



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, MAY 13, 2025 AT 6:30 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. **Pledge of Allegiance**
- IV. **Minutes**
 - A. Plan Commission Meeting Minutes of April 8, 2025
- V. **Recommendation an Possible Action for Proposed Awnings 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
The applicant requests a recommendation to the Village Board for approval for architectural design alteration to remove the window shutters and to have black metal awnings on the upper level and black cloth awnings on the lower level.
- VI. **For Informational Purposes Only Regarding a Lot Line Adjustment Concept Plan and ROW Vacation**
 - A. APPLICANT: Steve Greenberg, SG2 Investments, LLC (Owner)
TAX KEY: WHA 00001 through WHA 00006
STREET ADDRESS: Formerly 628 and 640 E. Geneva St, Williams Bay, WI 53191
Applicant requests to provide an update to the Plan Commission for informational purposes only regarding a lot line adjustment and ROW vacation to create 5 lots and stormwater management facilities.
- VII. **Adjournment**

Adam Jaramillo
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: 05/06/2025 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 4/8/2025 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.

I. Call to Order

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

II. Roll Call

Present: President Duncan, Trustee Wright, Commissioners Watts, Gage, Klemke, Robbins, Haak

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

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of March 11, 2025

The motion to approve the Plan Commission Meeting Minutes of March 11, 2025 was initiated by Commissioner Robbins and seconded by Commissioner Watts. Trustee Wright Abstained. Motion carries.

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.

The motion to recommend Village Board approval of the design alteration per the original plan approval, with matching awnings on the first and second floors, window boxes, and no shutters having to come back with any further changes was initiated by Commissioner Haak and seconded by Commissioner Gage. Unanimously carried.

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.

The motion to recommend Village Board approval of 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 was initiated by Trustee Wright and seconded by Commissioner Gage. Commissioner Klemke No. Motion carries.

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.

The motion to recommend Village Board approval of a temporary use permit for placement of a 40' x 60' tent between the end of April and end of October annually was initiated by Commissioner Robbins and seconded by Commissioner Haak.

The motion to recommend Village Board approval of a temporary use permit for placement of a 40' x 60' tent between the end of April and end of October annually amended to be for 2025 only, was initiated by Commissioner Robbins and seconded by Commissioner Haak. Unanimously carried.

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.

Applicant Anthony Navillio presented information only and feedback from the Commission. The Commission gave feedback regarding the need to keep the commercial use of this property.

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.

The motion to recommend Village Board 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 subject to the Village Engineers' conditions was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

X. Adjournment

The motion to adjourn was initiated by Commissioner Klemke and seconded by Trustee Wright at 07:41pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting May 13, 2025

May 6, 2025

APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY: WOP 00088

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

The applicant requests a recommendation to the Village Board for approval for architectural design alteration to remove the window shutters and to have black metal awnings on the upper level and black cloth awnings on the lower level.

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

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.

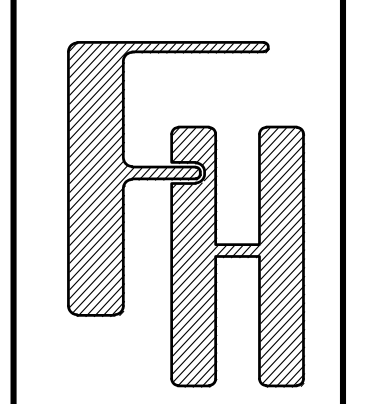
[5] Window signage shall not cover more than 30% of any ground floor window or more than 10% of any upper-story window.

[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



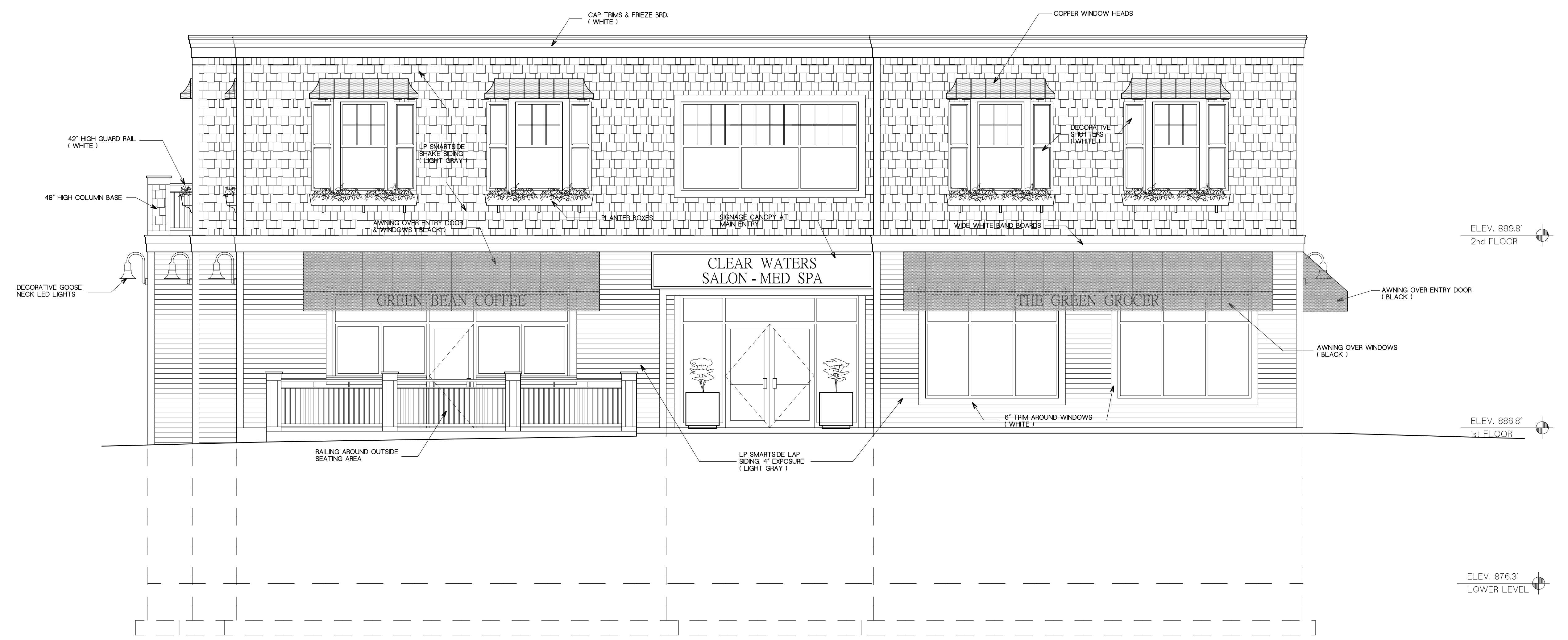
PROPOSED BUILDING
1 EAST GENEVA CENTER
 EAST GENEVA STREET & WALWORTH AVENUE
 WILLIAMS BAY, WALWORTH CO., WISCONSIN

