



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, NOVEMBER 12, 2024 AT 6:30 PM

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

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

AGENDA

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

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Minutes**
 - A. Plan Commission Meeting Minutes of October 8, 2024**
- V. Recommendation for a Certified Survey Map**
 - A. APPLICANT:** Yerkes Future Foundation (Owner)
TAX KEY: WAS 00001, WWUP 00010, WOB00027A, and WOB 00019A
STREET ADDRESS: 373 W. Geneva St, Williams Bay, WI 53191
Applicant requests a recommendation to the Village Board for parcel consolidation certified survey map.
- VI. Consideration and Possible Action for an Extraterritorial Certified Survey Map**
 - A. APPLICANT:** Delavan Lake Enterprises, LLC (Owner), Peter Juergens (Agent)
TAX KEY: FD 2500002, FD 2500002A, and FD 2500002C
STREET ADDRESS: 5020 Highway 50, Delavan, WI 53115
Applicant requests approval of a 4-lot certified survey map to redivide the property for residential and commercial uses.
- VII. Adjournment**

Bill Duncan
Chairman

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

Posted: 11/07/2024 5:00 PM
Amended: 11/11/2024 4:00 PM
Posted: 11/11/2024 5:00 PM



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Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION MEETING MEETING TUESDAY, OCTOBER 8, 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: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke, Matt Robbins, Lowell Wright

Also Present: Zoning Administrator Bonnie Schaeffer, Village Engineer Doug Snyder, Clerk Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of September 10, 2024

The motion to the Plan Commission Meeting Minutes of September 10, 2024 was initiated by Commissioner Haak and seconded by Commissioner Watts. Commissioners Klemke and Gage Abstained Motion carries.

V. Discussion Only for Development Concept Plan

A. APPLICANT: Breezy Bay, LLC (Owner), Steve Greenberg, Canyon Development (Applicant)

TAX KEY: WHA 00001 through WHA 00006

STREET ADDRESS: 628 and 640 E. Geneva St, Williams Bay, WI 53191

Applicant requests discussion and feedback regarding the proposed concept plan consisting of five (5) single-family residential lots.

Steve Greenberg from Canyon Development discussed the proposed development with the Plan Commission seeking feedback on the proposed plan. The highlights were:

- There was concerns about the driveways entering onto E. Geneva Street directly.
- There was discussion about the Sanitary easement along E Geneva Street.
- The Commissioners liked the size of the lots and the proposed number of homes.
- There was discussion about the placement of the two proposed infiltration basins.
- There was discussion about the landscape buffer between lots.

VI. Adjournment

The motion to adjourn was initiated by Commissioner Gage and seconded by Commissioner Haak at 07:05pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting November 12, 2024

November 6, 2024

APPLICANT: Yerkes Future Foundation (Owner)

TAX KEY: WAS 00001, WWUP 00010, WOB00027A, and WOB 00019A

STREET ADDRESS: 373 W. Geneva St, Williams Bay, WI 53191

Applicant requests a recommendation to the Village Board for parcel consolidation certified survey map.

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375-0600 *Certified Survey Map*.

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

Date application was received:

Fee Paid:

\$ 220.00

Physical Address of Site: 373 W. Geneva Street

Tax Parcel Number: WAS 00001, WWUP 00010, WOB 00027A + WOB 00019A

Project or Development Name: Yerkes Observatory

Applicant

Name: Yerkes Future Foundation
Mailing Address: 373 W. Geneva Street
Williams Bay, WI 53191
eMail: marcstanek@yerkesobservatory.org
Phone: 815-201-4871

Owner of Site

Name: Yerkes Future Foundation
Mailing Address: Same as above
eMail: _____
Phone: _____

Legal Representative

Name: _____
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: SEH
Mailing Address: 501 Maple Avenue
Delafield, WI 53018
eMail: kkindred@sehinc.com

Phone: 114 - 949 - 8956

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: P+I **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: P+I

Proposed type of structure of use: _____

Proposed use of structure or site: _____

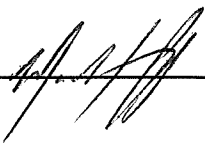
Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

CERTIFIED SURVEY TO COMBINE PARCELS

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

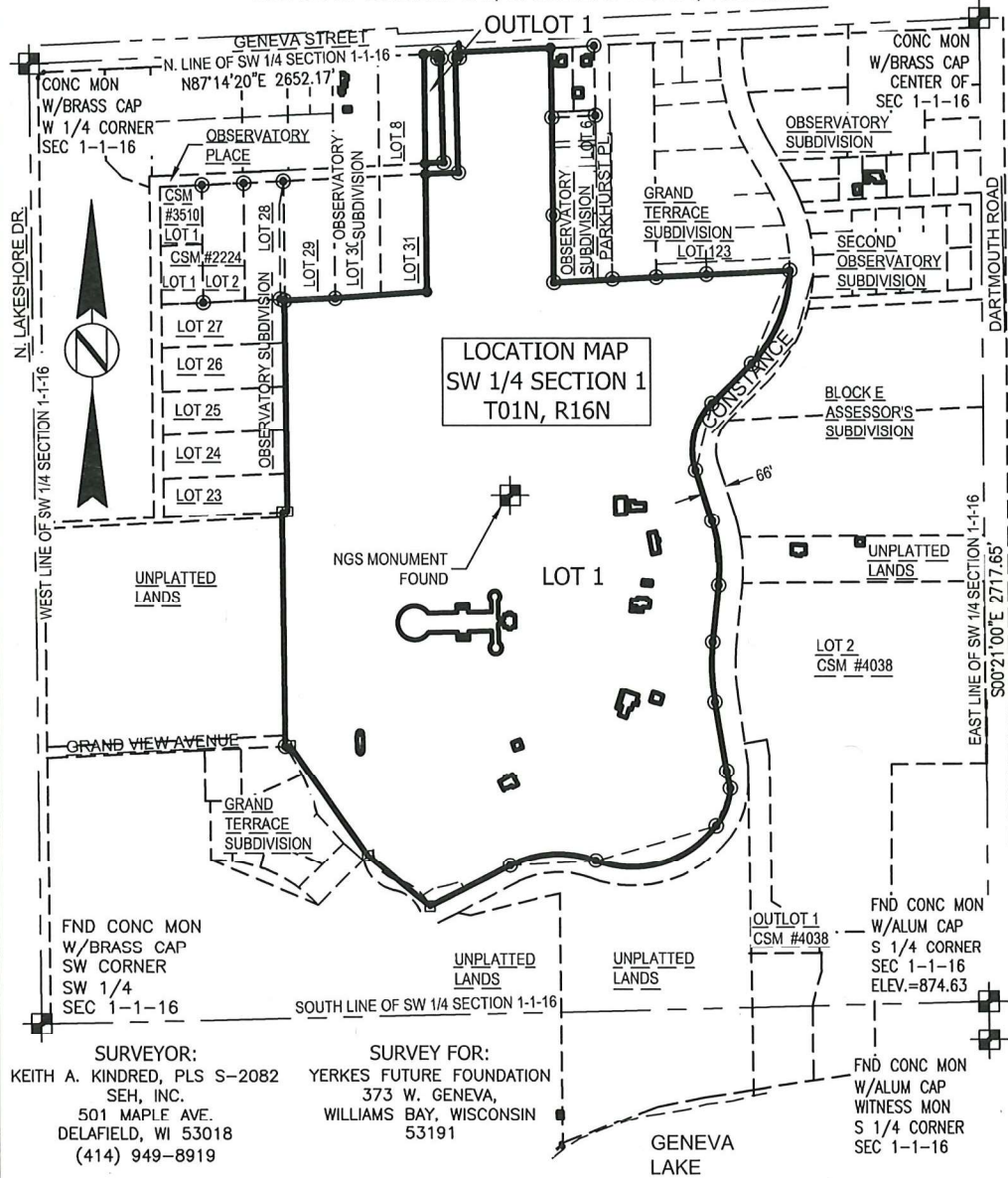
Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Print Applicant's Name: Marc Stanek

