



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING

MONDAY, JANUARY 5, 2026 AT 6:30 PM

Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191

The meeting will be live-streamed on the Village of Williams Bay's YouTube, which can be found here: <https://youtube.com/live/3Lv-sZ9gRfo?feature=share>

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. Meeting Decorum
 - A. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*
- V. Minutes
 - A. Village Board Meeting Minutes of December 15, 2025
- VI. Public Comments
 - A. Public Comments Responses - Responses to Public Comments from the previous Village Board Meeting are included in the Meeting Packet Materials Under this Agenda Item
 - B. *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.*
- VII. Presentation of accounts and petitions

- A. Payroll ending 12-12-2025 in the amount of \$53,885.11
- B. Payroll ending 12-26-2025 in the amount of \$54,348.68
- C. Accounts Payable Unpaid dated 12-31-2025 in the amount of \$306,446.26

VIII. President's Remarks

IX. Plan Commission - December 2, 2025

- A. Discussion and Possible Action on Site Plan Approval per Section 390-1206 and 390-1704 to Modify and Expand An Existing Parking Lot for Paloma Ridge Commercial LLC (Owner), Lodge Geneva National (Project) Located at W4240 Highway 50, Lake Geneva, WI 53147 (JLGR 05011)

X. Ordinances and Resolutions

- A. 2025-14 An Ordinance Providing For Direct Annexation By Unanimous Consent of Electors and Property Owners of Territory Located in the Town of Geneva, Walworth County, Wisconsin, and Town of Linn, Walworth County, to the Village of Williams Bay, Walworth County, Wisconsin. *Approving Annexation and Temporary Zoning For Willabay Meadows Subdivision. Second Reading and possible adoption.*

XI. Public Comments

XII. Other Items for Discussion, Consideration, or Action

- A. Discussion and Possible Action on the Application for Class "B" Beer and "Class B" Liquor License from Big Daddy's LLC (d/b/a Daddy Maxwells)
- B. Oath of Office for Promotion from Officer to Lieutenant — Daniel Hammett

XIII. Adjournment

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: 12/31/2025 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES VILLAGE BOARD MEETING 12/15/2025 MEETING MONDAY, DECEMBER 15, 2025 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

THE MEETING WILL BE LIVE-STREAMED ON THE VILLAGE OF WILLIAMS BAY'S YOUTUBE, WHICH CAN BE FOUND HERE:

<https://youtube.com/live/X2s40ZJbWVw?feature=share>

I. Call to Order

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

II. Roll Call

Present: President Adam Jaramillo, Trustees George Vlach, Lowell Wright, Robert Umans, Steven Russell, Mary Bartholomew, Susan Franzen

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Public Works Director Wayne Edwards, Recreation Director Ryan Knop, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Meeting Decorum

- A. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

V. Minutes

- A. Joint Williams Bay Village Board of Trustees and Williams Bay School District Board of Education Meeting Minutes of September 22, 2025

The motion to approve the Joint Williams Bay Village Board of Trustees and Williams Bay School District Board of Education Meeting Minutes of September 22, 2025 was initiated by Trustee Vlach and seconded by Trustee Wright. Unanimously carried.

- B. Village Board Meeting Minutes of December 1, 2025

The motion to approve the Village Board Meeting Minutes of December 1, 2025 was initiated by Trustee Umans and seconded by Trustee Bartholomew. Unanimously carried.

VI. Public Comments

Matt Robbins, 371 Frost Drive, spoke in opposition to the Land & Lakes Development, requesting that the Village Board send the item back to the Plan Commission for further review. Robbins asked that the Village Board police the developer closely for compliance with the development agreement and approved plans.

- A. Public Comments Responses - Responses to Public Comments from the previous Village Board Meeting are included in the Meeting Packet Materials Under this Agenda Item
- B. *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.*

VII. Consent Agenda

The motion to approve items A-E of the Consent Agenda was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

- A. Approval of Earmarking \$4,500 from Public Works 2025 Budget for the Purchase of Trees in 2026
- B. R-75-25 Approving the Child Safety Zone Map as Required by Ordinance 299
- C. R-77-25 Authorizing The Disposal Of Certain Surplus Personal Property Owned By The Village Of Williams Bay. *Police Department and Public Works Department Items*
- D. R-79-25 Resolution Approving A Three-year (3) Agreement Between the Village of Williams Bay and the Williams Bay Police Officers Association for Years 2026-2028
- E. R-80-25 Approving A Statement of Work From Civic Plus, LLC for Migration of Village Website and Website Services. *Including Web Central Standards Proposal; Master Services Agreement; Website Terms; Audio-Eye Terms and Common-Look Terms*
- F. R-85-25 Authorizing A Contract (3-year) with Lake Geneva Pier Company for All Village Piers Annual Installation, Removal and Repairs

This item was removed from the Consent Agenda to be discussed separately.

The motion to approve resolution R-85-25 Authorizing A Contract (3-year) with Lake Geneva Pier Company for All Village Piers Annual Installation, Removal and Repairs was initiated by President Jaramillo and seconded by Trustee Franzen. Unanimously carried.

VIII. Presentation of accounts and petitions

- A. Payroll ending 11-28-2025 in the amount of \$51,500.95

The motion to approve the Payroll ending 11-28-2025 in the amount of \$51,500.95 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- B. Accounts Payable Unpays dated 12-12-2025 in the amount of \$118,873.72

The motion to approve the Accounts Payable Unpays dated 12-12-2025 in the amount of \$118,873.72 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- C. Library Accounts Unpays dated 12-11-2025 in the amount of \$2,334.66

The motion to approve the Library Accounts Unpays dated 12-11-2025 in the amount of \$2,334.66 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- D. Monthly EFT Payments for November 2025 in the amount of \$139,543.56

The motion to approve the Monthly EFT Payments for November 2025 in the amount of \$139,543.56 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

E. October 2025 Financial Statements

The motion to approve the October 2025 Financial Statements was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

IX. Plan Commission

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.

The motion to approve the Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart was initiated by Trustee Franzen and seconded by Trustee Russell. Unanimously carried.

B. 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.

President Jaramillo explained that the Plan Commission recommended Village Board approval with a 5-2 vote. This item will be addressed under Ordinances and Resolutions.

X. President's Remarks

A. Acknowledgment of Emily Sanders's service to the Village

President Jaramillo requested the President's Remarks be moved to just after The Pledge of Allegiance.

President Jaramillo announced that the meeting was being live-streamed on the Village of Williams Bay YouTube page. President Jaramillo gave acknowledgment of longtime Library staff member, Emily Sanders's service to the Village of Williams Bay.

XI. Ordinances and Resolutions

A. 2025-14 An Ordinance Providing For Direct Annexation By Unanimous Consent of Electors and Property Owners of Territory Located in the Town of Geneva, Walworth County, Wisconsin, and Town of Linn, Walworth County, to the Village of Williams Bay, Walworth County, Wisconsin. *Approving Annexation and Temporary Zoning For Willabay Meadows Subdivision*

The motion to approve the first reading of Ordinance 2025-14 Providing For Direct Annexation By Unanimous Consent of Electors and Property Owners of Territory Located in the Town of Geneva, Walworth County, Wisconsin, and Town of Linn, Walworth County, to the Village of Williams Bay, Walworth County, Wisconsin. *Approving Annexation and Temporary Zoning For Willabay Meadows Subdivision* was initiated by Trustee Franzen and seconded by Trustee Vlach. Unanimously carried.

Votes:

Yes: President Jaramillo, Trustees Bartholomew, Umans, Wright, Vlach, Russell

No: Trustee Franzen

Abstain: None

Result: Passes

B. R-81-25 Resolution Approving Final Plat of Subdivision for Willabay Meadows Subdivision

The motion to approve resolution R-81-25 Approving Final Plat of Subdivision for Willabay Meadows Subdivision was

initiated by Trustee Franzen and seconded by Trustee Umans. Unanimously carried.

The motion to approve resolution R-81-25 Approving Final Plat of Subdivision for Willabay Meadows Subdivision was amended to be conditional on the Plat changing to reflect 5-foot walkways on the walking path was initiated by Trustee Franzen and seconded by Trustee Russell. Unanimously carried.

Votes:

Yes: President Jaramillo, Trustees Umans, Wright, Vlach, Russell

No: Trustees Bartholomew and Franzen

Abstain: None

Result: Passes

- C. R-76-25 Resolution Authorizing Insurance Policy Renewals With League Of Wisconsin Municipalities Mutual Insurance Company (LWMMIC) And R&R Insurance For Year 2026

The motion to approve resolution R-76-25 Authorizing Insurance Policy Renewals with League Of Wisconsin Municipalities Mutual Insurance Company (LWMMIC) And R&R Insurance For Year 2026 was initiated by Trustee Franzen and seconded by Trustee Wright. Unanimously carried.

- D. R-78-25 Resolution Authorizing the Village President or Village Administrator to Sign All Documents Necessary to Facilitate the Closing on the Purchase of 121 N. Elkhorn Road

The motion to approve resolution R-78-25 Authorizing the Village President or Village Administrator to Sign All Documents Necessary to Facilitate the Closing on the Purchase of 121 N. Elkhorn Road was initiated by Trustee Franzen and seconded by Trustee Bartholomew. Unanimously carried.

XII. Public Comments

Laura Schnell, 511 Willabay Dr, spoke regarding Willabay Meadows subdivision requesting confirmation that the walking path will indeed only be 5 feet wide. Schnell spoke regarding her disappointment with several beautiful live trees that have been taken down already and expressed concern for what it will look like when the developer is done. Schnell requested that the builder be watched closely.

Yvette Howard, Vice President, Property Management, Lincoln Road Enterprises, LLC, spoke regarding the available liquor license, reading a letter from Ann Drake in support of Womens Leadership getting the available license.

Mike Fieweger, 536 Morgan Drive, spoke regarding Hansens Addition requesting that the Village Board give the residents of Willabay time to review the development agreement. Fieweger also commented that Women's Leadership would be in direct competition with for-profit businesses if they were to get the liquor license which he felt should not be approved.

- A. *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.*

XIII. Other Items for Discussion, Consideration, or Action

- A. Discussion and Possible Action to Extend a Conditional Offer for the Police Officer Position

The motion to approve extending a Conditional Offer for the Police Officer Position to Jessica Leidl was initiated by President Jaramillo and seconded by Trustee Franzen. Unanimously carried.

XIV. Closed Session

- A. Closed Session.** Closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Canyon Development, LLC Development Agreement commonly known as Hanson’s Addition. *There will be no action taken or discussion following Open Session. The earliest that any action will be taken on this item will be the next regularly scheduled Village Board Meeting on Monday, January 5.*

The motion to go into Closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Canyon Development, LLC Development Agreement commonly known as Hanson’s Addition was initiated by Trustee Umans and seconded by Trustee Wright at 07:35pm.

Votes:

Yes: President Jaramillo, Trustees Bartholomew, Umans, Wright, Vlach, Russell, and Franzen

No: None

Abstain: None

Result: Passes

XV. Open Session

- A. Return to Open Session.** *There will be no action taken or discussion following Open Session. The earliest that any action will be taken on this item will be the next regularly scheduled Village Board Meeting on Monday, January 5.*

The motion to Return to Open Session was initiated by Trustee Wright and seconded by Trustee Franzen at 08:41pm. Unanimously carried.

