



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org Phone:
262-245-2700 | Fax: 262-245-2705

NOTICE

PLAN COMMISSION MEETING TUESDAY, OCTOBER 12, 2021 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

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 September 14, 2021
- V. Recommendation for a Extraterritorial Certified Survey Map
 - A. APPLICANT: Michael Landers (Owner)
TAX KEY: FD2500021A
STREET ADDRESS: 4954 Hwy 50, Delavan, Wisconsin 53115
The applicant requests a Certified Survey Map per 17.0900, *Extraterritorial Land Divisions*, to divide an existing 9.64 acre parcel into a 8.72 acre parcel and 0.92 acre parcel.
- VI. Discussion Regarding Proposed Annexation and Concept Plan
 - A. APPLICANT: Martin Hanley, Land & Lakes Development Co.
TAX KEY: WWUP 00084, IL 500005 and JG 3100009A
STREET ADDRESS: Vacant land located north of Willabay Woods, Williams Bay, Wisconsin 53191
Applicant is requesting discussion and comments regarding possible annexation and concept plan for a 41-lot single-family development.
- VII. Discussion Regarding Proposed Annexation and Concept Plan
 - A. APPLICANT: Dana Levar
TAX KEY: WHA 00001 through WHA 00006
STREET ADDRESS: 628 and 640 E. Geneva Street, Williams Bay, Wisconsin 53191
Applicant is requesting discussion and comments regarding concept plans for a single-family development or a 12 to 16 unit townhome development.
- VIII. Adjournment

Bill Duncan
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: 10/05/2021 5:00 PM



VILLAGE OF WILLIAMS BAY

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262-245-2700 | Fax: 262-245-2705

UNOFFICIAL MINUTES PLAN COMMISSION 09/14/21 MEETING TUESDAY, SEPTEMBER 14, 2021 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

President Duncan called the meeting to order at 6:30pm.

II. Roll Call

Present: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke, Jane Pegel

Also Present: Zoning Administrator Schaeffer, Treasurer Peternell, Tara Rabenhorst, Josh Staggs, Amanda Price, David Burrough

Excused: Don Parker

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of August 10, 2021

The motion to Approve the Plan Commission Meeting Minutes of August 10, 2021 was initiated by Maggie Gage and seconded by Jess Haak. Unanimously carried.

V. Recommendation for Conditional Use Permit

A. Open Public Hearing

President Duncan opened the public hearing at 6:32pm

No one spoke in favor or against the Conditional Use Permit.

1. APPLICANT: Jeffrey & Tara Rabenhorst (Owners)

TAX KEY: WUW 00012

STREET ADDRESS: Lot 12 Willabay Woods, Wiswell St, Williams Bay, Wisconsin 53191

The applicant requests a Conditional Use Permit per 18.1207, *Conditional Use Permit*, and 18.0315.I.(4), *Residential Garage or Shed* to construct a single-family home with the garage doors facing the street. Requesting garage to be located 17 feet in front of the street side facade of the house (setback of a minimum of two (2) feet behind the street side facade of the house required).

B. Close Public Hearing

President Duncan closed the Public Hearing at 6:33pm

C. Discussion and possible action for the conditional use permit

Schaeffer discussed the conditional use permit to construct a single-family home with the garage doors facing the street. The homeowners are requesting the garage to be located 17 feet in front of the street side facade of the house. Schaeffer further discussed the required criteria that need to be met in order for a conditional use permit per section 18.1207E(2). Maggie Gage expressed concern that since the Ordinance changed in 2011, the Village has approved several Conditional Use permits and stated that the Village should adhere to the changes instead of granting the

Conditional Use Permits.

Haak stated that, based on the size of the lot, that there would be adequate space to build the garage per the current standards. Pat Watts stated that 15 homes have garages in front of homes and 9 homes flush with the homes. Maggie Gage stated that the Village should have a date set that no more Conditional Use Permits are approved for front-facing garage doors.

Haak/Gage motion to recommend the Village Board deny the Conditional Use Permit for Lot 12 Willabay Woods, Wiswell St.. Roll call - Pegel, AYE, Gage-AYE, Haak-AYE, Duncan-AYE, Watts-NAY, KLEMKE-NAY. Motion passes.

VI. Recommendation for a Certificate of Compliance

A. APPLICANT: Joshua W. Staggs (Lessee)

TAX KEY: WFS 00001

STREET ADDRESS: 240 Elkhorn Road, Williams Bay, WI 53191

Applicant is requesting a Certificate of Compliance per Section 18.211.B(2) "New occupancy and use of an existing building when the new use is of a different land use classification".

Jane Pegel noted that the application has an incorrect date of September 11, 2011. Schaeffer confirmed that it should be September 1, 2021. Joshua Staggs discussed plans for a full service salon to be operated at 240 Elkhorn Road.

Services would include men and women's hair color/cuts and future medical treatments such as Botox that require a medical director. Schaeffer stated that all uses meet the allowed uses. The motion to Recommend Village Board Approval was initiated by Jess Haak and seconded by Pat Watts. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Jess Haak and seconded by Maggie Gage at 6:58pm. Unanimously carried.

/s/ Lori Peternell, Village Treasurer

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



Farris, Hansen & Associates, Inc.

Engineers Architects Surveyors

September 21, 2021

Attn: Clerk
Village of Williams Bay
Po Box 580
Williams Bay, WI 53191

Re: ETP Review
CSM for Michael Landers
FHA Proj. 10352

Village Officials:

We are attaching 12 copies of a 2 Lot CSM for Michael Landers who is selling the one large lot to John Berget and retaining the one small lot that has an existing house on it so that the family can continue living there. John Berget has options to purchase by right of first refusal when they are ready to move.

The zoning is A-5 for the 40,000s.f. lot and A-4 for the storage building site. We have also enclosed 2 copies of the overall development plan for your reference. The site is about a mile from the Village limits on the north side of S.T.H. "50", just west of the cemetery that fronts "67. This land, after purchase back by John Berget, will be combined back into one parcel and all zoned A-4.

If you have any questions, please call. Thank you.

FARRIS, HANSEN & ASSOCIATES, INC.

Warren E. Hansen, P.E.

