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

WEDNESDAY, SEPTEMBER 9, 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/5KOhcnzz3Sk?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 July 7, 2026

V. Recommendation for a Temporary Use Permit

A. APPLICANT: Taylor Danz
TAX KEY: WOP 00014 and WOP 00001
STREET ADDRESS: 150 N Elkhorn Road, Williams Bay, Wisconsin 53191
Applicant is requesting a Temporary Use Permit per Section 390-1208 “Temporary Use Permit” and Section 390-0316(B) “Temporary Outdoor Sales” for a mobile food truck.

VI. Recommendation and Possible Action for a Permanent Real Estate Development Sign

A. APPLICANT: Land and Lakes (Owner) Shodeen Construction (Applicant)
TAX KEY: WA518500001
STREET ADDRESS: East Geneva Street, South Highway 50, Williams Bay, WI 53191The applicant requests a site plan review and permit per Section 390-1004(A) *Signs are permitted in all residential districts with a permit*, for the construction of a new monument sign at the entrance of the subdivision Willabay Meadows.

VII. 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: 08/21/2026 5:00 PM

VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES
PLAN COMMISSION MEETING 7/7/2026 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-QMHZ3IY?FEATURE=SHARE

I. Call to Order

President Jaramillo called the meeting to order at 06:XXpm.

II. Roll Call

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

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of June 16, 2026

The motion to approve the Plan Commission Meeting Minutes of June 16, 2026 was initiated by Commissioner Klemke and seconded by Commissioner Fieweger. Trustee Wright abstained. Motion carries.

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

President Jaramillo opened the public hearing at 06:34 pm.

Jon Sauser, 6 Jewell Dr, Spoke regarding the application. Sauser explained that the solid fence is needed for headlights, noise, to stop cars from parking in his lawn and to help with the trash that ends up in his lawn. Sauser shared an example of what the fence will look like with the Board.

Joe Marsico, 13 Liecty Dr, spoke in support of the fence.

Nabil Ali, 98 Conference Point, stated he is not opposed to the fence but would like it pushed back to prevent parking issues.

Lyn Landgraf, 111 Jewell Dr, Asked how close the fence could get to the lake

C. Close Public Hearing

President Jaramillo closed the public hearing at 06:47 pm.

D. Discussion and Possible Action for a Conditional Use Permit

The motion to approve the Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence was initiated by Commissioner Robbins and seconded by Trustee Wright. Unanimously carried.

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

President Jaramillo opened the public hearing at 06:53 pm.

Nabile Ali, 98 Conference Point, spoke in favor but requested that the fence be pushed back a foot to prevent parking issues.

Jon Sauser, 14 Jewell Dr, spoke in favor of the fence stating that he feels that parking will not be an issue.

C. Close Public Hearing

President Jaramillo closed the public hearing at 06:59 pm.

D. Discussion and Possible Action for a Conditional Use Permit

The motion to approve the Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence was initiated by Commissioner Robbins and seconded by Trustee Wright. Unanimously carried.

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

President Jaramillo opened the public hearing at 07:03 pm.

Johnell Overgaauw, 47 Potawatomi Rd, spoke in favor of the fence explaining that it is needed to block the lights and

cameras of her neighbor.

Adam Huhn, 53 Potawatomi Rd, spoke in opposition of the fence. Huhn explained that the cameras are for safety and that the lights are not that bright. Huhn also explained that his property is not used as a short term rental.

Tom Nolan, 41 Potawatomi Rd, spoke in opposition of the fence stating that the fence would disrupt the neighborhood aesthetic, deter wildlife, block his views and would harm his mental health.

C. Close Public Hearing

President Jaramillo closed the public hearing at 07:09 pm.

D. Discussion and Possible Action for a Conditional Use Permit

The motion to deny the Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 6-foot-tall privacy fence was initiated by Trustee Wright and seconded by Commissioner Klemke. Unanimously carried.

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

President Jaramillo opened the public hearing at 07:36 pm.

Bill Hausner, 704 McKinley Ct, spoke in opposition.

Katie Sorvick, 708 McKinley Ct, spoke in opposition.

Ray Demich, 25 Potawatomi Rd, Spoke in opposition.

Arlene Breuninger, 712 McKinley Ct, Spoke in opposition

John Lack, Holistic Dwellings, LLC, Lake Geneva, WI, Spoke in opposition.

Jeef Feedar, 180 Cherry St, Spoke in opppsition.

Carl Sorvick, 708 McKinley Ct, Spoke in opposition.

Katie Wilcox, 6 Potawatomi Rd, Spoke in opposition.

Shawn Kelly, 63 Washington Pkwy, Spoke in opposition.

Jessica Curt, 49 Stam St, Spoke in opposition.

Elana Darris, 12 Potawatomi Rd, Spoke in opposition.

Linda Schuberth, 70 Cedar Point, Spoke in opposition.

Melanie Davenport, 20 Bayview Rd, Spoke in opposition.

Bill Melzner, 704 McKinley Ct, Spoke in opposition.

C. Close Public Hearing

President Jaramillo closed the public hearing at 08:28 pm.

D. Discussion and Possible Action for a Conditional Use Permit

The motion to approve the 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 was initiated by President Jaramillo and seconded by None. Motion Failed.

The motion to deny the 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 was initiated by Commissioner Fieweger and seconded by Commissioner Robbins. Motion Carries.

Votes:
Yes: Trustee Wright, Commissioners Fieweger, Klemke, Gage, and Robbins
No: President Jaramillo
Abstain: None

Result: Passes

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.

President Jaramillo moved this item up to after item VII. to allow time for the Village Engineer's arrival.

The motion to approve a 2-lot certified survey map (CSM) conditioned upon an access easement located within the Village of Williams Bay was initiated by President Jaramillo and seconded by Commissioner Fieweger. Unanimously carried.

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.

President Jaramillo moved this item up to after item VII. to allow time for the Village Engineer's arrival.

The motion to approve an Affidavit of Correction of CSM 3616 to allow for a second access to be constructed at the Lakeland Community Church was initiated by President Jaramillo and seconded by Trustee Wright. Unanimously carried.

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

President Jaramillo opened the public hearing at 09:47 pm.

Jack Jones, 34 Elm St, Spoke in opposition.

C. Close Public Hearing

The public hearing was left open.

D. Discussion and Possible Action for Zoning Map Amendment - Planned Development Overlay

The motion to table the 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 was initiated by Commissioner Gage and seconded by Commissioner Robbins. Unanimously carried.

XII. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Commissioner Fieweger at 10:19pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
www.vi.williamsbay.wi.gov
Phone: 262-245-2700

Request:
Please check all that apply.