Signature of Applicant:  **Date:** 10/16/2024

CERTIFIED SURVEY MAP NO.

PART OF BLOCK A AND BLOCK C AND ALL OF BLOCK B AND BLOCK D OF ASSESSOR'S SUBDIVISION, PART OF LOT 7 AND ALL OF LOT 32 OF OBSERVATORY SUBDIVISION AND LANDS BEING A PART OF THE NE. 1/4, SE. 1/4, NW. 1/4 AND SW. 1/4 OF THE SW. 1/4 OF SECTION 1, T.01N., R.16E., VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. YERFF 180462

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 01-01-16 AS N88°39'43"E, VERTICAL DATUM NGVD 29.

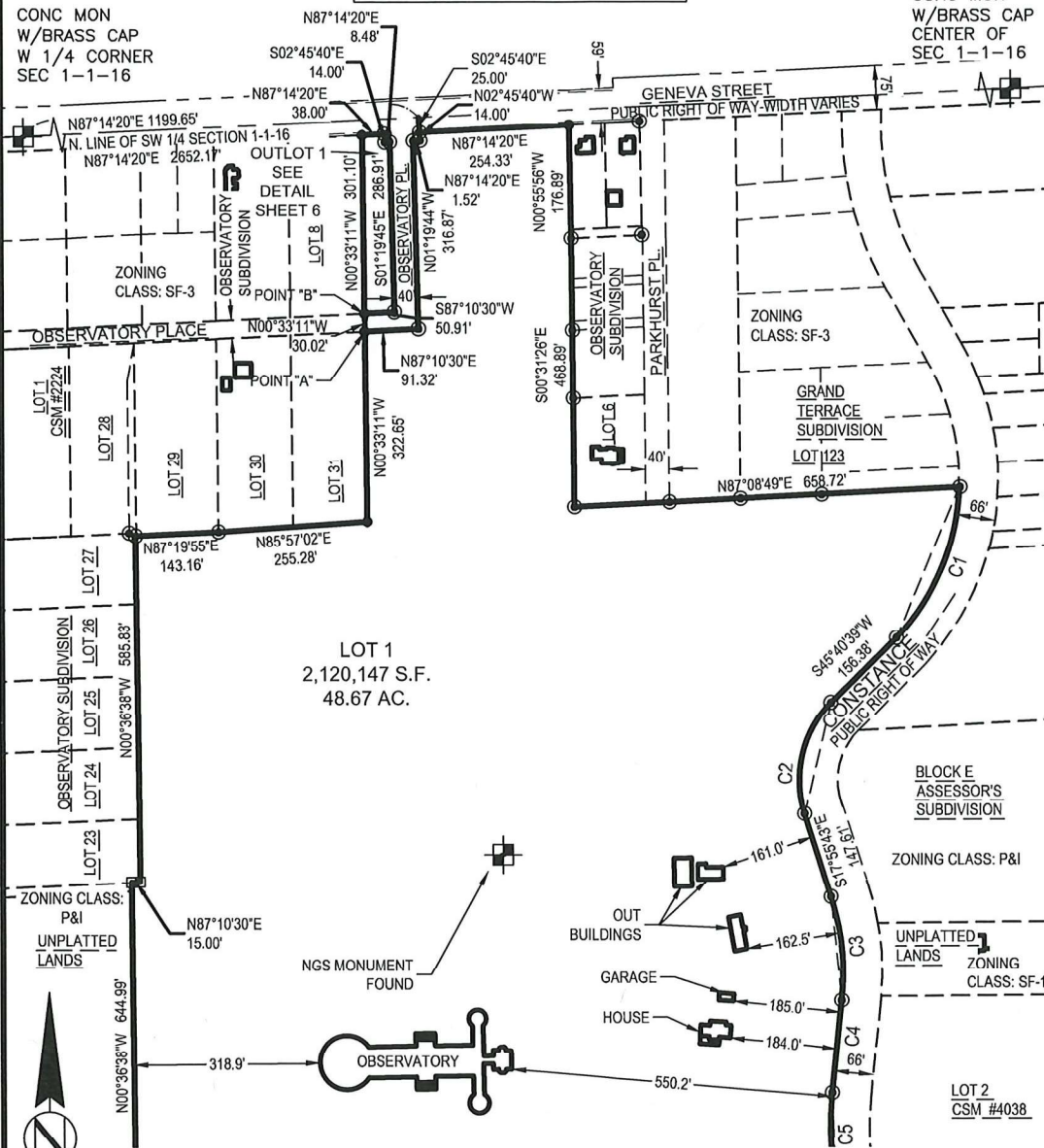
THIS INSTRUMENT DRAFTED BY PETER TUFTEE

SHEET 1 OF 10

CERTIFIED SURVEY MAP NO.

