



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING TUESDAY, JULY 7, 2026 AT 6:30 PM

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

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

The meeting will be live-streamed on the Village of Williams Bay's YouTube, which can be found here: <https://youtube.com/live/a4U-QMH3iY?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. Minutes

- A.** Plan Commission Meeting Minutes of June 16, 2026

V. Recommendation and Possible Action for a Conditional Use Permit

- A.** APPLICANT: Peggy Sauser (Owner), Jon Sauser (Applicant)
TAX KEY: WA 166900002
STREET ADDRESS: 6 Jewell Drive, Williams Bay, Wisconsin 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence.

- B.** Open Public Hearing
- C.** Close Public Hearing
- D.** Discussion and Possible Action for a Conditional Use Permit

VI. Recommendation and Possible Action for a Conditional Use Permit

- A.** APPLICANT: Peggy Sauser (Owner), Jon Sauser (Applicant) Howard (Applicant)
TAX KEY: WJ 00016
STREET ADDRESS: 14 Jewell Drive, Williams Bay, WI, 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence.

- B.** Open Public Hearing
- C.** Close Public Hearing

- D. Discussion and Possible Action for a Conditional Use Permit

VII. Recommendation and Possible Action for a Conditional Use Permit

- A. APPLICANT: Johnell Overgaauw (Owner) (Applicant)
TAX KEY: WHV 00055
STREET ADDRESS: 47 Potawatomi Road, Williams Bay, WI, 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 6-foot-tall privacy fence.

- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion and Possible Action for a Conditional Use Permit

VIII. Recommendation and Possible Action for a Conditional Use Permit

- A. APPLICANT: Village of Williams Bay (Owner), TowerCom V-B, LLC (Applicant)
TAX KEY: WHV 00060 and WHV 00061
STREET ADDRESS: Water Tower Parcels on Potawatomi Road, Williams Bay, WI, 53191

The applicant is requesting a Conditional Use Permit per Section 390-0811 Communication Tower Standards to develop and construct a 175' Monopole Communications Tower and associated antenna, radio, and equipment enclosures.

- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion and Possible Action for a Conditional Use Permit

IX. Recommendation and Possible Action for a Two Lot Certified Survey Map

- A. APPLICANT: Terrence W Bulfin (Owner)
TAX KEYS: WWUP 00062B
STREET ADDRESS: 38 South Walworth Avenue, Williams Bay, WI 53191

The applicant is requesting approval of a 2-lot certified survey map (CSM) located within the Village of Williams Bay.

X. Recommendation and Possible Action for Affidavit of Correction on a Previously Approved Certified Survey Map

- A. APPLICANT: Lakeland Community Church, Inc (Owner), Richard Holt (Applicant)
TAX KEYS: FA 395600001 and FA 395600002
STREET ADDRESS: N3181 State Highway 67, Lake Geneva, WI 53147

The applicant is requesting approval of an Affidavit of Correction of CSM 3616 to allow for a second access to be constructed at the Lakeland Community Church.

XI. Recommendation and Possible Action for a Zoning Map Amendment - Planned Development Overlay

- A. APPLICANT: Bayside LLC (Owner), Anthony Navilio (Applicant)
TAX KEY: WOP 00053
STREET ADDRESS: 17 W Geneva Street, Williams Bay, WI, 53191

The applicant requests to add a PDO- Planned Development Overlay per Section 390-0709 Planned Development Overlay District, and review of a General Development Plan to develop a mixed-use structure for residential and commercial use.

- B.** Open Public Hearing
- C.** Close Public Hearing
- D.** Discussion and Possible Action for Zoning Map Amendment - Planned Development Overlay

XII. Adjournment

Adam Jaramillo
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 07/02/2026 5:00 PM