Pc: John Berget
Vernon Jesse
John Olson

csh

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
FAX (262) 723-5886

OWNER: MICHAEL LANDERS
4954 HWY 50
DELAN, WI 53115

ZONING: A-2
SOILS: ScB & MyB

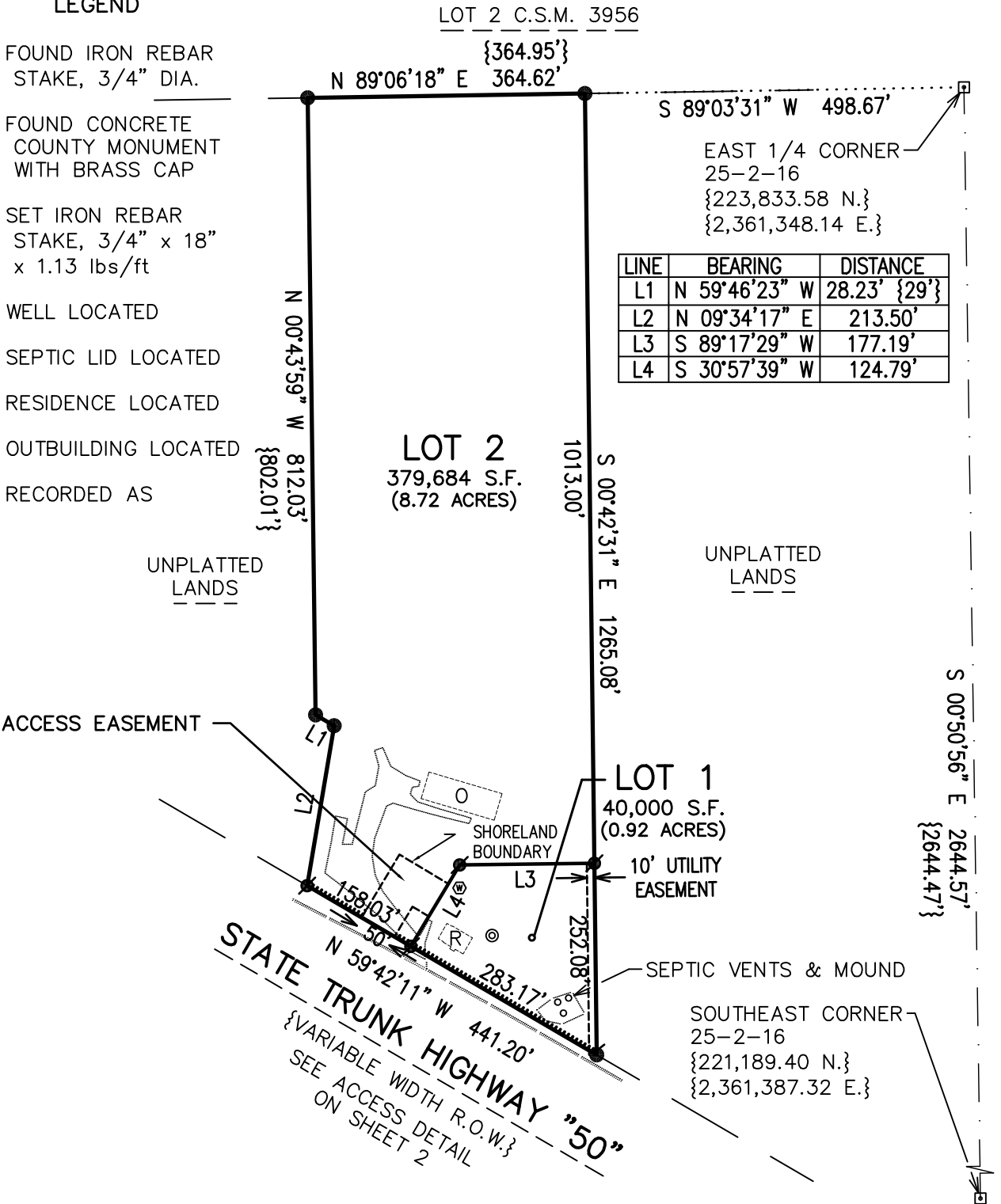
WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
E. LINE OF THE SE 1/4 OF
SECTION 25-2-16 BEARS
S 00°50'56" E

CERTIFIED SURVEY MAP NO. _____

PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4
OF THE NE 1/4 OF SECTION 25, TOWN 2 NORTH,
RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

LEGEND

- = FOUND IRON REBAR
STAKE, 3/4" DIA.
- ▣ = FOUND CONCRETE
COUNTY MONUMENT
WITH BRASS CAP
- ⦿ = SET IRON REBAR
STAKE, 3/4" x 18"
x 1.13 lbs/ft
- ⊙ = WELL LOCATED
- ⊙ = SEPTIC LID LOCATED
- R = RESIDENCE LOCATED
- O = OUTBUILDING LOCATED
- {XXX} = RECORDED AS



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10352
DATE: 04/07/2021 (Rev. 9/2/21)
SHEET 1 OF 3 SHEETS



PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4
OF THE NE 1/4 OF SECTION 25, TOWN 2 NORTH,
RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

