



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, OCTOBER 7, 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 August 5, 2025
- V. Recommendation and Possible Action for a One Lot Certified Survey Map
 - A. APPLICANT: John Cisko (Owner)
TAX KEYS: WSS 00019 and WSS 00020
STREET ADDRESS: 194 Elmhurst Court, Williams Bay, WI 53191
The applicant is requesting approval of a 1 lot certified survey map (CSM) located within the Village of Williams Bay. The proposed CSM is a consolidation of two existing parcels to prepare for a new construction project.
- VI. Recommendation and Possible Action for a Site Plan Review and Conditional Use Permit
 - A. APPLICANT: Yerkes Future Foundation Inc. (Owner)
TAX KEY: WA518500001
STREET ADDRESS: 373 W Geneva Street, Williams Bay, WI 53191
The applicant request a site plan review and conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room.
 - B. Open Public Hearing
 - C. Close Public Hearing
 - D. Discussion and Possible Recommendation for a Site Plan Review and Conditional Use Permit
- VII. Recommendation and Possible Action for Evaluation of 30-Day Architectural Review Deadline
 - A. APPLICANT: Dancing Dudes, LLC (Owner)
TAX KEY: WOP 00088

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

The applicant previously requested a recommendation to the Village Board for approval for an 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 at the May 13, 2025 Plan Commission Meeting. A motion to recommend a 90-day architectural review on the building to determine whether the shutters will or will not need to be included and installed, whether or not planter boxes need to be installed, as well as review a written opinion as to the feasibility of the shielding of the vent from the north side of the property. Following the 90-day deadline Plan Commission and Village Board voted to extend the deadline by 30 days to have the planter boxes ordered/installed, and the metal awnings ordered/installed.

VIII. For Informational Purposes Only - Project Concept Review

A. APPLICANT: Anthony Navilio (Owner)

TAX KEY: WOP 00053

STREET ADDRESS: 80 N Walworth Avenue and 17 W Geneva Street, Williams Bay, WI 53191

The applicant requests conceptual feedback on a proposal for new development located on the corner of Walworth Avenue and Geneva Street. The development would include a mix of residential and commercial uses.

IX. 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: 10/01/2025 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 8/5/2025 MEETING TUESDAY, AUGUST 5, 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 Jaramillo called the meeting to order at 06:30pm.

II. Roll Call

Present: Maggie Gage, Marianne Klemke, Matt Robbins, Lowell Wright, Adam Jaramillo, Mike Fieweger, Jess Haak
Also Present: Zoning Administrator Allison Schwark, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of July 8, 2025

The motion to approve the Plan Commission Meeting Minutes of July 8, 2025 was initiated by Trustee Klemke and seconded by Trustee Wright. Unanimously carried.

V. Recommendation and Possible Action for an Extraterritorial Zoning 3 Lot Certified Survey Map

A. APPLICANT: Kristin J Belongia, James M Leronimo (Owner)

TAX KEYS: IA320900001-IA320900004

STREET ADDRESS: W4340 Laurel Street

The applicant is requesting approval of a 3-lot certified survey map (CSM) located within the Town of Linn ETZ. The proposed CSM is a re-division of existing Lots 1-3 to remove an existing outlot and create 3 larger lots, all with a 50' wide access easement.

The motion to recommend Village Board approval of a 3-lot certified survey map (CSM) located within the Town of Linn ETZ. The proposed CSM is a re-division of existing Lots 1-3 to remove an existing outlot and create 3 larger lots, all with a 50' wide access easement with the condition that the easement documents are to be recorded in conjunction with the CSM was initiated by Commissioner Gage and seconded by Commissioner Haak. Unanimously carried.

VI. Recommendation and Possible Action for Evaluation of 90-day Architectural Review Deadline

A. APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY: WOP 00088

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

The applicant previously requested a recommendation to the Village Board for approval for an 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 at the May 13, 2025, Plan Commission Meeting. A motion to recommend a 90-day architectural review on the building to determine whether or not the shutters will or will not need to be included and installed, whether or not planter boxes need to be installed, as well as review a written opinion as to the feasibility of the shielding of the vent from the north side of the property.

The motion to recommend Village Board acceptance of the written opinion as to the feasibility of the shielding of the vent from the north side of the property was initiated by Commissioner Robbins and seconded by Commissioner Klemke. Commissioner Haak, No. Motion carries.

The motion to recommend Village Board approval of an additional 90-day architectural review on the building regarding the upper awnings, the flower boxes and whether the shutters will need to be installed or not was initiated by Commissioner Haak and seconded by Trustee Wright. Unanimously carried.

VII. Recommendation and Possible Action for a Revision to Proposed Signage in the Village Center District

- A.** APPLICANT: Gianna Hogan, Sweat Collective LLC (Owner)
TAX KEY: WOGC 00001
STREET ADDRESS: 77 N. Walworth Avenue Unit 1, Williams Bay, WI 53191
Applicant requests the approval of additional wall signage for the Heatwave yoga studio. The original approval for the building was for unlit awning and wall signage but did not include any signage for Unit 1 of the building.

The motion to recommend Village Board denial of the requests for the approval of additional wall signage for the Heatwave yoga studio. The original approval for the building was for unlit awning and wall signage but did not include any signage for Unit 1 of the building was initiated by Commissioner Haak and seconded by Commissioner Gage. Unanimously carried.

VIII. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Commissioner Haak at 07:01pm. 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
October 7, 2025

Prepared: September 30, 2025

APPLICANT: John Cisko (Owner)
TAX KEYS: WSS 00019 and WSS 00020
STREET ADDRESS: 194 Elmhurst Court

The applicant is requesting approval of a 1 lot Certified Survey Map (CSM). The proposed CSM would consolidate two existing parcels into one larger parcel. Currently, there is a home that sits between the two existing parcels, that is being torn down, and the owner would like to consolidate the lots so that he can build a new construction home that adheres to all current zoning regulations.



Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375-0600 *Certified Survey Map*.

Additionally, the proposal creates a new lot which is in full compliance with the TF zoning district, which the property is currently located in. Per section 390-0214, *TF- Two Family Residential*, single-family construction is a permitted use. The parcel is required to comply with the following requirements:

Figure 390-0214		
Density, Intensity, and Bulk Regulations in the Two-Family Residential Zoning District		
	Residential Uses	Nonresidential Uses
Minimum lot area	SF: 6,000 square feet TF: 3,000 square feet per dwelling unit Townhouse: 3,000 square feet per dwelling unit	12,000 square feet
Maximum gross density	10 dwelling units per acre	N/A
Minimum gross floor area	900 square feet	N/A
Maximum building coverage of lot		40%
Minimum landscape surface ratio		50%
Minimum lot width	SF: 60 feet TF: 55 feet per dwelling unit Townhouse: 30 feet per dwelling unit	100 feet
Minimum front and street side yard setback		30 feet*
Minimum shore yard (lake) setback		150 feet
Minimum shore yard (navigable stream or watercourse) setback		75 feet
Minimum interior side yard setback		8 feet
Minimum rear yard setback		30 feet
Maximum principal building height		35 feet

At this time, staff recommends approval of the proposed Certified Survey Map.

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:

\$220.00 # 1035

Physical Address of Site: 194 ELMHURST COURT WILLIAMS BAY, WI 53191

Tax Parcel Number: WSS 00019 WSS 00020

Project or Development Name: _____

Applicant

Name: JOHN CISKO

Mailing Address: P O BOX 699 194 ELMHURST COURT
WILLIAMS BAY, WI 53191

eMail: 194bay.hide.a.way@gmail.com

Phone: 262-607-2152

Owner of Site

Name: JOHN CISKO

Mailing Address: P O BOX 699 194 ELMHURST COURT
WILLIAMS BAY, WI 53191

eMail: 194bay.hide.a.way@gmail.com

Phone: 262-607-2152

Legal Representative

Name: _____

Mailing Address: _____

eMail: _____

Phone: _____

Architect, Engineer, Contractor

Name: Steven L Schmidt PLS

Mailing Address: P O BOX 188
Delavan, WI 53115

eMail: lakelandsurveyors@outlook.com

Phone: 262-475-9567

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

Lots 28 & 29, Block 1 of STARKS SUBDIVISION located in the NE 1/4 - NE 1/4 Section1, Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

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: _____

Proposed use of structure or site: _____

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

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

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

Print Applicant's Name: JOHN CISKO

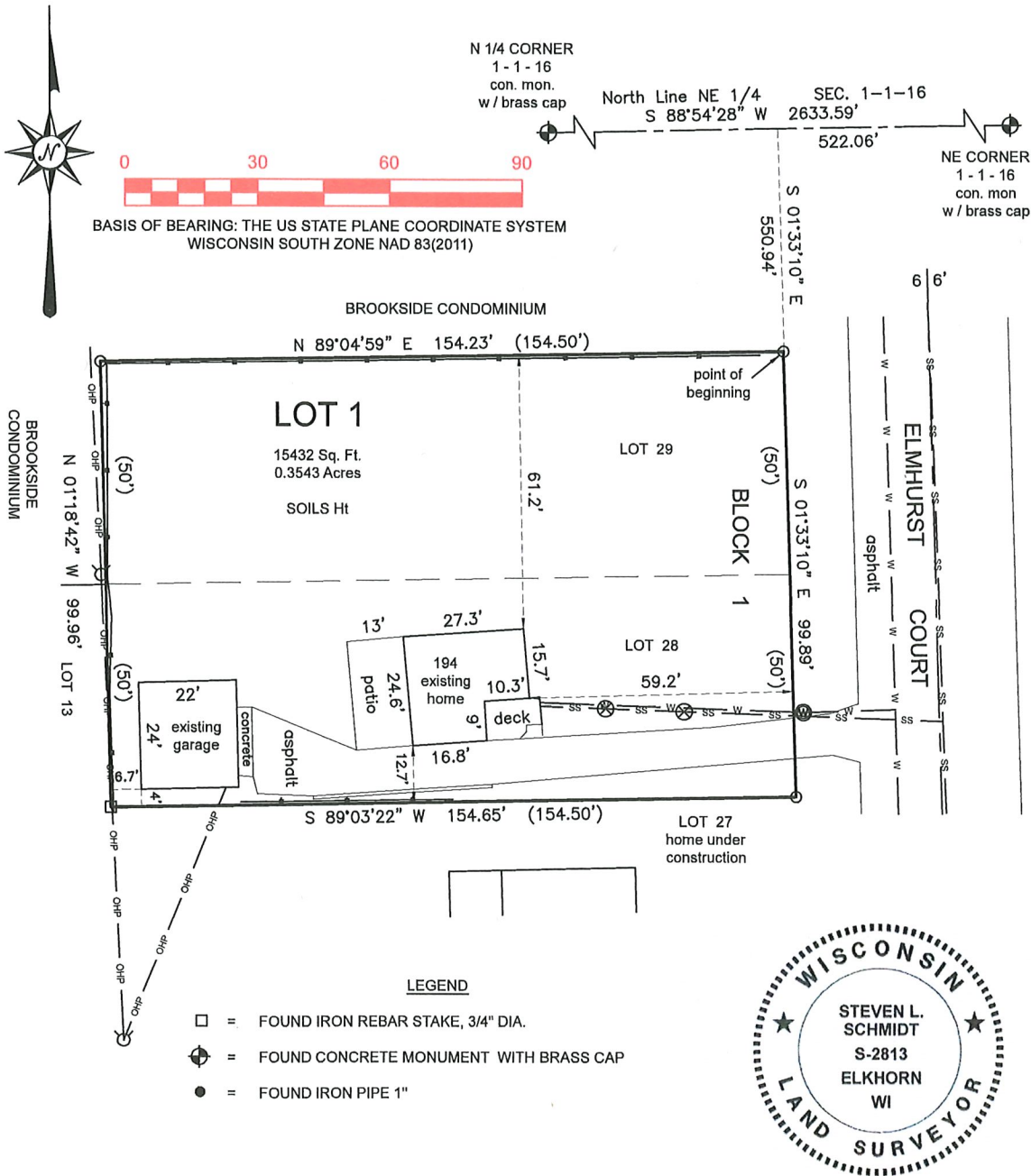
Date: 9-16-2025

Signature of Applicant: 

CERTIFIED SURVEY
MAP NO. _____

PREPARED FOR :
 JOHN CISKO TRUST
 EVELYN CISKO TRUST
 P O BOX 699
 194 ELMHURST COURT
 WILLIAMS BAY, WI 53191

LOTS 28 AND 29, BLOCK 1
 IN THE PLAT OF STARKS SUBDIVISION BEING LOCATED IN THE
 NE 1/4 - NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST,
 VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



THIS INSTRUMENT DRAFTED
 BY STEVEN L SCHMIDT
 PROJECT NO. 2025-060
 DATED SEPTEMBER 11, 2025
 SHEET 1 OF 3

LAKELAND SURVEYORS LLC
 P O BOX 188
 DELAVAN, WI 53115
 262-475-9567
 email: lakelandsurveyors@outlook.com



Steven L. Schmidt
 STEVEN L SCHMIDT S - 2813
 Wisconsin Professional Land Surveyor

CERTIFIED SURVEY
MAP NO. _____

LOTS 28 AND 29, BLOCK 1 IN THE PLAT OF STARKS SUBDIVISION
BEING LOCATED IN THE NE 1/4 - NE 1/4 OF SECTION 1
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

VILLAGE APPROVAL
Approved by the Village of Williams Bay

this _____ day of _____, 2025

Village President

Treasurer

COUNTY APPROVAL
Approved by a resolution of the Walworth County Land Management Committee

this _____ day of _____, 2025

Chairman

SURVEYOR'S CERTIFICATE

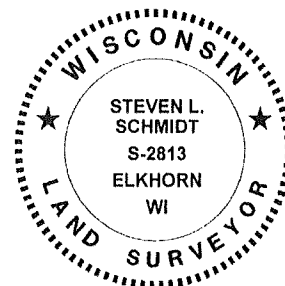
I, STEVEN L. SCHMIDT, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED:

ALL THAT PART OF LOTS 28 AND 29, BLOCK 1 OF STARKS SUBDIVISION LOCATED IN THE NE 1/4 - NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 1 (T1N, R16E); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S 88° 54' 28" W, 522.06 FEET TO A POINT; THENCE S 01° 33' 10" E 550.94 FEET TO THE NORTHEAST CORNER OF LOT 29, BLOCK 1 OF STARKS SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUING S 01° 33' 10" E, 99.89 ALONG THE WEST LINE OF ELM HURST COURT TO THE SOUTH LINE OF SAID LOT 28; THENCE S 89° 03' 22" W, 154.65 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 28; THENCE N 01° 18' 42" W 99.96 FEET ALONG SAID WEST LINE AND CONTINUING ALONG THE WEST LINE OF SAID LOT 29 TO THE NORTH LINE OF SAID LOT 29; THENCE N 89° 04' 59" E 154.23 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.354 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF JOHN CISKO TRUST AND EVELYN CISKO TRUST, OWNERS OF SAID LAND.
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF §.236.34 OF THE WISCONSIN STATUTES AND THE CERTIFIED SURVEY MAP OF THE REGULATIONS OF WALWORTH COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.



THIS INSTRUMENT DRAFTED
BY STEVEN L SCHMIDT PLS
PROJECT NO. 2025-060
DATED SEPTEMBER 11, 2025
SHEET 2 OF 3

LAKELAND SURVEYORS LLC
P O BOX 188
DELAVAN, WI 53115
262-475-9567
email: lakelandsurveyors@outlook.com

Steven L. Schmidt

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

CERTIFIED SURVEY
MAP NO. _____

LOTS 28 AND 29, BLOCK 1 IN THE PLAT OF STARKS SUBDIVISION
BEING LOCATED IN THE NE 1/4 - NE 1/4 OF SECTION 1
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE
SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. WE FURTHER CERTIFY
THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY.

