



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, MARCH 11, 2025 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 November 12, 2024
 - B. Plan Commission Meeting Minutes of January 14, 2025
 - C. Plan Commission Meeting Minutes of February 19, 2025
- V. **Recommendation and Possible Action for a Conditional Use Permit**
 - A. APPLICANT: Jim Tostrud & Denise MacDonald (Owners)
TAX KEY: WUW 00010
STREET ADDRESS: 501 Willabay Dr, Williams Bay, WI 53191
Applicant request a conditional use permit per Section 390-0803.D (2) and (4) *Access Standards*:
D. Number of access points.
(2) No lot shall be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).
(4) For residential uses, two access points serving the same street frontage may be approved as a conditional use.
The applicant is requesting two driveway access points to Willabay Drive.
 - B. Open Public Hearing
 - C. Close Public Hearing
- VI. **Recommendation and Possible Action for a Condominium Plat**
 - A. APPLICANT: Dancing Dudes, LLC (Owner), Attorney Christina Green (Agent)
TAX KEY: WOP 00088
STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191
Applicant requests a recommendation to the Village Board for a condominium plat for ownership purposes and will consist of 6 separately conveyable commercial units.
- VII. **Recommendation and Possible Action for a Revision to Proposed Signage in the Village Center District**

A. APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEYS: WOP 00088

STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191

Applicant requests approval of back-lit signage. The original approval was for unlit awning and wall signage.

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: 03/04/2025 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 PLAN COMMISSION MEETING 11/12/2024 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.

I. Call to Order

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

II. Roll Call

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

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of October 8, 2024

The motion to the Plan Commission Meeting Minutes of October 8, 2024 was initiated by Trustee Wright and seconded by Commissioner Watts. Unanimously carried.

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.

The motion to recommend Village Board approval of the parcel consolidation certified survey map was initiated by Commissioner Gage and seconded by Commissioner Watts. Unanimously carried.

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.

The motion to approve a 4-lot certified survey map to redivide the property for residential and commercial uses was

initiated by Trustee Wright and seconded by Commissioner Klemke. Commissioner Haak No. Motion Carries.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Gage and seconded by Commissioner Haak at 06:41pm. 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 1/14/2025 MEETING TUESDAY, JANUARY 14, 2025 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 Pat Watts, Maggie Gage, Jess Haak, Matt Robbins, and James Killian

Also Present: Administrator David Lothspeich, Village Engineer Doug Snyder, Clerk Tina Kolls

Excused: Commissioner Marianne Klemke, Zoning Administrator Bonnie Schaeffer

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Joint Village Board and Plan Commission Meeting Minutes of December 9, 2024

The motion to approve the Joint Village Board and Plan Commission Meeting Minutes of December 9, 2024 was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

V. Discussion and Possible Recommendation for a Conditional Use Permit

A. Open the Public Hearing

President Duncan opened the public hearing at 06:35 pm.

B. APPLICANT: Village of Williams Bay (Owner), TowerCom V-B, LLC (Applicant)

TAX KEY: WHA 00001 – WWUP 00021 and WWUP 00021A

STREET ADDRESS: West of Village Hall, Williams Bay, WI 53191

Applicant requests a conditional use permit per Section 390-0811 *Communication Tower Standards* to develop and construct a 250' self-support tower and associated antenna, radio, and equipment enclosures.

Vincent Abben, GSS, Inc., spoke briefly about the cellular companies who have confirmed placement on the proposed tower.

C. Close the Public Hearing

President Duncan closed the public hearing at 06:48 pm.

D. Plan Commission Discussion and Possible Recommendation for a Conditional Use Permit

The motion to recommend Village Board approval of the conditional use permit per Section 390-0811 *Communication Tower Standards* to develop and construct a 250' self-support tower and associated antenna, radio, and equipment enclosures was initiated by Commissioner Gage and seconded by Commissioner Watts. Unanimously carried.

VI. Discussion and Possible Recommendation for a Zoning Map Amendment

A. Open the Public Hearing

President Duncan opened the public hearing at 06:51 pm.

B. APPLICANT: Yerkes Future Foundation, Inc. (Owner) TAX KEY: WWUP 00010, WOB 00027A and WOB 00019A

STREET ADDRESS: South of Geneva St. along Observatory Place, Williams Bay, WI 53191

Applicant requests a zoning map amendment per Section 390-1205 *Zoning Map Amendments* to rezone approximately 4.5 acres from SF-3 Suburban Residential District to P & I Public and Institutional District.

Dennis Kois, Executive Director, Yerkes Future Foundation, Inc., Spoke briefly about the request for a zoning map amendment explaining that it is in response to the Village's request.

Robert Moore, 91 N Potawatomi, C4, Spoke regarding the possible harms of removing these parcels from the tax roles.

C. Close the Public Hearing

President Duncan closed the public hearing at 06:53 pm.

D. Plan Commission Discussion and Possible Recommendation for a Zoning Map Amendment

The motion to recommend Village Board approval of the request for a zoning map amendment per Section 390-1205 *Zoning Map Amendments* to rezone approximately 4.5 acres from SF-3 Suburban Residential District to P & I Public and Institutional District was initiated by Trustee Wright and seconded by Commissioner Robbins. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Watts and seconded by Commissioner Gage at 06:55pm. 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 2/19/2025 MEETING WEDNESDAY, FEBRUARY 19, 2025 AT 6:30 PM WILLIAMS BAY SCHOOL - ELEMENTARY GYM (EAST BUILDING ENTRANCE & PARKING LOT) 250 THEATRE ROAD, WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

Present: President Bill Duncan, Trustee Lowell Wright, Commissioners Pat Watts, Maggie Gage, Jess Haak, Matt Robbins, James Killian

Also Present: Administrator David Lothspeich, Village Attorney Mark Schroeder, Village Engineer Doug Snyder, Village Planner Sonja Kruesel, Vandewalle Associates, Zoning Administrator Bonnie Schaeffer, Village Tree Commissioner Allison Schwark, Clerk Tina Kolls

Excused: Commissioner Marianne Klemke

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Meeting Decorum

- A. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

V. Meeting Sequence Summary - Plan Commission Chair Bill Duncan

President Duncan reviewed the meeting sequence summary.

- A. Presentations - Williams Bay Support Staff, Topography Representatives.
- B. Village Plan Commission Discussion Concerning Presentations.
- C. Public Hearing (For Rezone Application - Agenda Item X2) Opened.
 1. Acknowledgment of written comments received to date and made part of the meeting record.
 2. Those wishing to make public comment, please sign up on the sign-in sheet with your name and address.
 3. Village Clerk Tina Kolls will announce who is up now and on-deck for public comments from the sign-in sheet.
 4. Individual public comments will be limited to two (2) minutes maximum. If your comments align with

other comments before you, please consider stating that you are in agreement with those comments.

5. This is an opportunity to provide comments to the Plan Commission (not a discussion).
 6. Courteous manner is expected by all attendees and speakers.
- D. Public Hearing Closed.**
- E. Village Plan Commission Discussion.**
- F. Plan Commission Vote - Consideration of the Following for Recommendation to the Village Board of Trustees:**
1. Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive; and
 2. Rezoning of the "South 40" EW 20020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002, and EW 200020 (after annexation) to Add a PDO Planned Development OVERlay District/General Development Plan (GDP).
- G. Next Steps (contingent upon approval of the preceding applications by the Village Board). Plan Commission and Village Board Consideration of the Following at future public meetings:**
1. Certified Survey Map (CSM); and
 2. Final Development Plan (FDP)

VI. Presentations - Williams Bay Support Staff, Topography Representatives

- A.** Village Zoning Administrator Bonnie Schaeffer - Consistency of Application with Zoning Code
- B.** Village Planner Sonja Kruesel, Vandewalle Associates - Consistency of Applications with Comprehensive Plan
- C.** Village Engineer Doug Snyder - Review of Project Improvements
- D.** Village Tree Commissioner Allison Schwark - Review of Tree Preservation Plan
- E.** Applicant Topography - Presentation of Applications

VII. Village Plan Commission Discussion Concerning Presentations

Plan Commission Members asked questions on the presentations for Topography.

VIII. Open Public Hearing. Village Plan Commission Chair Bill Duncan Announcement of Opening the Public Hearing for the Rezone Application (Agenda Item X2) of Topography for The Preserve Development

President Duncan opened the public hearing at 07:49pm.

Don Skalla, 266 Frost - Spoke regarding concerns about the tree survey

Ted Pankau, Water Safety Patrol, 451 Outing St, Spoke in favor

Susan Franzen, 372 W Geneva St, Spoke in opposition

Sandra Johnson, 2327 Theatre Rd, Spoke in opposition

Tim Halas, 134 Elmhurst Ct, Requested that the Plan Commission make the information understandable.

Jennifer Nix, Women's Leadership Center, 333 Constance, Requested the Plan Commission members consider the density, shoreline buffer and landscape buffer.

Peter Vargulich, Women's Leadership Center Advisor, 333 Constance Blvd., Similar requests as above.

D. Muller, 54 Highland, Spoke in favor

Jim D'Alessandro, 60 Johnson Ter, Spoke about the process the Women's Leadership Center went through, Spoke about the Developers agreement and how it should have been available to the Plan Commission Members prior to this meeting

Bill Schuberth, 70 Cedar Point Dr, Spoke in opposition

Donald Robison, 25 Stam St, Spoke regarding the artifacts that may be contained within the grounds of the property in

question and asked what will be done to preserve them.

Dave Harrison, 32 Menomonee Rd, Requested more information on the TID

Sheryl Freitag, 18 Cherry St, Spoke about the length given to each speaker during public comments, 2 minutes is not enough.

- A. Village Clerk Tina Kolls will announce each speaker's turn from the sign-in sheet.
- B. Individual public comments are limited to two (2) minutes maximum.
- C. If your comments align with other comments before you, please consider stating that you are in agreement with those comments.

IX. Close Public Hearing. Village Plan Commission Chair Bill Duncan Announcement of Closing of the Public Hearing

President Duncan closed the public hearing at 08:44pm.

X. Plan Commission - Discussion and Consideration of Motions Recommending The Topography Applications for The Preserve Development to the Village Board of Trustees

- A. Resolution Recommending [Approval] [Denial] Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive; and

The motion to Approve the Resolution Recommending Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive; and was initiated by Commissioner Matt Robbins and seconded by Commissioner Jess Haak.

Votes:

Yes: President Bill Duncan, Trustee Lowell Wright, Commissioners Pat Watts, Maggie Gage, Jess Haak, Matt Robbins, James Killian

No: None

Abstain: None

Result: Passed

- B. Resolution Recommending [Approval] [Denial] Rezoning of the "South 40" EW 200020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 (after annexation) to Add a PDO Planned Development Overlay District/General Development Plan (GDP).

The motion to Approve the Resolution Recommending Rezoning of the "South 40" EW 200020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 (after annexation) to Add a PDO Planned Development Overlay District/General Development Plan (GDP) contingent upon (1) points set out by the Village Engineer was initiated by Commissioner Maggie Gage and seconded by Commissioner Pat Watts.

Votes:

Yes: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Matt Robbins, Lowell Wright

No: James Killian

Abstain: None

Result: Passed

The motion to Approve the Resolution Recommending Rezoning of the "South 40" EW 200020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 (after annexation) to Add a PDO Planned Development Overlay District/General Development Plan (GDP) contingent upon (1) points set out by the Village Engineer was amended to include (2) Principal 1 as the Inn not to exceed 55', Principals 2 as the Retreat, Raquet and Spa not to exceed 40' and Principals 3 the Cabins not to exceed 30' was accepted by Commissioner Maggie Gage and seconded by Commissioner Pat Watts.

The motion to Approve the Resolution Recommending Rezoning of the "South 40" EW 200020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 (after annexation) to Add a PDO Planned Development Overlay District/General Development Plan (GDP) contingent upon (1) points set out by the Village Engineer was amended to include (2) Principal 1 as the Inn not to exceed 55', Principals 2 as the Retreat, Raquet and Spa not to exceed 40' and Principals 3 the Cabins not to exceed 30' was amended again to include a (3) Development Buffer Landscaping at Women's Leadership Center was accepted by Commissioner Maggie Gage and seconded by Commissioner Pat Watts. Motion carries.

XI. Adjournment

The motion to adjourn was initiated by Commissioner Gage and seconded by Commissioner Haak at 09:36pm. 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 March 11, 2025

March 4, 2025

APPLICANT: Jim Tostrud & Denise MacDonald (Owners)

TAX KEY: WUW 00010

STREET ADDRESS: 501 Willabay Dr, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0803.D (2) and (4) *Access Standards*:

D. Number of access points.

(2) No lot shall be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).

(4) For residential uses, two access points serving the same street frontage may be approved as a conditional use.

The applicant is requesting two driveway access points to Willabay Drive.

Section 390-0803 Access Standards

Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of access to public rights-of-way in accordance with the utilization of various sites.

The Public Works Director has reviewed the proposed driveway placement, and his email is included in your packet.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

Date: Thursday, February 27, 2025 at 1:27 PM
To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Subject: RE: 501 Willabay Drive

Bonnie,

I do not see a problem with allowing two access points to this property. The lot does have a large street frontage, although it is on a curve, the curve is sweeping, not tight and the property is on a dead-end street with low traffic volume.

Best Regards,

Wayne Edwards

Director of Public Works

Village of Williams Bay

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

Sent: Wednesday, February 26, 2025 11:10 AM

To: Wayne Edwards <wedwards@vi.williamsbay.wi.gov>

Subject: 501 Willabay Drive

Hi Wayne,

We talked about the attached request from Jim Tostrud for a conditional use permit for a second driveway. This will be on the March 11th Plan Commission meeting agenda. Could you please respond to this email or send me a memo with your opinion as the Public Works Director? I would like to include it with the packet that will be sent out on Tuesday March 4th.

Thank you!

Bonnie Schaeffer

Zoning Administrator

Office Hours Tues 2:00 - 5:00 pm W 11:00 am - 1:00 pm

262-245-2700

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

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT
BEFORE THE
PLAN COMMISSION
March 11, 2025 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Jim Tostrud & Denise MacDonald (Owners)

TAX KEY NUMBER: WUW 00010

STREET ADDRESS: 501 Willabay Dr, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0803.D (2) and (4) *Access Standards:*

D. Number of access points.

(2) No lot shall be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).

(4) For residential uses, two access points serving the same street frontage may be approved as a conditional use.

The applicant is requesting two driveway access points to Willabay Drive.

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

Tina Kolls

Village Clerk

Published February 20, 2025 and February 27, 2025



Planning Request Application Village of Williams Bay

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

Request:

Please check all that apply.

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

Date application was received:

Fee Paid:

500.00

Physical Address of Site:

501 Willabay Drive. Williams Bay, WI. 53191

Tax Parcel Number:

WUW 00010

Project or Development Name:

Tostrud / MacDonald Project

Applicant

Name:

Jim Tostrud

Mailing Address:

8129 65th Ave

KENOSHA, WI. 53142

eMail:

jim@wildlifevisions.net

Phone:

262-496-5178

Owner of Site

Name:

Jim Tostrud & Denise MacDonald

Mailing Address:

8129 65th Ave

KENOSHA, WI. 53142

eMail:

Dmacdonald23@yahoo.com

Phone:

262-496-5178 or 262-496-5174

Legal Representative

Name:

Mailing Address:

eMail:

Phone:

Architect, Engineer, Contractor

Name:

HJC Builders Heather Chambers

Mailing Address:

225 26th Ave

RACINE, WI. 53403

eMail:

hchambers@gmcmtg.com

Phone:

262-496-6159

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

LOT 10, WILLABAY WOODS

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

Current Zoning of Site: SF-3 **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: SF-3

Proposed type of structure of use: SECOND DRIVEWAY ON RESIDENTIAL LOT.

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):

SEE ATTACHED MEMO

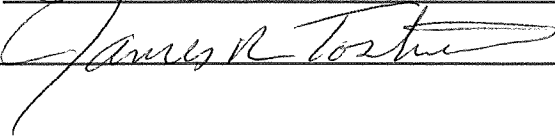
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

SEE ATTACHED MEMO

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

SEE ATTACHED MEMO

Print Applicant's Name: Jim TOSTRUD **Date:** 2-4-2005

Signature of Applicant: 

Hi my name is Jim Tostrud, Me and my wife Denise are very excited about becoming part of the Williams Bay community. We are in the process of building our forever home located at 501 Willabay Drive. I have been working on Geneva Lake for more then half of my life and have been commuting back and forth from Kenosha for a very long time. We both are very excited to start the rest of our lives in our favorite place on Geneva Lake. We have made a very big investment in money and time to make our dreams a reality. We invested into an architect to bring all our dreams and thoughts together and to fit them all on to our beautiful lot with all the lot restrictions. In doing so we decided to build a ranch home with a walk out basement and to have a garage on the first floor and a garage on the lower level.

Exhibit A: The original site plan: As you can see on the plans I have provided our architect had designed it as we would have one driveway coming on to our property in the southwest side of our lot off of Willabay Drive. The driveway would go to the lower level garage on the west side of our home, also would branch off on our property and go up to the first level garage on the north side of our home. This all looked great on paper but once we started cleaning and excavating the property I started having concerns about the driveway going to the front of the house to the north side garage on the first level. When we rough graded the property after we moved a lot of material off the property, we roughed in where the driveway would be and I seen a number of issues and safety concerns. There is a big elevation change of more then 15 feet from the north to the south side of our property and a very short distance from the driveway entrance on the south west side going up to the north side. After looking at how steep of an incline in elevation this showed me a number of safety concerns.

Concern #1: Both me and my wife are in our mid 60s and we plan on living in this location for the rest of our lives and I can see issues driving and walking up and down the steep driveway in the dark or as we get older even during the day.

Concern #2: Walking or driving up and down in inclement weather.

Concern #3: Snow removal in the winter.

Concern #4: Being that our lot is on a radius of the road on Willabay Drive and if we were to have only one entrance way over on the south west side of our property our mail box would be further away from the house down the steep decline. This concerns me just to have my wife go get our mail.

Concern #5: Our plans to beautify and landscape our property, the branch driveway would be unattractive in my opinion and would stand in our way to make our property as beautiful as it deserves. We love our location, the neighborhood and our new neighbors and we seen a vision of what our property could be.

Exhibit B: The new proposed site plan with 2 driveway entrances. One on the southwest side of the property going to the lower level garage and one on the north side of the property going straight up to the first level garage and the front of the house.

As you can see on this plan, that many of our concerns can be addressed. We know we have a unique situation, being we have a first level garage and a lower level garage and our property is on a curve or radius of the road which was a challenge in the first place

designing this home. We fit our home into this property going by every restriction and guidelines that were given to us by the township of Williams Bay and our plans and designs were approved by such township. In my opinion, I feel by having the 2 separate driveways, this would be much safer for anyone who comes on to our property.

#1; Having the north side driveway, it would be a shorter, safer straight on driveway up to the front of the house and to the first level garage.

#2: It would be much flatter grade from the street to the house, much safer for walking and driving.

#3: Having the north side driveway we could have our mailbox out in front of our house much safer and much easier access to it.

#4: Safer and shorter walk to the street for us and any visitors.

#5: Safer and more convenient for visitors to come on to our property and our front door.

#6: More green space to beautify and landscape our property.

Our plans are to build our forever home and to live in Williams Bay and to be a part of this community for the rest of our lives and to build a home and property that we are proud of. That everyone that comes into our neighborhood will enjoy and admire.

We hope everyone concerned will agree with us and our concerns with safety and the quality of the finish product of our property and will agree that the 2 separate driveways is the best course of action for our property.

Both Me and Denise want to thank you for your time and we both look forward to becoming part of the Williams Bay community.

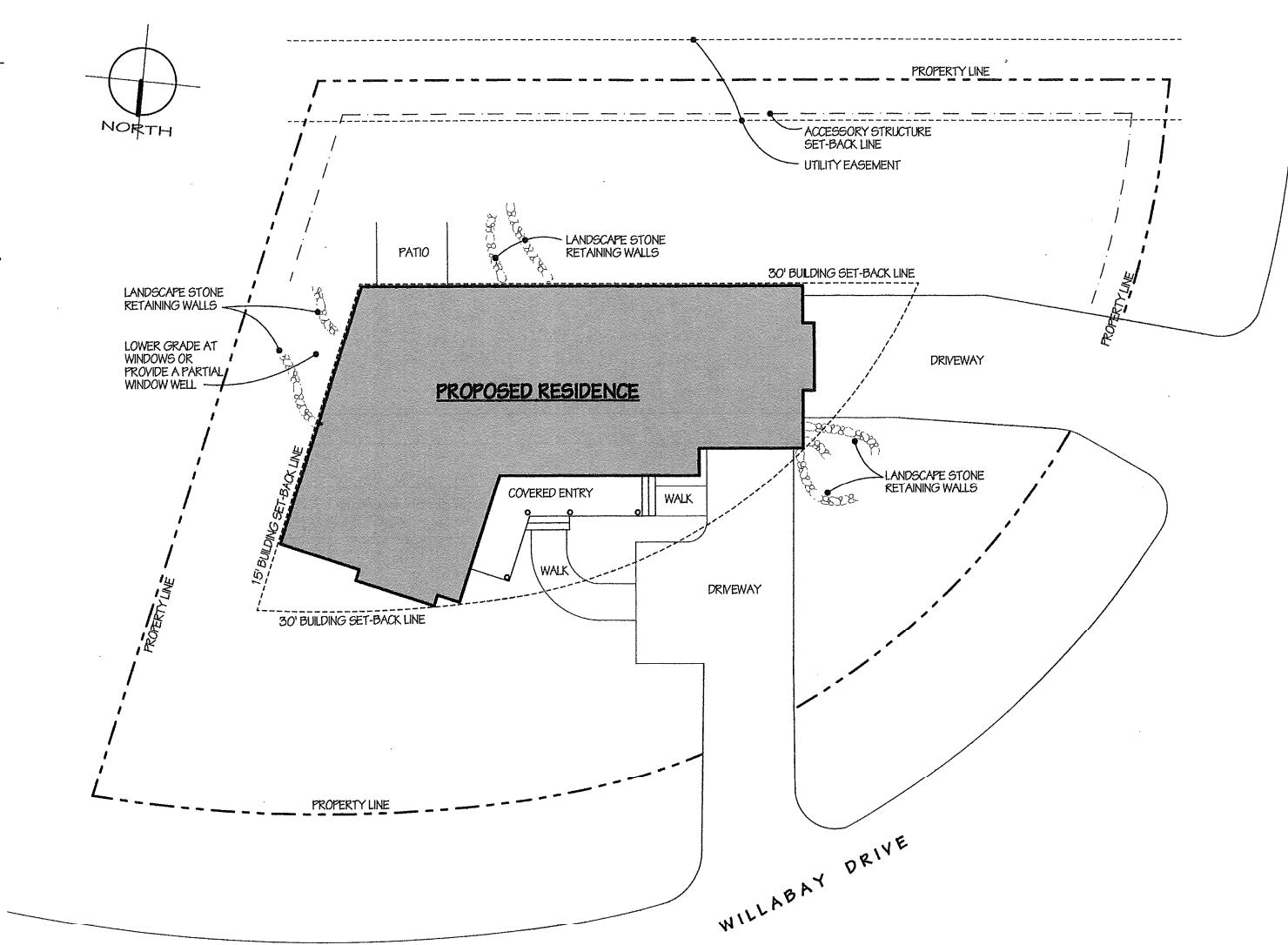
Thank you. Jim Tostrud

AREA BREAKDOWN

LIVING AREA
 FIRST FLOOR 1,969 S.F.
 LOWER LEVEL 1,113 S.F.
 TOTAL LIVING AREA 3,082 E.F.

GARAGE
 FIRST FLOOR 388 S.F.
 LOWER LEVEL 691 S.F.
 TOTAL GARAGE AREA 1,079 S.F.

MECHANICAL SPACE 541 S.F.
 SCREEN PORCH 180 S.F.
 COVERED PORCH 211 S.F.



