



# 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, APRIL 8, 2025 AT 6:30 PM Village Hall Council Room 250 Williams Street Williams Bay, WI 53191**

**A quorum of the Village Board may be 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 March 11, 2025
- V. **Recommendation and Possible Action for a Revision to Proposed Signage and Upper Floor Awnings in the Village Center District**
  - A. APPLICANT: Dancing Dudes, LLC (Owner), Attorney Christina Green (Agent)  
TAX KEYS: WOP 00088  
STREET ADDRESS: 77 N. Walworth Ave, Williams Bay, WI 53191  
Applicant requests a recommendation to the Village Board for approval of revised awning signage. The applicant also requests approval for an architectural design alteration to remove the upper floor awnings.
- VI. **Recommendation and Possible Action for a Conditional Use Permit**
  - A. APPLICANT: Dan Leahy (Owner), Michael Levitzke, Jr. (Agent)  
TAX KEY: WA506300001  
STREET ADDRESS: 178 Clover St, Williams Bay, WI 53191  
Applicant requests a recommendation to the Village Board for a conditional use permit per Section 390-0809.D (2) *Fencing Standards*:  
The project consists of 6' high semi-private aluminum and composite fencing located along the side lot lines and a 4'6" high gate with 5'6" high pillars located in the street yard.
- VII. **Recommendation and Possible Action for a Temporary Use Permit**
  - A. APPLICANT: Yerkes Future Foundation (Owner)  
TAX KEY: WA518500001  
STREET ADDRESS: 373 W. Geneva St, Williams Bay, WI 53191  
Applicant requests a recommendation to the Village Board for a temporary use permit for placement of a 40' x 60' tent between the end of April and end of October annually.

**VIII. Discussion Only Regarding a Development Concept Plan**

- A. APPLICANT: Anthony Navilio, Bayside, LLC (Owner)  
TAX KEY: WOP 00053  
STREET ADDRESS: 78 N. Walworth Ave. and 17 W. Geneva St, Williams Bay, WI 53191  
Applicant requests discussion and comments regarding a proposed mixed-use development including townhomes and small commercial/retail space.

**IX. Recommendation and Possible Action for a Certified Survey Map**

- A. APPLICANT: Jack Pease, Super Mix, USA (Owner)  
TAX KEY: WA505600002  
STREET ADDRESS: South side of Park Place between Constance Blvd. and Dartmouth Rd., Williams Bay, WI 53191  
Applicant requests a recommendation to the Village Board for approval of a Certified Survey Map per Section 375.0306 "Minor Land Division Procedures" to divide the existing 2.87 acre parcel into three parcels of nearly 1 acre each.

**X. 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: 03/31/2025 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 3/11/2025 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.

### I. Call to Order

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

### II. Roll Call

Present: President Bill Duncan, Commissioners Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke, Matt Robbins, James Killian

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Trustee Lowell Wright

### III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

### IV. Minutes

#### A. Plan Commission Meeting Minutes of November 12, 2024

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

#### B. Plan Commission Meeting Minutes of January 14, 2025

The motion to approve the Plan Commission Meeting Minutes of January 14, 2025 was initiated by Commissioner Haak and seconded by Commissioner Gage. Commissioner Klemke Abstained. Motion carries.

#### C. Plan Commission Meeting Minutes of February 19, 2025

The motion to approve the Plan Commission Meeting Minutes of February 19, 2025 was initiated by Commissioner Haak and seconded by Commissioner Killian. Commissioner Klemke Abstained. Motion carries.

### 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**

President Duncan opened the public hearing at 06:36 pm.

Don Mason, 508 Wiswell, Asked if this would set a precedence.

Mark Brower, 504 Willabay, Asked how the plan for the house made it past the Plan Commission to begin with.

Michael Fieweger, 536 Morgan Dr, Spoke in favor

**C. Close Public Hearing**

President Duncan closed the public hearing at 06:42 pm.

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

**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.

The motion to recommend Village Board approval of a condominium plat for ownership purposes and will consist of 6 separately conveyable commercial units was initiated by Commissioner Robbins and seconded by Commissioner Haak. Unanimously carried.

**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.

The motion to table the request of back-lit signage. The original approval was for unlit awning and wall signage was initiated by Commissioner Klemke and seconded by Commissioner Gage. Unanimously carried.

**VIII. Adjournment**

The motion to adjourn was initiated by Commissioner Robbins and seconded by Commissioner Gage at 08:00pm. 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 April 8, 2025

April 1, 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 approval of revised awning signage. The applicant also requests approval for an architectural design alteration to remove the upper floor awnings.

The original approved building elevations are included in the agenda packet. Almost all of the upper floor windows had copper window heads (awnings).

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.

Respectfully submitted,

Bonnie M. Schaeffer

Zoning Administrator

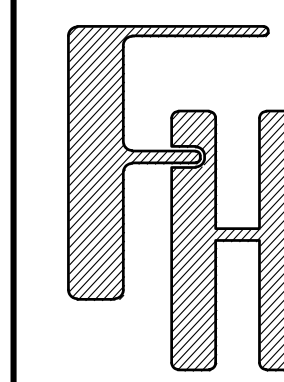












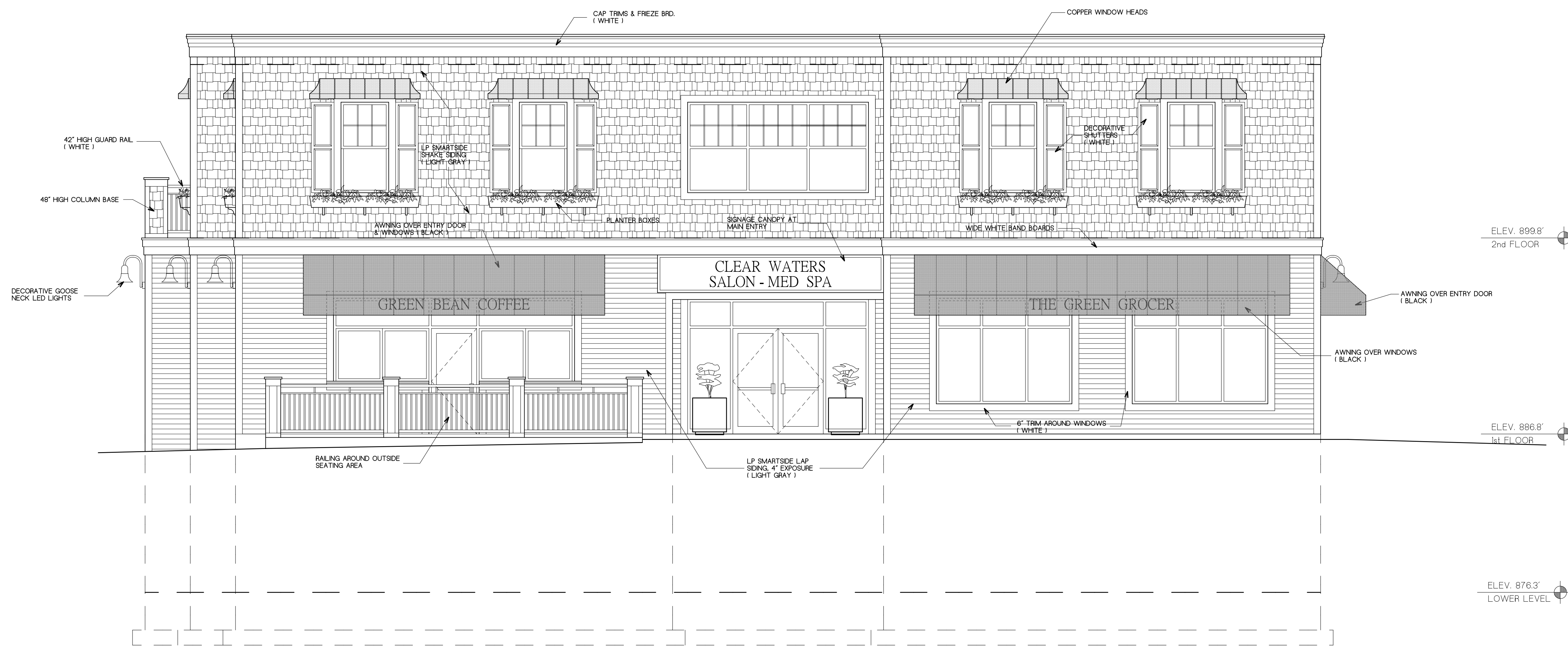
PROPOSED BUILDING  
**1 EAST GENEVA CENTER**  
 EAST GENEVA STREET & WALWORTH AVENUE  
 WILLIAMS BAY, WALWORTH CO., WISCONSIN

WEST ELEVATION  
 NORTH ELEVATION

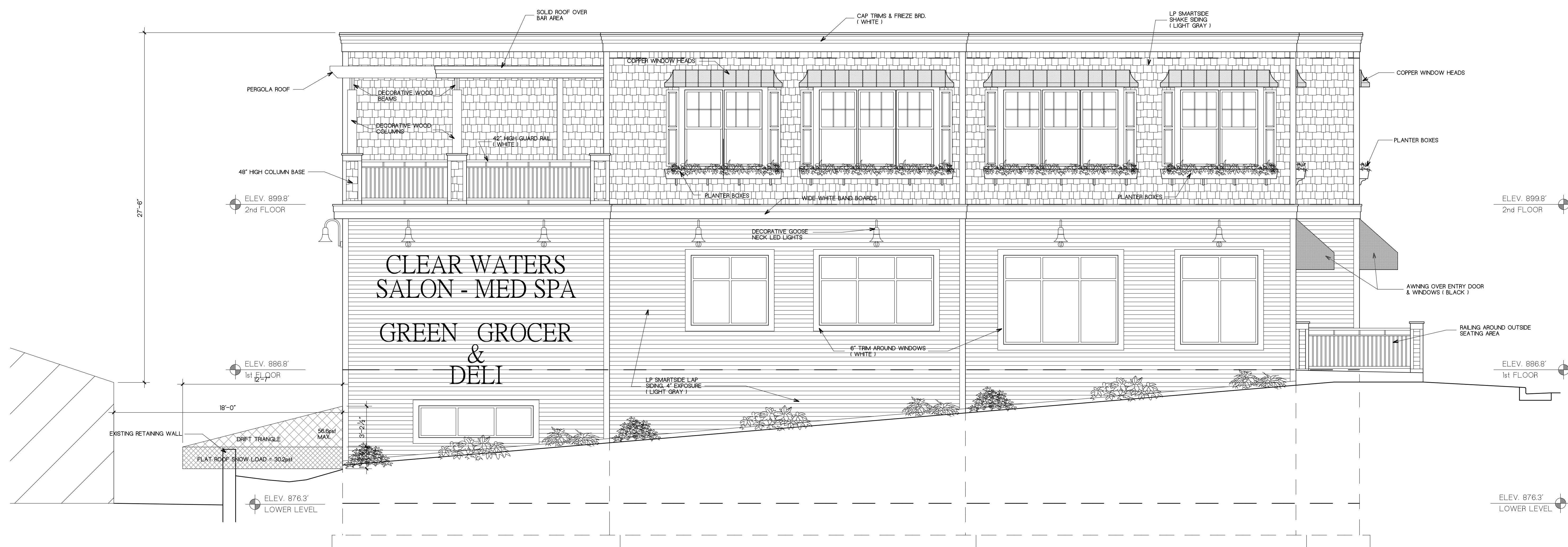
FARRIS, HANSEN & ASSOCIATES, INC.  
 Engineering, Architecture, Surveying  
 7 Ridgeway Court P.O. Box 437  
 ELKHORN, WISCONSIN 53121  
 Office: (262) 723-2098  
 Fax: (262) 723-5966

REVISIONS  
 REV # - DESCRIPTION  
 05/08/2023

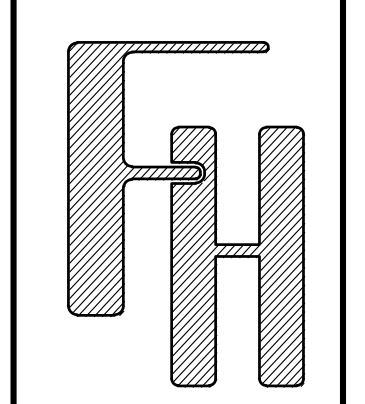
PROJECT NO:  
**3052KEG.23**  
 DATE  
 05/30/2023  
 SHEET NO.  
**2 of 6**



WEST ELEVATION  
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NORTH ELEVATION  
 SCALE: 1/4"=1'-0"



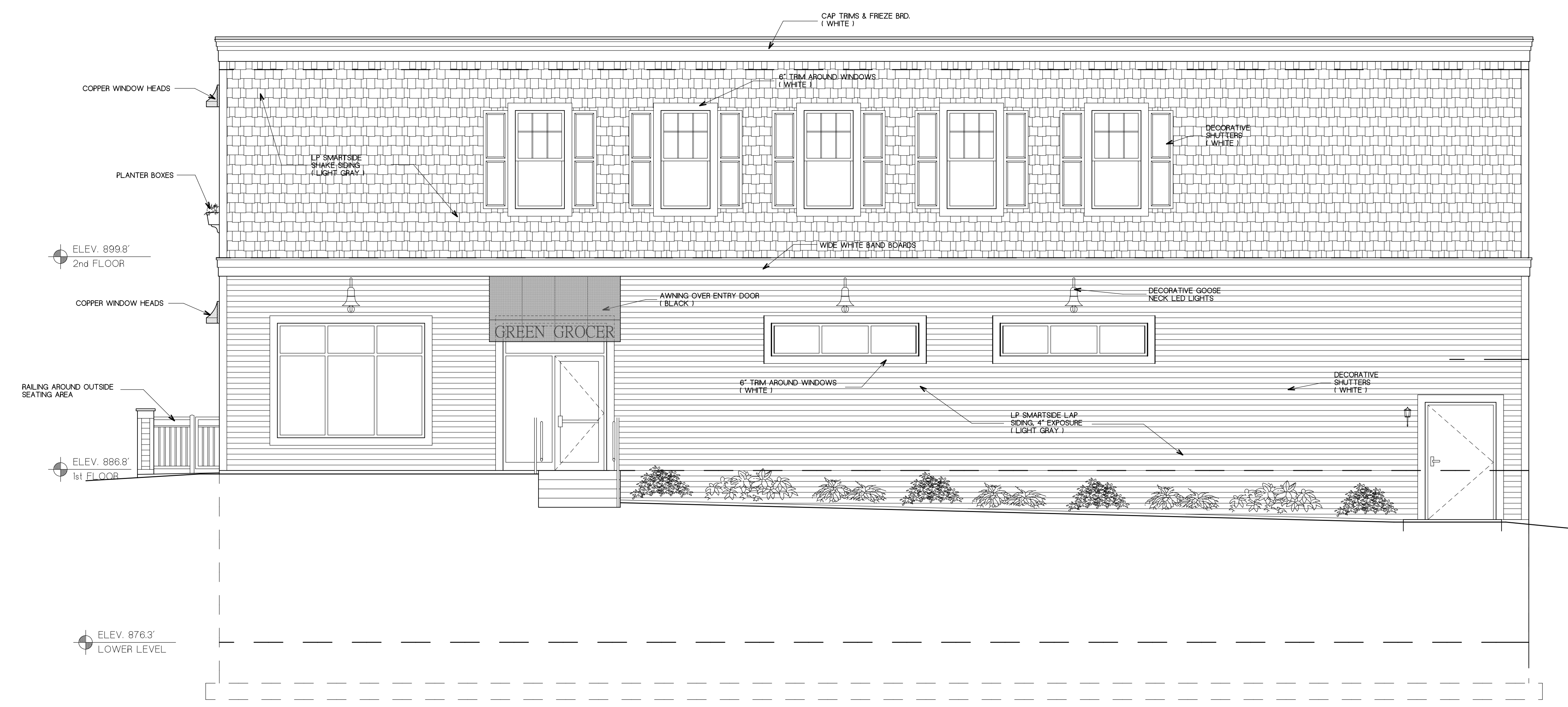
**PROPOSED BUILDING**  
**1 EAST GENEVA CENTER**  
 EAST GENEVA STREET & WALWORTH AVENUE  
 WILLIAMS BAY, WALWORTH CO., WISCONSIN