OWNER DATED

OWNER DATED

NOTARY CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF _____) S.S.)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE

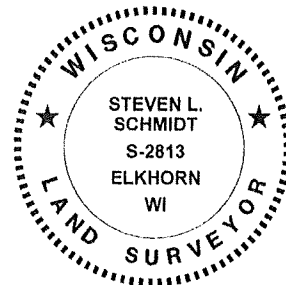
AFORSAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME

TO BE THE _____ TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH

_____ SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY
ACT, FOR USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS

_____ DAY OF _____, A.D., 2025

NOTARY PUBLIC MY COMMISSION EXPIRES



THIS INSTRUMENT DRAFTED
BY STEVEN L SCHMIDT
PROJECT NO. 2025-060
DATED SEPTEMBER 11, 2025
SHEET 3 OF 3

LAKELAND SURVEYORS LLC
P O BOX 188
DELAVAN, WI 53115
262-475-9567
email: lakelandsurveyors@outlook.com

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 7, 2025

Prepared: September 30, 2025

APPLICANT: Yerkes Future Foundation Inc. (Owner)
TAX KEYS: WA518500001
STREET ADDRESS: 373 W Geneva Street, Williams Bay, WI 53191

The applicant is requesting approval of a Site Plan Review per Section 390-1206, and a conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room. Originally the proposal also included the relocation of an existing building onto Yerke's property, however at this time the applicant has withdrawn this request and will no longer be considered as part of the submittal. Yerkes plans to request this again in the future as they continue to develop their Master Plan.

Site Plan Review Procedure:

1. Review by the Zoning Administrator.
 - (a) The Zoning Administrator shall determine whether the site plan application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
 - (b) The Zoning Administrator shall review the application and evaluate the proposal for compliance with the following data sources:
 - i. Official Zoning Map.
 - ii. The Village of Williams Bay Comprehensive Plan.
 - iii. Applicable FEMA and related floodplain maps.
 - iv. Applicable federal and state wetland inventory maps.
 - (c) The Zoning Administrator shall prepare a written report addressing items above and forward said report to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of this chapter or the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
2. Review and recommendation by the Plan Commission.
 - (a) The Plan Commission, in its consideration of the submitted application, shall take into account the basic intent of this chapter to ensure attractive, efficient, and appropriate development of land in the Village, and to ensure that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. In its review, the Plan Commission may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the Plan Commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the Plan

Commission, or may approve the application subject to the satisfaction of the Zoning Administrator. Such amended plans and conditions applicable to the proposed use shall be made part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the Plan Commission.

(b) In its review of the application, the Plan Commission may make findings on each of the following criteria to determine whether the site plan shall be approved, approved with modification, or denied:

- i. All standards of this chapter and other applicable Village, state, and federal regulations are met.
- ii. The public health and safety is not endangered.
- iii. Adequate public facilities, utilities, and open space areas are provided.
- iv. Adequate control of stormwater and erosion is provided and the disruption of existing topography, drainage patterns, and vegetative cover is minimized insofar as is practical.
- v. Appropriate traffic control and parking are provided.
- vi. Applicable performance standards, per Article 8, are met.

(c) The Plan Commission may make a written report to the Village Board and/or may state in the minutes its findings regarding Subsection E(7)(b) above and its recommendations regarding the application as a whole. Said report and/or minutes may include formal findings of fact developed and approved by the Plan Commission concerning the requirements of this section, and that the public benefits outweigh any and all potential adverse impacts of the proposed site plan.

3. Review and action by the Village Board.

(a) The Village Board shall consider the Plan Commission's recommendation regarding the proposed site plan. The Village Board may request additional information and/or reports from the Plan Commission, Zoning Administrator, and/or the applicant. The Board may take final action on the application at the time of its initial meeting, or may continue the proceedings.

(b) The Village Board may approve the site plan as originally proposed, may approve the proposed site plan with conditions (per the recommendations of the Zoning Administrator, the Plan Commission, authorized outside experts, or its own members), or may deny approval of the proposed site plan.

Conditional Use Review Procedure:

1. Review by the Zoning Administrator.

(a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.

(b) The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

- i. 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.
- ii. 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.

- iii. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - iv. 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.
 - v. 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.
2. The Zoning Administrator shall prepare a written report addressing items above, to be forwarded to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. 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.

The property located at 373 W Geneva Street is currently zoned P&I, Public and Institutional District. There are currently existing buildings on site along with parking areas for the facilities. As the property continues to be developed, each project shall meet the following criteria:

Figure 390-0223	
Density, Intensity, and Bulk Regulations in the Public and Institutional Zoning District	
Minimum lot area	12,000 square feet
Maximum building coverage of lot	30%
Minimum landscape surface ratio (LSR)	40%
Minimum lot width	90 feet
Minimum front and street side yard setback	30 feet 100 feet from the following streets: Geneva Street west of Dartmouth Road North Lakeshore Drive Theater Road Elkhorn Road north of Stark Street
Minimum shore yard (lake) setback	150 feet
Minimum shore yard (navigable stream or watercourse) setback	75 feet
Minimum interior side yard setback	15 feet
Minimum rear yard setback	30 feet
Maximum principal building height	35 feet 45 feet with conditional use permit
Minimum principal building separation (multi-structure developments on shared lots)	30 feet
Minimum pavement setback (lot line to pavement; excludes driveway entrances)	3 feet
Minimum off-street parking requirement	Per Article 3
Accessory structure interior side yard setback	5 feet
Accessory structure rear yard setback	5 feet
Maximum accessory structure height	15 feet

After a review of the submitted application and materials the proposed project appears to be in compliance with all of the following requirements of the P& I Zoning District.

The P&I Zoning District requires a Conditional Use Permit for all Large Developments and Group Developments. Per Section 390-0821 a Large Development is defined as *Any institutional, business, or mixed residential and nonresidential development containing any single structure or combination of structures on one*

or more contiguous lots or building sites devoted to land uses on which the total combined gross floor area of all development exceeds 10,000 square feet. The calculation of gross floor area shall include indoor and outdoor storage and display areas. The proposed development is required to adhere to all requirements set forth in Section 390-0821 including building style, architectural design, building color, traffic, parking, pedestrian access, landscaping, and lighting.

Respectfully submitted,

Allison Schwark
Zoning Administrator

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

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT
BEFORE THE
PLAN COMMISSION
October 7, 2025, at 6:30 PM
Village Hall Board Room
250 Williams Street

APPLICANT(S): Yerkes Future Foundation Inc. (Owner)

TAX KEY NUMBER: WA518500001

STREET ADDRESS: 373 W Geneva Street, Williams Bay, WI 53191

Applicant request a conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room; and the relocation of a building from the former George Williams College Campus to the Yerkes Observatory property. The proposed building would be relocated onto a new slab, and two small additions to the existing building are proposed for a single-family restroom, and a utility closet.

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

Tina Kolls
Village Clerk
Published September 25, 2025, and October 2, 2025



Planning Request Application Village of Williams Bay

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

Request:
Please check all that apply.

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

Date application was received:

Fee Paid:

\$722.00 via CC

Physical Address of Site: 373 W. Geneva St, Williams Bay 53191

Tax Parcel Number: WA518500001

Project or Development Name: 1a. Play/space playground, 1b. Pavilion building, 1c. Building relocation

Applicant
 Name: Verkes Future Foundation
 Mailing Address: 373 W. Geneva St, Williams Bay 53191
 eMail: dskois@verkesobservatory.org
 Phone: 262-245-5555

Owner of Site
 Name: (same)
 Mailing Address: _____
 eMail: _____
 Phone: _____

Legal Representative
 Name: n/a
 Mailing Address: _____
 eMail: _____
 Phone: _____

Architect, Engineer, Contractor
 Name: SEE ATTACHED SUPPLEMENT
 Mailing Address: _____
 eMail: _____
 Phone: _____

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

NE 1/4, NW 1/4, SE 1/4, SW 1/4 OF SECTION 4, T.01 N, R.16 E,
IN THE VILLAGE OF WILLIAMS BAY, WAUKESHA CITY, WI.

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

Current Zoning of Site: P&I **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: (same)

Proposed type of structure or use: 1a. - Playground, 1b. - Restroom facility,
1c. - office + program space.

Proposed use of structure or site: 1a. - accessible playground, 1b. - restroom for
verkes site visitors, 1c. - program space for education, office space.

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

SEE ATTACHED SUPPLEMENT

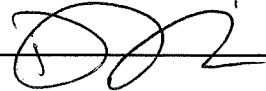
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

SEE ATTACHED SUPPLEMENT

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

SEE ATTACHED SUPPLEMENT

Print Applicant's Name: Pennis Kois, Exec. Director **Date:** 9/2/25

Signature of Applicant: 

Site Plan + Conditional Use Permit Application – Supplement (7 pages)

Applicant: Yerkes Future Foundation

Project(s): 1a. Play/Space playground
1b. Pavilion building
1c. Building relocation from former GWC campus

Architect, Engineer, Contractor

Saiki Design Inc. (Play/Space, landscape, utilities)

1110 S Park St, Madison, WI 53715

Abbie Moilien, Principal

amoilien@saiki.design

608-405-8149

Abacus Architects (pavilion, building relocation, utilities)

640 N Vel R. Phillips Ave Ste. 210, Milwaukee, WI 53203

Eric Halbur, President/CEO

ehalbur@abacusarch.com

262-994-3769

Mead & Hunt (engineers - Play/Space playground, landscape, utilities)

2440 Deming Way, Middleton, WI 53562

Anne Anderson, PE

anne.anderson@meadhunt.com

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc.:

Project 1a

Play/Space Playground

The proposed playground is a custom-designed project created by Monstrum (Copenhagen Denmark) and will be one of only 19 Monstrum-designed playgrounds in the United States to date. The nearest playground designed by the firm will open in 2027 at the Obama Center in Chicago.

The playground consists of **three play areas** and a small building embedded in the forest to the SE of Yerkes with a combined total site boundary of 38,300 square feet (0.88 acre).

Overall:

- The playground meets all ASTM safety standards and be ASTM certified.
- The playground significantly exceeds ADA (Americans with Disabilities Act) standards, providing integrated mixed play for children of all ages and abilities.
- The playground has been designed for year-round use.
- The playground and amenities have been designed for a maximum capacity of 80 children in simultaneous use.
- The playground contains illustrations and/or texts sharing basic concepts of astronomy, science and space.
- The play areas are installed over a foundation comprised of a mix of compressed gravel, poured concrete and compacted earth.
- The play surfaces are covered with a mix of permeable surfacing (details below) and integrate landscaping utilizing native Wisconsin species and reflecting aesthetics derived from the historic Olmsted garden designs for Yerkes.
- The three play areas are connected via ADA compliant ramps, stone stairs, scramble stones for children, a child-scaled bridge and a hidden forest path.
- The playground drains to two engineered, planted detention ponds to mitigate runoff and help clean stormwater of any surface contaminants through natural filtration.
- The design includes low cast-in-place concrete walls with integrated wood benches along with stone block seating and shaded picnic tables.
- An irrigation line for manual hose and sprinkler connections will be installed.
- A fence with a latched gate will limit small children's ability to leave the site through the trail leading downhill (southeast) without their parent's knowledge.
- Based on a GPS survey of trees, the project has been designed and the location altered significantly to minimize the number of desirable trees requiring removal or put at risk.

The three play areas:

The Blair Family Foundation Supernova

A 28' high play structure made of certified sustainable hardwood and stainless steel resting on a permeable poured-in-place rubber surface. The main structure includes a raised "stage," climbing elements, transfer platforms, stairs, a bridge, an internal maze and three slides. Also included are

bounce platforms, monkey bars, climbing posts, and a seating area for 32 for visiting class and home-schooling groups. This area is designed primarily for children aged 6-13.

The Planetary Zone

A series of planetary shapes small children can play on, in and around, situated on a combination of poured-in-place rubber and ADA compliant engineered wood chips. Included are a walk-in, low-fi planetarium showing star patterns from Williams Bay, a sun with interactive elements, two climbing planets, and climbing posts. This area is designed primarily for children aged 3-7.

The Nature Zone

A forested child-configurable play area consisting of moveable natural elements including stumps, branches, sticks and materials, along with a 6-bay swing-set, situated primarily on ADA compliant engineered wood chips with a poured-in-place rubber pathway to mark the route to the accessible swing(s). This area is designed for all ages.

Operations

The playground has been designed for a maximum capacity of 80 children and will operate on a set schedule identical to that implemented for the landscape overall (currently expected to be from 8am to dusk (summer) and 9am – 5pm (winter)). If necessitated by demand during peak periods YFF plans to further control access by requiring patrons arriving by car to book one of a limited number of AM or PM daily time slots to utilize the playground.

Fees

In order to ensure its ongoing financial sustainability as a non-profit YFF anticipates that in the coming years it will implement an admission charge to the park, akin to that seen at most botanic gardens, historic sites, arboretums, or sculpture parks in the United States. YFF has stated previously and remains committed to providing significantly reduced-fee or free access for all Williams Bay residents to the outdoor offerings at Yerkes. How that commitment may be implemented once an admission charge is introduced has yet to be determined.

Parking

Initially, parking for Play/Space will be provided by the existing 55 stall Yerkes visitor lot, which YFF believes meets the requirements for parking spots stipulated in Village of Williams Bay ordinances §390-0308 A (Indoor Institutional) and §390-0309 B.4 (Recreational Land Uses/Outdoor Active Recreation), based on observed patterns of parking usage and data from the past four years of public visitation:

Maximum regular visitation at Yerkes is 40 persons for any single tour, equating to a requirement for 13.33 parking spaces (one car per 3 visitors per village ordinance). While multiple tours occur daily, they are scheduled such that parking demand does not overlap. Additionally, visitor data indicates less than 5% of Yerkes tour visitors bring a child between 3-13, the age range for the playground.

Hence we do not anticipate a significant increase in tour visitors staying parked at Yerkes for longer periods in order to utilize the playground before/after a tour.

Peak visitation for onsite parking during special events is currently 70 visitors for public talks or concerts, equating to a requirement for 23.33 parking spaces (one car per 3 visitors per village ordinance). For events with attendance over 70 Yerkes parks visitors offsite and arranges shuttle service from Williams Bay HS.

Yerkes staff are served by 10 staff parking spaces elsewhere on the property (staff lot to east of building, maintenance shed lot).

Thus YFF believes that for the purposes of both maximum regular visitation and peak visitation during special events the existing 55 spot parking lot fulfills the number of parking spots required by Village of Williams Bay ordinance(s).

Maximum Regular Visitation	Peak Visitation (Special Event)
40 tour visitors = 13.33 spots	70 attendees = 23.33 spots
80 playground users = 26.66 spots	80 playground users = 26.66 spots
Total required: 40 spots	Total required: 50 spots

It should be noted that the use of the existing parking lot is an interim step. The Yerkes Site and Facility Master Plan calls for the addition of an additional 95 parking spots in the coming years, which integrates the future need driven by increased visitation for landscape use and additional programming.

Project 1b

Pavilion building

The proposed structure is a concrete masonry unit (CMU) building on slab of ~535 SF with a patio slab of ~1,100 SF. The building contains two enclosed family restrooms and a nursing room, all of which serve all outdoor visitors to Yerkes—trail walkers, playground users, dog walkers, and casual visitors.

- The building and all amenities are ADA compliant.
- Building heat will be provided by a radiant heating system embedded in the slab. The building is vented in summer, but does not have AC.
- Electric service will be connected underground.
- Natural gas will be used for hot water and the radiant heat.
- Sewer connection will be made to the existing site sewer lines/lift stations.
- The building contains four spaces:
 - two identical ADA compliant family restrooms with changing tables.
 - one combined sensory break room/nursing room with seating, a sink, a quiet play table, and windows providing visibility to the playground and to the woods.
 - a mechanical closet
- The exterior patio will provide shade to 6-9 picnic tables.