SITE PLAN
 1/16" = 1'-0"

WYDEVEN ARCHITECTS
 7467 W. GALE STREET, SUITE 303
 WILKINSON, WISCONSIN 53213
 Phone: 414-614-6177 Email: Bruce@wydevenarchitects.com

© COPYRIGHT 2013
 WYDEVEN ARCHITECTS LLC
 ALL RIGHTS RESERVED

TOSTRUD-MACDONALD RESIDENCE
 WILLIAMS BAY, WISCONSIN 53191

PROJ. NO.
 2312

DATE
 12-21-23

SHEET

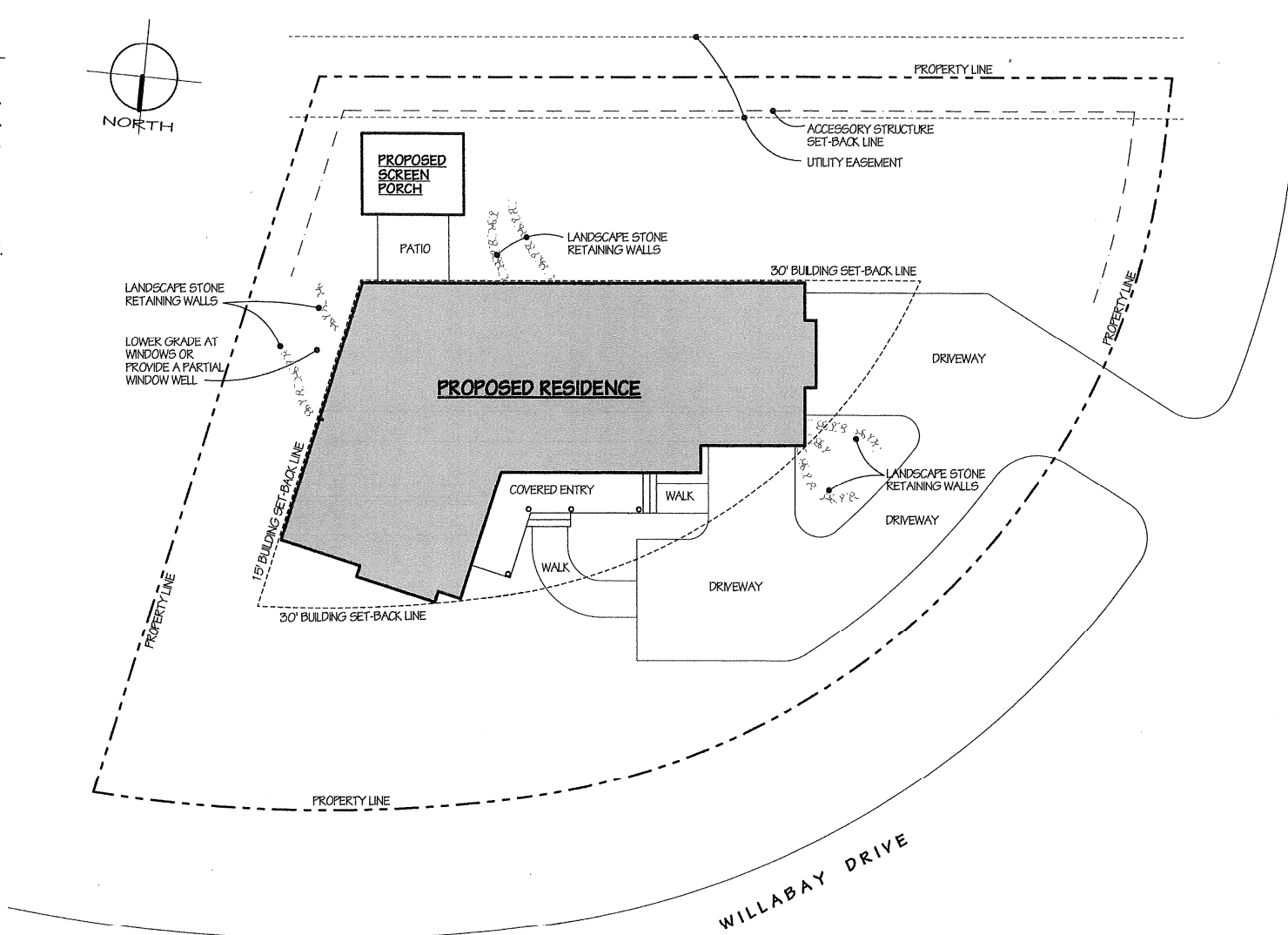
A-4

AREA BREAKDOWN

LIVING AREA
 FIRST FLOOR 1,969 S.F.
 LOWER LEVEL 1,113 S.F.
 TOTAL LIVING AREA 3,082 S.F.

GARAGE
 FIRST FLOOR 388 S.F.
 LOWER LEVEL 691 S.F.
 TOTAL GARAGE AREA 1,079 S.F.

MECHANICAL SPACE 541 S.F.
 SCREEN PORCH 180 S.F.
 COVERED PORCH 211 S.F.



SITE PLAN
 1/16" = 1'-0"

WYDEVEN
ARCHITECTS
 766 W. STATE ST. SUITE 103
 WILKES BARRE, PA 18250
 Phone: 414-614-4677 Email: Bruce@wydevenarchitects.com

© COPYRIGHT 2023
 WYDEVEN
 ARCHITECTS LLC
 ALL RIGHTS RESERVED

TOSTRUD-MACDONALD RESIDENCE
 WILLIAMS BAY, WISCONSIN 53191

PROJ. NO.
 2312

DATE
 12-21-23

SHEET

A-4



VILLAGE OF WILLIAMS BAY
Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
March 11, 2025

March 4, 2025

APPLICANT: Dancing Dudes, LLC (Owner), Attorney Christina Green (Agent)

TAX KEY: WOP 00088

STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191

Applicant requests a recommendation to the Village Board for a condominium plat for ownership purposes and will consist of 6 separately conveyable commercial units.

Based on the application, the applicant has met all the requirements of Section 375-0308 Condominium Plats and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

SWEET & MAIER, S.C.
ATTORNEYS AND COUNSELORS AT LAW

Lowell E. Sweet
Retired
John L. Maier, Jr.
Retired

Christina M. Green*
Patrick S. DeMoon, III*

**Licensed in WI & IL*

February 11, 2025

VIA HAND DELIVERY

Ms. Bonnie Schaeffer, Zoning Administrator
Village of Williams Bay
PO Box 580
250 Williams Street
Williams Bay, WI 53191

RECEIVED

FEB 11 2025

By: Village of Williams Bay

RE: Condominium Plat Approval – One Geneva Condominium
Property Owner: Dancing Dudes, LLC
Parcel: WOP 00088
Village of Williams Bay, Walworth County
Physical Address: 77 N. Walworth Street

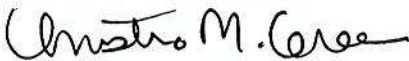
Dear Bonnie,

Enclosed please find a condominium plat application packet along with seventeen (17) copies and two checks totalling \$160.00 for the application fee. We respectfully request to placed on the March 11, 2025 plan commission agenda followed by the March 17, 2025 board agenda.

Thank you in advance for your assistance with this matter. In the meantime, should you have any questions regarding this submittal or need anything further, please feel free to reach out.

Very truly yours,

SWEET & MAIER, S.C.



Christina M. Green
State Bar No. 1025088
cgreen@wisclaw.com

cc: Dawn Marie Mancuso (via electronic mail)
Jennifer Veith (via electronic mail)



Planning Request Application Village of Williams Bay

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

Request:

Please check all that apply.

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

Date application was received:

Fee Paid:

Physical Address of Site: 77 N. WALWORTH, WILLIAMS BAY, WI

Tax Parcel Number: WOP 00088

Project or Development Name: ONE GENEVA CONDOMINIUM

Applicant

Name: DANCING DUDES, LLC
 Mailing Address: PO BOX 1352
WILLIAMS BAY, WI 53191
 eMail: DMMANCUSO@ICLOUD.COM | JEN.VEITH0829@GMAIL.COM
 Phone: 262-215-0616 | 262-325-8685

Owner of Site

Name: DANCING DUDES, LLC
 Mailing Address: PO BOX 1352
WILLIAMS BAY, WI 53191
 eMail: _____
 Phone: _____

Legal Representative

Name: CHRISTINA M. GREEN, SWEET & MAIER, S.C.
 Mailing Address: 114 N. CHURCH ST.
ELKHORN, WI 53121
 eMail: CGREEN@WISCLAW.COM
 Phone: 262-723-5480

Architect, Engineer, Contractor

Name: KRISTIN BELONGIA, BATTERMAN
 Mailing Address: 1040 N. WISCONSIN ST.
ELKHORN, WI 53121
 eMail: KBELONGIA@RHBATTERMAN.COM
 Phone: 262-379-2250

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

SEE ATTACHED

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

Current Zoning of Site: VC - VILLAGE CENTER **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: VC - VILLAGE CENTER

Proposed type of structure of use: SEE ATTACHED

Proposed use of structure or site: SEE ATTACHED

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):

SEE ATTACHED

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

Future Land Use Map 5 of the Village of Williams Bay Comprehensive Plan adopted September 20, 2010 depicts subject property categorized as Village Center, which is consistent with the existing VC - Village Center zoning district property is to remain in.

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

SEE ATTACHED

Print Applicant's Name:

Dawn Marie Mancuso

Date:

2/7/25

Signature of Applicant:

Dawn Marie Mancuso

Print Applicant's Name:

Jennifer A Verth

Date:

2/7/25

Signature of Applicant:

Jennifer A Verth



VILLAGE OF WILLIAMS BAY

AGREEMENT TO REIMBURSE FOR PROFESSIONAL SERVICES

As a prerequisite for processing the application of Applicant, this Agreement must be signed and submitted by Applicant and, if different than Applicant, the Owner of the subject property at time of application. The terms of this Agreement shall be binding upon both the Applicant and the Owner.

1. The Village of Williams Bay (Village) shall authorize its professional staff, including but not limited to, the Village engineer, the Village attorney, the Village building inspector/zoning administrator, and any other professional the Village deems it necessary to retain, as well as its office staff and any other employee of the Village whose participation is deemed necessary by the Village, to assist the Village in reviewing the application and related documents submitted by Applicant. The type and amount of services provided shall be those deemed necessary and appropriate by the Village, its professional staff and office staff.

2. In consideration of the Village authorizing its professional staff, office staff and other personnel to perform the services set forth in paragraph 1, the Applicant agrees to reimburse the Village for engineering, legal, accounting or other professional expenses incurred by the Village for services performed by individuals in connection with the work described in paragraph 1 above. Further, the Applicant agrees to reimburse the Village for any extraordinary expenses incurred by the Village for services provided by its office staff in connection with the work identified in paragraph 1 above, as well as for any other expenses incurred by the Village in connection with the work identified in paragraph 1 above including, not limited to, inspection fees, postage, copies, office expense, mileage and publication expense.

3. The Village agrees to invoice the Applicant on a monthly basis for any costs which the Village incurs as described in paragraphs 1 and 2 above. Payment of each invoice by the Applicant shall be within 30 days of receipt of same. In the event timely payment of an invoice is not received by the Village, the amount owed on the invoice shall be applied against the property which is the subject of the application, and collected as a special charge pursuant to Wis. Stats. Sec. 66.0627.

77 N. WALWORTH; WOP 00088

Property Address and/or Parcel Number

PO BOX 1352, Williams Bay, WI 53191

Mailing Address (if different than property address)

DANCING DUDES, LLC

Applicant Name

Property Owner (if different than Applicant)

Dawn Marie Mancuso 2/4/2025
Applicant Signature and Date

Steve Helt 2/6/2025
Applicant Signature and Date

VILLAGE OF WILLIAMS BAY

Building Inspector/Zoning Administrator

Village Administrator

Date _____

Date _____

NARRATIVE

REQUEST FOR CONDOMINIUM PLAT APPROVAL
UNDER SECTION 375-0308 OF THE VILLAGE OF WILLIAMS BAY MUNICIPAL CODE

ONE GENEVA CONDOMINIUM
TAX PARCEL WOP 00088
77 N. WALWORTH AVE., WILLIAMS BAY, WI
DANCING DUDES LLC, OWNER/APPLICANT

Dancing Dudes, L.L.C. (“**Owner**”) is the owner of the property commonly known as tax parcel WOP 00088 (“**Property**”), which is a parcel of land located in the Village of Williams Bay (“**Village**”) consisting of approximately 0.312-acres (see “**Exhibit A**” depicting the Property together with separate tax parcel WOP 00090, which is not part of this request). The Property, which is zoned Village Center as well as designated as Village Center on the Future Land Use Map 5 in the Williams Bay Comprehensive Plan, is located on the corners of Geneva Street and Walworth Avenue.

Owner hereby requests simultaneous approval of the proposed preliminary and final Condominium Plat (“**Condo Plat**”) named One Geneva Condominium, to include six (6) separately conveyable units located within a single building as depicted in this submittal as “**Exhibit B**”. The Condo Plat provides for a mix of commercial uses consistent with Village Center zoning, such as a grocery store/deli, specialty food store, spa and salon services, and a fitness or yoga/wellness studio. Such uses fall under principal uses by right in Section 390-0218 of the Village’s municipal code as personal or professional service and indoor sales and service.

Owner is currently improving the prominent downtown Property, which has been vacant since at least 2005, through the construction of a new commercial building. Required infrastructure, including but not limited to streets, drainage, water, and sewer, are existing and no changes are being proposed as part of this application.

Owner recognizes a need for continued revitalization of the Village Center downtown setting by creating a place for business owners to establish themselves by way of ownership through this Condo Plat. Approval of this Condo Plat will result in the relocation and expansion of two well established local businesses and will allow for the establishment of two new businesses, for a total of four businesses at this one location.

The Condo Plat depicts fourteen (14) on-site parking stalls, while continuing to encourage pedestrian friendly exploration of other village center businesses through the nearby available on-street parking.

Per the Village of Williams Bay municipal code Section 375-0308, the Condo Plat shall be reviewed in the same manner as a subdivision plat and specifically include requirements as detailed in Section 375-0303. When such requirements are not applicable, it is understood that an exception

or waiver can be requested. A ¾ vote of the Plan Commission shall be required to grant any exceptions or waivers to Section 375-0303. The following sets forth the Village requirements under Section 375-0303, followed by the Owner response.

1. Name of the proposed subdivision or condominium plat.

One Geneva Condominium

2. Name, address and telephone number of the owner, subdivider or condominium developer, engineer, land surveyor and land planner.

Owner and Condominium Developer: Dancing Dudes, LLC. PO Box 1352, Williams Bay, WI 53191 262-215-0616

Land Surveyor: Batterman, 2857 S. Bartells Dr., Beloit, WI 53511 608-365-4464

Engineer: Not applicable

3. Date, graphic scale, and North arrow.

See Exhibit B

4. Location of the proposed subdivision or condominium plat by government lot, quarter section, township, range and county.

See Exhibit B, Legal Description – Declared Area

5. Location map showing the relationship between the preliminary plat and surrounding area.

See attached Locational Map

6. Proposed number of lots, number of dwelling units if different, and land use types.

The proposed Condo Plat will not create any new parcels. The Condo Plat is being proposed for ownership purposes within the commercial structure being constructed at 77 N. Walworth and will consist of six (6) separate commercial units. No dwelling units are being proposed. Proposed land use types will conform with the land uses described in Section 390-0218, VC Village Center District.

7. A vicinity sketch or small-scale drawing of the section or government subdivision or condominium plat of the section in which the subdivision or condominium plat lies, with its approximate location indicated.

See Exhibit A, Exhibit B, and Locational Map

8. Contours at verticals of not more than two feet.

See Contour Map

9. A scaled drawing of the exterior boundaries of the proposed subdivision or condominium plat referenced to a corner established by the U.S. Public Land Survey, and the total acreage encompassed thereby.

See Exhibit B. The total acreage of the Condo Plat is 0.3120 acres.

10. Location of existing property lines, buildings, drives, streams and watercourses, dry runs, lakes, marshes, wetlands, floodplains, shoreland zoning areas, rock outcrops, wooded areas (including individual trees with a diameter at breast height of six inches or more), environmental corridors, and other similar significant features within the parcel being subdivided.

See Exhibit B for existing property lines, buildings and drives. No streams, watercourses, floodplains, shoreland zoning areas, rock outcrops, wooded areas, environmental corridors, or other similar significant features exist on the Property. See WI DNR Surface Water Data Map.

11. Location; right-of-way width; and names of any easements or rights-of-way for existing streets, alleys, or other public ways; and railroads and utilities within or adjacent to the proposed subdivision or condominium plat.

Property is a corner lot adjacent to W. Geneva and N. Walworth. An existing access Easement (Doc. 1082728) is depicted on Exhibit B which allows residents of adjacent apartments to access their parking area. There are no railroads within or adjacent to the proposed Condo Plat. Utilities are existing and depicted on page 1 of Exhibit B,

12. Type and width of any adjacent existing street pavements, together with any legally established center line elevations for streets located outside the Village limits.

The existing adjacent street right-of-ways are 66' in width. However, Owner was unable to obtain the width of the pavement as it pertains to adjacent existing W. Geneva and N. Walworth. A request for an exception or waiver to this requirement is being requested.

13. Water elevations of adjoining lakes, streams, or drainageways at the date of the survey, and known or determined high- and low-water elevations and boundaries of the 100-year flood-fringe, floodway, and/or general floodplain.

There are no adjoining lakes, streams, or drainageways to the Property. See 100-year Floodplain & Overlay Map. No 100-year flood zone was depicted on the Property. There is no FEMA flood plain affecting this site.

14. Subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater table. Where a subdivider or condominium developer's subsoil investigation indicates potential for groundwater less than 10 feet from the proposed

street center-line elevation, the subdivider or condominium developer shall so note on the face of the plat and indicate the lots affected.

See Soils Map. The soil composition, according to the Walworth County Soil Survey Area 2020 Map available on the GIS, depicts the majority of the parcel comprised of Kendall silt loam (K1A, 1 to 3 percent slopes) and a small portion of Miami Loam (MwC2, 6 to 12% slope). The action of approving unit ownership through this Condo Plat will have no effect on soil composition of the Property.

Construction of the building has previously been approved and the building construction is almost complete. Therefore, no new soil tests have been completed for purposes of the Condo Plat. *A request for an exception or waiver to this requirement is being requested.*

- 15. Location, size, and invert elevation of any existing sanitary and storm sewers, culverts, or drain pipes, and the location and size of any existing water and gas mains on or adjacent to the plat and proposed for use in the development. If sewers and water mains are not present on or adjacent to the preliminary plat, the distance to and the size of those nearest and the invert elevations of sewers shall be indicated.**

All sanitary and storm sewers, water and gas mains, culverts, drain pipes and hook-up locations have been previously reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

- 16. Location of private wells and electric infrastructure.**

No private wells are proposed. Owner will utilize existing sanitary sewer. All electric has been previously reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

- 17. Locations of filling and grading.**

Filling and grading have been reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

- 18. Location and names of adjacent subdivision or condominium plat, parks, and cemeteries.**

See Adjacent Subd/CSM/Condo Map, as well as Neraby Parks Map. The Property itself exists in the original plat of record of the Village. To the south of the Property is Bay Shore Resort Condominiums, as well as CSM 1734, however neither of these are adjacent to the Condo Plat. A Village owned park is existing three properties over to the east, along the shore of Geneva Lake.

- 19. Names and addresses of adjacent property owners.**

See Adjacent Property Owners. The Property is a corner parcel. The north property line is adjacent to W. Geneva. The west property line is adjacent to N. Walworth. The south

property line is adjacent to tax parcel WOP 00090, owned by the Owner of this request, Dancing Dudes, LLC. The east property line is adjacent to tax parcel WOP 00087, owned by Stephen J. Panzarella and Jacquelin A. Panzarella, 1 Walnut Lane, South Barrington, IL 60010.

20. Existing land use and zoning within 300 feet of the proposed subdivision or condominium plat.

See Area Uses Map. The Property is located in a prominent downtown location surrounded by a mix of uses such as a fire station, park, restaurants, and professional services.

21. Location, width, and names of all proposed streets and walkways.

See Exhibit B. No new streets are being proposed. Existing sidewalks will remain. Walkways to the building itself are depicted on page 1 of Exhibit B.

22. Layout and scale dimensions of all lots and proposed lot and block numbers.

The proposed Condo Plat will be located on an existing parcel of land. No new lots are being proposed as part of this request.

23. Draft of proposed covenants (if any) to be imposed.

See attached Declaration of Condominium (“**Condo Declaration**”). A draft document of the private covenants is being submitted as part of this request to show that the Village will not be party to anything being proposed.

24. Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, greenways, or other public uses.

No sites are to be reserved or dedicated as part of this request.

25. Location and approximate dimensions of any sites reserved for the private use of subdivision or condominium plat residents and the conditions and terms of all applicable deed restrictions applying to these sites.

The common areas for the condominium plat unit owners are depicted on the Condo Plat. The conditions and terms for their use are set forth in the Condo Declaration.

26. Location and approximate dimensions of any sites that are to be used for group developments or planned developments as defined in §§ 390-0821C and 390-0709 of Chapter 390, Zoning, respectively.

None.

27. Plans showing the proposed locations for streets, walkways, drainageways, and public easements, including extensions for reasonable distance beyond the limits of the proposed subdivision or condominium plat when requested.

See Exhibit B

28. After consultation with Village staff, proposed street tree type, location, and size.

Not applicable to this request.

29. After consultation with Village staff, proposed sanitary sewer, water, and stormwater facilities type, location, and size. The submittal shall specifically address in a supplemental memo how the proposed sanitary sewer system maximizes the area served by gravity flow or otherwise optimizes gravity service.

The Condo Plat will make use of the existing village utilities available to them, as was reviewed and approved as part of the construction of the commercial building. No alterations are being proposed as part of the Condo Plat.

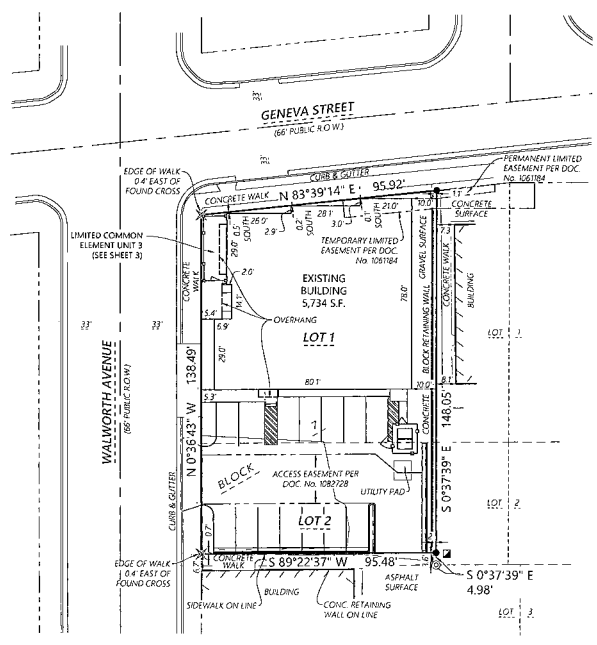
30. Proposed building setback lines.

Building setbacks have been reviewed and approved as part of the construction of the commercial building. No alterations are proposed as part of the Condo Plat.

The Condo Plat is for the purpose of creating six (6) separately conveyable commercial condominium units located within and appurtenant to a creating previously approved for and currently under construction building, located on an existing Property in the Village Center zoning district. The Condo Plat will not add undue stress to the utilities of the Village, rather it will improve a visually prominent location that has been left unused for the past twenty years by allowing the expansion of existing well-established local businesses and the introduction of new businesses to the area. For this reason, the Owner respectfully requests approval of the proposed Condo Plat.

EXHIBIT
B

ONE GENEVA CONDOMINIUM
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



- LEGEND**
- Iron Rebar Set
3/4" x 24" x 1.5 lbs./ft.
 - ⊙ 1 1/2" Iron Pipe Found
 - X Cut Cross Found
 - XXXXXX Record Information
 - Existing Boundary Line
 - - - Existing Easement Line
 - - - Existing Right-of-Way
 - - - Existing Adjacent Property
 - - - Existing Centerline
 - ⊕ Existing Utility Pole
 - ⊙ Existing Guy Wire
 - ⊖ Existing Guardrail
 - L.C.E. Limited Common Element

LEGAL DESCRIPTION - DECLARED AREA

PARCEL 1
A PART OF LOTS 1 AND 2, BLOCK 7, ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
THE WEST 125 FEET OF LOT 2 IN BLOCK 7, IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.
ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, THENCE EAST ALONG THE SOUTH LINE OF GENEVA STREET 125.8 FEET TO THE LINE BETWEEN THE TOWNSHIPS OF LINN AND WALWORTH, THENCE SOUTH ALONG THE SAID TOWNSHIP TO THE SOUTH LINE OF LOT 1, THENCE WEST TO THE WEST LINE OF SAID LOT 1, AND THENCE NORTH TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 WHERE THE EAST LINE OF TOWNSHIP 1 NORTH RANGE 18 EAST CROSSES SAID NORTH LINE OF SAID LOT 1, RUNNING THENCE SOUTH TO THE SOUTH LINE OF LOT 2, THENCE WEST ALONG THE SOUTH LINE OF LOT 2, 30 FEET, THENCE NORTH TO GENEVA STREET, THENCE EAST TO THE PLACE OF BEGINNING.
FURTHER EXCEPTING VOLUME 641 OF RECORDS ON PAGE 411, THE SOUTH 5 FEET OF THE WEST 95 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE, THE EAST LINE OF WALWORTH AVENUE BEARING N 0°36'43" W.