WEST ELEVATION
NORTH ELEVATION

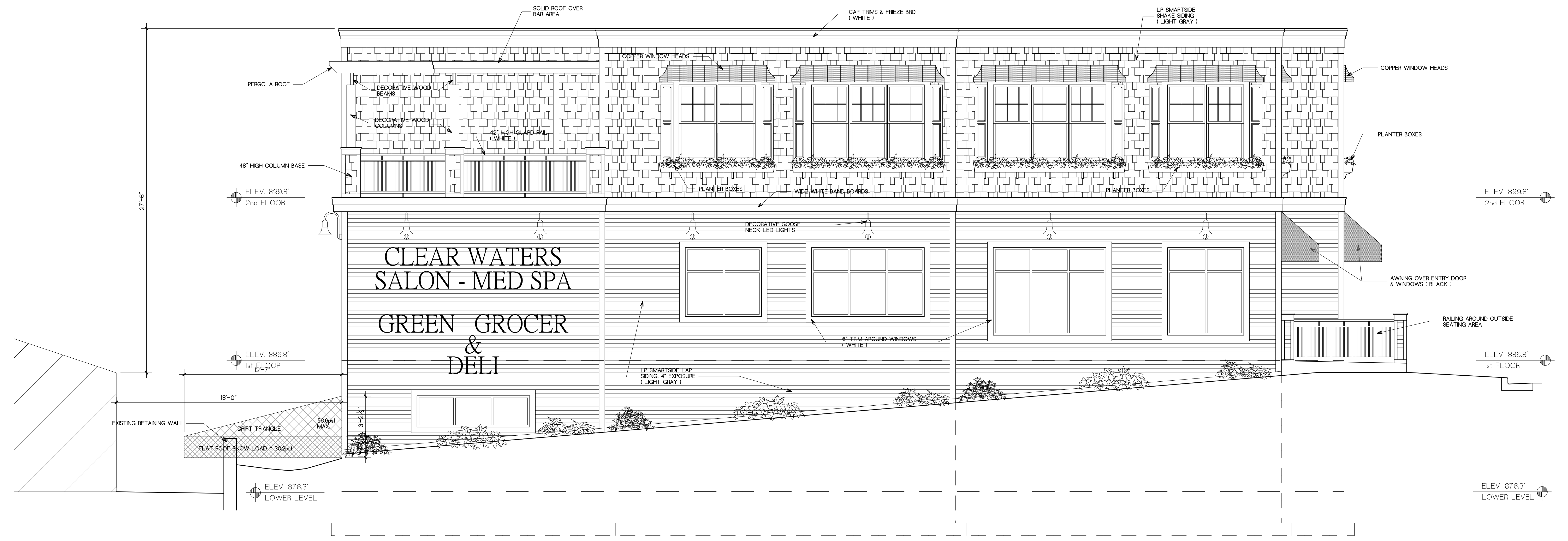
FARRIS, HANSEN & ASSOCIATES, INC.
 Engineering, Architecture, Surveying
 7 Ridgeway Court P.O. Box 437
 ELKHORN, WISCONSIN 53121
 Office: (262) 723-2098
 Fax: (262) 723-5966

REVISIONS
 REV # - DESCRIPTION
 05/08/2023

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

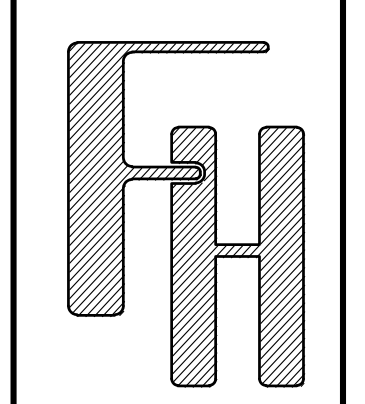


WEST ELEVATION
 SCALE: 1/4"=1'-0"



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

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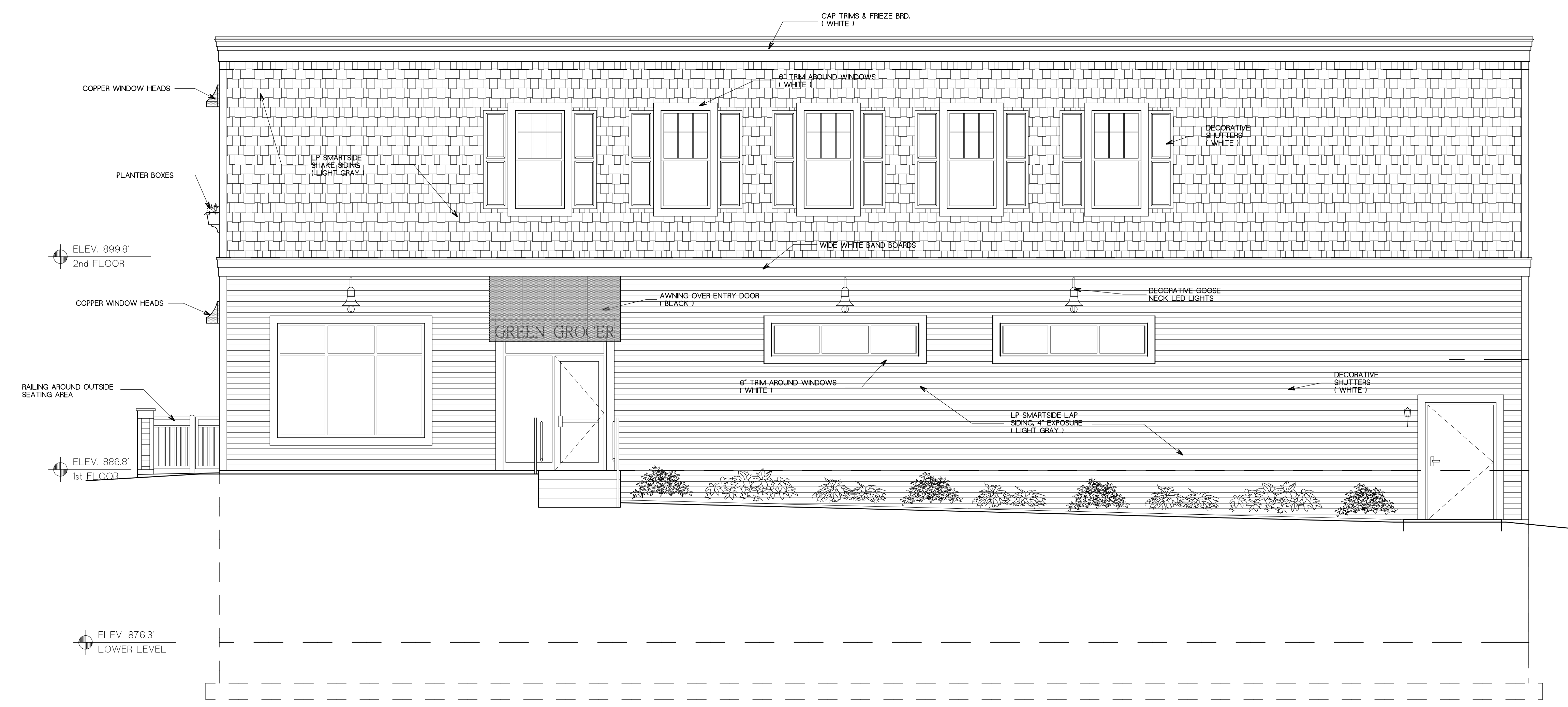
PROPOSED BUILDING
1 EAST GENEVA CENTER
 EAST GENEVA STREET & WALWORTH AVENUE
 WILLIAMS BAY, WALWORTH CO., WISCONSIN