- All interior and exterior lighting will be dark-sky compliant.
- The building exterior includes a water bottle filling station, drinking fountain, pet water station, and a cell phone charging locker system.
- The patio will be covered for rain protection, with runoff directed to the detention ponds.

Operations

The restrooms and sensory/nursing room will only be accessible during regular site hours (currently expected to be from 8am to dusk (summer) and 9am – 5pm (winter)). The restrooms will be locked outside of the posted hours.

The sensory/nursing room will remain locked at all times. Visitors wishing to use the space will text a posted SMS short code to receive an automated reply with the current keycode to unlock the door. The code will be changed periodically. As is current YFF practice, the building will be secured and alarmed when not in use.

Project 1c

Building relocation from former GWC campus

The proposed building relocation would move a structure formerly known as “the chapel” (currently slated to be demolished to make way for The Preserve) from the former campus of George Williams College to Yerkes. The building—a single-room structure of ~1,000 s/f which does not currently contain a restroom—would be donated by The Preserve. Funding for the move and relocation is being raised by a group of interested community members.

Should those community members be successful in raising the required funds the building would have to be relocated to Yerkes on extremely short notice (as little as 30 days) to avoid demolition. Hence YFF is applying prospectively for approval for the relocation along with the addition of a single ADA-compliant restroom and small utility and furniture storage closet, bringing the total building after relocation to 1,370-1,500 s/f. with a ~1,200 s/f on-grade patio.

- The existing building would be moved to Yerkes and reinstalled on a new on-grade foundation at the site of the current “student dome” buildings on the Yerkes campus, to the SW of the observatory. These buildings are already slated for demolition in YFF’s Site and Facility Master Plan.
- A single family restroom of ~220 s/f would be added.
- A utility closet of ~150 s/f would be added for HVAC and furniture storage.
- An on-grade flagstone or pea-gravel deck would be added on the north side, providing views of the main observatory dome.
- Electrical, water, natural gas and sewer connections would be made to the existing underground lines (the student dome building to be demolished contains a restroom)

Operations

The relocated building would fulfill a number of uses for Yerkes, including providing educational programs space, space for small events, and potentially temporary office space for YFF during future construction or building restoration. As is current YFF practice, the building would be secured and alarmed when not in use.

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan:

YFF believes the proposed projects supports the Village of Williams Bay Comprehensive Plan in a number of ways. The Play/Space and associated buildings will:

1. provide a unique and high-quality playground for local children and a world-class community amenity to Village residents,
2. accent the cultural offerings of the village,
3. bring visitors to the Village who will support local businesses before and after a visit to Yerkes, bringing economic benefit and growth to village businesses,
4. help to ensure Yerkes – which is in and of itself a significant cultural and historic institution— remains financially healthy and sustainable by helping support the implementation of a future admission charge.

We believe the playground and associated building projects tangibly support the following specific goals, taken directly from the Comprehensive Plan:

Overall Goals

- *Preserve, enhance, and promote the Village’s unique historic character and cultural offerings.*
- *Offer park and recreation facilities that are accessible to all Village residents as well as visitors.*
- *Promote appropriate economic development that complements and helps support the Village’s predominately residential character, relates to the Village’s focus on outdoor recreation and education, helps serve the daily needs of residents, and enhances the Village as a desirable place to live and visit.*

Cultural Resources

- *Support community events and destination uses to provide year-round cultural attractions.*
- *Partner with community institutions and foundations to market the community including the Yerkes Future Foundation, George Williams College of Aurora University (“George Williams College”), and the Women’s Leadership Center among others.*

Economic Development

- *Develop and implement a downtown revitalization strategy and plan.*
- *Work with local businesses and institutional uses to promote tourism and economic growth.*

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties:

YFF does not propose to change the zoning district for the Observatory from the existing P&I.

We believe that the playground and associated buildings are compatible with the adjacent residential properties (to the North and Northeast of Yerkes) and the adjacent commercial properties (to the South and Southeast) because the project(s):

1. are located as far from all residential neighbors as possible,
2. provide outdoor restrooms and amenities that will benefit neighborhood residents, dog walkers, and families utilizing the site,
3. provide neighbors (and other Williams Bay residents) with reduced-fee or free access to a historically significant landscape undergoing constant improvement and a new world-class playground,
4. take a considered and careful approach to visitation and parking,
5. will have controlled access as part of a considered master plan for Yerkes' future,
6. will help drive economic benefit to Village businesses through the visitors they bring to Williams Bay, and assist in growing a healthy mix of downtown businesses our neighbors can access,
7. will help sustain and increase property values in the Village by helping attract new families to make Williams Bay,
8. will help ensure that Yerkes remains a viable non-profit organization not at future risk of closure and residential development (as was proposed in the past, which would certainly not be beneficial for adjacent properties).

YERKES
OBSERVATORY

PARKING LOT

Play/Space Site Plan

COSMIC FAMILY PAVILION

PICNIC/SEATING

CHILDPROOF GATE

NATURAL STONE SEATWALLS

SUPERNOVA

CONCRETE SEATWALLS
WITH WOOD BENCHES

BOARDWALK

NATURE PLAY

STORMWATER
MANAGEMENT

PLANETARY
ZONE

STORMWATER
MANAGEMENT

SWINGSET

'SECRET' FOREST
PLAY PATH

'STONE SCRAMBLE'

Planetary Zone

Ages 3 - 7



YERKES OBSERVATORY

MONSTRUM



Blair Family Foundation Supernova
Ages 5-12

Cosmic Family Pavilion

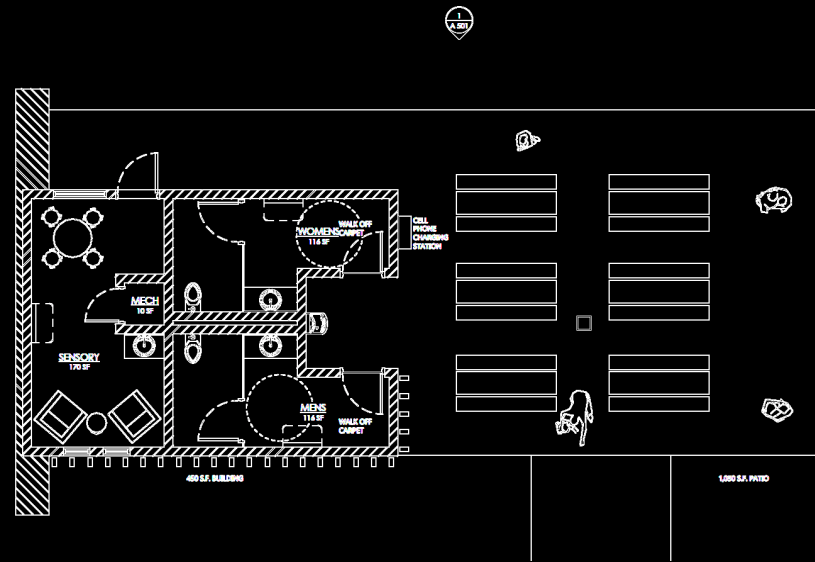
Visitor amenities for all: Play/Space families, trail walkers, pets

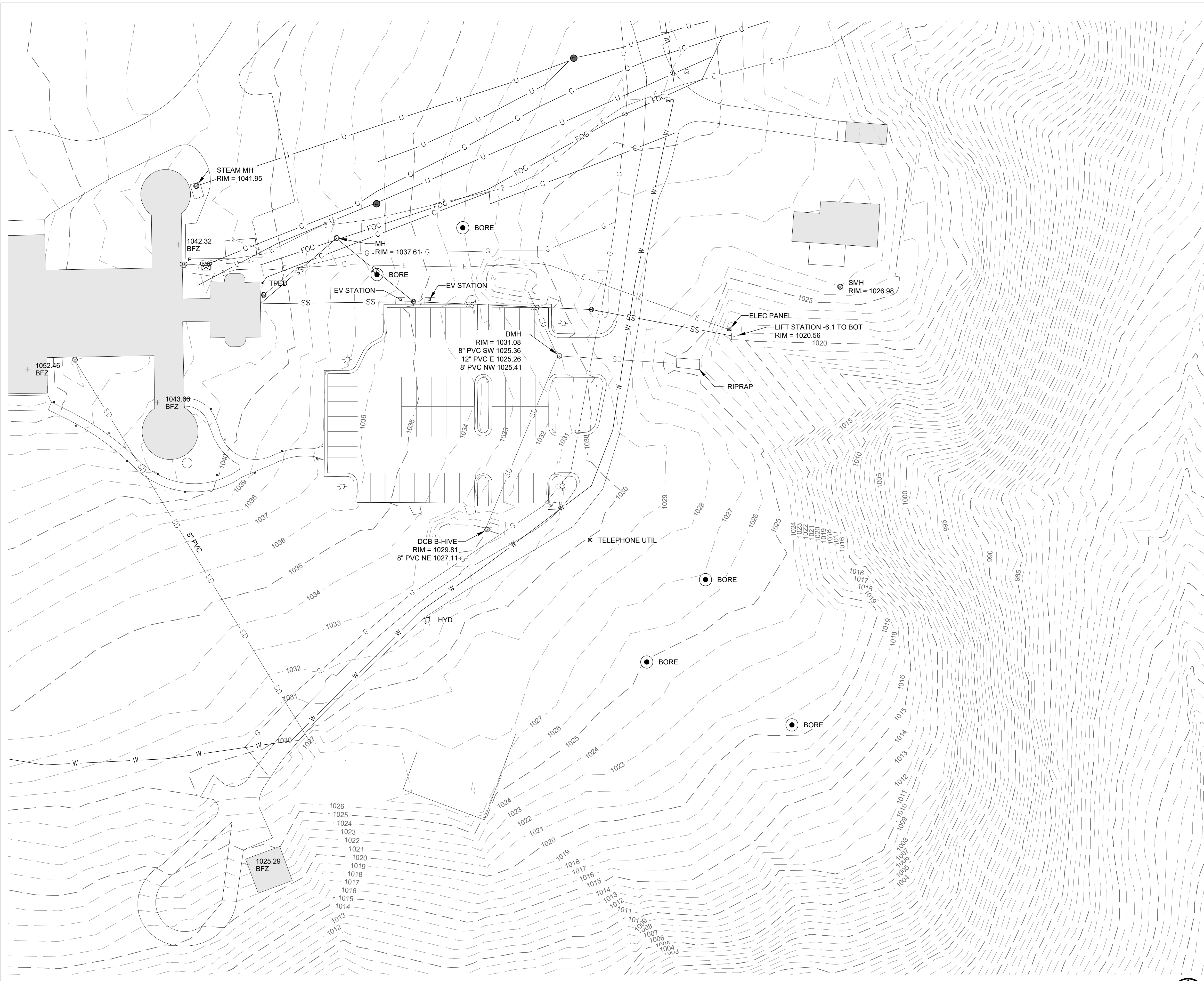
Two family restrooms

Water fountain, free phone charging station, picnic tables

Private-access quiet room doubles as:

- A nursing room for new moms, with space for other children to play
- A sensory break room for children with autism or sensory processing challenges

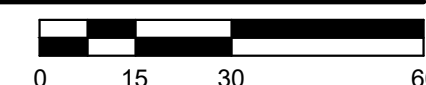




LEGEND:

- BENCHMARK
- BOLLARD
- CONTROL POINT
- CLEANOUT,
- ELECTRICAL / COMMUNICATIONS PEDESTAL
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL SERVICE PANEL
- FIRE HYDRANT
- GAS METER
- INLET, ROUND
- PATH LIGHT
- LIGHT POLE
- MANHOLE, FIBER OPTIC
- MANHOLE, SANITARY SEWER
- MANHOLE, STORM DRAIN
- POWER POLE
- SIGN
- SOIL BORING
- WATER VALVE
- GAS
- ELECTRIC, OVERHEAD
- ELECTRIC, UNDERGROUND
- EXISTING CONTOUR LINES
- FENCE
- FIBER OPTIC CABLE
- SANITARY SEWER
- STORM DRAIN
- SWALE
- COMMUNICATIONS
- TELEPHONE
- UNKNOWN UNDERGROUND UTILITY
- ASSUMED ABANDONED STEAM TUNNEL
- WATER

1 EXISTING CONDITIONS PLAN
1" = 30'



**PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
EXISTING CONDITIONS PLAN**

Revisions:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	8/1/2025
Sheet Number	C110

NOTES

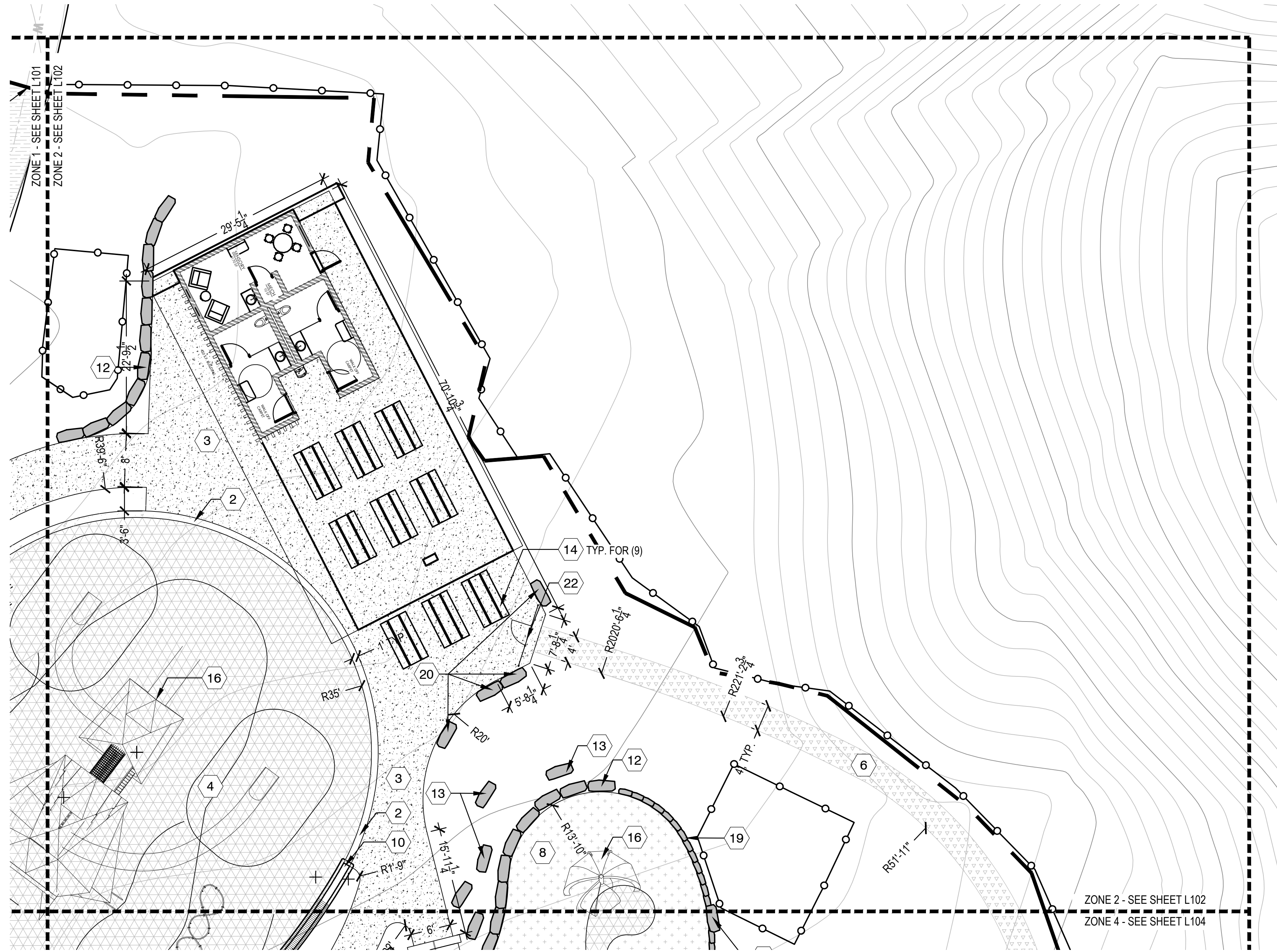
- FIELD VERIFY SURVEY INFORMATION, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
- CONTACT IOWA ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
- VERIFY ALL DIMENSIONS IN FIELD. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
- CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPRESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
- PROTECT ALL EXISTING SITE FEATURES: PAVING, FURNISHINGS, LANDSCAPING, ETC. TO REMAIN FROM CONSTRUCTION ACTIVITIES. REPLACE IN KIND AND QUANTITY ANY EXISTING SITE FEATURES, INCLUDING THOSE BEYOND PROJECT LIMITS SHOWN ON PLANS, DAMAGED BY CONSTRUCTION RELATED ACTIVITIES AT COMPLETION OF WORK TO PRE-DISTURBANCE STANDARDS AT NO ADDITIONAL COST TO OWNER.
- CONCRETE CONTROL JOINTS SHOWN FOR DESIGN INTENT. PLACE ALL JOINTS PER PLAN. SEE SECTION 32 10 00 - PAVING FOR ADDITIONAL INFORMATION.
- PROVIDE FINISHED COLD JOINT WHERE NEW CONCRETE TIES INTO EXISTING CONCRETE. ENSURE FLUSH TRANSITION BETWEEN WEARING SURFACES.
- ALL WORK IN CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS, SPECIFICATIONS, PERMITTING, AND ORDINANCES.
- SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHPO EXCAVATION REQUIREMENTS.
- IDENTIFICATION OF PREFABRICATED PLAY EQUIPMENT FALL ZONES ARE THE RESPONSIBILITY OF THE MANUFACTURER. APPROPRIATE LAYOUT OF THE PLAY EQUIPMENT TO ENSURE FALL ZONE PROTECTION IS THE RESPONSIBILITY OF THE MANUFACTURER.