UNIT SUMMARY (ALL FLOORS COMBINED)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
UNIT 3:	3,070 S.F.
L.C.E. UNIT 3:	1,047 S.F.
UNIT 4:	1,625 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,890 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT (COMMON):	2,713 S.F.
COMMON ELEMENT (STAIR):	749 S.F.

EASEMENTS AFFECTING SURVEYED PARCEL

- PERMANENT LIMBED EASEMENT TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DATED MARCH 15, 2022 AND RECORDED MAY 4, 2022 AS DOCUMENT NO. 105184.
- TERMS AND CONDITIONS OF EASEMENT AGREEMENT DATED JULY 12, 2023 AND RECORDED AUGUST 11, 2023 AS DOCUMENT NO. 1068728.

NOTES

- THE LEGAL DESCRIPTION OF RECORD AND EASEMENTS AFFECTING SURVEYED PARCEL AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVIVOR BY SOUTHEAST TITLE, LLC, AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER: S24050890, EFFECTIVE DATE: JULY 12, 2024 AT 7:44 AM.
- SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- BUILDING SHOWN ON SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE BUILDING WAS LOCATED AT ITS BUILT FOUNDATION AS OF THE DATE OF FIELD WORK ON THIS SURVEY.
- SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE OVERHANGS, PATIO, WALKS, DRIVE AND PARKING SHOWN HEREON IS FROM PROPOSED PLANS PROVIDED TO SURVIVOR AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.
- DECLARED AREA = 13,680 SQUARE FEET (0.314 ACRES).
- THIS SURVEY IS A RETRACTION OF A PLAT OF SURVEY BY FARRIS, HANSEN & ASSOCIATES, INC. DATED APRIL 2, 2021.
- SEE SHEETS 2 THROUGH 4 FOR DETAILED UNIT AND LIMITED COMMON ELEMENT LOCATIONS AND AREAS WITHIN THE EXISTING BUILDING.
- AREAS NOT DESIGNATED AS EXISTING BUILDING (UNITS) OR LIMITED COMMON ELEMENTS ARE TO BE COMMON ELEMENT TO ALL UNITS.

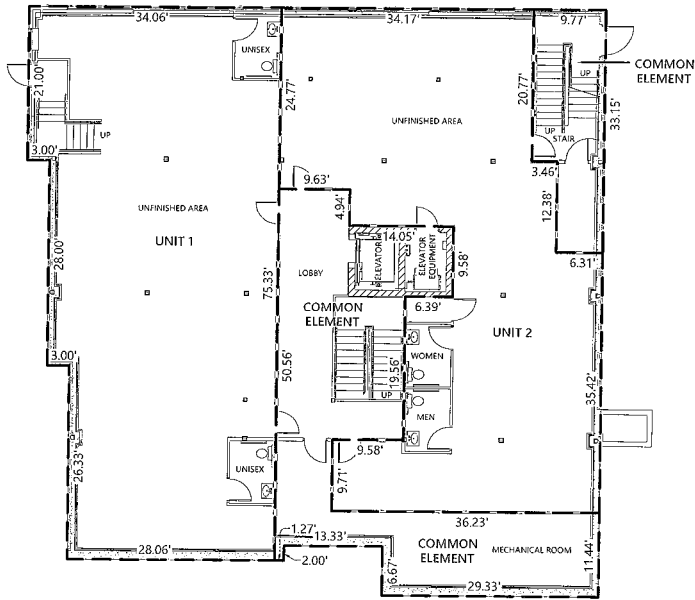
State of Wisconsin } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that this Condominium Plat is a correct representation of the condominium described (taken from plans furnished to me and actual field measurements) and the identification and location of each unit and the common elements can be determined from the plat.
Given under my hand and seal at Elkhorn, Wisconsin this 3rd day of February, 2025
Last day of field work December 30th, 2024



Batterman
SURVEYING & CONSULTING, LLC
1100 E. WISCONSIN AVENUE, SUITE 100
WILLIAMS BAY, WI 53191
TEL: 262.345.4444 | WWW.BATTERMAN.COM

ORDER NO: 35333
PROJECT NO: 220723333
DATE: 02/03/2025
SCALE: AS SHOWN
SHEET NO: 1 OF 4

ONE GENEVA CONDOMINIUM
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LOWER LEVEL FLOOR PLAN

NOTES:
BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

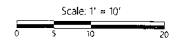
ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.
SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (LOWER LEVEL FLOOR PLAN)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
COMMON ELEMENT (LOBBY):	1,095 S.F.
COMMON ELEMENT (STAIR):	281 S.F.

LEGEND

- Unit / L.C.E. Boundary
- - - Limited Common Element



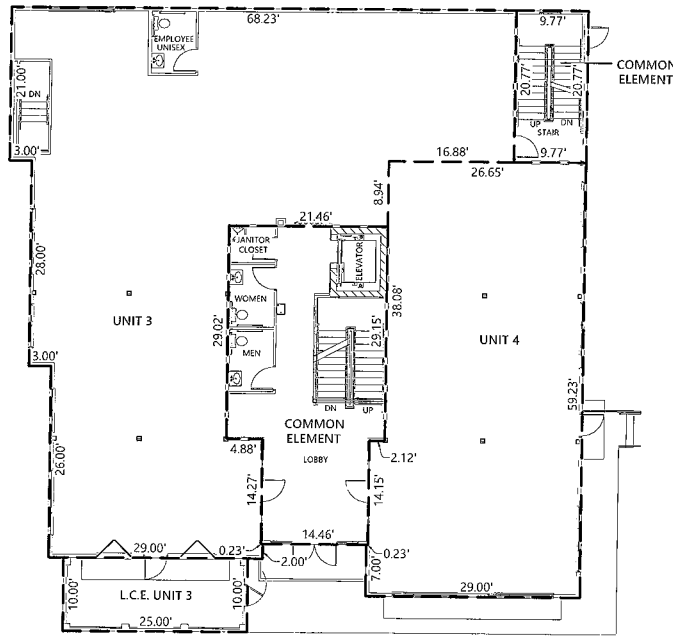
Batterman
ARCHITECTS, INC.
1801 TOWNSEND AVENUE
WILLIAMS BAY, WI 53191
608.385.4461 | www.batterman.com

PROGRAM
DANCING GUIDES, LLC
POB 1352
WILLIAMS BAY, WI 53191

ORDER NO: 38333
DATE: 08/14/2017
PROJECT NO: 17000000000000000000

2 OF 4

ONE GENEVA CONDOMINIUM
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



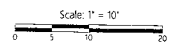
FIRST FLOOR PLAN

NOTES:
BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAN AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAN.
THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAN SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.
ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.
SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (FIRST FLOOR PLAN)

UNIT 3	3,070 S.F.
L.C.E. UNIT 3:	250 S.F.
UNIT 4	1,625 S.F.
COMMON ELEMENT: (LOBBY)	829 S.F.
COMMON ELEMENT: (STAIR)	208 S.F.

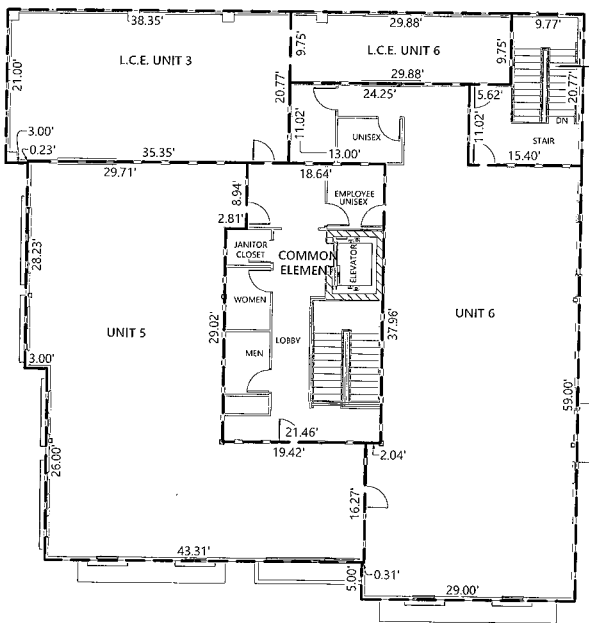
LEGEND
 - - - Unit / L.C.E. Boundary
 L.C.E. Limited Common Element



Batterman
 ARCHITECT
 1801 ILLINOIS JANSVILLE
 JANSVILLE, WI 53151
 800.355.4461 | www.battermanwi.com

ORDERING: 30333
 DRAWING: 10000
 DATE: 10/14/2020
 SHEET: 3 OF 4

ONE GENEVA CONDOMINIUM
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



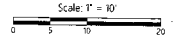
SECOND FLOOR PLAN


NOTES:
BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAN AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAN.
THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE CONDOMINIUM PLAN SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.
ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.
SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE UNITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (SECOND FLOOR PLAN)

L.C.E. UNIT 3:	797 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,890 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT (LOBBY):	789 S.F.
COMMON ELEMENT (STAIR):	265 S.F.

LEGEND
 - - - Unit / L.C.E. Boundary
 L.C.E. Limited Common Element

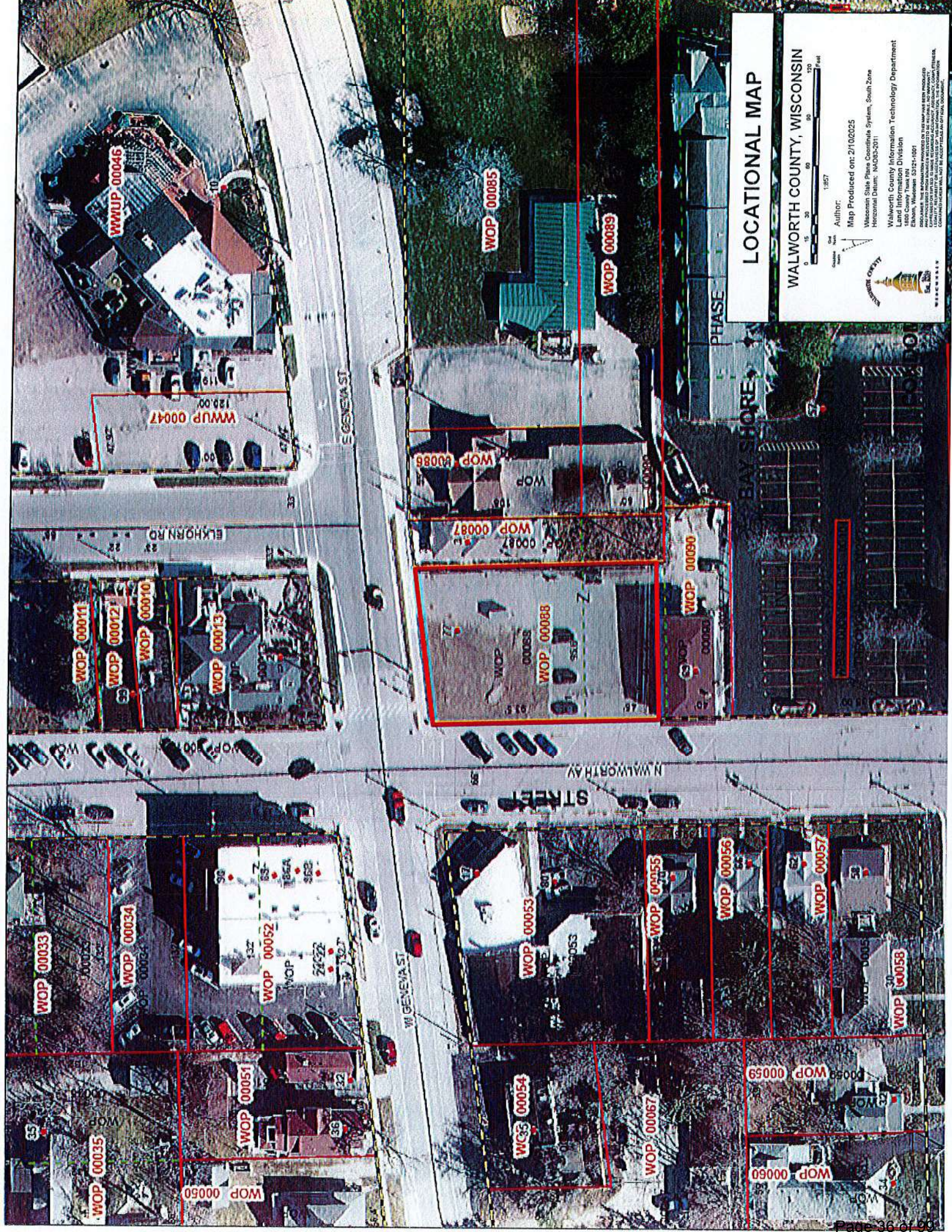




Batterman
ARCHITECTS, INC.
2057 S. JEFFERSON DR., SUITE 100
MILWAUKEE, WI 53207
(414) 353-7700
www.batterman.com

ORDER NO. 15233
PROJECT NO. 15233
DRAWING NO. 15233-01
DATE: 02/03/15

4 OF 4



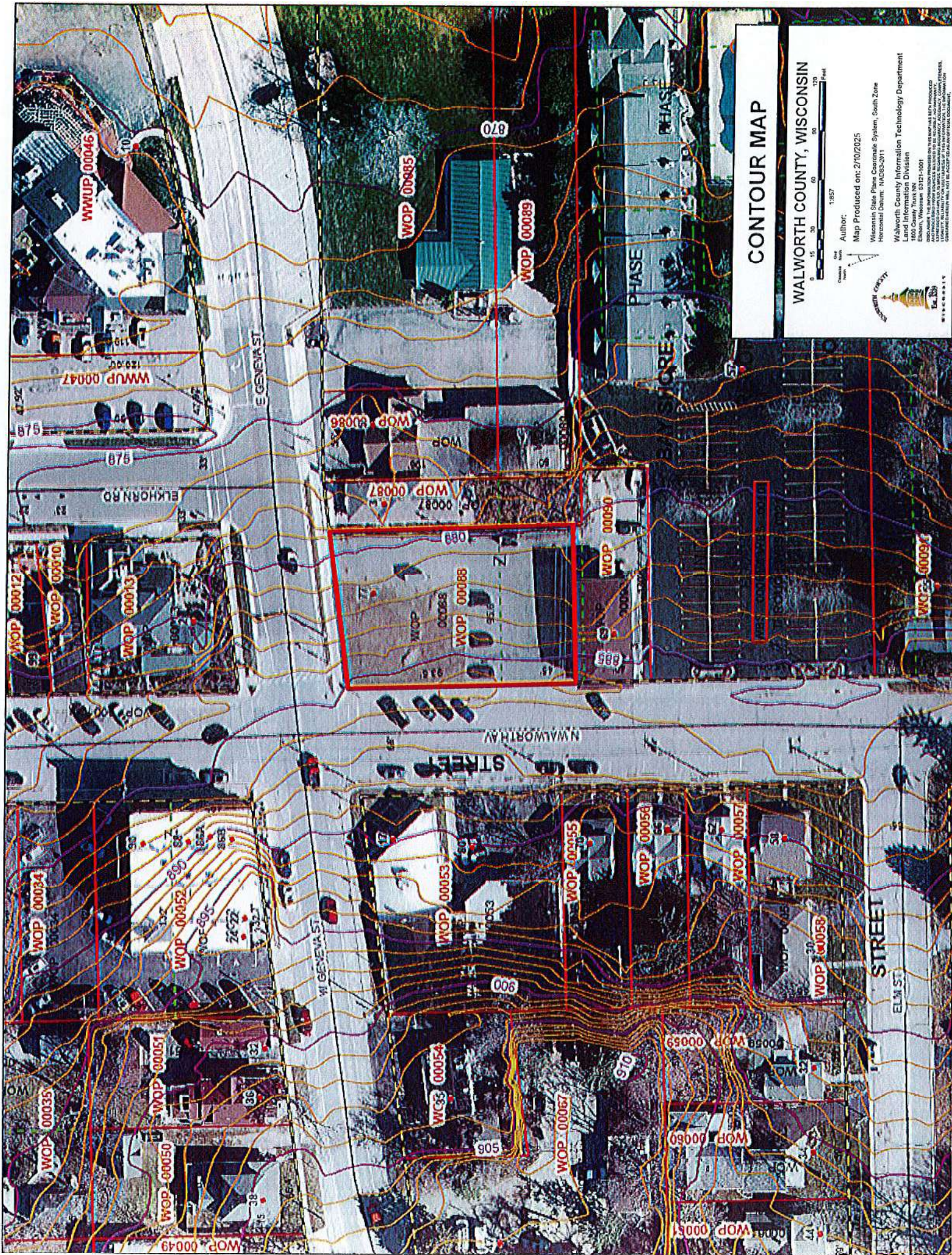
LOCAL MAP

WALWORTH COUNTY, WISCONSIN

Author:
 Map Produced on: 2/10/2025
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
 Local Map Division
 1800 County Trunk Rd
 Elkhorn, Wisconsin 53121-1001

INFORMATION PROVIDED BY THIS MAP HAS BEEN PRODUCED
 FROM AERIAL PHOTOGRAPHS AND IS NOT A SURVEY.
 LOCALITY INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.
 COORDINATE VALUES WILL NOT BE ACCEPTABLE AS OF THIS DOCUMENT.



CONTOUR MAP

WALWORTH COUNTY, WISCONSIN

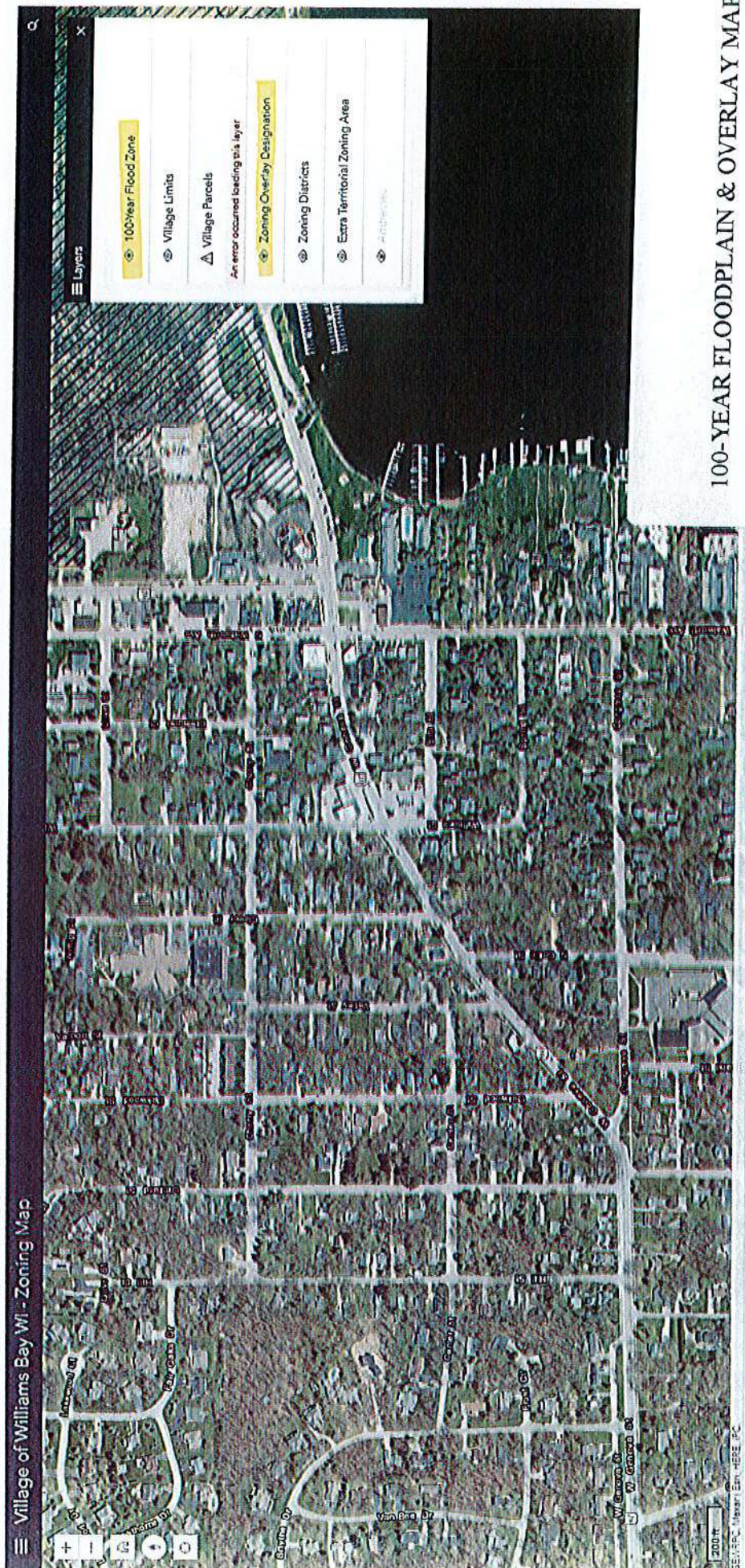
Map Produced on: 2/10/2025
Author:
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83/2011

Walworth County Information Technology Department
Land Information Division
Elkhorn, Wisconsin 53121-1001

Disclaimer: The information presented on this map was derived from the Walworth County Information Technology Department's Geographic Information System (GIS) data. The information is provided "AS IS" and is not intended to be used for any purpose other than that for which it was originally intended. The user assumes all liability for any use of this information.

Scale: 1:857

0 15 30 60 90 120 150 Feet



100-YEAR FLOODPLAIN & OVERLAY MAP



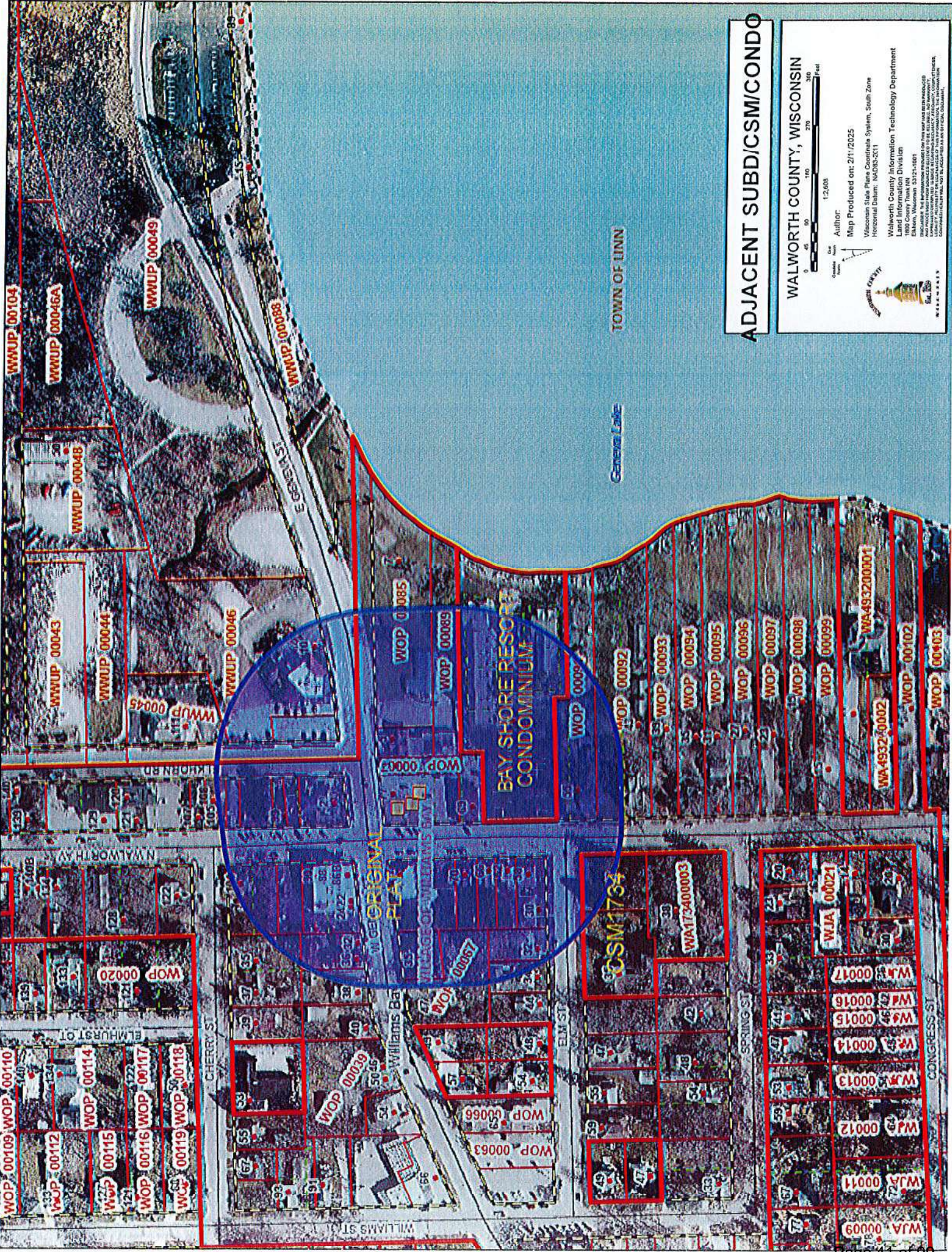
SOILS MAP

WALWORTH COUNTY, WISCONSIN

Author: 1:1,714
Map Produced on: 2/10/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division
Elsauw, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED FROM DATA SOURCES THAT ARE NOT GUARANTEED TO BE ACCURATE. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP. THE USER SHALL INDEMNIFY AND HOLD THE COUNTY OF WALWORTH HARMLESS FROM ANY AND ALL SUCH DAMAGES.