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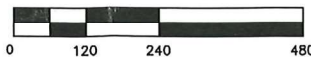
NORTHERLY-LOT DETAIL



LEGEND

-  - CONC. MON. W/ BRASS CAP FND.
-  - 1" IRON PIPE FOUND
(UNLESS OTHERWISE STATED)
-  - 11/16" REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.
-  - FOUND CONCRETE MONUMENT

SCALE: 1" = 240'



WISCONSIN
KEITH A.
KINDRED
S-2082
OSHKOSH, WI

4eak

DATED THIS 28TH DAY OF AUGUST, 2024

SHEET 2 OF 10

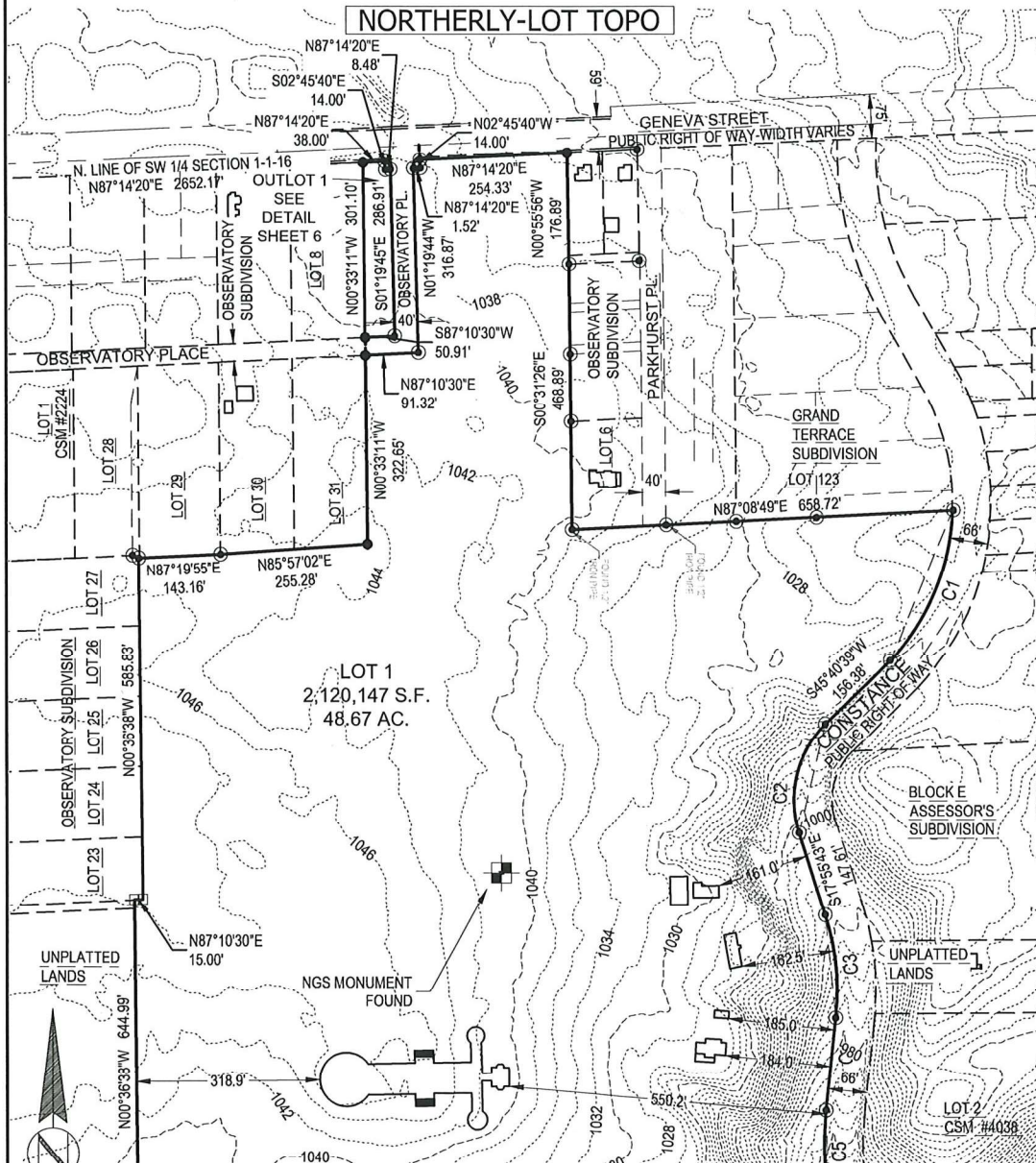
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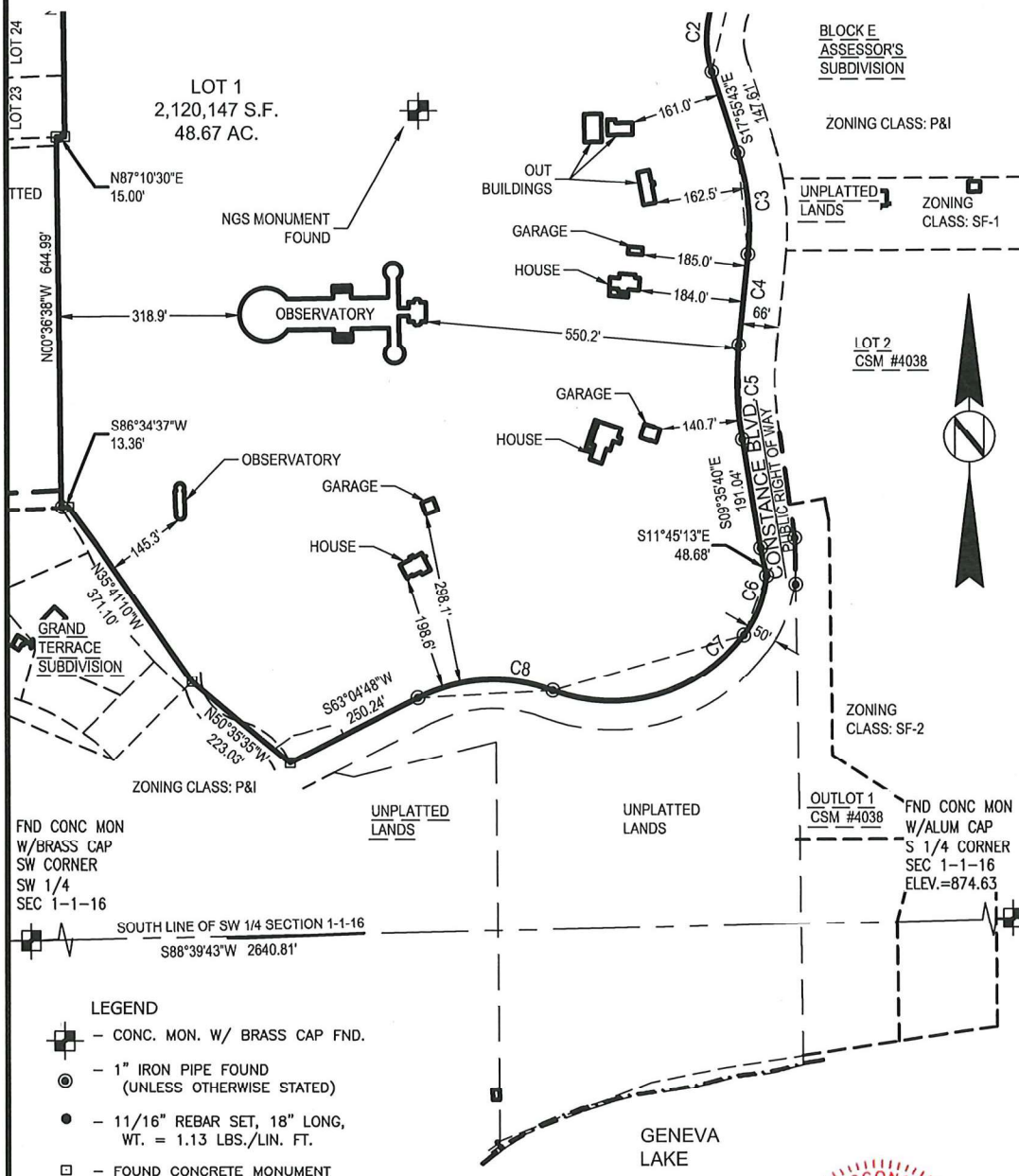
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SHEET 3 OF 10

