



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

HARBOR COMMISSION MEETING

TUESDAY, APRIL 29, 2025 AT 5:00 PM

Village Hall Council Room

250 Williams Street

Williams Bay, WI 53191

AGENDA

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

- I. Call to Order
- II. Roll Call
- III. Harbor Commission Meeting Minutes of July 10, 2024
- IV. Discussion and Possible Action on Pier Permit for 257 Constance Blvd
- V. Adjourn

Tom Lothian
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: 04/28/2025 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 HARBOR COMMISSION MEETING 7/10/2024 MEETING WEDNESDAY, JULY 10, 2024 AT 6:00 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

Commissioner Lothian called the meeting to order at 06:00pm.

II. Roll Call

Present: Commissioners Tom Lothian, Richard Lamkey, Matt Robbins, Tom Shaughnessy, Trustee Lowell Wright

Also Present: Clerk Kolls

III. Harbor Commission Meeting Minutes of 9/6/2023

The motion to approve the Harbor Commission Meeting Minutes of 9/6/2023 was initiated by Trustee Wright and seconded by Commissioner Lamkey. Unanimously carried.

IV. Waterway Structures

The motion to approve the Waterway Structures as presented was initiated by Trustee Wright and seconded by Commissioner Shaughnessy. Unanimously carried.

V. Scheduling of Inspections

The waterway structure inspections were scheduled to be completed by August 1, 2024.

VI. Adjourn

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

/s/ Tina Kolls, Village Clerk

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



To:

Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Re: Application for Pier Permit – 257 Constance Blvd., Williams Bay, WI

Dear Village Officials,

This letter and the accompanying application are submitted to formally request a Pier Permit for the replacement of an existing wooden pier located at **257 Constance Boulevard, Williams Bay, Wisconsin**, with a new *All Seasons* pier manufactured by Summerset Marine Construction / Life-Time Piers.

The current wooden pier is 6 feet in width and 80 feet in length, featuring two (2) boat slips. The existing pier does not meet the 12.5-foot setback on the west side and is located approximately 11 feet from the western lot line extension. The replacement pier will maintain the same main pier dimensions (6' x 80') and remain in the same location, thus reflecting no change in size or placement. The new pier will also retain two (2) boat slips, although the slips will be extended to accommodate newer, longer boats, this being the only material alteration from the current dimensions and placement.

As part of the replacement, the existing wooden cribs and associated stone materials will be removed. This removal is considered an **Environmental Lift** by the Wisconsin Department of Natural Resources (Wis DNR), providing ecological benefit through the elimination of submerged crib structures, increasing water movement and light penetration.

Enclosed with this submission are the following documents for your review:

- Completed Zoning Permit Application
- Aerial photograph of the existing wooden pier
- Drawing/rendering of the proposed *All Seasons* pier superimposed on existing pier
- Wisconsin DNR Pier Permit Amendment
- Property Deed
- \$175 payment for the application fee
- Brochure detailing the construction and features of the *All Seasons* pier
- Map location of Williams Bay and property/ pier



We respectfully request the Village's consideration and approval of this permit application. Should you have any questions or require additional documentation or clarification, please do not hesitate to contact us.

Sincerely,

David Wall
Sales Engineer
Summerset Marine Construction – Life-Time Piers
cell: 262-755-8199



Zoning Permit Application Village of Williams Bay

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

Request:

Please check all that apply.

- ☐ Residential Principal Use 1 or 2 Family \$175.00
- ☐ Residential Addition \$75.00
- ☐ Residential Accessory Use \$75.00
- ☐ Fence \$75.00
- ☐ Deck \$75.00
- ☐ Swimming Pool \$100.00
- ☐ Commercial Principal Use (includes multi-family) \$150.00
- ☐ Commercial Addition \$100.00
- ☐ Commercial Accessory Use \$100.00
- ☐ Signage \$50.00 first 20 sq. ft. plus \$.50 per sq. ft. thereafter
- ☐ Lakefront and Shoreyard Projects \$75.00
- ☐ Other: Pier Permit Fee: \$175.00

Date application was received:

Fee Paid: _____

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

Owner's Name: Summerset LG LLC Phone No.: 262-755-8199

Mailing Address: W3128 Hwy 59 Whitewater WI 53190

Applicant's Name: Larry Chapman Phone No.: 262-594-3244

Mailing Address: W3128 Hwy 59 Whitewater WI 53190

Physical Address of Site: 257 Constance Blvd Tax Parcel No: WWWP 00016

Subdivision Name: _____ Lot No. _____ Block No. _____

Current Zoning of Site: Residential Current Overlay Districts of Site: _____

Proposed type of structure: New All Seasons Pier

Proposed use of structure or site: Pier

Lot Area _____ sq. ft. Proposed Bldg. / Structure Footprint Area _____ sq. ft.