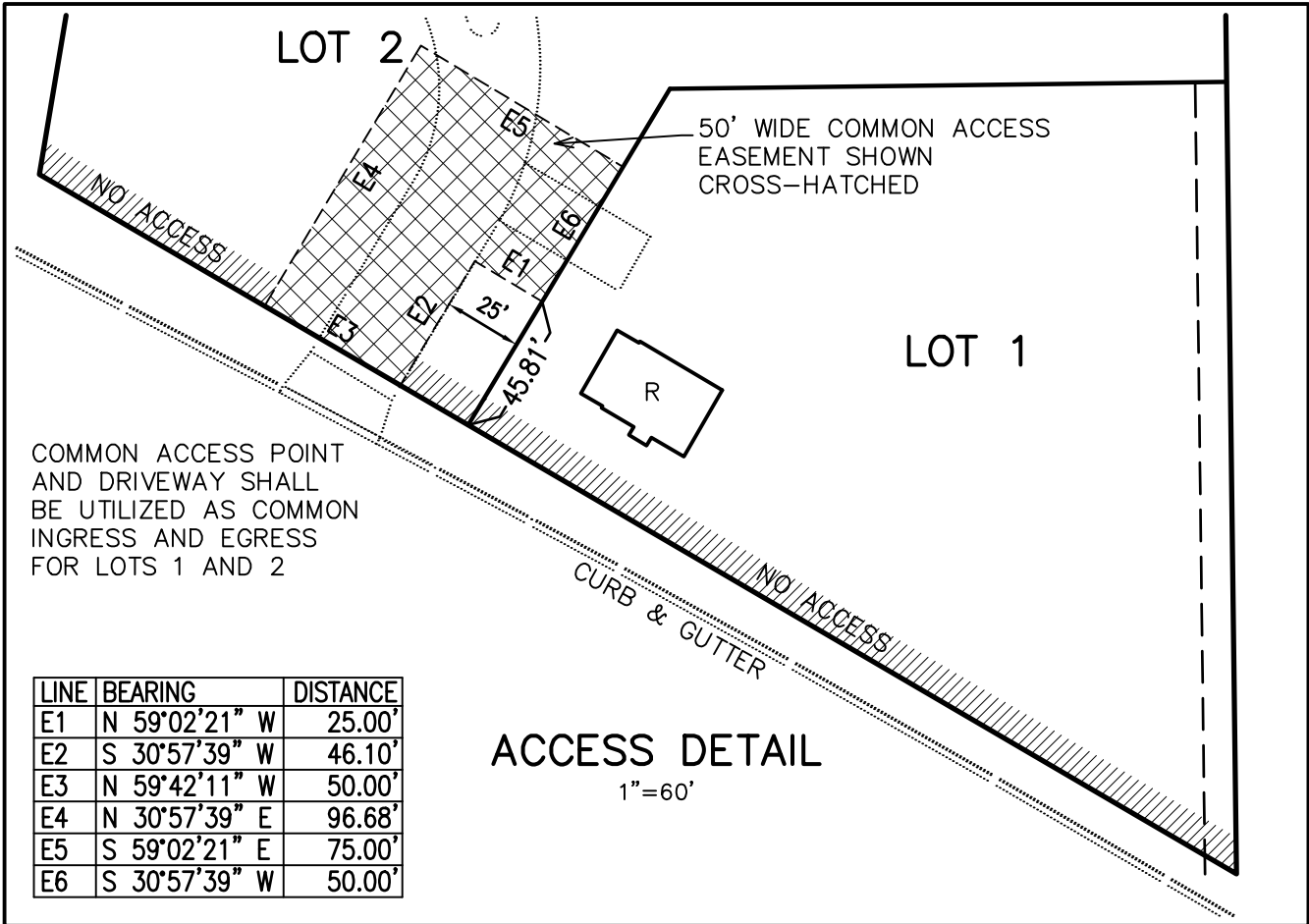
CERTIFIED SURVEY MAP NO. _____

SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL LANDERS, OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE TOWN OF DELAVAN, THE SUBDIVISION CONTROL ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:
PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE EAST 1/4 CORNER OF SECTION 25, TOWN 2 NORTH, RANGE 16 EAST; THENCE S 89DEG 03MIN 31SEC W, 498.67 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY BOUNDARY OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3956 AND THE POINT OF BEGINNING; THENCE S 00DEG 42MIN 31SEC E, 1265.08 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, N 59DEG 42MIN 11SEC W, 441.20 FEET; THENCE N 09DEG 34MIN 17SEC E, 213.50 FEET TO AN IRON REBAR STAKE; THENCE N 59DEG 46MIN 23SEC W, 28.23 FEET TO AN IRON REBAR STAKE; THENCE N 00DEG 43MIN 59SEC W, 812.03 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY BOUNDARY OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3956; THENCE ALONG SAID LOT 2, N 89DEG 06MIN 18SEC E, 364.62 FEET TO THE POINT OF BEGINNING. CONTAINING 419,684 SQUARE FEET (9.63 ACRES) OF LAND, MORE OR LESS.

DATED: September 2, 2021

CHRISTOPHER A. HODGES PLS 2760



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10352
DATE: 04/07/2021
SHEET 2 OF 3 SHEETS

NOTE: LOT 1 HAS AN EXISTING SANITARY SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER SPS 383 AND SPS 385 OF THE WISCONSIN ADMINISTRATIVE CODE WAS MADE.

PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4
OF THE NE 1/4 OF SECTION 25, TOWN 2 NORTH,
RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND
MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF
DELAVAN, WALWORTH COUNTY, AND THE VILLAGE OF WILLIAMS BAY (EXTRATERRITORIAL PLAT JURISDICTION).

MICHAEL LANDERS OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED MICHAEL LANDERS
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

TOWN OF DELAVAN APPROVAL

APPROVED BY THE TOWN OF DELAVAN, WISCONSIN ON THIS _____ DAY OF _____, 2021.

AUTHORIZED SIGNATURE FOR THE TOWN OF DELAVAN

WALWORTH COUNTY APPROVAL

APPROVED BY RESOLUTION OF THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF
_____, 2021.

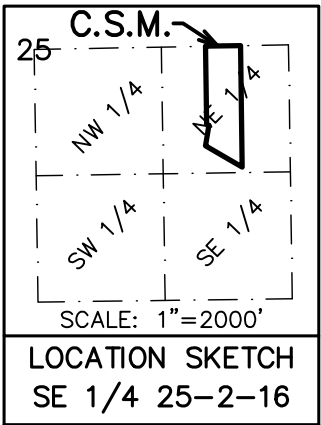
RICK STACEY CHAIRMAN

VILLAGE OF WILLIAMS BAY APPROVAL (EXTRATERRITORIAL JURISDICTION)

APPROVED BY THE VILLAGE OF WILLIAMS BAY THIS _____ DAY OF _____, 2021.

AUTHORIZED SIGNATURE FOR THE VILLAGE OF WILLIAMS BAY

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10352
DATE: 04/07/2021
SHEET 3 OF 3 SHEETS





VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting October 12, 2021

October 4, 2021

APPLICANT: Michael Landers (Owner)

TAX KEY: FD2500021A

STREET ADDRESS: 4954 Hwy 50, Town of Delavan

The applicant requests a Certified Survey Map per 17.0900, *Extraterritorial Land Divisions*, to divide an existing 9.64 acre parcel into a 8.72 acre parcel and 0.92 acre parcel.

Based on the application, the applicant has met all the requirements of Section 17.0306 *Minor Land Division (Certified Survey Map)* and 17.0600 *Certified Survey Map*. Approval is recommended subject to Town of Delavan and Walworth County approvals.

Respectfully Submitted,

Bonnie M. Schaeffer
Zoning Administrator

Williams Bay Plan Commission

October 12, 2021

Land & Lakes Development Company owns approximately 30 acres at the corner of Route 50 and Geneva Street in Williams Bay, Wisconsin. Currently the property is in three jurisdictions, 15.9 acres in Williams Bay, 9.2 acres in the Town of Geneva and 5.7 acres in the Town of Linn. We will be requesting Annexation of the two non-Williams Bay parcels and an approval of 41 single family lots in the new subdivision to be named Willabay Meadows. The lots range in size from approximately 14,000 sq. ft to 30,000 sq ft.

The Company has been working with staff, engineering and various Board members to create an efficient and workable plan. The attached Concept Plan depicts the general layout, the relationship of the road systems to the surrounding subdivisions, utilities and the general impact of the proposed subdivision.

Today, we are requesting your review and comments on the proposed Annexation and Concept Plan before proceeding to the Final Plat and Engineering. There are various issues to overcome, but none seem insurmountable. We will endeavor to incorporate your comments into our planning as we move forward in the approval process. We are looking forward to bringing a cohesive and exciting new subdivision to Williams Bay for the benefit of all of us.