Date application was received:

Fee Paid:

- [ ] **Site Plan** [§18.1206] - $200.00 plus $.04/sf floor area
- [ ] **Conditional Use Permit (CUP)** [§18.1207] - $500.00
- [ ] **Certificate of Compliance** [§18.1211] - $200.00
- [x] **Temporary Use Permit** [§18.1208] - $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)** [§18.0709] - $500.00
- [ ] **Planned Development Amendment** - $500.00
- [ ] **Zoning Text or Map Amendment** [§18.1204] - $500.00
- [ ] **Project Concept Review** - $200.00
- [ ] **Land Use Plan Amendment** - $500.00
- [ ] **Interpretation** [§18.1216] - $200.00
- [ ] **Appeal** [§18.1217] - $500.00
- [ ] **Other:** _____ Fee: _____

Physical Address of Site: 150 N Elkhorn Rd, Williams Bay WI 53191

Tax Parcel Number: _____

Project or Development Name: _____

Applicant
Name: Taylor Danz
Mailing Address: 421 Chesterfield Court Williams Bay WI 53191
eMail: taylor_6161@hotmail.com
Phone: 262-903-0070

Owner of Site
Name: Dan Smith
Mailing Address: 150 N Elkhorn Rd Williams Bay WI 53191
eMail:
Phone: 262-949-2440

Legal Representative
Name:
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name:
Mailing Address:

eMail:
Phone:

Legal Description of Site (Attach separate sheet if additional space is needed):
Commercial Restaurant property, to be used for commercial restaurant services.

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

Current Zoning of Site: Commercial **Current Overlay Districts of Site:**

Proposed Zoning of Site:

Proposed type of structure of use:

Proposed use of structure or site: It is a resturant, it will be used for the same purpose.

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):
All uses will be essentially the same. Same parking lot will provide parking. It will be take out only.

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)
It is used as a restaurant, now, and will continue to be used a restaurant for this.

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):
The property will continue to be used exactly as it has already been approved to be used.

Print Applicant's Name: Taylor I R Danz

Signature of Applicant: **Date:** 8/3/2026

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
September 9, 2026

August 21, 2026

APPLICANT: Taylor Danz
TAX KEY: WOP 00014 and WOP 00001
STREET ADDRESS: 150 N Elkhorn Road, Williams Bay, Wisconsin 53191

The applicant is requesting approval of a Temporary Use Permit per Section 390.0208, *Temporary Use Permit* and Section 390.0316B *Temporary Outdoor Sales* for a mobile food truck. The mobile food truck's proposed location is the Daddy Maxwell parking lot.

Per Section 390.0208A(1), Temporary uses are those uses that have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this Chapter. In addition to such potential, temporary uses also have the potential to create undesirable impacts on nearby properties that potentially cannot be determined except on a case-by-case basis. In order to prevent this from occurring, all temporary uses are required to meet certain procedural requirements applicable only to temporary uses, in addition to the general requirements of this Chapter and the requirements of the zoning district in which the subject property is located.

Per Section 390.0208E(1), The Plan Commission, in its consideration of the submitted application, may make findings on each of the following criteria to determine whether the Temporary Use Permit shall be approved, approved with modification, or denied:

a) All standards of this Chapter and other applicable Village, state, and federal regulations are met.
b) The public health and safety is not endangered.
c) Adequate public facilities, utilities, and open space areas are provided.
d) Adequate control of stormwater and erosion are provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.
e) Appropriate traffic control and parking are provided.
f) Applicable performance standards, per Section 18.0800, are met.

Staff recommend the Village Plan Commission recommend **approval** to the Village Board for a temporary use permit for the remainder of 2026 operations at the location included in the enclosed application more precisely identified by the following tax keys: WOP 00014 and WOP 00001

Respectfully submitted,

Allison Schwark
Zoning Administrator

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

Zoning Permit 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.

- ☐ **Residential Principal Use 1 or 2 Family** $175.00
- ☐ **Residential Addition** $75.00
- ☐ **Residential Accessory Use** $75.00
- ☐ **Fence** $75.00
- ☐ **Deck** $75.00
- ☐ **Swimming Pool** $100.00
- ☐ **Commercial Principal Use (includes multi-family)** $150.00
- ☐ **Commercial Addition** $100.00
- ☐ **Commercial Accessory Use** $100.00
- ☒ **Signage** $50.00 first 20 sq. ft. plus $.50 per sq. ft. thereafter
- ☐ **Lakefront and Shoreyard Projects** $75.00
- ☐ **Other:** _____ Fee: _____

Date application was received:

Fee Paid: _____

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

Owner's Name: Land and lakes **Phone No.:** 847-825-5000

Mailing Address: 1400 E Touhy Ave Suite 220

Applicant's Name: Shodeen Construction **Phone No.** 630-444-83-20

Mailing Address: 77 N First St Geneva, IL, 60134

Physical Address of Site: East Geneva St, South Highway 50 **Tax Parcel No:** _____

Subdivision Name: See attached Willabay Meadows **Lot No.** 1 **Block No.** See attached.

Current Zoning of Site: Anexation **Current Overlay Districts of Site:** _____

Proposed type of structure: See attached

Proposed use of structure or site: Monument Signage

Lot Area See attached **sq. ft.** **Proposed Bldg. / Structure Footprint Area** See attached **sq. ft.**

Existing Building Coverage on Site: _____% **Proposed** _____%

Existing Impervious Surface Coverage on Site: _____% **Proposed** _____%

Proposed Setbacks: Front _____ **Rear** _____ **Left** _____ **Right** _____

Proposed Building Height _____ **ft.**

See attached Pdf File.