EAST ELEVATION
SOUTH ELEVATION

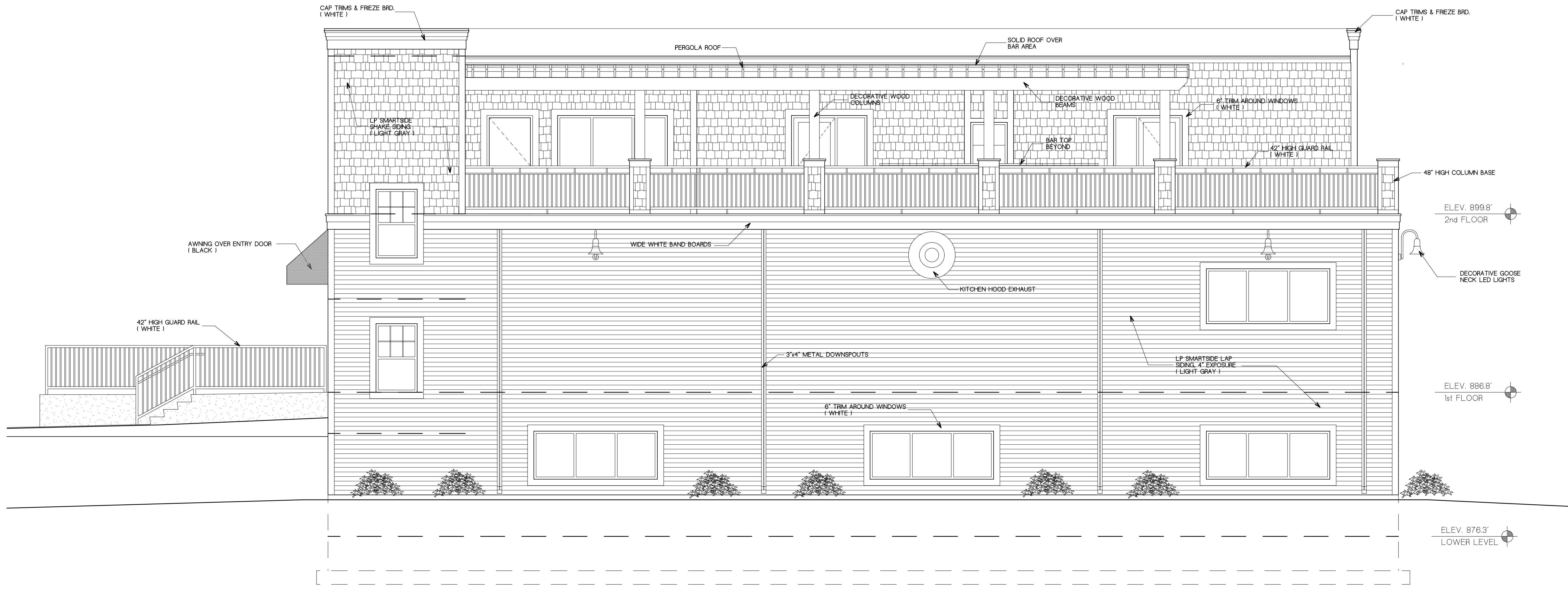
FARRIS, HANSEN & ASSOCIATES, INC.
 Engineering, Architecture, Surveying
 7 Ridgeway Court P.O. Box 437
 ELKHORN, WISCONSIN 53121
 Office: (262) 723-2098
 Fax: (262) 723-5886

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

PROJECT NO:
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 DATE:
 05/30/2023
 SHEET NO:
3 of 6