ADJACENT SUBD/CSM/CONDO

WALWORTH COUNTY, WISCONSIN

Scale: 1:2,000

0 45 90 180 270 360 Feet

Author: Walworth County Information Technology Department
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83-2011
 Vertical Datum: NAD83-2011
 1800 County Trunk
 Elkhart, Wisconsin 53124-1001

Map Produced on: 2/11/2025

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP WAS DERIVED FROM AERIAL PHOTOGRAPHY AND FIELD SURVEY DATA. WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION PROVIDED. WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

Walworth County Information Technology Department
 Information Systems Division
 1800 County Trunk
 Elkhart, Wisconsin 53124-1001



NEARBY PARKS

WALWORTH COUNTY, WISCONSIN



Author:
Map Produced on: 2/11/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

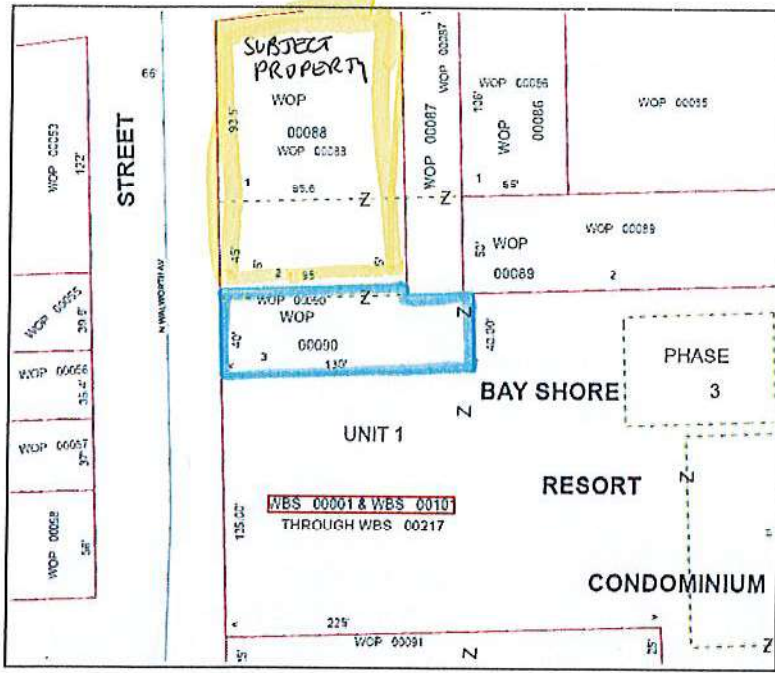
Walworth County Information Technology Department
Information Division
1800 Collins, Walworth, Wisconsin 53121-1001
REGISTRATION INFORMATION PROVIDED BY THIS MAP HAS BEEN PROVIDED
BY THE WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT.
CONTRIBUTORS WILL NOT BE ACCEPTED FOR ANY OTHER LIABILITY.





Walworth Cou Land Informator

ADJACENT PROPERTY OWNERS



Property Details

Municipality: VILLAGE OF WILLIAMS BAY
 Parcel Number: **WOP 00090**
 School District: 6482-WILLIAMS BAY SCHO
 Zoning District:

Owner Information

Owner Name: **DANCING DUDES LLC**
 Owner Name 2:
 Mailing Address: **PO BOX 1352**

WILLIAMS BAY WI, 53191

2024 Valuation Information

Land: \$37,500.00
 Improvements: \$435,200.00
 Total: \$472,700.00
 Acres: 0.1190
 Fair Market Value: \$656,400.00
 Assessment Ratio: 0.7201260140
 Mill Rate: 0.0120998600

Tax Information

First Dollar Credit: \$40.98
 Special Assessment: \$0.00
 Delinquent Utility Charge: \$0.00
 Managed Forest Land Taxes: \$0.00
 Total Billed: \$5,678.62
 Net Tax: \$5,678.62

School Credit: \$738.37
 Lottery Credit: \$0.00
 Special Charges: \$0.00
 Private Forest Crop Taxes: \$0.00
 Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

GATEWAY TECHNICAL \$368.27
 WALWORTH COUNTY \$1510.42
 VILLAGE OF WILLIAMS BAY \$1623.31
 WILLIAMS BAY SCHOOL DISTRICT \$2217.60
 WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: Joanne Laufenberg (D7)
 State Representative: Tyler August (R) (Wisconsin's 32nd Assembly District)
 State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
 US Representative: Bryan Steil (R) (Wisconsin's 1st District)
 US Senator: Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
KIA	KENDALL SILT LOAM, 1 TO 3 PERCENT SLOPES	0.1139
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0164

Property Address

69 N WALWORTH AV WILLIAMS BAY

Legal Description

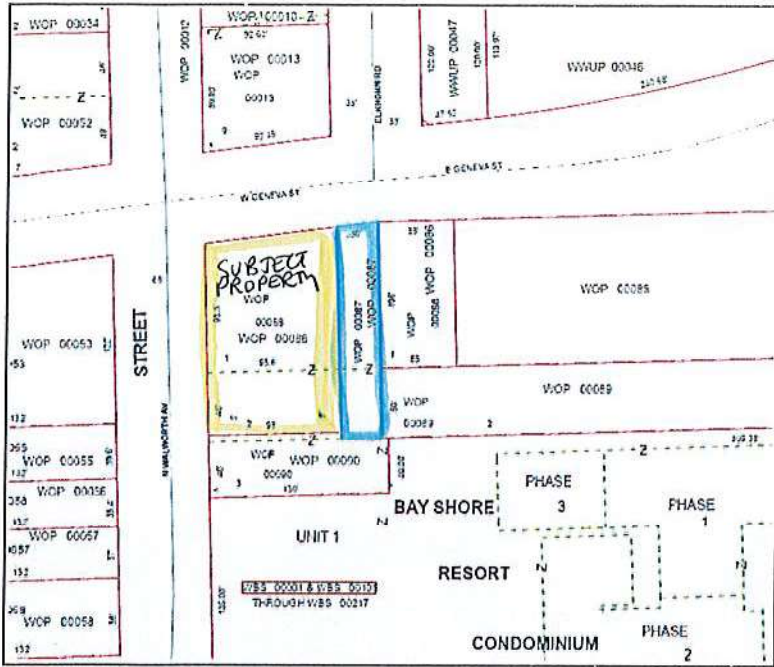
S 5' OF W 95' LOT 2 BLK 7 & W 130' OF N 40' LOT 3 BLK 7 ORIGINAL PLAT
 VILLAGE OF WILLIAMS BAY

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



Walworth County, WI Land Information Division



Property Details

Municipality: VILLAGE OF WILLIAMS BAY
 Parcel Number: **WOP 00087**
 School District: 6482-WILLIAMS BAY SCHOOL DISTR
 Zoning District:

Owner Information

Owner Name: **STEPHEN J PANZARELLA**
 Owner Name 2: **JACQUELIN A PANZARELLA**
 Mailing Address: **1 WALNUT LN**

SOUTH BARRINGTON IL, 600100000

2024 Valuation Information

Land: \$34,500.00
 Improvements: \$166,500.00
 Total: \$201,000.00
 Acres: 0.0980
 Fair Market Value: \$279,100.00
 Assessment Ratio: 0.7201260140
 Mill Rate: 0.0120998600

Tax Information

First Dollar Credit: \$40.98	School Credit: \$313.97
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$2,391.10	Woodland Tax Law Taxes: \$0.00
Net Tax: \$2,391.10	

Tax Jurisdictions

GATEWAY TECHNICAL \$156.60
 WALWORTH COUNTY \$642.26
 VILLAGE OF WILLIAMS BAY \$690.26
 WILLIAMS BAY SCHOOL DISTRICT \$942.96
 WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: Joanne Laufenberg (D7)
 State Representative: Tyler August (R) (Wisconsin's 32nd Assembly District)
 State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
 US Representative: Bryan Steil (R) (Wisconsin's 1st District)
 US Senator: Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
KIA	KENDALL SILT LOAM, 1 TO 3 PERCENT SLOPES	0.1048

Property Address

3 E GENEVA ST WILLIAMS BAY

Legal Description

E 30' OF W 125.6' LOT 1 BLK 7 & E 30' OF W 125' LOT 2 BLK 7 ORIGINAL PLAT
 VILLAGE OF WILLIAMS BAY

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



AREA USES MAP

Document No.

**DECLARATION OF
CONDOMINIUM**

This document was drafted by and should be returned after recording to:
Atty. Christina M. Green
Sweet & Maier, S.C.
114 N. Church Street
Elkhorn, Wisconsin 53121

WOP 00088
Parcel Numbers:

DECLARATION OF CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this "Declaration"), is made this _____ day of _____, 2025, by Dancing Dudes, L.L.C. (the "Declarant").

ARTICLE I

DECLARATION

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Wis. Stat. ch. 703 (the "Condominium Ownership Act").

ARTICLE II

NAME; DESCRIPTION OF PROPERTY

2.01. Name. The name of the condominium created by this Declaration (the "Condominium") is "One Geneva Condominium".

2.02. Legal Description. The land comprising the Property (the "Land") is located in the Village of Williams Bay (the "Village"), County of Walworth (the "County"), State of Wisconsin, and is legally described on Exhibit A attached hereto and made a part hereof.

2.03. Address. The address of the Condominium is 77 N. Walworth Avenue, Williams Bay, Wisconsin 53191.

ARTICLE III

DESCRIPTION OF UNITS

3.01. Identification of Units. The Condominium shall initially consist of six (6) units (individually a "Unit" and collectively the "Units") located in the building (the "Building") identified on the condominium plat attached hereto as Exhibit B and made a part hereof (the "Condominium Plat"), together with the Common Elements as described in Article IV, whether constructed or not yet constructed. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit to the extent required under Wis. Stat. § 703.365(4), the provisions of which shall apply to the Condominium. The Units shall be identified as Units 1 through 6, inclusive, as numbered on the Condominium Plat. Each owner of a Unit is referred to as a "Unit Owner." When a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02. Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) **Upper Boundary.** The upper boundary of the Unit shall be the lower surface of the ceiling of the Unit, extended to an intersection with the perimetrical boundaries.

(b) **Lower Boundary.** The lower boundary of the Unit shall be the upper surface of the unfinished floor of the Unit, extended to an intersection with the perimetrical boundaries.

(c) **Perimetrical Boundary.** The perimetrical boundaries of the Unit shall be vertical planes of the inside surface of the studs supporting the interior walls, in either case extending to intersections with each other and with the upper and lower boundaries.

It is intended that the surface of each plane described above (be it drywall, tile, wallpaper, paneling, carpeting, hardwood or synthetic planks, or otherwise covered) is included as part of each defined Unit.

3.03. Additional Items Included as Part of Unit. Each Unit shall also include each of the following items that serve the Unit exclusively, whether or not located within the boundaries described in Section 3.02:

(a) Interior (but not exterior) windows and doors (including all opening, closing, and locking mechanisms and all hardware).

(b) Interior lights and light fixtures.

(c) Cabinets and countertops.

(d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.

(e) Telephone, fax, cable television, computer, internet, stereo, or other sound systems, if any, including outlets, switches, hardware, and other appurtenances serving them.

(f) Plumbing fixtures, hot water heaters, fire sprinklers, if any, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving more than one (1) Unit.

(g) The heating, ventilating, and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Building, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, and condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those structural components of the Building and any portion of the plumbing, electrical, or mechanical systems of the Building serving more than one (1) Unit or another Unit, even if located within the Unit. Any structural components and all plumbing, electrical, mechanical, and public or private utility lines running through a Unit that serve more than one Unit or another Unit are Common Elements.

ARTICLE IV

COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01. Common Elements. The common elements (the "Common Elements") are all of the Condominium except for the Units. The Common Elements include, without limitation, the following:

- (a) The Land;
- (b) The parking lot, driveway and pedestrian walkways situated on the Land;
- (c) The foundations, columns, pilasters, girders, beams, supports, and main walls (which shall include as exterior walls and surfaces), structural walls, roof trusses, and roofs;
- (d) That part of the fire sprinkler system, if any, and its associated piping and operating mechanisms serving more than one Unit;
- (e) The stairwells, lobbies, lobby bathrooms, elevator, elevator equipment closet, janitor closet and mechanical room identified on the Condominium Plat as "Common Element";
- (f) The exterior windows and doors to the Building;
- (g) Any other portion of the improvements to the Land that is not part of a Unit as described above; and
- (h) Mailbox islands, if any.

4.02. Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all Units. Such Common Elements shall be referred to collectively as "Limited Common Elements." The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein: the balconies, patios and decks appurtenant to certain Units, identified on the Condominium Plat as "L.C.E." for each such Unit.

4.03. Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of the Building, or as a result of settling or shifting of the Building, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03

or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of the Building, or as a result of settling or shifting of the Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the Board of Directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days after the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.03, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V

PERCENTAGE INTERESTS; VOTING

5.01. Percentage Interests. The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. Initially, each Unit's Percentage shall be as provided on Exhibit C attached hereto and made a part hereof.

5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, or other instrument purporting to convey, encumber, or lease any Unit shall be deemed to include the Unit Owner's Percentage Interest in the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03. Voting. Each Unit shall have one (1) vote appurtenant to such Unit at meetings of the Association (as defined in Article VII).

5.04. Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05. Limitations on Voting Rights. 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 address of the Mortgagee of the Unit, if any, have been furnished to the

secretary of the Association. The Bylaws 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 has not been paid at the time of the voting.

ARTICLE VI

[Reserved]

ARTICLE VII

CONDOMINIUM ASSOCIATION

7.01. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "One Geneva Condominium Owners' Association, Inc." (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin.

The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), Wis. Stat. ch. 703 (the "Condominium Ownership Act"), this Declaration, and Wis. Stat. ch. 181 (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles, and the Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners.

7.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed on, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than Declarant, except as provided in Section 7.03, Declarant shall have the right to appoint and remove the

officers of the Association and to exercise any and all powers and responsibilities assigned to the Association and its officers by the Articles, the Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by Declarant to any person other than Declarant, until the earliest of: (a) three (3) years from such date; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Percentage Interest to purchasers; or (c) thirty (30) days after Declarant's election to waive its right of control.

7.03. Board of Directors. The affairs of the Association shall be governed by a Board of Directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors. For purposes of calculating the percentages set forth in Section 7.02 and this Section 7.03, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by six (6).

7.04. Maintenance and Repairs.

(a) By Association. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements, except the patio, deck and balcony flooring, whether wood, tile, laminate, cement or otherwise (the "L.C.E. Flooring"), and shall maintain the same in good, clean, and attractive order and repair, and shall have an easement over the entire Condominium for the purpose of carrying out these responsibilities. In addition, the Association shall be responsible for snow plowing all sidewalks, driveways and parking areas, as well as the maintenance, repair, and replacement of all outdoor amenities, including lawns, landscaping, sidewalks, driveways, and parking areas. The Association shall be responsible for repairing and replacing when necessary any Common Elements and Limited Common Elements (other than the L.C.E. Flooring).

(b) By Unit Owner. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating, and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables, or conduits designed or used in connection with such electrical, heating, or air conditioning systems), and for the maintenance, repair and replacement of any L.C.E. Flooring associated with the Unit, except to the extent any repair cost is paid by the Association's insurance policy described in Section 9.01.

Each Unit and the L.C.E. Flooring shall at all times be kept in good condition and repair. If any Unit or portion of a Unit, or any L.C.E. Flooring, for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit and/or L.C.E. Flooring to its condition existing before the disrepair, or the

damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 7.07.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof), or (iii) the Association must restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement, and restoration.

7.05. Common Expenses. Any and all expenses incurred by the Association in connection with the management, maintenance, repair, and replacement of the Condominium, maintenance of the Common Elements and other areas described in Section 7.04, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

7.06. General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their Percentage Interests. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act.

Notwithstanding the foregoing, Units not yet sold by Declarant shall not be subject to General Assessments. If, however, during the period of Declarant control the General Assessments against any Unit not owned by Declarant would exceed the amount set forth in the budget per Unit (excluding any portion of General Assessments to fund reserves), Declarant shall

either (a) record a document to cause its Units to be subject to General Assessments, or (b) pay to the Association the amount necessary to cause the General Assessments against the Units not owned by Declarant to be reduced to the amount set forth in the budget per Unit (excluding any portion of General Assessments used to fund reserves). Furthermore, if the Association has established a statutory reserve account, payment of any reserve fund assessments against any Unit owned by Declarant may be deferred until the first conveyance of such Unit.

7.07. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 10.05 and Section 11.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 7.04 and Article XIV, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

7.08. Common Surpluses. If the surpluses of the Association (the "Common Surpluses") should be accumulated, other than surpluses in any construction fund as described in Section 10.06 and Section 11.06, such Common Surpluses may be credited against the Unit Owners' General Assessments in proportion to their respective Percentage Interests or may be used for any other purpose as the Association may determine.

7.09. Certificate of Status. The Association shall, upon the written request of an owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

7.10. Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the "Manager") under which services may be provided to the Unit Owners to create a community environment for the entire Condominium community. Such services may include, without limitation, the provision of security and cleaning services. Certain of such services may be available only on a fee-for-service basis by agreement between the Manager and individual Unit Owners. All amounts payable by the Association to the Manager under the management contract shall be chargeable to the Owners as a Common Expense. The management contract shall be subject to termination by the Association under Wis. Stat. § 703.35.

ARTICLE VIII

ALTERATIONS AND USE RESTRICTIONS

8.01. Unit Alterations.

(a) A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium and do not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association. Any approved improvement or alteration that changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.

(b) A Unit Owner acquiring an adjoining part of another Unit may remove all or any part of the intervening partition wall or create doorways or other apertures therein. This may be done even if the partition wall may, in whole or in part, be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.

(c) If a Unit Owner acquires all of one or more adjoining Units, the Unit Owner's Percentage Interest shall be equal to the number of Units so combined divided by the total number of Units, and as otherwise provided in Section 5.01 above.

8.02. Separation, Merger, and Boundary Relocation.

Boundaries between Units may be relocated upon compliance with Wis. Stat. § 703.13(6) and with the written consent of the Association. A Unit may be separated into two or more units only upon compliance with Wis. Stat. § 703.13(7) and with the written consent of the Association. Furthermore, two or more Units may be merged into a single unit only upon compliance with Wis. Stat. § 703.13(8) and with the written consent of the Association. No boundaries of any Units may be relocated, no Unit may be separated, and no Units may be merged hereunder without the consent of all Owners and Mortgagees having an interest in the Unit or Units affected.

Any Unit Owner applying for a boundary relocation, Unit separation, or merger of Units shall provide to the Association for review complete plans and specifications for the relocation, separation, or merger, accompanied by a signed statement from a Wisconsin-licensed structural

engineer or professional engineer specializing in structural engineering certifying that the alteration described by the plans and specifications will not impair the structural integrity or strength of the building. Furthermore, each Unit Owner applying for a boundary relocation, Unit separation, or merger shall pay the Association's cost of application review and documentation, including, without limitation, any and all engineering, surveying, and legal fees incurred by the Association in considering such application and preparing any documentation, whether or not the application is ultimately approved. When any boundary relocation, Unit separation, or merger would require the approval of the municipality in which the Condominium is located, the applicant shall obtain such approval. The Association may recover any unpaid costs by imposing a Special Assessment against the applicant's Unit. Following any boundary relocation, Unit separation, or merger, the Percentage Interests shall be reallocated as follows:

(a) In the case of a boundary relocation, the Percentage Interests, and votes in the Association, formerly appurtenant to the Units whose boundaries are being adjusted, shall be reallocated by the written agreement of the Unit Owners of the affected Units, and such reallocation shall be specified in the amendment referred to in Section 8.02(d), below.

(b) In the case of a Unit separation, the Percentage Interests, and votes in the Association, formerly appurtenant to the original Unit, shall be reallocated by the Unit Owner between the resulting Units, and such reallocation shall be specified in the amendment referred to in Section 8.02(d), below.

(c) In the case of the merger of two or more Units, the Percentage Interests and votes in the Association, appurtenant to the resulting Unit, shall be the combined Percentage Interests and votes of the Units from which the resulting Unit was created.

(d) An amendment to the Declaration or the plat pursuant to these procedures shall require only the signatures of the Association and the Unit Owners and Mortgagees of the affected Units.

8.03. Use and Restrictions on Use of Unit. Each Unit shall be used for business (whether for-profit or not-for-profit) and commercial purposes, and not for residential or any other purposes unless otherwise authorized by the Association before the commencement of such use.

8.04. Nuisances. No nuisances shall be allowed on the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 9.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

8.05. Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that

(a) The Unit Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;

(b) The lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

(c) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the 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, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant 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 specifying the violation.

The Association may withhold approval on any reasonable basis, including, but not limited to the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

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 this Declaration, the Bylaws, and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association may require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 8.05 shall not apply to leases of the Units by Declarant or leases of the Units to the Association.

8.06. Signs. No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association, and, if Declarant owns at least one Unit, Declarant reserves the right to erect signs, gates, or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units.

8.07. Storage. Outdoor storage of disabled vehicles or personal property shall not be permitted.

8.08. Landscaping. Unit Owners may not plant any decorative plants, vegetables, shrubbery or trees outside their Unit without the prior written consent of the Association.

ARTICLE IX

INSURANCE

9.01. Fire and Extended Loss Insurance. The Board of Directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements, for each Unit as originally constructed as of the date the occupancy permit for the Unit was originally issued, and for the Association's service equipment, supplies, and personal property. Each Unit Owner shall obtain and maintain fire, casualty, and special form insurance coverage for all improvements to its Unit made after issuance of the original certificate of occupancy, and all equipment, supplies and personal property kept on or about the Property, for not less than the full replacement value thereof. Insurance coverage for the Common Elements shall be reviewed and adjusted by the Board of Directors of the Association from time to time to ensure that the required coverage is at all times provided.

The insurance maintained by the Association shall be written on the Condominium's Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective Percentage Interests and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article X.

9.02. Public Liability Insurance. The Board of Directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective Percentage Interests. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement, which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

9.03. Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person

responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

9.04. Directors' and Officers' Insurance. Subsequent to the conveyance of title by Declarant to the first Unit, the Association shall require or maintain insurance on behalf of any person who is or was a director or officer of the Association against liability asserted against or incurred by him or her in any such capacity or arising out of his or her status as such. Such coverage shall be in the minimum amount of at least \$1,000,000, or such higher minimum amounts as are needed in the discretion of the Association to comport with the prevailing commercial practice.

9.05. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

9.06. Standards for All Insurance Policies. All insurance policies provided under this Article IX shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the Board of Directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE X

RECONSTRUCTION, REPAIR, OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

10.01. Determination to Reconstruct or Repair. If all or any part of the Condominium becomes damaged or is destroyed by any cause, the damaged portion shall be repaired or reconstructed except as provided otherwise in this Section 10.01.