LEGEND

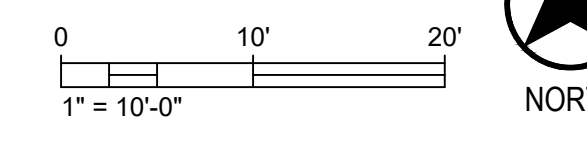
- PROJECT LIMITS
- TREE PROTECTION FENCE
- PLAY EQUIPMENT FALL ZONE
- STANDARD CONCRETE
- STANDARD CONCRETE WITH GLOW STONES - YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- POURED IN PLACE RUBBER SURFACING
- ENGINEERED WOOD FIBER
- MULCH PATH
- STANDARD ASPHALT PAVEMENT

REFERENCE SCHEDULE

- 1 MATCH INTO EXISTING ASPHALT PAVEMENT
- 2 STANDARD CONCRETE PAVING - 1/L501
- 3 STANDARD CONCRETE PAVING WITH GLOW STONES - 1/L501 (YERKES STAFF TO FINALIZE GLOW STONE DESIGN AND LAYOUT WITH CONTRACTOR)
- 4 PIP SURFACING OVER TYPE 1 BASE - 4/L501 (11 COLOR MIXES, 1-3 COLORS PER MIX, SEE 3/L502)
- 5 PIP SURFACING OVER TYPE 2 BASE - 6/L501 (1 COLOR MIX, 3 COLORS PER MIX)
- 6 WOOD CHIP PATH - 5/L501
- 7 MATCH INTO EXISTING WOOD CHIP PATH
- 8 ENGINEERED WOOD FIBER - 2/L501
- 9 CONCRETE STAIR WITH PRECAST TREADS AND HANDRAIL - 1/L502
- 10 CAST-IN-PLACE CONCRETE SEAT WALL WITH PRECAST CAP - 7/L501
- 11 WOOD BENCH TOP - 6/L501
- 12 STONE TYPE 1 WALL - 1/L503
- 13 STONE TYPE 1 SCRAMBLE - 2/L503
- 14 OFOI PICNIC TABLE
- 15 SWING SET & FALL ZONE - 2/L502
- 16 OFOI MONSTRUM PLAY ELEMENTS
- 17 OFOI SALVAGED STUMPS
- 18 OFOI SALVAGED LOGS
- 19 STONE TYPE 2 EDGE - 2/L501
- 20 STONE TYPE 1 SEAT - 3/L503
- 21 STANDARD ASPHALT PAVEMENT
- 22 CUSTOM METAL FENCE AND GATE - 4/L503



1 SITE PLAN ZONE 2
SCALE: 1" = 10'-0"



saiki
DESIGN

Mead
& Hunt

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
SITE PLAN ZONE 2

Revisions:
No. Date: Description:

No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L102

LEGEND

- PROJECT LIMITS
- LAWN
- NATIVE WOODLAND SEEDING
- SHOVEL CUT EDGE
- MULCHED TREE RING

NOTES

1. FIELD VERIFY SURVEY INFORMATION PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER REPRESENTATIVE.
2. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
3. FIELD VERIFY ALL EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
4. PROTECT ALL BENCHMARKS.
5. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, VEGETATION, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS.
6. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHPO EXCAVATION REQUIREMENTS.
7. RESTORE ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

PLANT SCHEDULE - SHRUBS AND PERENNIAL MIXES

SYMBOL CODE BOTANICAL / COMMON NAME CONT SIZE SPACING QTY

DECIDUOUS SHRUBS

	Ah	Amelanchier humilis / Low Serviceberry	5 gal	24" HT. (MIN.)	84" o.c.	6
	Ca3	Ceanothus americanus / New Jersey Tea	3 gal	18" HT (MIN.)	36" o.c.	38
	Co2	Cephalanthus occidentalis / Buttonbush	3 gal	18" HT (MIN.)	72" o.c.	13
	Ca5	Corylus americana / American Hazelnut	5 gal	18" HT (MIN.)	96" o.c.	2
	Hp	Hypericum prolificum / Shrubby St. John's Wort	3 gal	18" HT (MIN.)	48" o.c.	20

EVERGREEN SHRUBS

	Ic	Ilex glabra 'Chamzini' / Nordic™ Inkberry Holly	3 gal	18" HT (MIN.)	48" o.c.	18
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SYMBOL CODE BOTANICAL / COMMON NAME CONT SIZE SPACING QTY

GROUND COVERS

	PART SHADE MIX				3,290 sf
Af	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
As	Allium stellatum / Prairie Onion	1 qt	12" HT (MIN.)	7% @ 12" o.c.	238
Ac	Anemone canadensis / Canadian Anemone	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205
An	Antennaria neglecta / Field Pussytoes	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205
Ac2	Aquilegia canadensis / Eastern Columbine	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238
Al	Artemisia ludoviciana / White Sagebrush	1 gal	12" HT (MIN.)	6% @ 18" o.c.	92
At	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238
Ba	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
Cb	Carex bicknellii / Prairie Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
Ce	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
Cg	Carex grayi / Gray's Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
Ep	Eragrostis pectinacea / Tufted Lovegrass	1 gal	12" HT (MIN.)	5% @ 12" o.c.	171
Gt	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238
Lp	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
Pv	Pycnanthemum virginianum / Mountain Mint	1 qt	12" HT (MIN.)	6% @ 12" o.c.	205
Rh	Rudbeckia hirta / Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238

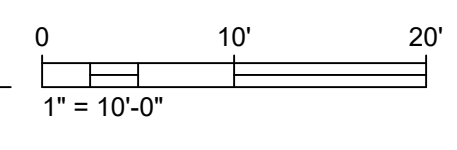
	PART SHADE STORMWATER MIX				2,305 sf
Af2	Agastache foeniculum / Blue Giant Hyssop	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
Ac3	Allium cernuum / Nodding Onion	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
Cb2	Carex bicknellii / Prairie Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
Co	Carex brevior / Oval Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
Cs	Carex sprengei / Sprengel's Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
Dm	Dodecatheon meadia / Shooting Star	2 1/2" plug	6" HT. (MIN.)	6% @ 12" o.c.	144
Ep2	Echinacea purpurea / Coneflower	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
Ev	Elymus villosus / Silky Wild Rye	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
Lg	Liatris pycnostachya / Prairie Gayfeather	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
Mv	Mertensia virginica / Virginia Bluebells	2 1/2" plug	6" HT. (MIN.)	7% @ 12" o.c.	167
Mb	Monarda fistulosa / Bergamot	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
Pf	Penstemon laevigatus / Eastern Smooth Beardtongue	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
Rt	Rudbeckia triloba / Brown Eyed Susan	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
So	Solidago ohioensis / Ohio Goldenrod	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
Su	Symphoricarpos urophyllum / Arrow-leaved Aster	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
Za	Zizia aurea / Golden Alexander	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144

	FULL SHADE MIX				2,809 sf
Aa	Adiantum aethiopicum / Maidenhair Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
Ac5	Aquilegia canadensis / Eastern Columbine	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
Ae	Aruncus dioicus / Goat's Beard	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65
Ao4	Asarum canadense / Wild Ginger	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	175
Ae2	Asclepias exaltata / Poke Milkweed	1 qt	12" HT (MIN.)	6% @ 12" o.c.	175
Ai2	Aster lateriflorus / Calico Aster	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
Am	Aster macrophyllum / Bigleaf Aster	1 gal	12" HT (MIN.)	6% @ 18" o.c.	77
Af3	Athyrium filix-femina / Common Lady Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
Ca	Campanula americana / Tall Bellflower	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
Ca2	Carex albicans / White-tinged Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
Ca2	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
Cp	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
Cp2	Carex plantaginea / Plantain-leaved Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
Gm	Geranium maculatum / Spotted Geranium	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
Ms	Maianthemum stellatum / False Lily of the Valley	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
Mp	Matteuccia pensylvanica / Ostrich Fern	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65
Pa	Packera aurea / Golden Groundsel	1 qt	12" HT (MIN.)	5% @ 12" o.c.	145
Ph	Penstemon hirsutus / Hairy Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175

	FULL SUN MIX				2,099 sf
Af4	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
Ac6	Allium cernuum / Nodding Onion	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
Ai2	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153
Ba3	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68
Bc	Bouteloua curtipendula / Side Oats Grama	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
Ce3	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132
Cp3	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132
Ep3	Echinacea purpurea / Coneflower	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153
Ey	Eryngium yuccifolium / Rattlesnake Master	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
Gt2	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	132
Lg2	Liatris pycnostachya / Prairie Gayfeather	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
Lp2	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
Pd	Penstemon digitalis / Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
Rs	Rudbeckia subtomentosa / Sweet Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68
So2	Solidago ohioensis / Ohio Goldenrod	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
Sh	Sporobolus heterolepis / Prairie Dropseed	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58



1 PLANTING PLAN ZONE 3
SCALE: 1" = 10'-0"



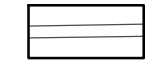
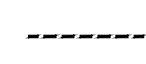



PLAYSPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
LANDSCAPE PLAN ZONE 3

Revisions:		
No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L203

LEGEND

-  PROJECT LIMITS
-  LAWN
-  NATIVE WOODLAND SEEDING
-  SHOVEL CUT EDGE
-  MULCHED TREE RING


NOTES

1. FIELD VERIFY SURVEY INFORMATION PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER REPRESENTATIVE.
2. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
3. FIELD VERIFY ALL EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
4. PROTECT ALL BENCHMARKS.
5. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, VEGETATION, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS.
6. SEE PROJECT MANUAL SECTION "SPECIAL PROVISIONS" FOR INFORMATION REGARDING SHPO EXCAVATION REQUIREMENTS.
7. RESTORE ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

PLANT SCHEDULE - SHRUBS AND PERENNIAL MIXES

SYMBOL CODE BOTANICAL / COMMON NAME CONT SIZE SPACING QTY

DECIDUOUS SHRUBS

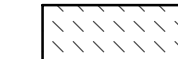







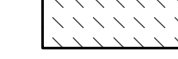







	Ah	Amelanchier humilis / Low Serviceberry	5 gal	24" HT. (MIN.)	84" o.c.	6
	Ca3	Ceanothus americanus / New Jersey Tea	3 gal	18" HT (MIN.)	36" o.c.	38
	Co2	Cephalanthus occidentalis / Buttonbush	3 gal	18" HT (MIN.)	72" o.c.	13
	Ca5	Corylus americana / American Hazelnut	5 gal	18" HT (MIN.)	96" o.c.	2
	Hp	Hypericum prolificum / Shrubby St. John's Wort	3 gal	18" HT (MIN.)	48" o.c.	20

EVERGREEN SHRUBS



















	Ic	Ilex glabra 'Chamzini' / Nordic™ Inkberry Holly	3 gal	18" HT (MIN.)	48" o.c.	18
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SYMBOL CODE BOTANICAL / COMMON NAME CONT SIZE SPACING QTY

GROUND COVERS

	Af	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
	As	Allium stellatum / Prairie Onion	1 qt	12" HT (MIN.)	7% @ 12" o.c.	238
	Ac	Anemone canadensis / Canadian Anemone	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205
	An	Antennaria neglecta / Field Pussytoes	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	205
	Ac2	Aquilegia canadensis / Eastern Columbine	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238
	Al	Artemisia ludoviciana / White Sagebrush	1 gal	12" HT (MIN.)	6% @ 18" o.c.	92
	At	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238
	Ba	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
	Cb	Carex bicknellii / Prairie Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
	Cc	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
	Ce	Carex grayi / Gray's Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	171
	Ep	Eragrostis pectinacea / Tufted Lovegrass	1 gal	12" HT (MIN.)	5% @ 12" o.c.	171
	Gt	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	7% @ 12" o.c.	238
	Lp	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	7% @ 18" o.c.	106
	Pv	Pycnanthemum virginianum / Mountain Mint	1 qt	12" HT (MIN.)	6% @ 12" o.c.	205
	Rh	Rudbeckia hirta / Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 12" o.c.	238

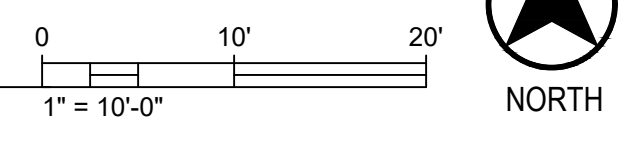
	Af2	Agastache foeniculum / Blue Giant Hyssop	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Ac3	Allium cernuum / Nodding Onion	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Cb2	Carex bicknellii / Prairie Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
	Co	Carex brevior / Oval Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
	Cs	Carex sprengelii / Sprengel's Sedge	2 1/2" plug	6" HT. (MIN.)	5% @ 12" o.c.	120
	Dm	Dodecatheon meadia / Shooting Star	2 1/2" plug	6" HT. (MIN.)	6% @ 12" o.c.	144
	Ep2	Echinacea purpurea / Coneflower	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Ev	Elymus villosus / Silky Wild Rye	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Lg	Liatris pycnostachya / Prairie Gayfeather	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Mv	Mertensia virginica / Virginia Bluebells	2 1/2" plug	6" HT. (MIN.)	7% @ 12" o.c.	167
	Mb	Monarda fistulosa / Bergamot	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Pi	Penstemon laevigatus / Eastern Smooth Beardtongue	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	Rt	Rudbeckia triloba / Brown Eyed Susan	2 1/2" plug	12" HT (MIN.)	7% @ 12" o.c.	167
	So	Solidago ohioensis / Ohio Goldenrod	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Su	Symphoricarpos urophyllum / Arrow-leaved Aster	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144
	Za	Zizia aurea / Golden Alexander	2 1/2" plug	12" HT (MIN.)	6% @ 12" o.c.	144