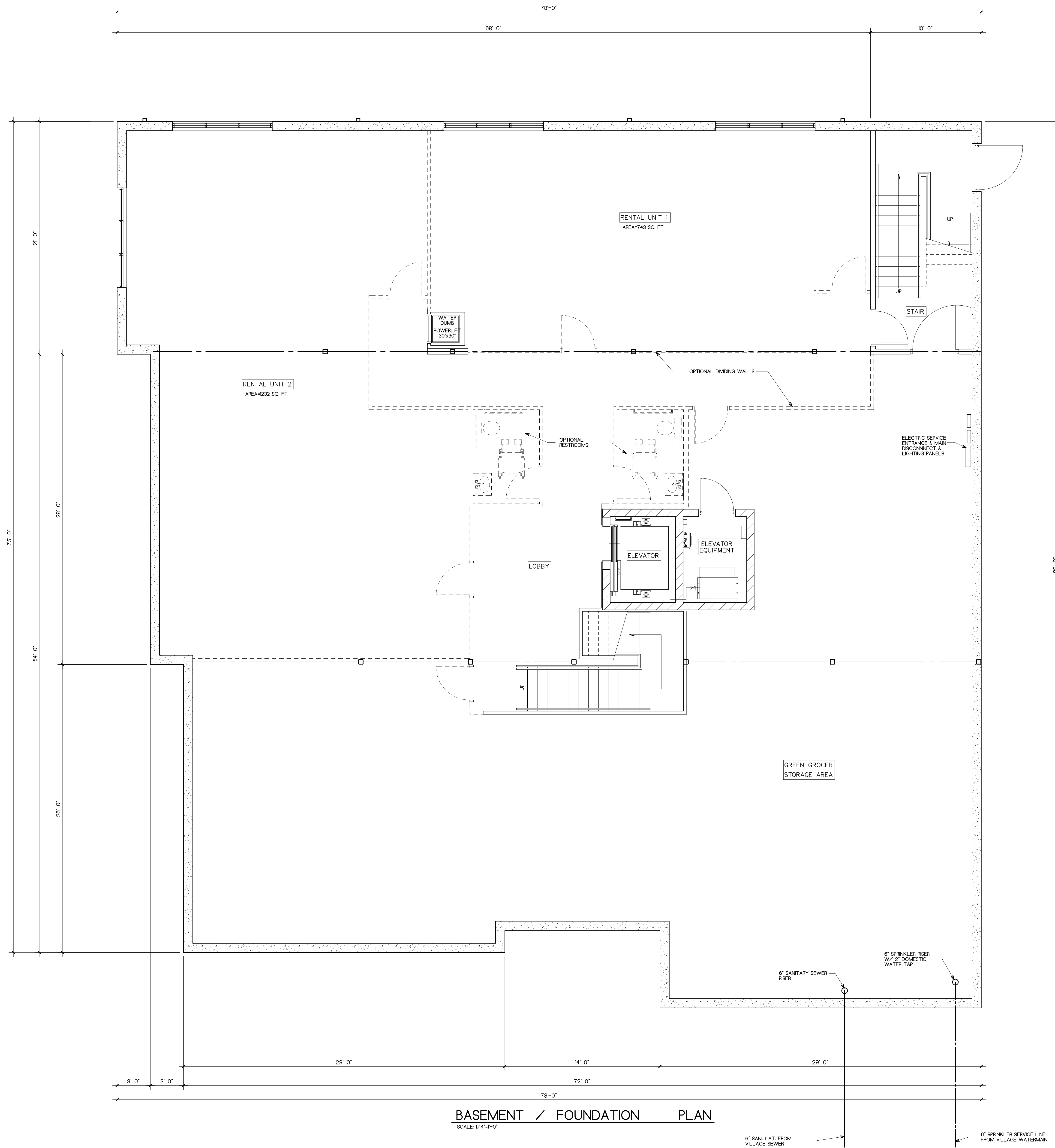


SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



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

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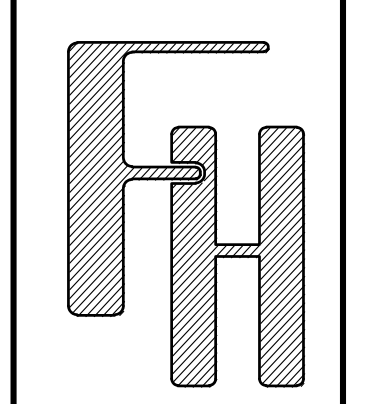


BASEMENT / FOUNDATION PLAN

SCALE: 1/4"=1'-0"

6" SAN. LAT. FROM VILLAGE SEWER

6" SPRINKLER SERVICE LINE FROM VILLAGE WATERMAIN



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

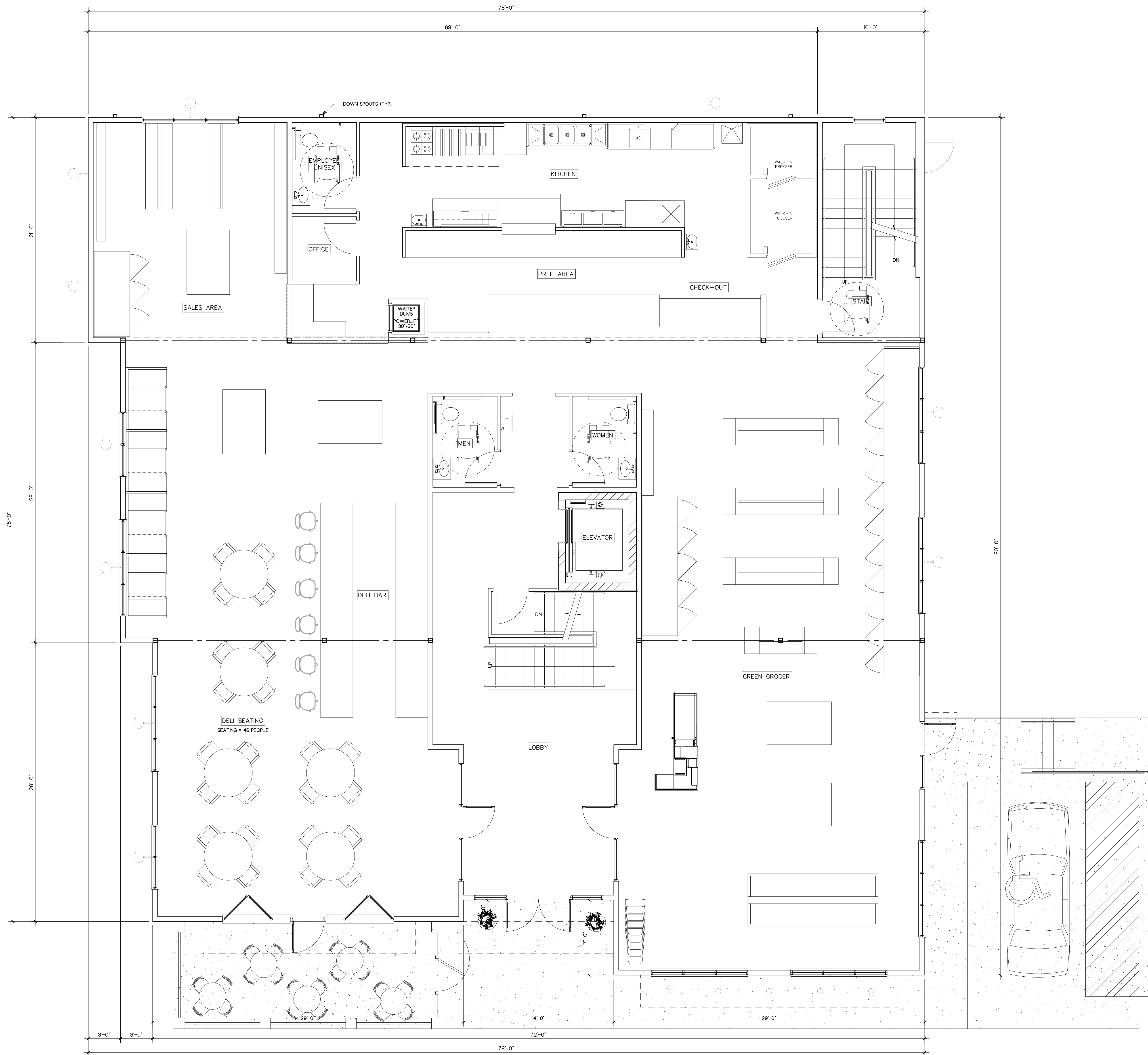
BASEMENT / FOUNDATION PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
 Engineering, Architecture, Surveying
 7 Ridgeway Court P.O. Box 437
 ELKHORN, WISCONSIN 53121
 Office: (262) 723-2098
 Fax: (262) 723-5886