(a) **Damage Less Than Five Percent of Replacement Cost.** If the cost to repair or reconstruct the damaged portion of the Condominium is less than five percent (5%) of the replacement cost of all improvements constituting the Condominium, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization to the Association to repair or reconstruct, as may in the future be needed from time to time, up to such stated amount. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(b) **Damage Equal to or Greater Than Five Percent of Replacement Cost; Insurance Available.** If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium, and the insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are sufficient to complete such repair or reconstruction, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization of the Association to repair or reconstruct, as may in the future be needed from time to time, up to the amount of the available insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(c) **Damage Equal to or Greater Than Five Percent of Replacement Cost; Insurance Not Available.** If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium and insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are insufficient to complete such repair or reconstruction, the damaged Condominium shall be repaired or reconstructed unless within thirty (30) days after the date the Association receives repair or reconstruction estimates, the Unit Owners having seventy-five percent (75%) or more of the votes consent in writing to not repair or reconstruct the damaged portion of the Condominium. Delivery of such written consent under the circumstances described in this Section 10.01(c) shall be deemed to be consent to subject the Condominium to an action for partition.

10.02. Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium, unless (a) the Unit Owners having at least a majority of the

votes approve of the variance from such plans and specifications; (b) the Board of Directors authorizes the variance; and (c) in the case of reconstruction of or repair to any of the Units, the Unit Owners of the damaged Units authorized the variance. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

10.03. Responsibility for Repair. In all cases after a casualty has occurred to the Condominium (except as otherwise provided in Section 9.01), the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

10.04. Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 9.01 shall be disbursed by the Association for the repair or reconstruction of the damaged portion of the Condominium. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged portion of the Condominium has been completely restored or repaired as set forth in Section 10.06.

10.05. Assessments for Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Condominium shall be in proportion to each Unit Owner's Percentage Interest. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

10.06. Surplus in Construction Funds. All insurance proceeds, condemnation awards, and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Condominium are referred to herein as "Construction Funds." It shall be presumed that the first funds disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective Percentage Interests.

10.07. Partition and Sale Upon Consent. If following damage or destruction described in Section 10.01(c), the Unit Owners having seventy-five percent (75%) or more of the votes consent to subject the Condominium to an action for partition, the Association shall record with the office of the Register of Deeds for the County, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to the Percentage Interest that is appurtenant to each Unit.

10.08. Mortgagees' Consent Required. No approval, consent, or authorization given by any Unit Owner under this Article shall be effective unless it is consented to by the Mortgagee (if any) holding the first lien against the Unit.

ARTICLE XI

CONDEMNATION

11.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) If all of a Unit is taken, the Unit Owner of the Unit shall be allocated the entire award for the taking of the Unit, including any equipment, fixtures, or improvements located therein, and for consequential damages to the Unit or improvements located therein.

(b) If only a part of a Unit is taken, then, if the Association determines that it shall repair or restore the Unit as described in Section 11.02 below, the award for the taking of the Unit shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award, plus any award for equipment, fixtures or improvements located therein and for consequential damages to the Unit or the improvements located therein, shall be allocated to the Unit Owner.

(c) If part of the Common Elements is taken, then, if the Association determines that it shall repair or restore the Condominium as described in Section 11.02, below, the award for the partial taking of the Common Elements shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award shall be allocated to all Unit Owners in proportion to their respective Percentage Interests.

(d) If the entire Condominium is taken, then any award for the taking of any Unit shall be allocated to the respective Unit Owner, and any award for the taking of the Common Elements shall be allocated to all Unit Owners in proportion to their Percentage Interests.

11.02. Determination to Reconstruct Condominium. Following the taking of any part of the Condominium, then, if the Association determines that the Condominium can be restored to a useable whole, the Condominium shall be restored or reconstructed.

11.03. Plans and Specifications for Condominium. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium.

11.04. Responsibility for Reconstruction. In all cases of restoration of the Condominium following a partial taking, the responsibility for restoration and reconstruction shall be that of the Association, which shall immediately obtain reliable and detailed estimates of the cost to rebuild.

11.05. Assessments for Deficiencies. If the condemnation award for the taking of the Condominium is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective Percentage Interest and shall constitute a Common Expense.

11.06. Surplus in Construction Fund. It shall be presumed that the first funds disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective Percentage Interests.

11.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the Percentage Interest appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all Units, determined without regard to the value of any improvements located within the Units except for those improvements that were part of the Unit as originally constructed. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units.

11.08. Partition and Sale Upon Consent. If, pursuant to Section 11.02, the Association determines that, following a taking of any part of the Condominium, the Condominium cannot be restored to a usable whole, then, if the Unit Owners having seventy-five percent (75%) or more of the votes consent to subject the Condominium to an action for partition, the Association shall record with the office of the Register of Deeds for the County, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to their respective Percentage Interests.

ARTICLE XII

MORTGAGEES

12.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") that has so requested of the Association in a writing received by the Association's agent for service of process shall be entitled to receive notice of the following matters:

(a) The call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws.

(b) Any default under, any failure to comply with, or any violation of any of the provisions of this Declaration, the Articles, or the Bylaws or any Rules and Regulations by the Unit Owner whose Unit is subject to the mortgage or land contract.

(c) Any physical damage to the Condominium in an amount exceeding five percent (5%) of its replacement value.

12.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XIII of this Declaration, neither Section 12.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval.

12.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.

12.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit's unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XIII

AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners in the Association. No Unit Owner's consent shall be effective without the consent of the first mortgagee of such Unit. So long as Declarant owns any Unit, the consent in writing of Declarant, its successors, or assigns shall also be required. No amendment shall alter or abrogate Section 15.14, or otherwise alter or abrogate any of the rights or privileges of Declarant as contained in this Declaration. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for the County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association.

Until the initial conveyance of all Units, this Declaration may be amended by Declarant alone for purposes of clarification and correction of errors and omissions.

ARTICLE XIV

REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period that shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the Village or the County to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Any such thirty (30)-day period shall be considered to be a period for the consideration of the petition by the Association. If the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30)-day period, thereafter petitioner shall also have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VII), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (a) the date of the Association's denial of such petition, or (b) the passage of the aforementioned thirty (30)-day period for consideration of the petition by the Association. No bond or other security shall be required of the Association or any Unit Owner seeking injunctive relief hereunder.

The Association or the petitioning Unit Owner, as the case may be, shall have the right to recover from the adverse Unit Owner all court costs and reasonable attorney fees incurred in any substantially successful action brought to enforce, or recover damages for a violation of, this Declaration, along with the right to recover from said Unit Owner all reasonably incurred post-judgment attorney fees and other costs and expenses of collection (with the obligation to pay the same surviving, and not merging into, any judgment related to this Declaration). Any damages collected by the Association shall be distributed, first, to pay all costs of enforcement, and, second, to the owners of the Units damaged by the violation pro rata. Furthermore, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner

and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VII. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XV

GENERAL

15.01. Utility Easements. Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors the rights to grant to the Village and County and to any public or semi-public utility companies, easements and rights-of-way for the erection, construction, and maintenance of all poles, wires, pipes, and conduits for the transmission of electricity, gas, water, telephone, and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

15.02. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements; to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium; and to maintain and repair Common Elements and other areas as described in Section 7.04. Such entry shall be made with prior notice to the Unit Owners and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when delayed entry will result in injury or property damage. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors.

15.03. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served on Declarant shall be given to the agent for service of process specified in Section 15.06. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents, and the secretary shall be deemed to have

discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her. Notices required or desired to be given to any devisee or personal representatives of a deceased Unit Owner may be delivered either personally or by mail to such party at their address appearing in the records of the court wherein the estate of such deceased Unit Owner is being administered.

15.04. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

15.05. Access to Condominium by the Declarant. During any period in which (a) Declarant is constructing any improvements on the Property; or (b) Declarant is replacing or repairing any Common Elements or Limited Common Elements, then Declarant and its contractors, subcontractors, agents, and employees, shall have an easement for access to all parts of the Condominium as may be required in connection with the work.

15.06. Resident Agent. The name and address of the initial resident agent under Wis. Stat. § 703.23 is Sweet & Maier, S.C., 114 North Church Street, Elkhorn, Wisconsin 53121. The resident agent may be changed by the Association in any manner permitted by law, and without amending this Declaration.

15.07. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant" as granted by this Declaration may be assigned by a written, recorded amendment to any other party who assumes such rights, powers, and obligations, provided that such other party also assumes the obligations imposed on declarants by Wis. Stat. ch. 703. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers, and obligations. Such amendment need be signed only by the assignor and assignee named therein.

15.08. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, the Bylaws, and the Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

15.09. Disclaimer of Warranties. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Building or other Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Wis. Stat. § 706.10(7), which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or

condominium, is hereby expressly disclaimed and excluded. All other warranties, whether express or implied, created by common law or otherwise, including, without limitation, Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Wis. Stat. § 895.07(8).

15.10. Disclosure Materials. The provisions of Wis. Stat. § 703.365(8) shall apply to the Condominium.

15.11. Covenants to Run with the Land. Each grantee of Declarant, and their respective successors in interest in the Property, by the acceptance of a deed of conveyance or contract for a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, as well as the jurisdiction, rights, benefits and privileges of every character, hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the Property, shall bind all persons having at any time any interest or estate in said land, and shall inure to the benefit of the Unit Owners in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance and contract for a deed of conveyance.

15.12. Nonwaiver of Covenants. No covenants, restrictions, conditions, obligations or provisions contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur or any time lapse.

15.13. Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a first-class commercial condominium development. Whenever required by the context, references in this Declaration to the singular shall include the plural and vice versa, and the masculine gender shall include the feminine and neuter genders and vice versa.

15.14. Indemnification of Declarant and Others. Neither Declarant, nor its owners, agents or employees, shall be liable to the Unit Owners or the Association for any mistake of judgment or any acts or omissions made in good faith. The Unit Owners shall indemnify and hold harmless the Declarant and its owners, agents and employees from and against all contractual liability to others arising out of any contract made by Declarant or its owners, agents or employees on behalf of the Unit Owners or the Association, unless any such contract shall have been made in bad faith or contrary to the provisions of this Declaration. The liability of any Unit Owner arising out of the aforesaid indemnity shall be limited to such proportion of the total liability thereunder as corresponds with the Unit Owner's Percentage Interest.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed this day _____ of _____, 2025.

DANCING DUDES, L.L.C.

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
)
COUNTY OF WALWORTH)

ss.

Personally came before me this _____ day of _____, 2025, _____, the _____ of Dancing Dudes, L.L.C., a Wisconsin limited liability company, who acknowledged the foregoing document for the purposes recited therein on behalf of said limited liability company.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

DRAFT

EXHIBIT A

(Legal Description of the Land)

A PART OF LOTS 1 AND 2, BLOCK 7, ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

THE WEST 125 FEET OF LOT 2 IN BLOCK 7, IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, THENCE EAST ALONG THE SOUTH LINE OF GENEVA STREET 125.6 FEET TO THE LINE BETWEEN THE TOWNSHIPS OF LINN AND WALWORTH; THENCE SOUTH ALONG THE SAID TOWNSHIP LINE TO THE SOUTH LINE OF LOT 1; THENCE WEST TO THE WEST LINE OF SAID LOT 1, AND THENCE NORTH TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 WHERE THE EAST LINE OF TOWNSHIP 1 NORTH, RANGE 16 EAST CROSSES SAID NORTH LINE OF SAID LOT, RUNNING THENCE SOUTH TO THE SOUTH LINE OF LOT 2; THENCE WEST ALONG THE SOUTH LINE OF LOT 2, 30 FEET, THENCE NORTH TO GENEVA STREET, THENCE EAST TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING VOLUME 641 OF RECORDS ON PAGE 411, THE SOUTH 5 FEET OF THE WEST 95 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

EXHIBIT B

(The Condominium Plat)



EXHIBIT C

(Percentage Interests)

<u>Unit No.</u>	<u>Percentage</u>
1	18.34%
2	16.13%
3	24.22%
4	12.82%
5	13.58%
6	14.91%

DRAFT



Walworth County, WI Land Information Division

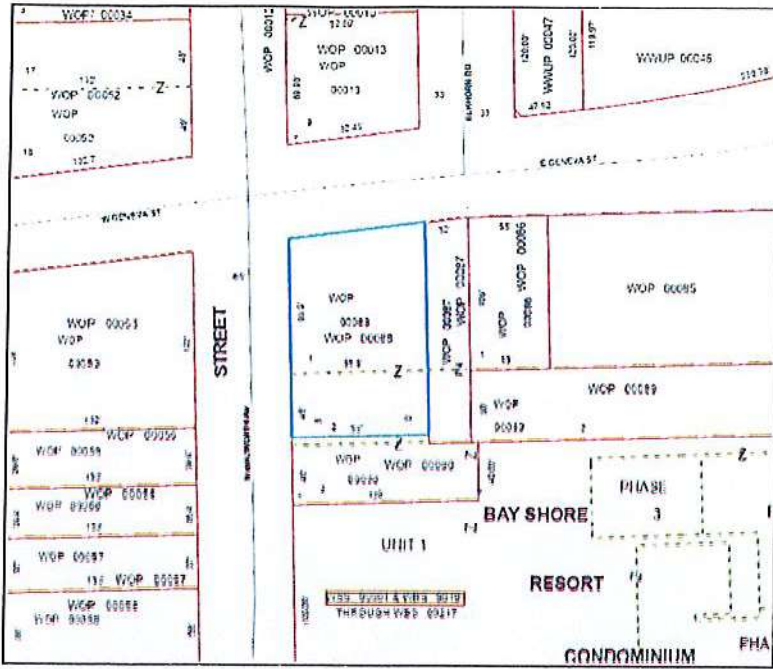
Property Details

Municipality: VILLAGE OF WILLIAMS BAY
 Parcel Number: WOP 00088
 School District: 6482-WILLIAMS BAY SCHOOL DISTR
 Zoning District:

Owner Information

Owner Name: DANCING DUDES LLC
 Owner Name 2:
 Mailing Address: PO BOX 1352

WILLIAMS BAY WI, 53191



2024 Valuation Information

Land: \$108,500.00
 Improvements: \$0.00
 Total: \$108,500.00
 Acres: 0.3120
 Fair Market Value: \$150,700.00
 Assessment Ratio: 0.7201260140
 Mill Rate: 0.0120998600

Tax Information

First Dollar Credit: \$0.00	School Credit: \$169.48
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$1,312.83	Woodland Tax Law Taxes: \$0.00
Net Tax \$1,312.83	

Tax Jurisdictions

GATEWAY TECHNICAL \$84.53
 WALWORTH COUNTY \$346.69
 VILLAGE OF WILLIAMS BAY \$372.60
 WILLIAMS BAY SCHOOL DISTRICT \$509.01
 WAL CTY METRO SEWER \$0.00

Elected Officials / Voting Districts

Supervisory District: Joanne Laufenberg (D7)
 State Representative: Tyler August (R) (Wisconsin's 32nd Assembly District)
 State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
 US Representative: Bryan Steil (R) (Wisconsin's 1st District)
 US Senator: Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
KIA	KENDALL SILT LOAM, 1 TO 3 PERCENT SLOPES	0.2947
MwC2	MIAMI LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.0195

Property Address

77 N WALWORTH AV WILLIAMS BAY

Legal Description

W 95.6' LOT 1 BLK 7 & W 125' OF LOT 2. EXC E 30' & SO 5' OF W 95' BLK 7 ORIGINAL PLAT VILLAGE OF WILLIAMS BAY

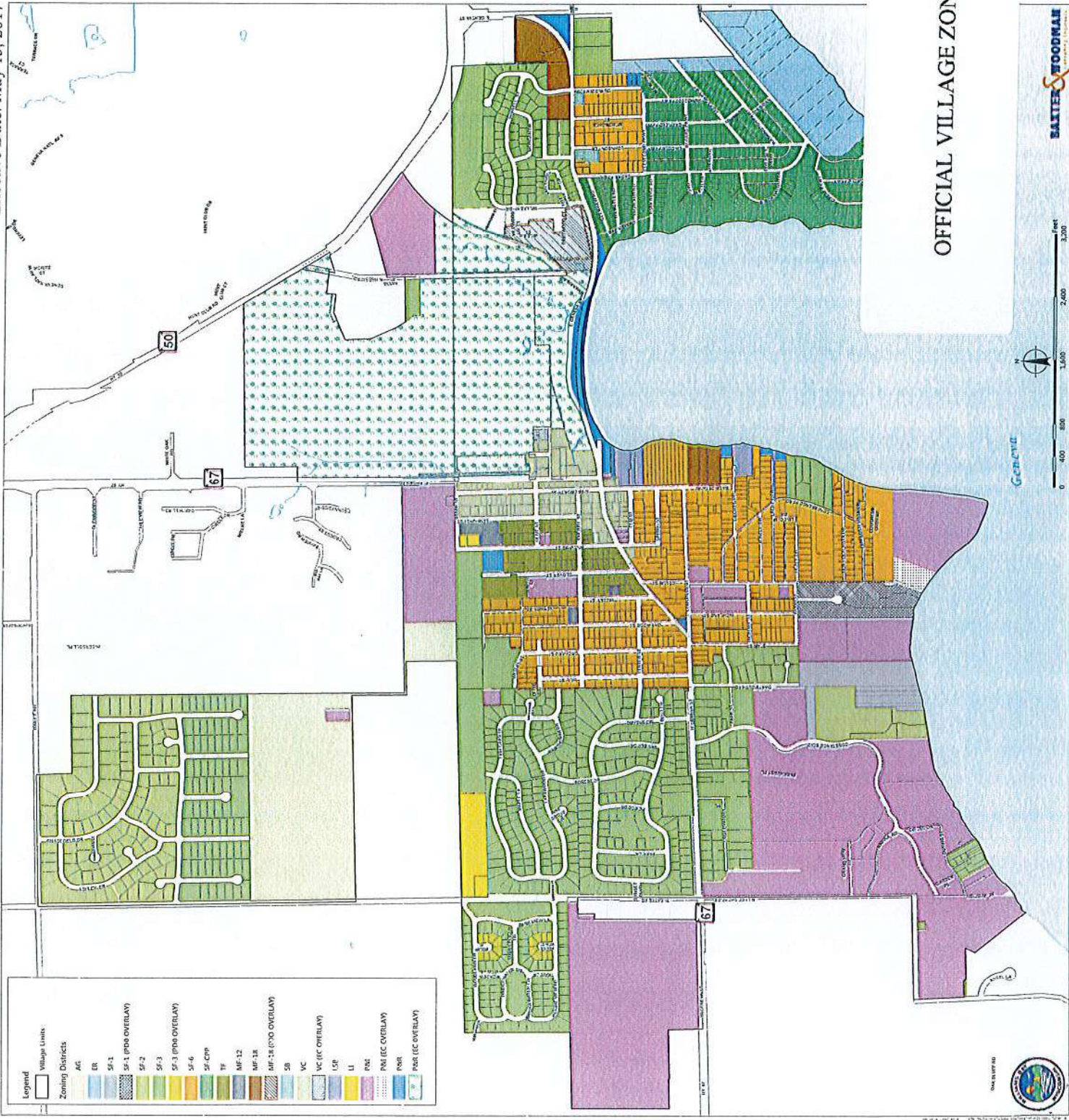
Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

ZONING MAP

Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017



OFFICIAL VILLAGE ZONING MAP



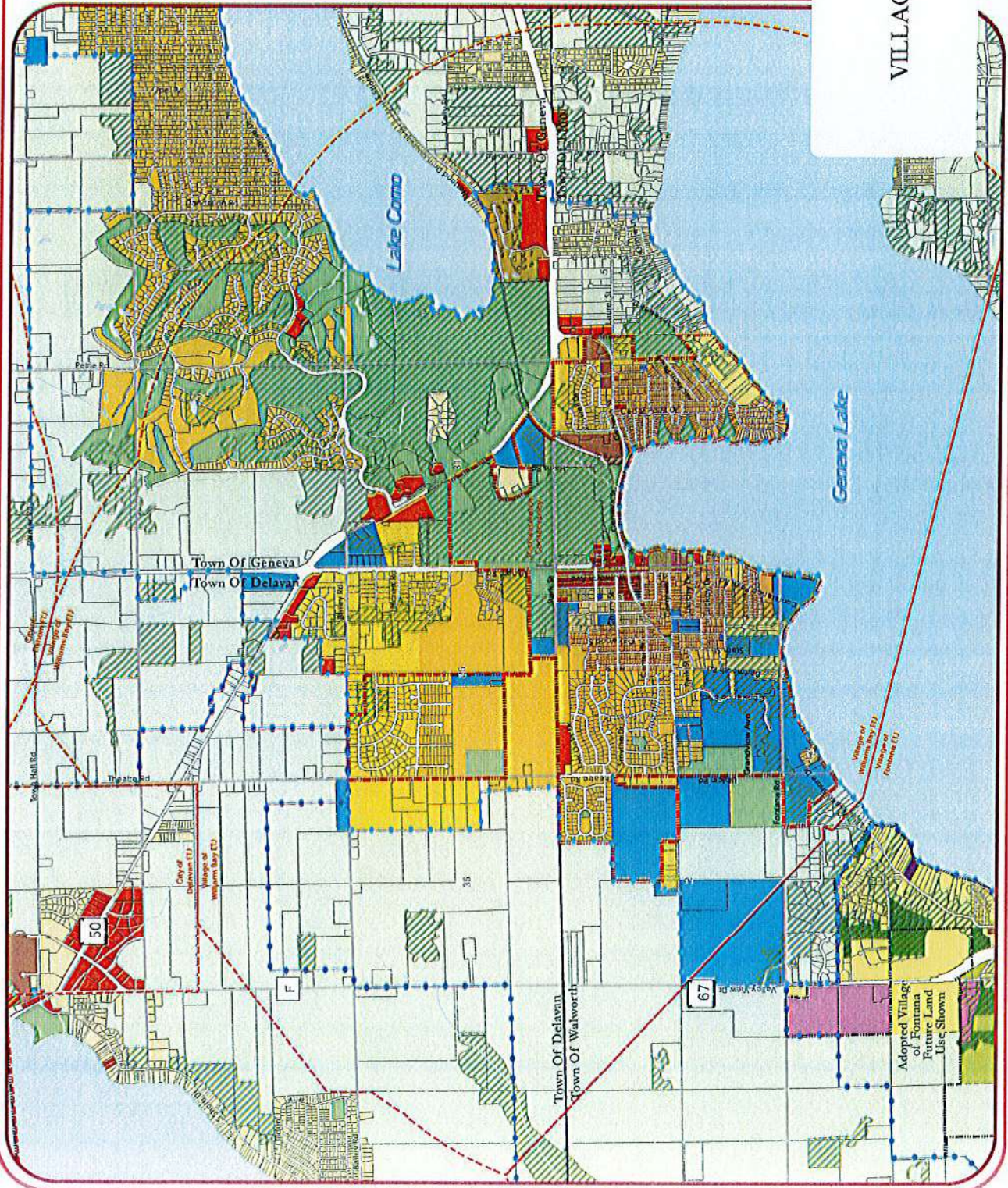
Future Land Use

Map 5

Village of Williams Bay Comprehensive Plan

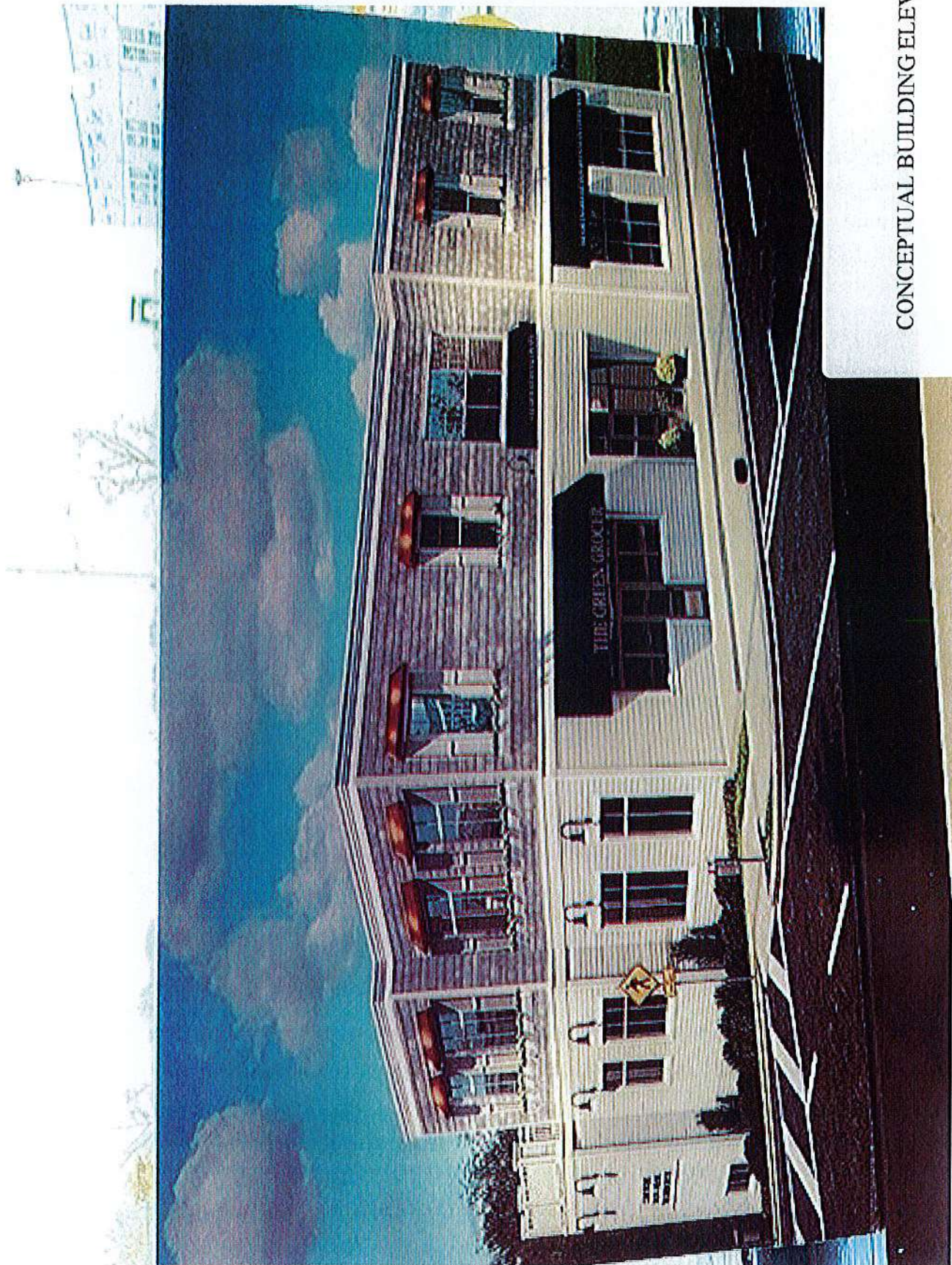
- Village of Williams Bay (2010)
 - Other City/Village Boundaries
 - Town Boundaries
 - Sections w/ Section Numbers
 - Parcels
 - Extraterritorial Jurisdiction Boundaries (2010)
 - Village of Williams Bay Sewer Service Area Boundary
 - Other Sewer Service Area Boundaries
 - Right of Way
-
- #### Land Use Categories
- Agriculture/Rural
 - Exurban Residential (1.0 - 35 ac Lots)
 - Large Lot Residential (1.0 - 1.5 ac Lots)
 - Low Density Residential Preservation (no further subdivision)
 - Medium Density Residential (10,000 - 20,000ft² Lots)
 - Village Residential (7,200 - 10,000ft² Lots)
 - Two-Family/Townhouse
 - Mixed Residential
 - Multi-Family Residential
 - Community Business
 - Village Center
 - Institutional
 - Parks & Open Space
 - Environmental Corridor
 - Surface Water