Existing Building Coverage on Site: _____% Proposed _____%

Existing Impervious Surface Coverage on Site: _____% Proposed _____%

Proposed Setbacks: Front Same Rear Same Left Same Right Same

Proposed Building Height _____ ft.

Applicant's Signature: [Signature] Date: 4/9/2025

OFFICE USE ONLY:

PERMIT FEES:

Permit \$ _____
Admin Fee \$ _____
Other \$ _____
Total \$ _____

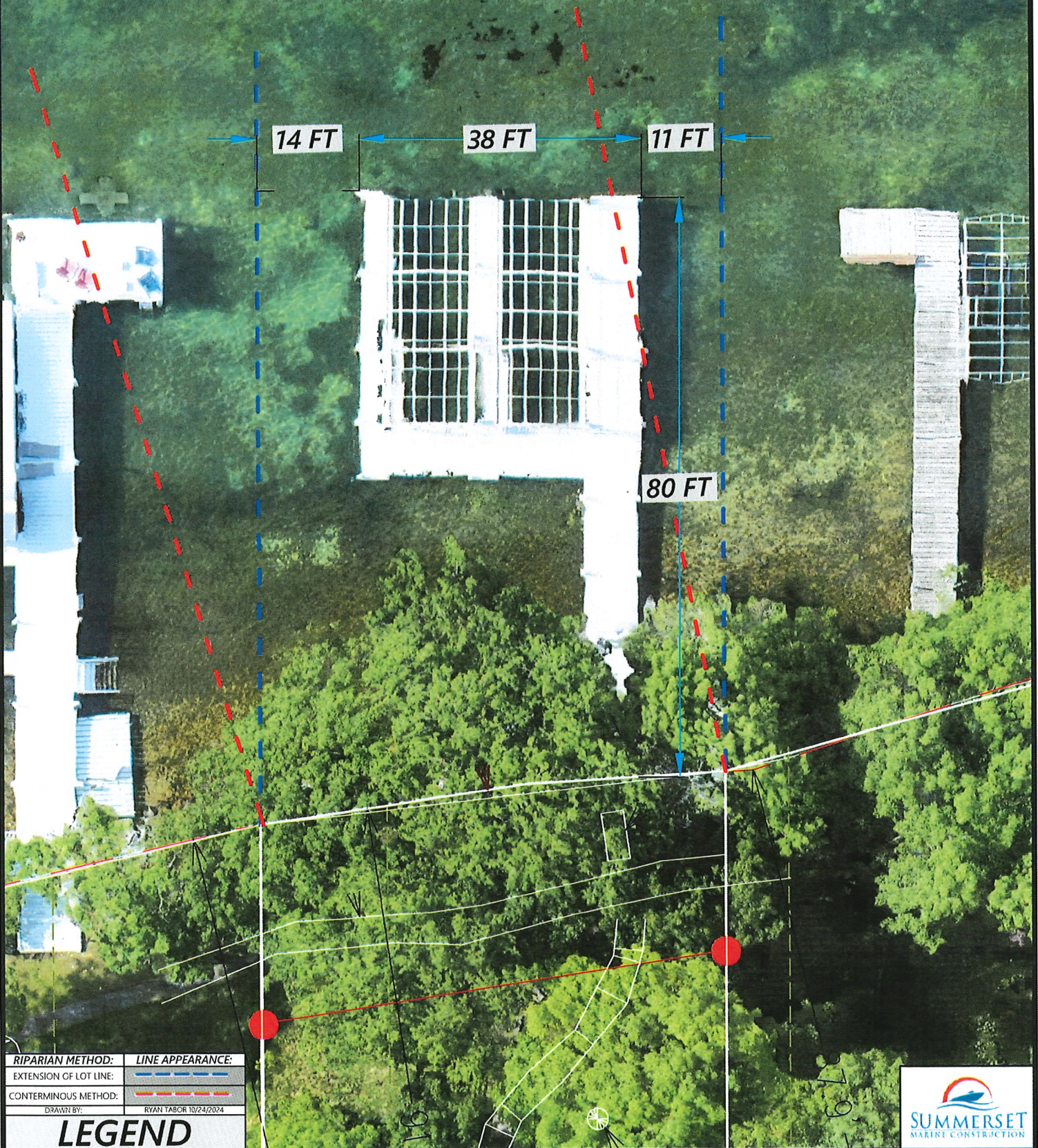
PERMIT ISSUED BY:

