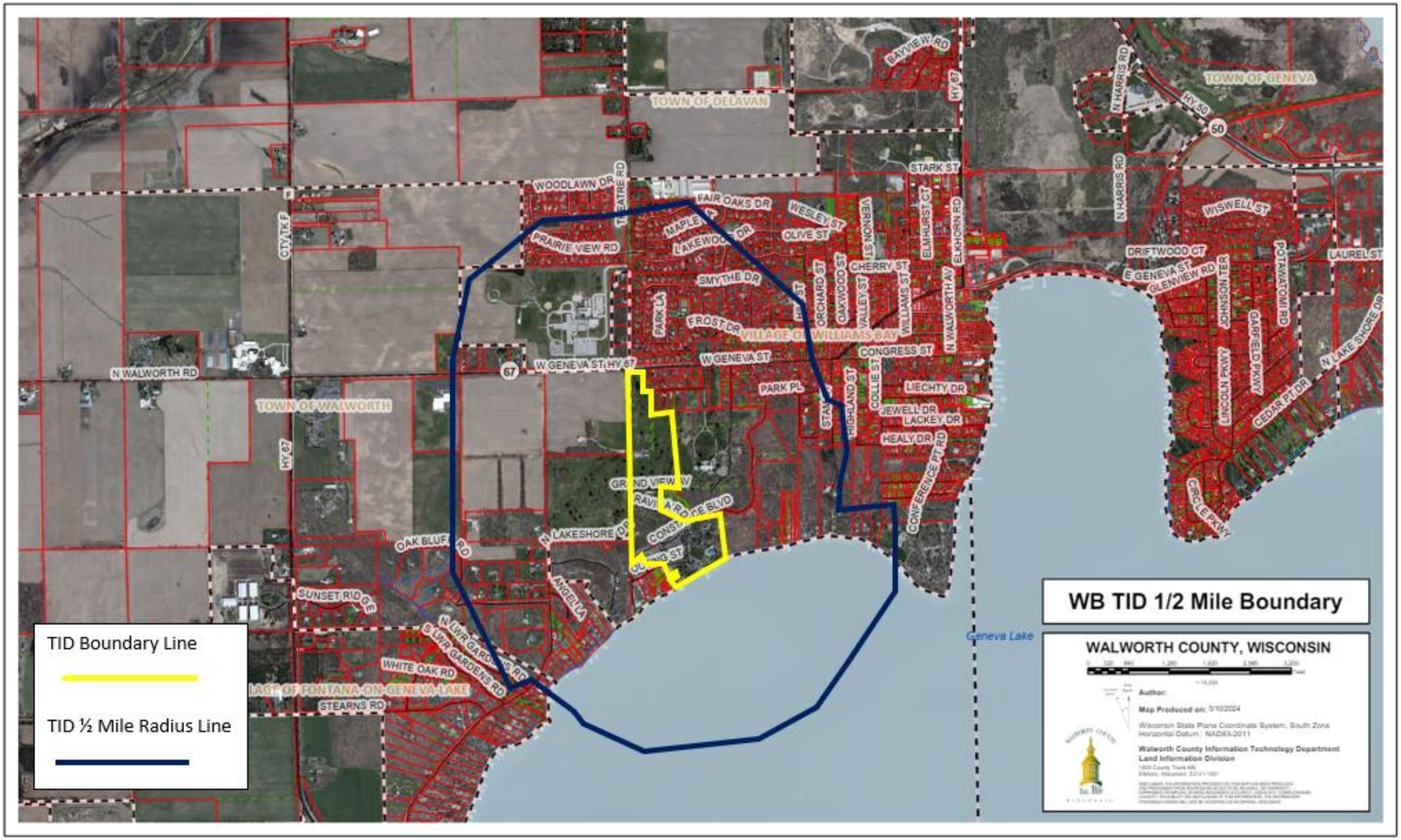
9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

Section 4: Map of Proposed District Boundary

The below Map is reflective of the 01/01/2024 parcel list.