Shapes on map represent general recommendations for future

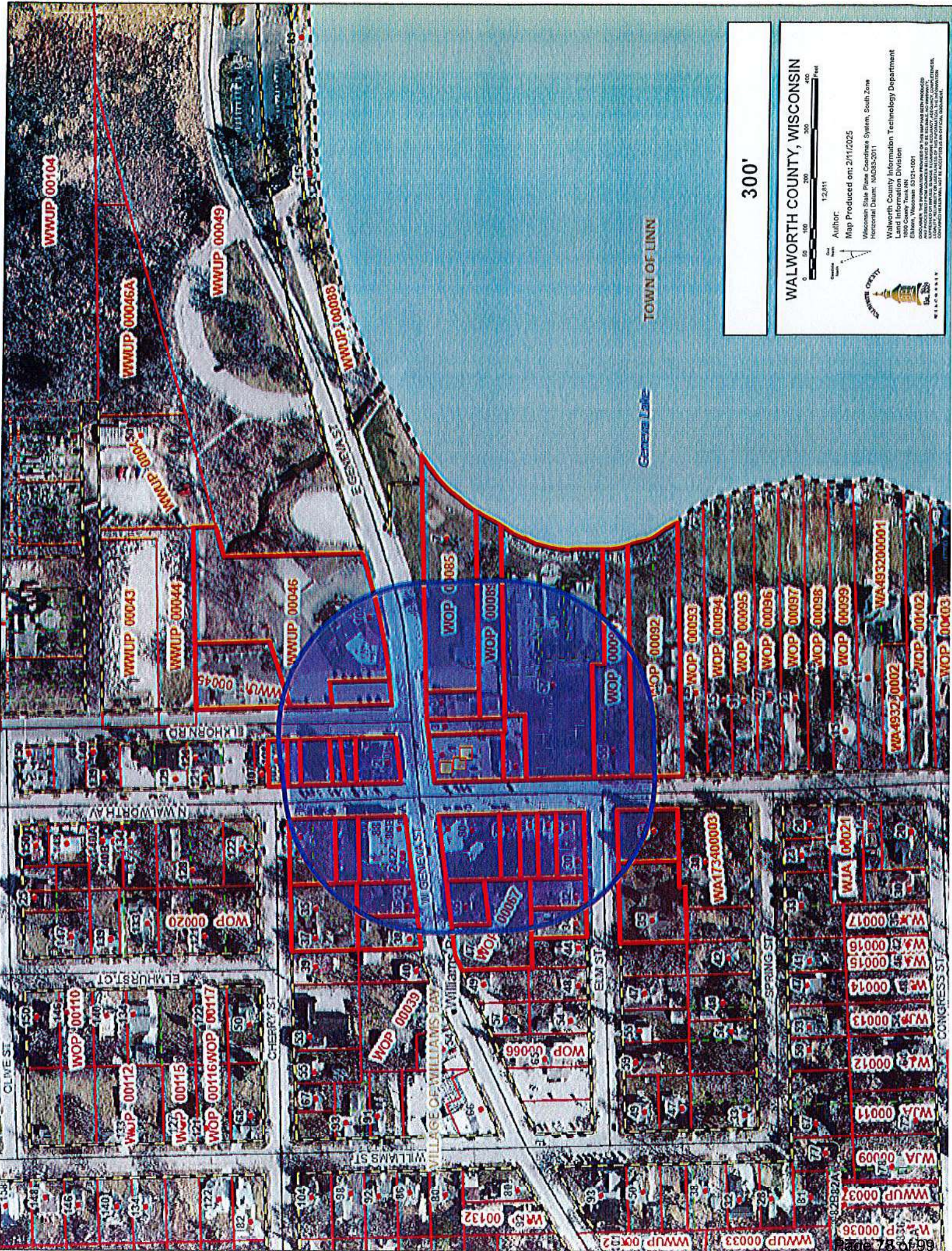


VILLAGE FUTURE LAND USE MAP





CONCEPTUAL BUILDING ELEVATIONS



TOWN OF LINN

Geneva Lake

300'

WALWORTH COUNTY, WISCONSIN

Author:  Walworth County Information Technology Department
 Map Produced on: 2/11/2025
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83-2011
 Walworth County Information Technology Department
 Land Information Division
 1650 County Park Ave
 Elkhart, Wisconsin 53124-1001
THIS INFORMATION IS PROVIDED AS IS. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION. THIS INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THOSE FOR WHICH IT WAS PROVIDED.

Property Owners within 300' of 77 N. Watworth

TaxKey	Owner1	Owner2	Address1	City	State	Zip
WA173400001	ROBERT J SPOTZ		2862 INGERSOLL PL	DELAVAN	WI	53115
WA173400002	ROSE & BAY LLC		515 LOGAN ST	ROSELLE	IL	60172
WBS 00001	KIRSCH'S PIER SLIPS INC		PO BOX 1271	WILLIAMS BAY	WI	53191
WBS 00101	LINDA M CATALANO TRUST		60 PICTON RD	ROSELLE,	IL	60172
WBS 00103	DINO SISTO		988 WOODSIDE DR	WEST CHICAGO	IL	60185
WBS 00105	JOHN J MCGOUGH	MARY ANN MCGOUGH	2131 JUNIPER LN	ARLINGTON HEIGHTS	IL	60004
WBS 00108	LOUIS CARMEN CAPIZZI		1425 W WHITE OAK	ARLINGTON HEIGHTS	IL	60005
WBS 00109	DIANE M CAPIZZI TRUST		1326 DOVE CT	MT PROSPECT	IL	60056
WBS 00110	THOMAS FORD		304 DE PINTO	BLOOMINGDALE	IL	60108
WBS 00111	ANDREA STEIGER		1528 S WASHINGTON AVE	PARK RIDGE	IL	60068
WBS 00112	CHRISTOPHER STEIGER	CHRISTINE STEIGER	1528 S WASHINGTON	PARK RIDGE	IL	60068
WBS 00113	ANGELO J LOLLINO	GIOVANNA LOLLINO	7820 W CORTLAND ST	ELMWOOD PARK	IL	60707
WBS 00114	JOHN A HENNESSY	WENDY K HENNESSY	326 S SLEIGHT ST	NAPERVILLE	IL	60540
WBS 00115	ROBERT R MOORE	CHRISTINE M MOORE	504 MUSCOWY LN	BLOOMINGDALE	IL	60108
WBS 00116	CAROL BELASCO TRUST	KENT BELASCO TRUST	6530 SADDLE RIDGE LN	LONG GROVE	IL	60047
WBS 00117	OLAV L BRADLEY		22 W 410 SPRING VALLEY	MEDINAH	IL	60157
WBS 00201	NANCY WHARTON FAMILY TRUST		22W513 PARKVIEW DR	GLEN ELLYN	IL	60137
WBS 00202	MARILYN C CATALANO TRUST		204 LORI CT	MEDINAH	IL	60157
WBS 00203	DONN J STOBIEFSKI	JULIE M STOBIEFSKI	920 HILL AVE	GLEN ELLYN	IL	60137
WBS 00205	CRAIG L WOLFE TRUST	PATRICIA A WOLFE TRUST	810 S WILLIAM ST	MT PROSPECT	IL	60056
WBS 00208	RICHARD E DECANCO TRUST		304 BOBBY LN	MT PROSPECT	IL	60056
WBS 00209	JOSEPH R LOPEZ	LISA M LOPEZ	1444 S EMERALD AVE	CHICAGO	IL	60607
WBS 00210	E&M INVESTMENTS LLC	C/O MARY L FIELD	7955 W EXECUTIVE CT	NORRIDGE	IL	60706
WBS 00211	GLENN W MCGEE	JANIS C FITZSIMMONS	28182 W SAVANNAH TRL	LAKE BARRINGTON	IL	60010
WBS 00212	ALEXANDRA CHRISTA ZAKOS TRUST	ARIELLE JAMIE ZAKOS TRUST	67 COVENTRY LN	NORTH BARRINGTON	IL	60010
WBS 00213	WENDY K HENNESSY		326 SOUTH SLEIGHT ST	NAPERVILLE	IL	60540
WBS 00214	FRANK R VONACHEN	LORI C VONACHEN	60 7TH AVE	LAGRANGE	IL	60525
WBS 00215	ROBERT T JOHNSON		300 E ROOSEVELT RD STE 210	WHEATON	IL	60187
WBS 00216	RAYMOND A NUTTER	MARILOU CASEY	478 CLIFTON CT	MARCO ISLAND	FL	34145
WBS 00217	RICHARD J MCGOUGH		PO BOX 1080	WILLIAMS BAY	WI	53191

WOP 00008	MEJC CONSULTING LLC		PO BOX 254	WILLIAMS BAY	WI	53191
WOP 00009	MEJC CONSULTING LLC		PO BOX 254	WILLIAMS BAY	WI	53191
WOP 00010	BEES INVESTMENTS LLC		416 FAIR OAKS DR	WILLIAMS BAY	WI	53191
WOP 00011	MEJC CONSULTING LLC		PO BOX 254	WILLIAM BAY	WI	53191
WOP 00012	BEES INVESTMENTS LLC		416 FAIR OAKS DR	WILLIAMS BAY	WI	53191
WOP 00013	BAYWATER LLC		PO BOX 577	WILLIAMS BAY	WI	53191
WOP 00033	ADVANCED BODY WORK CENTER LLC		PO BOX 191	WILLIAMS BAY	WI	53184
WOP 00034	BARRY L PLOOG		PO BOX 967	BOULDER	CO	80306
WOP 00035	HOLLY LEITNER		N2812 WILDWOOD DR	LAKE GENEVA	WI	53147
WOP 00050	DARWIN SAMPSON	ANNEMARIE SAMPSON	188 ACORN LN	LIBERTYVILLE	IL	60048
WOP 00051	WILLIAMS BAY INVESTMENTS LLC		PO BOX 1442	WILLIAMS BAY	WI	53191
WOP 00052	BARRY L PLOOG		PO BOX 967	BOULDER	CO	80306
WOP 00053	BAYSIDE LLC		PO BOX 577	WILLIAMS BAY	WI	53191
WOP 00054	E THOMAS KACZMAREK	PATRICIA A KACZMAREK	33105 76TH ST	BURLINGTON	WI	53105
WOP 00055	GEORGE VLACH TRUST	JUDITH VLACH TRUST	70 N WALWORTH AVE	WILLIAMS BAY	WI	53191
WOP 00056	PAULETTE T CASE		PO BOX 166	WILLIAMS BAY	WI	53191
WOP 00057	SCOTT H FORESTER	ROWENA A FORESTER	PO BOX 716	WILLIAMS BAY	WI	53191
WOP 00058	DONALD B ANDRIACCHI		3424 N PLAINFIELD AVE	CHICAGO	IL	60634
WOP 00059	JENNIFER WENDT		PO BOX 301	WILLIAMS BAY	WI	53191
WOP 00060	JACK F JONES	KATHRYN A JONES	PO BOX 303	WILLIAMS BAY	WI	53191
WOP 00067	UPSCALE LODGING LLC		PO BOX 8256	NORTHFIELD	IL	60093
WOP 00085	VILLAGE OF WILLIAMS BAY		PO BOX 580	WILLIAMS BAY	WI	53191
WOP 00086	WILLIAMS BAY FIRE DEPARTMENT		PO	WILLIAMS BAY	WI	53191
WOP 00087	STEPHEN J PANZARELLA	JACQUELIN A PANZARELLA	1 WALNUT LN	SOUTH BARRINGTON	IL	60010
WOP 00088	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
WOP 00089	VILLAGE OF WILLIAMS BAY		PO BOX 580	WILLIAMS BAY	WI	53191
WOP 00090	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
WOP 00091	CHIPPEWA ENTERPRISES LLC		410 SMYTHE DR	WILLIAMS BAY	WI	53191
WOP 00092	FOUR SAILS LLC		410 SMYTHE DR	WILLIAMS BAY	WI	53191
WWUP 00045	MID AMERICA BANK	ADVIA CREDIT UNION (NKA)	111 ELKHORN RD	WILLIAMS BAY	WI	53191
WWUP 00046	BAY GROUP PARTNERS		PO BOX 577	WILLIAMS BAY	WI	53191
WWUP 00047	BAYWATER LLC		PO BOX 577	WILLIAMS BAY	WI	53191

From: Christina Green <cgreen@wisclaw.com>
Date: Thursday, February 27, 2025 at 11:34 AM
To: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Cc: "jen.veith0829@gmail.com" <jen.veith0829@gmail.com>, Dawn Mancuso <dmancuso@icloud.com>, Kristin Belongia <kbelongia@rhbatterman.com>
Subject: Dancing Dude's Condominium Plat

Hi Bonnie,

We were meeting with our clients last week, and we noticed that the employee bathroom on the second floor was showing on the plat as being part of the common element, but it is supposed to be included in Unit 6. Therefore, we asked Kristin Belongia to make this one small change to the plat, and attached hereto is a revised plat as well as Page 4 of the previously filed plat with handwritten notes, so you can see the change we made. Can you please update the application which we previously filed with the revised plat attached hereto. Also, please let me know if you would like me to deliver a full size version of the revised plat or if this version is acceptable?

Thank you in advance. In the meantime, if you have any questions or need anything further, feel free to contact me.

Very truly yours,

Christina M. Green

Sweet & Maier, S.C.

114 N. Church Street
Elkhorn, WI 53121-0318
Ph. (262) 723-5480
Fax (262) 723-2180

Email: cgreen@wisclaw.com

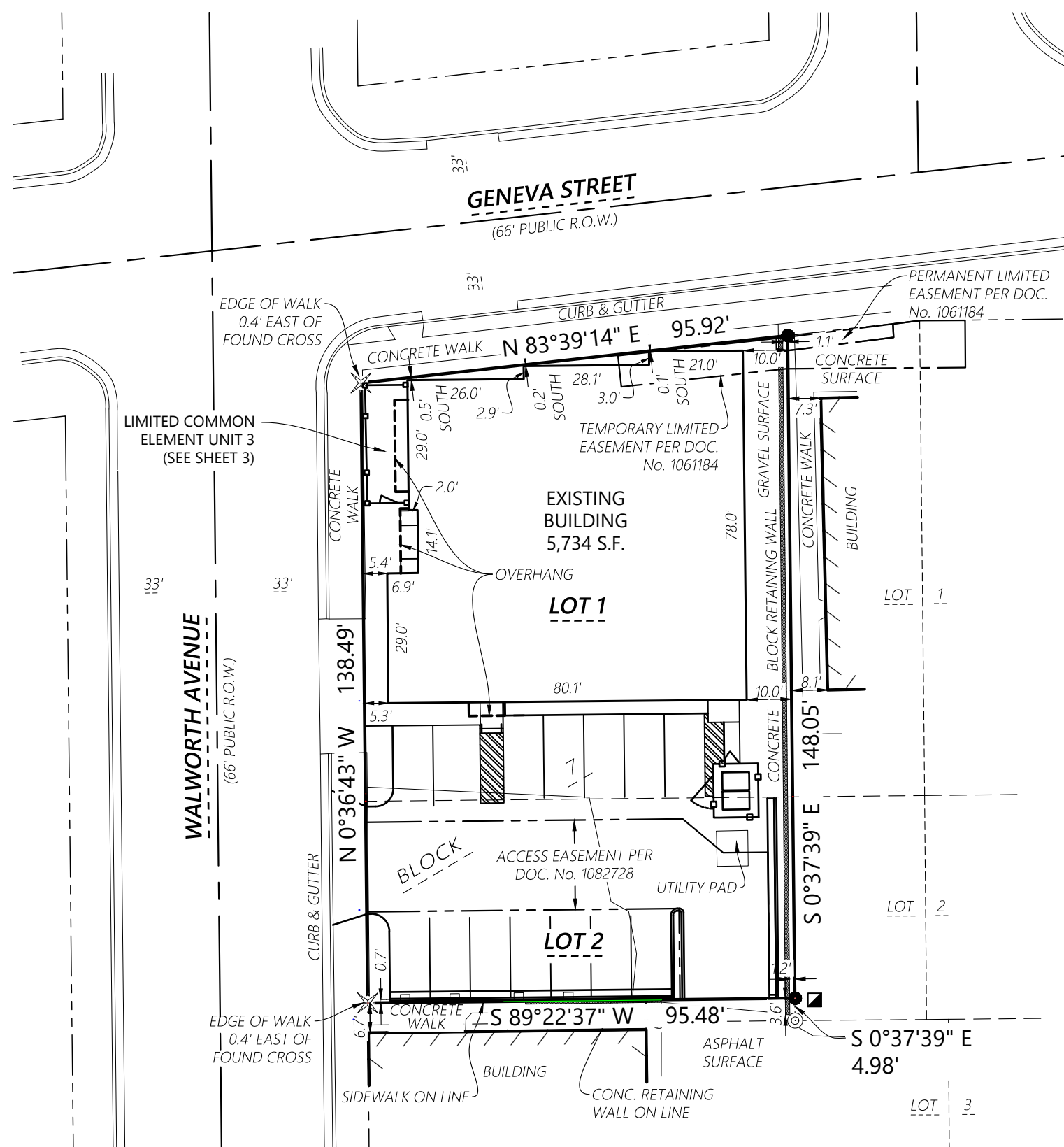
Sweet & Maier, S.C. Confidentiality Notice:

This message is being sent by Sweet & Maier, S.C. It is intended exclusively for the individuals and entities to which it is addressed. This communication, including any attachments, may contain information that is proprietary, privileged, confidential, including information that is protected under the HIPAA privacy rules, or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by email and delete all copies of this message. This message is protected by applicable legal privileges and is confidential.

LEAP Email Reference [F:021aa80e-ca40-42a1-8e21-d54896c9f917|M:cb7e7fd7-c526-e645-b6c4-98df677ec9b2|O:4fe4285b-db2d-4205-ae43-366506af1a97] (Please do not delete)

ONE GENEVA CONDOMINIUM

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LEGEND

- Iron Rebar Set
3/4" x 24"(1.5 Lbs./Ft.)
- ⊙ 1 1/2" Iron Pipe Found
- ✕ Cut Cross Found
- (XXX.XX) Record Information
- Existing Boundary Line
- - - Existing Easement Line
- - - Existing Right-of-Way
- - - Existing Adjacent Property
- - - Existing Centerline
- ⊘ Existing Utility Pole
- ⊙ Existing Guy Wire
- Existing Guardrail
- L.C.E. Limited Common Element

LEGAL DESCRIPTION - DECLARED AREA

PARCEL 1:
A PART OF LOTS 1 AND 2, BLOCK 7, ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
THE WEST 125 FEET OF LOT 2 IN BLOCK 7, IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.
ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, THENCE EAST ALONG THE SOUTH LINE OF GENEVA STREET 125.6 FEET TO THE LINE BETWEEN THE TOWNSHIPS OF LINN AND WALWORTH; THENCE SOUTH ALONG THE SAID TOWNSHIP TO THE SOUTH LINE OF LOT 1, THENCE WEST TO THE WEST LINE OF SAID LOT 1, AND THENCE NORTH TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 WHERE THE EAST LINE OF TOWNSHIP 1 NORTH, RANGE 16 EAST CROSSES SAID NORTH LINE OF SAID LOT, RUNNING THENCE SOUTH TO THE SOUTH LINE OF LOT 2, THENCE WEST ALONG THE SOUTH LINE OF LOT 2, 30 FEET, THENCE NORTH TO GENEVA STREET, THENCE EAST TO THE PLACE OF BEGINNING.
FURTHER EXCEPTING VOLUME 641 OF RECORDS ON PAGE 411, THE SOUTH 5 FEET OF THE WEST 95 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

EASEMENTS AFFECTING SURVEYED PARCEL

- PERMANENT LIMED EASEMENT TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DATED MARCH 15, 2022 AND RECORDED MAY 4, 2022 AS DOCUMENT No. 1061184.
- TERMS AND CONDITIONS OF EASEMENT AGREEMENT DATED JULY 12, 2023 AND RECORDED AUGUST 11, 2023 AS DOCUMENT No. 1082728.

NOTES

- THE LEGAL DESCRIPTION OF RECORD AND EASEMENTS AFFECTING SURVEYED PARCEL AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY SOUTHEAST TITLE, LLC, AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 924060690, EFFECTIVE DATE: JULY 12, 2024 AT 7:44 AM
- SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- BUILDING SHOWN ON SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE BUILDING WAS LOCATED AT ITS BUILT FOUNDATION AS OF THE DATE OF FIELD WORK ON THIS SURVEY.
- SURVEYED PARCEL WAS UNDER CONSTRUCTION AT TIME OF SURVEY. THE OVERHANGS, PATIO, WALKS, DRIVE AND PARKING SHOWN HEREON IS FROM PROPOSED PLANS PROVIDED TO SURVEYOR AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.
- DECLARED AREA = 13,680 SQUARE FEET (0.314 ACRES).
- THIS SURVEY IS A RETRACEMENT OF A PLAT OF SURVEY BY FARRIS, HANSEN & ASSOCIATES, INC. DATED APRIL 2, 2021.
- SEE SHEETS 2 THROUGH 4 FOR DETAILED UNIT AND LIMITED COMMON ELEMENT LOCATIONS AND AREAS WITHIN THE EXISTING BUILDING.
- AREAS NOT DESIGNATED AS EXISTING BUILDING (UNITS) OR LIMITED COMMON ELEMENTS ARE TO BE COMMON ELEMENT TO ALL UNITS.