Name: _____ Date: _____

Tel: _____ Permit No. _____

CONDITIONS OF APPROVAL:

LARRYS PIER EXISTING WOODEN PIER



RIPARIAN METHOD:	LINE APPEARANCE:
EXTENSION OF LOT LINE:	
CONTERMINOUS METHOD:	
DRAWN BY:	RYAN TABOR 10/24/2024

LEGEND

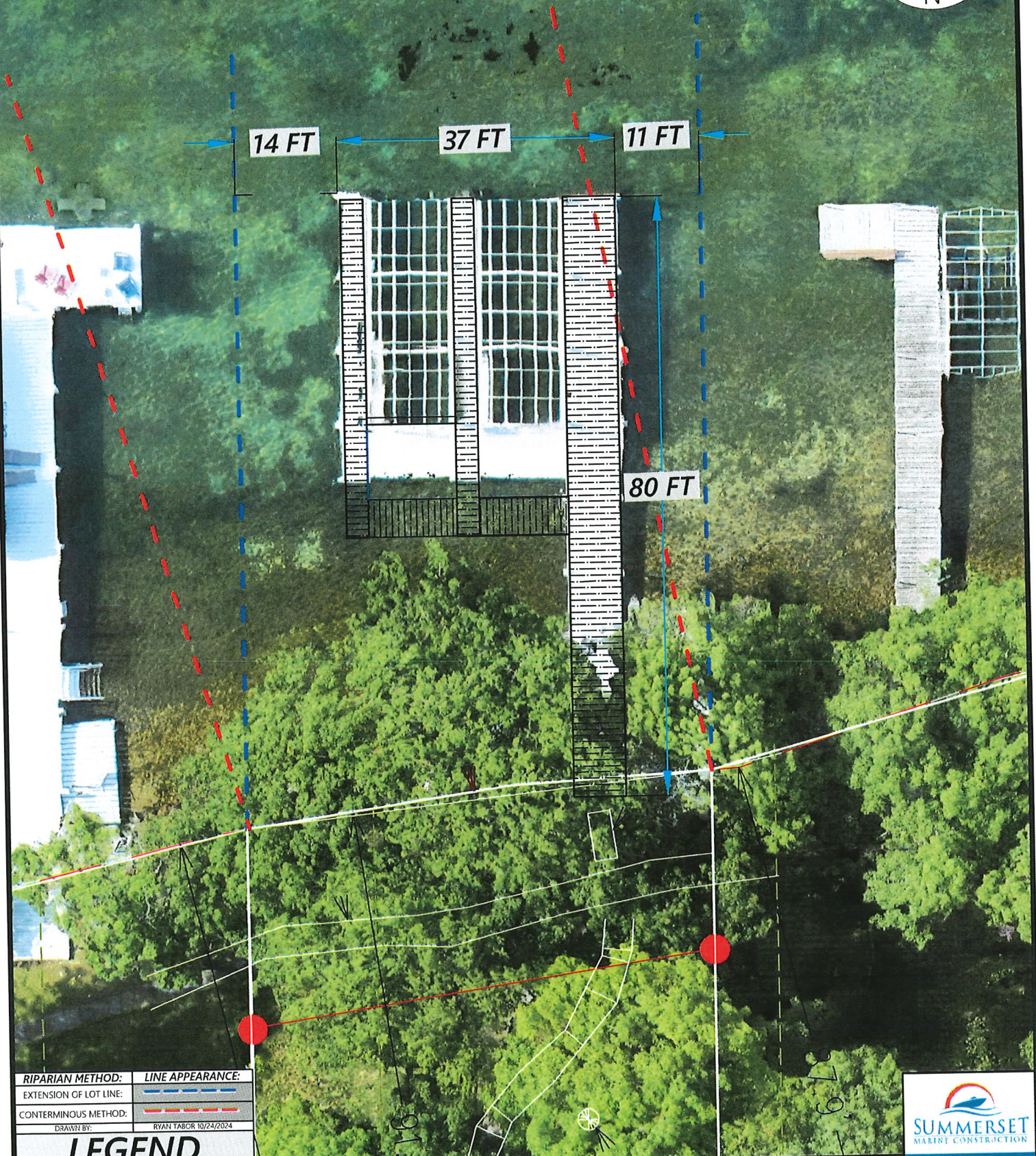
This document is not a licensed survey. The placement of the pier is estimated based on aerial imagery and is subject to a 1 degree tolerance. The riparian lines shown are estimated and do not represent actual property lines or legal boundaries. By signing this document, the customer acknowledges that they are approving the pier's location and understand that any changes made to the pier's location after installation may result in additional charges.