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SOUTHERLY-LOT DETAIL



LEGEND

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 (UNLESS OTHERWISE STATED)
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 WT. = 1.13 LBS./LIN. FT.
 - FOUND CONCRETE MONUMENT

SCALE: 1" = 240'



GENEVA
LAKE



DATED THIS 28TH DAY OF AUGUST, 2024

SHEET 4 OF 10



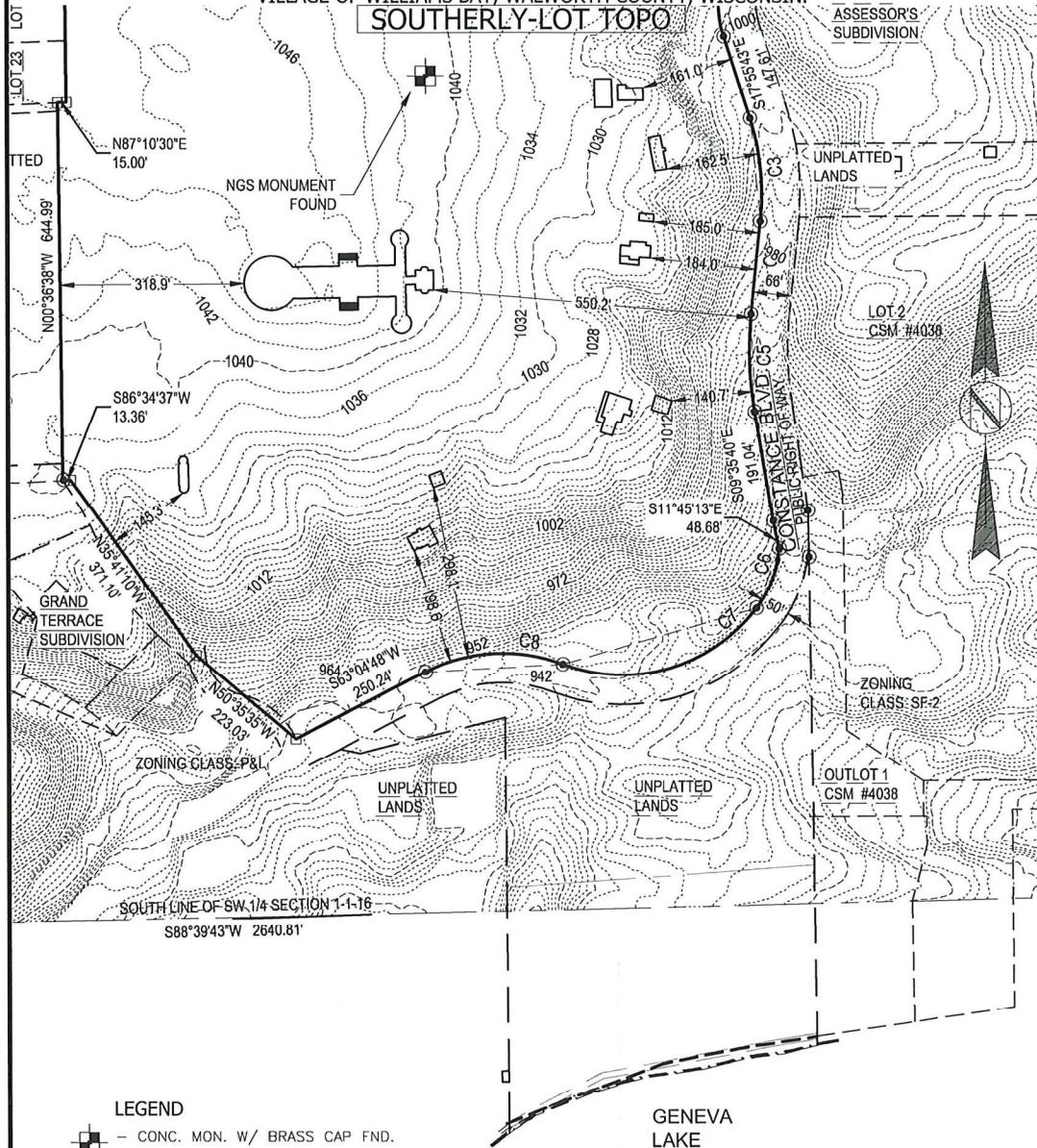
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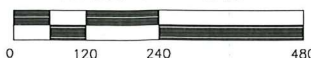
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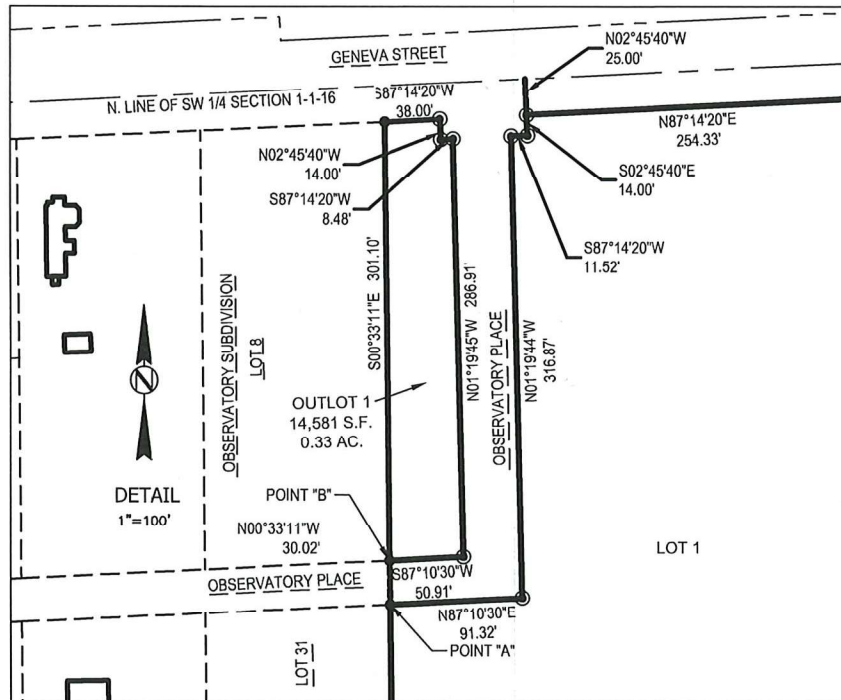
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SHEET 5 OF 10