**EAST ELEVATION**  
**SOUTH ELEVATION**

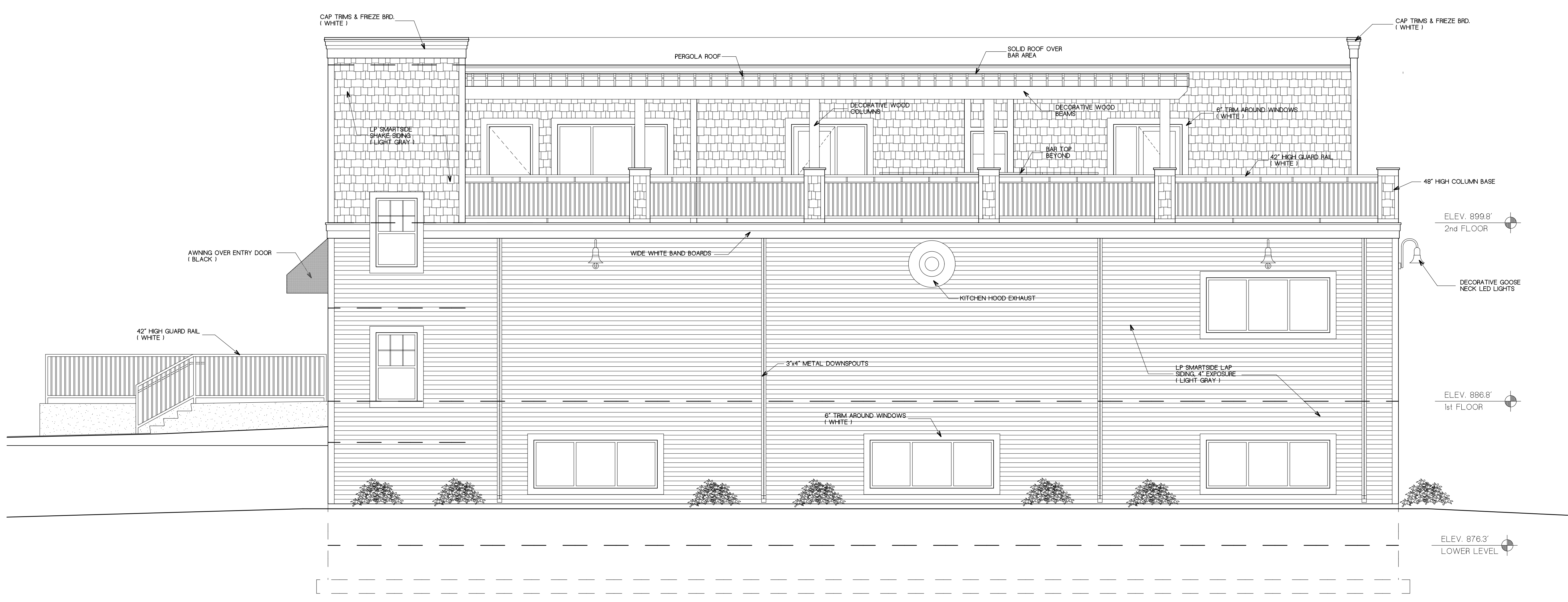
**FARRIS, HANSEN & ASSOCIATES, INC.**  
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 7 Ridgeway Court, P.O. Box 437  
 ELKHORN, WISCONSIN 53121  
 Office: (262) 723-2098  
 Fax: (262) 723-5866

REVISIONS  
 REV #1 - WKS REVISIONS  
 08/09/2023

PROJECT NO:  
**3052KEG.23**  
 DATE:  
 05/30/2023  
 SHEET NO:  
**3 of 6**



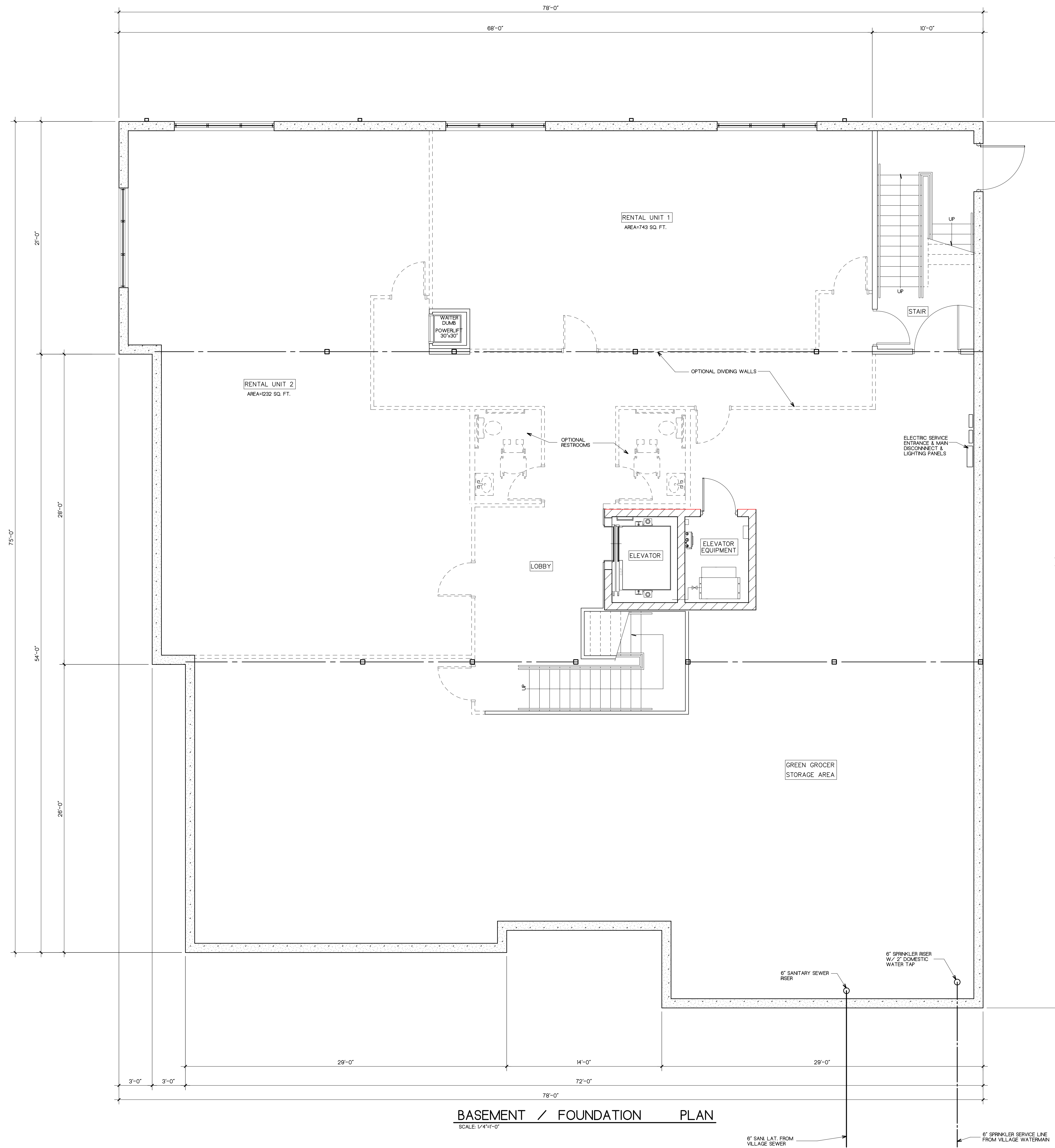
**SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
 SCALE: 1/4"=1'-0"

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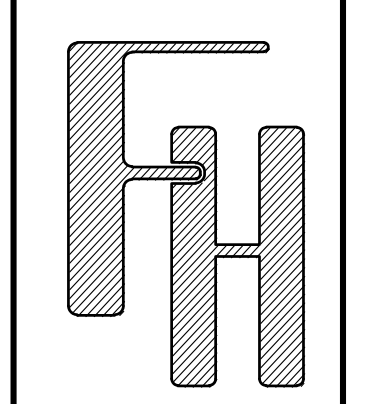
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**BASEMENT / FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

6" SAN. LAT. FROM VILLAGE SEWER

6" SPRINKLER SERVICE LINE FROM VILLAGE WATERMAN



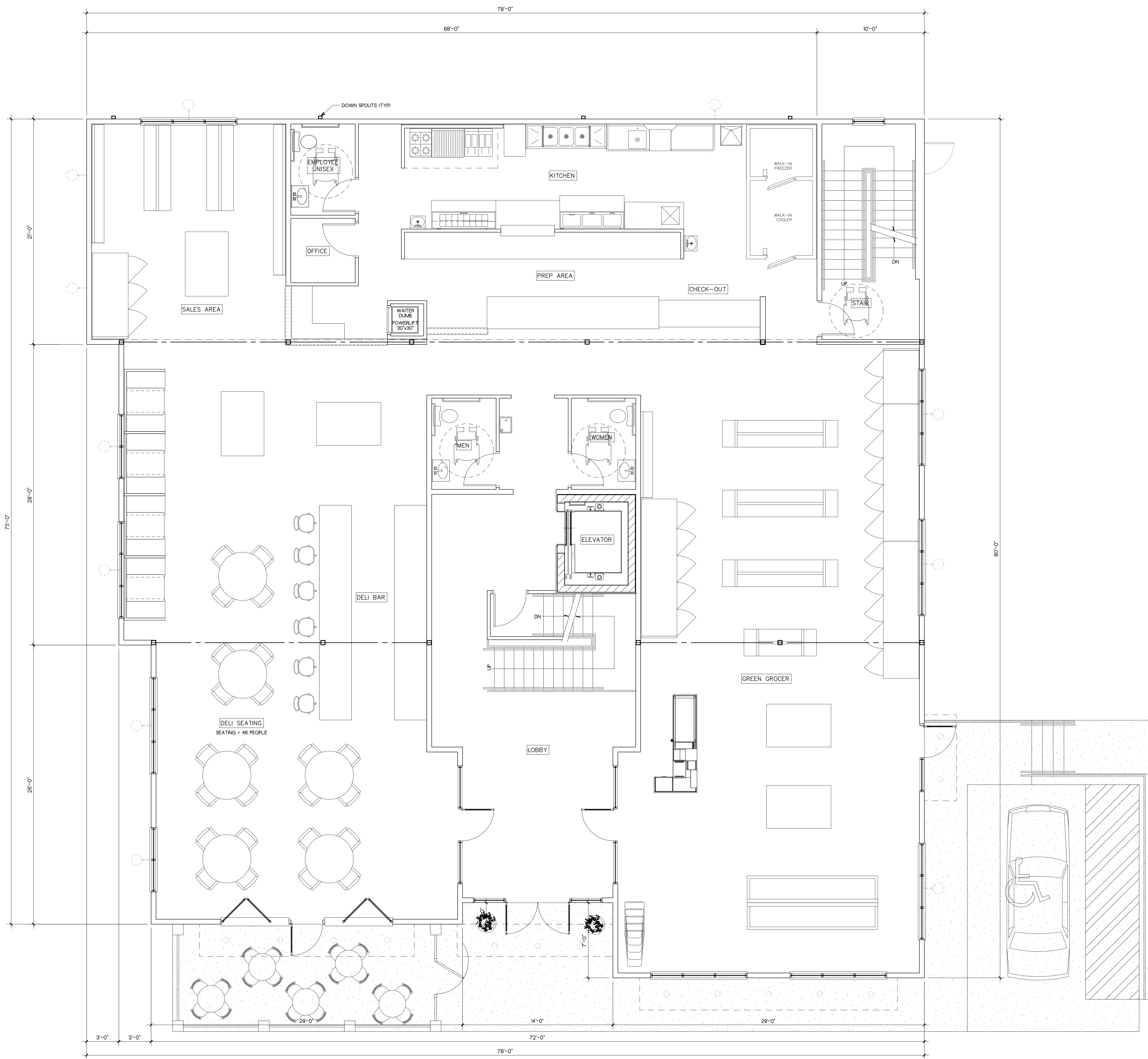
**PROPOSED BUILDING**  
**1 EAST GENEVA CENTER**  
EAST GENEVA STREET & WALWORTH AVENUE  
WILLIAMS BAY, WALWORTH CO., WISCONSIN

**BASEMENT / FOUNDATION PLAN**

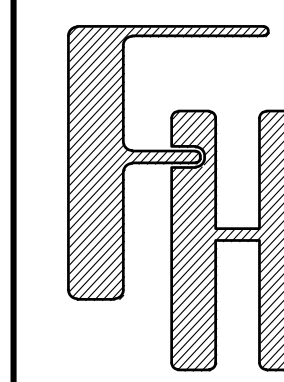
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7 Ridgeway Court P.O. Box 437  
ELKHORN, WISCONSIN 53121  
Office: (262) 723-2088  
Fax: (262) 723-5886

REVISIONS  
REV 44 - MIS REVISIONS  
RS 08/02/2023

PROJECT NO.  
**3052KEG.23**  
DATE  
05/30/2023  
SHEET NO.  
**4 of 6**



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



PROPOSED BUILDING  
1 EAST GENEVA CENTER  
EAST GENEVA STREET & WALWORTH AVENUE  
WILLIAMS BAY, WALWORTH CO., WISCONSIN

FIRST FLOOR PLAN

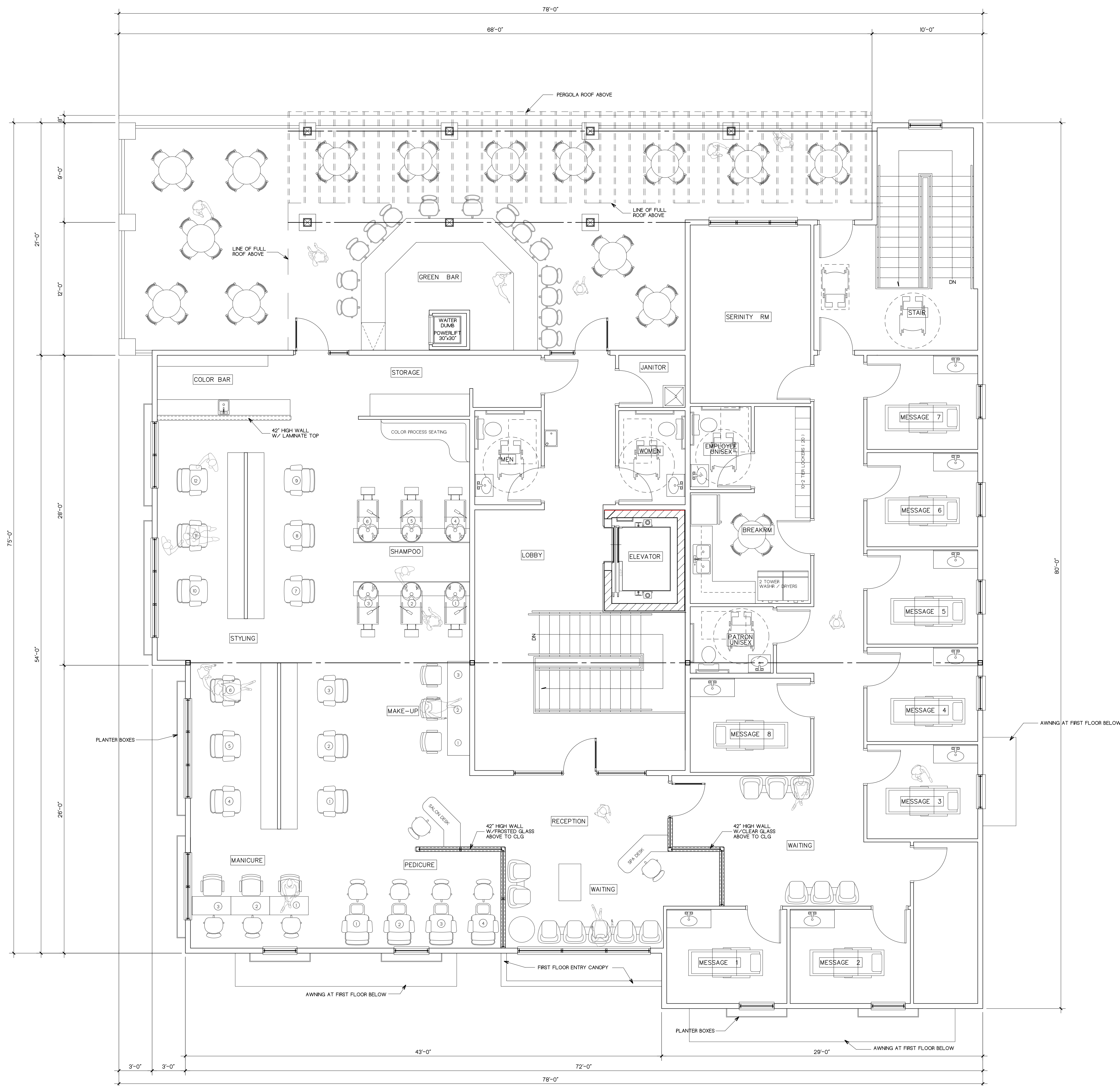
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Office: (262) 723-2098  
Fax: (262) 723-5866