Land & Lakes Development was established in 1990 to manage properties near long term excavation sites. Today, it manages more than 2,000 acres in the greater metropolitan Chicago area. Since its inception, the Company has developed in excess of \$200 million of commercial and residential real estate in Illinois and Wisconsin. Land & Lakes maintains in house legal, financial, real estate planning and engineering teams.

The Company develops residential, commercial and industrial real estate properties. Our expertise lies in site selection, land purchase, negotiations of entitlements and annexation, site design, land improvements and formation of property owner associations.

Please visit our website for a list of past and current projects, www.land-and-lakes.com.

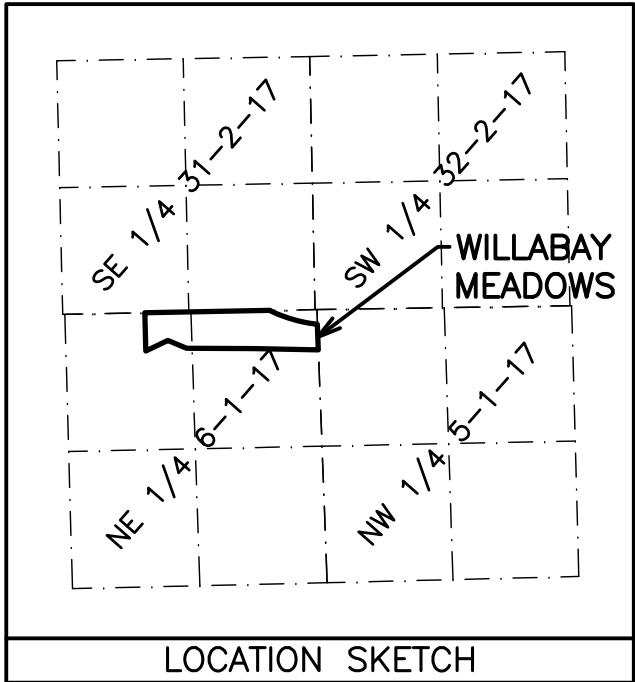
Please direct any questions regarding Willabay Meadows to Martin S. Hanley, President of Land & Lakes Development Company at (847) 825-5000 or engineering questions to Warren Hansen of Farris, Hansen and Association, Inc. at (262) 723-2098.

WILLABAY MEADOWS, A SUBDIVISION
CONCEPT PLAN

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

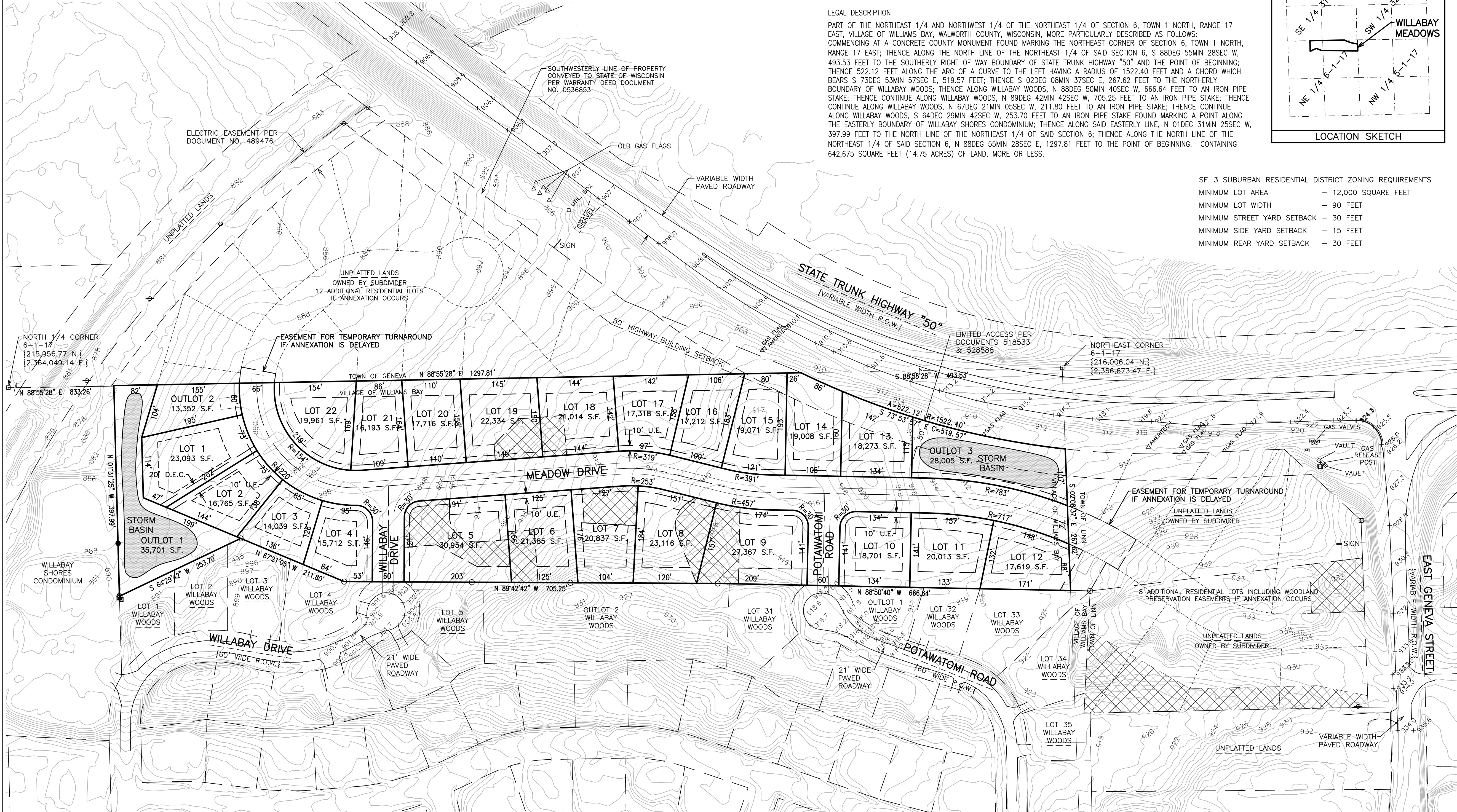
LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, 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 522.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 73DEG 53MIN 57SEC E, 519.57 FEET; THENCE S 02DEG 08MIN 37SEC E, 267.62 FEET TO THE NORTHERLY BOUNDARY OF WILLABAY WOODS; THENCE ALONG WILLABAY WOODS, N 88DEG 50MIN 40SEC W, 666.64 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG WILLABAY WOODS, N 89DEG 42MIN 42SEC W, 705.25 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG WILLABAY WOODS, N 67DEG 21MIN 05SEC W, 211.80 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG WILLABAY WOODS, S 64DEG 29MIN 42SEC W, 253.70 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE EASTERLY BOUNDARY OF WILLABAY SHORES CONDOMINIUM; THENCE ALONG SAID EASTERLY LINE, N 01DEG 31MIN 25SEC W, 397.99 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, N 88DEG 55MIN 28SEC E, 1297.81 FEET TO THE POINT OF BEGINNING. CONTAINING 642,675 SQUARE FEET (14.75 ACRES) OF LAND, MORE OR LESS.