Applicant's Signature: [signature] **Date:** 02/18/26

OFFICE USE ONLY:

PERMIT FEES:

Permit	$	
Admin Fee	$	
Other	$	
Total	$	

PERMIT ISSUED BY:

Name: _____ **Date:** _____

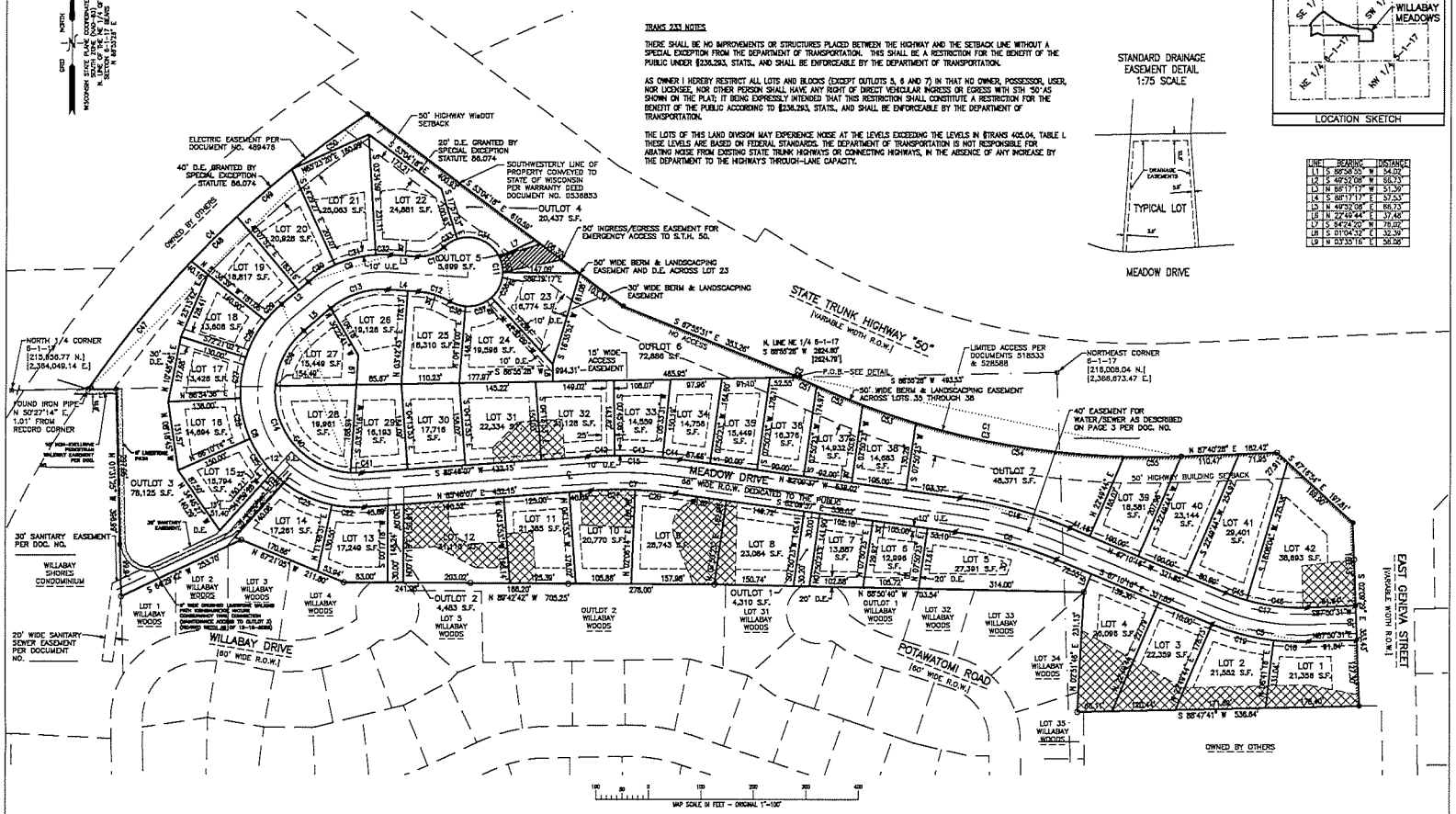
Tel: _____ **Permit No.** _____

CONDITIONS OF APPROVAL:

*** PORTIONS OF THIS PLAT ARE NOT ACCURATE UNTIL ANNEXATION OCCURS ***

WILLABAY MEADOWS, A SUBDIVISION

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



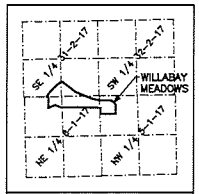
TRANS 233 NOTES

THERE SHALL BE NO IMPROVEMENTS OR STRUCTURES PLACED BETWEEN THE HIGHWAY AND THE SETBACK LINE WITHOUT A SPECIAL EXCEPTION FROM THE DEPARTMENT OF TRANSPORTATION. THIS SHALL BE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC UNDER §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS (EXCEPT OUTLOTS 5, 6 AND 7) IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH "50" AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT THE LEVELS EXCEEDING THE LEVELS IN §TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

STANDARD DRAINAGE EASEMENT DETAIL
1:75 SCALE



LOCATION SKETCH

LINE	BEARING	DISTANCE
L1	S 88°36'30" W	34.00'
L2	S 40°32'08" W	66.73'
L3	N 88°17'17" W	51.39'
L4	S 88°17'17" E	57.53'
L5	N 40°32'08" E	66.73'
L6	N 22°49'44" E	37.48'
L7	S 84°24'20" W	75.00'
L8	S 01°04'32" E	32.39'
L9	N 03°35'16" E	50.08'

NOTE: ALL LOTS 1 THRU 42 SHALL BE SUBJECT TO A 3 FOOT SIDE LOT DRAINAGE EASEMENT TO SERVE THE LOT AND ABUTTING LOTS TO COLLECT RUNOFF AND CARRY TO ESTABLISHED WATERWAYS IN THE REAR YARDS AS WELL AS THE EXISTING STREET DITCHES. REAR YARDS SHALL BE SUBJECT TO A 10 FOOT DRAINAGE EASEMENT.

OUTLOTS 1 AND 2 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS PUBLIC WATERMAIN EASEMENTS AND WALKING PATH AREAS.

OUTLOTS 3 AND 4 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AND WALKING PATH AREAS.

OUTLOT 5 SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE.

OUTLOTS 6 AND 7 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AREAS.

LEGEND

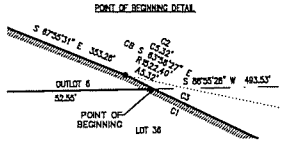
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊠ = FOUND COUNTY MONUMENT WITH BRASS CAP
- ⸗ = SET SOLID IRON BAR STAKE, 1 5/16" x 18" x 4.60 lbs/ft
- {XXX} = RECORDED AS

ALL OTHER LOT & OUTLOT CORNERS ARE SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft

EASEMENT LEGEND

- XX' U.E. = UTILITY EASEMENT
- XX' S.E. = SANITARY SEWER EASEMENT
- XX' W.E. = WATERMAIN EASEMENT
- XX' D.E. = DRAINAGE EASEMENT
- ▨ = WOODLAND PRESERVATION EASEMENT