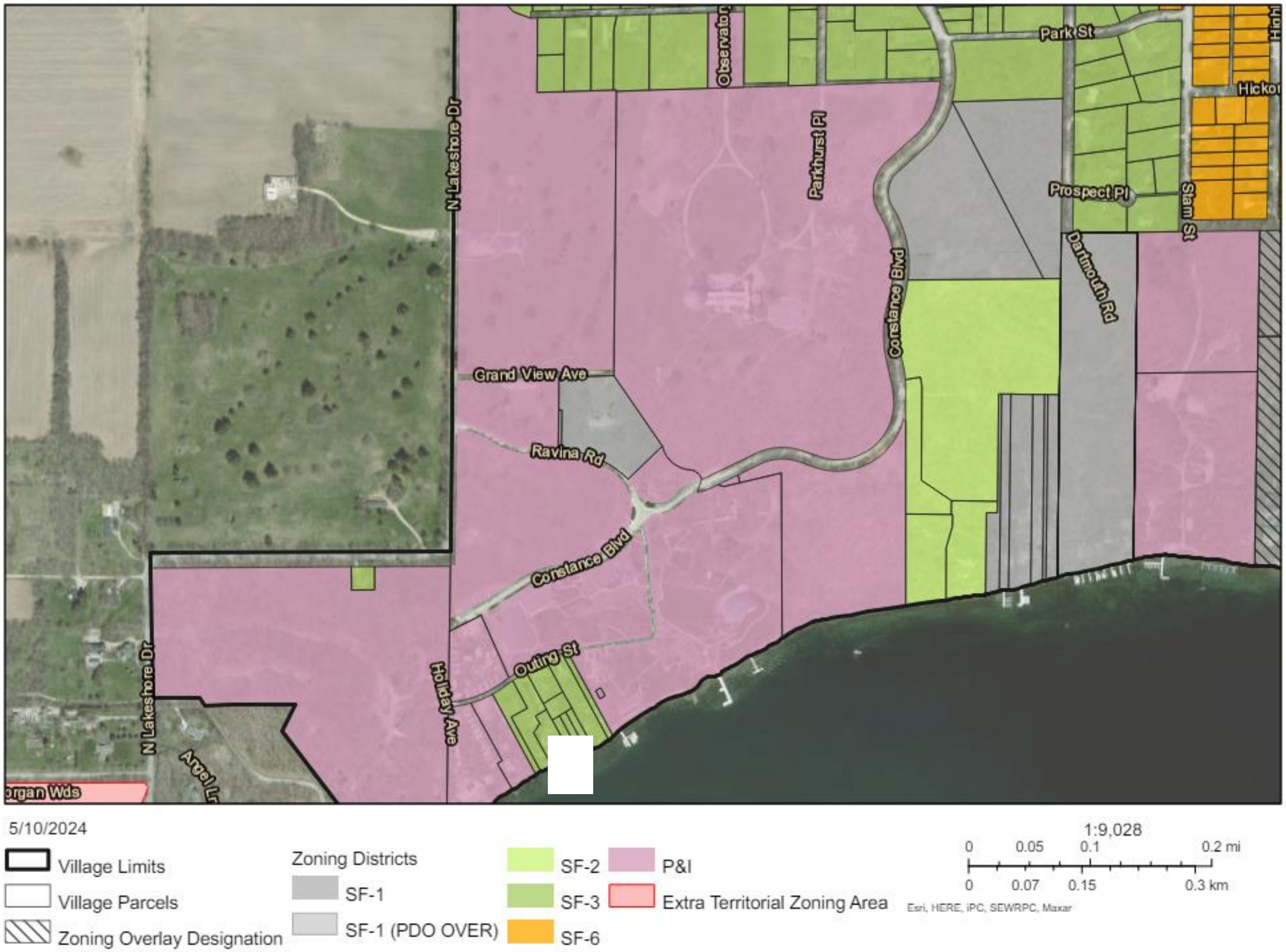
7

Section 5: One Half Mile Radius Map of Proposed District Boundary



Section 6: Map Showing Existing Uses and Conditions

Existing Uses and Conditions Map



Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2024 parcel list.