REVISIONS  
R1 04 - HRS REVISIONS  
R2 06/02/2023

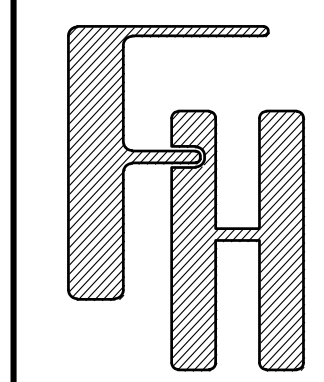
PROJECT NO.  
3052KEG.23

DATE  
05/30/2023

SHEET NO.  
5 of 6



SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



PROPOSED BUILDING  
1 EAST GENEVA CENTER  
EAST GENEVA STREET & WALWORTH AVENUE  
WILLIAMS BAY, WALWORTH CO., WISCONSIN

SECOND FLOOR PLAN

FARRIS, HANSEN & ASSOCIATES, INC.  
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7 Ridgeway Court P.O. Box 437  
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REVISIONS  
REV 44 - MIS REVISIONS  
08/09/2023

PROJECT NO.  
3052KEG.23

DATE  
05/30/2023

SHEET NO.  
6 of 6

**From:** Rachel Rockwell <[rrockwell1998@gmail.com](mailto:rrockwell1998@gmail.com)>

**Sent:** Saturday, March 15, 2025 10:40 AM

**To:** David Lothspeich <[admin@vi.williamsbay.wi.gov](mailto:admin@vi.williamsbay.wi.gov)>; Bill Duncan <[bduncan@vi.williamsbay.wi.gov](mailto:bduncan@vi.williamsbay.wi.gov)>; Jim Dalessandro <[jdalessandro@vi.williamsbay.wi.gov](mailto:jdalessandro@vi.williamsbay.wi.gov)>; Adam Jaramillo <[ajaramillo@vi.williamsbay.wi.gov](mailto:ajaramillo@vi.williamsbay.wi.gov)>; Robert Umans <[rhumans@vi.williamsbay.wi.gov](mailto:rhumans@vi.williamsbay.wi.gov)>; George Vlach <[gvlach@vi.williamsbay.wi.gov](mailto:gvlach@vi.williamsbay.wi.gov)>; Lowell Wright <[lwright@vi.williamsbay.wi.gov](mailto:lwright@vi.williamsbay.wi.gov)>; Steven Russell <[srussell@vi.williamsbay.wi.gov](mailto:srussell@vi.williamsbay.wi.gov)>; Maggie Gage <[maggielage1@gmail.com](mailto:maggielage1@gmail.com)>

**Subject:** New Green Grocer Building

Good morning.

I am not overly familiar with all of the details for the development of the new commercial building on the corner of 67 and Walworth Ave. However, it is my understanding that at the last Planning Commission meeting, which I did not attend, the developer requested a number of variances regarding signage, awnings, flower boxes, and other finishing details that were tabled by the Commission before making any decisions. I was with friends at Green Grocer yesterday and thought I would share with you what we discussed, as well as the attached inspiration photo, for your consideration prior to issuing a final approval. This new building is the talk of our small town and not necessarily in a good way.

Downtown Williams Bay seems to be struggling with its identity. As the historical buildings age into disrepair, new developers will come in, and because of the cost to infrastructure, have the desire to not create the same level of charm. The finishing details on this boxy building are critical to establishing the identity of the downtown area. In addition, this building will directly impact future development, play a central role in attracting new businesses, and attracting tourists and local shoppers to the area.

My suggestions, assuming it is not too late for your consideration, are;

1. Require the awnings.
2. Require the flower boxes with seasonal flowers.
3. Require some type of material be used to block the commercial grade vent on the back side of the building from the view off of 67 and E Geneva Street, it is unsightly.
4. Per the photo, require black signage with gold historical font lettering.
5. On the lower level of the building, require historical lantern type lighting.
6. Per the photo, require consistent brand decaling on the lower level windows.

These final details will help keep the building from appearing as though it is a real estate building in Florida. Please consider the attached photo when future development comes to the downtown area to tie in historical charm with modern development.

I do not have all of the Plan Commission commissioner's email addresses and would appreciate it if you would please forward this email to anyone I have missed. I apologize in advance if the tone of some of these suggestions come across as harsh. This can be a difference between direct conversations and emails. I appreciate your time and

consideration of these suggestions. Thank you so much for everything you do for the community.

Kind Regards,  
Rachel Rockwell



# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report Plan Commission Meeting April 8, 2025

April 1, 2025

APPLICANT: Dan Leahy (Owner), Michael Levitzke, Jr. (Applicant)

TAX KEY: WA506300001

STREET ADDRESS: 178 Clover St, Village of Williams Bay

Applicant request a conditional use permit per Section 390-0809.D (2) *Fencing Standards*:  
A fence, wall, tree, hedge, or shrubbery may be erected, placed, maintained, or grown along a lot line on or adjacent to a residentially zoned property.

(a) Permitted types of fences in residential districts include split rail fences; open picket fences; or decorative fences not more than three feet in height located on the interior of the lot surrounding patios, gardens, or other similar features. Any other type of fence shall require a conditional use permit per § 390-1207.

(b) The height of such fences or walls along interior side and rear lot lines shall not exceed six feet above the ground level, except that along zoning district boundaries there shall be a ten-foot limit on the height of fencing along such boundary. The height of fences or walls along street side and front lot lines shall not exceed three feet above ground level. If solid fences or walls are deemed appropriate along public rights-of-way, consideration should be given to providing a landscaped planting strip at least two feet in width adjacent to the property line.

The project consists of 6' high semi-private aluminum and composite fencing located along the side lot lines and a 4'6" high gate with 5'6" high pillars located in the street yard.

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

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

(b) Will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general

welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.

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

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

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

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

Respectfully submitted,

Bonnie M. Schaeffer  
Zoning Administrator



# Planning Request Application Village of Williams Bay

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

Request:  
Please check all that apply.

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

Date application was received:

Fee Paid:

Physical Address of Site: 178 clover St.

Tax Parcel Number: WA506300001

Project or Development Name: Leahy Residence

**Applicant**  
 Name: Mike Levitzke Jr.  
 Mailing Address: 200 W. River Drive St. Charles, IL 60174  
 eMail: MikeL@Peerlessfence.com  
 Phone: 224-636-1698

**Owner of Site**  
 Name: Dan Leahy  
 Mailing Address: 178 Clover St.  
 eMail: DLeahy@hiffman.com  
 Phone: 312-806-8800

**Legal Representative**  
 Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 eMail: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Architect, Engineer, Contractor**  
 Name: John Matustik  
 Mailing Address: 2413 W. Algonquin Rd. Suite 515, Algonquin, IL 60102  
 eMail: John@matustikbuilders.com  
 Phone: 847-624-7774

Application for Village of Williams Bay

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

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

Current Zoning of Site: \_\_\_\_\_ Current Overlay Districts of Site: \_\_\_\_\_

Proposed Zoning of Site: \_\_\_\_\_

Proposed type of structure of use: 4'6" High Driveway Gate, 4' High open Fence  
6' High open Fence

Proposed use of structure or site: Security

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):

Install Sliding driveway gate + 4' High open Fence + 6' High open Fence

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

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

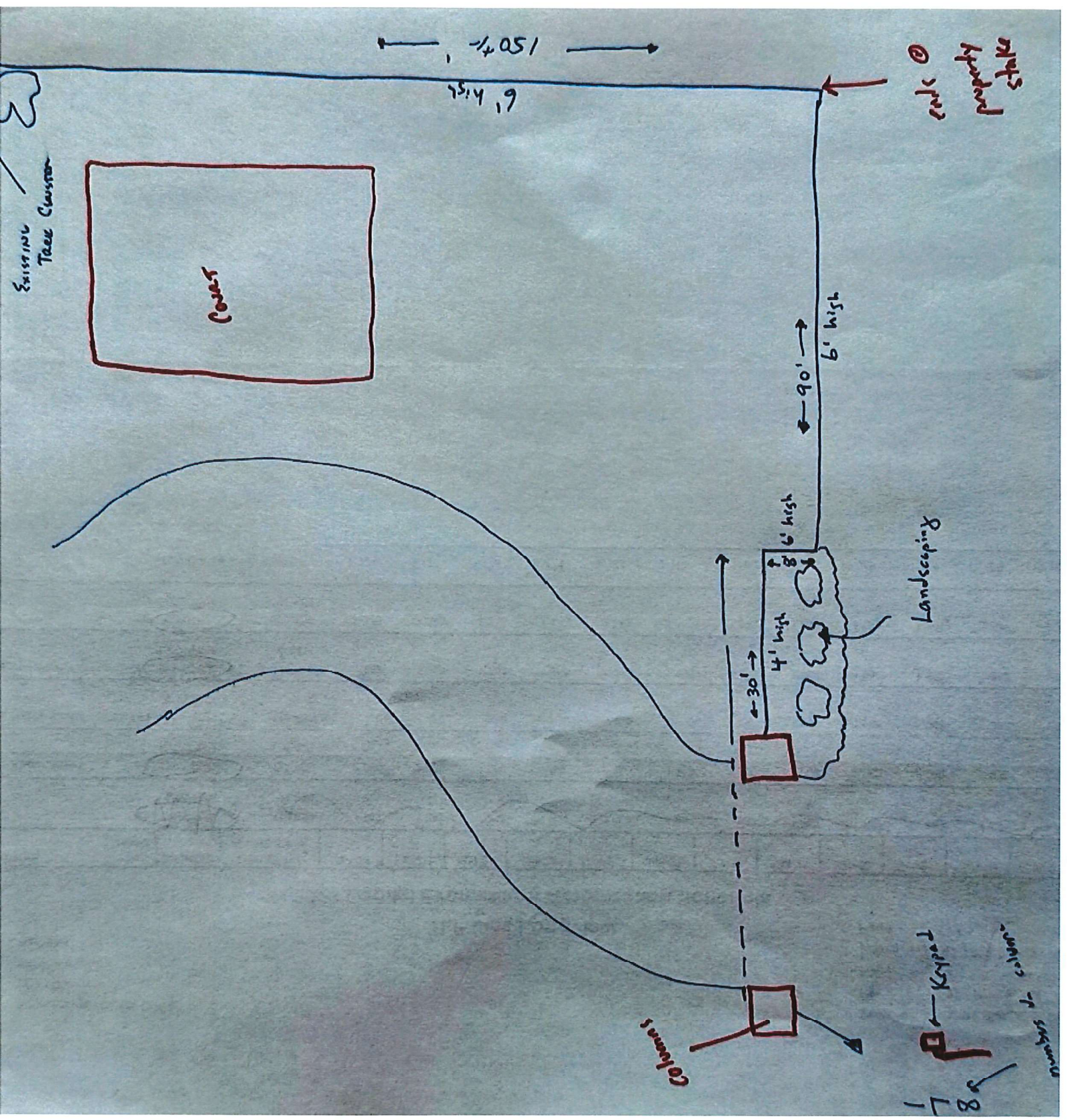
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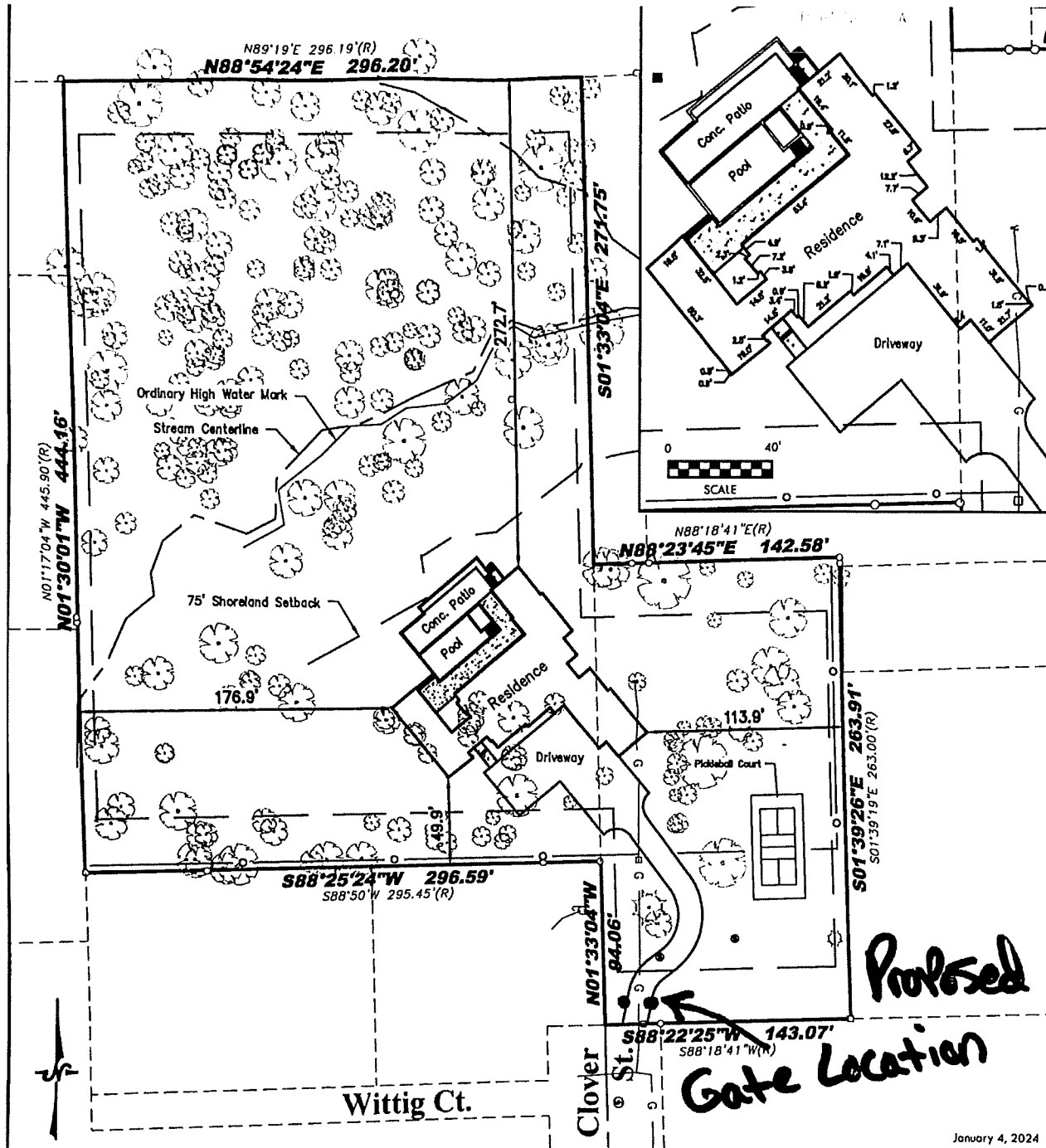
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Print Applicant's Name: Mike Lewitzke Jr. Date: 08/29/2024

Signature of Applicant: 





Legal Description: Tax ID: WWUP-24B & WWUP-25

Two parcels of land located in the Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 1 in Township 1 North, Range 18 East, in the Village of Williams Bay, Walworth County, Wisconsin, more particularly described as

Beginning at the Northeast Corner of Carlson's Addition to Williams Bay Subdivision;  $N88^{\circ}54'24"E$ , 296.20 feet; thence  $S01^{\circ}33'04"E$ , 271.75 feet; thence  $N88^{\circ}23'45"E$ , 142.58 feet; thence  $S01^{\circ}39'26"E$ , 263.91 feet; thence  $S88^{\circ}22'25"W$ , 143.07 feet; thence  $N01^{\circ}33'04"W$ , 84.06 feet; thence  $S88^{\circ}25'24"W$ , 296.59 feet to the east line of said Carlson's Addition to Williams Bay Subdivision; thence  $N01^{\circ}30'01"W$  along said east line, 444.16 feet to the point of beginning

Said lands containing 3.88 Acres (168,970 sq ft) more or less

Said lands contain portions of the former Clover Street Right-of-Way as vacated by the Village of Williams Bay, recorded as Document No 1063774 in the Walworth County Registry

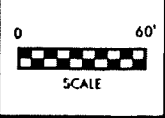
I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, site and location of any easements, encumbrances, restrictions or other facts that could otherwise be discovered in an ALTA/SPS survey



*[Signature]*  
Rick R. Hillmann, Professional Land Surveyor S-3005

January 4, 2024



# Plat of Survey for Leahy Residence

**LEGEND**

○ Found 1" Iron Pipe	⊙ Soil Boring
□ Found 3/4" Iron Rod	— Fence-Chain Link
■ Set 3/4" Iron Rod	— Utility-Water
⊕ Man Hole	— Utility-Gas



4'6"

5'6"





# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report Plan Commission Meeting April 8, 2025

April 1, 2025

APPLICANT: Yerkes Future Foundation (Owner)

TAX KEY: WA518500001

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

Applicant requests a recommendation to the Village Board for a temporary use permit for placement of a 40' x 60' tent between the end of April and end of October annually.