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Curve Table							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C1	396.00'	41°13'06"	284.88'	278.78'	S22°45'13"W	S43°21'46"W	S02°08'40"W
C2	183.00'	63°36'22"	203.15'	192.88'	S13°52'28"W	S17°55'43"E	S45°40'39"W
C3	417.00'	24°34'26"	178.85'	177.48'	S05°38'30"E	S06°38'43"W	S17°55'43"E
C4	7756.11'	1°10'24"	158.85'	158.84'	S06°03'31"W	S05°28'19"W	S06°38'43"W
C5	633.00'	15°03'59"	166.45'	165.97'	S02°03'41"E	S09°35'40"E	S05°28'19"W
C6	195.00'	32°52'38"	111.89'	110.36'	N21°17'27"E	N37°43'46"E	N04°51'08"E
C7	295.00'	72°40'36"	374.19'	349.61'	S74°04'04"W	N69°35'38"W	S37°43'46"W
C8	295.00'	47°21'43"	243.85'	236.97'	S86°43'30"W	S63°02'39"W	N69°35'38"W



LEGEND

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DATED THIS 28TH DAY OF AUGUST, 2024

SHEET 6 OF 10

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SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped Part of Block A and Block C and all of Block B and Block D of Assessor's Subdivision, part of Lot 7 and all of Lot 32 of Observatory Subdivision and lands being a part of the Northeast 1/4, Southeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 1, T1N, Range 16E, Village of Williams Bay, Walworth County, Wisconsin bounded and described as follows;

Commencing at the West 1/4 corner of said Section 1; thence N87°14'20"E along the North line of the Southwest 1/4 of Section 1 a distance of 1199.65 feet; thence S02°45'40"E, 25.00 feet to the South line of Geneva Street and the point of beginning of the lands to be described; thence N87°14'20"E along said South line 254.33 feet to the West line of Lot 6 of Observatory Subdivision; thence S00°55'56"E along said West line 176.89 feet; thence S00°31'26"E along said West line 468.89 feet to the South line of Lot 6 of Observatory Subdivision; thence N87°08'50"E along said South line and the extension thereof 658.72 feet to the Westerly line of Constance Boulevard; thence the following thirteen courses along said Westerly line;

Thence Southwesterly 284.88 feet along the arc of a curve to the right, whose radius is 396.00 feet and whose chord bears S22°45'13"W, 278.78 feet;

Thence S45°40'39"W, 156.38 feet;

Thence Southwesterly 203.15 feet along the arc of a curve to the left, whose radius is 183.00 feet and whose chord bears S13°52'28"W, 192.88 feet;

Thence S17°55'43"E, 147.61 feet;

Thence Southeasterly 178.85 feet along the arc of a curve to the right, whose radius is 417.00 feet and whose chord bears S05°38'30"E, 177.48 feet;

Thence Southwesterly 158.85 feet along the arc of a curve to the left, whose radius is 7756.11 feet and whose chord bears S06°03'31"W, 158.84 feet;

Thence Southeasterly 166.45 feet along the arc of a curve to the left, whose radius is 633.00 feet and whose chord bears S02°03'41"E, 165.97 feet;

Thence S09°35'40"E, 191.04 feet;

Thence S11°45'13"E, 48.68 feet;

Thence Southwesterly 111.89 feet along the arc of a curve to the right, whose radius is 195.00 feet and whose chord bears S21°17'27"W, 110.36 feet;

Thence Southwesterly 374.19 feet along the arc of a curve to the right, whose radius is 295.00 feet and whose chord bears S74°04'04"W, 349.61 feet;

Thence Southwesterly 243.85 feet along the arc of a curve to the left, whose radius is 295.00 feet and whose chord bears S86°43'30"W, 236.97 feet;

Thence S63°04'48"W, 250.24 feet to a point to a found concrete monument;



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SURVEYOR'S CERTIFICATE: (continued)

Thence N50°35'35"W, 223.03 feet to a found concrete monument; thence N35°41'10"W, 371.10 feet to a found concrete monument and the North line of Lot 66 of Grand Terrace Subdivision; thence S86°34'37"W along said North line 13.36 feet; thence N00°36'38"W, 644.99 feet to a found concrete monument and the South line of Lot 23 of Observatory Subdivision; thence N87°10'30"E, along said South line 15.00 feet to a found concrete monument and the Easterly line of said Lot 23; thence N00°36'38"W along said Easterly line and the extension there of a distance of 585.83 feet to the South line of Lot 29 of Observatory Subdivision; thence N87°19'55"E along said South line 143.16 feet to the Southwest corner of Lot 30 of Observatory Subdivision; thence N 85°57'02"E along the South line of said Lot 30 and the extension there of a distance of 255.28 feet to the East line of Lot 31 of Observatory Subdivision; thence N00°33'11"W along said East line 322.65 feet to the South line of Observatory Place and a point to be known as Point "A"; thence N00°33'11"W, 30.02 feet to the Southeast corner of Lot 8 and a point to be known as Point "B"; thence N00°33'11"W along the East line of said Lot 8 a distance of 301.10 feet to the South line of Geneva Street; thence N87°14'20"E along said South line 38.00 feet to the Westerly line of Observatory Place; thence the following three courses along said Westerly line;