Map ID	Tax Parcel ID Number	Property Owner	Property Address	Municipality	Zoning	Acres	Land	Improvements	Personal Property	Total Valuation
1	WWUP 00011	Aurora University	350 Constance Blvd	Williams Bay	Commercial	27.59	$ 515,000.00	$ -	$ 51,700.00	$ 566,700.00
1	WWUP 00011	Aurora University	350 Constance Blvd	Williams Bay	Exempt Other (Local)	30.00	$ -	$ -	$ -	$ -
								Total Assessed Value		$ 566,700.00
								Total Estimated Equalized Value		$ 628,700.00

Note: Per 2023/2024 Tax Bills Average Assessment Ratio is 0.819165119

Section 8: Equalized Valuation Test

The following calculations demonstrate that the village is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the village. With TID #1, the value increment of all existing Tax Increment Districts will be approximately 0.003%.

Valuation Test Compliance Calculation

2023 Projected Equalized Valuation (TID IN)	$ 1,396,515,100
Limit for 12% Test	$ 167,581,812
Increment Value of Existing TIDs	$ 0
Projected Base Value of New TID	$ 628,700
Total Value Subject to Test	$ 628,700
Compliance ($628,700 < $167,581,812)	Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The village expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. STREET & HIGHWAYS INFRASTRUCTURE IMPROVEMENTS
LOCATION: Entire TID and ½ Mile Boundary (Public Projects within Proposed Business Area, Constance Boulevard, Observatory Place)

TOTAL: $1,170,000

DESCRIPTION: The Village has identified aged street and highway infrastructure in need of replacement and improvements necessary to support and serve the new development and ancillary surrounding areas.

2. SANITARY SEWER UTILITY IMPROVEMENTS
LOCATION: Entire TID and ½ Mile Boundary (Public Projects within Proposed Business Area, Constance Boulevard,)

TOTAL: $1,469,000

DESCRIPTION: This category includes sanitary sewer extension and rehabilitation of aged infrastructure and gravity sewer rehabilitation in need of replacement necessary to support and serve the new development and ancillary surrounding areas.

3. WATER UTILITY IMPROVEMENTS
LOCATION: Entire TID and ½ Mile Boundary (Public Projects within Proposed Business Area, Constance Boulevard, and Observatory Place)