The Plan Commission, in its consideration of the submitted application, may make findings on each of the following criteria to determine whether the temporary use permit shall be approved, approved with modification, or denied:

- (a) All standards of this chapter and other applicable Village, state, and federal regulations are met.
- (b) The public health and safety is not endangered.
- (c) Adequate public facilities, utilities, and open space areas are provided.
- (d) Adequate control of stormwater and erosion is provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.
- (e) Appropriate traffic control and parking are provided.
- (f) Applicable performance standards, per Article 8, are met.

Based on the application, the applicant has met all the requirements of Section 390-1208.E(1) and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer  
Zoning Administrator



# Planning Request Application Village of Williams Bay

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

Request:

Please check all that apply.

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

Date application was received:

Fee Paid:

200.00

Physical Address of Site: 373 West Geneva Street

Tax Parcel Number: WA518506001

Project or Development Name: \_\_\_\_\_

### Applicant

Name: Yerkes Future Foundation

Mailing Address: 373 W. Geneva street

eMail: MarcStanek@yerkesobservatory.org

Phone: 815-201-4871

### Owner of Site

Name: Yerkes Future Foundation

Mailing Address: same as above

eMail: \_\_\_\_\_

Phone: \_\_\_\_\_

### Legal Representative

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

eMail: \_\_\_\_\_

Phone: \_\_\_\_\_

### Architect, Engineer, Contractor

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

eMail: \_\_\_\_\_

Phone: \_\_\_\_\_

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

See attached sheet

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

**Current Zoning of Site:** \_\_\_\_\_ **Current Overlay Districts of Site:** \_\_\_\_\_

**Proposed Zoning of Site:** \_\_\_\_\_

**Proposed type of structure of use:** 60' x 40' White Century Pole tent

**Proposed use of structure or site:** Educational & speaker events

**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):

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

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

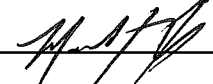
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**Print Applicant's Name:** Marc Stanek / Yerkes Future Foundation **Date:** 2/28/2025

**Signature of Applicant:** 

Purpose for tent on site:

We will be hosting educational and guest speaker events that will require more seating than we have the capacity for due to room sizes in our building. The installation date of the tent will start at the end of April and be removed at the end of October. The events start in May, and end in October.

Thank you,

Marc Stanek

Facilities Director

Yerkes Future Foundation/Yerkes Observatory





# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report Plan Commission Meeting April 8, 2025

April 1, 2025

APPLICANT: Anthony Navilio, Bayside, LLC (Owner)

TAX KEY: WOP 00053

STREET ADDRESS: 78 N. Walworth Ave. and 17 W. Geneva St, Williams Bay, WI 53191

Applicant requests discussion and comments regarding a proposed mixed-use development including townhomes and small commercial/retail space.

The subject property is zoned VC Village Center District, and one of the permitted conditional uses is Mixed-use dwelling unit.

Mixed-use dwelling unit. A residential dwelling unit located within the same structure as another land use type (i.e., a mixed-use building), such as directly above the ground floor of a building used for an office, business, or institutional land use. Mixed-use dwelling units shall adhere to the following standards:

- (1) The applicant must provide evidence of covenants specifying the obligations for each dwelling unit with respect to any common structures, such as the shared wall, roof, and other inseparable improvements.
- (2) Mixed-use dwelling units located on the ground floor of a building used for an office, business, or institutional land use may not be located within the first 24 feet of the ground floor as measured from the front of the building.
- (3) Additional entrances shall not be added to the front elevation of an existing building, but may be added to interior side, rear, or street side elevations.
- (4) Mixed-use dwelling unit entry ways located off of a rear or interior side yard shall be connected to a street frontage by a paved walkway or driveway.
- (5) Minimum required off-street parking: one space.

The proposed concept plan does not meet paragraph (2) above. Therefore, a rezoning to add a PDO Planned Development Overlay would be required.

Respectfully submitted,

Bonnie M. Schaeffer

Zoning Administrator



# Planning Request Application Village of Williams Bay

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

Request:  
Please check all that apply.

- Site Plan [§390.1206] - \$200.00 plus \$.04/sf floor area
- Conditional Use Permit (CUP) [§390.1207] - \$500.00
- Certificate of Compliance [§390.1211] - \$200.00
- Temporary Use Permit [§390.1208] - \$200.00
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- Certified Survey Map (CSM) - \$200.00 plus \$20.00 per lot
- Final Plat - \$100.00 plus \$10.00 per lot
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- 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:

200.00

Physical Address of Site: 78 WALWORTH & 17 WEST GENEVE ST

Tax Parcel Number: WOP 000 53

Project or Development Name: BAYSIDE LLC OR T.B.D.

### Applicant

Name: ANTHONY NAVILIO  
 Mailing Address: PO BOX 577 WILLIAMS BAY, WI 53191  
 eMail: NAVILIO747@GMAIL.COM  
 Phone: 708-217-4774

### Owner of Site

Name: BAYSIDE LLC  
 Mailing Address: P.O. BOX 577 WILLIAMS BAY, WI 53191  
 eMail: NAVILIO747@GMAIL.COM  
 Phone: 708-217-4774

### Legal Representative

Name: ANTHONY NAVILIO  
 Mailing Address: P.O. BOX 577 WILLIAMS BAY, WI 53191  
 eMail: NAVILIO747@GMAIL.COM  
 Phone: 708-217-4774

### Architect, Engineer, Contractor

Name: DANA BLAY DBL ARCHITECTS  
 Mailing Address: 8031 WENONGA RD  
LEAWOOD, KS 66206  
 eMail: DBLARCH@KC.ER.COM  
 Phone: 913-206-6060

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

SEE ATTACHED SURVEY W/ LEGAL DESCRIPTION

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

Current Zoning of Site: VC Current Overlay Districts of Site: NONE

Proposed Zoning of Site: VC OR PPO

Proposed type of structure of use: TOWNHOMES / RESIDENTIAL

Proposed use of structure or site: RESIDENTIAL MULTI USE

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):

TOWNHOUSE DEVELOPMENT WITH SMALL COMMERCIAL / RETAIL

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

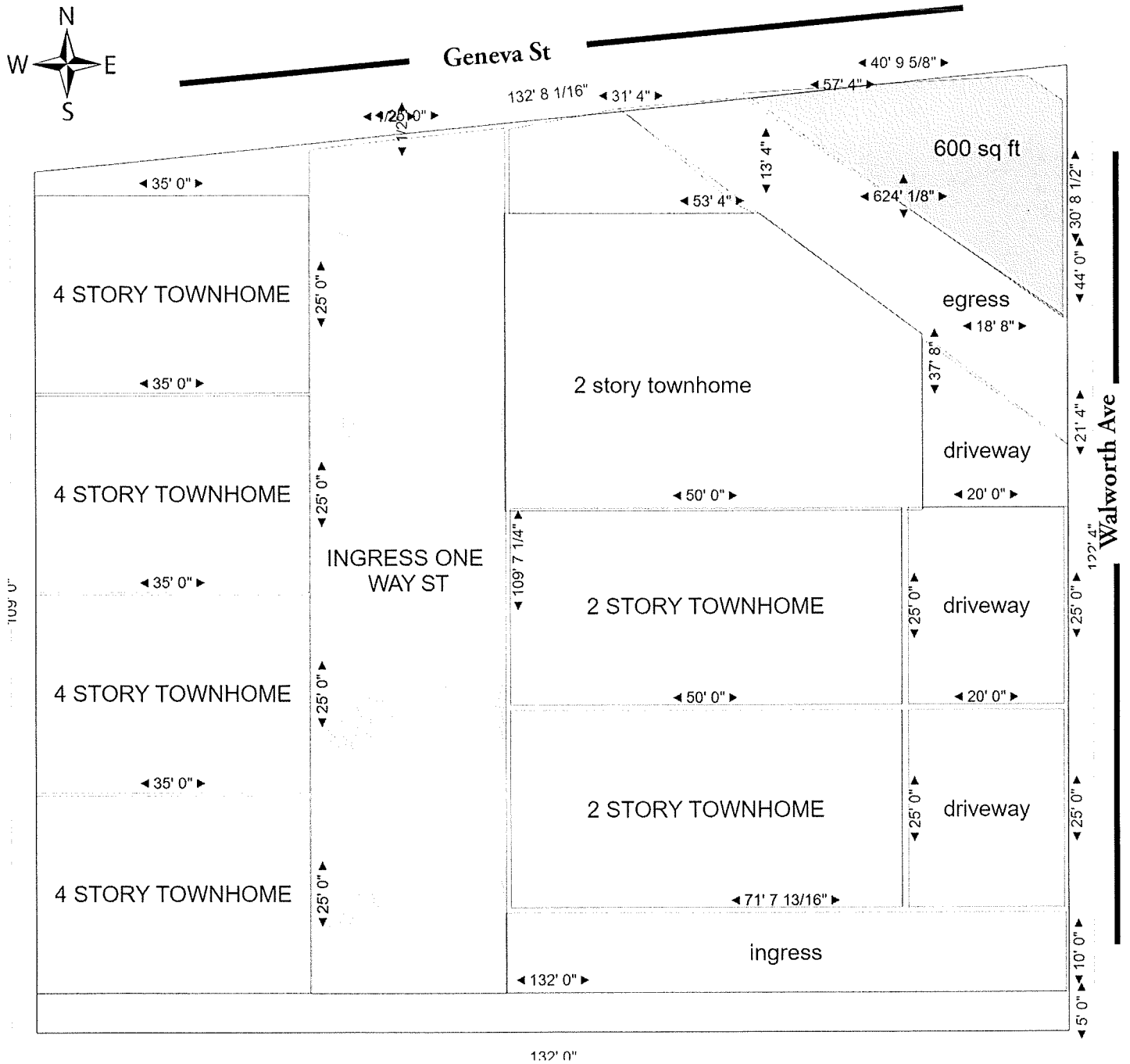
MULTI / MIXED USE WITH / PER LONG RANGE, FUTURE DEVELOPMENT PLAN

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

ADJACENT PROPERTIES HAVE MIXED USE & / OR COMMERCIAL

Print Applicant's Name: ANTHONY NAVILIO Date: 3/25/25

Signature of Applicant: [Handwritten Signature]





PREPARED FOR:

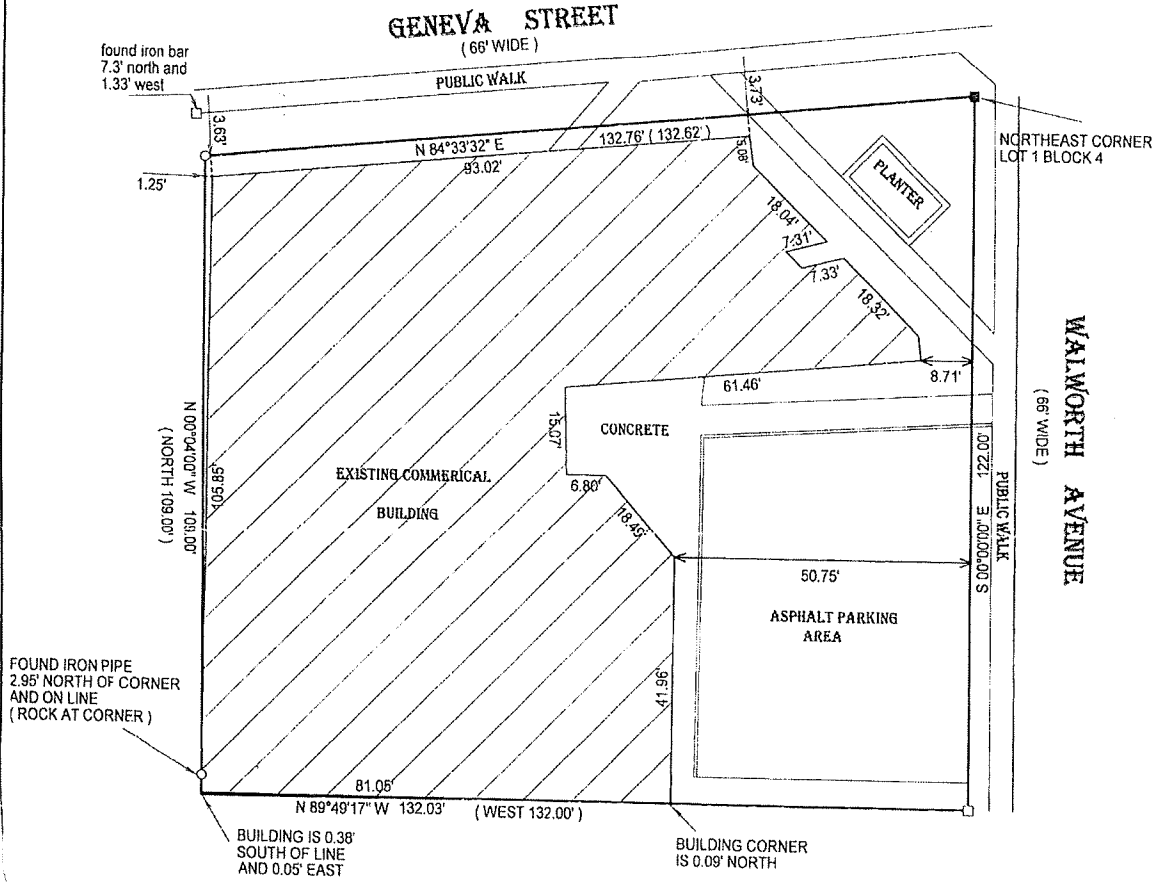
DAVID ANTONELLI  
2551 HAVENS DR.  
WEST CHICAGO, IL  
60185

# PLAT OF SURVEY

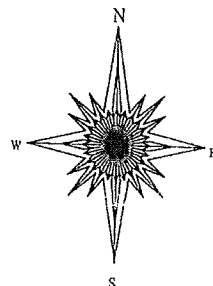
-OF-

J.K. SURVEYING INC.  
N3705 WILLOWBEND LANE  
LAKE GENEVA, WI, 53147  
262-248-3697

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 THE ORIGINAL ( PLAT ) SUBDIVISION OF WILLIAMS BAY, IN THE COUNTY OF WALWORTH, STATE OF WISCONSIN, A PLAT OF WHICH SUBDIVISION IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN SAID COUNTY, IN VOLUME 4 OF PLATS ON PAGE 31; THENCE SOUTH 122.00 FEET; THENCE WEST 132.00 FEET; THENCE NORTH 109.00 FEET TO THE SOUTH LINE OF GENEVA STREET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID STREET TO THE PLACE OF BEGINNING.