	Aa	Adiantum aethiopicum / Maidenhair Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ac5	Aquilegia canadensis / Eastern Columbine	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
	Ae	Aranum dioicum / Goat's Beard	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65
	Ac4	Asarum canadense / Wild Ginger	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ae2	Asclepias exaltata / Poke Milkweed	1 qt	12" HT (MIN.)	6% @ 12" o.c.	175
	Ai2	Aster lateriflorus / Calico Aster	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
	Am	Aster macrophyllus / Bigleaf Aster	1 gal	12" HT (MIN.)	6% @ 18" o.c.	77
	Af3	Athyrium filix-femina / Common Lady Fern	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ca	Campanula americana / Tall Bellflower	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175
	Ca2	Carex albicans / White-tinged Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Ce2	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Cp	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Cp2	Carex plantaginea / Plantain-leaved Sedge	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Gm	Geranium maculatum / Spotted Geranium	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	175
	Ms	Maianthemum stellatum / False Lily of the Valley	1 qt	6" HT. (MIN.)	5% @ 12" o.c.	145
	Mp	Matteuccia pensylvanica / Ostrich Fern	1 gal	12" HT (MIN.)	5% @ 18" o.c.	65
	Pa	Packera aurea / Golden Groundsel	1 qt	12" HT (MIN.)	5% @ 12" o.c.	145
	Ph	Penstemon hirsutus / Hairy Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	175

	Af4	Agastache foeniculum / Blue Giant Hyssop	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Ac6	Allium cernuum / Nodding Onion	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Ai2	Asclepias tuberosa / Butterfly Milkweed	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153
	Ba3	Baptisia australis / Blue Wild Indigo	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68
	Bc	Bouteloua curtipendula / Side Oats Grama	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Ce3	Carex eburnea / Bristleleaf Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132
	Cp3	Carex pensylvanica / Pennsylvania Sedge	1 qt	6" HT. (MIN.)	6% @ 12" o.c.	132
	Ep3	Echinacea purpurea / Coneflower	1 gal	12" HT (MIN.)	7% @ 12" o.c.	153
	Ey	Eryngium yuccifolium / Rattlesnake Master	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Gt2	Geum triflorum / Prairie Smoke	1 gal	6" HT. (MIN.)	6% @ 12" o.c.	132
	Lg2	Liatris pycnostachya / Prairie Gayfeather	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Lp2	Lupinus perennis / Wild Lupine	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58
	Pd	Penstemon digitalis / Beardtongue	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Rs	Rudbeckia subtomentosa / Sweet Black-eyed Susan	1 gal	12" HT (MIN.)	7% @ 18" o.c.	68
	So2	Solidago ohioensis / Ohio Goldenrod	1 gal	12" HT (MIN.)	6% @ 12" o.c.	132
	Sh	Sporobolus heterolepis / Prairie Dropseed	1 gal	12" HT (MIN.)	6% @ 18" o.c.	58



1 PLANTING PLAN ZONE 4
SCALE: 1" = 10'-0"



saiki
DESIGN

Mead
& Hunt

PLAY/SPACE
YERKES OBSERVATORY
WILLIAMS BAY
WALWORTH COUNTY, WI
LANDSCAPE PLAN ZONE 4

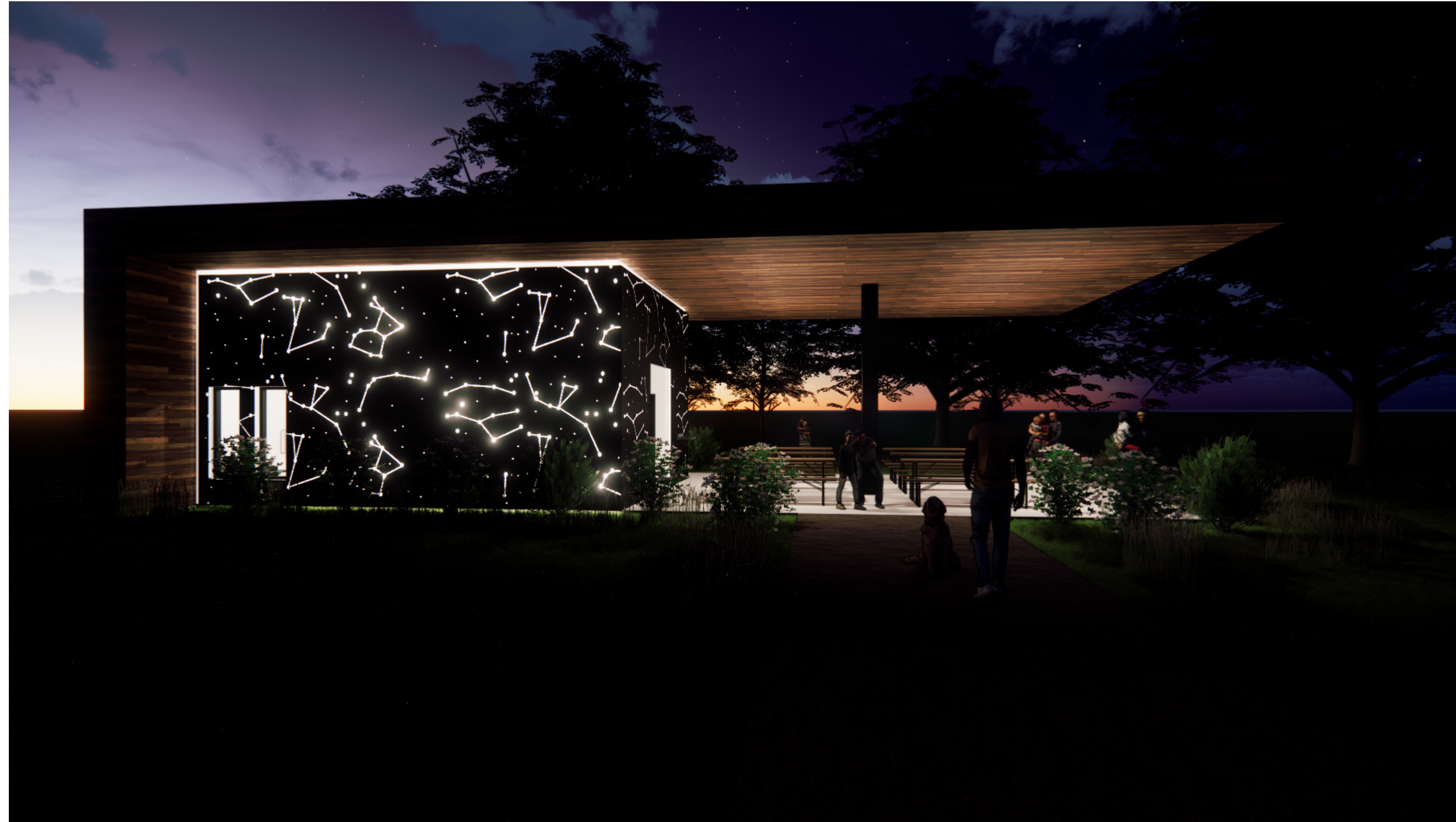
Revisions:		
No.	Date:	Description:

Set Type	DESIGN DEVELOPMENT
Date Issued	08/01/2025
Sheet Number	L204

NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI



REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: 04-28-2025
 NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECTURAL		STRUCTURAL
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444		COMPANY NAME STREET ADDRESS CITY, STATE, ZIP PHONE:
A1	SHEET NAME	
A 101	TITLE SHEET	
A 102	WALL TYPES, ABBREVIATIONS, AND SYMBOLS	
A 301	FLOOR PLAN	
A 401	SCHEDULES	
A 501	EXTERIOR ELEVATIONS	
A 601	BUILDING SECTIONS	

PROJECT INFORMATION

CLIENT SIGN-OFF

PRINT NAME:	DATE:
SIGNATURE	
PRINT NAME:	DATE:
SIGNATURE:	

BY SIGNING THIS DOCUMENT, I ACKNOWLEDGE THAT I HAVE RECEIVED THE DESIGN INTENT DELIVERABLES FOR THIS PHASE OF THE PROJECT.

PROJECT NOTES

EXTENT OF WORK
 THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

SITE VISIT
 THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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DRAWN BY: EH

CHECKED BY: EH

TITLE SHEET

A
 101

PROJ. NO. 2025-51

ABBREVIATIONS

A.B.	ANCHOR BOLT	CORR	CORRIDOR	FAB	FABRICATED	L.L.	LIVE LOAD	R.C.	ROOF CONDUCTOR	THK	THICK
A.D.A.	AMERICAN WITH DISABILITIES ACT	CPT	CORRIGATED	FDN	FOUNDATION	LAM	LAMINATE(D)	R.D.	ROOF DRAIN	TOT	TOTAL
A.F.F.	ABOVE FINISHED FLOOR	D	DEPTH	FL	FLOOR	LAV	LAVATORY	R.H.	RIGHT HAND	TV	TELEVISION
A/C	AIR CONDITIONING	D.L.	DEAD LOAD	FT	FOOT, FEET	L.B.	POUND	R.O.	ROUGH OPENING	TYP	TYPICAL
ACOUS	ACOUSTIC(AL)	D.F.	DRINKING FOUNTAIN	FTG	FOOTING	LOUV	LOUVER	REF	REFERENCE	UNFN	UNFINISHED
ADD	ADDITION	D.L.	DOUBLE	FURN	FURNACE, FURNITURE	M.B.	MARKER BOARD	REG	REGISTER	UNO	UNLESS NOTED OTHERWISE
ADJ	ADJUSTABLE	DEG	DEGREE	FURR	FURRING	M.O.	MASONRY OPENING	RENF	REINFORC(ING,MENT)	UTIL	UTILITIES
ALT	ALTERNATE	DEPT	DEPARTMENT	G	GAS	MACH	MACHINE	RESIL	RESILIENT	V	VINYL
ALUM	ALUMINUM	DET	DETAIL	G.B.	GRAB BAR	MAINT	MAINTENANCE	REV	REVISION	V.B.	VINYL BASE
APPROX	APPROXIMATE	DIA	DIAMETER	G.C.	GENERAL CONTRACTOR	MATL	MATERIAL	RM	ROOM	V.C.T.	VINYL COMPOSITION TILE
ARCH	ARCHITECT(URAL)	DIAG	DIAGONAL	G.M.	GAS METER	MECH	MECHANICAL	S.C.	SOLID CORE	VENT	VENTILATION
ATTEN	ATTENUATION	DM	DIMENSION	GA	GAUGE	MEHB	MEMBRANE	S.S.	STAINLESS STEEL	VERT	VERTICAL
AUTO	AUTOMATED	DISP	DISPENSER	GA	GALVANIZED	MEZZ	MEZZANINE	SAN	SANITARY SEWER	VEST	VESTIBULE
B.L.	BORROWED LITE	DIV	DIVISION	GALV	GALVANIZED	MFR	MANUFACTURER	SECT	SECTION	VOL	VOLUME
B.M.	BENCH MARK	DN	DOWN	GYP. BD.	GYP. BOARD	MH	MANHOLE	SECT	SECTION	W	WIDTH, WATER
B.O.	BOTTOM OF BOARD	DR	DOOR	H.HGT	HEIGHT	MIN	MINIMUM	SECUR	SECURITY	W.C.	WATER CLOSET, WATER COOLER
B.T.U.	BRITISH THERMAL UNIT	DS	DOWNSPOUT	H.B.	HOSE BIBB	MISC	MISCELLANEOUS	SERV	SERVICE	W.C.O.	WALL CLEAN OUT
BD	BOARD	DW	DRYWALL	H.M.	HOLLOW METAL	MILL	MILLION	SHT	SHEET	W.H.	WATER HEATER
BLDG	BUILDING	E.J.F.S.	EXTERIOR INSULATION FINISH SYSTEM	H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING	N	NORTH	SM	SIMILAR SPECIFICATION(S)	W.J.	WITH
BLK(G)	BLOCK(ING)	E.J.	EXPANSION JOINT	H.W.	HOT WATER	N.I.C.	NOT IN CONTRACT	SO	SQUARE	W/O	WITH OUT
BOT	BOTTOM	E.W.	EACH WAY	HC	HANDICAPPED	N.I.S.	NOT TO SCALE	ST. STORE	STANDARD	WD	WOOD
BRG	BEARING	E.W.C.	ELECTRIC WATER COOLER	HD	HEADER	NO	NUMBER	STD	STEEL	WT	WEIGHT
C.B.	CATCH BASIN, CHALK BOARD	EA	EACH	HDR	HARDWARE	NOM	NOMINAL	STRM	STORM SEWER	WWM	WELDED WIRE MESH
C.F.	CUBIC FEET	EL. ELEV	ELEVATION, ELEVATOR	HDR	HEADER	O.C., O/C	ON CENTER	STRUCT	STRUCTURAL	YD	YARD
C.G.	CORNER GUARD	ELEC	ELECTRIC	HDR	HARDWARE	O.D.	OUTSIDE DIAMETER	SUSP	SUSPENDED		
C.J.	CORNER JOINT	EMER	EMERGENCY	HDR	HARDWARE	OH	OVERHEAD	T	TREAD		
C.L.	CENTER LINE	ENCL	ENCLOSED	HTR	HEATER	P.LAM.	PLASTIC LAMINATE	T&B	TOP AND BOTTOM		
C.M.P.	CORRUGATED METAL PIPE	ENG	ENGINEER	I.D.	INSIDE DIAMETER	PI	PLATE	T&G	TONGUE AND GROOVE		
C.O.	CLEAN OUT	EQ	EQUAL	INSUL	INSULATION	PLAS	PLASTIC	T.B.	TACK BOARD		
C.W.	COLD WATER	EXCAV	EXCAVATE	INT	INTERIOR	PLBG	PLUMBING	T.O.	TOP OF		
CAB	CABINET	EXIST. (EX)	EXISTING	INV	INVERT	PLYWD	PLYWOOD	PAIR	TOP OF BEAM		
CLG	CEILING	EXP	EXPOSED	J.B.	JOIST BEARING	PREFAB	PREFABRICATED	T.O.F.	TOP OF FOOTING		
CLR	CLEAR	EXT	EXTERIOR	JAN	JANITOR	PSF	POUNDS PER SQUARE FOOT	T.O.M.	TOP OF MASONRY		
CMU	CONCRETE MASONRY UNIT	F.A.C.E.	FAMILY AND CONSUMER EDUCATION	JST	JOIST	PSI	POUNDS PER SQUARE INCH	T.O.P.	TOP OF PIER		
COL	COLUMN	KIP	KNOCK OUT	JT	JOINT	PT, P.T.	POINT, PORCELAIN TILE	T.O.S.	TOP OF STEEL		
COMP	COMPOSITION, COMPACT	F.C.O.	FLOOR CLEAN OUT	K.O.	KNOCK OUT	PT, P.T.	POINT, PORCELAIN TILE	T.S.	TUBE STEEL		
CONC	CONCRETE	F.D.	FLOOR DRAIN	KIT	KITCHEN	Q.T.	QUARRY TILE	T.W.	TACK WALL		
CONT	CONTINUOUS	F.E.	FIRE EXTINGUISHER	L	LENGTH	R	RADIUS, RISER	TEL	TELEPHONE		
		F.F.	FINISHED FLOOR	L.H.	LEFT HAND			TEMP	TEMPERED		
								TERR	TERRAZZO		

