



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

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

AGENDA

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

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Minutes
 - A. Plan Commission Meeting Minutes of May 13, 2025
- V. **Recommendation and Possible Action for an Extraterritorial Condominium Plat Addendum**
 - A. APPLICANT: John Berget, North by Northwest Storage, LLC (Owner)
TAX KEY: FNNW 00001 through FNNW 00061
STREET ADDRESS: 4954 Hwy. 50, Town of Delavan
The applicant is requesting approval of a condominium plat addendum to convert one of the existing rental storage buildings into an owner-occupied condominium building. The proposed addendum would eliminate units 5 and 6 redefining them as condo units.
- VI. 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: 07/01/2025 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION MEETING 5/13/2025 MEETING TUESDAY, MAY 13, 2025 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

Present: President Jaramillo, Trustee Wright, Commissioners Gage, Klemke, Robbins, Fieweger, and Doerge

Also Present: Zoning Administrator Schaeffer, Clerk Kolls

Excused: Commissioner Haak

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of April 8, 2025

The motion to approve the Plan Commission Meeting Minutes of April 8, 2025 as corrected was initiated by Commissioner Robbins and seconded by Trustee Wright. Unanimously carried.

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.

The motion to recommend Village Board approval of the addition of a door on the north side of the building as it has already been constructed was initiated by Trustee Wright and seconded by Commissioner Gage. Commissioner Klemke No. Motion Carries.

The motion to recommend Village Board approval of a 90-day architectural review on whether or not the shutters will or will not be included was initiated by Commissioner Robbins and seconded by Commissioner Gage. Commissioner Fieweger No. Motion Carries.

The motion to recommend Village Board approval of the drawings as presented on May 13, 2025 showing black metal awnings on the second-floor north & west faces and black fabric awnings on the lower level facing north & west faces of the building and window boxes as shown in the drawing was initiated by Trustee Wright and seconded by Commissioner Robbins. Unanimously Carried.

The motion to recommend Village Board approval of a written opinion as to the feasibility as to the shielding of the vent from the North side of the property was initiated by Trustee Wright and seconded by Commissioner Gage.

The motion to recommend Village Board approval of a written opinion as to the feasibility as to the shielding of the vent from the North side of the property was amended to include a 90-day timeframe was initiated by President Jaramillo and seconded by Commissioner Gage. Unanimously Carried.

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.

Steve Greenberg, SG2 Investments, LLC gave a brief update about the lot sizes and layouts as well as the water retention plan.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Gage and seconded by Commissioner Fieweger at 07:18pm. 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 July 8, 2025

July 1, 2025

APPLICANT: John Berget (Owner)

TAX KEY: FNNW 00001 through FNNW 00061

STREET ADDRESS: 4954 State Rd 50, Town of Delavan

The applicant is requesting approval of a Condominium Plat Addendum for North by Northwest Storage Condominium per Section 375-0903 Review and Approval of Extraterritorial Plats and Certified Survey Maps.

The proposed addendum would eliminate units 5 and 6, redefine units 46 through 61, and add units 62 through 82.

Based on the application, the applicant has met all the requirements of Section 375-0308 *Condominium Plats*.

Respectfully submitted,

Allison Schwark
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: 4954 STH 50

Tax Parcel Number: FA4999001

Project or Development Name: North By Northwest Storage

Applicant

Name: John Berget

Mailing Address: 5011 State Road 50
Delavan, WI 53115

eMail: jbracingtires@sbcglobal.net

Phone: 262-740-0180

Owner of Site

Name: _____

Mailing Address: _____

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 Declaration of Condominium Document

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

Current Zoning of Site: B4 **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: _____

Proposed type of structure of use: The site is currently developed with mini-storage units

Proposed use of structure or site: Storage units are a mix between rental and owner occupied units

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):

The site is currently developed with 4 storage unit buildings that have multiple units per building. The full site plan for the site calls for an additional 5 buildings to be constructed in the future. The purpose of this submittal is to convert one existing rental building into an owner occupied condominium building. This would expand the number of owner occupied units by 11.

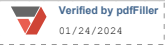
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

The site has an approved site plan and is already partially developed with storage units of both rental and owner occupied units. The Town of Delavan and Walworth County have already approved an amendment to the existing CUP to allow for the expansion of owner occupied units by the requested 11.