POINT OF BEGINNING DETAIL



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5888

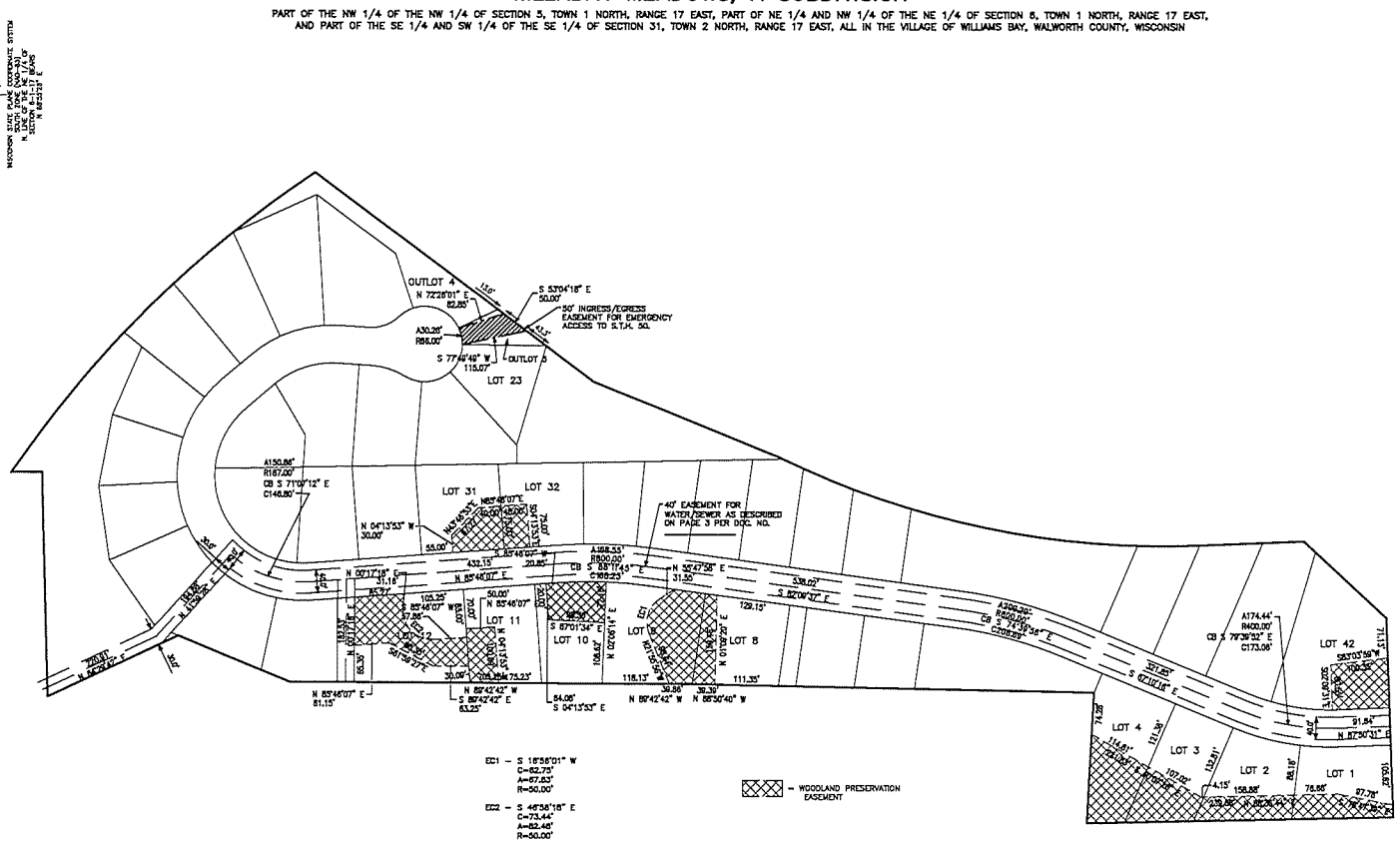
PROJ. NO.: 5538.17 | DATE: 11/11/2025 | SHEET 1 OF 3

X:\PROJECTS\5538\5538_17\VILLA\5538_17 Final Plat.dwg

*** PORTIONS OF THIS PLAT ARE NOT ACCURATE UNTIL ANNEXATION OCCURS ***

WILLABAY MEADOWS, A SUBDIVISION

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5656

PROJ. NO.: 5536.17 | DATE: 11/11/2025 | SHEET 2 OF 3

X:\PROJECTS\5536\5536_17\4DOT\5535_17 Final Plat.dwg

*** PORTIONS OF THIS PLAT ARE NOT ACCURATE UNTIL ANNEXATION OCCURS ***

WILLABAY MEADOWS, A SUBDIVISION

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. HODGES, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATE DEVELOPMENT, (OWNER), I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, 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 ALONG SAID HIGHWAY 753.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 78DEG 15MIN 08SEC E, 745.78 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO AN IRON REBAR STAKE FOUND MARKING 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 TO AN IRON REBAR STAKE; THENCE S 88DEG 47MIN 41SEC W, 536.84 FEET TO AN IRON PIPE STAKE FOUND MARKING 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 TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 703.54 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 89DEG 42MIN 42SEC W, 705.25 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 67DEG 21MIN 05SEC W, 211.80 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, S 64DEG 28MIN 42SEC W, 253.70 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE EASTERLY BOUNDARY OF WILLABAY SHORES CONDOMINIUM; THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM N 01DEG 31MIN 25SEC W, 396.99 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID CONDOMINIUM, S 88DEG 58MIN 55SEC W, 54.02 FEET; THENCE 753.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 09MIN 54SEC E, 749.25 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY S 53DEG 04MIN 18SEC E, 610.59 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 67DEG 55MIN 31SEC E, 353.28 FEET TO AN IRON REBAR STAKE; 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 1,237,404 SQUARE FEET (28.41 ACRES) OF LAND, MORE OR LESS.