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

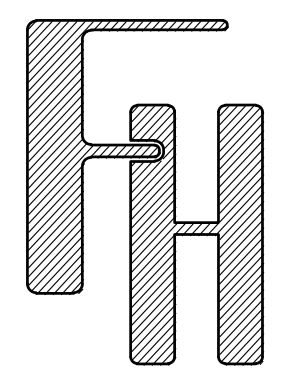
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 DATE:
 05/30/2023
 SHEET NO:
4 of 6

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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

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

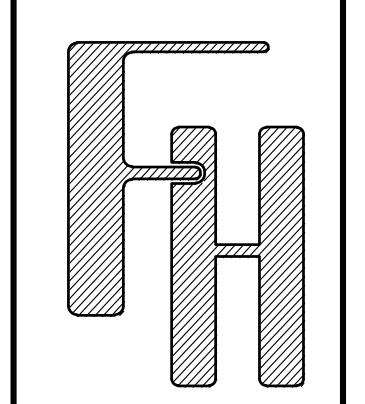
REVISIONS
R1 04 - MIS REVISIONS
R2 06/02/2023

PROJECT NO.
3052KEG.23

DATE
05/30/2023

SHEET NO.
5 of 6

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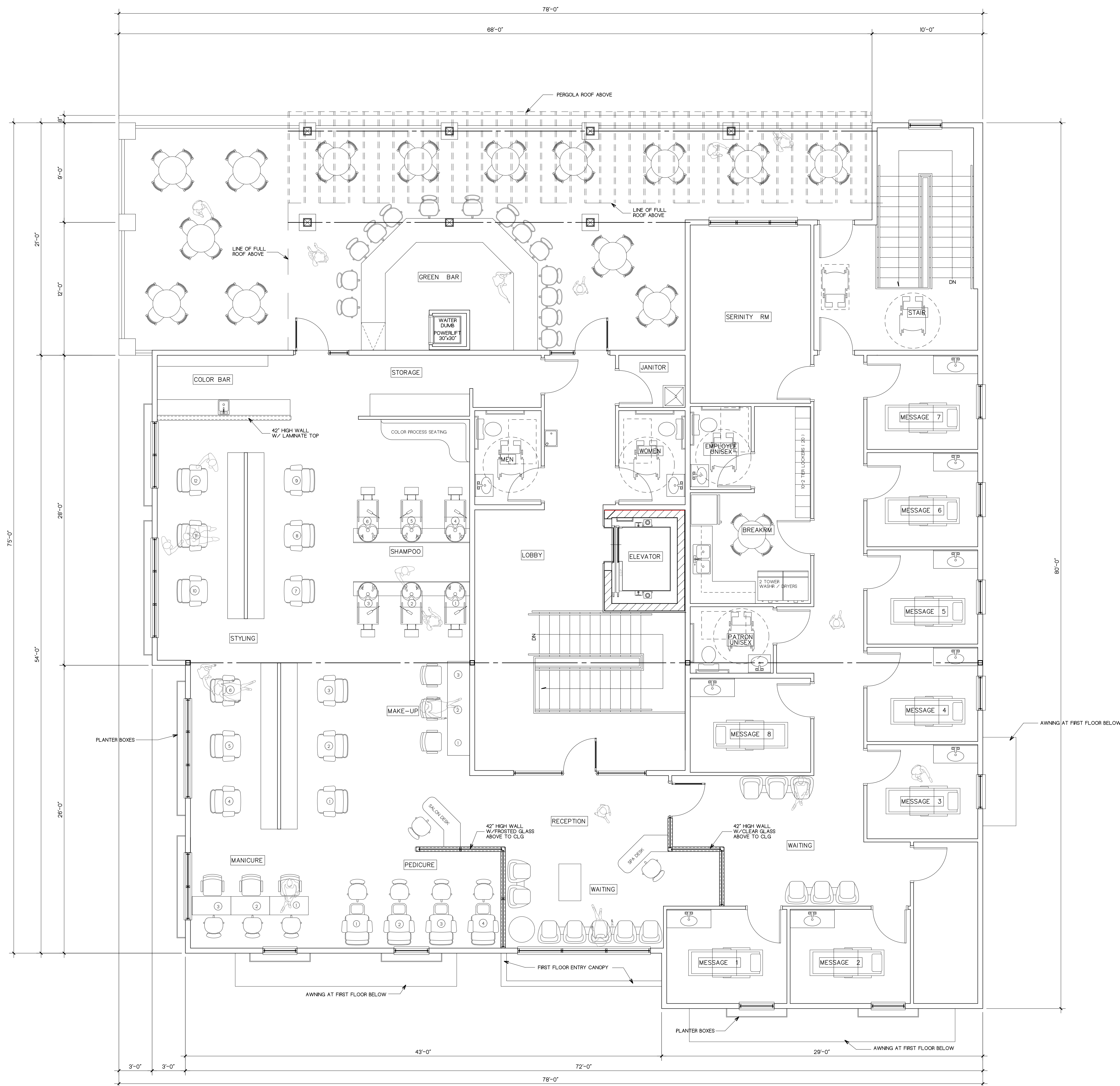
PROPOSED BUILDING
1 EAST GENEVA CENTER
EAST GENEVA STREET & WALWORTH AVENUE
WILLIAMS BAY, WALWORTH CO., WISCONSIN