Thence S02°45'40"E, 14.00 feet;

Thence N87°14'20"E, 8.48 feet;

Thence S01°19'45"E, 286.91 feet to the North line of Observatory Place;

Thence S87°10'30"W along said North line 50.91 feet to the aforesaid Point "B"; thence S00°33'11"E, 30.02 feet to the South line of Observatory Place and the aforesaid Point "A"; thence N87°10'30"E along said South line 91.32 feet to the East line of Observatory Place; thence the following three courses along said East line;

Thence N01°19'44"W, 316.87 feet;

Thence N87°14'20"E, 11.52 feet;

Thence N02°45'40"W, 14.00 feet to the point of beginning.

Said lands contain 2,120,147 Sq. Ft. or 49.00 Acres.

That I have made such survey, land division and Certified Survey Map by the direction of the Yerkes Future Foundation owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Williams Bay and Walworth County in surveying, dividing and mapping the same.

Dated this 28th day of August, 2024

Keith A Kindred, PLS 2082



DATED THIS 28TH DAY OF AUGUST, 2024

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OWNER'S CERTIFICATE OF DEDICATION:

As owner, Yerkes Future Foundation, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) VILLAGE OF WILLIAMS BAY

Date: 10/10/24 Signed: _____

Dennis Kois

STATE OF WISCONSIN
WALWORTH COUNTY) SS

Personally came before me this 10th day of October, 2024, the above named Dennis Kois, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Erin Cullen

Notary Public

Walworth County, Wisconsin

My Commission Expires 4-12-2025



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VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Williams Bay, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20__.

Date: _____ Signed _____

William Duncan, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Williams Bay.

Date: _____ Signed _____

Tina Knolls, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Williams Bay, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20__.

Date: _____ Signed _____

Williams Duncan, Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Williams Bay.

Date: _____ Signed _____

Tina Knolls, Village Clerk



DATED THIS 28TH DAY OF AUGUST, 2024



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VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting November 12, 2024

November 6, 2024

APPLICANT: Delavan Lake Enterprises, LLC (Owner), Peter Juergens (Agent)

TAX KEY: FD 2500002, FD 2500002A, and FD 2500002C

STREET ADDRESS: 5020 Highway 50, Delavan, WI 53115

Applicant requests approval of a 4-lot certified survey map to redivide the property for residential and commercial uses.

The Town of Delavan has recommended approval of the certified survey map.

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375-0600 *Certified Survey Map*.

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

Date application was received:

Fee Paid:

280.00

Physical Address of Site:

5020 Hy 50, 5048 Hwy 50

Tax Parcel Number:

FD 2500002, FD 2500002A, FD 2500002C

Project or Development Name:

Applicant

Name: Peter Juergens
Mailing Address: 12689 Sunset Blvd
Lake Geneva WI 53147
eMail: Pete.juergens05@gmail.com
Phone: 414-588-2909

Owner of Site

Name: Dana Montana - DELAVAN LAKE ENTERPRISES LLC
Mailing Address: 5065 Hy 50
Delavan WI 53115
eMail: books4horses@gmail.com
Phone: 262-728-8200

Legal Representative

Name: N/A
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: Farris, Hanson & ASSO. Inc
Mailing Address: 7 Ridgeway Ct.
Elkhorn WI 53121
eMail: Office@FarrisHanson.com

Phone: _____

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

See ATTACH CSM MAP

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

Current Zoning of Site: C-2 / B-4 **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: No Change

Proposed type of structure or use: N/A

Proposed use of structure or site: N/A

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):

CSM To Supvise 46 Acre C-2 Land To North
and Create lots for Residential & Business use

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

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

Print Applicant's Name: Peter S. Sengren

Signature of Applicant: J. Sengren **Date:** 10-23-24

FARRIS, HANSEN & ASSOC. INC.