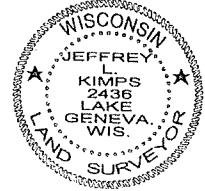
FOUND IRON PIPE  
2.95' NORTH OF CORNER  
AND ON LINE  
(ROCK AT CORNER)



- ( ) = RECORDED AS
  - ( ) = RECORDED AS
  - = FOUND IRON BAR
  - = FOUND IRON PIPE
  - = SET IRON BAR
  - × = CROSS CUT
- SCALE: 1" = 20'  
 JOB #: 04-694  
 TAX ID #: WOP 00053

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED, FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY

"I hereby certify that the above described property was surveyed under my supervision and that the above map, to the best of my knowledge and belief, is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments if any." This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.



*Jeffrey L. Kimps*  
 JEFFREY L. KIMPS 2436  
 Wisconsin Registered Land Surveyor  
 (original if signed in red)

DATED THE 4 TH, DAY OF JANUARY 2005.

WILLIAMS BAY VILLAGE TREASURER  
JENNIFER WIESE  
PO BOX 580  
WILLIAMS BAY, WI 53191

WALWORTH COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE  
BAYSIDE LLC



748029/WOP 00053 1257  
BAYSIDE LLC  
PO BOX 577  
WILLIAMS BAY WI 53191

Parcel Number: WOP 00053  
Bill Number: 748029

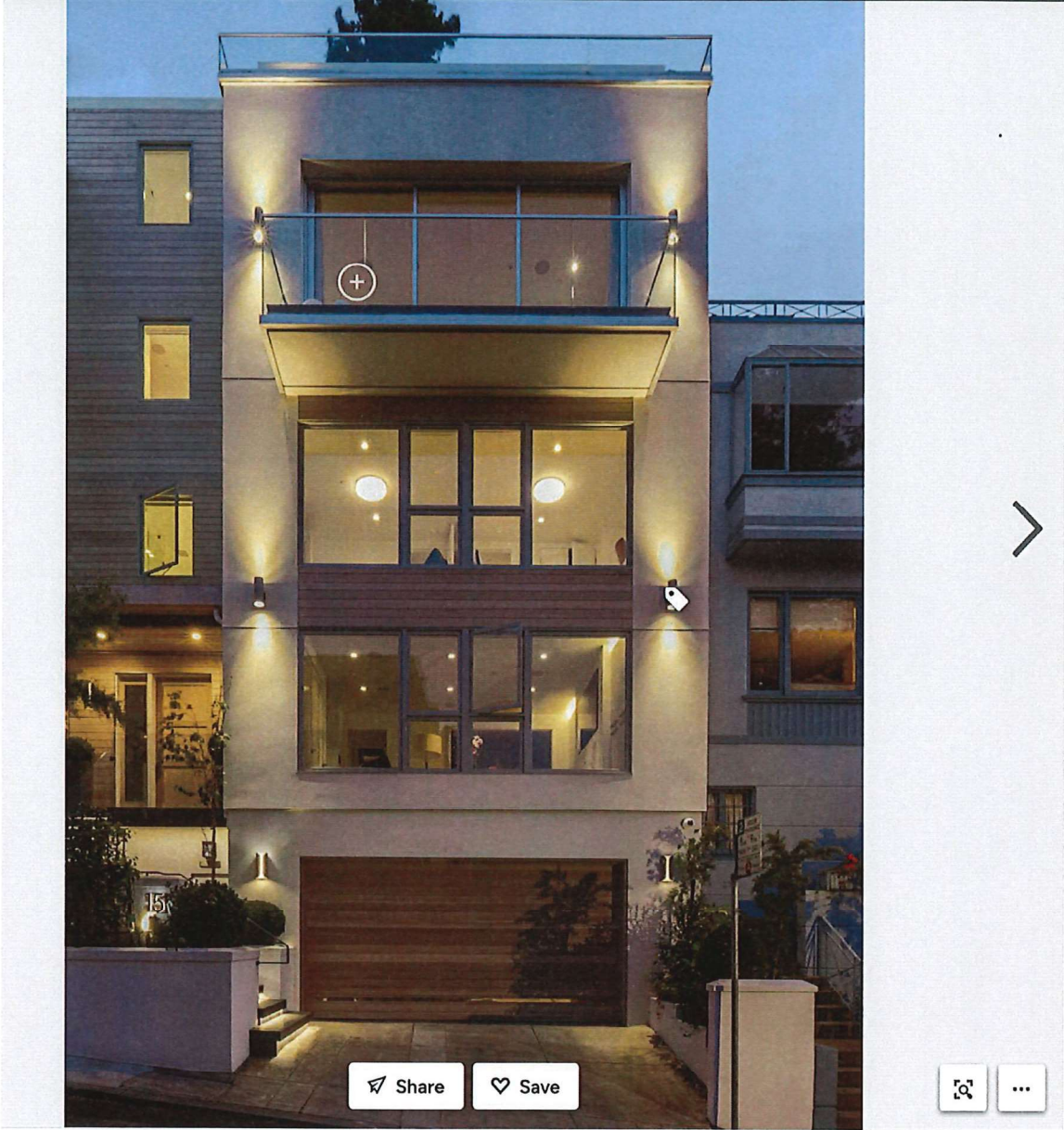
**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
17 W GENEVA ST

PT LOT 1 BLK 4 OP: COM NE COR LOT 1 BLK 4, S 122', W 132',  
N 109' TO GENEVA ST, NELY TO POB ORIGINAL PLAT  
VILLAGE OF WILLIAMS BAY  
0.348 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX 4370 73
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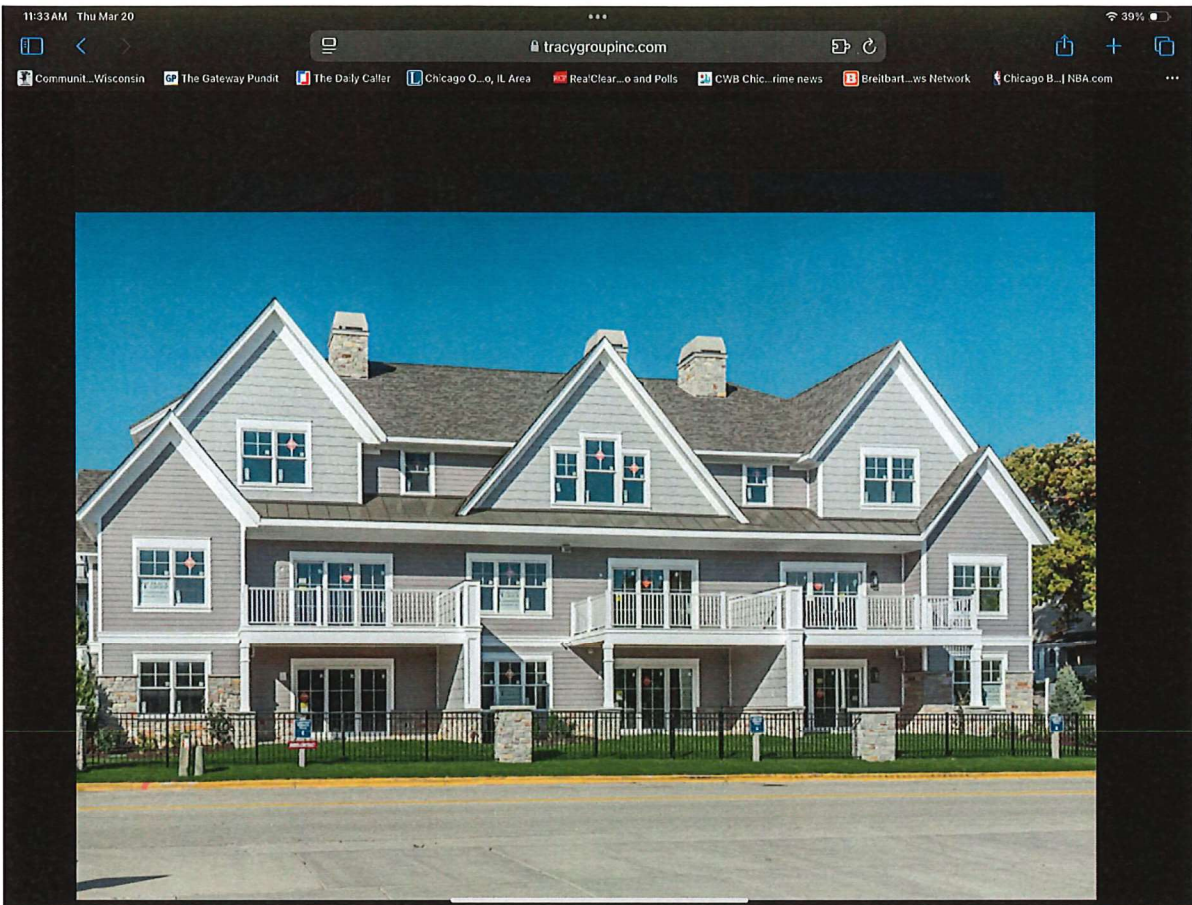
fer Tulley Architects  
★★★★ 12 Reviews [View Profile](#)

**Residence**  
y Exterior, San Francisco



ance  
or, San Francisco

---







Mixed Use Building, Williams Bay, WI  
PRELIMINARY DESIGNS - NORTHWEST VIEW

Architectural Associates Group  
COPYRIGHT AAG LTD., © 2006

1813 North Hill Street, Suite 1  
Naperville, IL, 60563  
tel: 630 317 3200  
e: aagfd@yahoo.com





# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report Plan Commission Meeting April 8, 2025

April 1, 2025

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

TAX KEY: WA505600002

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

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

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

The Village Engineer has recommended conditional approval in his memo dated March 20, 2025.

Respectfully submitted,

Bonnie M. Schaeffer  
Zoning Administrator

# Engineer's Conditional Approval Recommendation

## Park Place CSM – Super Mix USA

March 20, 2025

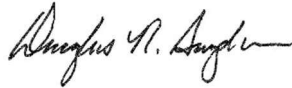
We reviewed the following attached documents for the proposed creation of three lots on the south side of Park Place between Constance Boulevard and Dartmouth Drive.

1. Draft certified survey map (CSM) last revised December 18, 2024, from Christopher Hodges.
2. Draft Water Main Plans from Farris-Hansen and Associates last revised December 18, 2024.
3. Draft Drainage, Bike Path, and Building Pad Plan, last revised December 18, 2024.
4. Top of Foundation Elevation Sketch received from Jack Pease on March 14, 2025.

We recommend the Village approve the proposed CSM with the following conditions:

1. Provide individual grading plans for the individual lots for Village approval based on the attached Top of Foundation Elevation Sketch.
2. Provide final engineering plans for the water main on Park Place and culvert crossing of Dartmouth Drive. Include the drainage improvements downstream of the new culvert and specify the pipe to be reinforced concrete. Also include a requirement for relocation of the power poles and other utilities to the new utility easement prior to construction of the public improvements.
3. Provide a developer agreement that includes provision for guarantees, observation, record information, bidding requirements, and acceptance of public improvements.

Please call with questions.

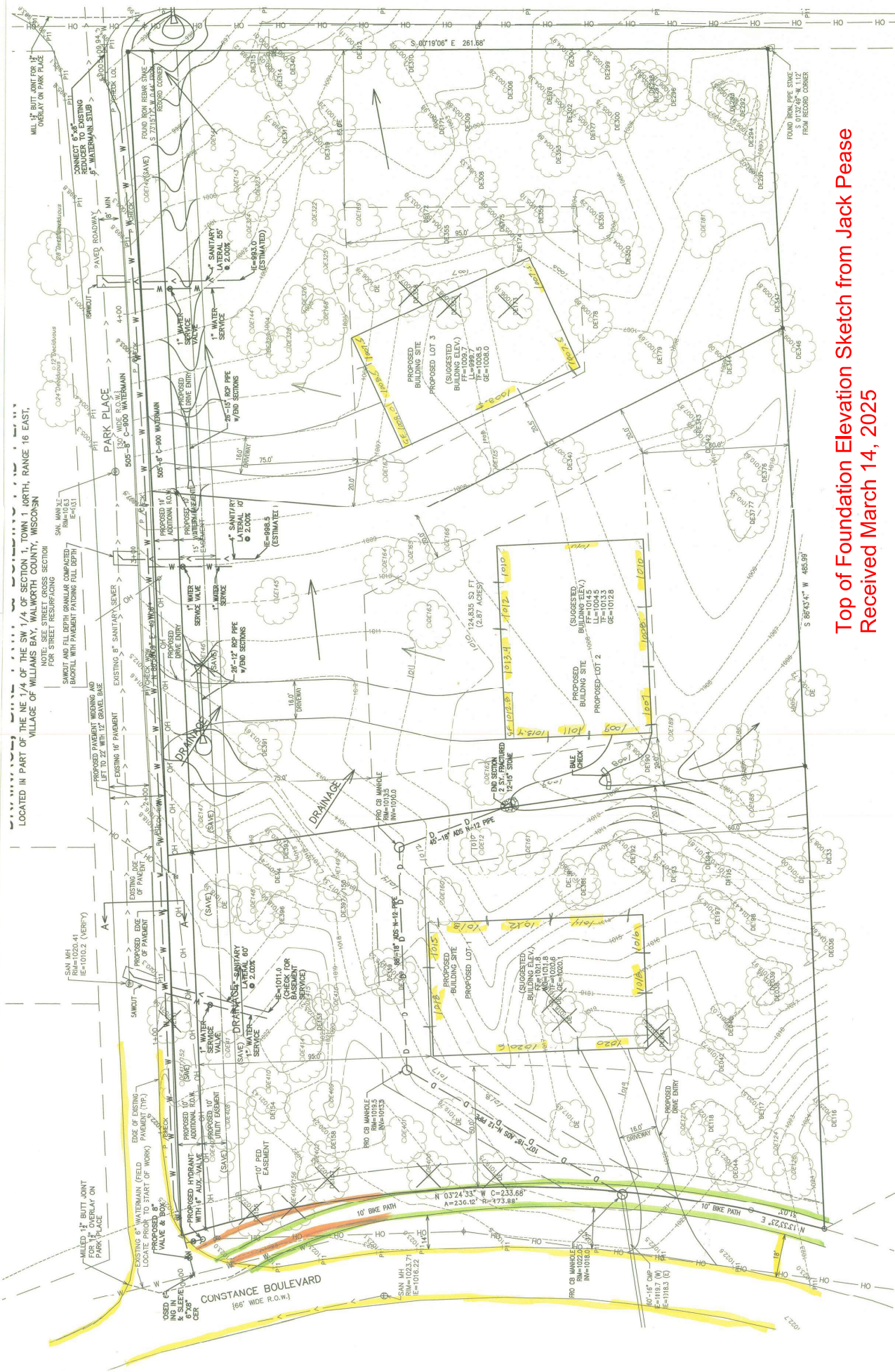


---

Douglas R. Snyder, P.E.