XVI. Adjournment

The motion to adjourn was initiated by Trustee Vlach and seconded by Trustee Russell at 08:42pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

11/29/2025 - 12/12/2025

Pay Date:

12/19/2025

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$782.55	\$0.00	\$81.25	\$701.30
General Administration	\$12,268.05	\$0.00	\$5,877.98	\$6,390.07
KNC	\$4,034.35	\$0.00	\$1,321.81	\$2,712.54
Lakefront/Beach	\$0.00	\$0.00	\$0.00	\$0.00
Library	\$8,080.29	\$0.00	\$3,076.68	\$5,003.61
Parks	\$0.00	\$0.00	\$0.00	\$0.00
Police	\$27,555.73	\$1,109.71	\$10,172.61	\$18,492.83
Protective Services (F&R)	\$0.00	\$0.00	\$0.00	\$0.00
Public Works/W&S	\$13,975.83	\$6,385.93	\$7,787.46	\$12,574.30
Recreation Department	\$4,258.48	\$0.00	\$1,325.57	\$2,932.91
Village Board	\$5,512.50	\$0.00	\$434.95	\$5,077.55
Total Net Wages				\$53,885.11

12/13/2025 - 12/26/2025

Pay Date:

1/2/2026

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$423.00	\$0.00	\$37.91	\$385.09
General Administration	\$12,268.05	\$45.74	\$5,193.79	\$7,120.00
KNC	\$2,701.15	\$0.00	\$783.31	\$1,917.84
Lakefront/Beach	\$0.00	\$0.00	\$0.00	\$0.00
Library	\$10,125.80	\$0.00	\$3,787.08	\$6,338.72
Parks	\$0.00	\$0.00	\$0.00	\$0.00
Police	\$28,946.98	\$3,781.50	\$11,173.70	\$21,554.78
Protective Services (F&R)	\$7,167.77	\$0.00	\$930.75	\$6,237.02
Public Works/W&S	\$12,692.59	\$318.22	\$4,962.42	\$8,048.39
Recreation Department	\$3,872.59	\$0.00	\$1,125.75	\$2,746.84
Village Board				\$0.00
Total Net Wages				\$54,348.68

GL Account and Title	Description	Amount	GL Period
1225			
ABT MAILCOM			
100-51410-161 GEN ADMIN POSTAGE	2025 TAX BILL POSTAGE BALAN	384.05	1225
100-51410-210 GEN ADMIN PUBLICATIONS	2025 TAX BILL INSERT	423.00	1225
Total ABT MAILCOM:		807.05	
AFLAC			
100-21259 AFLAC PAYABLE	VOLUNTARY INSUR POLICY	481.68	1225
100-21259 AFLAC PAYABLE	VOLUNTARY INSUR POLICY NO	481.68	1225
Total AFLAC:		963.36	
AMAZON CAPITAL SERVICES			
100-52360-160 RESCUE DEPT SUPPLIES	AMBULANCE SOAP	21.99	1225
100-52360-160 RESCUE DEPT SUPPLIES	WASH BUCKET	37.80	1225
100-52360-160 RESCUE DEPT SUPPLIES	AMBULANCE BRUSH	17.99	1225
100-55210-143 FACILITY MAINTENANC/EQUIPMENT	REST ROOM SIGN	12.59	1225
100-55210-161 REC DEPT MARKETING/PROMOTION	MURDER MYSTERY NIGHT & B	77.92	1225
Total AMAZON CAPITAL SERVICES:		168.29	
AT&T MOBILITY			
100-52320-200 FIRE DEPT TELEPHONE	FIRE DEPT PHONE	37.11	1225
Total AT&T MOBILITY:		37.11	
BAKER TILLY VIRCHOW KRAUSE LLP			
100-51570-000 AUDIT EXPENSE	AUDIT 2025 BEGINING AUDIT 20	900.00	1225
200-57925-000 WATER AUDIT EXPENSE	AUDIT 2025 BEGINING AUDIT 20	300.00	1225
300-58972-000 SEWER AUDIT EXPENSE	AUDIT 2025 BEGINING AUDIT 20	300.00	1225
100-51570-000 AUDIT EXPENSE	TECHNOLOGY FEE	45.00	1225
200-57925-000 WATER AUDIT EXPENSE	TECHNOLOGY FEE	15.00	1225
300-58972-000 SEWER AUDIT EXPENSE	TECHNOLOGY FEE	15.00	1225
Total BAKER TILLY VIRCHOW KRAUSE LLP:		1,575.00	
BAXTER WOODMAN			
100-51630-000 LEGAL/ENGINEER/PLANNING AR	R-SITE PALN REVIEW POTAWA	1,495.00	1225
Total BAXTER WOODMAN:		1,495.00	
CERTA SITE			
200-57935-150 WATER PLANT REPAIRS/MAINT	FIRE EXTINGUISHER SERVICE	99.70	1225
300-58968-150 SEWER COLLECTION SYSTEM MAINT	FIRE EXTINGUISHER SERVICE	99.70	1225
400-58100-150 LIBRARY BLDG REPAIRS & MAINT	FIRE EXTINGUISHER SERVICE	192.20	1225
100-51730-150 VH BLDG REPAIRS/MAINT	FIRE EXTINGUISHER SERVICE	609.61	1225
100-52320-150 FIRE DEPT REPAIRS/MAINT	FIRE EXTINGUISHER SERVICE	108.50	1225
100-54310-150 STREETS EQUIP REPAIRS/MAINT	FIRE EXTINGUISHER SERVICE	498.83	1225
100-55410-150 PARKS REPAIRS/MAINT	FIRE EXTINGUISHER SERVICE	498.84	1225
Total CERTA SITE:		2,107.38	
COLUMN SOFTWARE PBC			
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATION - ORDINANCE 20	149.35	1225
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATION SPRING ELECTIO	42.30	1225
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATION ORDINANACE 20	208.35	1225
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATION LIQUIOR LICENS	43.15	1225

GL Account and Title	Description	Amount	GL Period
100-51670-000 MISC MUNI SERVICES COST RECOV	PUBLICATION JOHNSON ZBA	37.61	1225
100-51670-000 MISC MUNI SERVICES COST RECOV	PUBLICATION MACALLISTER Z	70.99	1225
Total COLUMN SOFTWARE PBC:		551.75	
DAWIS, EUGENIO P			
100-55210-275 REC DEPT PROGRAM EXPENSES	WING CHUN OCT - DEC 2025	108.00	1225
Total DAWIS, EUGENIO P:		108.00	
DEPARTMENT OF ADMINISTRATION			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	GBS EMAIL FILTERING	24.40	1225
Total DEPARTMENT OF ADMINISTRATION:		24.40	
DEPARTMENT OF WORKFORCE DEVELOPMENT			
100-51210-110 MUNICIPAL COURT WAGES	UNEMPLOEMENT WAGES - VAU	693.72	1225
Total DEPARTMENT OF WORKFORCE DEVELOPMENT:		693.72	
ELKHORN NAPA AUTO PARTS			
100-55410-150 PARKS REPAIRS/MAINT	BATTERY	143.48	1225
300-58968-150 SEWER COLLECTION SYSTEM MAINT	BATTERY & BLOCK HEATER	299.97	1225
200-57600-150 WELL #3 - REPAIRS	BATTERY	226.82	1225
100-55410-150 PARKS REPAIRS/MAINT	CREDIT	77.19	1225
Total ELKHORN NAPA AUTO PARTS:		593.08	
ENERGENECS			
200-57635-150 WATER TREATMENT REPAIRS/ MAINT	ALUM FEEDER SCREW	359.62	1225
Total ENERGENECS:		359.62	
FELDCO			
100-43006 BUILDING PERMITS	REFUND DOUBLE PAYMENT FO	70.00	1225
Total FELDCO:		70.00	
FOREMOST ELECTRIC			
100-56120-000 HOLIDAY DECORATION SUPPLIES	REPAIR 3 CHRISTMAS DECORA	1,110.00	1225
Total FOREMOST ELECTRIC:		1,110.00	
GAGE MARINE CORPORATION			
100-55411-154 LAKEFRONT PIER INSTALLATION	FALL PIER REMOVAL	20,079.00	1225
100-55411-154 LAKEFRONT PIER INSTALLATION	FALL LIFT REMOVAL	14,840.00	1225
100-55411-154 LAKEFRONT PIER INSTALLATION	FALL BOAT RAMP REMOVAL	1,100.00	1225
100-55411-154 LAKEFRONT PIER INSTALLATION	FALL TRANSPORT LIFT TO STO	6,095.00	1225
Total GAGE MARINE CORPORATION:		42,114.00	
GATEWAY TECHNICAL COLLEGE			
100-52320-190 FIRE DEPT TRAINING/CONFERENCES	FIREFIGHTER II EXAM	80.00	1225
Total GATEWAY TECHNICAL COLLEGE:		80.00	
GENEVA LAKE ENVIRONMENTAL AGENCY			
100-52130-120 GENEVA LAKE ENVIRONMENTAL AGCY	4TH QTR PLEDGE 2025	11,250.00	1225

GL Account and Title	Description	Amount	GL Period
Total GENEVA LAKE ENVIRONMENTAL AGENCY:		11,250.00	
GORDON FLESCH			
100-55210-130 REC DEPT TECHNOLOGY/IT	REC DEPT COPIER LEASE	48.46	1225
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER LEASE	181.47	1225
100-55210-130 REC DEPT TECHNOLOGY/IT	REC DEPT COPIER LEASE NOV	48.46	1225
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER LEASE NOVEMBER	181.47	1225
100-55210-130 REC DEPT TECHNOLOGY/IT	REC DEPT COPIER USAGE NO	94.06	1225
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER USAGE NOVEMBE	301.68	1225
Total GORDON FLESCH:		855.60	
GRAINGER INC.			
200-57935-150 WATER PLANT REPAIRS/MAINT	THERMOSTAT	21.48	1225
Total GRAINGER INC.:		21.48	
GRAYMONT WESTERN LIME INC.			
200-57631-160 WATER TREATMENT CHEMICALS	1 &2 IRON LIME	4,813.06	1225
Total GRAYMONT WESTERN LIME INC.:		4,813.06	
GUNNAR OLSEN LANDSCAPING			
100-55410-150 PARKS REPAIRS/MAINT	BRICK SIDEWALK REPAIR	2,860.00	1225
100-55410-150 PARKS REPAIRS/MAINT	BRICK SIDEWALK REPAIR	840.00	1225
Total GUNNAR OLSEN LANDSCAPING:		3,700.00	
HAWKINS INC			
200-57631-160 WATER TREATMENT CHEMICALS	CHLORINE GAS	3,196.00	1225
200-57631-160 WATER TREATMENT CHEMICALS	CHLORINE	1,618.00	1225
Total HAWKINS INC:		4,814.00	
JANESVILLE INDUSTRIAL SUPPLY			
400-58100-175 JANITORIAL SERVICES	DECEMBER 2025 LIBRARY CLE	675.00	1225
100-51720-175 JANITORIAL SERVICES	DECEMBER 2025 FIELDHOUSE	435.74	1225
100-51730-175 JANITORIAL SERVICES	DECEMBER 2025 VH CLEANING	675.00	1225
Total JANESVILLE INDUSTRIAL SUPPLY:		1,785.74	
KANDI JOHNSON			
100-43015 ZONING AND PLANNING FEES	REFUND VARIANCE FEE PAID	500.00	1225
Total KANDI JOHNSON:		500.00	
KOLTZ, SCOTT			
100-55210-275 REC DEPT PROGRAM EXPENSES	SENIOR POTLUCK EXCHANGE	20.81	1225
Total KOLTZ, SCOTT:		20.81	
MARRA, HALINA			
100-56130-000 TREE ENHANCEMENT	DAFODIL BULBS	59.91	1225
100-56130-000 TREE ENHANCEMENT	DAFODIL BULBS	31.98	1225
Total MARRA, HALINA:		91.89	

