



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 19, 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/Q_TJrCTdXXY?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 January 5, 2026
- 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. **Consent Agenda**

- A. Approval of the Village of Williams Bay Election Day Emergency Preparedness and Contingency Plan 2026 (Confidential)
- B. Authorization of A Budgetary Estimate of \$9,000 for IT Improvements for the New Village Administrative Offices Located at 121 N. Elkhorn Road
- C. Authorization to Submit An Application to the Plan Commission Amending Chapter 390 Zoning Article 3 Land Use Regulations § 390-0310M Re: Tourist Rooming House, Including Fees, Enforcement and Penalties
- D. Authorization to Submit A Zoning Application for (1) Text Amendment and (2) Conditional Use Permit (CUP) for Temporary Emergency Medical Services (EMS) Building in Edgewater Park (WOP 00108), Located Immediately East of the Williams Bay Fire Department
- E. Approval of Resolution R-02-26 Approving Change Order No. 3 for Water Well Solutions Group for the Well 3 Pump Replacement
- F. Approval of Resolution R-03-26 Approving An Exclusive Easement By the Village of Williams Bay Land Lease and TDS Metrocom, LLC for Fiber Optics Lease on Village Water Well Pump House Property Located at Southeast Corner of Williams Street and Olive Street (WOP 00108)
- G. Approval of Resolution R-04-26 Approving the Borrowed Funds Arbitrage Report 2025 and Assigning An Amount Totaling \$374,272 as Borrowed Funds Arbitrage Committed Funds. *General Fund = \$113,083; Water Fund = \$173,881; and Sewer Fund = \$87,308*
- H. Approval of Resolution R-05-26 Approving the First Amendment to the Village Administrator Employment Agreement. *Three-year (3) Term Extension from March 19, 2026 to March 19, 2029*
- I. Approval of Resolution R-06-26 Approving the Renewal of the Code Enforcement Services Contract Between The Village Of Williams Bay And Municipal Code Enforcement, LLC

VIII. Presentation of accounts and petitions

- A. Payroll ending 01-09-2026 in the amount of \$51,791.19
- B. Accounts Payable Unpays dated 01-15-2026 in the amount of \$384,265.06
- C. Accounts Payable Prepays dated 01-07-2026 in the amount of \$2,276,668.91
- D. Library Accounts Payable dated 1/16/2026 in the amount of \$2,740.48
- E. November 2025 Financial Statements
- F. 2025 Legal Fees

IX. President's Remarks

- A. The Preserve - The Plan Commission Meeting For Topography Final Development Plan (FDP) Application For The Preserve Development - Wednesday, February 11, 2026 at 6:30 pm. The Meeting Will Be Held in the Williams Bay School Auditorium - South Parking Lot and Entrance.
- B. New Village Office - Successful Closing on the Purchase of 121 N. Elkhorn Road (former FNBT Bank) Property. *Village Hall administrative offices to relocate in mid-February*

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.*
- B. 2026-01 An Ordinance Amending §46-11 A. and B. of the Code of Ordinances of the Village of Williams Bay Concerning Room Tax. *Replacing the term "Gross Receipts" with "a percentage of the sales price" to be consistent with statutory changes. First reading and possible waiver of second reading and adoption*
- C. R-07-26 Resolution Approving Developer's Agreement with SG2 Investments, LLC (Hanson's Addition

Subdivision - WHA 0001, 0002, 0003, 0004, 0005, 0006)

- D. R-08-26 Resolution Vacating the East Half of Hanson Street and All of 16.5 Foot Alley Shown on Hanson's Addition to Williams Bay

APPLICANT: Steve Greenberg, SG Investments, LLC (Owner).

TAX KEYS: WHA00003; WHA 00002; WHA 00001; WHA00004; WHA00005; WHA00006

STREET ADDRESS: North Side of E. Geneva St, Between Willabay Drive and Potawatomi Street, Williams Bay, WI 53191

APPLICATION: Right of Way Vacation for a lot line adjustment, to decrease the number of lots on the Land from fourteen (14) to five (5) and to develop those lots for single-family homes

- E. Resolution R-11-26 Proclaiming May 9, 2026 International Migratory Bird Day

XI. Public Comments

- 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.*

XII. Other Items for Discussion, Consideration, or Action

- A. Consideration and Possible Action on the Appointment of the following to the Kishwaukee Nature Conservancy Board:
1) Elizabeth Cox, 270 Park Place for a five-year term to expire 4/15/2030
2) Brenda Dahlfors, 141 W Geneva for the remainder of a five-year term to expire 4/18/2028
- B. Discussion and Possible Action on a Request by the Williams Bay Library to Install Temporary Banners on Village Property
- C. 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: negotiations with Williams Bay Volunteer Fire Department
- D. Open Session. 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.*

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.