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE EAST LINE OF WALWORTH AVENUE BEARING N 0°36'43" W

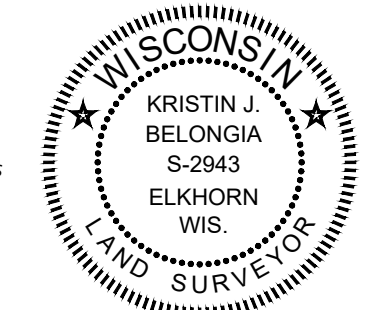
UNIT SUMMARY (ALL FLOORS COMBINED)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
UNIT 3:	3,070 S.F.
L.C.E. UNIT 3:	1,047 S.F.
UNIT 4:	1,625 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,961 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT: (LOBBY)	2,642 S.F.
COMMON ELEMENT: (STAIR)	749 S.F.

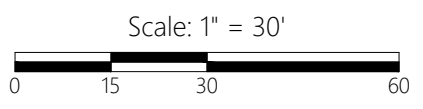
State of Wisconsin } ss I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that this
County of Walworth } Condominium Plat is a correct representation of the condominium described
(taken from plans furnished to me and actual field measurements) and the identification and location of
each unit and the common elements can be determined from the plat.


Given under my hand and seal at Elkhorn, Wisconsin this 3rd day of February, 2025
Last day of field work December 30th, 2024

Revised this 26th day of February, 2025 to update square footages of Unit 6 and Common Elements.



Kristin J Belongia





Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Bartells Dr., Beloit, WI 53511
608.365.4464 | www.rhbatterman.com

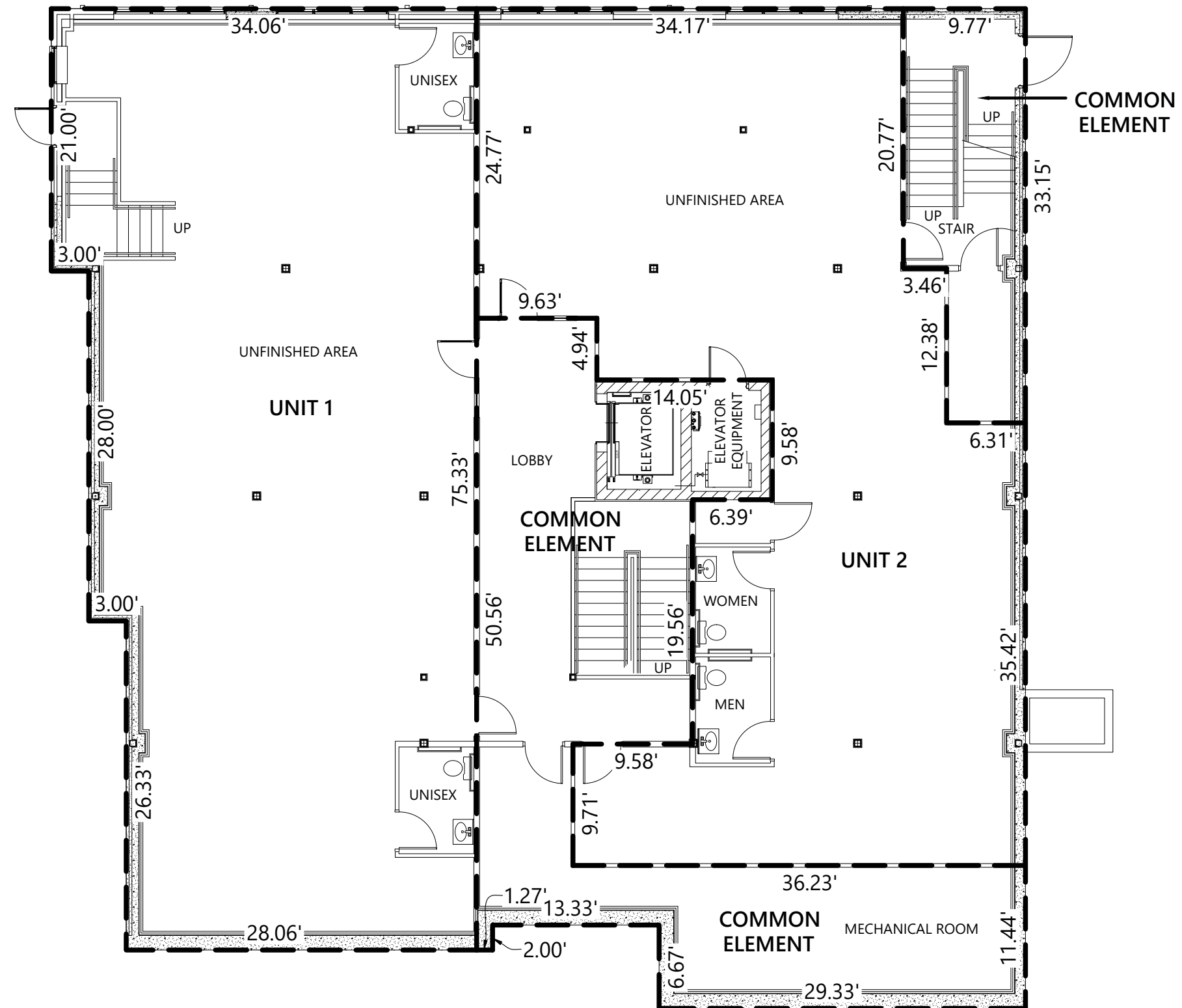
DECLARANT
DANCING DUDES, LLC
POB 1352
WILLIAMS BAY, WI 53191

ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMR / KJB
DATE: 01/31/2025

SHEET NO.
1 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\RB DRAWING FILES

ONE GENEVA CONDOMINIUM
 VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LOWER LEVEL FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

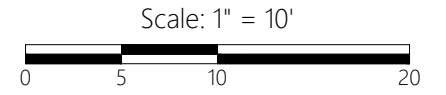
SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (LOWER LEVEL FLOOR PLAN)

UNIT 1:	2,324 S.F.
UNIT 2:	2,044 S.F.
COMMON ELEMENT: (LOBBY)	1,095 S.F.
COMMON ELEMENT: (STAIR)	281 S.F.

LEGEND

- Unit / L.C.E. Boundary
- L.C.E. Limited Common Element



Batterman
 engineers surveyors planners
 BELOIT | ELKHORN | JANESVILLE
 2857 S. Bartells Dr., Beloit, WI 53511
 608.365.4464 | www.rnbatterman.com

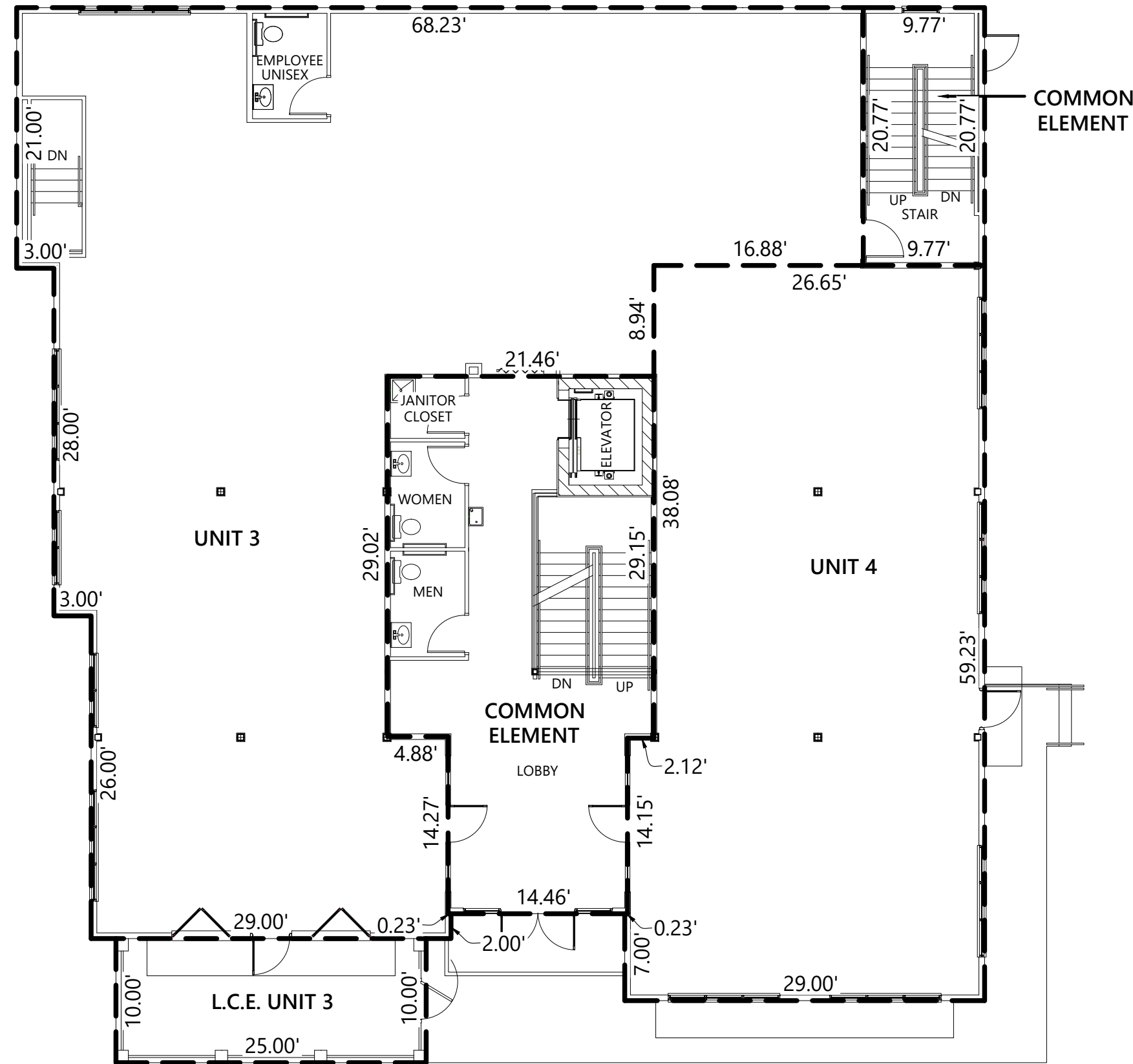
DECLARANT
 DANCING DUDES, LLC
 POB 1352
 WILLIAMS BAY, WI 53191

ORDER NO: 35333
 FIELD CREW: JAV
 DRAWN BY: BMR / KJB
 DATE: 01/31/2025

SHEET NO.
 2 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\RH DRAWING FILES

ONE GENEVA CONDOMINIUM
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



FIRST FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (FIRST FLOOR PLAN)

UNIT 3	3,070 S.F.
L.C.E. UNIT 3:	250 S.F.
UNIT 4	1,625 S.F.
COMMON ELEMENT: (LOBBY)	829 S.F.
COMMON ELEMENT: (STAIR)	203 S.F.

LEGEND

- Unit / L.C.E. Boundary
- L.C.E. Limited Common Element

Scale: 1" = 10'



Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Bartells Dr., Beloit, WI 53511
608.365.4464 | www.rhbatterman.com

DECLARANT
DANCING DUDES, LLC
PO BOX 1352
WILLIAMS BAY, WI 53191

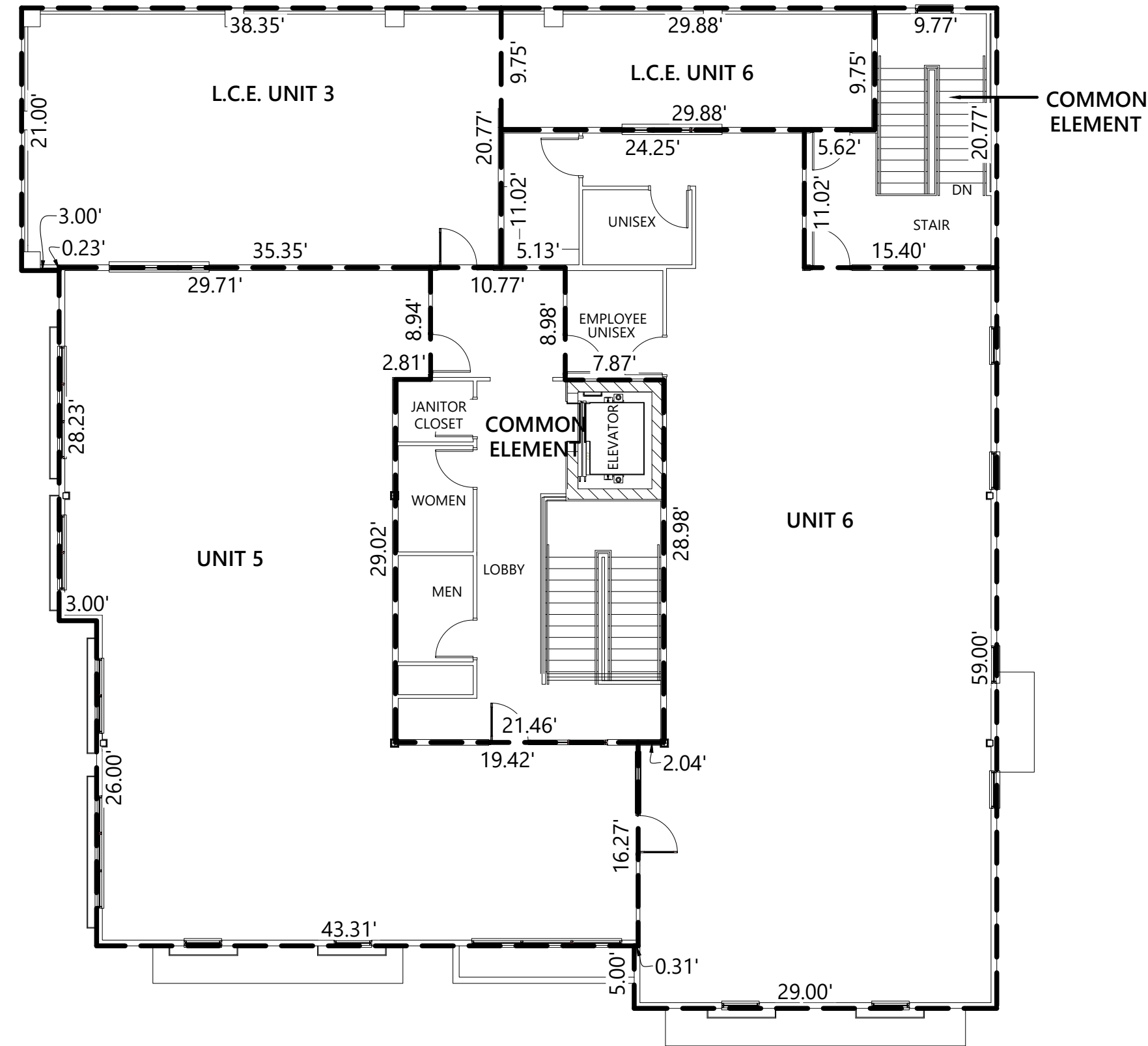
ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMR / KJB
DATE: 01/31/2025

SHEET NO.

3 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\RB DRAWING FILES

ONE GENEVA CONDOMINIUM
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



SECOND FLOOR PLAN

NOTES:

BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE FROM THE PROPOSED BUILDING PLANS PROVIDED AS OF THE DATE OF THIS PLAT AND NOT YET CONSTRUCTED AS OF THE DATE OF THIS PLAT.

THE PHYSICAL BOUNDARIES OF ANY UNIT CONSTRUCTED OR RE-CONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES.

ARCHITECTURAL PROJECTIONS OR FLOOR OVERHANGS APPURTENANT TO EACH UNIT ARE PRESUMED TO BE PART OF THE UNIT.

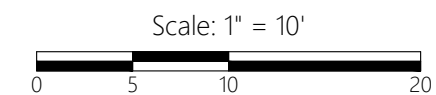
SQUARE FOOTAGES OF THE UNITS ARE APPROXIMATE WITHIN THE LIMITS SHOWN HEREON, BEING THE OUTSIDE OF THE EXTERIOR WALLS AND THE CENTERLINE OF THE INTERIOR COMMON PARTY WALLS.

UNIT SUMMARY (SECOND FLOOR PLAN)

L.C.E. UNIT 3:	797 S.F.
UNIT 5:	1,721 S.F.
UNIT 6:	1,961 S.F.
L.C.E. UNIT 6:	291 S.F.
COMMON ELEMENT: (LOBBY)	719 S.F.
COMMON ELEMENT: (STAIR)	265 S.F.

LEGEND

- Unit / L.C.E. Boundary
- L.C.E. Limited Common Element



Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Bartells Dr., Beloit, WI 53511
608.365.4464 | www.rnbatterman.com

DECLARANT
DANCING DUDES, LLC
PO BOX 1352
WILLIAMS BAY, WI 53191

ORDER NO: 35333
FIELD CREW: JAV
DRAWN BY: BMR / KJB
DATE: 01/31/2025

SHEET NO.
4 OF 4

File Name: J:\35300 - 35399\35333 - Dancing Dudes\SURVEY\HBB DRAWING FILES



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting March 11, 2025

March 4, 2025

APPLICANT: Dancing Dudes, LLC (Owner), Attorney Christina Green (Agent)

TAX KEY: WOP 00088

STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191

Applicant requests approval of back-lit signage. The original approval was for unlit awning and wall signage.

Section 390-0705.C(2)(d) Village Center Overlay Sign Design Standards:

Design of signage.

[1] Signs shall be constructed of materials consistent with the architecture of the building.

[2] Internally lit signage is prohibited.

[3] Awning signs shall be discouraged.

[4] On buildings with more than one story, wall signage shall not be placed above the ground floor.

[5] Window signage shall not cover more than 30% of any ground floor window or more than 10% of any upper-story window.

[6] Freestanding pole signs shall be prohibited. All freestanding signs shall be monument-style signs.

[7] Roof signs are prohibited.

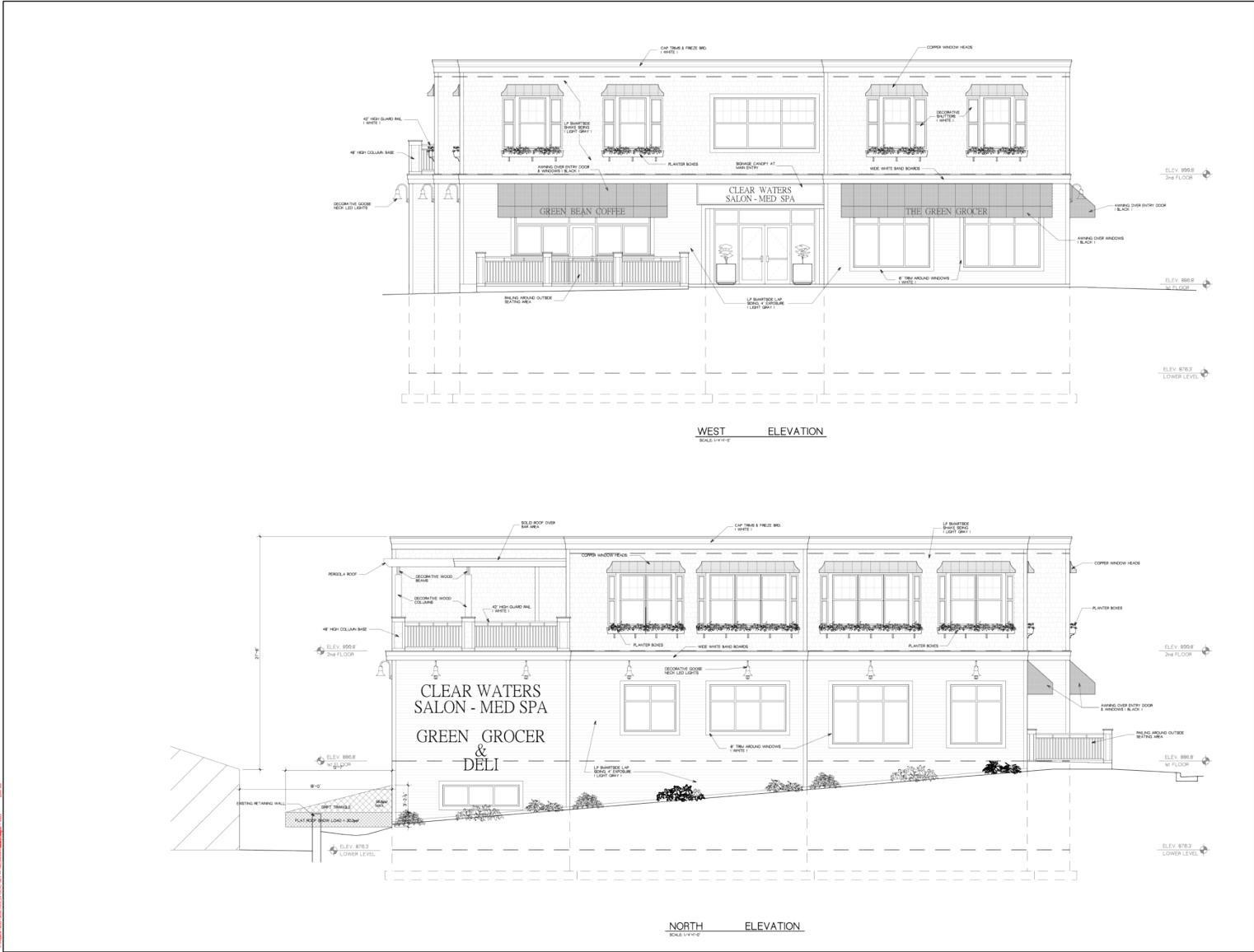
Comparison to Yerkes Monument Sign

The sign company made a comparison between the proposed signage and the monument sign approved for Yerkes Observatory and provided the following summary:

“The scope is not much different at all. The difference is we have the bright white LED's vs the observatory "Warm White." We can change to "Warm White", it actually is not much difference at all in looks. Also, we can have a dimmer for each sign operated by a remote. The dimmer would be inside the raceway. But the style of is the same. One is on a monument, ours is on a raceway mounted backer panel.”

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator



PROPOSED BUILDING
1 EAST GENEVA CENTER
 EAST GENEVA, ILL. STREET CORNER WITH NORTH AVENUE
 HALLAND, ILL. HALLAND, ILL. HALLAND, ILL. HALLAND, ILL.

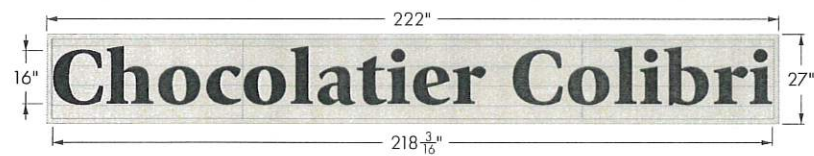
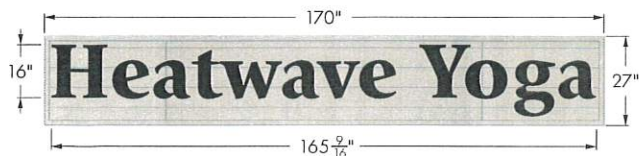
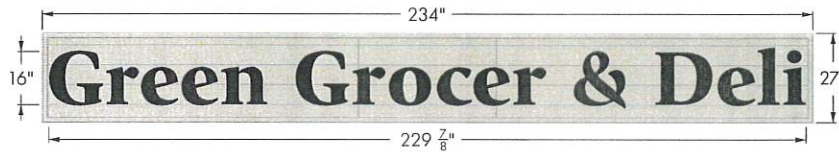
WEST ELEVATION
 NORTH ELEVATION

FARNS HANSEN & ASSOCIATES, INC.
 1000 N. WASHINGTON ST., SUITE 200
 ELKHART, INDIANA 46516-3321
 TEL: (219) 291-1000 FAX: (219) 291-1001

DATE: 05/30/2023
 TIME: 10:00 AM

PROJECT NO: 3052KEG23
 DATE: 05/30/2023
 SHEET NO: 2 of 6

HALO LIT CHANNEL LETTERS SPECIFICATIONS



■ Black
 ■ MAP Army MP04929

SECTION A
 Drawing Scale: NA
 As shown on a 17" x 11" Tabloid

DESCRIPTION A

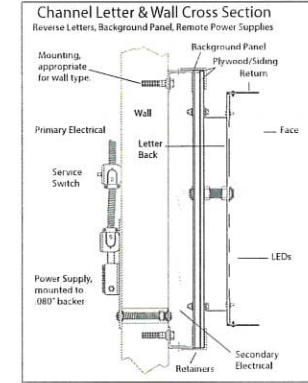
LETTERS: Routed .090" Aluminum faces, .063" x 3" Aluminum returns, Routed 3/16" Clear Polycarbonate backs, RivNuts in sign faces, Standoff 1.5" from backer panels using Aluminum spacers,

CABINETS: 2" Aluminum angle frame, .090" Aluminum skin, with 1/2" plywood blocker, overlaid with siding (by others), and 1.5" x 1.5" Aluminum retainers to picture frame area.