GL Account and Title	Description	Amount	GL Period
MERCY HEALTH SYSTEM			
130-52120-190 POLICE REFERENDUM TRAINING	NEW HIRE DRUG SCREEN	116.00	1225
130-52120-190 POLICE REFERENDUM TRAINING	NEW HIRE PHYSICAL	120.00	1225
Total MERCY HEALTH SYSTEM:		236.00	
ODLING CONSTRUCTION INC.			
100-54310-280 SNOW/ICE CONTROL MATERIALS	SAND	219.86	1225
100-54310-280 SNOW/ICE CONTROL MATERIALS	SAND	180.21	1225
Total ODLING CONSTRUCTION INC.:		400.07	
R.C. PORTABLE WELDING			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	WELDING V PLOW	728.60	1225
Total R.C. PORTABLE WELDING:		728.60	
SCHWAAB INC			
100-51410-160 GEN ADMIN SUPPLIES	BUSINESS CARDS - THIELE	32.90	1225
Total SCHWAAB INC:		32.90	
TOP PACK DEFENSE LLC			
100-52120-190 POLICE TRAINING	RIFFLE CASE	500.00	1225
130-52120-125 POLICE REFERENDUM UNIFORM	NEW HIRE UNIFORM	1,995.11	1225
100-52120-125 POLICE UNIFORMS	BORGEN UNIFORM	217.53	1225
100-52120-125 POLICE UNIFORMS	RUDI UNIFORM	235.08	1225
100-52120-125 POLICE UNIFORMS	ERICKSON UNIFORM	112.79	1225
100-52120-125 POLICE UNIFORMS	SHIRODA UNIFORM	112.79	1225
Total TOP PACK DEFENSE LLC:		3,173.30	
UNIFORM DEN EAST INC			
100-52360-160 RESCUE DEPT SUPPLIES	WINTER UNIFORM JACKET - GL	406.00	1225
Total UNIFORM DEN EAST INC:		406.00	
VANDEWALLE & ASSOCIATES			
100-51630-000 LEGAL/ENGINEER/PLANNING AR	R-THE PRESERVE COST RECO	4,440.00	1225
500-50000-140 Capital Improvements	DOWNTOWN MASTER PLAN	692.50	1225
Total VANDEWALLE & ASSOCIATES:		5,132.50	
VANGUARD COMPUTERS INC.			
130-52120-130 POLICE REFERENDUM IT	LT LAPTOP - IT	1,555.00	1225
100-52120-190 POLICE TRAINING	TRAINING LAPTOP	1,225.00	1225
Total VANGUARD COMPUTERS INC.:		2,780.00	
VELOCITY			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	AZZURE BACK UP - 3 SERVERS	147.49	1225
100-52120-130 POLICE IT EXPENSE	ENDPOINT SECURITY 27 LICEN	648.00	1225
100-55411-130 LAKEFRONT IT	MICROSOFT 365- LAKEFRONT	21.00	1225
100-55210-130 REC DEPT TECHNOLOGY/IT	MICROSOFT 365-RECREATION	160.50	1225
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	MICROSOFT 365-GENERAL	555.00	1225
100-52130-130 GENEVA LAKE LAW ENFORCEMENT	MICROSOFT 365-POLICE	549.00	1225
100-52360-130 RESCUE DEPT IT EXPENSE	MICROSOFT 365- RESCUE	21.00	1225
100-52320-130 FIRE DEPT IT	MICROSOFT 365-FIRE	42.00	1225

GL Account and Title	Description	Amount	GL Period
200-58801-000 IT SUPPORT/ANNUAL FEES	MICROSOFT 365 WATER	46.50	1225
100-54100-130 DPW IT EXPENSE	MICROSOFT 365-STREETS	46.50	1225
100-51210-150 MUNICIPAL COURT IT FEES	MICROSOFT 365 COURT	46.50	1225
100-52120-130 POLICE IT EXPENSE	IT SUPPORT POLICE	450.00	1225
200-58801-000 IT SUPPORT/ANNUAL FEES	IT SUPPORT WATER	300.00	1225
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	IT SUPPORT GENERAL	650.00	1225
Total VELOCITY:		<u>3,683.49</u>	
VILLAGE OF FONTANA			
120-52320-165 EMS IGA EXPENDITURES	OCTOBER 2025 RESCUE SERVI	75,737.92	1225
120-52320-165 EMS IGA EXPENDITURES	NOVEMBER 2025 RESCUE SER	75,737.92	1225
Total VILLAGE OF FONTANA:		<u>151,475.84</u>	
VILLAGE OF GENOA CITY			
200-57623-170 WATER TESTING	MISC BAC T TESTING NOVEMB	320.00	1225
Total VILLAGE OF GENOA CITY:		<u>320.00</u>	
VON BRIESEN & ROPER, S.C.			
100-51610-000 LEGAL SERVICES	LABOR & EMPLOYEMENT ATTO	73.00	1225
Total VON BRIESEN & ROPER, S.C.:		<u>73.00</u>	
WALCOMET			
300-58980-300 WALCOMET SEWERAGE EXPENSES	NOVEMBER 2025 SEWER SERV	57,294.22	1225
Total WALCOMET:		<u>57,294.22</u>	
Total 1225:		<u>306,446.26</u>	
Grand Totals:		<u><u>306,446.26</u></u>	

Village Board Approval Date: _____



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.

10,700 SF

- 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: _____

\$628.00

Date application was received:

Fee Paid:

Physical Address of Site: W4240 WI-50, Lake Geneva, WI, 53147

Tax Parcel Number: W4240

Project or Development Name: Lodge Geneva National

Applicant

Name: Brandon Flunker - Vierbicher

Mailing Address: 600 W. Virginia Street, Suite 601, Milwaukee, WI 53204

eMail: bflu@vierbihcer.com

Phone: 262-408-5564

Owner of Site

Name: Paloma Ridge Commercial LLC

Mailing Address: 1221 Geneva National Ave S, Lake Geneva, WI, 53147

eMail: glchambers@destinationgn.com

Phone: 262-245-7000

Legal Representative

Name: _____

Mailing Address: _____

eMail: _____

Phone: _____

Architect, Engineer, Contractor

Name: Brandon Flunker - Vierbicher

Mailing Address: 600 W. Virginia Street, Suite 601, Milwaukee, WI 53204

eMail: bflu@vierbihcer.com

Phone: 262-408-5564

Legal Description of Site (Attach separate sheet if additional space is needed):
Walworth County Parcel 300439

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

Current Zoning of Site: ETZ

Current Overlay Districts of Site: N/A

Proposed Zoning of Site: ETZ

Proposed type of structure of use: Parking Lot

Proposed use of structure or site: Parking Lot

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

The property owner is looking to expand the parking lot and modify several sections of the existing parking/drives.
The total proposal land disturbance is roughly 70,000 SF.

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

N/A

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

N/A

Print Applicant's Name: Brandon Flunker

Date: 10.20.25

Signature of Applicant:





October 21, 2025

Zoning Reviewer- Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Re: Lodge Geneva National – Site Plan Review Application

To Whom it May Concern:

On behalf of Paloma Ridge Commercial, LLC, the owner, we are submitting a Zoning Permit Application. Please note that a Stormwater and Erosion Control permit has also been submitted to Walworth County as well as the Town of Geneva. This submittal includes the following documents:

- | | | |
|----|--|-----------|
| 1. | Permit Application | x1 |
| 2. | \$628 Check for Permit Application Fee | x1 |
| 3. | Project Plans | x7 copies |

If you have any questions, please don't hesitate to call me at (262) 408-5564.

Sincerely,
Brandon Flunker, PE CFM

cc: Garth L. Chambers – Inns of Geneva National LLC

Village of Williams Bay
PO Box 580
250 Williams Street
Williams Bay WI 53191

(262) 245-2700

Receipt No: 13.017191

Oct 21, 2025

LICENSES AND PERMITS - LODGE GENEVA 628.00
NATIONAL
100-43015 ZONING AND PLANNING FEES

Total: 628.00

CHECKS Check No: 98466 628.00
Payor: VIERBICHER

Total Applied: 628.00

Change Tendered: .00

10/21/2025 10:52 AM

LODGE GENEVA NATIONAL

NEW PARKING ADDITION & EXISTING PARKING LOT RENOVATION

TOWN OF GENEVA, WISCONSIN



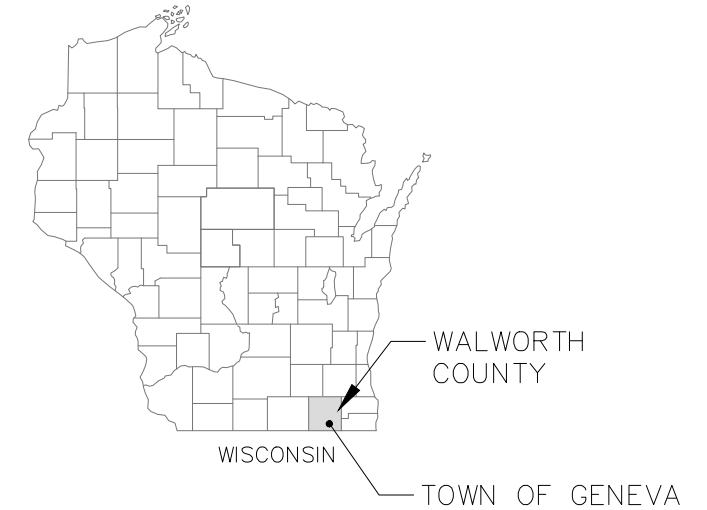
vierbicher
planners | engineers | advisors

OWNER – LODGE GENEVA NATIONAL
1221 GENEVA NATIONAL AVENUE SOUTH
LAKE GENEVA, WI 53147

REP – GARTH L. CHAMBERS
262-245-7000
GLCHAMBERS@DESTINATIONGN.COM

CIVIL ENGINEER – VIERBICHER
600 W. VIRGINIA ST., STE 601
MILWAUKEE, WI 53204

REP – BRANDON FLUNKER
262-408-5564
BFLU@VIERBICHER.COM



PROJECT LOCATION

SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	GRADING & EROSION CONTROL PLAN
C5.1	DETAILED GRADING PLAN
C5.2	DETAILED GRADING PLAN
C5.3	DETAILED GRADING PLAN
C5.4	DETAILED GRADING PLAN
C5.5	DETAILED GRADING PLAN
C6.0	UTILITY PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	DETAILS

TITLE SHEET

LODGE GENEVA NATIONAL
TOWN OF GENEVA
WALWORTH COUNTY, WISCONSIN



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/11/2025
DRAFTER: JGRU
CHECKED: SPAR
PROJECT NO.: 240725