MATERIALS AND SYMBOLS

	ROUGH LUMBER		ELEVATION NAME ELEV. XXX'-XXX"	ELEVATION MARKER
	FINISH LUMBER		XX XXX XXX	ELEVATION REFERENCE
	STRUCTURAL STEEL		XX XXX XXX	BUILDING SECTION REFERENCE
	BRICK		XX XXX XXX	WALL SECTION REFERENCE
	CONCRETE MASONRY UNIT		XX XXX XXX	PLAN / DETAIL REFERENCE
	POURED-IN-PLACE CONCRETE		XXX X'-XX" A.F.F.	CEILING TAG
	METAL / WOOD STUD WALL		XXX	DOOR TAG
	GLAZING		X	WALL TYPE TAG
	SPRAYED FOAM INSULATION		X	WINDOW TAG
	BATT INSULATION		X	PLAN NOTE TAG
	RIGID INSULATION		X	DEMOLITION NOTE TAG
	PLYWOOD / PARTICLE BOARD		X	COLUMN GRID
	SAND / MORTAR / GYPSUM BOARD		X	REVISION TAG
	COMPACTED DRAINAGE FILL			
	COMPACTED STRUCTURAL FILL			
	TOPSOIL			
	NON-STRUCTURAL FILL			
	EXISTING CONSTRUCTION / MATERIAL			
	CENTER LINE			
	PROPERTY LINE			
	NEW CONTOURS			
	EXISTING CONTOURS			
			VIEW NAME SCALE: X/X" = X'-XX"	VIEW / DETAIL IDENTIFICATION



REVISIONS:

DATE ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: 04-28-2025

NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

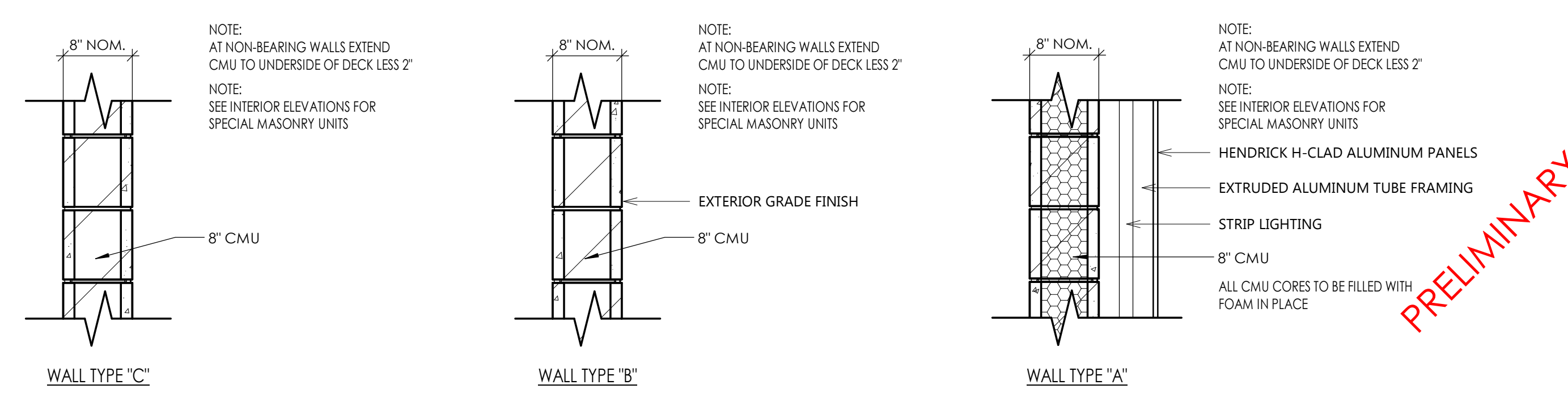
DRAWN BY: EH

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WALL TYPES, ABBREVIATIONS, AND SYMBOLS

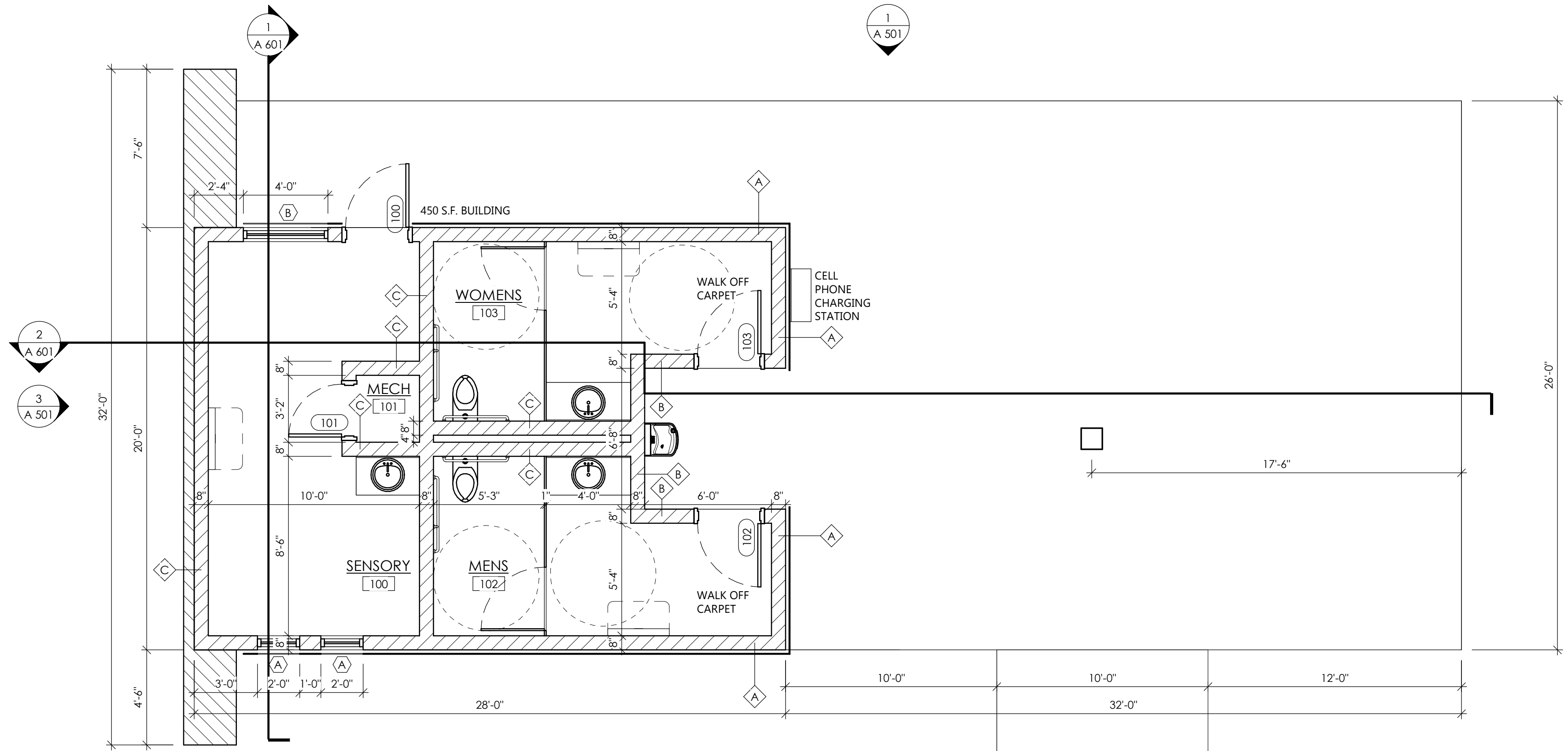
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102

PROJ. NO. 2025-51

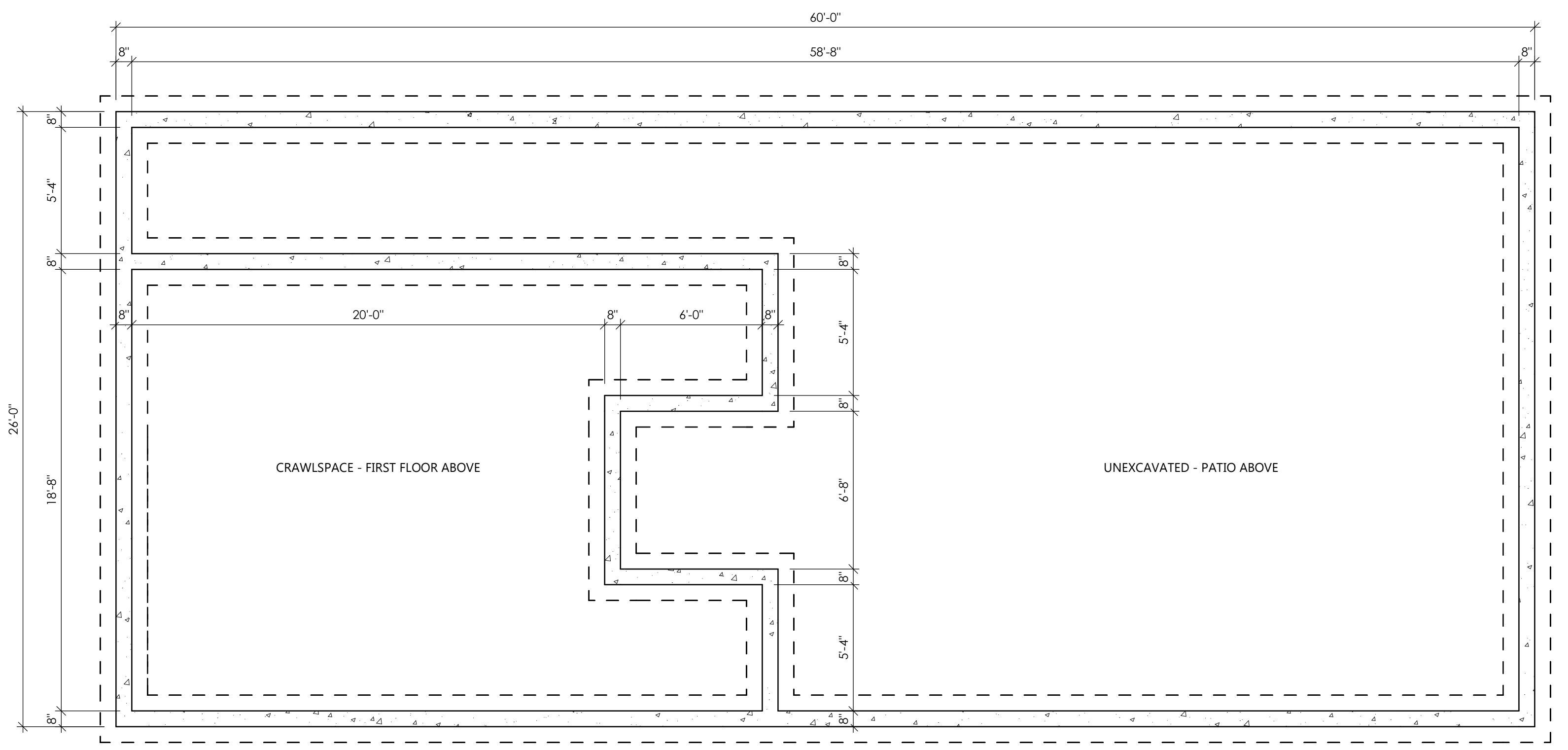


PRELIMINARY

WALL TYPES
SCALE: 1" = 1'-0"



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



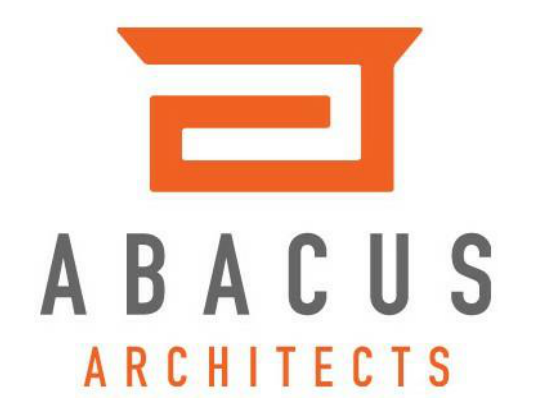
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED ON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

FLOOR PLAN KEYNOTES

NO.	DESCRIPTION



REVISIONS:

NO.	DATE	ISSUE

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PRELIMINARY - NOT FOR CONSTRUCTION

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CHECKED BY: EH

FLOOR PLAN

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301

PROJ. NO. 2025-51



ROOM FINISH SCHEDULE												
ROOM		FLOOR	BASE	WALL FINISH / MATERIAL				CEILING	CEILING HEIGHT	FERROUS METALS	WOOD TRIM	REMARKS
NO.	NAME			NORTH	EAST	SOUTH	WEST					
100	SENSORY											
101	MECH											
102	MENS											
103	WOMENS											

COLOR AND MATERIAL LEGEND				
CODE	PRODUCT	MANUFACTURER	STYLE/SIZE	COLOR

GENERAL FINISH NOTES

PRELIMINARY

ROOM FINISH REMARKS	
NO.	DESCRIPTION

ROOM FINISH LEGEND	
KEY	DESCRIPTION
ACT-1	ACOUSTIC CEILING TILE - 24" x 24"
ACT-2	VINYL FACED GYPSUM BOARD - 24" x 24"
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CPT	CARPET
ES	EXPOSED STRUCTURE
EX	EXISTING FINISH
GYP	GYPSUM BOARD
HM	HOLLOW METAL
P-	PAINT FINISH
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
SC	SEALED CONCRETE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
WD	WOOD



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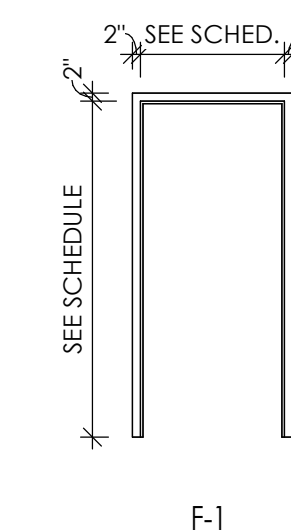
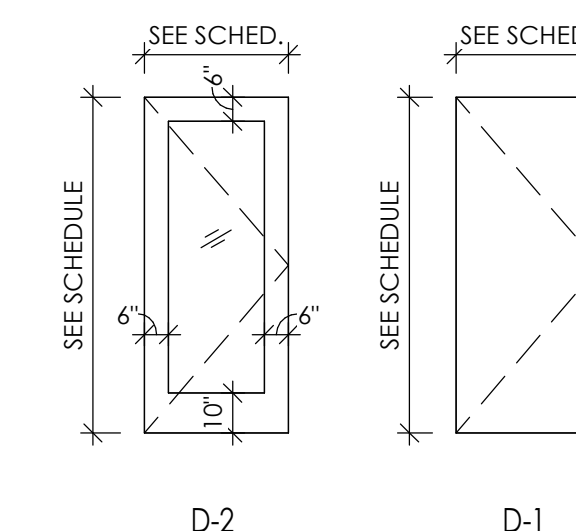
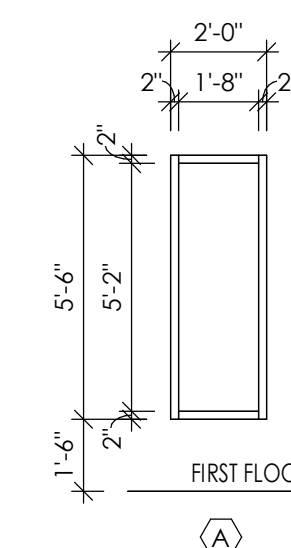
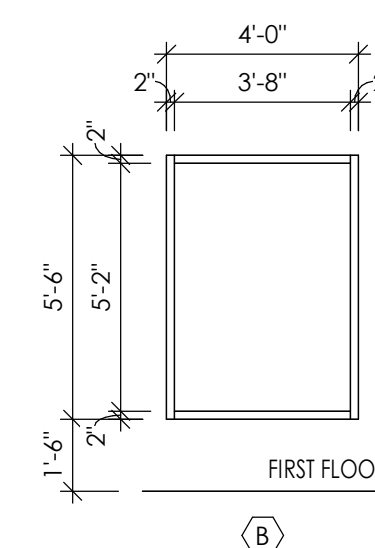
DOOR SCHEDULE													
DOOR NO.	DOOR					HARDWARE SET NO.	FRAME					FIRE RATING	REMARKS
	DOOR SIZE	ELEV.	MAT'L	GLASS TYPE	ELEV.		MAT'L	FRAME DEPTH	JAMB DETAIL	HEAD DETAIL			
100	3'-0" x 6'-8"	D-2	ALUM	1		F-1	ALUM	8 3/4"					
101	2'-6" x 6'-8"	D-1	WD	-		F-1	ALUM	8 3/4"					
102	3'-0" x 6'-8"	D-2	ALUM	1		F-1	ALUM	8 3/4"					
103	3'-0" x 6'-8"	D-2	ALUM	1		F-1	ALUM	8 3/4"					