FINISHES: Letter Interiors primed White, Exteriors prepped and painted MAP Satin Black; Cabinets painted to match MAP Army (MP04929)

LIGHTING: Halo lit with GE miniMax 7100K White LED modules

ELECTRICAL: 120v, UL Listed and Labeled, 24v GE Tetra power supplies remote mounted inside building



VOLTAGE

120 Vols

277 Vols

Survey Needed

Detailed survey of existing location required prior to beginning manufacturing.



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT:
1 Geneva St

JOB LOCATION:
Willams Bay, WI

SALESMAN:
Kevin Cook

DESIGNER:
Scott B

REVISION HISTORY:

Initial Drawing Release			
A	DATE	REQUESTED BY	UPDATED BY
	1-13/25	KC	SB
General Revision			
B	DATE	REQUESTED BY	UPDATED BY
General Revision			
C	DATE	REQUESTED BY	UPDATED BY
General Revision			
D	DATE	REQUESTED BY	UPDATED BY
	2-17/25	KC	SB

PRODUCTION APPROVAL:

INITIAL _____ DATE _____

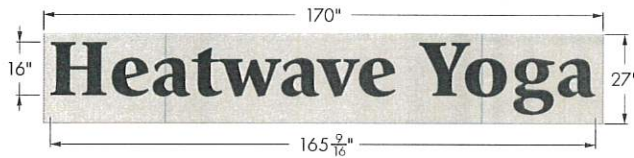
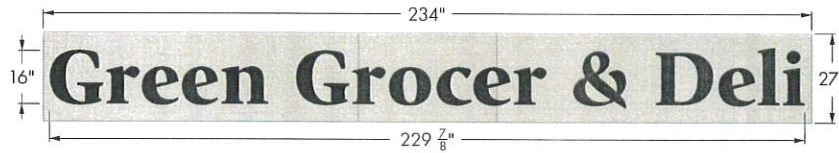
CLIENT SIGNATURE:

DATE _____

10867-01d
 Revision 03
 2-21/25



HALO LIT CHANNEL LETTERS SPECIFICATIONS

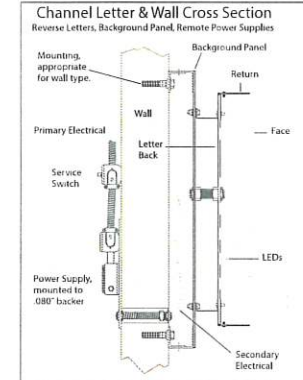


■ Black
 ■ MAP Army MP04929

SECTION A
 Drawing Scale: NA
 As shown on a 17" x 11" Tabloid

DESCRIPTION A

- LETTERS :** Routed .090" Aluminum faces, .063" x 3" Aluminum returns, Routed 3/16" Clear Polycarbonate backs, RivNuts in sign faces, Standoff 1.5" from backer panels using Aluminum spacers,
- CABINETS:** 2" Aluminum angle frame, .090" Aluminum skin
- FINISHES :** Letter Interiors primed White, Exteriors prepped and painted MAP Satin Black; Cabinets painted to match MAP Army (MP04929)
- LIGHTING :** Halo lit with GE miniMax 7100K White LED modules
- ELECTRICAL :** 120v, UL Listed and Labeled, 24v GE Tetra power supplies remote mounted inside building



VOLTAGE

120 Volts
 277 Volts

Survey Needed

Detailed survey of existing location required prior to beginning manufacturing.



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT :
 1 Geneva St

JOB LOCATION :
 Willams Bay, WI

SALESMAN :
 Kevin Cook

DESIGNER :
 Scott B

REVISION HISTORY :

Initial Drawing Release			
A	DATE	REQUESTED BY	UPDATED BY
	1-13/25	KC	SB
General Revision			
B	DATE	REQUESTED BY	UPDATED BY
General Revision			
C	DATE	REQUESTED BY	UPDATED BY
General Revision			
E	DATE	REQUESTED BY	UPDATED BY
	2-18/25	KC	SB

PRODUCTION APPROVAL :

INITIAL	DATE

CLIENT SIGNATURE :

	DATE

10867-01e
 Revision 04
 2-21/25





JNB Signs, Inc.
 1221 Venture Drive, Suite #1
 Janesville, Wisconsin 53546
 608-754-6338 800-243-7997
 Fax : 608-754-7822
 www.jnb signs.com

PROPOSAL
Proposal #: 28213

Proposal Date: 02/25/25
 Customer #: CRM011830
 Page: 1 of 4

SOLD TO:	JOB LOCATION:
1 Geneva St. 1 Geneva St. Williams Bay 53191	1 Geneva St. 1 Geneva St. Williams Bay 53191
	REQUESTED BY: Dawn Marie Mancuso

JNB SIGNS, INC. ("JNB") HEREBY PROPOSES TO FURNISH MATERIALS AND LABOR NECESSARY FOR THE CONSTRUCTION OF A SIGN DISPLAY DESCRIBED AS FOLLOWS:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	* QUOTE #70755 Front Elevation: Manufacture (1) set of reverse raceway mounted channel letters with backer panels reading "Green Grocer & Deli" per drawing #10867-01f.	\$4,787.69	\$4,787.69
1	* QUOTE #70756 Front Elevation: Install (1) set of reverse raceway mounted channel letters with backer panels reading "Green Grocer & Deli" per drawing #10867-01f.	\$1,515.35	\$1,515.35
1	* QUOTE #70757 Front Elevation: Manufacture (1) set of reverse raceway mounted channel letters with backer panels reading "One Geneva" per drawing #10867-01f.	\$2,945.75	\$2,945.75
1	* QUOTE #70758 Front Elevation: Install (1) set of reverse raceway mounted channel letters with backer panels reading "One Geneva" per drawing #10867-01f.	\$961.90	\$961.90
1	* QUOTE #70759 Front Elevation: Manufacture (1) set of reverse raceway mounted channel letters with backer panels reading "Clear Waters Salon Med Spa" per drawing #10867-01f.	\$11,234.48	\$11,234.48
1	* QUOTE #70760 Front Elevation: Install (1) set of reverse raceway mounted channel letters with backer panels reading "Clear Waters Salon Med Spa" per drawing #10867-01f.	\$1,733.93	\$1,733.93
		SUB TOTAL:	\$23,179.10
	* INDICATES TAXABLE ITEM	ESTIMATED SALES TAXES:	\$1,274.86

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

COMPANY INITIALS 

CUSTOMER INITIALS _____



JNB Signs, Inc.
 1221 Venture Drive, Suite #1
 Janesville, Wisconsin 53546
 608-754-6338 800-243-7997
 Fax : 608-754-7822
 www.jnb signs.com

PROPOSAL
Proposal #: 28213

Proposal Date: 02/25/25
 Customer #: CRM011830
 Page: 2 of 4

TOTAL PROPOSAL AMOUNT: \$24,453.96

TERMS: 50.0% OF THE PRICE SET FORTH ABOVE SHALL BE PAID UPON ACCEPTANCE OF THIS PROPOSAL, AND THE BALANCE SHALL BE DUE IMMEDIATELY UPON COMPLETION OF WORK.

JNB AGREES TO DO ALL WORK DESCRIBED FOR THE TOTAL PRICE AS STATED ABOVE EXCEPT AS OTHERWISE PROVIDED HEREIN. THIS PRICE DOES NOT INCLUDE THE COST OF ELECTRICAL HOOK-UP, PERMITS, ENGINEERING, OR TAXES UNLESS OTHERWISE STATED ABOVE.

THIS PROPOSAL EXPIRES AT THE END OF 30 DAYS FOLLOWING ITS DATE OR AT THE END OF SUCH OTHER TIME AS SET FORTH ABOVE. THIS PROPOSAL MAY BE WITHDRAWN AT ANY TIME PRIOR TO NOTIFICATION OF ACCEPTANCE.

TERMS AND CONDITIONS

1. **GUARANTEE:** ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED IN THIS PROPOSAL, AND ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH DRAWINGS OF SPECIFICATIONS. ALL PRODUCTS MANUFACTURED BY JNB ARE GUARANTEED AGAINST DEFECTIVE PARTS, MATERIALS, AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FOLLOWING COMPLETION, PROVIDED THAT THIS GUARANTEE DOES NOT INCLUDE BREAKAGE OF EXPOSED NEON. EXPOSED NEON IS WARRANTED FOR (1) YEAR FROM COMPLETION AGAINST BURNOUT. THE GUARANTEES AND WARRANTIES DESCRIBED IN THIS PARAGRAPH ARE IN LIEU OF ANY OTHER WARRANTY; EXPRESS OR IMPLIED, AND ANY OTHER WARRANTY IS EXPRESSLY DISCLAIMED.
2. **TIME OF COMPLETION:** UPON RECEIPT OF WRITTEN ACCEPTANCE OF THIS PROPOSAL AND DOWN PAYMENT REQUIRED ABOVE, JNB SHALL BEGIN THE PROCESS OF OBTAINING PERMITS. THAT PROCESS NORMALLY TAKES FROM SEVEN TO FOURTY-FIVE DAYS. PRODUCTION WILL BEGIN UPON RECEIPT OF PERMITS AND APPROVAL FROM LANDLORD.
3. **EXTRAS:** ANY ALTERATIONS FROM THE SPECIFICATIONS DESCRIBED IN THIS PROPOSAL MUST BE AGREED TO IN WRITING BY THE PARTIES, AND SHALL BE DONE ONLY UPON CUSTOMER'S AGREEMENT TO PAYMENT FOR EXTRA COSTS RELATED TO SUCH ALTERATION. THE PRICE STATED ABOVE DOES NOT INCLUDE ANY SUCH EXTRA COSTS.
4. **DEFAULT:** UPON DEFAULT IN THE PAYMENT OF ANY SUM REQUIRED TO BE PAID BY CUSTOMER HEREUNDER, JNB MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE TO BE PAID HEREUNDER TO BE IMMEDIATELY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER. IF ANY PAYMENT IS NOT MADE WHEN DUE, A LATE CHARGE OF 1.5% PER MONTH SHALL BE ADDED TO ANY CHARGES HEREUNDER. IN THE EVENT JNB INITIATES COLLECTION PROCEEDINGS IN ORDER TO COLLECT ANY AMOUNT DUE UNDER THIS PROPOSAL, CUSTOMER SHALL PAY ALL COSTS OF COLLECTION, INCLUDING A REASONABLE ATTORNEY'S FEE.
5. **TITLE:** ANY SIGN CONSTRUCTED UNDER THIS PROPOSAL SHALL REMAIN THE PROPERTY OF JNB UNTIL SUCH TIME AS FULL PAYMENT HAS BEEN MADE HEREUNDER. IN THE EVENT PAYMENT IS NOT TIMELY MADE HEREUNDER, JNB MAY TAKE POSSESSION OF ANY SIGN CONSTRUCTED HEREUNDER, INCLUDING ACCESSORIES, INTER-CONNECTION MATERIALS AND WIRE INSTALLED THEREWITH, WITHOUT NOTICE TO OR THE CONSENT OF THE CUSTOMER, AND JNB MAY ENTER UPON THE PREMISES OF CUSTOMER WITHOUT LEGAL PROCESS TO REMOVE ANY SUCH SIGN. BY TAKING POSSESSION OF ANY SUCH SIGN, JNB SHALL NOT BE DEEMED TO HAVE WAIVED ANY RIGHT TO COLLECTION OF AMOUNTS DUE UNDER THE TERMS OF THIS PROPOSAL.
6. **PERMITS:** JNB SHALL SECURE ALL NECESSARY PERMITS FOR INSTALLATION OF THE SIGN DESCRIBED HERIN. ANY COST AND/OR OBTAINMENT FEE RELATED TO SUCH PERMITS SHALL BE ADDED TO THE AMOUNT TO BE PAID BY CUSTOMER UNDER THIS PROPOSAL. CUSTOMER REPRESENTS THAT CUSTOMER HAS OBTAINED ALL NECESSARY PERMISSION FROM LANDLORDS AND OTHER PERSONS HOLDING AN INTEREST IN THE PROPERTY WHERE THE SIGN IS TO BE CONSTRUCTED. ANY DELAYS RESULTING FROM THE FAILURE OF SUCH PERSONS TO PERMIT ACCESS TO THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE CUSTOMER AND JNB SHALL NOT BE LIABLE FOR ANY RESULTING DELAY. FAILURE OF ANY SUCH PERSONS TO GRANT ANY NECESSARY

COMPANY INITIALS *JNB*

CUSTOMER INITIALS _____



JNB Signs, Inc.
 1221 Venture Drive, Suite #1
 Janesville, Wisconsin 53546
 608-754-6338 800-243-7997
 Fax : 608-754-7822
 www.jnbsigns.com

DEPOSIT INVOICE

Invoice #: **DP28213**

Inv Date: 02/25/25
 Customer #: CRM011830
 Page: 4 of 4

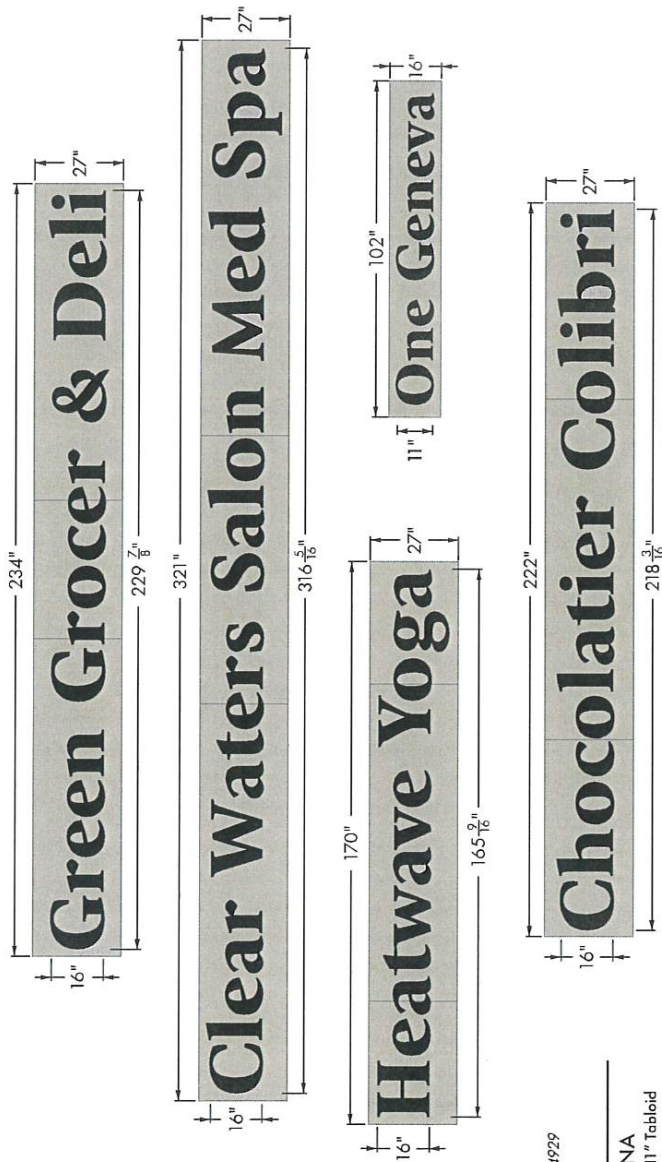
SOLD TO:	JOB LOCATION:
1 Geneva St. 1 Geneva St. Williams Bay 53191	1 Geneva St. 1 Geneva St. Williams Bay 53191
	REQUESTED BY: Dawn Marie Mancuso

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
Dawn Marie Mancuso		KEVIN COOK	02/25/25	50.0% Due Upon Receipt	06/01/25

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	* QUOTE #70755 Front Elevation: Manufacture (1) set of reverse raceway mounted channel letters with backer panels reading "Green Grocer & Deli" per drawing #10867-01f.	\$4,787.69	\$4,787.69
1	* QUOTE #70756 Front Elevation: Install (1) set of reverse raceway mounted channel letters with backer panels reading "Green Grocer & Deli" per drawing #10867-01f.	\$1,515.35	\$1,515.35
1	* QUOTE #70757 Front Elevation: Manufacture (1) set of reverse raceway mounted channel letters with backer panels reading "One Geneva" per drawing #10867-01f.	\$2,945.75	\$2,945.75
1	* QUOTE #70758 Front Elevation: Install (1) set of reverse raceway mounted channel letters with backer panels reading "One Geneva" per drawing #10867-01f.	\$961.90	\$961.90
1	* QUOTE #70759 Front Elevation: Manufacture (1) set of reverse raceway mounted channel letters with backer panels reading "Clear Waters Salon Med Spa" per drawing #10867-01f.	\$11,234.48	\$11,234.48
1	* QUOTE #70760 Front Elevation: Install (1) set of reverse raceway mounted channel letters with backer panels reading "Clear Waters Salon Med Spa" per drawing #10867-01f.	\$1,733.93	\$1,733.93
		SUB TOTAL	\$23,179.10
	* INDICATES TAXABLE ITEM	ESTIMATED SALES TAXES	\$1,274.86
		TOTAL PROPOSAL AMOUNT	\$24,453.96
	*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***		

PLEASE PAY THIS DEPOSIT AMOUNT:	\$12,226.98
--	--------------------

HALO LIT CHANNEL LETTERS SPECIFICATIONS



■ Black
■ MAP Armory MP04929

SECTION A

Drawing Scale: NA
As shown on a 17" x 11" Tabloid

DESCRIPTION A

LETTERS : Routed .090" Aluminum faces, .063" x 3" Aluminum returns, Routed 3/16" Clear Polycarbonate backs, RivNuts in panel faces, Standoff 1.5" from backer panels using Aluminum spacers,

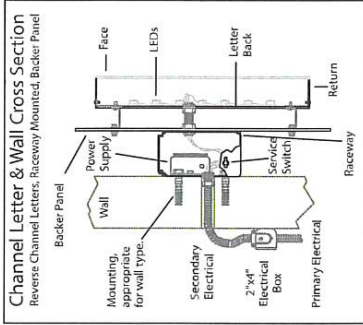
RACEWAYS: SignComp 8" Narrow raceways, cut to width of backers

BACKER PANELS : .080" Aluminum backer panels, mounted to raceways

FINISHES : Letter Interiors primed White, Exteriors prepped and painted
MAP Sainn Black; Panels and raceways prepped and painted to match
MAP Armory (MP04929)

LIGHTING : Halo lit with GE miniMax 7100K White LED modules

ELECTRICAL : 120v, UL Listed and Labeled, 24v GE Tetra power supplies remote mounted inside building



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT :
1 Geneva St

JOB LOCATION :
Williams Bay, WI

SALESMAN :
Kevin Cook

DESIGNER :
Scott B

REVISION HISTORY :

Initial Drawing Release			
A	DATE	REQUESTED BY	UPDATED BY
	1-13/25	KC	SB

General Revision			
B	DATE	REQUESTED BY	UPDATED BY

General Revision			
C	DATE	REQUESTED BY	UPDATED BY

General Revision			
F	DATE	REQUESTED BY	UPDATED BY
	2-25/25	KC	SB

PRODUCTION APPROVAL :

DATE	DATE

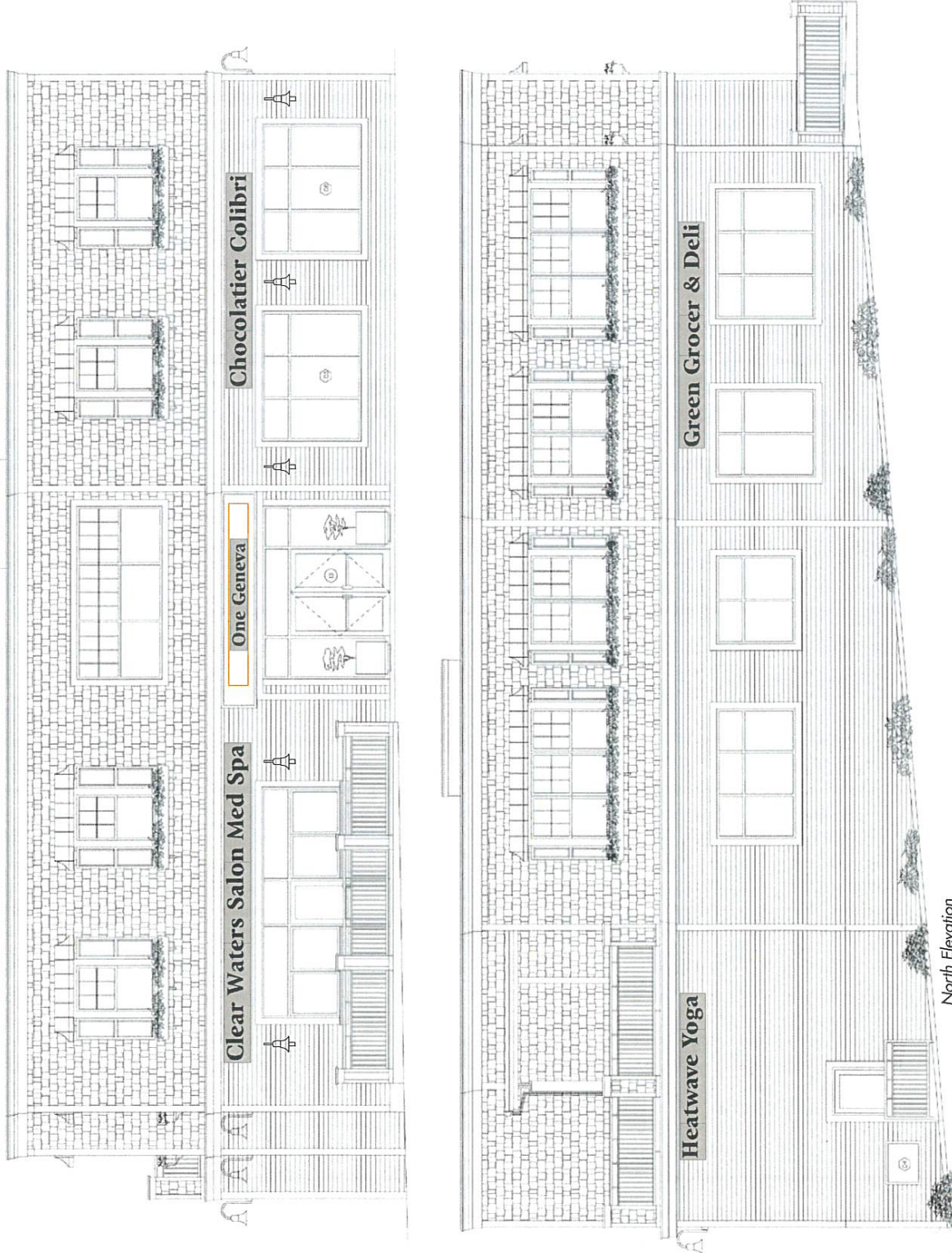
CLIENT SIGNATURE :

DATE

10867-01f
Revision 05
2-25/25



HALO LIT CHANNEL LETTERS SPECIFICATIONS



North Elevation



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT : 1 Geneva St
JOB LOCATION : Williams Bay, WI
SALESMAN : Kevin Cook
DESIGNER : Scott B

REVISION HISTORY :

Initial Drawing Release			
DATE	REQUISITED BY	APPROVED BY	
A	1-13/25	KC	SB
General Revision			
DATE	REQUISITED BY	APPROVED BY	
B			
General Revision			
DATE	REQUISITED BY	APPROVED BY	
C			
General Revision			
DATE	REQUISITED BY	APPROVED BY	
F	2-25/25	KC	SB

PRODUCTION APPROVAL :
DATE

CLIENT SIGNATURE :
DATE

10867-01f
 Revision 05
 2-25/25

Clear Waters Salon Med Spa

18 W. Geneva St.

Williams Bay, WI 53191

February 27, 2025

Dear Bonnie,

Per your request, we are requesting a design change to the exterior of our new building, One Geneva located at 77 N. Walworth Ave., owned by Dancing Dudes LLC.

Our original rendering had fabric awnings above our first floor windows on the west side of the building which is the main entrance for the Green Grocer and Clear Waters Salon Med Spa. We have removed the awnings and instead would like to install back lit signage on a raceway board. We feel the back lit signage at night will give us better visibility and help keep the building clean without awnings and signs. (See signage rendering provided by JNB Signs)

At this time, we are asking for approval for our three signs; Green Grocer & Deli on the north side of the building, Clear Waters Salon Med Spa and One Geneva on the west side of the building. We will have all exterior lights on timers and will adhere to the Village ordinance regarding signs being lit only while our businesses are open.

Sincerely,

Jane Larson, Jennifer Veith & Dawn Marie Mancuso

Co-Owners, Green Grocer & Clear Waters Salon Med Spa

Dancing Dudes LLC