C: w/Encl via Email:

Planning Commission Members  
Village Attorney Schroeder



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

Top of Foundation Elevation Sketch from Jack Pease  
 Received March 14, 2025

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE HAS BEEN APPLIED ARE NOT ORIGINAL SEAL AND SIGNATURE IN RED INK COPIES BY ANY OTHER MEANS. THESE COPIES DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

LEGEND

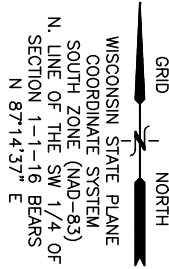
**FARRIS, HANSEN & ASSOC. INC.**

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

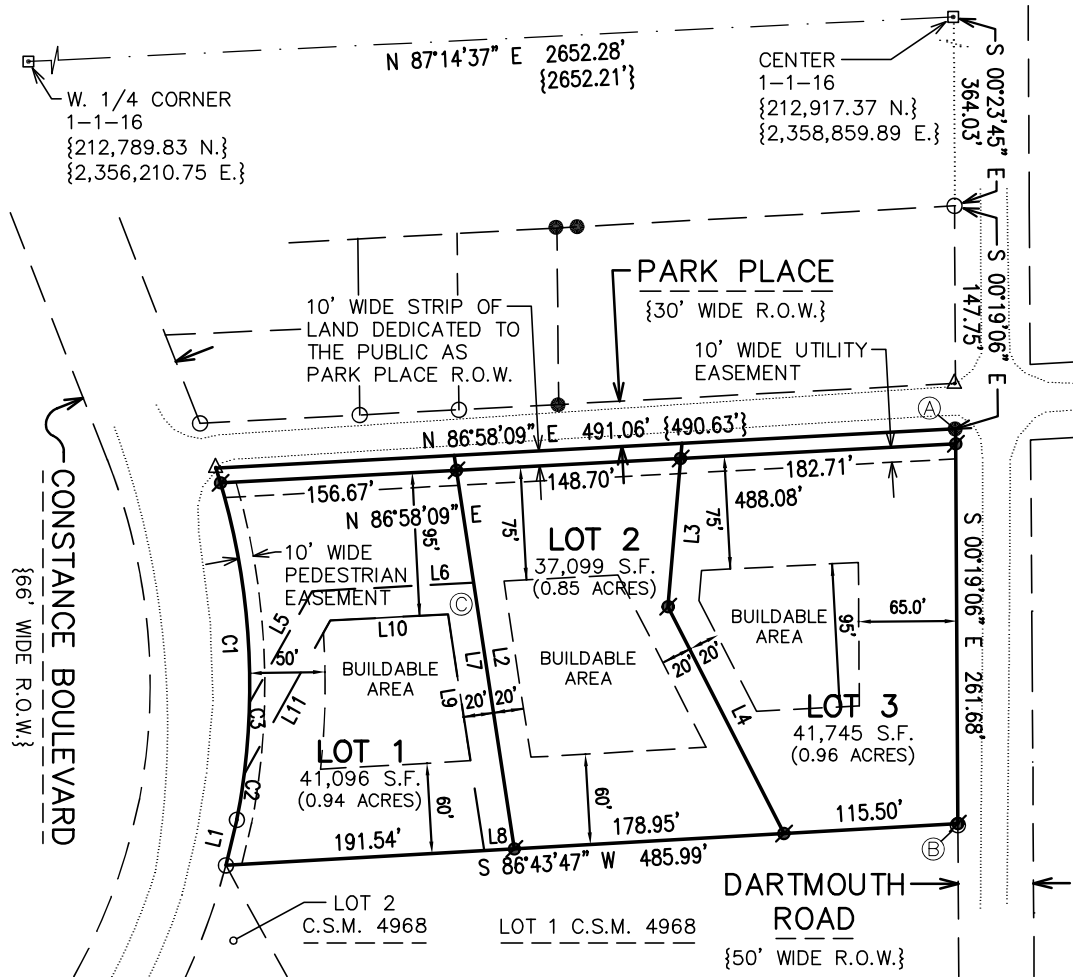
OWNER: SUPER MIX USA  
 5435 BULL VALLEY ROAD SUITE 330  
 MCHENRY, IL 60050

ZONING: SF-3  
 SOILS: MyB & MyC2

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



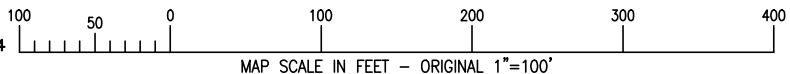
A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5056 LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



- Ⓐ FOUND IRON REBAR STAKE S 73°15'17" W, 0.44' FROM RECORD CORNER.
- Ⓑ FOUND IRON PIPE STAKE S 01°32'49" W, 1.12' FROM AN IRON REBAR STAKE SET AT THE NORTHEAST CORNER OF C.S.M. 4968.
- Ⓒ 20' WIDE STORM WATER DRAINAGE EASEMENT

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10962.02.23  
 DATE: 10/29/2024 REV: 12/18/2024  
 SHEET 1 OF 3 SHEETS







# PARK PLACE PROPOSED CERTIFIED SURVEY MAP

PRESENTED TO THE VILLAGE OF WILLIAMS BAY, WI



BY:

FOX DEVELOPMENT  
JACK PEASE

5435 BULL VALLEY SUITE 330 MCHENRY, ILLINOIS 60050

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

*Revised February 1, 2025*

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## **1. Proposed Petition Outline**

---

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

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

## **2. Fox Development Recent Projects**

---

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

### **Commercial Developments**

Valley View Commons, McHenry, IL  
A Professional Office Condominium

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

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

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

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

### **Residential Developments**

Dutch Creek Estates, Johnsburg, IL

Glacier Lake Estates, Richmond, IL

Preservation Oaks, Spring Grove, IL

Walnut Ridge, Spring Grove, IL

Jonathon Knolls, Wadsworth, IL

Eagle Ridge, Antioch, IL

Ivanhoe Golf Course, Ivanhoe, IL

### **Recent Custom Home Building**

4503 White Tail, Johnsburg, IL

6466 Johnsburg Rd., Spring Grove, IL

N2345 Main Rd., Lake Geneva, WI

1550 Evergreen Ln., Lake Geneva, WI

W3650 Snake Rd., Lake Geneva, WI

450 Park Place, Williams Bay, WI

3402 Sweet Water Ln., Johnsburg, IL

4515 Red Tail Ln., Johnsburg, IL

## 2.1 Commercial Development Projects

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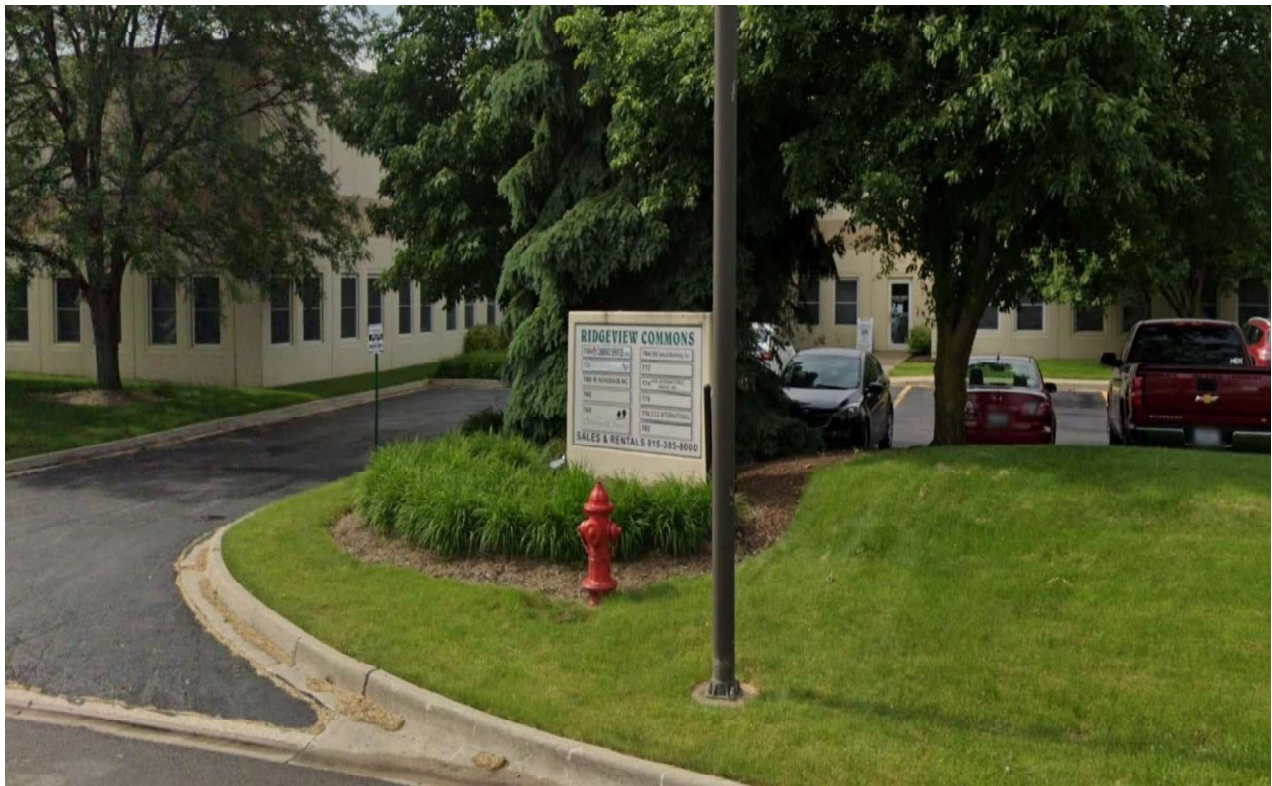


VALLEY VIEW COMMONS – A PROFESSIONAL OFFICE CONDOMINIUM

MCHENRY, ILLINOIS



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



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



## 2.2 Residential Development Projects

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DUTCH CREEK ESTATES – JOHNSBURG, ILLINOIS



# DUTCH CREEK ESTATES

JOHNSBURG, ILLINOIS



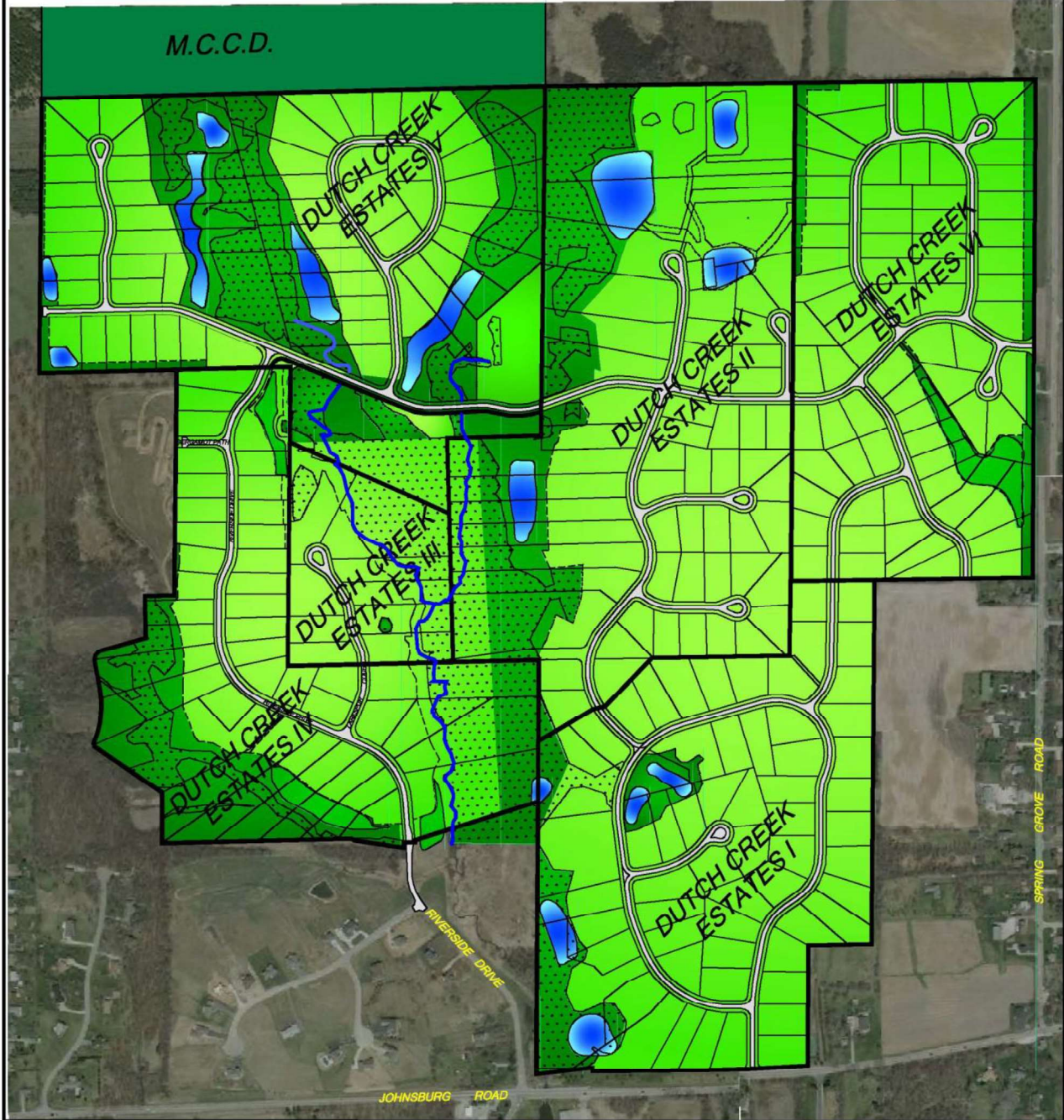
LEGEND	
	= DETENTION BASIN/ WETLAND BOTTOM
	= MCHENRY CO. CONS. DISTRICT
	= WETLANDS
	= WETLAND BUFFER
	= WETLAND DELINEATION
	= POND
	= DEED RESTRICTED OPEN SPACE
	= PARK
	= HOME SITES

**DEVELOPER**

Fox Development Corporation  
5435 Bull Valley Road, Suite 330  
McHenry, Illinois 60050  
(815) 385-8000

**ENGINEER**

Condon Consulting Engineers, P.C.  
5415 Business Parkway  
Ringwood, Illinois 60072  
(815) 728-0068





GLACIER LAKE ESTATES – RICHMOND, ILLINOIS



# GLACIER LAKE ESTATES

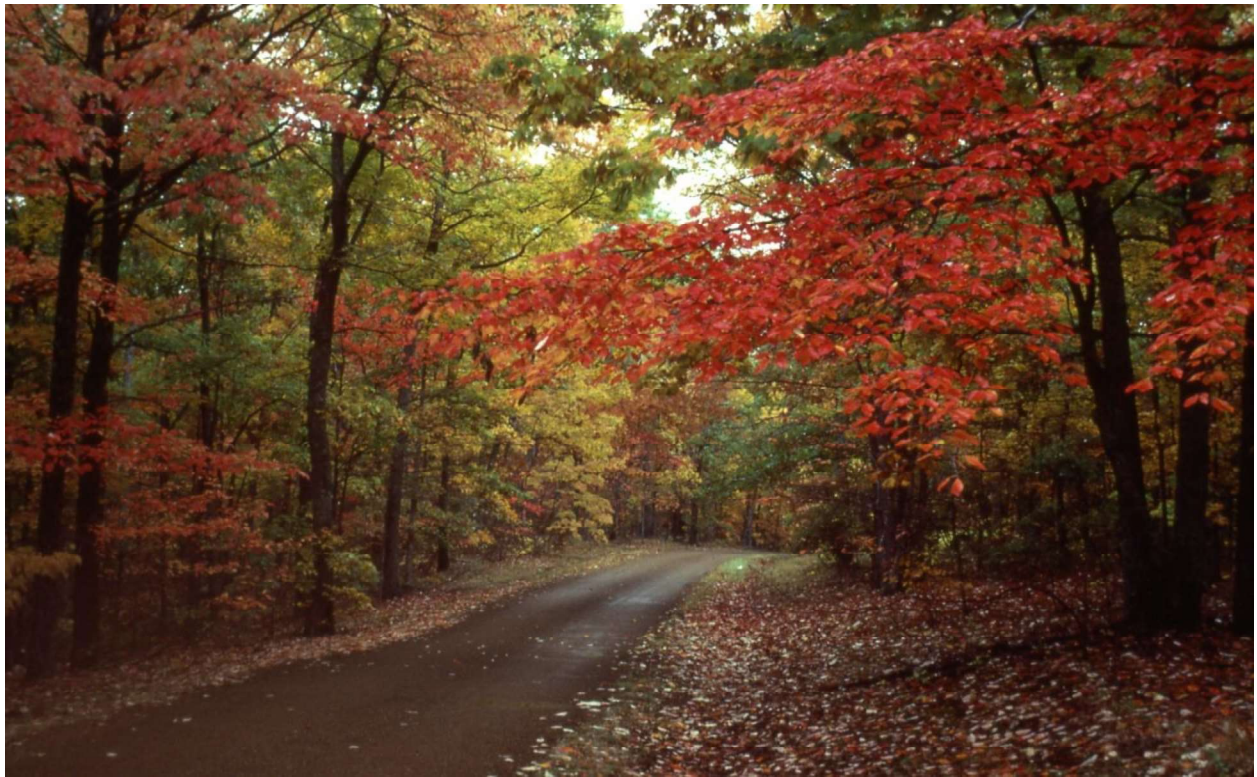
RICHMOND, ILLINOIS



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PRESERVATION OAKS – SPRING GROVE, ILLINOIS