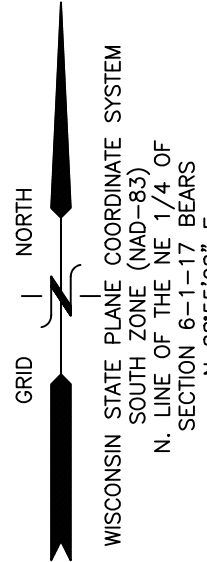
SF-3 SUBURBAN RESIDENTIAL DISTRICT ZONING REQUIREMENTS

MINIMUM LOT AREA	- 12,000 SQUARE FEET
MINIMUM LOT WIDTH	- 90 FEET
MINIMUM STREET YARD SETBACK	- 30 FEET
MINIMUM SIDE YARD SETBACK	- 15 FEET
MINIMUM REAR YARD SETBACK	- 30 FEET



LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- = FOUND COUNTY MONUMENT
- = SET IRON REBAR STAKE
- ⊕ = UTILITY POLE LOCATED
- ⊗ = UTILITY BOX LOCATED
- {XXX} = RECORDED AS
- XX' U.E. = UTILITY EASEMENT
- XX' D.E.C. = DRAINAGE EASEMENT CENTERED ON LOT LINE(S)
- ⊗ = WOODLAND PRESERVATION EASEMENT



NOTE: OUTLOTS 1 & 3 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AREAS.

OUTLOT 2 SHALL BE RETAINED BY DEVELOPER FOR FUTURE USE.

THE PROPOSED RIGHT OF WAY SHOWN HEREON AS MEADOW DRIVE IS 66' WIDE AND SHALL BE DEDICATED TO THE PUBLIC.

THE PROPOSED RIGHT OF WAYS SHOWN HEREON AS WILLABAY DRIVE AND POTAWATOMI ROAD ARE 60' WIDE AND SHALL BE DEDICATED TO THE PUBLIC.

ALL PROPOSED LOTS SHOWN ARE AT LEAST 90' WIDE AT THE STREET AND REAR YARD SETBACKS SHOWN, WITH THE FOLLOWING EXCEPTIONS: LOTS 1 & 2 ARE 90' WIDE AT A 50' STREET YARD SETBACK.

TOPOGRAPHY SHOWN TAKEN FROM WALWORTH COUNTY GIS DATA. FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE BOUNDARY OF PROPOSED WILLABAY MEADOWS, A SUBDIVISION AND THE PROPOSED LAND DIVISION IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF WILLIAMS BAY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: 9/9/2021