I ALSO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED: 12/15/2025

CHRISTOPHER A. HODGES PLS 2760

WISCONSIN CHRISTOPHER A. HODGES 2760 PALMYRA WIS. LAND SURVEYOR

DEDICATED EASEMENT AS SHOWN ON SHEET 1 OF PLAT WITHIN MEADOW DRIVE EXTENDING THROUNG OUTLOT 3 TO WILLABAY SHORES CONDOMINIUM

LAND & LAKES DEVELOPMENT CO., (THE "GRANTOR"), DOES HEREBY GRANT TO THE VILLAGE OF WILLIAMS BAY, (THE "GRANTEE") AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT TO OPERATE, REPAIR, MAINTAIN, REPLACE, AND CONNECT TO EXISTING SANITARY SEWER AND WATER SERVICE IMPROVEMENTS CONSTRUCTED BY THE GRANTOR, OR ITS SUCCESSORS OR ASSIGNS, AND ACCEPTED BY THE VILLAGE, WITHIN 20 FEET ON EITHER SIDE OF THE CENTER LINE OF MEADOWS DRIVE FOR THE PURPOSES OF PROVIDING WATER SERVICE AND SANITARY SEWER SERVICE TO THE WILLABAY MEADOWS SUBDIVISION PROPERTY, AND FURTHER, PROVIDING THE RIGHT TO EXTEND THE WILLABAY MEADOWS PUBLIC UTILITIES FOR WATER AND SANITARY SEWER SERVICE EAST OF GENEVA STREET TO PROPERTY WHICH MAY BE ANNEXED TO THE VILLAGE AT A FUTURE DATE, PROVIDED, HOWEVER, THAT SUCH UTILITIES AND IMPROVEMENTS ARE INSTALLED AND MAINTAINED AS REQUIRED IN THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE FOR WILLABAY MEADOWS SUBDIVISION. THIS GRANT IS MADE ONLY TO THE EXTENT THAT THE GRANTOR HAS THE RIGHT TO MAKE SUCH GRANT, AND ONLY TO THE EXTENT NOT ALREADY CONVEYED BY THE DEDICATION OF THE MEADOWS DRIVE PUBLIC RIGHT-OF-WAY. THIS GRANT SHALL NOT BE CONSTRUED TO PERMIT THE VILLAGE OR ITS SUCCESSORS OR ASSIGNS TO CONSTRUCT SANITARY SEWER AND WATER SERVICE IMPROVEMENTS WITHIN WILLABAY MEADOWS SUBDIVISION, EXCEPT AS PROVIDED IN THE FINAL ENGINEERING PLANS, AND AS PROVIDED FOR IN THE DEVELOPER'S AGREEMENT EXECUTED BETWEEN THE PARTIES.

UTILITY EASEMENT PROVISIONS

An easement for electric, gas and communication facilities is hereby granted by

LAND & LAKES DEVELOPMENT CO. , Grantor, to

ALLIANT ENERGY, a Wisconsin corporation, Grantee,

____________________, Grantee, and

____________________, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals. All in over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots. Also included is the right of access to the easement. Also, the right to trim and cut down trees, brush and roots as may be reasonably required incident to the rights herein given. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings and planting of trees shall not be placed within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF WILLIAMS BAY APPROVAL

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, TINA KOLLS, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING CLERK OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO HEREBY CERTIFY THAT THE VILLAGE BOARD OF WILLIAMS BAY, WISCONSIN APPROVED ON ____________, 2025, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF WILLABAY MEADOWS, A SUBDIVISION, LAND & LAKES DEVELOPMENT CO., OWNER.

DATED THIS ______ DAY OF __________ 2025.

____
TINA KOLLS VILLAGE OF WILLIAMS BAY CLERK

CONSENT OF CORPORATE OWNER

LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATES DEVELOPMENT, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE

STATE OF __________, OWNER OF THE LANDS DESCRIBED HEREON, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR OBJECTION OR APPROVAL:

DEPARTMENT OF ADMINISTRATION (STATE OF WISCONSIN)
DEPARTMENT OF TRANSPORTATION (STATE OF WISCONSIN)
VILLAGE OF WILLIAMS BAY

IN WITNESS WHEREOF, THE SAID LAND & LAKES DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ____________ ITS REPRESENTATIVE, AT ________, ________ THIS ____ DAY OF __________ 2025.

____
MARY MARGARET COWHEY LAND & LAKES DEVELOPMENT CO.

STATE OF ________)
ss
COUNTY OF ________)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF __________ 2025, ____________ AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

