



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, DECEMBER 2, 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 November 4, 2025
- V. Other Items for Discussion, Consideration, or Action
 - A. Approval of the Meeting Schedules for Plan Commission for Year 2026
- VI. Recommendation and Possible Action for a Temporary Use Permit
 - A. APPLICANT: Mike Condron and John Dwyer (Applicants)
TAX KEY: WOP 00008 and WWUP 00088
STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Williams Bay, Wisconsin 53191
The applicant is requesting a Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart.
- VII. 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 requests 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.
- VIII. Recommendation and Possible Action for a Site Plan Review in the Extra Territorial Zoning District (ETZ)
 - A. APPLICANT: Brandon Flunker (Applicant), Paloma Ridge Commercial LLC (Owner), Lodge Geneva National (Project)
TAX KEY: JLGR 05011
STREET ADDRESS: W4240 Highway 50, Lake Geneva, WI 53147

The applicant requests site plan approval per Section 390-1206 and 390-1704 to modify and expand an existing parking lot.

IX. Recommendation and Possible Action for a Final Plat and Temporary Zoning Designation Upon Direct Annexation

- A.** APPLICANT: Land and Lakes Company (Applicant and Owner), Willabay Meadows (Project)
TAX KEY: IL 500005, WWUP 00084, and JG 3100009A
STREET ADDRESS: Vacant Land off E Geneva Street and Highway 50, Williams Bay, WI 53191
The applicant requests final plat approval per Section 375, Article 3, Article 5, and Section 375-0304, and temporary zoning designation approval upon direct annexation per Section 390-0205 for two parcels, one located in the Town of Linn, and one located in the Town of Geneva.

X. 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: 11/26/2025 5:00 PM