CHRISTOPHER A. HODGES RLS 2760

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: 09/09/2021 | SHEET 1 OF 1

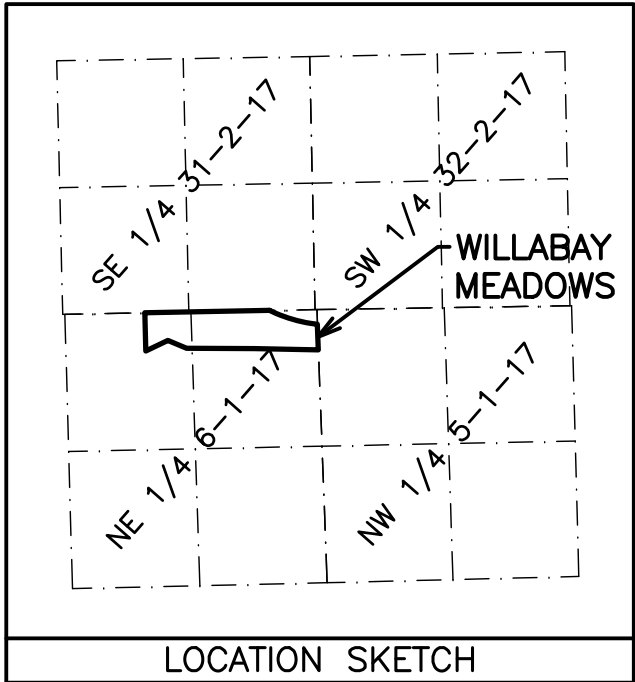
TREE SKETCH

WILLABAY MEADOWS, A SUBDIVISION
CONCEPT PLAN

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

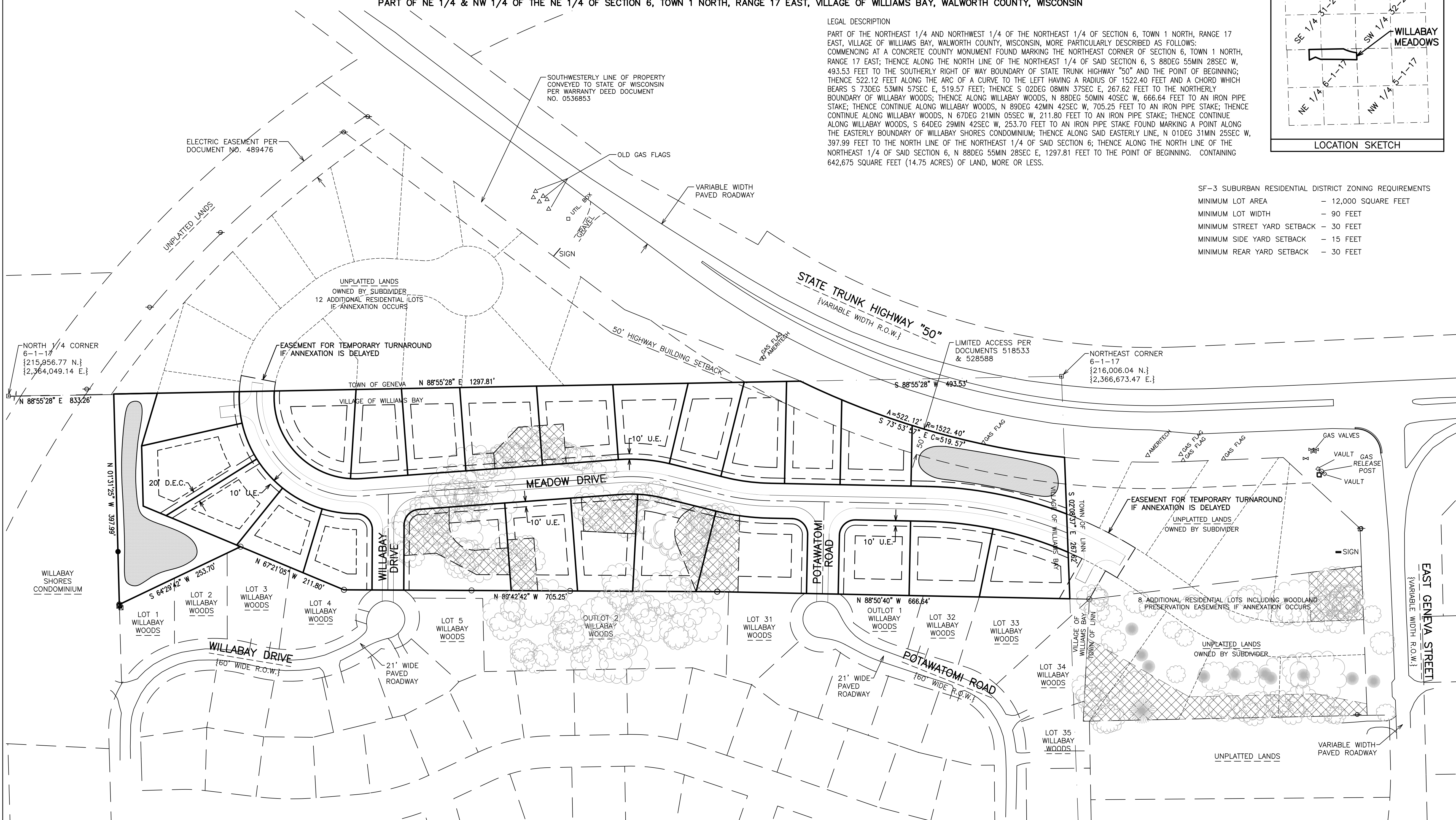
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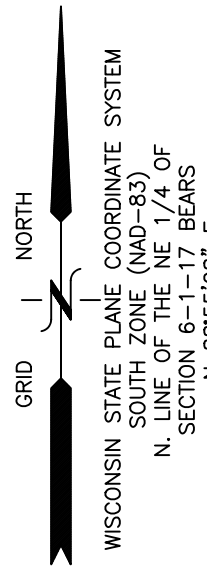
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DATED: 9/9/2021

CHRISTOPHER A. HODGES RLS 2760

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
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PROJ. NO.: 5536.17 | DATE: 09/09/2021 | SHEET 1 OF 1



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting October 12, 2021

October 4, 2021

APPLICANT: Martin Hanley, Land & Lakes Development Co.

TAX KEY: WWUP 00084, IL 500005 and JG 3100009A

STREET ADDRESS: Vacant land located north of Willabay Woods, Williams Bay, Wisconsin 53191

The applicant is requesting conceptual feedback on a proposed 41-lot single-family development. Annexation of lands located in the Towns of Geneva and Linn.

- Current Zoning Designation: SF-3 Suburban Residential District, A-3 ETZ, and R-1 ETZ
- Proposed Zoning Designation: SF-3 Suburban Residential District
- Adjoining Property Zoning Designations:
 - East – B-2 ETZ
 - West – MF-18 Multi-Family and P & R with EC Overlay
 - North – C-3 ETZ
 - South – SF-3 Suburban Residential and R-1 ETZ
- Future Land Use Map Designation: Medium Density Residential with partial environmental corridor, and Parks & Open Space (excerpts from the Village of Williams Bay Comprehensive Plan)

Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services, with lots sizes between 10,000 square feet and 20,000 square feet. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Medium Density Residential development areas are shown mainly in and adjacent to areas in which this land use existed at the time this Plan was written.

Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-3 and RS-4 Single Family Residential districts. However, as these two district are likely to be used for new residential development, the Village will consider amending its zoning ordinance to establish more specific site design standards for properties zoned RS-3 and RS-4 Single Family Residential, specifically as they relate to the preservation of open space/natural resource areas and scenic views.

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 5 where this category is shown:

- a. Plan for interconnected road and open space networks in residential areas and between individual subdivisions. Discourage the use of cul-de-sacs in new neighborhoods whenever possible.
 - b. Prohibit higher density residential (e.g. two flats, duplexes, apartments) or more intensive nonresidential land uses (e.g., commercial uses) in Medium Density Residential areas.
 - c. Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy users, etc.) within or next to single-family neighborhoods. Where such uses do occur in close proximity, the Village should encourage the use of landscape buffers to mitigate the impacts that such land uses could have on residential neighborhoods.
 - d. Continue to enforce the Village's property maintenance requirements to uphold the quality and character of the Village's existing residential neighborhoods.
 - e. Thoughtfully locate community facilities such as sidewalks, paths/trails, parks, schools, and churches in areas that are close to residential areas.
- Concept Plan Layout
 - a. The lot sizes are compliant with the SF-3 zoning district requirements. All lots need to be wide enough to accommodate side loading garages.
 - b. A few of the lots appear to have minimal and oddly shaped building areas due to tree preservation and steep slopes.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

Willabay Meadows
Concept Plan and Tree Sketch Review Comments
Village of Williams Bay
October 11, 2021

General

1. The concept plan includes 22 residential lots within the Village and another 20 residential lots if annexations are allowed from the Town of Linn and the Town of Geneva. Previous concept plans for this area contained a much higher density without a separate roadway connection to East Geneva Street. Based on previous planning and the 42 residential lots, we expect the maximum day water use to increase by 14,000 gallons and expect the peak wastewater flow to increase by 30 gallons per minute.
2. This proposed subdivision is adjacent to State Trunk Highway 50 and will require Wisconsin Department of Transportation (WisDOT) TRANS 233 review of the Subdivision Plat. The proposed stormwater basin within the 50' highway setback may be an issue, which may reduce the number of lots; provide correspondence from WisDOT.
3. No wetlands have been identified on the concept plan; however, low spots appear to be present on the site. Provide evidence the site is screened for wetlands; this may reduce the number of lots.
4. Consider pedestrian path access to the west property line for potential future path connection to access points of interest to the west (Calvary Church, Kishwaukee, Geneva National, etc.) per Ord. 17.0105(B).
5. The lots may be too narrow to allow for a side loading garage; consider requiring wider lots so that the garage side of the lot has enough room to maneuver the vehicle into the garage.
6. Consider requiring removal of the existing cul-de-sacs and vacating the associated right-of-way in Willabay Woods to create "wide curves" and to remove unnecessary impervious surfaces. Also, several hundred feet of existing street and ditches will likely need reconstruction in order to function properly if these are used by the development.