Signature:



1 Proposed Pier Layout

LARRY GIS LAYOUT 1



This document is not a licensed survey. The placement of the pier is estimated based on aerial imagery and is subject to a 1 degree tolerance. The riparian lines shown are estimated and do not represent actual property lines or legal boundaries. By signing this document, the customer acknowledges that they are approving the pier's location and understand that any changes made to the pier's location after installation may result in additional charges.

Signature:



State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St. Paul Ave.
Milwaukee, WI, 53233

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



12/9/2024

David Wall
W3128 Hwy 59
Whitewater, WI 53190
[sent electronically]

IP-SE-2024-65-03652 (IP-SE-2007-65-0292)

RE: Application to replace a pier in the Village of Williams Bay, Walworth County

Dear Mr. Wall:

We have reviewed your request to amend permit IP-SE-2024-65-03652, which is to replace an existing pier located in the NE 1/4, NW 1/4, Section 12, Township 01N, Range 16E, Village of Williams Bay, Walworth County.

Your request is approved with certain conditions and limitations. Attached is a copy of the Permit Amendment containing new conditions, along with a copy of your original permit which is still in effect unless otherwise noted.

If you have any questions about this permit amendment, please call me at (608) 575-9849 or you can reach me by email at alison.masek@wisconsin.gov.

Sincerely,



Alison Masek
Water Management Specialist

Email CC:

USACE Project Manager
County/Local Zoning Administrator
Conservation Warden

**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES**

**PERMIT AMENDMENT
IP-SE-2024-65-03652**

PERMIT AMENDMENT

David Wall, W3128 Hwy 59, Whitewater, WI 53190 is hereby granted under Section 30.12, Wisconsin Statutes, an amendment to permit number IP-SE-2024-65-03652, which authorized the permittee to replace the existing pier located in the NE 1/4, NW 1/4, Sec. 12, T. 01N, R. 16E, Village of Williams Bay, Walworth County. This is an approved amendment to replace an existing crib pier with piles, the main stem of the pier will be reduced to 6 feet wide. The applicant is bound by the conditions of the original permit and by any conditions of this amendment.

AMENDED PERMIT CONDITIONS

1. All original permit conditions remain in effect, except where modified by the amended permit conditions below.
2. You must notify Alison Masek at phone (608) 575-9849 or email alison.masek@wisconsin.gov before starting construction and again not more than 5 days after the project is complete.
3. You must complete the project as described on or before 12/9/2027. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.
4. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.
5. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.
6. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
7. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.
8. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.
9. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.

10. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.
11. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.
12. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
13. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.
The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.
 1. Inspect and remove aquatic plants, animals, and mud from your equipment
 2. Drain all water from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps
 3. Dispose of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
 4. Wash your equipment with hot (>140° F) and/or high-pressure water,
- OR -
Allow your equipment to dry thoroughly for 5 days.
14. No mooring buoys beyond those expressly authorized by this permit are allowed without an amendment of this permit.
15. The pier must allow the free movement of water (using a post or pile driven design) and must not entrap vegetation.
16. The pier must not enclose any portion of the navigable waterway.
17. This permit and plans must be encased in plastic and legibly displayed along the water's edge during construction and for 30 days after construction of this pier. The purpose of this condition is to allow Department staff and the public to monitor the project and to ensure compliance with the conditions of the project.
18. This permit authorizes future maintenance to the piers; however, no change can be made to the type of materials, number of slips, or pier configuration without written approval from the Department or amendment of this permit.
19. This pier must not interfere with the rights of other riparians.
20. You must not cover the piers or slips, or allow any buildings or other structures to be placed or constructed on the piers.
21. Piers and pilings are limited are limited to colors which are not visually intrusive as viewed against the shoreline.
22. Lighting for safety or to facilitate docking may be included and should be down focused, non-intermittent white or yellow light.

23. Flotation devices must be securely attached to the pier and maintained in a serviceable condition.

24. Roofs, walls, and advertising signs may not be included on the piers. A sign of reasonable dimensions to identify the property is permissible on the upland area only.

FINDINGS OF FACT

1. David Wall filed a request with the Department on 10/30/2024, for an amendment to a pier permit located in the NE 1/4, NW 1/4, Sec. 12, T. 01, R. 16E, Village of Williams Bay, Walworth County under Section 30.12, Wisconsin Statutes.

2. Bob Herrman was granted permit Number IP-SE-2007-65-0292 in 2007 for the existing pier.

3. David Wall filed a request to amend the original permit on 10/30/2024 to convert the existing pier to a pier with piles instead of seasonal cribs. The amendment will also include reducing the main stem of the pier to 6 feet wide.