C1.0

GENERAL SURVEY NOTES:

- 1) This survey is based upon field work completed on February 10, 2025. Any changes in site conditions after February 10, 2025 are not reflected by this survey.
- 2) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- 3) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
- 4) Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket numbers 20250204913 & 20250204914. Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, locking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

TOPOGRAPHIC LINEWORK LEGEND

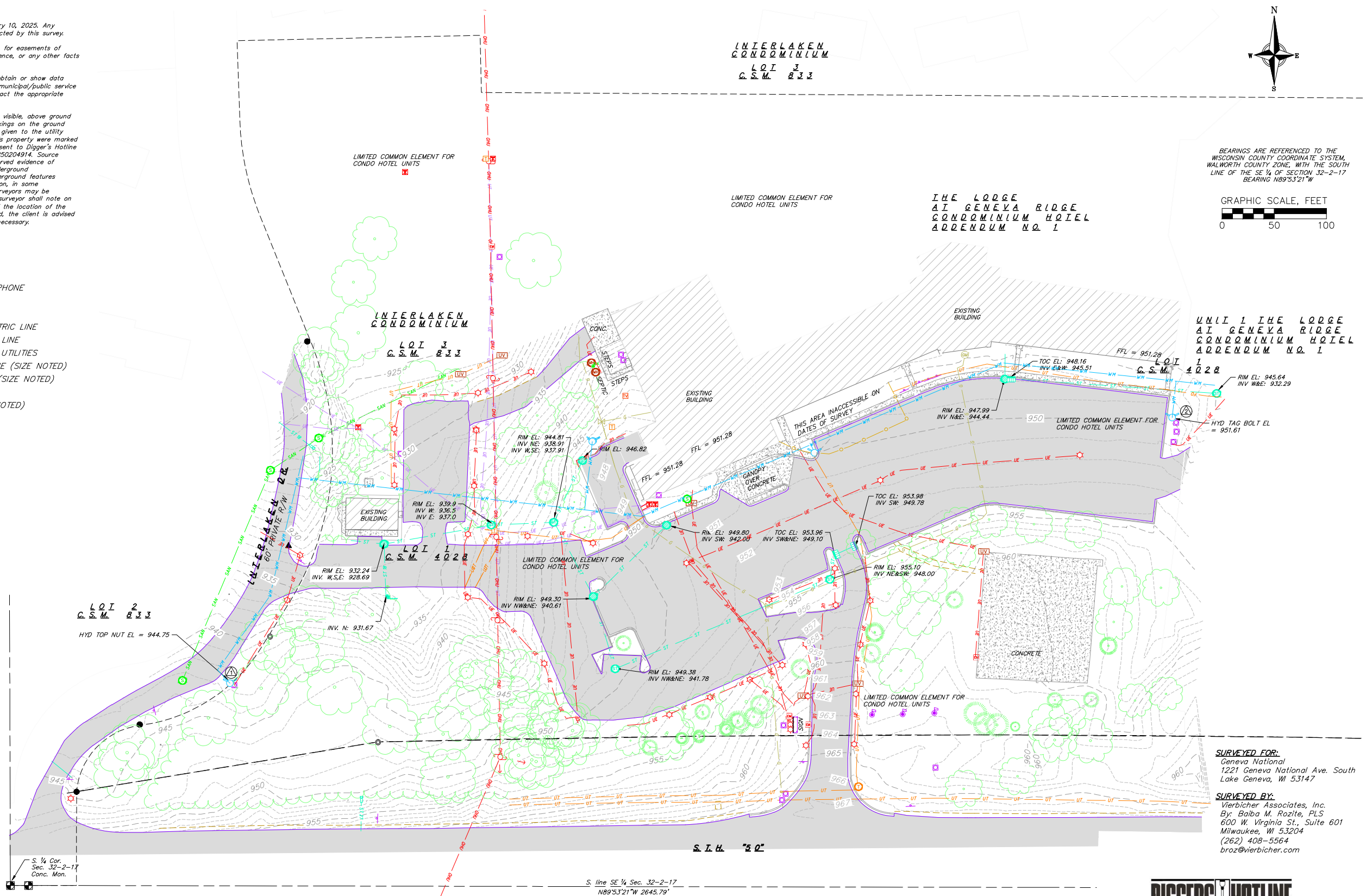
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — EXISTING CHAIN LINK FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- OAGU — OAGU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- — — EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR
- — — EXISTING EDGE OF PAVEMENT
- — — EXISTING EDGE OF GRAVEL
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

SURVEY LEGEND

- ⊕ BENCHMARK
- ⊕ PUBLIC LAND CORNER AS NOTED
- ⊕ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

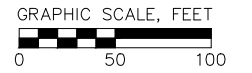
- ⊕ EXISTING FLAG POLE
- ⊕ EXISTING POST
- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING ENDWALL
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING ROOF DRAIN
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING SEPTIC VENT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING GAS METER
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UNIDENTIFIED MANHOLE
- ⊕ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE



INTERLAKEN
CONDOMINIUM
LOI 3
C.S.M. 833

THE LODGE
AT GENEVA RIDGE
CONDOMINIUM HOTEL
ADDENDUM NO. 1

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
WALWORTH COUNTY ZONE, WITH THE SOUTH
LINE OF THE SE 1/4 OF SECTION 32-2-17
BEARING N89°53'21"W



UNIT 1 THE LODGE
AT GENEVA RIDGE
CONDOMINIUM HOTEL
ADDENDUM NO. 1

SURVEYED FOR:
Geneva National
1221 Geneva National Ave. South
Lake Geneva, WI 53147

SURVEYED BY:
Vierbicher Associates, Inc.
By: Baiba M. Rozite, PLS
600 W. Virginia St., Suite 601
Milwaukee, WI 53204
(262) 408-5564
broz@vierbicher.com

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

NOT FOR CONSTRUCTION

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CALL DIGGER'S HOTLINE
1-800-242-8511

EXISTING CONDITIONS
LODGE GENEVA NATIONAL
TOWN OF GENEVA
WALWORTH COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

DATE: 02/20/2025
DRAFTER: BROZ
CHECKED: SPAR
PROJECT NO.: 240725
C2.0



GRAPHIC SCALE, FEET
0 30 60

GRADING & EROSION CONTROL LEGEND

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- - - S - - - SILT FENCE
- - - D - - - DISTURBED LIMITS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- ▨ TRACKING PAD
- ▨ RIP RAP
- DRAINAGE DIRECTION
- ▨ EROSION MAT CLASS I, TYPE A



GRADING & EROSION CONTROL PLAN
 LODGE GENEVA NATIONAL
 TOWN OF GENEVA
 WALWORTH COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 09/11/2025
 DRAFTER: JGRU
 CHECKED: SPAR
 PROJECT NO.: 240725

S. I. H. "5 0"

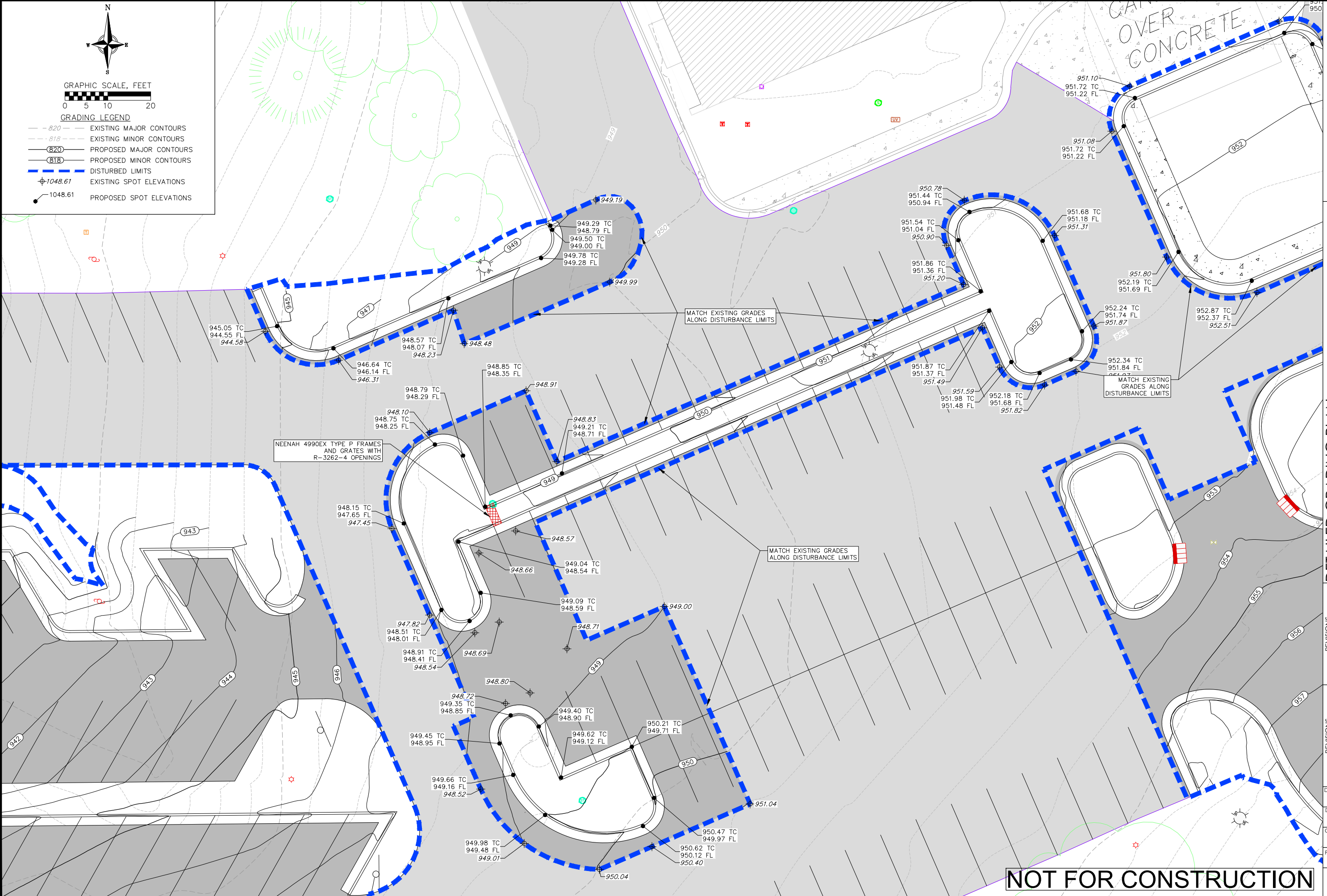
NOT FOR CONSTRUCTION

C5.0

M:\Geneva National\240724_Lodge\CADD\240724 Base Engineering.dwg by: jgru 11 Sep 2025 - 9:30a



- GRADING LEGEND**
- - 820 - - EXISTING MAJOR CONTOURS
 - - 818 - - EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - — DISTURBED LIMITS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS



DETAILED GRADING PLAN
 LODGE GENEVA NATIONAL
 TOWN OF GENEVA
 WALWORTH COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