Site Grading/Stormwater

7. There will be drainage issues with the current plan near North Potawatomi Road; see the drainage pattern sketch below; limit additional runoff to Outlot 1 of Willabay Woods.
8. Provide ditches, culverts, and other drainage conveyance with next submittal.

Utilities -- Water and Sanitary Sewer

9. See the water distribution and sanitary sewer atlas excerpts below. Water is available by extending a looped 8-inch main from the two cul-de-sacs. Sanitary sewer should extend from LS 3 at Harris Road. The developer should request approval to use the former railroad bed; this will provide gravity service to all parcels in the proposed development and prevent the need for individual grinder pumps. A \$900,000 upgrade at LS 3 is needed to serve additional development.

Willabay Meadows
Concept Plan and Tree Sketch Review Comments
Village of Williams Bay
October 11, 2021



Existing Drainage Pattern



Water Distribution System Atlas Excerpt

Willabay Meadows
Concept Plan and Tree Sketch Review Comments
Village of Williams Bay
October 11, 2021



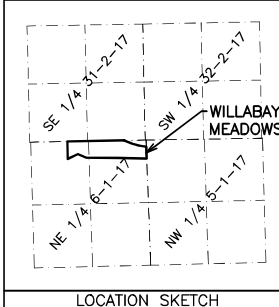
Sewage Collection System Excerpt

WILLABAY MEADOWS, A SUBDIVISION
CONCEPT PLAN

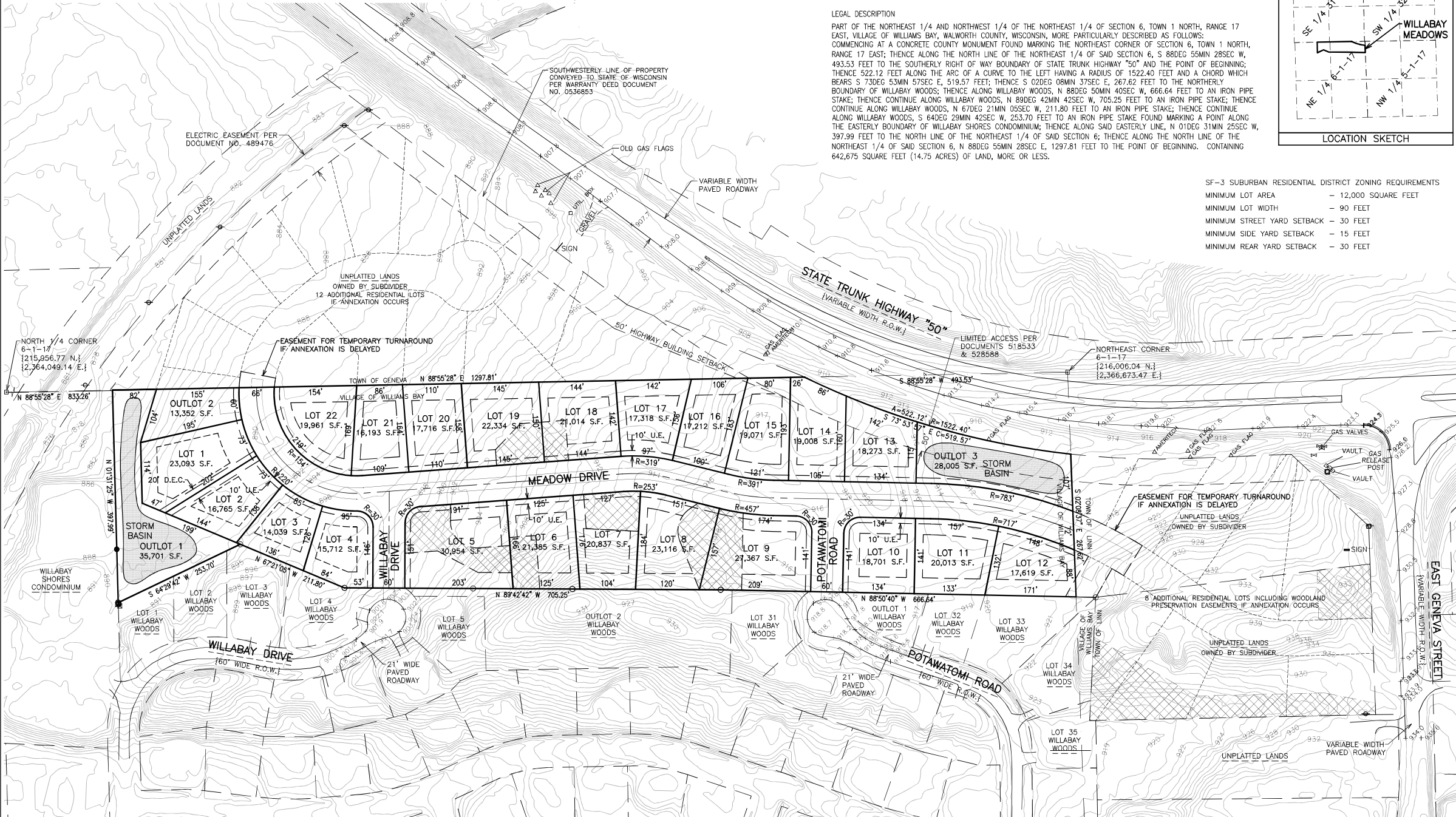
PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, 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 NORTHWEST 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 S22.12E FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 522.40 FEET AND A CHORD WHICH BEARS S75.00E 137.61 FEET TO THE POINT OF BEGINNING; THENCE S02DEG 00MIN 37SEC E, 267.62 FEET TO THE NORTHERLY BOUNDARY OF WILLIABAY WOODS; THENCE ALONG WILLIABAY WOODS, N 89DEG 50MIN 40SEC W, 666.64 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG WILLIABAY WOODS, N 89DEG 42MIN 42SEC W, 705.25 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG WILLIABAY WOODS, N 67DEG 21MIN 05SEC W, 211.80 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG WILLIABAY WOODS, S 64DEG 29MIN 42SEC W, 253.70 FEET TO AN IRON PIPE STAKE; THENCE MARKING A POINT ALONG THE EASTERLY BOUNDARY OF WILLIABAY SHORES CONDOMINIUM; THENCE ALONG SAID EASTERLY LINE, N 01DEG 31MIN 25SEC W, 397.99 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, N 88DEG 55MIN 28SEC E, 129.871 FEET TO THE POINT OF BEGINNING. CONTAINING 642.675 SQUARE FEET (14.75 ACRES) OF LAND, MORE OR LESS.