4. The Department has determined that the proposed amendment to the permit will not affect the Findings of Fact and Conclusions of Law of the original permit. A copy of the original permit is attached to this amendment.

CONCLUSIONS OF LAW

1. The Department has authority under Section 30.12, Wisconsin Statutes, and the foregoing Findings of Fact, to issue an order granting the permit amendment requested.

2. The Department has complied with Section 1.11, Wisconsin Statutes and NR 150, Wisconsin Administrative Code.

Dated at the Southeast Region Headquarters, Wisconsin on 11/21/2024.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

BY:



Alison Masek
Water Management Specialist

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between

Melissa Herrman and Robert William Herrman, wife and husband

("Grantor," whether one or more), and

Summerset LG, LLC

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits and fixtures, and other appurtenant interests, in Walworth County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

Recording Area

 Name and Return Address:
 Summerset LG, LLC
Parcel 1:

A parcel of land located in the Southwest 1/4 of Section 1 and the Northwest 1/4 of Section 12, Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, described as follows, to-wit: Beginning at a stake in the South line of Block 6 of Grand Terrace Subdivision, according to the plat thereof which is recorded in the Register of Deeds Office in and for said County in Volume 5 of Plats on page 15, 212 feet West of the Southeast corner of said Block 6; thence South parallel with the North and South 1/4 section lines of said Sections 1 and 12, 850 feet more or less to the shore of Geneva Lake at low water line; thence Westerly along the low water line of said lake to a point that is located 50 feet West (measured at right angles) of the first course; thence North parallel to the first course to a point that is located 514 feet South of the South line of said Block 6; thence West 2.4 feet; thence North 514 feet to the South line of said Block 6; thence East 52.4 feet to the place of beginning.

TOGETHER WITH right of ways referenced in Warranty Deed dated May 28, 1921, and was recorded on May 28, 1921 in Volume 164 of Deeds on page 100, as Document No. 231403.

EXCEPTING THEREFROM, the following: A parcel of land located in the Southwest 1/4 of Section 1 and the Northwest 1/4 of Section 12, Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, described as follows, to-wit: Beginning at a point 252 feet West of the Southeast corner of Block 6 of Grand Terrace Subdivision; thence South parallel with the North and South 1/4 Section lines of said Sections 1 and 12, 850 feet more or less to the shore of Geneva Lake at low water line, thence Westerly along the low water line of said lake to a point that is located 10 feet West (measured at right angles) of the first course; thence North parallel to the first course to a point that is located 514 feet South of the South line of said Block 6; thence West 2.4 feet; thence North 514 feet to the South line of said Block 6; thence East 12.4 feet to the place of beginning.

Parcel 2:

All that certain piece or parcel of land lying and being in the Southwest 1/4 of Section 1 and the Northwest 1/4 of Section 12, all in Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, described as follows, to-wit: Beginning at a point in the South line of Block 6 of Grand Terrace Subdivision, according to the plat thereof recorded in the Register of Deeds Office in and for said County in Volume 5 of Plats on page 15, 189.5 feet West of the Southeast corner of said Block; thence South parallel with the North and South 1/4 section lines of said Sections 1 and 12, 840 feet more or less to the shore of Geneva Lake at low water line; thence Westerly along the shore of said lake at low waterline, to a point 212 feet West measured at right angles; from said 1/4 section line extended South; thence North in a line parallel with the 212 feet distant from said 1/4 section lines to the South line of the aforesaid Block 6; thence East in said South line 22.5 feet to the place of beginning.

WWUP 00016

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear

Parcel Identification Number (PIN)

of encumbrances except:

This is not homestead property.

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report, and Real Estate Condition Report, and in the Offer, general taxes levied in the year of closing.

23
Dated: 23rd day of May, 2024

Melissa Herrman

Melissa Herrman

Robert William Herrman

Robert William Herrman

AUTHENTICATION

Signature(s): _____

Authenticated on: _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Perry J. Armstrong

File # 924040474

ACKNOWLEDGMENT

STATE OF WISCONSIN)

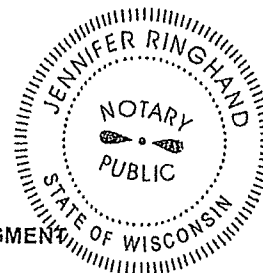
WALWORTH COUNTY) ss.

Personally came before me on 23rd day of May, 2024 the above-named Melissa Herrman and Robert William Herrman to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Jennifer Ringhand
*Jennifer Ringhand

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 11/06/2025)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD BAR FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

* Type name below signatures

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

Location on the Lake