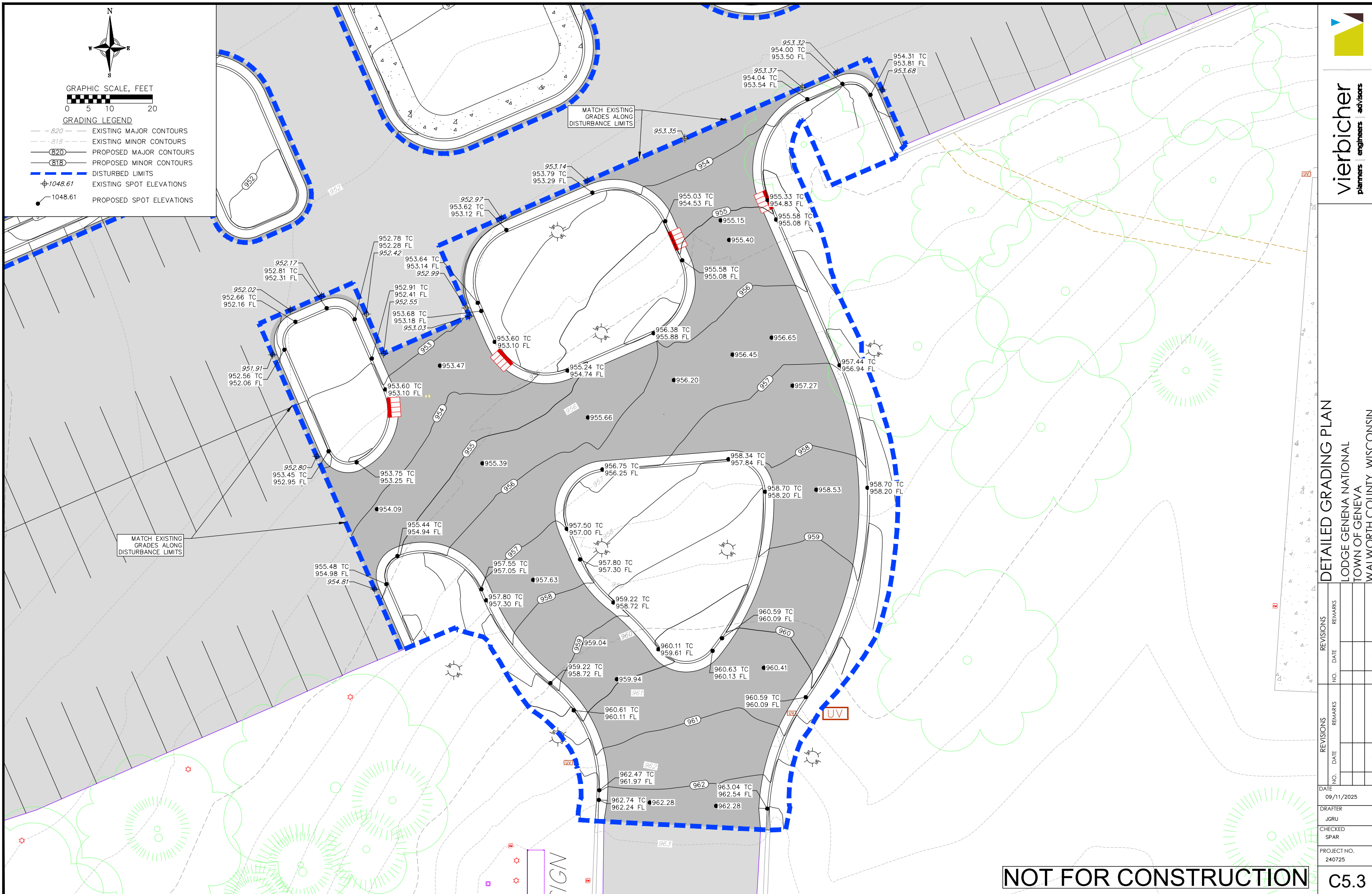
DATE: 09/11/2025
 DRAFTER: JGRU
 CHECKED: SPAR
 PROJECT NO.: 240725

NOT FOR CONSTRUCTION



GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- - - - - DISTURBED LIMITS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS



DETAILED GRADING PLAN
LODGE GENENA NATIONAL
TOWN OF GENENA
WALWORTH COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

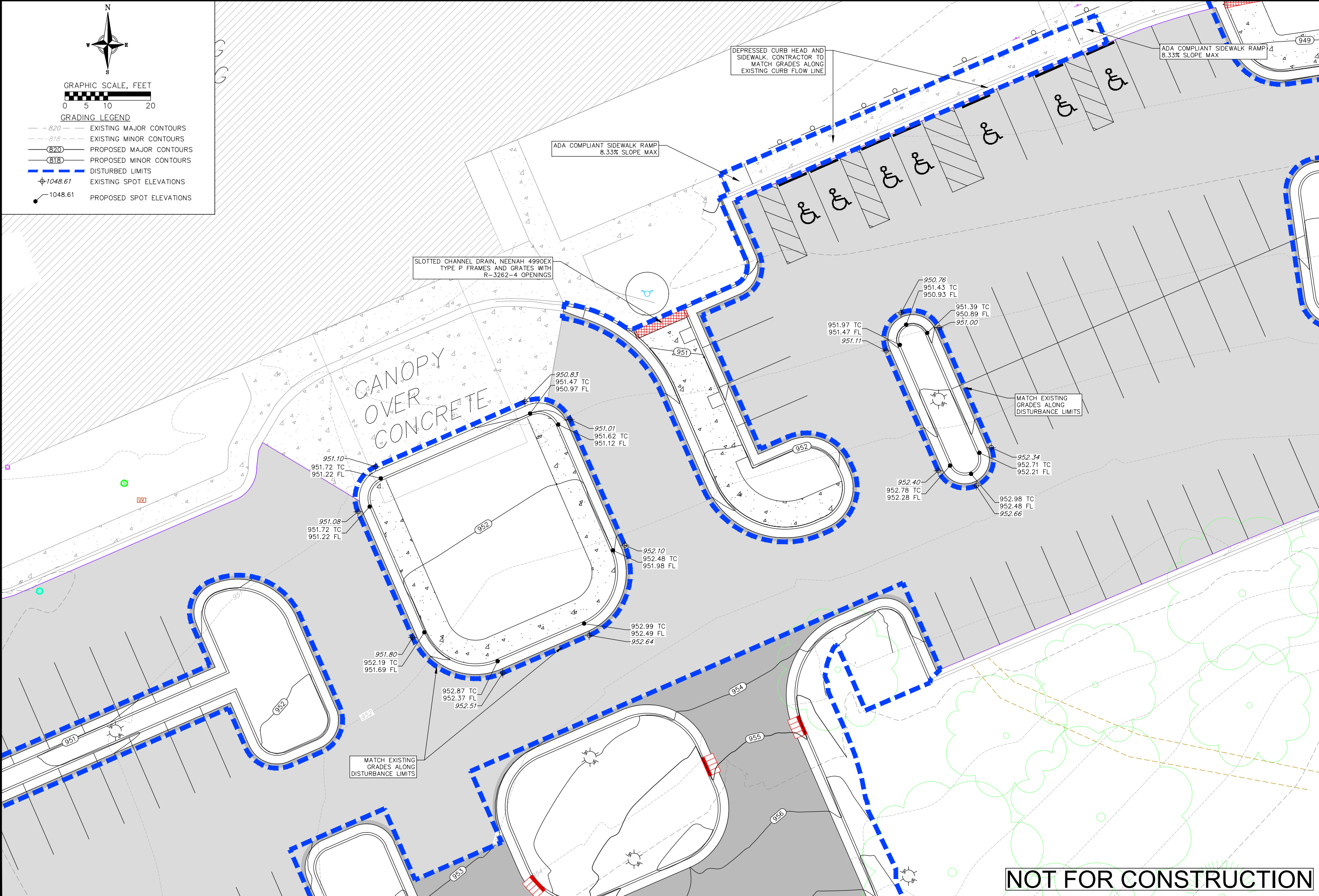
DATE: 09/11/2025
 DRAFTER: JGRU
 CHECKED: SPAR
 PROJECT NO.: 240725

NOT FOR CONSTRUCTION **C5.3**



GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- - - - - DISTURBED LIMITS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS



DETAILED GRADING PLAN
 LODGE GENENA NATIONAL
 TOWN OF GENENA
 WALWORTH COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REVISIONS	NO.	DATE	REMARKS

DATE: 09/11/2025
 DRAFTER: JGRU
 CHECKED: SPAR
 PROJECT NO.: 240725

NOT FOR CONSTRUCTION

C5.4



GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- (820) — PROPOSED MAJOR CONTOURS
- (818) — PROPOSED MINOR CONTOURS
- - - - - DISTURBED LIMITS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

SLOTTED CHANNEL DRAIN, NEENAH 4990EX
TYPE P FRAMES AND GRATES WITH
R-3262-4 OPENINGS

MATCH EXISTING
GRADES ALONG
DISTURBANCE LIMITS

DETAILED GRADING PLAN
LODGE GENENA NATIONAL
TOWN OF GENENA
WALWORTH COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/11/2025
 DRAFTER: JGRU
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NOT FOR CONSTRUCTION

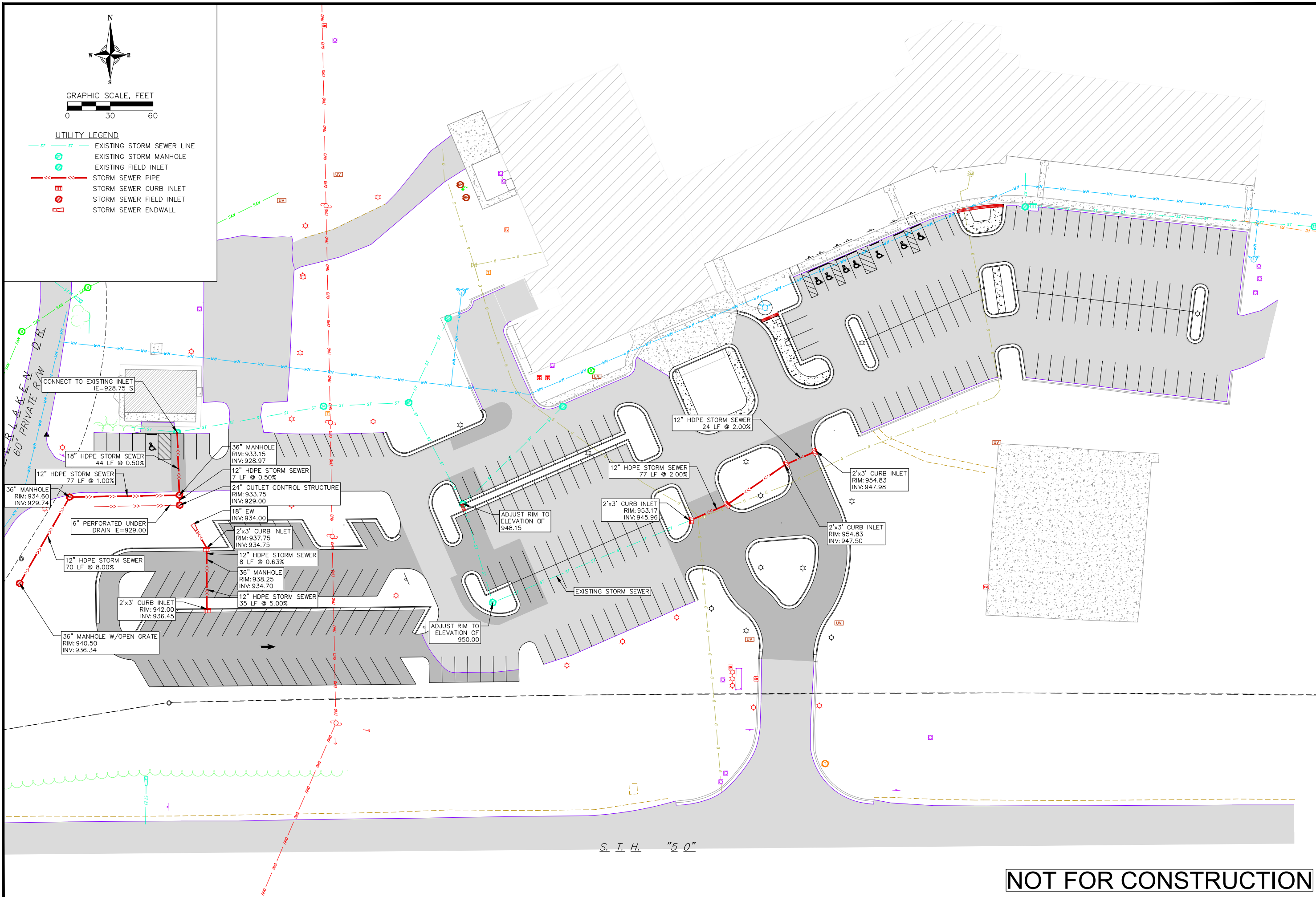
C5.5



GRAPHIC SCALE, FEET
0 30 60

UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING FIELD INLET
- STORM SEWER PIPE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- STORM SEWER ENDWALL