TOTAL: $2,912,000

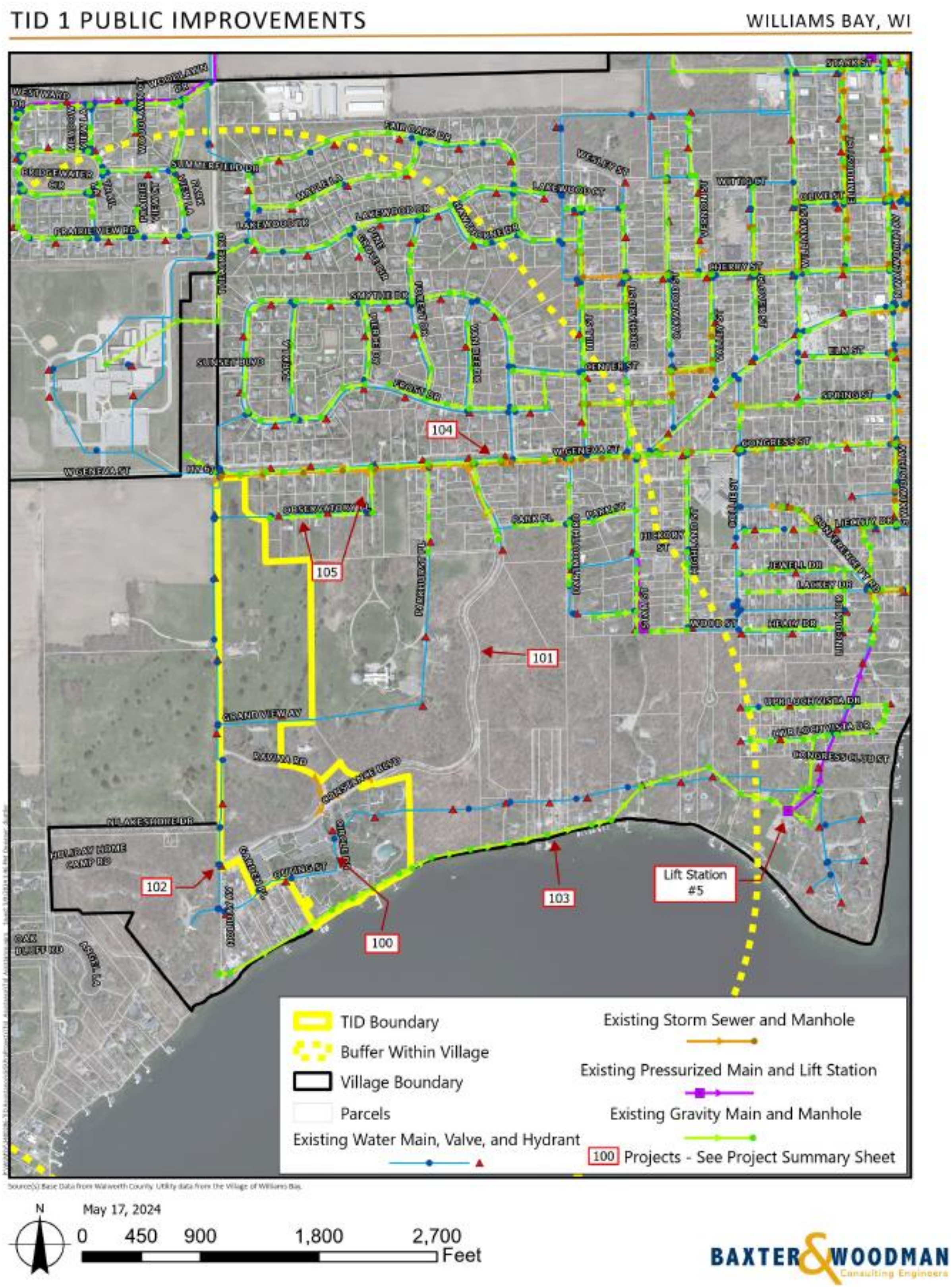
DESCRIPTION: This category includes water utility extension and rehabilitation of aged infrastructure in need of replacement necessary to support and serve the new development and ancillary surrounding areas. This category also includes the creation of a water transfer station to serve the new and ancillary areas.

4. ADMINISTRATIVE / ORGANIZATIONAL FEES
LOCATION: Entire TID

TOTAL: $30,000

DESCRIPTION: Annual TID and village staff administration fees and professional fees for creation and organization, including legal fees.

Section 10: Maps Showing Proposed Improvements and Uses



Project #	See Note # Below	Item	Project Costs: Streets and Highways	Sanitary Sewer Utility	Water Utility	Total Cost
100	1	Public Projects within Proposed Business Area	$ 264,000.00	$ 697,000.00	$ 1,372,000.00	$ 2,333,000.00
101	2	Constance Boulevard Utility Extension and Roadway Rehabilitation	$ 785,000.00	$ 524,000.00	$ 1,140,000.00	$ 2,449,000.00
102	1	Water Transfer Station	$ -	$ -	$ 400,000.00	$ 400,000.00
103	2	Gravity Sewer Rehabilitation Lift Station #5 to Preserve Development	$ -	$ 248,000.00	$ -	$ 248,000.00
105	2	Observatory Place	$ 121,000.00	$ -	$ -	$ 121,000.00
		GRAND TOTALS	$ 1,170,000.00	$ 1,469,000.00	$ 2,912,000.00	$ 5,551,000.00

Associated Sketch Showing Projects: TID Public Improvements Dated 05/17/2024

Notes
1- Project is within the boundary of the development
2- Project is outside of the boundary of the development but within 1/2 mile buffer.