SECOND FLOOR PLAN

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

REVISIONS
REV 44 - MISC REVISIONS
08/09/2023

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



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

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Plans from 4/8/2025 Meeting







Plans from 4/8/2025 Meeting





Black
Canvas
Awning #1
#2
#3

Green Grocer & Deli
Clear Waters Salon Med Spa
Chocolaterie Colibri

Second Floor Awnings
* Black Metal



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting May 13, 2025

May 6, 2025

APPLICANT: Steve Greenberg, SG2 Investments, LLC (Owner)

TAX KEY: WHA 00001 through WHA 00006

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

Applicant requests to provide an update to the Plan Commission for informational purposes only regarding a lot line adjustment and ROW vacation to create 5 lots and stormwater management facilities

The proposal is for a lot line adjustment that would reduce the number of lots from 14 down to 5. This decrease will make the proposed property consistent with current SF-3 zoning district regulations.

The applicant is working with the Village Engineer for stormwater management and utilities.

The applicant is also working with the Village Attorney to draft a development agreement.

The ROW vacation will be considered at the Village Board meeting public hearing on May 19, 2025.

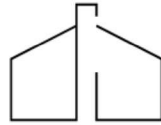
Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

CANYON HOMEBUILDERS

DESIGN | BUILD | RENOVATE

EST



1994



CANYON RIDGE
GENEVA STREET
WILLIAMS BAY WISCONSIN

Project Description:

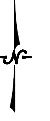
Canyon Ridge Subdivision is a 3.25 acre site in the heart of Williams Bay, Wisconsin. Williams Bay is located in the highly sought after county of Walworth which is the area surrounding Geneva Lake. We are currently working with staff on a lot line adjustment that would reduce the number of lots from 14 down to 5. This decrease will make the proposed property consistent with current Village zoning codes and regulations.

The Village of Williams Bay has been looking for a solution to their drainage problem in this area of town. Staff has proposed that the developer grant a drainage and retention easement on this property which would solve a lot of the water problem. We have been working with staff to finalize agreements that would make this possible as well.

Our proposed lots would deliver large parcels, mature trees, and walk out basements. The proposed lots are roughly 95' wide and 285' deep (.5 - .6 acres each). Most lots in the area are less than .25 acre, no trees and are flat. Canyon Ridge is a couple hundred yards from the public pier, boat launch and beach. It is also walking distance from all the restaurants, shops and bars in Williams Bay. While our lots don't technically have "lake rights" our home owners only have to walk a short distance to benefit from all the lake has to offer.

Project Location
 Existing Subdivision Plat and Zoning
 Existing ROWs To Be Vacated
 Proposed New Subdivision Plat and Layout





CONCEPT PLANS FOR
CANYON DEVELOPMENT
WILLIAMS BAY, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW
 PLAN DATE: 04.25.25
 DESIGNED BY: TCL
 SCALE: 30'
 PROJECT NO.: 23.0023
 SHEET NO.: C200

The Village ordinances contain the following requirements for vacating public right of ways:

236.43 Vacation or alteration of areas dedicated to the public. Parts of a plat dedicated to and accepted by the public for public use may be vacated or altered as follows:

(1) The court may vacate streets, roads or other public ways on a plat if:

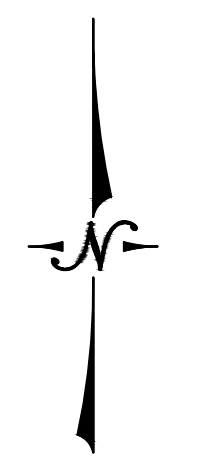
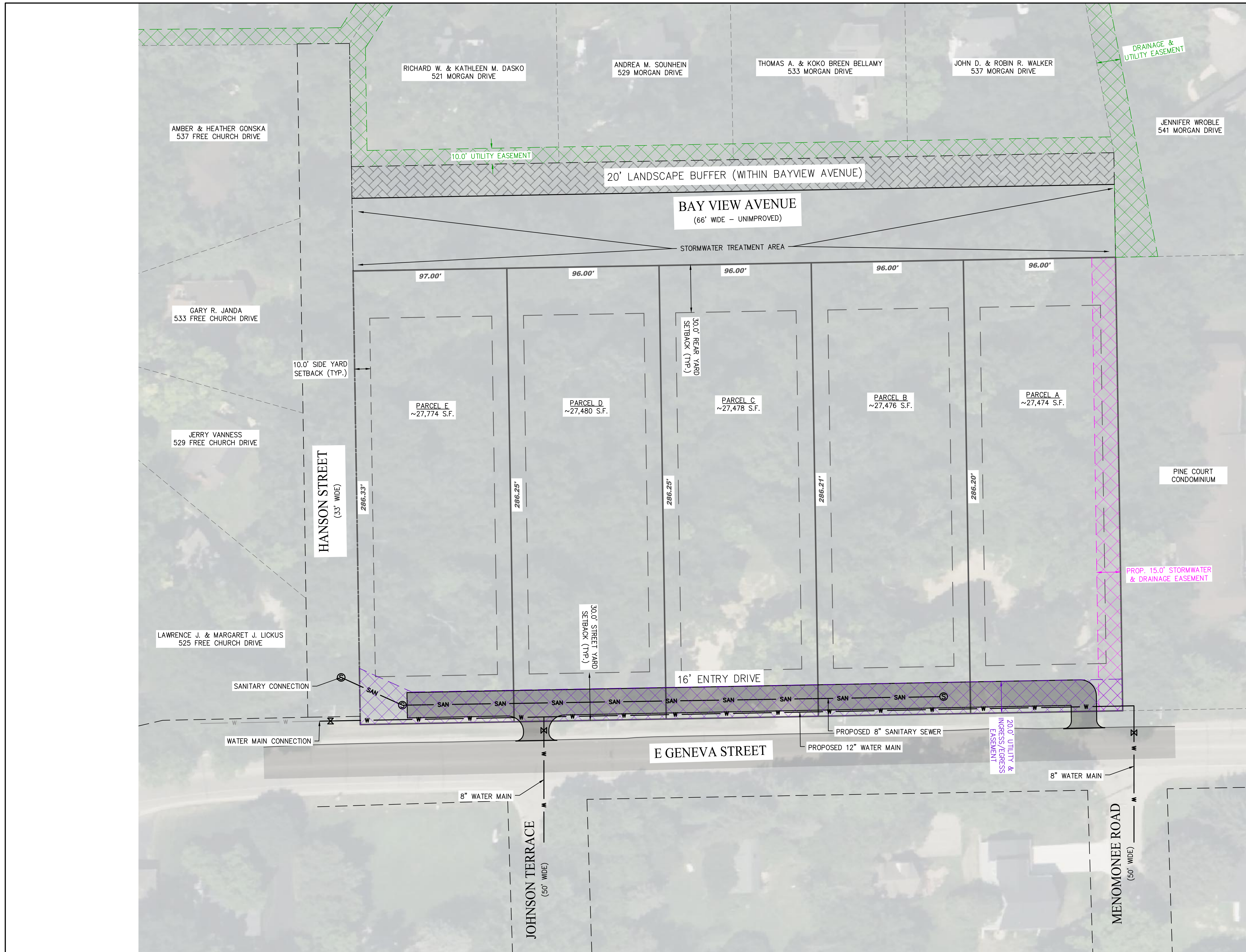
(a) The plat was recorded more than 40 years previous to the filing of the application for vacation or alteration; and