____

MY COMMISSION EXPIRES __________

NOTARY PUBLIC, __________, __________

CURVE	TANGENT BEARING-IN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING-OUT
C1	S 63°52'26" E	1522.40'	28°33'23"	S 78°09'08" E	750.94'	758.77'	N 87°34'11" E
C2	S 63°52'26" E	1522.40'	0°12'01"	S 63°58'27" E	5.32'	5.32'	S 64°04'27" E
C3	S 64°04'27" E	1522.40'	28°21'22"	S 78°15'08" E	745.70'	753.45'	N 87°34'11" E
C4	N 34°12'58" E	1972.41'	21°53'51"	N 45°09'54" E	749.25'	753.83'	N 56°06'49" E
C5	S 67°10'16" E	433.00'	24°59'13"	S 79°39'52" E	187.34'	188.83'	N 87°50'31" E
C6	S 82°09'37" E	767.00'	14°59'21"	S 74°39'56" E	200.08'	200.65'	S 67°10'16" E
C7	N 85°46'07" E	767.00'	12°04'16"	S 88°11'45" E	161.29'	161.59'	S 82°09'37" E
C8	S 49°52'08" W	220.00'	144°06'01"	S 22°10'52" E	418.58'	553.31'	N 85°46'07" E
C9	N 86°17'17" W	220.00'	43°50'35"	S 71°47'26" W	164.27'	168.35'	S 49°52'08" W
C10	S 45°50'28" W	66.00'	47°52'15"	S 69°46'36" W	53.55'	55.14'	N 86°17'17" W
C11	S 58°40'44" E	66.00'	255°28'48"	N 06°25'08" W	104.39'	294.29'	S 45°50'28" W
C12	S 86°17'17" E	132.00'	27°36'32"	S 72°29'00" E	62.99'	63.61'	S 58°40'44" E
C13	N 49°52'08" E	154.00'	43°50'35"	N 71°47'26" E	114.99'	117.84'	S 86°17'17" E
C14	S 85°46'07" W	154.00'	144°06'01"	N 22°10'52" W	293.01'	387.31'	N 49°52'08" E
C15	N 82°09'37" W	833.00'	12°04'16"	N 88°11'45" W	175.17'	175.50'	S 85°46'07" W
C16	N 67°10'16" W	833.00'	14°59'21"	N 74°39'56" W	217.30'	217.92'	N 82°09'37" W
C17	S 87°50'31" W	367.00'	24°59'13"	N 79°39'52" W	158.79'	160.05'	N 67°10'16" W
C18	S 83°18'42" E	433.00'	8°50'47"	S 87°44'06" E	66.79'	66.85'	N 87°50'31" E
C19	S 67°10'16" E	433.00'	16°08'26"	S 75°14'29" E	121.58'	121.98'	S 83°18'42" E
C20	S 87°53'46" E	767.00'	5°44'09"	S 85°01'41" E	76.75'	76.79'	S 82°09'37" E
C21	N 85°46'07" E	767.00'	6°20'07"	N 88°56'11" E	84.76'	84.81'	S 87°53'46" E
C22	S 78°11'29" E	220.00'	16°02'23"	S 86°12'41" E	61.39'	61.59'	N 85°46'07" E
C23	S 51°55'06" E	220.00'	26°16'23"	S 65°03'18" E	100.00'	100.88'	S 78°11'29" E
C24	S 44°05'57" E	220.00'	7°49'09"	S 48°00'32" E	30.00'	30.02'	S 51°55'06" E
C25	S 23°49'46" E	220.00'	20°16'11"	S 33°57'52" E	77.43'	77.83'	S 44°05'57" E
C26	S 03°05'24" E	220.00'	20°44'22"	S 13°27'35" E	79.20'	79.63'	S 23°49'46" E
C27	S 17°38'58" W	220.00'	20°44'22"	S 07°16'47" W	79.20'	79.63'	S 03°05'24" E
C28	S 38°23'21" W	220.00'	20°44'22"	S 28°01'09" W	79.20'	79.63'	S 17°38'58" W
C29	S 49°52'08" W	220.00'	11°28'48"	S 44°07'45" W	44.01'	44.08'	S 38°23'21" W
C30	S 65°30'33" W	220.00'	15°38'25"	S 57°41'21" W	59.87'	60.05'	S 49°52'08" W
C31	S 86°25'01" W	220.00'	20°54'28"	S 75°57'47" W	79.84'	80.28'	S 65°30'33" W
C32	N 86°17'17" W	220.00'	7°17'42"	N 89°56'08" W	27.99'	28.01'	S 86°25'01" W
C33	S 72°02'07" W	66.00'	26°11'39"	S 58°56'18" W	29.91'	30.17'	S 45°50'28" W
C34	N 25°35'40" W	66.00'	82°22'13"	N 66°46'47" W	86.97'	94.88'	S 72°02'07" W
C35	N 00°40'43" E	66.00'	26°16'23"	N 12°27'29" W	30.00'	30.26'	N 25°35'40" W
C36	N 47°29'51" E	66.00'	46°49'08"	N 24°05'17" E	52.44'	53.93'	N 00°40'43" E
C37	S 85°41'00" E	66.00'	46°49'08"	N 70°54'25" E	52.44'	53.93'	N 47°29'51" E
C38	S 58°40'44" E	66.00'	27°00'16"	S 72°10'52" E	30.82'	31.11'	S 85°41'00" E
C39	N 04°28'30" E	154.00'	45°23'38"	N 27°10'19" E	118.84'	122.01'	N 49°52'08" E
C40	N 86°24'44" W	154.00'	90°53'14"	N 40°58'07" W	219.47'	244.29'	N 04°28'30" E
C41	S 85°46'07" W	154.00'	7°49'09"	S 89°40'42" W	21.00'	21.02'	N 86°24'44" W
C42	S 89°14'54" W	833.00'	3°28'47"	S 87°30'31" W	50.58'	50.59'	S 85°46'07" W
C43	N 84°26'29" W	833.00'	6°18'37"	N 87°35'47" W	91.70'	91.74'	S 89°14'54" W
C44	N 82°09'37" W	833.00'	2°16'52"	N 83°18'03" W	33.16'	33.16'	N 84°26'29" W
C45	N 73°51'56" W	367.00'	6°41'40"	N 70°31'06" W	42.86'	42.88'	N 67°10'16" W
C46	S 87°50'31" W	367.00'	18°17'33"	N 83°00'43" W	116.67'	117.17'	N 73°51'56" W
C47	N 34°12'58" E	1972.41'	9°07'40"	N 38°46'48" E	313.90'	314.23'	N 43°20'38" E
C48	N 43°20'38" E	1972.41'	3°33'18"	N 45°07'17" E	122.34'	122.38'	N 46°53'55" E
C49	N 46°53'55" E	1972.41'	4°00'52"	N 48°54'21" E	138.17'	138.19'	N 50°54'46" E
C50	N 50°54'46" E	1972.41'	5°12'03"	N 53°30'48" E	178.98'	179.04'	N 56°06'49" E
C51	S 64°04'27" E	1522.40'	1°30'06"	S 64°49'30" E	39.90'	39.90'	S 65°34'34" E
C52	S 65°34'34" E	1522.40'	3°34'54"	S 67°22'01" E	95.15'	95.17'	S 69°09'28" E
C53	S 69°09'28" E	1522.40'	4°01'35"	S 71°10'15" E	106.98'	106.98'	S 73°11'03" E
C54	S 73°11'03" E	1522.40'	15°09'02"	S 80°45'33" E	401.39'	402.56'	S 88°20'04" E
C55	S 88°20'04" E	1522.40'	4°05'45"	N 89°37'03" E	108.81'	108.83'	N 87°34'11" E

CURVE DATA TABLE

WALWORTH COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, VALERIE ETZEL, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF __________ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS ______ DAY OF __________ 2025.

____
VALERIE ETZEL WALWORTH COUNTY TREASURER

VILLAGE OF WILLIAMS BAY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, JENNIFER WIESE, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF __________ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS ______ DAY OF __________ 2025.

____
JENNIFER WIESE VILLAGE TREASURER

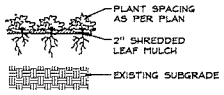
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO.: 5536.17 | DATE: 11/11/2025 | SHEET 3 OF 3

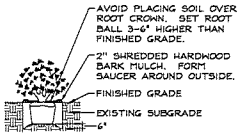
MONUMENT / SIGNAGE NOTES

1. CONTRACTOR SHALL SUBMIT COLOR AND MATERIAL SAMPLES TO OWNER FOR DESIGN CONCEPT CONFORMANCE REVIEW PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT ALL GRAPHIC CONTENT FOR DESIGN CONCEPT CONFORMANCE REVIEW BY THE OWNER FOR SIGNAGE.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER FOR DESIGN CONCEPT CONFORMANCE REVIEW PRIOR TO INSTALLATION.
4. SIGNAGE REINFORCED CONCRETE FOUNDATION TO BE DESIGNED BY CONTRACTOR'S STRUCTURAL ENGINEER.
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE FROM CONSTRUCTION DRAWINGS.
6. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
7. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.