Phase 2 Project Costs

The below projects are not currently included within the scope of the project costs detail identified within Section 9 starting on page 11. The Village will only undertake these projects if enough tax increment is generated to either cover the cost of the projects or cover the cost including financing and interest expenses.

Project #	See Note # Below	Item	Project Costs: Streets and Highways	Sanitary Sewer Utility	Water Utility	Fire/Rescue	Total Cost
104	2	STH 67 West - Utility and Roadway Improvements - Non-Participating	$1,099,000	$695,000	$4,091,000	$0	$5,885,000

Section 11: Detailed List of Project Costs

1. STREET & HIGHWAY INFRASTRUCTURE IMPROVEMENTS	$1,170,000
2. SANITARY SEWER UTILITY IMPROVEMENTS	$1,469,000
3. WATER UTILITY IMPROVEMENTS	$2,912,000
4. ADMINSTRATIVE / ORGANIZATIONAL IMPROVEMENTS	$30,000
ESTIMATED TOTAL	**$5,551,000**

The project cost is based on current prices and preliminary estimates. The village reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The village retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

The Village has provided a full list of projects, including a phase 2 that would only be included in the TID in the event sufficient increment growth is expected to be generated. The Village reserves the right to replace specific projects within the general categories stated in Section 9 to better meet the needs of the development as it progresses. If the total project costs (excluding financing costs) of $ 11,436,000 plus a 20% contingency are exceeded prior to the end of the expenditure period, newly added projects will be brought forward for approval to the Joint Review Board, even if increment exists for payment.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.

- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #1 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #1. The proforma analyzes expenses based on project plan costs of TID #1 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #1 tax increments will be used to fund project costs and implementation of this Plan. In 2044, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The village plans to fund project costs with cash received from future TID #1 tax increments and per the projected proforma on page 21 the village estimates approximately $3,580,988 of costs related towards debt financing and interest, capitalized interest, and cost of issuance fees. Although not proposed at this time a developer's agreement could be entered into with a developer to be reimbursed for undertaking the entirety or a portion of proposed project costs. The following is a list of the types of obligations the village may choose to utilize.

<u>General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)</u>
The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding

at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the Village may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the village and therefore do not count against the cities. borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the village that represent service of the system to the village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the village must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the village utilizes utility revenues other than tax increments to repay a portion of the bonds, the village must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The Village may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)
The Village may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village's borrowing capacity.

Federal/State Loan and Grant Programs
The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the village at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation
Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The village anticipates making total project expenditures of approximately $5,581,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the

methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the village on or after January 1, 2004.

Section 15: Proposed Changes in Zoning Ordinances

The property is currently zoned Parks and Institutional within TID # 1. It is projected that this property will be rezoned to either an acceptable zoning classification or an approved Planned Unit Development. No other changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. Any changes in zoning that may take place throughout the life of the TID will be consistent with the Village's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and Village Ordinances

The village does anticipate that the TID will require changes in the master plan, map, building codes, and village ordinances to implement this project plan. The proposed development and uses will be reviewed and approved by the Village board to be consistent with the amended Williams Bay Comprehensive Plan.

Section 17: Relocation

The village does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statues as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the Village

The creation of the TID will enable the village to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the village.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The village does not anticipate any non-project costs for the TID.