S. I. H. "5 0"

NOT FOR CONSTRUCTION

UTILITY PLAN
 LODGE GENENA NATIONAL
 TOWN OF GENENA
 WALWORTH COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/11/2025
 DRAFTER: JGRU
 CHECKED: SPAR
 PROJECT NO.: 240725

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE TOWN OF GENEVA EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR TOWN. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
11. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
12. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
15. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
16. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
17. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
18. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
19. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
20. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
21. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
22. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
23. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
24. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
25. THE TOWN, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-DRIVES AND BUILDING PADS
6. ROUGH GRADE DRIVES AND BUILDING PADS
7. CONSTRUCT UNDERGROUND UTILITIES
8. INSTALL INLET PROTECTION
9. CONSTRUCT DRIVES (STONE BASE, CURB & GUTTER, AND SIDEWALK).
10. RESTORE TERRACES/OPEN SPACE
11. CONSTRUCT BUILDINGS
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

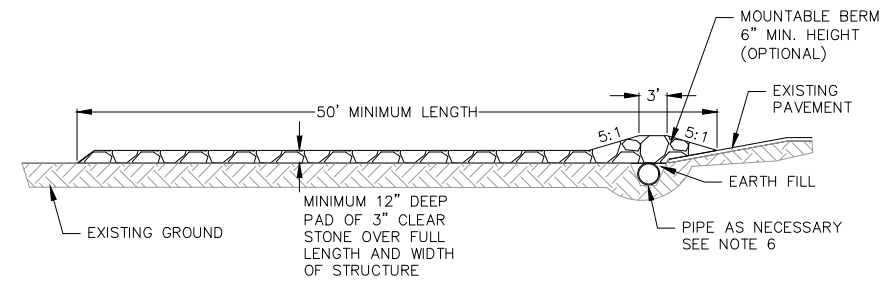
TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

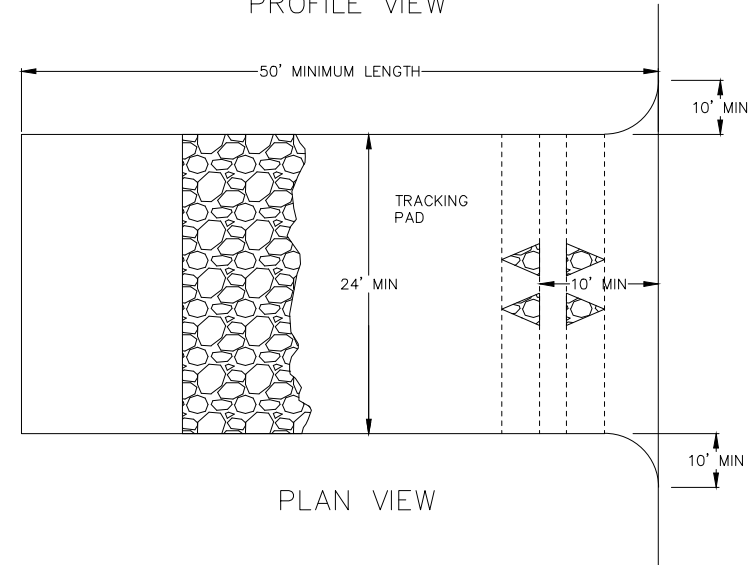
MULCHING RATES:

TEMPORARY AND PERMANENT:

- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



PROFILE VIEW

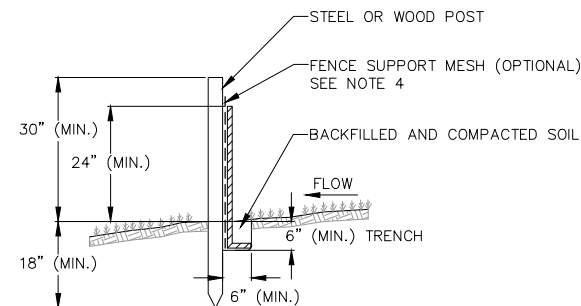


PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD

C7.0 NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

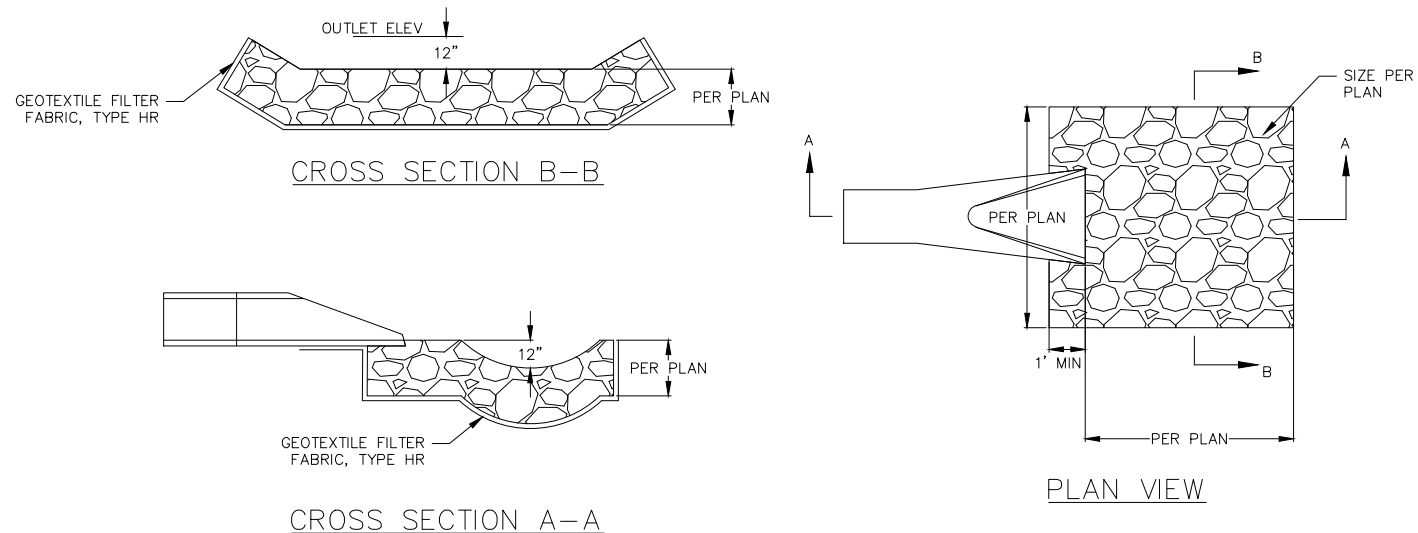
2 SILT FENCE

C7.0 NOT TO SCALE

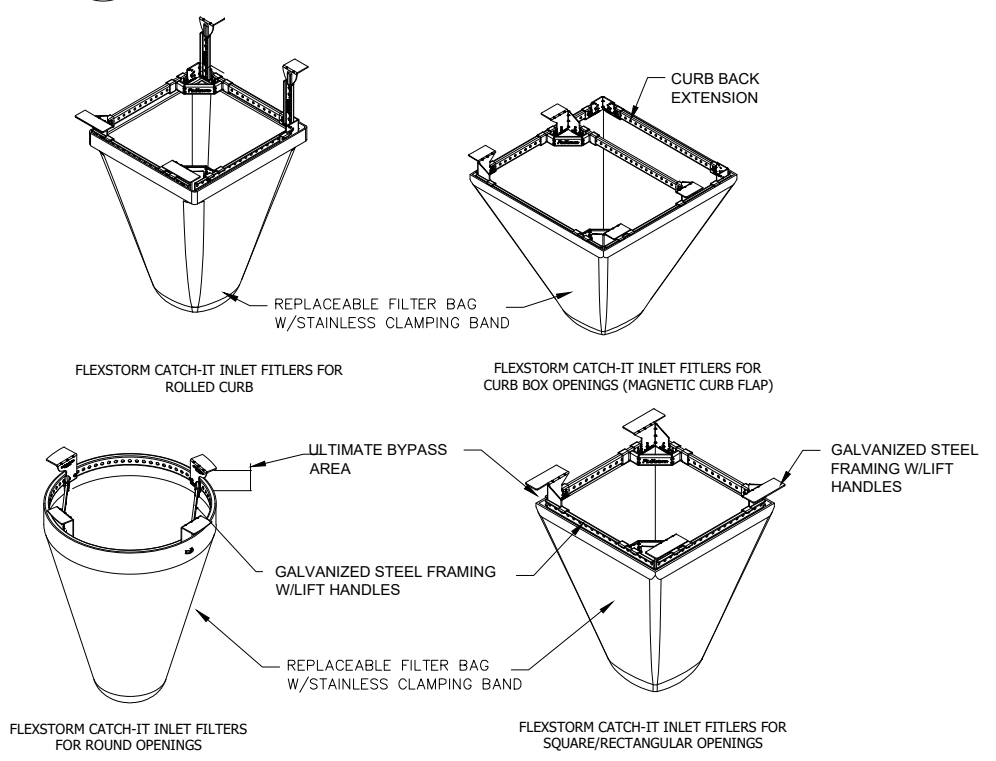
DETAILS

REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS

DATE	09/11/2025
DRAFTER	JGRU
CHECKED	SPAR
PROJECT NO.	240725



1 RIP-RAP OUTLET
C7.1 NOT TO SCALE

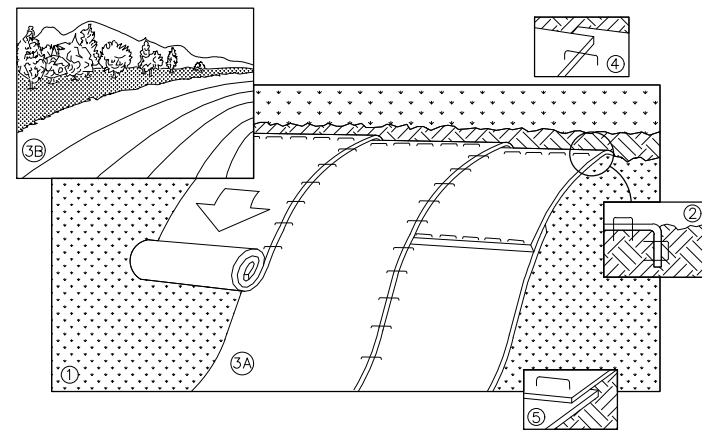


NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

2 FRAMED INLET PROTECTION
C7.1 NOT TO SCALE



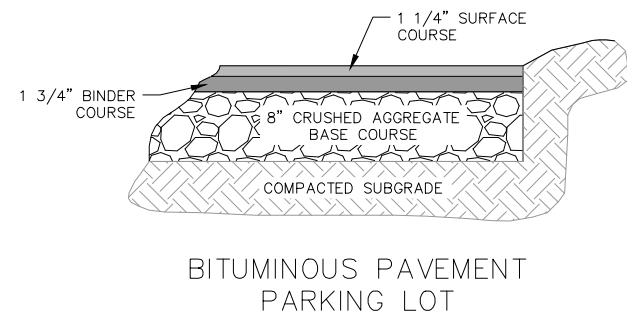
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