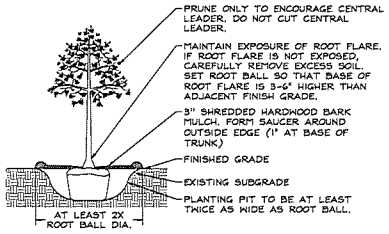
MONUMENT PLANTING DETAILS



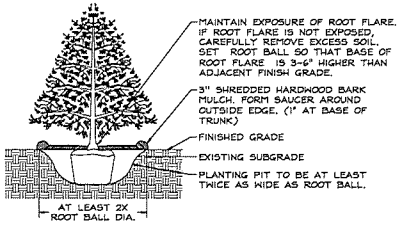
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



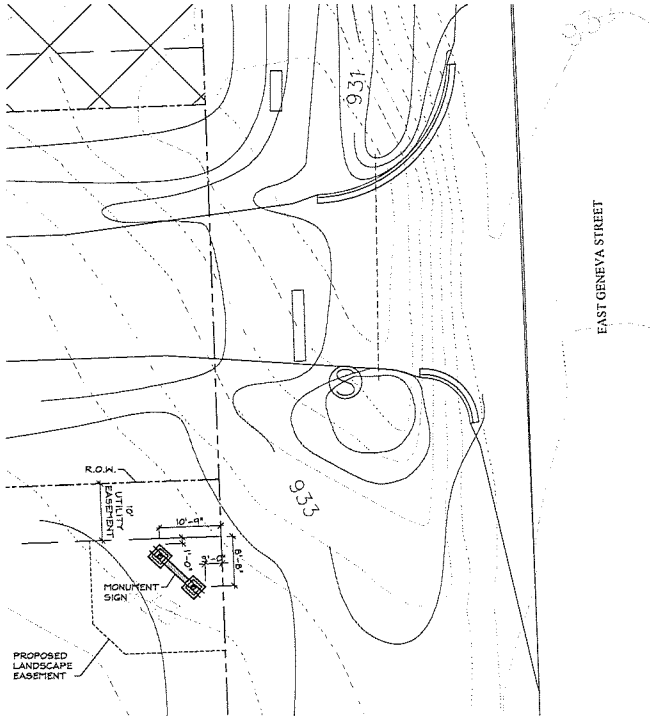
DECIDUOUS TREES
NOT TO SCALE



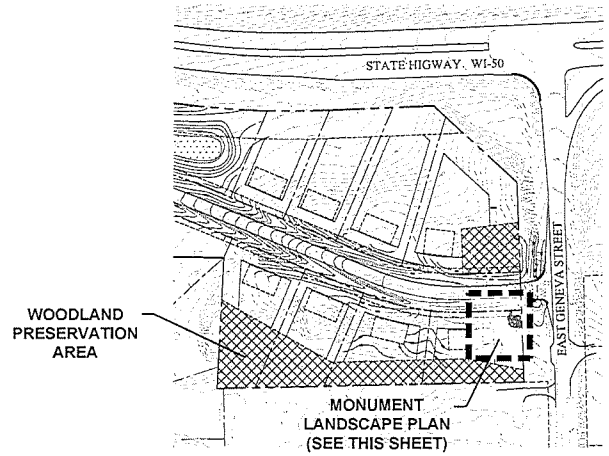
EVERGREEN TREES
NOT TO SCALE

PLANT LIST

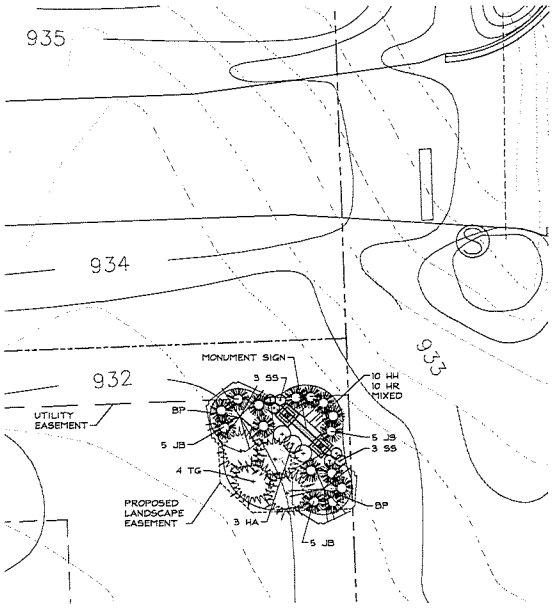
Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
BP	2	Betula papyrifolia 'whitespire' WHITESPIRE GRAY BIRCH	6' Ht.	Multi-Stem
		EVERGREEN TREES		
TG	4	Thuja 'Green Giant' GREEN GIANT ARBORVITAE	8' Ht.	8' O.C.
		DECIDUOUS SHRUBS		
HA	3	Hydrangea arborescens 'Bobo' BOBO HYDRANGEA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
JB	10	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	4' O.C.
JG	5	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
SS	6	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
		PERENNIALS		
HH	10	Hemerocallis 'Happy Returns' HAPPY RETURND DAYLILY	#1	12" O.C.
HR	10	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	12" O.C.
		MISC. MATERIALS		
	2	SHREDDED HARDWOOD MULCH	C.Y.	
	3	SHREDDED LEAF MULCH	C.Y.	



MONUMENT LAYOUT PLAN
0 5' 10' 20'
SCALE: 1"=10' NORTH



MONUMENT ENTRANCE PLAN
0 50' 100' 200'
SCALE: 1"=100' NORTH



MONUMENT LANDSCAPE PLAN
0 5' 10' 20'
SCALE: 1"=10' NORTH

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SUITE 100
AURORA, ILLINOIS 60502

WILLABAY MEADOWS
WALWORTH COUNTY, WISCONSIN
MONUMENT LANDSCAPE PLAN
MONUMENT PLAN

REVISION	DATE

DATE	2026.02.17
PROJECT NO.	SHO2505
DRAWN	EAN / RY
CHECKED	RO
SHEET NO.	L1.1

811 Know what's below. Call before you dig.

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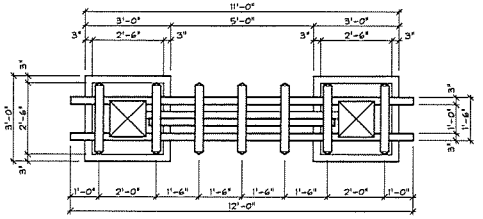