Section 20: Village Attorney Opinion

Exhibit B contains a signed opinion from the village attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

BAIRD

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Preliminary

BAIRD

Village of Williams Bay
Tax Increment District No. 1
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	1.00%
2024 Gross Tax Rate (per $1000 Equalized Value)	$11.07
Annual Adjustment to tax rate	0.00%
Investment rate	3.00%
Data above dashed line are actual	

Example New Issue	
$6,030,000 G.O. Promissory Notes Dated April 1, 2025	
Amount for Projects	$5,551,000
Capitalized Interest	$475,000
Rounding	$4,000

Summary	
New Construction	$46,000,000
TIF Assistance	$0
Does TIF Cash Flow	YES
Village Increment Required	NO

	Background Data					Revenues			Expenditures				Expenditures		TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Principal	Interest	Capitalized Interest	Debt Service	Administration/ Organizations Fees	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)		(1)						(4/1)	(4/1 & 10/1) RATE= 4.75%						(December 31)		
	Base Value $628,700																	
2024	$628,700	$0	$0	$0	$11.07	$0	$0	$0					$1,500	$1,500	($1,500)	($1,500)		2024
2025	$628,700	$0	$21,000,000	$21,000,000	$11.07	$0	$0	$0					$1,500	$1,500	$473,500	$472,000		2025
2026	$21,628,700	$0	$15,000,000	$36,000,000	$11.07	$0	$14,160	$14,160		$429,638	($429,638)	$0	$1,500	$1,500	$12,660	$55,023		2026
2027	$36,628,700	$0	$10,000,000	$46,000,000	$11.07	$232,470	$1,651	$234,121		$286,425	($45,363)	$241,063	$1,500	$242,563	($8,442)	$1,218		2027
2028	$46,628,700	$0		$46,000,000	$11.07	$398,520	$37	$398,557	$110,000	$283,813		$393,813	$1,500	$395,313	$3,244	$4,462		2028
2029	$46,628,700	$466,287		$46,466,287	$11.07	$509,220	$134	$509,354	$230,000	$275,738		$505,738	$1,500	$507,238	$2,116	$6,579		2029
2030	$47,094,987	$470,950		$46,937,237	$11.07	$509,220	$197	$509,417	$240,000	$264,575		$504,575	$1,500	$506,075	$3,342	$9,921		2030
2031	$47,565,937	$475,659		$47,412,896	$11.07	$514,382	$298	$514,679	$260,000	$252,700		$512,700	$1,500	$514,200	$479	$10,400		2031
2032	$48,041,596	$480,416		$47,893,312	$11.07	$519,595	$312	$519,907	$275,000	$239,994		$514,994	$1,500	$516,494	$3,413	$13,814		2032
2033	$48,522,012	$485,220		$48,378,532	$11.07	$524,861	$414	$525,275	$295,000	$226,456		$521,456	$1,500	$522,956	$2,319	$16,133		2033
2034	$49,007,232	$490,072		$48,868,605	$11.07	$530,179	$484	$530,663	$315,000	$211,969		$526,969	$1,500	$528,469	$2,194	$18,327		2034
2035	$49,497,305	$494,973		$49,363,578	$11.07	$535,550	$550	$536,100	$335,000	$196,531		$531,531	$1,500	$533,031	$3,069	$21,396		2035
2036	$49,992,278	$499,923		$49,863,500	$11.07	$540,975	$642	$541,617	$355,000	$180,144		$535,144	$1,500	$536,644	$4,974	$26,369		2036
2037	$50,492,200	$504,922		$50,368,422	$11.07	$546,455	$791	$547,246	$380,000	$162,688		$542,688	$1,500	$544,188	$3,058	$29,428		2037
2038	$50,997,122	$509,971		$50,878,394	$11.07	$551,989	$883	$552,872	$400,000	$144,163		$544,163	$1,500	$545,663	$7,209	$36,637		2038
2039	$51,507,094	$515,071		$51,393,465	$11.07	$557,578	$1,099	$558,678	$420,000	$124,688		$544,688	$1,500	$546,188	$12,490	$49,127		2039
2040	$52,022,165	$520,222		$51,913,686	$11.07	$563,224	$1,474	$564,698	$440,000	$104,263		$544,263	$1,500	$545,763	$18,935	$68,062		2040
2041	$52,542,386	$525,424		$52,439,110	$11.07	$568,926	$2,042	$570,968	$460,000	$82,888		$542,888	$1,500	$544,388	$26,580	$94,642		2041
2042	$53,067,810	$530,678		$52,969,788	$11.07	$574,685	$2,839	$577,524	$480,000	$60,563		$540,563	$1,500	$542,063	$35,461	$130,104		2042
2043	$53,598,488	$535,985		$53,505,773	$11.07	$580,501	$3,903	$584,404	$505,000	$37,169		$542,169	$1,500	$543,669	$40,735	$170,839		2043
2044	$54,134,473	$541,345		$54,047,118	$11.07	$586,376	$5,125	$591,501	$530,000	$12,588		$542,588		$542,588	$48,913	$219,752	Expenditures Recovered	2044
		$8,047,118	$46,000,000			$9,344,705	$37,034	$9,381,740	$6,030,000	$3,576,988	($475,000)	$9,131,988	$30,000	$9,161,988				