(b) During all that period the areas dedicated for streets, roads or other public ways were not improved as streets, roads or other public ways; and

(c) Those areas are not necessary to reach other platted property; and

(d) All the owners of all the land in the plat or part thereof sought to be vacated and the governing body of the city, village or town in which the street, road or other public way is located have joined in the application for vacation.”

In our project, to address the points listed in the ordinance, Hanson’s Addition to Williams Bay was recorded March 26th, 1894, per second page of plat. The platted streets and alley are not improved in any way. The streets and alley thereon do not serve any of the surrounding parcels for ingress or egress. All lots in the recorded plat have a sole owner. The petition meets the requirements of the Village ordinance.



CONCEPT PLANS FOR
CANYON DEVELOPMENT
WILLIAMS BAY, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

NO.	REVISIONS	BY	DATE

CONCEPTUAL SITE PLAN

ISSUED FOR REVIEW
 PLAN DATE 04.25.25
 DESIGNED BY TCL
 SCALE
 0 30'
 PROJECT NO.
23.0023
 SHEET NO.
C200

**PETITION TO VACATE THE EAST HALF OF HANSON STREET AND ALL OF THE
16.5-FOOT ALLEY, AS SHOWN ON HANSON'S ADDITION TO WILLIAMS BAY**

TO: Village of Williams Bay
ATTN: Village Board
250 Williams Street
Williams Bay, WI 53191

The undersigned, acting as agent for Breezy Bay LLC, the owner of all the frontage of the land abutting upon the following described right of ways, requests that the Village of Williams Bay vacate those right of ways described below and that the right of ways to be discontinued be equally divided between the abutting property owners. This request is made pursuant to Wis. Stat. § 66.1003.

The right of ways sought to be discontinued are the east half of Hanson Street and the 16.5-foot wide unimproved alley, located in the Village of Williams Bay, Walworth County, Wisconsin, described more fully as follows:

THAT PART OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, BEING THE EAST HALF OF HANSON STREET, AND ALL OF THE 16.5 FOOT ALLEY, AS SHOWN ON HANSON'S ADDITION TO WILLIAMS BAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF HANSON'S ADDITION TO WILLIAMS BAY, A SUBDIVISION; THENCE SOUTH 88°57'36" WEST (RECORDED AS WEST) ALONG THE SOUTH LINE OF HANSON STREET, 33.00 FEET TO THE CENTERLINE OF HANSON STREET; THENCE NORTH 00°54'29" WEST (RECORDED AS NORTH), ALONG SAID CENTERLINE, 286.33 FEET, TO A POINT ON THE SOUTH LINE OF BAYVIEW AVE; THENCE NORTH 88°58'13" EAST 33.00 FEET, TO THE NORTHWEST CORNER OF LOT 7; THENCE SOUTH 00°54'29" EAST, ALONG THE WEST LINE OF LOT 7 134.87 FEET (RECORDED AS 135 FEET), TO THE SOUTH WEST CORNER OF LOT 7; THENCE NORTH 88°57'59" EAST 448.01 FEET (RECORDED AS 448 FEET), TO THE SOUTH EAST CORNER OF LOT 1 AND THE EAST END OF ALLEY; THENCE SOUTH 00°54'49" EAST (RECORDED AS SOUTH), 16.50 FEET, TO THE NORTHEAST CORNER OF LOT 14; THENCE SOUTH 88°57'59" WEST, 448.01 FEET (RECORDED AS 448 FEET), TO THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH 00°54'29" EAST 134.89 FEET (RECORDED AS 135 FEET) TO THE SOUTHWEST CORNER OF LOT 8 AND THE POINT OF BEGINNING, ALL IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

TAX ID: WHA00001-00006

A copy of the map identifying the right of ways that are to be vacated is attached and incorporated herein as Exhibit A.

The road and alley subject to this petition, while originally platted in 1894, have never been developed or utilized as a public way. As part of the development of Hanson's Addition, the developer is providing the Village with a 50' by 35' temporary drainage and grading easement to facilitate the Geneva Street rehabilitation project and a 15' wide drainage easement on the entire length of the east side of Hanson's Addition to facilitate drainage from a wet basin to be developed by the Village on Bayview Avenue. Therefore, it is in the best interest of the Village to facilitate the development of Hanson's Addition by vacating these right of ways.

Pursuant to Wis. Stat. § 66.1003(8), notice stating when and where this petition will be acted upon and what public way and unpaved alley are proposed to be discontinued shall be published as a class three (3) notice. A copy of this petition must also be sent to the following: (1) the secretary of transportation if any of the public ways or unpaved alley that are the subject of this petition are located within one-quarter mile of a state trunk highway or connecting highway; and (2) the commissioner of railroads if there is a railroad highway crossing within the portion of the public ways that are the subject of this petition. The notices required under Wis. Stat. § 66.1003(8) shall be given prior to any action being taken by the Village Board of the Village of Williams Bay.

Dated this 15 day of April, 2025.