WALNUT RIDGE - SPRING GROVE, ILLINOIS



JONATHON KNOLLS – WADSWORTH, ILLINOIS



EAGLE RIDGE – ANTIOCH, ILLINOIS



IVANHOE CLUB – IVANHOE, ILLINOIS

## 2.3 Custom Home Building Projects



N2345 MAIN RD., LAKE GENEVA, WISCONSIN



W3650 SNAKE RD., LAKE GENEVA, WISCONSIN



1550 EVERGREEN LN., LAKE GENEVA, WISCONSIN



1116 GENEVA ST., LAKE GENEVA, WISCONSIN



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



5020 NISH RD., CRYSTAL LAKE, ILLINOIS

## 2.4 Super Truck Center, Genoa City WI

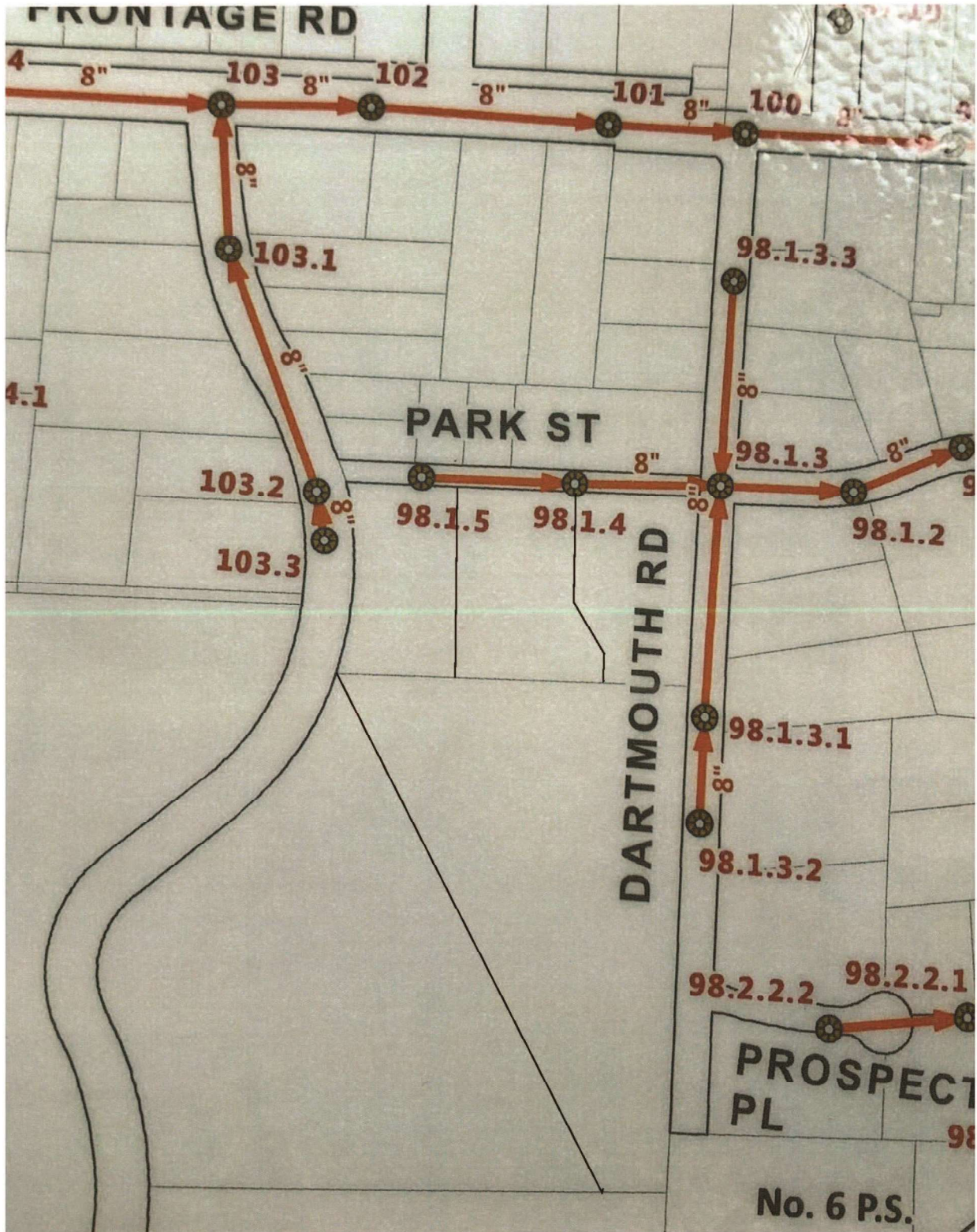
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Serving the public, offering truck and bus body work, paint, automatic truck wash, frame straightening, complete line of truck parts and truck repair.

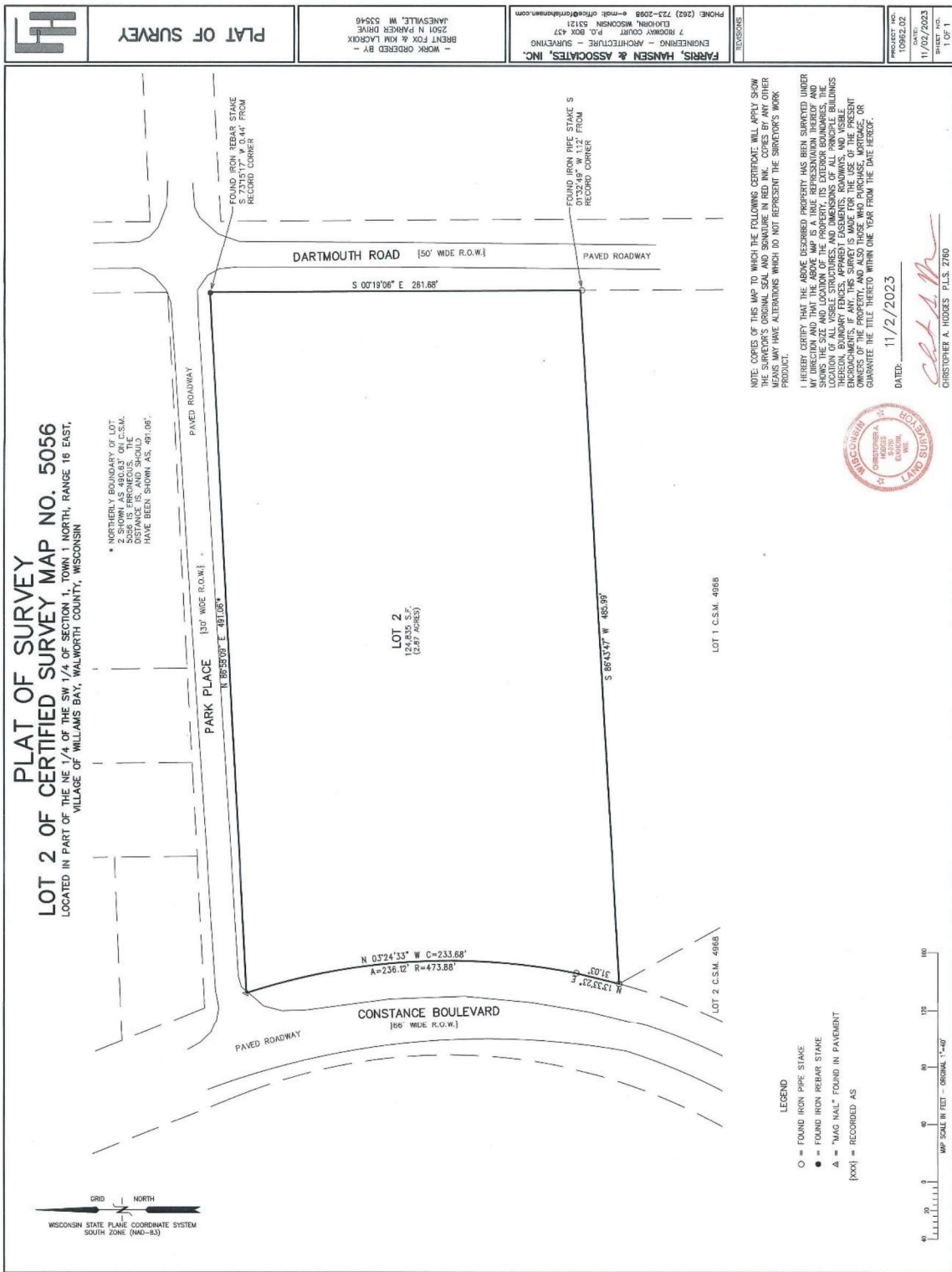




### 3.2 Village Improvement Map



# 3.3 Existing Plat of Survey



### 3.4 Proposed 3 Lot Certified Survey Map

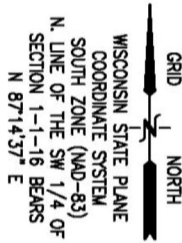
**FARRIS, HANSEN & ASSOC. INC.**

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

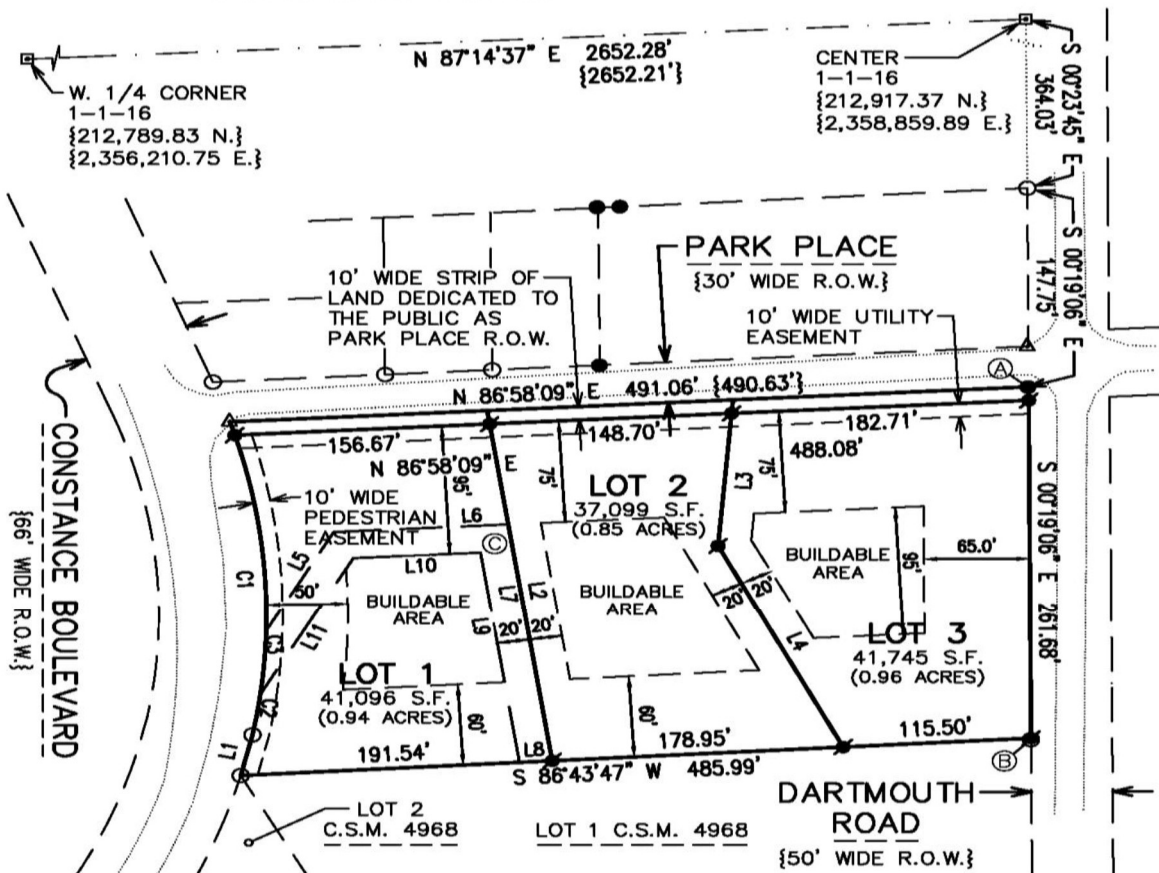
OWNER: SUPER MIX USA  
 5435 BULL VALLEY ROAD SUITE 330  
 MCHENRY, IL 60050

ZONING: SF-3  
 SOILS: MyB & MyC2

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5056 LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



- FOUND IRON REBAR STAKE (A) S 73°15'17" W, 0.44' FROM RECORD CORNER.
- FOUND IRON PIPE STAKE (B) S 01°32'49" W, 1.12' FROM AN IRON REBAR STAKE SET AT THE NORTHEAST CORNER OF C.S.M. 4968.
- (C) 20' WIDE STORM WATER DRAINAGE EASEMENT

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10982.02.23  
 DATE: 10/29/2024 REV: 12/18/2024  
 SHEET 1 OF 3 SHEETS







# 3.7 Tree Survey and Topography Map



### 3.8 Tree Inventory, Tag and Condition Report

DARTMOUTH PROPERTIES  
WILLIAMS BAY

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

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

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

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

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

# 3.9 Site Plan Plan









### **3.13 Forest Enhancement and Maintenance Plan**

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## ***FOREST ENHANCEMENT & MAINTENANCE PLAN***

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

### ***THE PLAN***

STEP 1: FOREST CLEAN UP.

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

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

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

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

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

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

AS FOLLOWS:

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

**3.14 Before/After Forest Enhancement Photos**

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**BEFORE FOREST ENHANCEMENT OPERATIONS**





AFTER ENHANCEMENT OPERATIONS



**3.15 Existing & Proposed Project Photos**

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PROPOSED PARK PLACE, WILLIAMS BAY, WISCONSIN



**3.16 Proposed Fence & Stone Column Photos**

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PROPOSED 3 BOARD FENCE



STONE COLUMN - W3650 SNAKE ROAD, LAKE GENEVA, WISCONSIN

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## DEVELOPER AGREEMENT

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, (the “Effective Date”) by and between the Village of Williams Bay, Walworth County Wisconsin (the “Village”) and Jack Pease, (the “Developer”), collectively known as (the “Parties”).

### RECITALS

WHEREAS, it is the function of the Village to protect property dedicated to the Village and to control the development of the Village; and

WHEREAS, it is the function of the Village to prevent health and safety hazards or conditions which result in a detriment to its citizens; and,

WHEREAS, the developer, upon Village CSM approval, prepared by Farris Hansen & Associates, Inc., revision date of December 18, 2024 (the Development”), shall dedicate to the Village, a 10’ additional Park Place right-of-way, a 10’ Park Place Utility Easement, a 10’ Constance Boulevard Pedestrian Easement, a 20 foot Drainage Easement, installation of an 8” watermain improvement, and a full road resurfacing/widening of Park Place subject to the conditions stated in the Village Engineer’s Review Comments dated December 26, 2024 (Engineer Review) attached as Exhibit A, and consistent with the Plan and Profile, Watermain Extension for Parcel WA5056300042 prepared by Farris, Hansen & Associates, Inc., revision date November 1, 2024, (the “Plan”); and,

WHEREAS, the Village requires the execution of developer agreement to include agreed upon conditions, the timeline of construction and performance bonding for public improvements, as based upon Village ordinances and plan approval conditions; and,

WHEREAS, the Developer is desirous of developing the Development in compliance with all conditions of approval, and all applicable Federal, State, County and Village laws, codes and ordinances; and,

WHEREAS, the parties hereto, desire to enter into a legally binding agreement in reference to the aforesaid Development.