3 EROSION MAT
C7.1 NOT TO SCALE

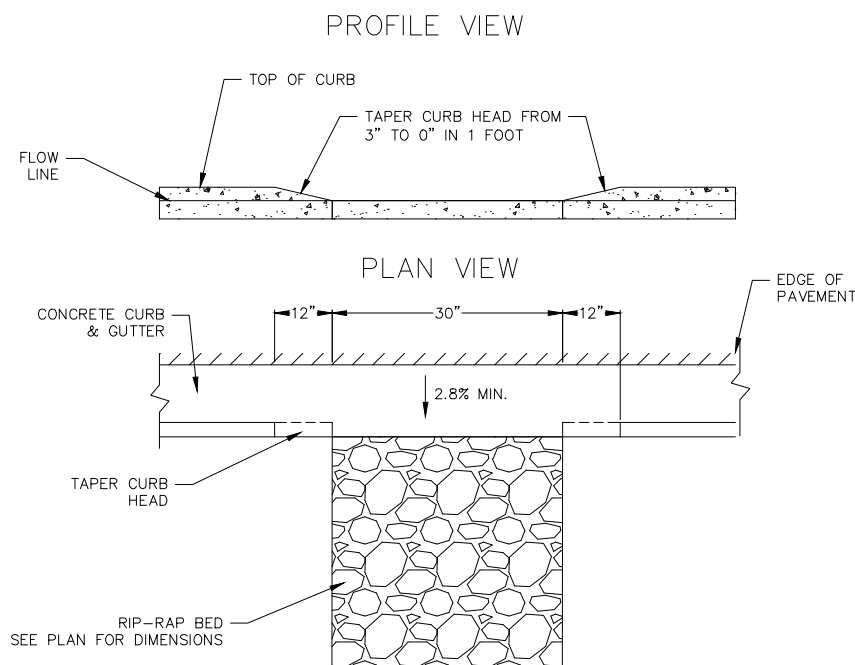
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/11/2025
DRAFTER: JGRU
CHECKED: SPAR
PROJECT NO.: 240725



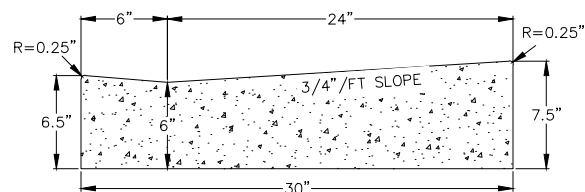
BITUMINOUS PAVEMENT
PARKING LOT

1 SITE PAVEMENT
C7.3 NOT TO SCALE

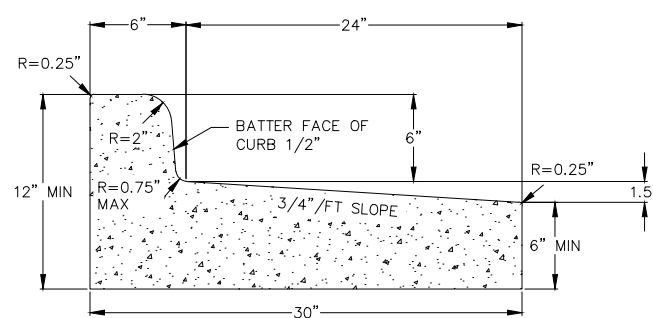


CURB CUT
NOT TO SCALE

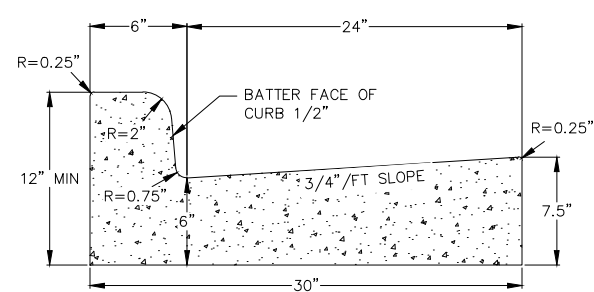
3 CURB CUT
7.3 NOT TO SCALE



HANDICAP RAMP
GUTTER CROSS SECTION

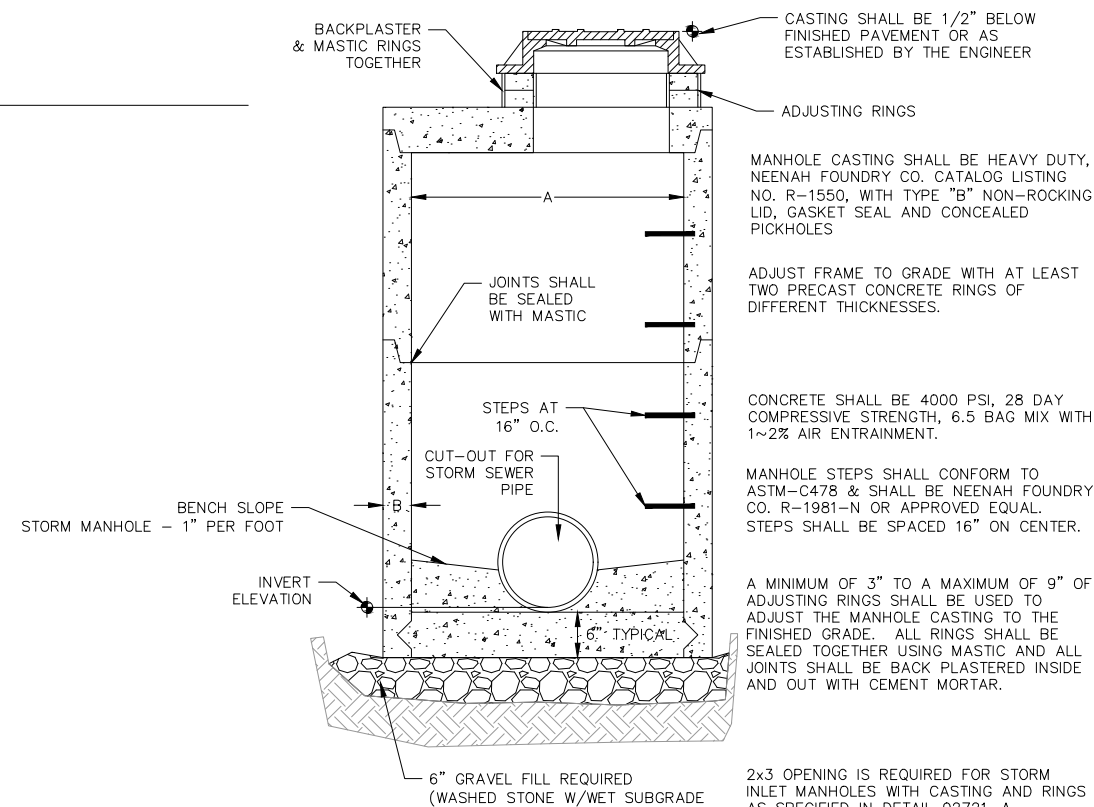


CURB AND GUTTER
REJECT SECTION



CURB AND GUTTER
CROSS SECTION

2 30" CONCRETE CURB AND GUTTER
7.3 NOT TO SCALE



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
36"	36"	4"
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"

4 STORM SEWER MANHOLE
C7.3 NOT TO SCALE

NO.	DATE	REVISIONS	
		NO.	DATE

DATE	09/11/2025
DRAFTER	JGRU
CHECKED	CHECKED
PROJECT NO.	240725



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
December 2, 2025

Prepared: November 26, 2025

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 is requesting approval of a Site Plan Review per Section 390-1206 and 390-1704 for a property located within the Village of Williams Bay ETZ boundary. Per Section 390-1704 site plan review shall be incorporated into the ETZ zoning ordinance, and all modifications to a commercial property shall require site plan review by the Village of Williams Bay Plan Commission.

The applicant is requesting to modify and expand an existing parking lot for the Lodge of Geneva National located in the Town of Geneva. The expansion shown in detail enclosed in your packet includes the addition of multiple new parking spaces, as well as a new proposed entry and exit design. All stormwater and erosion control will be reviewed by Walworth County. The total disturbance area is approximately 70,000 square feet.

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,

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

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.

The property located at W4240 Highway 50 is zoned B-4 ETZ, Highway Business District.

After a review of the submitted application and materials the proposed project appears to be in full compliance with all of the following requirements of the B-4 ETZ Zoning District per Section 390-1703. Additionally, the proposal appears to be in full compliance with all requirements of Section 390-0805 pertaining to off street parking requirements.

Respectfully submitted,

Allison Schwark
Zoning Administrator

ORDINANCE #2025-14

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, AND TOWN OF LINN, WALWORTH COUNTY, TO THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

WHEREAS, Land & Lakes Development Co., an Illinois corporation ("Petitioner"), has made and filed with the Village Clerk of the Village of Williams Bay ("Village") a Petition for Direct Annexation by Unanimous Consent of Electors and Property Owners of Territory Located in the Town of Geneva, Walworth County, Wisconsin, and Town of Linn, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(2) ("Annexation Petition"), in the office of the Village Clerk for the Village of Williams Bay, Walworth County, Wisconsin, on or about the 2nd day of August, 2025, requesting the annexation to the Village of lands described in Exhibit A attached hereto and incorporated herein by reference ("Subject Territory"), which such lands are contiguous to the Village; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Geneva, Walworth County, Wisconsin, Town of Linn, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the Village Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. § 66.0217(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the Village and/or the Village's Counsel; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the Village, and said Plan Commission has recommended annexing the Subject Territory to the Village with a temporary zoning of Suburban Residential Zoning District (SF-3); and

WHEREAS, the Village Board of the Village of Williams Bay, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory to be annexed:

- a. That the annexation of the Subject Territory proposed to be annexed to the Village of Williams Bay, Walworth County, Wisconsin, is in the best interest of the Village.
- b. That the annexation of the Subject Territory proposed to be annexed will enable the Village to regulate and control development of these lands which are contiguous to the Village.
- c. That, upon annexation, the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. § 66.0217(8) in the Suburban Residential Zoning District (SF-3) in accordance with the attached Exhibit B incorporated herein;
- d. That the annexation of the Subject Territory does not create a Town island under the provisions of Wis. Stat. § 66.0221.
- e. That the Village is in need of additional lands suitable for single-family residential development.
- f. That there are zero electors residing within the boundaries of the Subject Territory.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the Village of Williams Bay, Walworth County, Wisconsin.
2. Those lands comprising the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. § 66.0217(8) in the Suburban Residential Zoning District (SF-3), in accordance with the attached Exhibit B incorporated herein.
3. Those lands comprising the Subject Territory shall be included within Supervisory District 7 of Walworth County and in Ward 3 of the Village of Williams Bay.
4. This Ordinance, and the annexation hereby effected, shall be in full force and effect upon enactment.
5. The Village Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.
6. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.
7. Pursuant to Wis. Stat. Sec. 66.0217 (14) (a), the Village of Williams Bay agrees to pay annually to the Town of Geneva and to the Town of Linn for five (5) years an amount equal to the amount of property taxes levied by the Town of Geneva and by the Town of Linn on the property annexed from their respective towns, as shown on the tax roll, in the year in which the annexation is final.