SG2 INVESTMENTS, LLC
as agent for ~~Breezy Bay, LLC~~, Owner

By: _____
Stephen Greenberg, Its Managing Member

T:\C\Canyon Custom Builders\E. Geneva St\Off Copy\Petition to Vacate - FINAL.docx

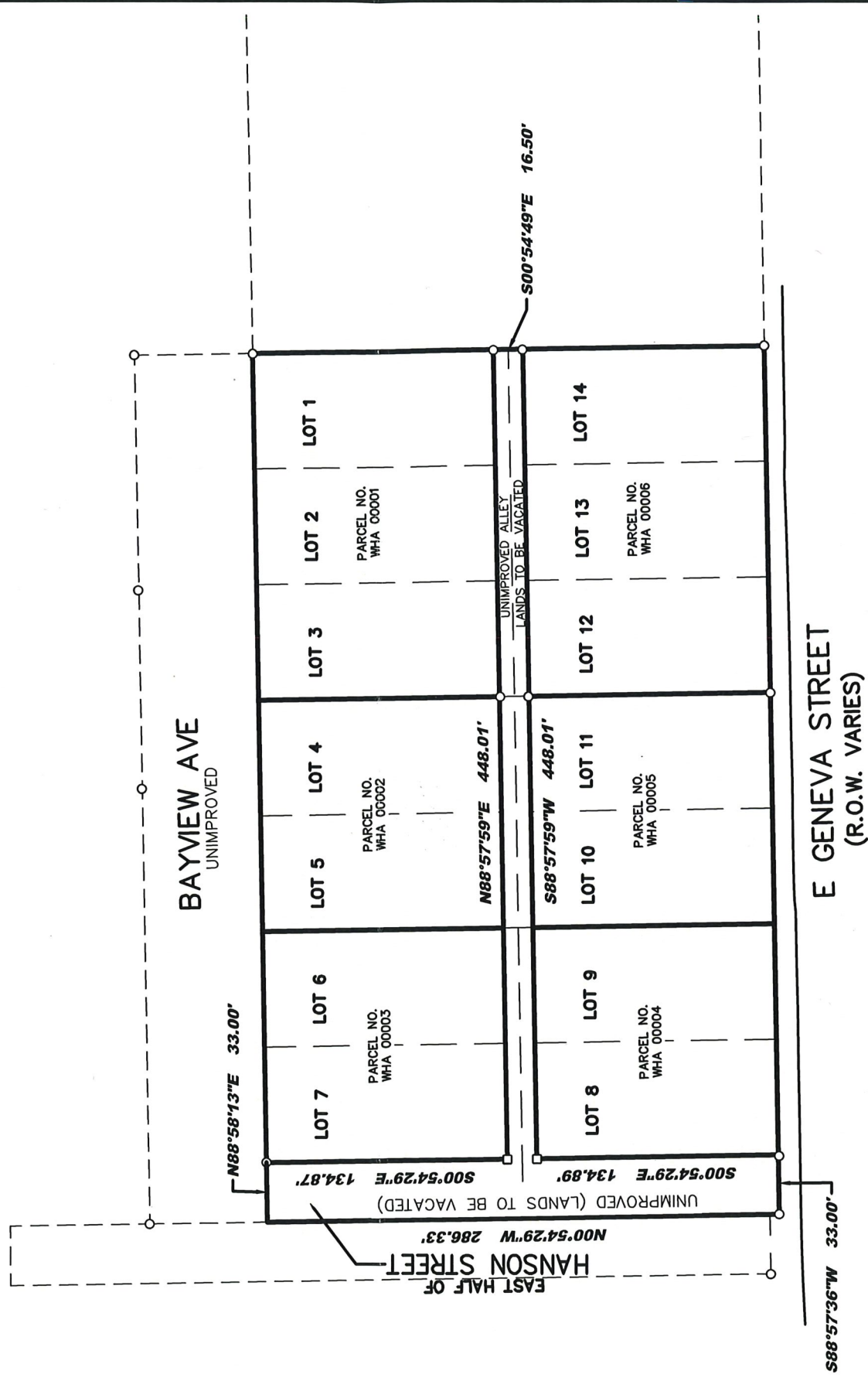
EXHIBIT FOR LANDS TO BE VACATED

LOCATION: WILLIAMS BAY, WISCONSIN
PREPARED FOR: CANYON DEVELOPMENT
TAX ID: WHA00001-00006



THAT PART OF HANSON'S ADDITION TO WILLIAMS BAY, ACCORDING TO THE RECORDED PLAT, BEING THE EAST HALF OF HANSON STREET, AND ALL OF THE 16.5 FOOT ALLEY, AS SHOWN ON HANSON'S ADDITION TO WILLIAMS BAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF HANSON'S ADDITION TO WILLIAMS BAY, A SUBDIVISION; THENCE SOUTH 88°57'36" WEST (RECORDED AS WEST) ALONG THE SOUTH LINE OF HANSON STREET, 33.00 FEET TO THE CENTERLINE OF HANSON STREET; THENCE NORTH 00°54'29" WEST (RECORDED AS NORTH), ALONG SAID CENTERLINE, 286.33 FEET, TO A POINT ON THE SOUTH LINE OF BAYVIEW AVE; THENCE NORTH 88°58'13" EAST 33.00 FEET, TO THE NORTHWEST CORNER OF LOT 7; THENCE SOUTH 00°54'29" EAST, ALONG THE WEST LINE OF LOT 7 134.87 FEET (RECORDED AS 135 FEET), TO THE SOUTH WEST CORNER OF LOT 7; THENCE NORTH 88°57'59" EAST 448.01 FEET (RECORDED AS 448 FEET), TO THE SOUTH EAST CORNER OF LOT 1 AND THE EAST END OF ALLEY; THENCE SOUTH 00°54'49" EAST (RECORDED AS SOUTH), 16.50 FEET, TO THE NORTHEAST CORNER OF LOT 14; THENCE SOUTH 88°57'59" WEST, 448.01 FEET (RECORDED AS 448 FEET), TO THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH 00°54'29" EAST 134.89 FEET (RECORDED AS 135 FEET) TO THE SOUTHWEST CORNER OF LOT 8 AND THE POINT OF BEGINNING, ALL IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.



P:\Shared\1 - Projects\2023\23.0023 - Canyon Development - MB Residential - 6 Parcels - WHA-00001 - 00006\CAD\Design\23.0023.Sdwg


LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
 5482 S. WESTRIDGE DRIVE
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