Type of TID: Mixed-Use
2024 TID Inception
2039 Final Year to Incur TIF Related Costs
2044 Maximum Legal Life of TID (20 Years)

(1) Per City estimates.

SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

Current Tax Situation Projection Property Sale + $25 Million Construction					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	Village	School District	Technical College
2024	$ -	$ -	$ -	$ -	$ -
2025	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -	$ -	$ -	$ -
2027	$ 232,470.00	$ 52,920.00	$ 59,220.00	$ 107,940.00	$ 12,390.00
2028	$ 398,520.00	$ 90,720.00	$ 101,520.00	$ 185,040.00	$ 21,240.00
2029	$ 509,220.00	$ 115,920.00	$ 129,720.00	$ 236,440.00	$ 27,140.00
2030	$ 509,220.00	$ 115,920.00	$ 129,720.00	$ 236,440.00	$ 27,140.00
2031	$ 514,381.80	$ 117,095.04	$ 131,034.93	$ 238,836.72	$ 27,415.11
2032	$ 519,595.21	$ 118,281.84	$ 132,363.01	$ 241,257.40	$ 27,692.97
2033	$ 524,860.76	$ 119,480.50	$ 133,704.37	$ 243,702.29	$ 27,973.61
2034	$ 530,178.97	$ 120,691.15	$ 135,059.14	$ 246,171.62	$ 28,257.05
2035	$ 535,550.35	$ 121,913.90	$ 136,427.46	$ 248,665.66	$ 28,543.33
2036	$ 540,975.45	$ 123,148.88	$ 137,809.47	$ 251,184.63	$ 28,832.48
2037	$ 546,454.81	$ 124,396.22	$ 139,205.29	$ 253,728.79	$ 29,124.51
2038	$ 551,988.95	$ 125,656.02	$ 140,615.07	$ 256,298.39	$ 29,419.47
2039	$ 557,578.44	$ 126,928.42	$ 142,038.95	$ 258,893.69	$ 29,717.37
2040	$ 563,223.82	$ 128,213.55	$ 143,477.07	$ 261,514.94	$ 30,018.25
2041	$ 568,925.65	$ 129,511.53	$ 144,929.57	$ 264,162.41	$ 30,322.14
2042	$ 574,684.51	$ 130,822.49	$ 146,396.60	$ 266,836.35	$ 30,629.07
2043	$ 580,500.95	$ 132,146.56	$ 147,878.29	$ 269,537.03	$ 30,939.07
2044	$ 586,375.56	$ 133,483.87	$ 149,374.80	$ 272,264.71	$ 31,252.18
TOTALS	**$ 9,344,705**	**$ 2,127,250**	**$2,380,494**	**$ 4,338,915**	**$ 498,047**

SECTION 23: EXHIBIT B VILLAGE ATTORNEY OPINION

ENTER ATTORNEY OPINION

SECTION 24: EXHIBIT C TID # 1 BOUNDARY LEGAL DESCRIPTION

ENTER LEGAL DESCRIPTION

SECTION 25: DISCLAIMER TEXT

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.

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 village; 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 village.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of a legal boundary description of the proposed district.
12. 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, Walworth County Metropolitan Sewerage 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.

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 village; 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