NOW, THEREFORE, for and in good faith consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Upon Developer CSM approval by the Village, the Developer shall comply with all conditions of this Agreement. CSM approval by Village shall be subject to compliance with and satisfaction of the conditions stated in the Engineer Review.
2. The Developer shall dedicate to the Village an additional 10’ wide right-of-way, approximately 490’ along the existing South Park Place right-of-way, from Constance Boulevard to Dartmouth Road.
3. The Developer shall dedicate to the Village a 10’ wide Utility Easement, South of the aforementioned right-of-way, approximately 490’ along Park Place, from Constance Boulevard to Dartmouth Road. Power poles relocated as needed, a minimum of 5 feet from the edge of pavement.

4. The Developer shall grant to the Village a 10' wide Pedestrian Easement on Lot 1, approximately 264' along the existing East Constance Boulevard right-of-way.
5. The Developer shall grant to the Village a 20' wide Drainage Easement, across Lot 1, which will be shown on the CSM and be subject to compliance with and satisfaction of the conditions stated in the Engineer Review.
6. The Developer shall install Village water main, drainage improvements and road resurfacing/widening improvements per Plan and acknowledges the following conditions imposed shall be completed prior to Village improvement acceptance.

a. Public streets. The Developer hereby agrees:

- i. To resurface and widen those streets as identified in accordance with the plans and specifications on file in the Village Clerk's Office. Such resurfacing/widening shall be undertaken in accordance with all applicable Village ordinances, specifications, regulations and guidelines for the instruction of streets in the Village, and as approved by the Village Engineer.
- ii. The streets will be completed and presented to the Village no later than one year after the initial commencement of street work unless extended by the Village Board.
- iii. Developer shall furnish "as-built" plans of the streets pursuant to the specifications on file with the Village Clerk upon completion and acceptance thereof.
- iv. Developer shall maintain all street improvements until accepted by resolution adopted by the Village Board of the Village.

b. Water. The Developer hereby agrees:

- i. To construct, install, furnish and provide watermain as identified in the plans and specifications on file with the Village Clerk's office. Such construction shall be in accordance with said plans and specifications and all applicable federal, state and Village ordinances, specifications, regulations and guidelines for the construction of watermain in the Village.
- ii. To furnish as-built plans of the watermain constructed, including any hydrant valve locations and locations of laterals at the main and to lot lines, pursuant to specifications approved by the Village Engineer.
- iii. To pressure test, leakage test and obtain a clean water sample of the watermain and repair any defects is determined by the Village Engineer prior to the issuance of building permits for last be serviced by the watermain and acceptance of the improvement by the Village.

c. Surface water drainage. The Developer hereby agrees:

i. To construct, install, furnish and provide adequate facilities for storm and surface water drainage as identified in the plans and specifications on file with the Village Clerk's office. Such facilities shall be constructed in accordance with the plans and specifications on file in the Village Clerk's office and all applicable Village ordinances, Village, state or county specifications, regulations and guidelines for the construction of storm and surface water drainage systems in the Village and subject to the approval of the Village Engineer.

ii. The site grading and construction of surface and storm water drainage facilities shall be completed and accepted by the Village prior to any building permits being issued for the lots serviced by those facilities.

iii. To provide facilities to transmit the existing surface water drainage across the subject property which shall be designed to accommodate the anticipated storm water flows resulting from the development of adjacent properties. Developer further agrees to provide proper facilities to transmit the surface water drainage from the subject property to a stream, waterway or dedicated easement that has adequate capacity to transmit the anticipated flows from the subject property and adjacent property.

7. The Developer shall, prior to the start of any site preparation activity, including clearing, grubbing, grading, etc., obtain from the Village, all appropriate permits in accordance with the requirements of all pertinent Village Ordinances. Violation of any section or provision of this Agreement shall be deemed a violation of any such permits and Ordinances and shall subject the Developer to any fines and penalties pursuant thereto and shall, in addition, permit the Village to revoke any permits issued concerning the development and take any other remedial action provided for in this Agreement or available under applicable law.

8. The Developer covenants, promises and agrees to build, construct and install all private improvements, in accordance with the Plan and those associated construction drawings prepared by Farris, Hansen & Associates, Inc., revision date November 1, 2024, including compliance with the conditions stated in the Engineer Review, and including but not limited to, all access drives, parking, streets, walkways, gutters, stormwater management facilities, curbs, sewers, landscaping and other facilities to be owned, maintained or operated by a private entity such as an individual, partnership, corporation or Homeowners' or Condominium Association and constructed in accordance with the Village construction standards as approved on the aforementioned set of plans.

9. The Developer shall provide a performance bond or financial surety for public improvements in the amount of One Hundred Fifty Thousand, Nine Hundred Fifty-Three Dollars (\$150,953), an amount equal to 110% of the value of purchase and construction or installation of the following items:

a. Installation an 8" water main, 1- hydrant, 3-1" water service valves and 3-4" Sanitary Laterals along Park Place right-of-way from Constance Boulevard to Dartmouth Road, at an estimated cost of One Hundred Five Thousand Dollars (\$95,825).

- b. Installation of 25' of 15" RCP pipe with end sections under Dartmouth Road at an estimated cost of Five Thousand One Hundred Twenty-Five Dollars (\$5,125).
- c. Installation of a full bituminous overlay and widening, consisting of 2 lifts of 3.5", 22' wide bituminous pavement on Park Place from Constance Boulevard to Dartmouth Road at an estimated cost of Thirty Thousand Dollars (\$36,280).
- d. Construction of the above public improvements shall occur within one construction season of the effective date of this Agreement, subject to a construction schedule approved by the Village Engineer. The construction season shall begin no earlier than April 1 and no later than November 14.
10. In the event that those public improvements guaranteed through the performance bond or financial surety are not constructed by the date September 30, 2026, the Village may, at its discretion, execute the performance bond or financial surety and shall direct the completion of the required work as per the approved plan and associated construction drawings.
11. The performance bond or financial security posted shall include an expiration date at least thirty days beyond the completion date, wherein the performance bond or financial security shall automatically renew unless released by the Village.
12. The Developer agrees at its cost, to complete improvements per the Plan, in a professional manner and in accordance with best engineering practices, but which shall not be unreasonably applied by the Village Engineer, on or before September 30, 2026. Time is of the essence. The Developer agrees to notify the Village of its completion of all such improvements. Within 5 days of such notice, the Village Engineer will inspect such improvements to determine if improvements have been completed in a professional manner and in accordance with best engineering practices. Upon the recommendation of the Village Engineer that such improvements have been completed in accordance with the terms and conditions set forth herein, the Village Board agrees to accept such improvements which shall not be unreasonably withheld, at its next regularly scheduled Village Board meeting.
13. Within thirty days of the Village's acceptance of the improvements, the Village, shall release the posted performance bond or financial security held by the Village.
14. The Developer shall indemnify completely, defend and save harmless the Village, its elected and appointed officers, agents and employees from any and all costs and damages, losses, claims, suits and actions including cost of defense and attorney's fees which the Village, its elected and appointed officers, agents and employees may sustain or suffer by reason of Developer failing to adequately and properly perform the terms and conditions of this Agreement, including the construction of public and private improvements.
15. The Developer shall obtain all other required Village, County, State and Federal Permits and approvals and shall abide by the rules and regulations governing said permits and approvals in effect at the time of issuance.

16. The Developer shall provide the Village, executed copies of sewer and water service approvals from the Wisconsin Department of Natural Resources (WDNR) and shall certify to the Village that all required sureties, if required, for sewer and/or water lines have been posted with the WDNR prior to issuance of any building permits.
17. During construction, the Developer, its contractors, sub-contractors and builders shall keep public roads, private drives and highways surrounding the property, which are used by vehicles entering and leaving the construction site, in good repair, clean and free of mud and dust, and maintain existing drainage patterns on all roadways. Developer shall furthermore ensure that all public roads in the area of the construction site shall remain open for use by the public, including but not limited to use by owners of properties located in the area and by emergency vehicles. In the event such access is obstructed for more than a temporary period of time necessary to move equipment or materials, Developer shall reimburse the Village for cost incurred in removing such obstruction.
18. During construction, the Developer shall police the construction area daily, keeping the same safe and free and clear of all rubbish, refuse, brush, debris and discarded building materials so as not to create a public nuisance. The Developer may accumulate said material in an area approved by the Village until such time as the accumulated matter is removed from the site by the Developer, provided that the Village, at its sole discretion, may require the removal of said material by written communication, indicating the reasons therefore, at any time during the development. The Developer shall remove from the site and dispose of all rubbish, refuse, brush, debris and discarded building materials, leaving the Development free and clear of the same prior to the release of any remaining financial security or final acceptance of any public improvements. The burning of any rubbish, refuse, debris shall be in accordance with Village ordinances and shall require a separate permit.
19. Prior to commencement of any site preparation activity or construction, the Developer shall make arrangements necessary in order to comply with all requirements and regulations in effect at the time of final plan approval with respect to hauling equipment and building materials overweight restricted Village roads. Said requirements and regulations may include but need not be limited to fees and/or bonding requirements.
20. The Developer hereby gives specific permission for the Village, its employees, agents or contractors to conduct inspections on its property. These inspections may take place at any time and with any frequency as the Village deems appropriate in order to insure construction in accordance with approved specifications. Where the Developer proposes to offer proposed improvements to the Village, the Developer shall notify the Village twenty-four (24) hours prior to the following activities: Excavating, embankment construction, detention ponds, storm sewers, underdrains subgrade, base course, binder course, wearing course and seeding.
21. The developer shall maintain all storm water detention and best management practices as required by Village ordinances or shall be subject to the penalties thereof.

22. The Developer shall provide to the Village two (2) copies of the as-built plans of all site improvements with approved Engineer certification prior to formal acceptance and/or final release of any financial security related thereto.
23. During construction, parking for vehicles related to the construction activities shall be arranged so as not to create a potential traffic hazard. On street parking must be discouraged and a minimum of fifteen (15) feet of roadway width must remain unobstructed at all times.

.Developer shall purchase and maintain such liability and other insurance as is appropriate for the Work being performed and furnished and as will provide protection from claims set forth below which may arise out of or result from Developer's performance and furnishing of the Work and Developer's other obligations whether it is to be performed or furnished by Developer, by any Subcontractor, or Supplier, by anyone directly or indirectly employed by any of them to perform or furnish any of the Work or by anyone for whose acts any of them may be liable:

- a. Workers' Compensation - Workers' Compensation in accordance with the laws of the State.
- b. General Liability
  - i. Bodily Injury Liability and Property Damage Liability in an amount not less than \$2,000,000 each occurrence and per project aggregate of not less than \$2,000,000.
  - ii. Above to include Premises Operations, Blanket Contractual Liability, Products/Completed Operations, Independent Contractors, Broad Form Property Damage, Personal Injury and "X", "C", and "U" Exclusions deleted.
- c. Automobile Liability
  - i. \$1,000,000 - Bodily Injury and Property Damage (Combined Single Limit).
  - ii. Coverage shall include hired and non-owned automobiles.
- d. Umbrella Liability - Umbrella Liability coverage in an amount not less than \$5,000,000. Such coverage shall include, but not be limited to, excess coverage for the Workers' Compensation, General Liability, and Automobile Liability policies.

The policies of insurance to be purchased and maintained shall:

- e. Be furnished by insurers with A. M. Best Company rating of at least A- (Excellent), and a financial size category of VIII or greater.

All the policies of insurance required to be purchased and maintained by Developer shall contain a provision or endorsement that the coverage afforded will not be cancelled or materially changed or renewal refused until at least 30 days' prior written

notice has been given to each additional insured to whom an insurance policy has been furnished.

f. Additional Insureds:

Additional insureds shall be as follows:

Owner: Village of Williams Bay, WI

Address: 250 Williams Street, Williams Bay, WI 53191

Engineer: Baxter & Woodman, Inc.

Address: 256 South Pine Street, Burlington, WI 53105

25. All erosion and sedimentation controls shall be installed and maintained in accordance with an approved Village stormwater plan and report. The Developer shall be responsible to immediately revegetate and/or stabilize all areas of disturbed soils within a development in accordance with the approved plans, unless the permit for the plan or portion thereof has been or will be secured within twenty-one (21) days of the expiration of the planting season, in which case revegetation shall occur immediately within the next available planting season.
26. The Developer agrees to reimburse the Village for any costs incurred by the Village for engineering, inspection, administrative and legal expenses in connection with this development.:
- a. Engineering and administrative costs shall be based on regular Village pay rates plus the hourly rate for overhead and fringe benefits for any time actually spent on this development. Any costs for outside consultants shall be charged at the rate of the consultant charge to the Village.
  - b. Inspection and payout estimates shall be performed and prepared by the Village. The final cost shall be based on the actual cost of the Village when all improvements are installed and accepted by the Village.
  - c. Legal costs shall be based on the statements of the Village Attorney with no overhead added by the Village.
27. Developer agrees to furnish the Village with a statement of the total costs of public improvements in each of the following categories:
- a. Streets
  - b. Watermain
  - c. Surface water drainage system

DRAFT - VILLAGE BOARD APPROVAL REQUIRED

The Village must collect this information for its accounting and information it must report to state agencies such as the Public Service Commission.

- 28. It is specifically understood that this Agreement is binding upon the Developer, its successors, assigns, agents, representatives and officers, but that any partial or whole transfer of construction rights, approvals or agreements, shall subject the transferee and all transferee's contractors and subcontractors to all provisions of this Agreement and all other rules, regulations, statutes and ordinances of the Village, Walworth County, WDNR and their agencies. It is further specifically understood that the Developer may not assign or transfer its rights hereunder without prior, written consent of the Village.
- 29. This Agreement shall constitute a covenant running with the land and may be recorded by either party hereto. If recorded by the Village, the Developer shall pay for all recordation expenses.
- 30. The Developer shall protect, indemnify and save harmless the Village and its Board Members, officers, employees, attorneys, and agents against them from any and all liabilities, suits, actions, claims, demands, losses, expenses and costs of every kind and nature (including costs of defense and attorney's fees) incurred by, or asserted or imposed against, the Village and its Board Members, officers, employees, attorneys and agents, or any of them, by reason of any accident, injury (including death) or damage to any person or property which occurs or is alleged to have occurred in connection with the development of the property described in this Agreement.
- 31. Neither this Agreement nor any item hereof may be changed, waived, discharged or terminated orally, but only by an instrument in writing by all parties hereto.
- 32. Each proceeding pursuant to or in connection with this Agreement or amendment thereto shall be brought in Walworth County Circuit Court, Wisconsin, and the Village and the Developer hereby consent to jurisdiction and venue in that Court. This Agreement has been negotiated, executed and delivered at and shall be deemed to have been made in the Village of Williams Bay, Wisconsin. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, regardless of any present or future domicile or principal place of business of the Developer. The Developer and the Village hereby consent and agrees that the Circuit Court of Walworth County, Wisconsin, shall have exclusive jurisdiction to hear and determine any claims or disputes between the Village and the Developer pertaining to this Agreement or to any matter arising out of or related to this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

**DEVELOPER**

**VILLAGE OF WILLIAMS BAY**

By: \_\_\_\_\_  
Jack Pease

By: \_\_\_\_\_  
Village President

STATE OF WISCONSIN, ss.  
COUNTY OF WALWORTH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT \_\_\_\_\_ Village President, individually, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS, ss.  
COUNTY OF MCHENRY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JACK PEASE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

DRAFT - VILLAGE BOARD APPROVAL REQUIRED