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

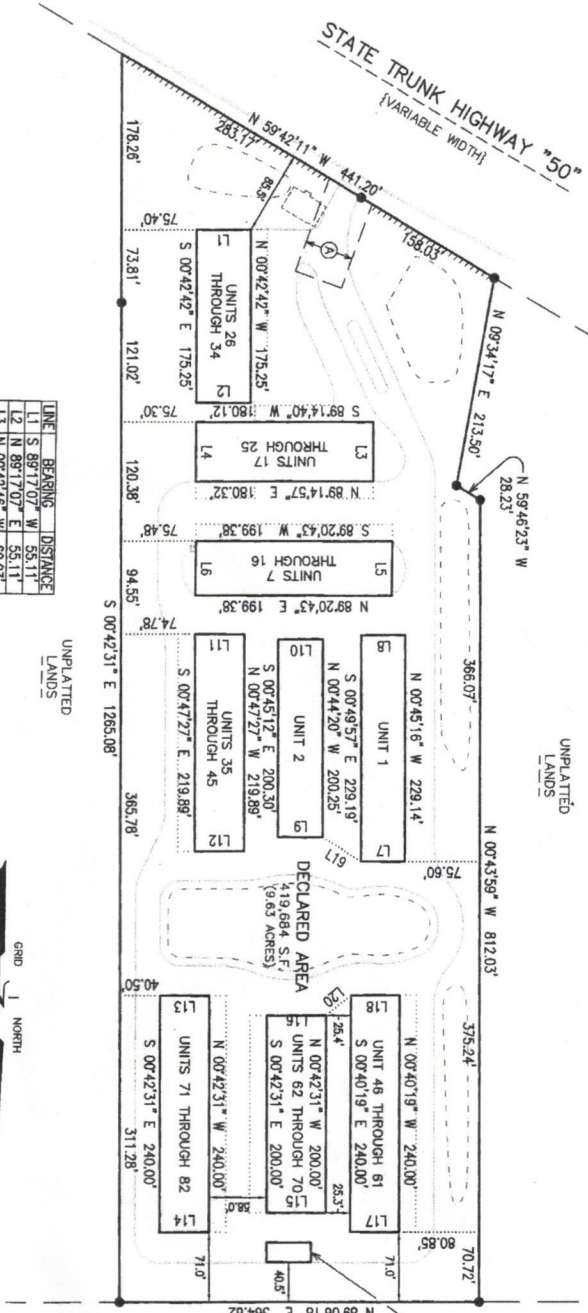
The site is zone B4 which is the appropriate zoning in this jurisdiction for this type of development. Additionally, this corridor along STH 50 has several other storage unit facilities including directly across the street from the subject site.

Print Applicant's Name: John Berget **Date:** 1/24/2024

Signature of Applicant: John Berget 

NORTH BY NORTHWEST STORAGE CONDOMINIUM ADDENDUM NO. 3

TO ELIMINATE UNITS 5 & 6, REDEFINE UNITS 46 THROUGH 61, AND ADD UNITS 62 THROUGH 82
LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25,
TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN
FINAL PLAT



LEGEND

- = FOUND IRON REBAR STAKE
- {XXX} = RECORDED AS
- = "NO ACCESS" PER AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 1069885
- = STORM WATER MANAGEMENT BASIN
- = LIMITED COMMON ELEMENT
- (A) = ACCESS EASEMENT PER AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 1069885

LINE	BEARING	DISTANCE
L1	S 89°17'07" W	55.11'
L2	N 89°17'07" E	55.11'
L3	N 00°42'42" W	60.03'
L4	S 00°31'14" E	60.29'
L5	S 00°03'54" W	55.19'
L6	S 89°10'54" E	44.84'
L7	S 89°14'28" W	45.15'
L8	N 89°14'59" E	45.19'
L9	S 89°17'48" W	45.24'
L10	S 89°07'58" W	50.04'
L11	N 89°07'58" E	50.04'
L12	S 89°17'29" W	50.00'
L13	N 89°17'29" E	50.00'
L14	S 89°17'29" W	60.00'
L15	N 89°17'29" E	60.00'
L16	S 89°19'41" W	50.00'
L17	N 89°19'41" E	50.00'
L18	S 89°19'41" W	50.00'
L19	S 89°19'41" E	46.63'
L20	N 89°00'27" E	32.79'