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

OWNER: DELAVAN LAKE ENTERPRISES LLC
5065 HWY 50
DELAVAN, WI 53115

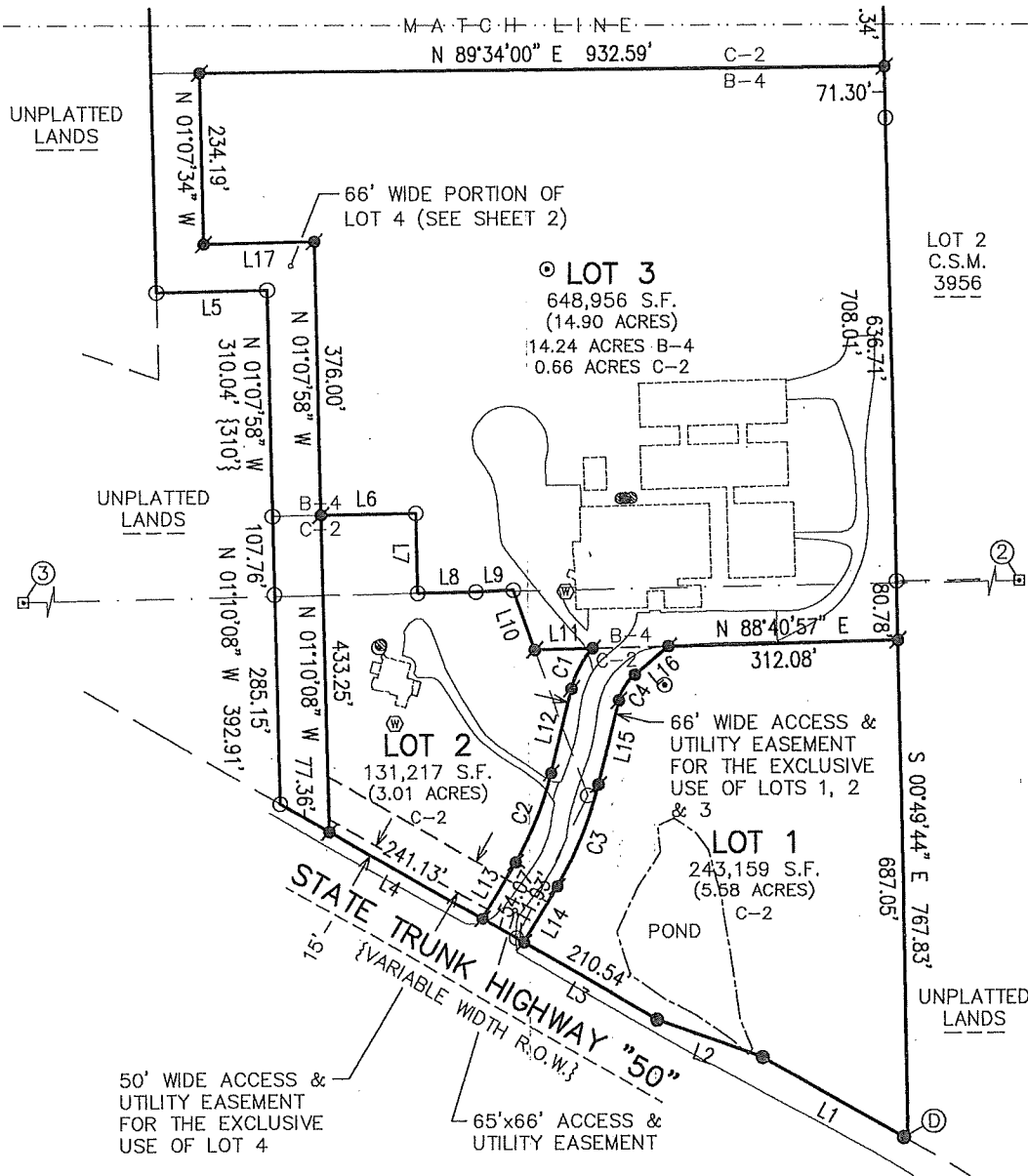
ZONING: B-4 & C-2

SOILS: CyA, MyB, MyC, MyC2 & Ph

CERTIFIED SURVEY MAP NO. _____

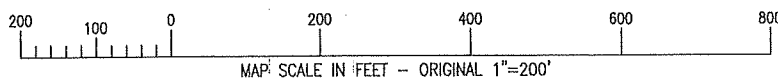
WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
N. LINE OF THE NE 1/4 OF
SECTION 25-2-16 BEARS
N 89°00'43" E

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



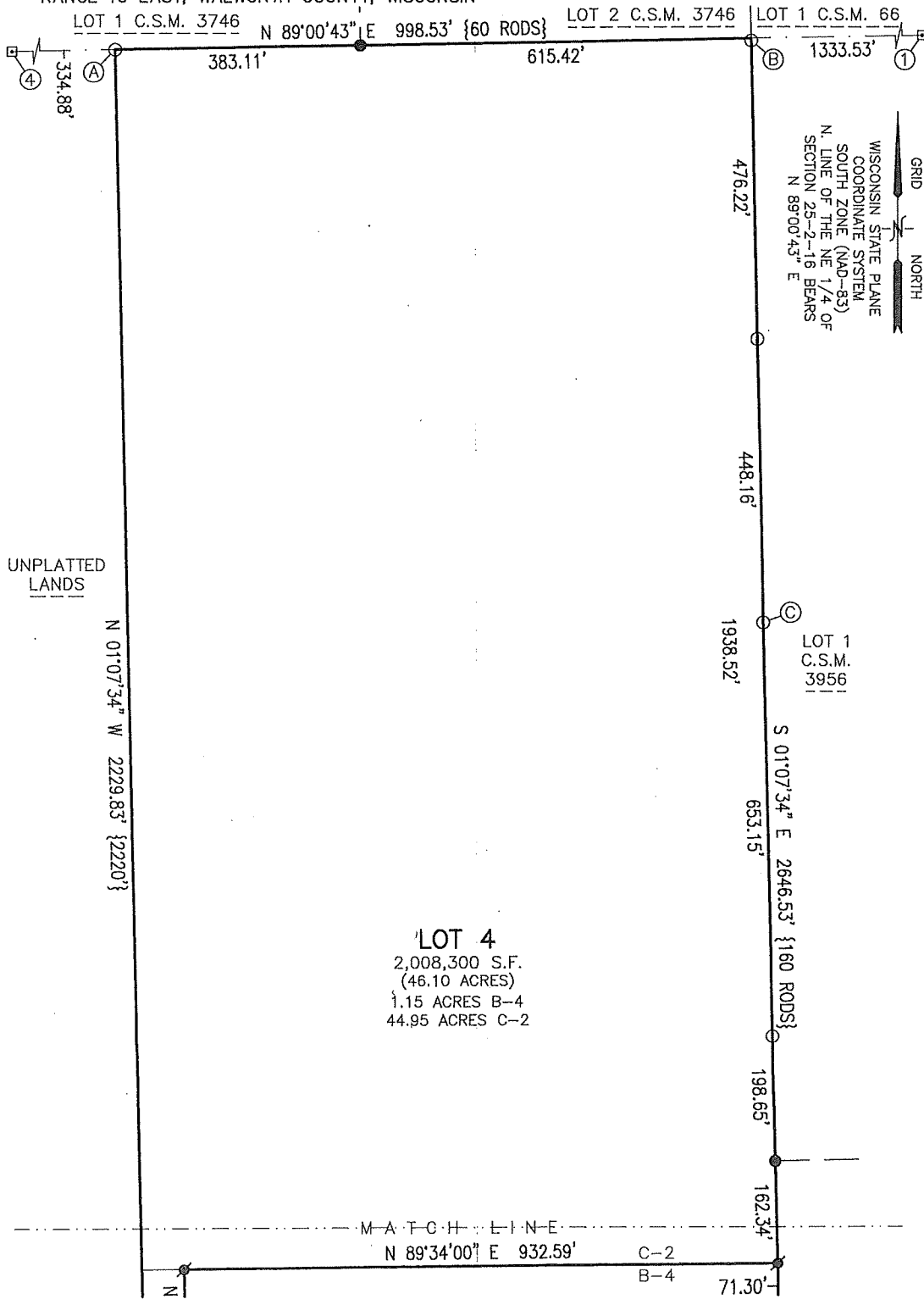
THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 8921
DATE: 01/30/2024
SHEET 1 OF 5 SHEETS



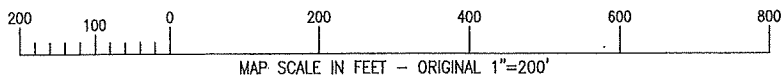
PART OF THE NE 1/4, SE 1/4, SW 1/4, AND NW 1/4
 OF THE NE 1/4 AND PART OF THE NE 1/4 AND NW
 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 2 NORTH,
 RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____