Adopted, passed, and approved by the Village Board of the Village of Williams Bay, Walworth County, Wisconsin, this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

First Reading: 12/15/2025

Second Reading: _____

Date Adopted: _____

Date Published: _____

Approved as to Form:

Mark A. Schroder, Village Attorney

EXHIBIT A

Legal Descriptions

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

ORDINANCE FOR DIRECT ANNEXATION

EXHIBIT B

Suburban Residential (SF-3) Zoning District

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.



Village of Williams Bay Police Department

PO Box 580
250 Williams Street
Williams Bay, WI 53191



Phone: 262.245.2710

Chief Justin P Timm

Fax: 262.245.2711

To: Tina Kolls; Village Clerk
From: Justin P Timm; Chief of Police

Reference: Alcohol License Application

Ms. Kolls,

I received a liquor license application from Big Daddy's LLC (DBA Daddy' Maxwells). Our department has conducted a background check as well as an on-site visit to Daddy Maxwells.

Based on the findings of this evaluation, I can confirm there are no known issues or concerns that would preclude the applicant from obtaining the requested liquor license. All aspects of the process, including compliance with applicable regulations, and background requirements, have been satisfactorily addressed.

Justin P Timm
Chief of Police
Village of Williams Bay Police Department

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- Class "A" Beer \$ _____ Class "B" Beer \$ 100.00
 "Class A" Liquor \$ _____ "Class B" Liquor \$ 500.00
 "Class A" Liquor (cider only) \$ _____ Reserve "Class B" Liquor \$ _____
 "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$ 600.00
Background Check Fee	\$
Publication Fee	\$ 50.00
Total Fees	\$ 650.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) <p style="text-align: center; font-size: 1.2em;">Big Daddy's LLC</p>			
2. Business Trade Name or DBA <p style="text-align: center; font-size: 1.2em;">Daddy Maxwell's</p>			
3. FEIN <p style="font-size: 1.2em;">33-2421099</p>		4. Wisconsin Seller's Permit Number <p style="font-size: 1.2em;">456-1031877534</p>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization <p style="font-size: 1.2em;">WI</p>		7. Date of Organization <p style="font-size: 1.2em;">Dec 23, 2024 <small>Oct 29</small></p>	8. Wisconsin DFI Registration Number <p style="font-size: 1.2em;">B119860</p>
9. Premises Address <p style="font-size: 1.2em;">150 Elkhorn Road</p>			
10. City <p style="font-size: 1.2em;">Williams Bay</p>		11. State <p style="font-size: 1.2em;">WI</p>	12. Zip Code <p style="font-size: 1.2em;">53191</p>
13. County <p style="font-size: 1.2em;">Walworth</p>	14. Governing Municipality: <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: <p style="font-size: 1.2em;">Williams Bay</p>		15. Aldermanic District
16. Premises Phone <p style="font-size: 1.2em;">262-607-6018</p>	17. Premises Email <p style="font-size: 1.2em;">daddymaxwellsdiner@gmail.com</p>		18. Website <p style="font-size: 1.2em;">—</p>
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <p style="font-size: 1.2em;">Iglu shaped dining room and rectangular shaped "cafe" dining room. 2 bathrooms, small back office, kitchen area, dry goods storeroom at back of building where alcohol would be stored</p>			
20. Mailing Address (if different from premises address) <p style="font-size: 1.2em;">PO Box 46</p>			
21. City <p style="font-size: 1.2em;">Williams Bay</p>		22. State <p style="font-size: 1.2em;">WI</p>	23. Zip Code <p style="font-size: 1.2em;">53191</p>

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. Yes No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. Yes No
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? Yes No
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? Yes No
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity _____ 4b. Business Entity FEIN _____

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. Yes No
 6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? Yes No
 7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? Yes No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone

Part D: Attestation

One of the following must sign and attest to this application:
 • sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Linares</i>		First Name <i>Miguel</i>		M.I. <i>A</i>
Title <i>owner</i>	Email <i>linas group @ my yahoo.com</i>	Phone <i>920-573-0607</i>		
Signature <i>Miguel Linares</i>			Date <i>11-20-25</i>	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk <i>11-24-2025</i>	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Alcohol Beverage Appointment of Agent

Date
11.27.25

Agent Type (check one)

- Original (no fee) Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor) <p style="text-align: center; font-size: 1.2em;">Big Daddy's LLC</p>	
2. Business Trade Name or DBA <p style="text-align: center; font-size: 1.2em;">Daddy Maxwell's</p>	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	

Part B: Agent Information

1. Last Name <p style="font-size: 1.2em;">Smith</p>	2. First Name <p style="font-size: 1.2em;">Daniel</p>	3. M.I. <p style="font-size: 1.2em;">J</p>
4. Email <p style="font-size: 1.2em;">assheid@hotmail.com</p>		5. Phone <p style="font-size: 1.2em;">262-949-2440</p>
6. Home Address [REDACTED]		
7. City <p style="font-size: 1.2em;">Williams Bay</p>	8. State <p style="font-size: 1.2em;">WI</p>	9. Zip Code <p style="font-size: 1.2em;">53191</p>
10. Date of Birth <p style="font-size: 1.2em;">7-3-84</p>		11. Drivers License/State ID Number [REDACTED]
12. Drivers License/State ID State of Issuance <p style="font-size: 1.2em;">Wisconsin</p>		

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Smith Linares</i>		First Name <i>Daniela Miguel</i>		M.I. <i>JA</i>
Title <i>Manager owner</i>	Email <i>cassteta@hotmail.com</i>		Phone <i>920-573-0607</i>	<i>762-949-2440</i>
Signature <i>[Signature]</i>		Date <i>11.22.25</i>		

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Smith</i>		First Name <i>Daniel</i>		M.I. <i>J</i>
Signature <i>[Signature]</i>		Date <i>11.22.25</i>		

Serving Alcohol

is proud to present this certificate to

daniel smith

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND REGARD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code
iARAqvQ0sQ

Date Issued
Nov 23rd, 2025

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: daniel smith

Certification Date: Nov 23rd, 2025

Certificate Code: iARAqvQ0sQ

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

DRIVER LICENSE
REGULAR

USA
WISCONSIN
NOT FOR FEDERAL PURPOSES

1 SMITH
2 DANIEL JAMES

3 DOB 07/03/1984

4a EXP [REDACTED]

5 DD 0T10D2021070614422027

6a END NONE

15 SEX M 16 HGT 6'-04"
17 WGT 375 lb 18 EYES HAZ

19 HAIR BRO 4b ISS [REDACTED]

20 CLASS D

21 [REDACTED]

22 [REDACTED]

23 [REDACTED]

24 [REDACTED]

25 [REDACTED]

26 [REDACTED]

27 [REDACTED]

28 [REDACTED]

29 [REDACTED]

30 [REDACTED]

31 [REDACTED]

32 [REDACTED]

33 [REDACTED]

34 [REDACTED]

35 [REDACTED]

36 [REDACTED]

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89 [REDACTED]

90 [REDACTED]

91 [REDACTED]

92 [REDACTED]

93 [REDACTED]

94 [REDACTED]

95 [REDACTED]




96 [REDACTED]

97 [REDACTED]

98 [REDACTED]

99 [REDACTED]

100 [REDACTED]



DONOR

Alcohol Beverage Individual Questionnaire

Date
11-22-25

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) <p style="text-align: center; font-size: 1.2em;">Big Daddy's LLC</p>	
2. Business Trade Name or DBA <p style="text-align: center; font-size: 1.2em;">Daddy Maxwell's</p>	
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information			
1. Last Name <p style="font-size: 1.2em;">Smith</p>		2. First Name <p style="font-size: 1.2em;">Daniel</p>	
		3. M.I. <p style="font-size: 1.2em;">J</p>	
4. Relationship to Business (Title) <p style="font-size: 1.2em;">Manager</p>		5. Email <p style="font-size: 1.2em;">assheid@hotmail.com</p>	6. Phone <p style="font-size: 1.2em;">262-949-2440</p>
7. Home Address <div style="background-color: black; width: 100%; height: 20px;"></div>			
8. City <p style="font-size: 1.2em;">Williams Bay</p>		9. State <p style="font-size: 1.2em;">WI</p>	10. Zip Code <p style="font-size: 1.2em;">53191</p>
		11. Date of Birth <p style="font-size: 1.2em;">7-3-84</p>	
12. Drivers License/State ID <div style="background-color: black; width: 100%; height: 20px;"></div>		13. Drivers License/State ID State of Issuance <p style="font-size: 1.2em;">Wisconsin</p>	

Part C: Address History							
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) <p style="font-size: 1.2em;">7-3-84</p>				
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1 <div style="background-color: black; width: 100%; height: 20px;"></div>		City <p style="font-size: 1.2em;">Williams Bay</p>	State <p style="font-size: 1.2em;">WI</p>	Zip Code <p style="font-size: 1.2em;">53191</p>			
Previous Address 2 <div style="background-color: black; width: 100%; height: 20px;"></div>		City	State	Zip Code			
Previous Address 3		City	State	Zip Code			
Previous Address 4		City	State	Zip Code			
Previous Address 5		City	State	Zip Code			
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State <p style="font-size: 1.2em;">WI</p>	County <p style="font-size: 1.2em;">Walworth</p>	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.


Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature		Date	11-22-25
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Village of Williams Bay
PO Box 580
250 Williams Street
Williams Bay WI 53191

(262) 245-2700

Receipt No: 20.001929

Nov 24, 2025

LICENSES AND PERMITS - LIQUOR/BEER LICENSE - Class B Beer 100-43001 LIQUOR/BEER LICENSE	100.00
LICENSES AND PERMITS - LIQUOR/BEER LICENSE - Class B Liquor 100-43001 LIQUOR/BEER LICENSE	500.00
LICENSES AND PERMITS - LIQUOR/BEER LICENSE - Publication Fee 100-43001 LIQUOR/BEER LICENSE	50.00

Total:	650.00
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CHECKS	Check No: 0561	650.00
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Payor: Big Daddys LLC

Total Applied:	650.00
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Change Tendered:	.00
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11/24/2025 10:23 AM