GENERAL DOOR NOTES

PRELIMINARY

DOOR REMARKS	
NO.	DESCRIPTION

GLASS TYPES	
1	1" TEMPERED INSULATED LOW-E GLASS
2	1" INSULATED LOW-E GLASS
3	1/4" TEMPERED GLASS
4	1/4" FLOAT GLASS
5	FIRE RATED SAFETY GLASS



WINDOW TYPES

DOOR TYPES

FRAME TYPES

ISSUE DATE: 04-28-2025
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1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

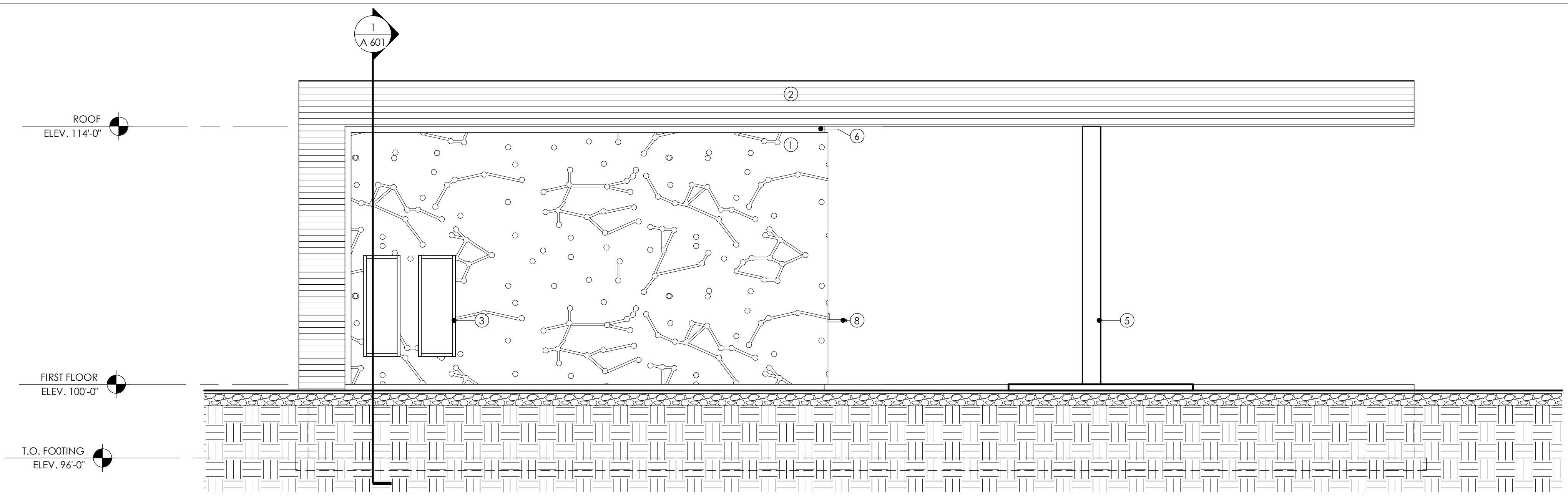
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SCHEDULES

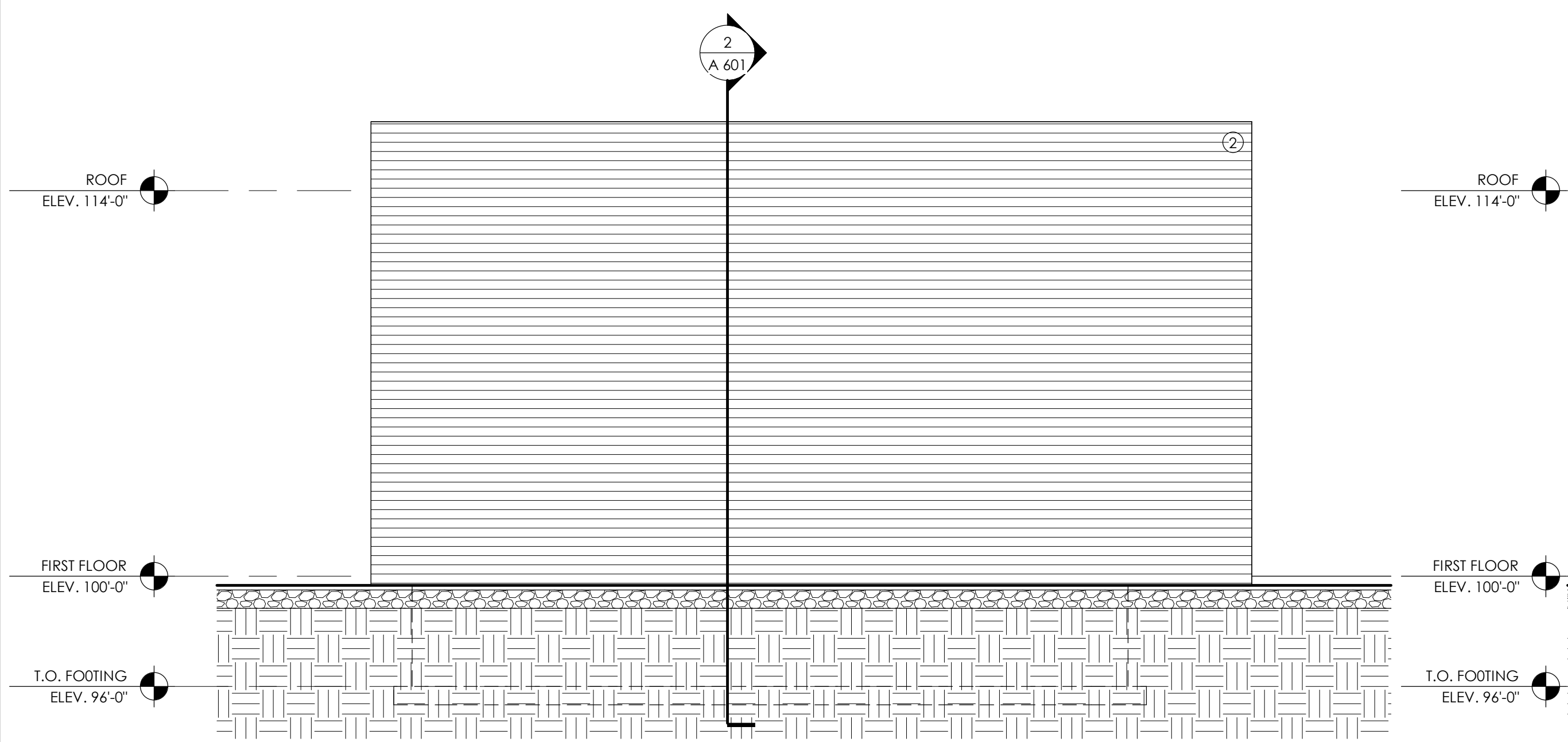
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PROJ. NO. 2025-51

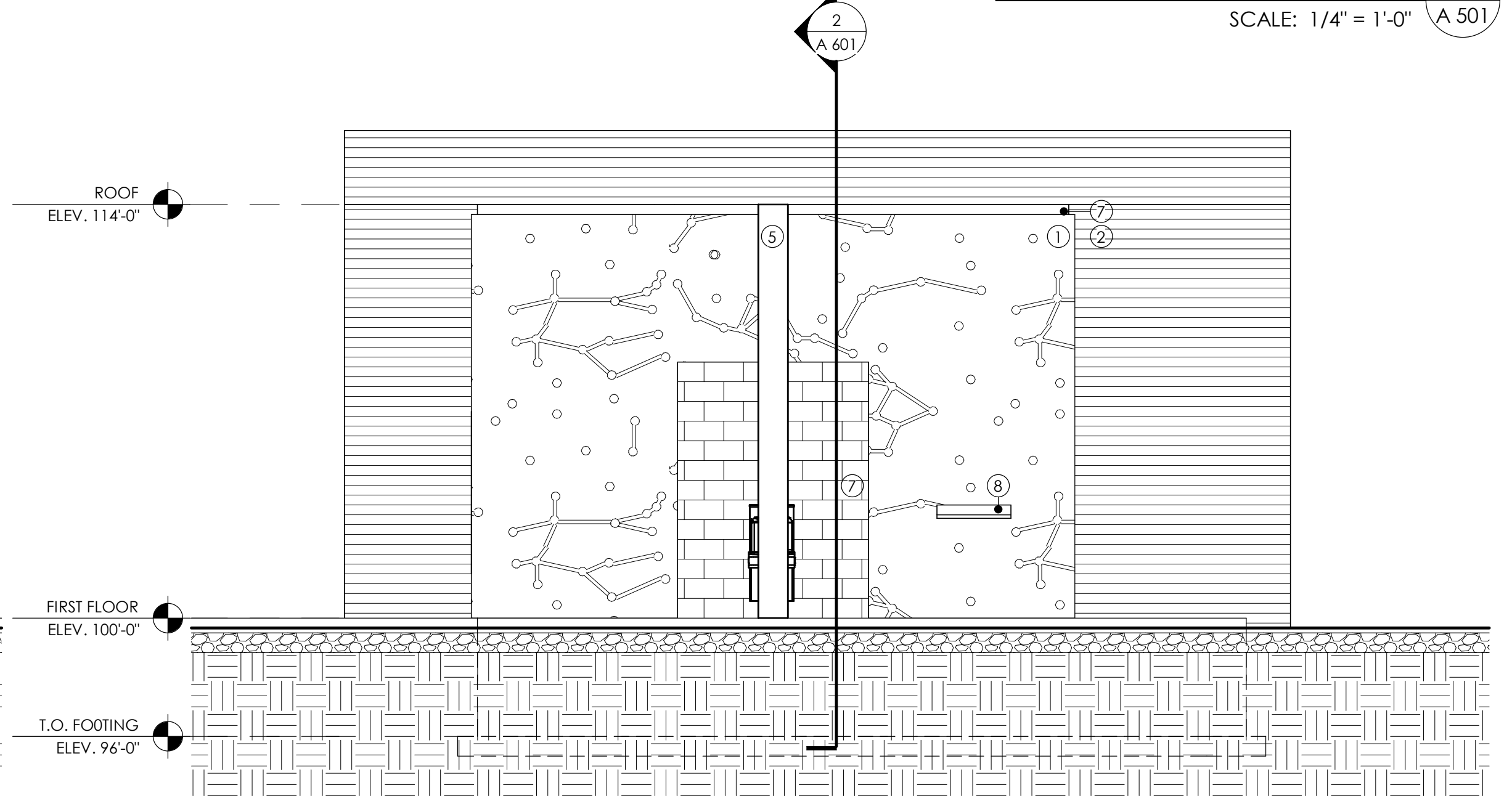
PRELIMINARY - NOT FOR CONSTRUCTION



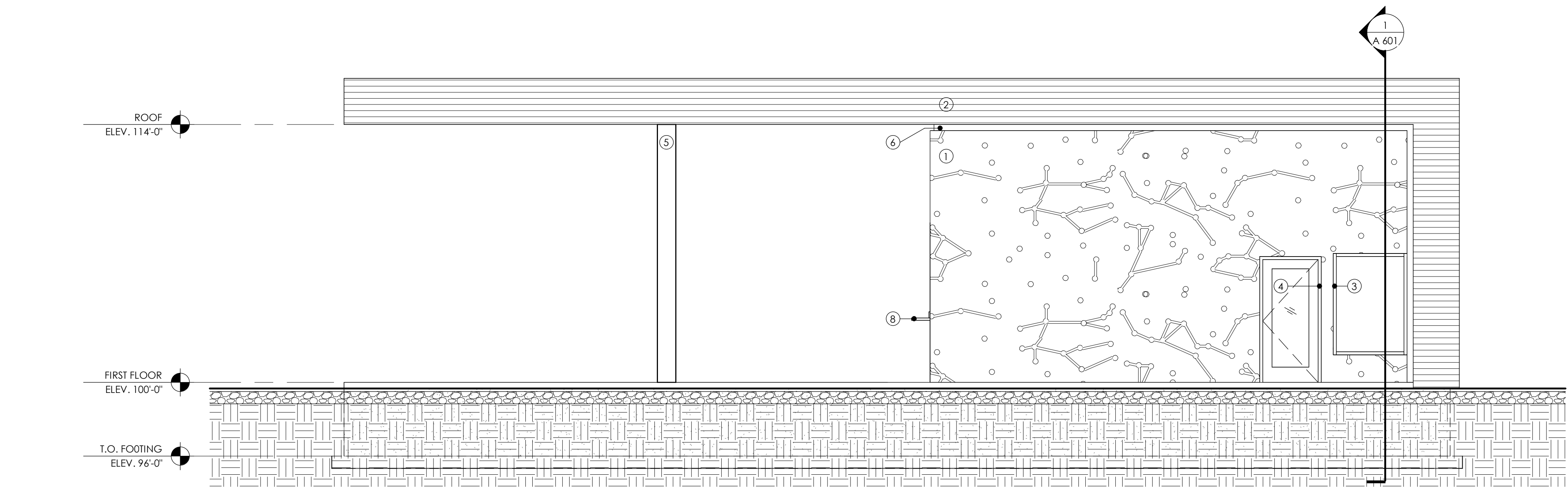
SOUTH ELEVATION 4
SCALE: 1/4" = 1'-0" A 501



WEST ELEVATION 3
SCALE: 1/4" = 1'-0" A 501



EAST ELEVATION 2
SCALE: 1/4" = 1'-0" A 501



NORTH ELEVATION 1
SCALE: 1/4" = 1'-0" A 501

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	ALUMINUM PANELS, CUSTOM HENDRICK H-CLAD
2	WOOD VENEER
3	ALUMINUM FRAMED WINDOW
4	ALUMINUM FRAMED DOOR
5	PRE FINISHED ALUMINUM COLUMN COVER
6	CMU BLOCK w/ BACK LIGHTING
7	CMU BLOCK
8	CELL PHONE CHARGING STATION



REVISIONS:

NO.	DATE	ISSUE

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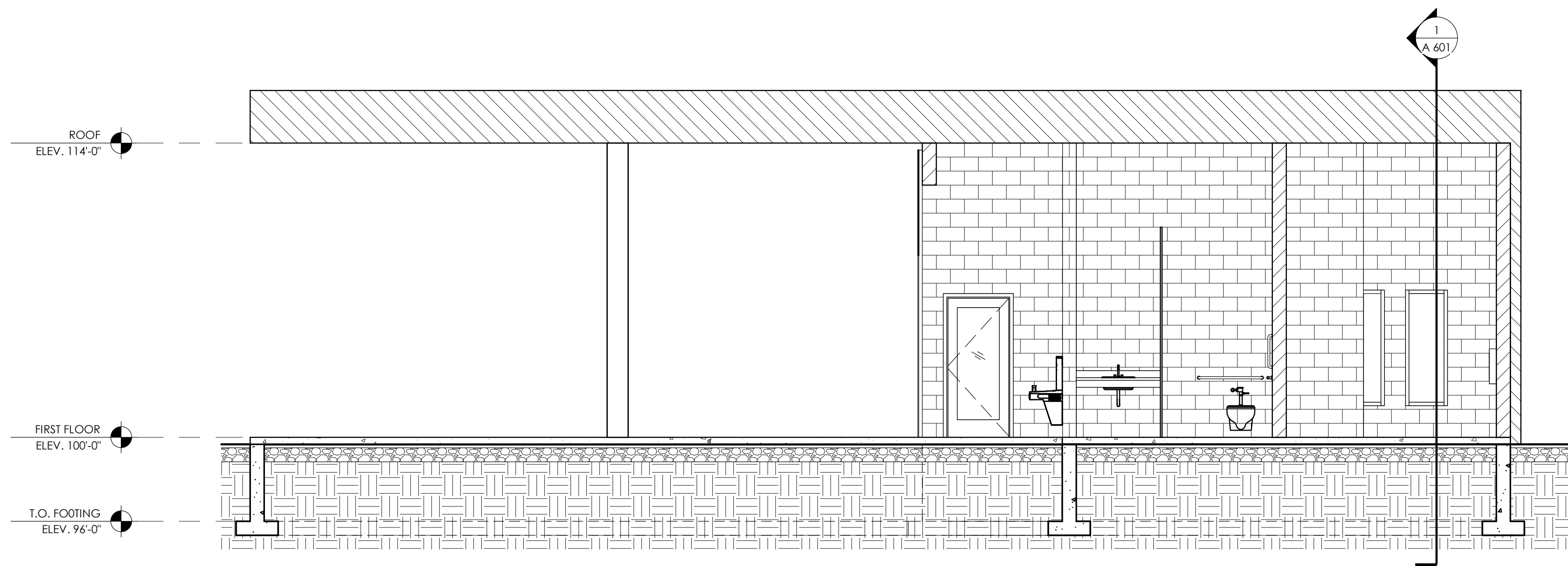
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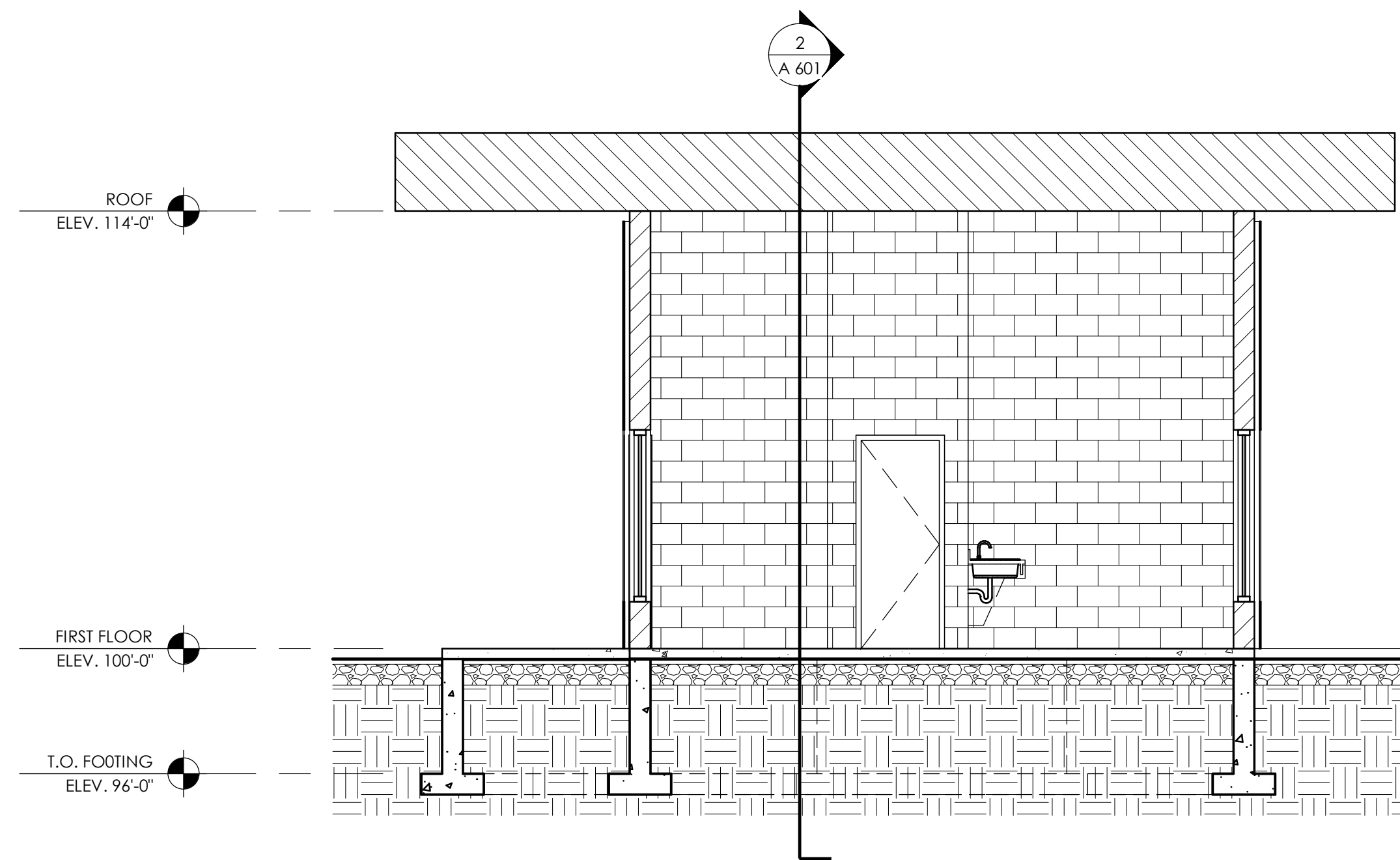
EXTERIOR ELEVATIONS

**A
501**

PROJ. NO. 2025-51



PAVILION SECTION 2
SCALE: 1/4" = 1'-0" A 601



BUILDING SECTION 1
SCALE: 1/4" = 1'-0" A 601



REVISIONS:

△	DATE	ISSUE

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NEW BUILDING:

YERKES FAMILY PAVILION

WILLIAMS BAY, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 9201 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

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BUILDING SECTIONS

A
601

PROJ. NO. 2025-51



Black
Canvas
Awning #1
#2
#3

Green Grocer & Deli
Clear Waters Salon Med Spa
Chocolaterie Colibri

Second Floor Awning
* Black Metal

A







VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 5, 2025

Prepared September 30, 2025

APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY: WOP 00088

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

The applicant previously requested a recommendation to the Village Board for approval for an 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 at the May 13, 2025, Plan Commission Meeting. A motion to recommend a 90-day architectural review on the building to determine whether the shutters will or will not need to be included and installed, whether or not planter boxes need to be installed, as well as review a written opinion as to the feasibility of the shielding of the vent from the north side of the property. The Plan Commission and Village Board reviewed after the 90-day architectural review period passed and accepted the written opinion on shielding the vent on the north side of the property, however it was agreed upon to give an additional 30-day review period on the planter boxes and metal awnings to get them ordered and installed.

Plan Commission shall finalize their architectural review and make a determination on the remaining two items listed above.

Respectfully submitted,

Allison Schwark
Zoning Administrator



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
October 7, 2025

Prepared: September 30, 2025

APPLICANT(S): Anthony Navilio, (Owner)

TAX KEY NUMBER: WOP 00053

STREET ADDRESS: 80 N Walworth Avenue and 17 W Geneva Street, Williams Bay, WI 53191

The applicant requests discussion and feedback regarding a proposed concept plan for a new construction mixed use development on the corner of Walworth Avenue and Geneva Street. The parcel currently has structures that exist on the property and are being utilized for storage and office space. The proposal includes razing all existing structures, and re-building a mix of townhome style residential structures, and some commercial space to be utilized for a restaurant or café.



Enclosed in your packet you will see a proposed layout, and some renderings of the proposed use for review. The proposed layout includes a car parking area and entry into ground level garages for 6 townhomes, along with a proposed commercial area along W Geneva Street.

The property is located within the Village Center Zoning District, and the following requirements will apply:

Figure 390-0218	
Density, Intensity, and Bulk Regulations in the Village Center Zoning District	
Minimum lot area	N/A
Maximum building coverage of lot	75%
Minimum landscape surface ratio (LSR)	0%
Minimum lot width	N/A
Minimum front and street side yard setback	0 feet
Maximum front and street side yard setback	5 feet (more only with conditional use permit)
Minimum shore yard (lake) setback	150 feet
Minimum shore yard (navigable stream or watercourse) setback	75 feet
Minimum interior side yard setback	0 or 10 feet
Minimum rear yard setback	20 feet
Maximum principal building height	35 feet 40 feet with conditional use permit
Minimum principal building separation (multi-structure developments on shared lots)	0 or 10 feet
Minimum pavement setback (lot line to pavement; excludes driveway entrances)	3 feet
Minimum off-street parking requirement	Per Article 3
Accessory structure interior side yard setback	5 feet
Accessory structure rear yard setback	5 feet
Maximum accessory structure height	20 feet

It is unknown at this time whether the submittal meets all the requirements of the VC zoning District. In addition to these requirements, the development will be subject to applicable stormwater requirements, and depending upon the ownership structure, a condominium plating process. Finally, the property will also be subject to all design standards set forth in Section 390-0705, regarding the Village Center Overlay District.

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:

\$200.00 #1952

Physical Address of Site: 17 WEST GENEVA ST / 80 WALWORTH
 Tax Parcel Number: ATTN: WILSON WOP 00053
 Project or Development Name: BAYSIDE LLC

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

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

Legal Representative
 Name: SMITH & JAVIK
 Mailing Address: 326 E MAIN ST TWIN LAKES, WI 53181
 eMail: LBOTS@YAHOO.COM
 Phone: 262-877-8484

Architect, Engineer, Contractor
 Name: CARDINAL ENGINEERING / RYAN CARDINAL
 Mailing Address: 526 SO. WELLS, LAKE GENEVA, WI 53147
 eMail: RYAN@PLANSURVEYENGINEER.COM
 Phone: 262-421-7862

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

PT LOT 1 BLK 4 OP: COM NE CORNER LOT 1 BLK 4, S 122',
W 132', NO 109' TO GENEVA ST, NELY TO BOB'S ORIGINAL
PLAT of WILLIAMS BAY

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

Current Zoning of Site: V.C. Current Overlay Districts of Site: N/A

Proposed Zoning of Site: N/A

Proposed type of structure of use: MIXED USE TOWNHOME & RETAIL

Proposed use of structure or site: MIXED USE TOWNHOMES & RETAIL

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):

6 TOWNHOMES & 1 RETAIL SPACE, AMPLE PARKING
& OPEN SPACE FOR SPECIFICS OF THE DEVELOPMENT
PLEASE SEE ACCOMPANYING SITE PLAN & DRAWINGS

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 DEVELOPMENT IS IN ACCORDANCE WITH THE COMPREHENSIVE
PLAN STATEMENT: " DIVERSIFY THE VILLAGE'S HOUSING OPTIONS
WHILE MAINTAINING THE SMALL-TOWN, FAMILY FRIENDLY FEEL
OF COMMUNITY FOR BOTH PERMANENT & SEASONAL RESIDENTS."

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 PROPOSED PROJECT IS MOSTLY RESIDENTIAL (6 UNITS)
WHICH IS CONSISTENT WITH THE SURROUNDING RESIDENTIAL AREA
TO THE SOUTH. THE CORNER (S.W CORNER OF WALWORTH & GENEVA
STREET HAS A COMMERCIAL SPACE CONSISTING WITH THE OTHER
3 CORNERS OF THE VILLAGE CENTER

Print Applicant's Name: ANTHONY C NAVILIO Date: 8.26.25

Signature of Applicant: Anthony C Navilio

PEDESTRIAN ACCESS STAIRS DOWN TO AUTO COURT, WITH TRELLIS

ACCESS TO FIRST LEVEL OF TOWNHOMES 3,4,5,6

WEST TOWNHOMES 3,4,5,6
 -THREE RESIDENTIAL FLOORS
 -OVER 2 CAR GARAGE AND EXTENDED DEN SPACE
 -2 DOOR ACCESS AT AUTO COURT AND COURTYARD

FROSTY MOOSE

STRUCTURAL FOUNDATION WALL OF TOWNHOMES TO ACT AS RETAINING WALL, EXTENDED ABOVE GRADE FOR PRIVACY GARDEN WALL

BAYSIDE MOTEL

STAIRS AND WALKWAY TO FIRST LEVEL OF TOWNHOMES 3,4,5,6

AUTO COURT WITH NARROW TREES AND LANDSCAPING

GARDEN FOCAL POINT ON WALL

W GENEVA STREET

OUTDOOR CAFE SPACE TABLES, UMBRELLAS, AND CHAIRS

CORNER ENTRANCE

CAFE 815 SF

ENTRANCE WITH LANDSCAPED BOULEVARD

N WALWORTH AVE

GREEN GROCER 2 LEVELS, EST. 30' HT.

GREEN GROCER PARKING LOT

70 WALWORTH AVE

PORTICO AND FRONT DOOR ACCESS

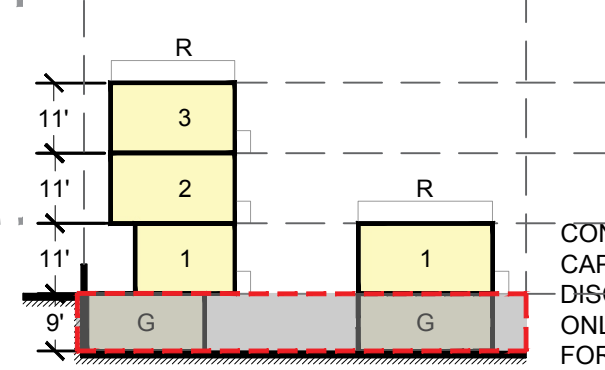
SUBJECT AREA .35 ACRES

EAST TOWNHOMES
 -ONE RESIDENTIAL FLOOR OVER GARAGE
 -OVER 2 CAR GARAGE AND BONUS AREA
 -2 DOOR ACCESS AT STREET AUTO COURT

TUCK UNDER GUEST PARKING

66 WALWORTH AVE

CAPACITY STUDY TABLE							
BUILDING	TOTAL LIVABLE (GSF)	LEVEL	LIVING SPACE (GSF)	BALCONY (GSF)	PATIO (GSF)	ROOF DECK (GSF)	GARAGE (GSF)
CAFE	815	G	815	0	450	0	0
1	1625	G	510	0	0	0	360
		1	1115	125	0	0	0
		R	0	0	0	1070	0
2	2050	G	510	0	0	0	360
		1	1540	175	0	0	0
		R	0	0	0	1500	0
3	3020	G	500	0	0	0	360
		1	840	95	0	0	0
		2	840	95	0	0	0
		3	840	95	0	0	0
		R	0	0	0	810	0
4	3020	G	500	0	0	0	360
		1	840	95	0	0	0
		2	840	95	0	0	0
		3	840	95	0	0	0
5	3020	G	500	0	0	0	360
		1	840	95	0	0	0
		2	840	95	0	0	0
		3	840	95	0	0	0
6	3020	G	500	0	0	0	360
		1	840	95	0	0	0
		2	840	95	0	0	0
		3	840	95	0	0	0
R	0	0	0	810	0		

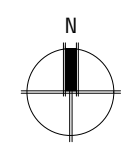
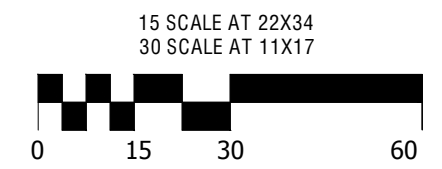


CONCEPTUAL SITE PLAN CAPACITY STUDIES FOR DISCUSSION PURPOSED ONLY, CONFIDENTIAL, NOT FOR CONSTRUCTION

SITE PLAN AND GROUND LEVEL DIAGRAM

TOWNHOME & COMMERCIAL DEVELOPMENT

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