THIS INSTRUMENT DRAFTED
 BY CHRISTOPHER A. HODGES

PROJECT: 8921
 DATE: 01/30/2024
 SHEET 2 OF 5 SHEETS



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

CERTIFIED SURVEY MAP NO. _____

LINE	BEARING	DISTANCE
L1	N 59°49'56" W	227.88' {227.82'}
L2	N 69°56'26" W	152.25' {152.41'}
L3	N 59°34'51" W	222.47' {222.39'}
L4	N 59°43'10" W	372.56'
L5	S 88°53'29" W	149.94' {150'}
L6	N 89°02'58" E	128.72'
L7	S 01°08'50" E	110.01'
L8	N 88°59'09" E	80.00'
L9	N 87°28'00" E	51.64' {52.00'}
L10	S 19°34'55" E	86.64'
L11	N 88°40'57" E	78.78'
L12	S 14°02'36" W	118.30'
L13	S 30°16'50" W	91.22'
L14	N 30°16'50" E	91.25'
L15	N 14°02'36" E	118.30'
L16	N 50°16'21" E	59.78'
L17	S 88°53'29" W	149.93'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	133.00'	S 27°33'00" W	62.13'	62.71'
C2	467.00'	S 22°09'43" W	131.90'	132.34'
C3	533.00'	N 22°09'43" E	150.54'	151.05'
C4	67.00'	N 32°09'29" E	41.66'	42.37'

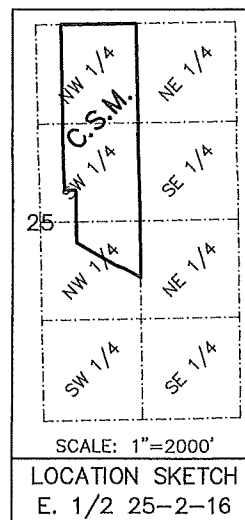
- ① = NE CORNER
25-2-16
{226,481.45 N.}
{2,361,308.94 E.}
- ①-② S 00°50'58" E 2648.06'
{S 00°50'53" E 2648.21'}
- ② = E. 1/4 CORNER
25-2-16
{223,833.58 N.}
{2,361,348.14 E.}
- ②-③ S 88°57'36" W 2649.04'
{S 88°57'34" W 2649.10'}
- ③ = CENTER
25-2-16
{223,785.48 N.}
{2,358,699.52 E.}
- ③-④ N 01°14'11" W 2650.48'
{N 01°14'14" W 2650.64'}
- ④ = N. 1/4 CORNER
25-2-16
{226,435.46 N.}
{2,358,642.29 E.}
- ④-① N 89°00'43" E 2666.94'
{2667.10'}

LEGEND

- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
● = FOUND IRON REBAR STAKE, 3/4" DIA.
□ = FOUND CONCRETE COUNTY MONUMENT
WITH BRASS CAP
⦿ = SET IRON REBAR STAKE, 3/4" x 18"
x 1.13 lbs/ft
⊙ = SEPTIC LID LOCATED
⊙ = CLEANOUT LOCATED
⊙ = WELL LOCATED
▭ = EXISTING BUILDING
▭ = OTHER EXISTING IMPROVEMENTS
{XXX} = RECORDED AS

- Ⓐ = FOUND IRON PIPE STAKE
S 01°07'34" E 0.26' FROM
RECORD CORNER
- Ⓑ = FOUND IRON PIPE STAKE
S 01°07'34" E 3.88' FROM
RECORD CORNER
- Ⓒ = FOUND IRON PIPE STAKE
0.28' WESTERLY OF
BOUNDARY
- Ⓓ = FOUND IRON REBAR STAKE
N 60°47'00" W 6.36' FROM
RECORD CORNER

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 8921
DATE: 01/30/2024
SHEET 3 OF 5 SHEETS

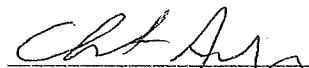


PART OF THE NE 1/4, SE 1/4, SW 1/4, AND NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF DELAVAN LAKE ENTERPRISES LLC, OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE TOWN OF DELAVAN AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4, AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 25, TOWN 2 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, S 89DEG 00MIN 43SEC W, 1333.53 FEET TO THE POINT OF BEGINNING; THENCE S 01DEG 07MIN 34SEC E, 2646.53 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 3956; THENCE S 00DEG 49MIN 44SEC E, 767.83 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, N 59DEG 49MIN 56SEC W, 227.88 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY, N 69DEG 56MIN 26SEC W, 152.25 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY, N 59DEG 34MIN 51SEC W, 222.47 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY, N 59DEG 43MIN 10SEC W, 372.56 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 10MIN 08SEC W, 392.91 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 07MIN 58SEC W, 310.04 FEET TO AN IRON PIPE STAKE; THENCE S 88DEG 53MIN 29SEC W, 149.94 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 07MIN 34SEC W, 2229.83 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE ALONG SAID NORTH LINE, N 89DEG 00MIN 43SEC E, 998.53 FEET TO THE POINT OF BEGINNING. CONTAINING 3,031,631 SQUARE FEET (69.60 ACRES) OF LAND, MORE OR LESS.

DATED: JANUARY 30, 2024


CHRISTOPHER A. HODGES PLS 2760



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

CERTIFIED SURVEY MAP NO. _____

DEHAVAN LAKE ENTERPRISES LLC, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____, OWNER OF THE LANDS DESCRIBED HEREON, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF DELAVAN, WALWORTH COUNTY, AND VILLAGE OF WILLIAMS BAY FOR APPROVAL.

_____, ITS REPRESENTATIVE, AT _____, THIS
____ DAY OF _____, 2024.

STATE OF _____)
)
) SS
COUNTY OF _____)

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES

Page 24 of 25



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

March 13, 2024

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

RE: **FD2500002**

Dear Katelyn,

At the Town Board meeting held on February 20, 2024, the Town Board approved the following application:

Application by Dana Montana, 5020 STH 50, (FD2500002) for a Certified Survey Map to create a new land division between the B-4 and C-2 Zoning.

**Motion Wasik, Second Knipper to approve the application by Dana Montana, 5020 STH 50, (FD2500002) for a Certified Survey Map to create a new land division between the B-4 and C-2 Zoning, motion carried 4-0. **

Sincerely,

Michele Starin

Michele Starin
Town of Delavan Clerk

CC: John Olson
Mary Knipper