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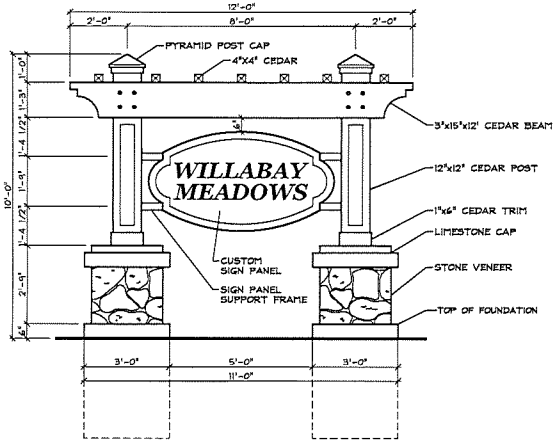
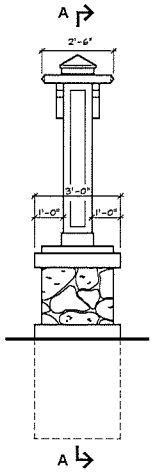
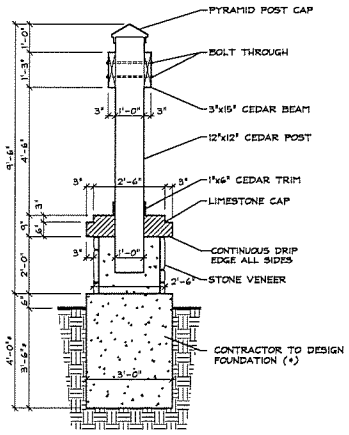


FRONT ELEVATION



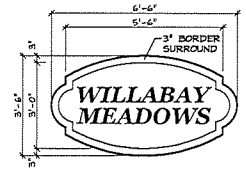
SIDE ELEVATION



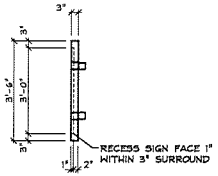
SECTION A-A

(A) MONUMENT DETAIL

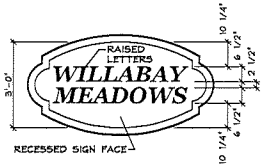
NOT TO SCALE



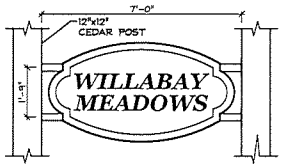
ELEVATION



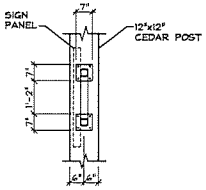
SIDE



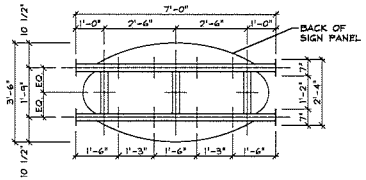
SIGN PANEL LETTERING



FRONT ELEVATION



FRAME MOUNTS



SUPPORT FRAME ELEVATION

(B) MONUMENT SIGN DETAIL

NOT TO SCALE

SIGN NOTES:

(1) NATURAL STONE VENEER:
- HALQUIST STONE
- FIELDSTONE COBBLES, BOULDER COLLECTION OR APPROVED EQUAL

(2) LIMESTONE CAP
- INDIANA LIMESTONE
- RUSTIC BUFF OR APPROVED EQUAL
- SANDBLASTED

(3) ALUMINUM SUPPORT FRAME
- 3"x3"X1/4 SQUARE TUBING
- 7"x7"x3/4" PLATE MOUNT
- BROWN POWDER COATED

(4) WOOD POST & BEAMS
- CEDAR
- FINISH WITH HERITAGE NATURAL FINISHES OR APPROVED EQUAL

(5) SIGN PANEL & LETTERING COLORS
- SIGN PANEL BASE: BROWN
- RECESSED SIGN FACE: BROWN
- SIGN PANEL BORDER: TAN
- RAISED LETTERING: TAN

SUBMIT SAMPLES OF ALL MATERIALS, COLORS, AND SUBSTITUTION REQUESTS TO DEVELOPER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

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WILLABAY MEADOWS

WALWORTH COUNTY, WISCONSIN

MONUMENT LANDSCAPE PLAN

MONUMENT DETAILS

REVISION	DATE

DATE	2020.02.17
PROJECT NO.	SHO0605
DRAWN	EAN / RY
CHECKED	RO
SHEET NO.	L1.2

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MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:

1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to "Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.

B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.

C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.

D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.

E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. All streets and curbs must be cleaned at the end of each working day.

D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.

B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.

1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.

B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.

D. Provide certificate of insurance per the owner's requirements.

E. Provide names and contact information for any subcontractors and suppliers.

F. Shop Drawings:

1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
   a) Sizes
   b) Sections
   c) Dimensions and numbering of stone and brick.
   d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:

1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.

B. Unloading and Storage:

1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:

1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-CIAA. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:

1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rock closure into place with head joints thrown against two adjacent bricks in place.

D. Mortar Joints: Horizontal and vertical face joints:

1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shove vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
6. Movement joints: Keep clean of all mortar and debris.

E. Flashing:

1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6". Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.

F. Weepholes

1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.

B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.

C. During work, store materials and equipment as directed by the owner.

D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.

B. Notify the Owner's representative when completed, for final design conformance review.

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WILLABAY MEADOWS
WALWORTH COUNTY, WISCONSIN
MONUMENT LANDSCAPE PLAN
MONUMENT SPECIFICATIONS

REVISION	DATE

DATE	2026.02.17
PROJECT NO.	SHO0605
DRAWN	EAN / RY
CHECKED	RO
SHEET NO.	L1.3

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VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
September 9, 2026

August 21, 2026

APPLICANT: Land and Lakes (Owner) Shodeen Construction (Applicant)
TAX KEY: WA518500001
STREET ADDRESS: East Geneva Street, South Highway 50, Williams Bay, WI 53191

Applicant requests approval for the construction of a new monument sign at the entrance of the subdivision Willabay Meadows.

Section 390-1004(A) Signs permitted in all residential districts with permit.
A. Permanent real estate development signs placed at the entrance to a subdivision or development shall contain only the name of the subdivision or development and shall meet all the yard requirements of the district in which it is located. The Plan Commission shall determine the appropriate size of the sign based on the design of the sign and its compatibility with adjacent land uses.

390-1010. Lighting and color.

A. Signs shall not resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, signals, or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices. Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape; and no sign shall be attached to a standpipe or fire escape. Signs shall not be placed so as to obstruct or interfere with traffic visibility, nor be lighted in such a way as to cause glare or impair driver visibility upon public ways.

B. Signs may be illuminated but nonflashing and shall further comply with the Village lighting ordinance. Illuminated signs for businesses are permitted only for businesses located within the Village and shall be illuminated only during the hours the businesses such signs advertise are open for business. Illuminated signs shall not be revolving or animated; however, copy on time and temperature devices may be cyclical. Signs in residential districts may be illuminated only with Village Board approval following recommendation by the Village Plan Commission

Respectfully submitted,

Allison Schwark
Zoning Administrator