UNPLATTED LANDS

LINE	BEARING	DISTANCE
L1	S 89°17'07" W	55.11'
L2	N 89°17'07" E	55.11'
L3	N 00°42'42" W	60.03'
L4	S 00°31'14" E	60.29'
L5	S 00°03'54" W	55.19'
L6	S 89°10'54" E	44.84'
L7	S 89°14'28" W	45.15'
L8	N 89°14'59" E	45.19'
L9	S 89°17'48" W	45.24'
L10	S 89°07'58" W	50.04'
L11	N 89°07'58" E	50.04'
L12	S 89°17'29" W	50.00'
L13	N 89°17'29" E	50.00'
L14	S 89°17'29" W	60.00'
L15	N 89°17'29" E	60.00'
L16	S 89°19'41" W	50.00'
L17	N 89°19'41" E	50.00'
L18	S 89°19'41" W	50.00'
L19	S 89°19'41" E	46.63'
L20	N 89°00'27" E	32.79'

GRID NORTH

WISCONSIN STATE PLANE COORDINATE SYSTEM
NAD 83
E. ZONE 16N
SECTION 25-2-18 BEARS
S 07°50'54" E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF NORTH BY NORTHWEST STORAGE LLC, DECLARANT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE DIMENSIONS AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

DATED: 05/12/14

CHRISTOPHER A. HODGES P.L.S. 2780



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGEWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-9886

PROJ. NO.: 10352 | DATE: 10/30/2024 | SHEET 1 OF 3

NOTE: COMMON ELEMENT = ALL OF THE CONDOMINIUM EXCEPT THE UNITS AND LIMITED COMMON ELEMENTS.

THE ENTRYWAYS LOCATED APPURTENANT TO UNITS 7 THROUGH 25, 19 THROUGH 35, 35 THROUGH 45, 46 THROUGH 61, 61 THROUGH 71, AND 72 THROUGH 83 SHALL BE LIMITED COMMON ELEMENTS RESERVED FOR THE EXCLUSIVE USE OF THE UNIT ADJACENT TO EACH SUCH ENTRYWAY.

THE FOREGOING IS A SUMMARY OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

SEE SHEET 2 FOR DIAGRAMMATIC FLOOR PLANS FOR UNITS 62 THROUGH 83, UNIT DIMENSIONS, AND ADDITIONAL LIMITED COMMON ELEMENTS.

UNITS 7 THROUGH 47 AND UNITS 62 THROUGH 82 ARE CLASS 1 UNITS.

UNITS 1 AND 2 ARE CLASS 2 UNITS.

UNITS 48 THROUGH 61 ARE CLASS 3 UNITS.

IMPROVEMENTS SHOWN ON THIS MAP REPRESENT BOTH EXISTING AND PROPOSED CONSTRUCTION, AS OF THE DATE SHOWN HEREON; UNITS 1, 2, AND 7 THROUGH 61 ARE BUILT.

ZONING HAS BEEN CHANGED FROM A-4 TO B-4.

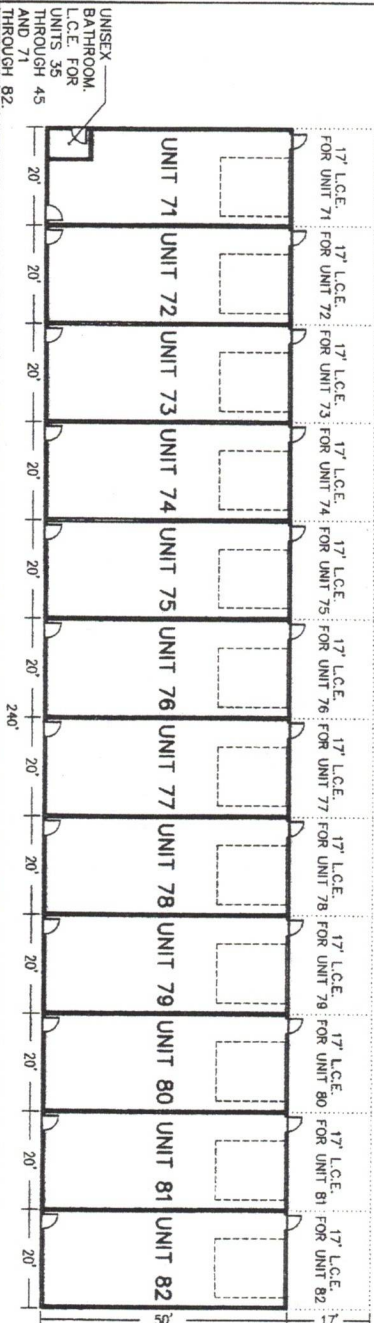
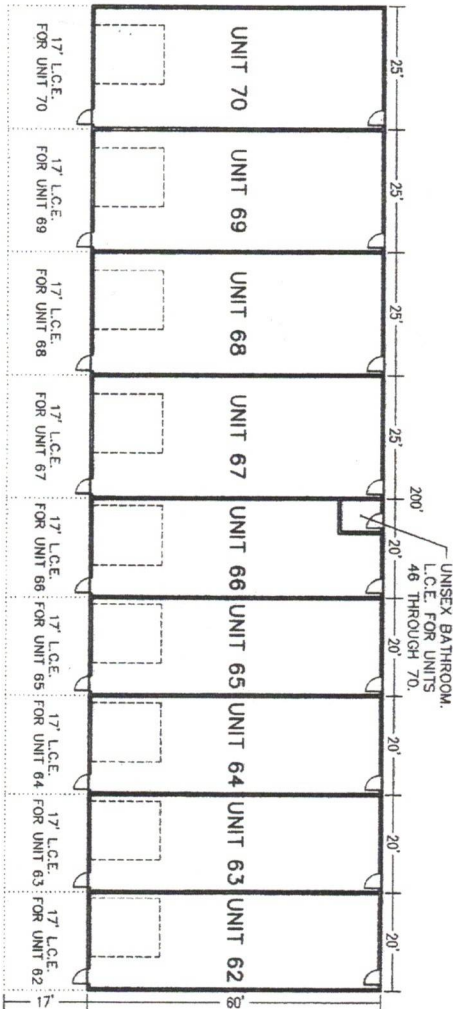
-- DECLARANT --
NORTH BY NORTHWEST STORAGE LLC
2233 KNOB ROAD
BURLINGTON, WI 53105

NORTH BY NORTHWEST STORAGE CONDOMINIUM ADDENDUM NO. 3

TO ELIMINATE UNITS 5 & 6, REDEFINE UNITS 46 THROUGH 61, AND ADD UNITS 62 THROUGH 82
LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25,
TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN

DIAGRAMMATIC FLOOR PLANS

SCALE: 1"=20'



NOTE: COMMON ELEMENT = ALL OF THE CONDOMINIUM EXCEPT THE UNITS AND LIMITED COMMON ELEMENTS.

THE ENTRANCES LOCATED APPURTENANT TO UNITS 7 THROUGH 25, 28 THROUGH 34, 35 THROUGH 45, 46 THROUGH 61, 62 THROUGH 71, AND 72 THROUGH 82 SHALL BE LIMITED COMMON ELEMENTS RESERVED FOR THE EXCLUSIVE USE OF THE UNIT ADJACENT TO EACH SUCH ENTRANCE.

THE FOREGOING IS A SUMMARY OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

THESE FLOOR PLANS HAVE BEEN PREPARED USING INFORMATION SHOWN ON THE ARCHITECTURAL PLANS FOR THE BUILDINGS AND DO NOT REPRESENT MEASUREMENTS OF THE BUILDING IN PLACE. ANY PHYSICAL BOUNDARIES OF ANY UNIT OR COMMON ELEMENTS CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ESSENTIAL CONDOMINIUM PLAN SHALL BE PRESUMED TO BE ITS BOUNDARIES REGARDLESS OF WHETHER SUCH ELEMENTS OR LATERAL MOVEMENT OF ANY BUILDING AND REGARDLESS OF WHETHER SUCH ELEMENTS OR LATERAL MOVEMENT BOUNDARIES AS DESCRIBED IN THE DECLARATION OR SHOWN ON THE CONDOMINIUM PLAN AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OR COMMON ELEMENT AS FINALLY CONSTRUCTED.

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO.: 10352 DATE: 10/30/2024 SHEET 3 OF 3



5621 Town Hall Road, Delavan, Wisconsin 53115
(262) 728-3471 FAX (262) 728-3473
Email clerk@townofdelavan.com
Office Hours: M – F, 8:30 AM – 4:30 PM

June 11, 2025

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

RE: **FNNW00001**

Dear Katelyn,

At the Town Board meeting held on June 10, 2025, the Town Board approved the following application:

Application by North by Northwest Storage, LLC, 4954 STH 50, (FNNW00001), for a Conditional Use Permit Amendment and Plat Addendum to allow the conversion of rental units to condominium storage units in Buildings 5 & 6 – Units 62-82

**Motion O'Connor, second Charvat to approve the application by North by Northwest Storage, LLC, 4954 STH 50, (FNNW00001), for a Conditional Use Permit Amendment and Plat Addendum to allow the conversion of rental units to condominium storage units in Buildings 5 & 6 – Units 62-82, motion carried 5-0. **

Sincerely,

Michele Starin

Michele Starin
Town of Delavan Clerk

CC: John Olson
Mary Knipper