SF-3 SUBURBAN RESIDENTIAL DISTRICT ZONING REQUIREMENTS	
MINIMUM LOT AREA	- 12,000 SQUARE FEET
MINIMUM LOT WIDTH	- 90 FEET
MINIMUM STREET YARD SETBACK	- 30 FEET
MINIMUM SIDE YARD SETBACK	- 15 FEET
MINIMUM REAR YARD SETBACK	- 30 FEET



○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
□ = FOUND COUNTY MONUMENT
✕ = SET IRON REBAR STAKE
⊕ = UTILITY POLE LOCATED
⊗ = UTILITY BOX LOCATED
{XXX} = RECORDED AS

LEGEND

XX' U.E. = UTILITY EASEMENT

XX' D.E.C. = DRAINAGE EASEMENT CENTER
ON LOT LINE(S)

 = WOODLAND PRESERVATION
EASEMENT

MAP SCALE IN FEET - ORIGINAL 1"=100'

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
N. LINE OF THE NE 1/4 OF
SECTION 6-1-17 BEARS

NOTE: OUTLOTS 1 & 3 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AREAS.

OUTLOT 2 SHALL BE RETAINED BY DEVELOPER FOR FUTURE USE

THE PROPOSED RIGHT OF WAY SHOWN HEREON AS MEADOW DRIVE IS 66' WIDE AND SHALL BE DEDICATED TO THE PUBLIC.

THE PROPOSED RIGHT OF WAYS SHOWN HEREON AS WILLABAY DRIVE AND POTAWATOMI ROAD ARE 60' WIDE AND SHALL BE DEDICATED TO THE PUBLIC.

ALL PROPOSED LOTS SHOWN ARE AT LEAST 90' WIDE AT THE STREET AND REAR YARD SETBACKS SHOWN, WITH THE FOLLOWING EXCEPTIONS:
 LOTS 1 & 2 ARE 90' WIDE AT A 50' STREET YARD SETBACK.

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE BOUNDARY OF PROPOSED WILLABAY MEADOWS, A SUBDIVISION AND THE PROPOSED LAND DIVISION IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF WILLIAMS BAY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATED: 9/9/2021

CHRISTOPHER A. HODGES RLS 276

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

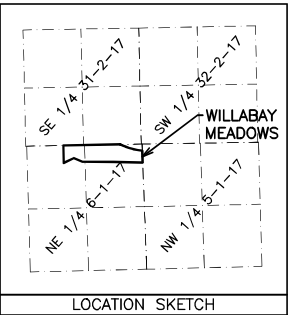
PROJ. NO.: 5536.17	DATE: 09/09/2021	SHEET 1 OF 1
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TREE SKETCH

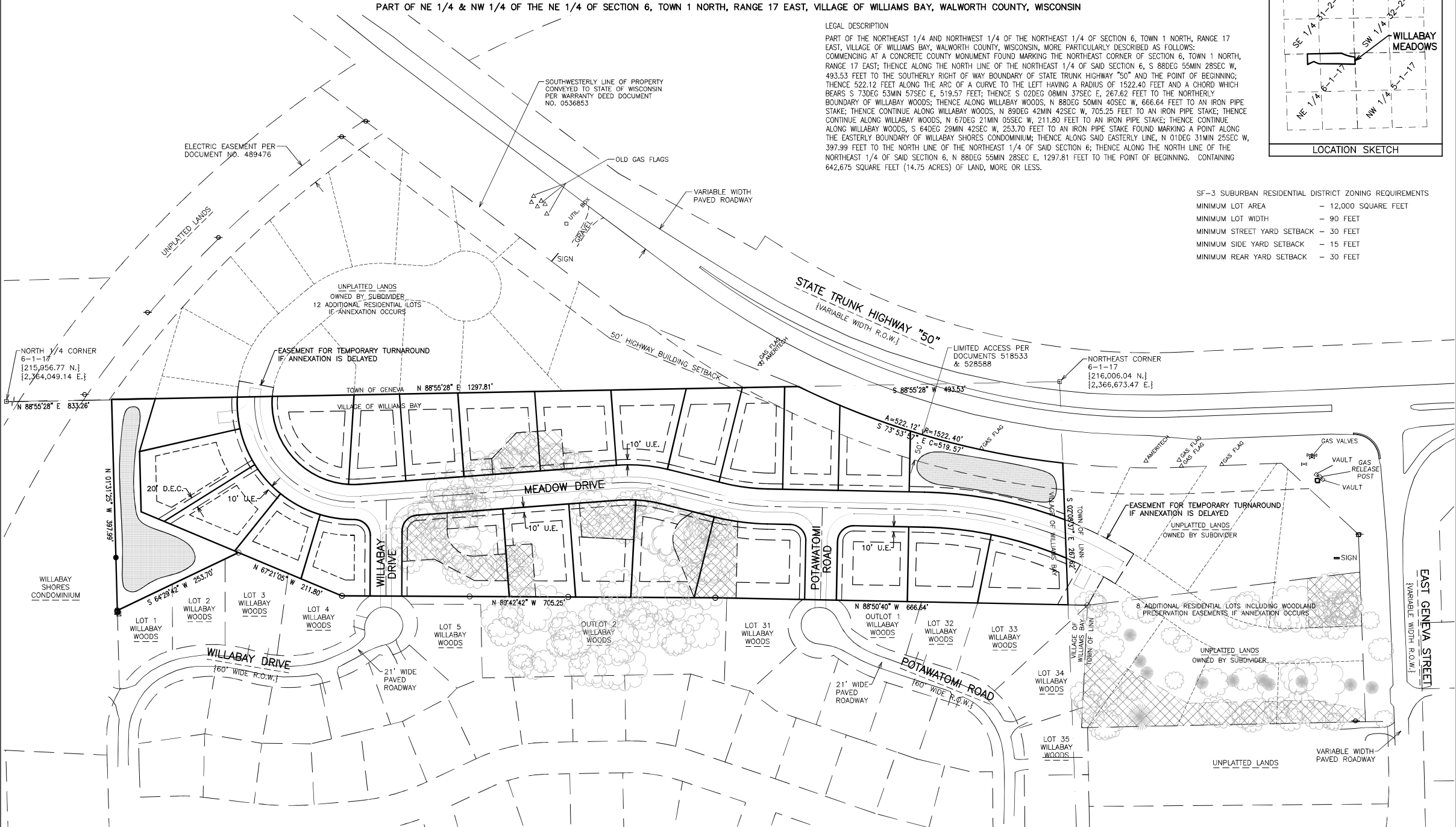
WILLABAY MEADOWS, A SUBDIVISION
CONCEPT PLAN

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

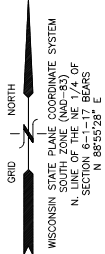
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TOPOGRAPHY SHOWN TAKEN FROM WALWORTH COUNTY GIS DATA. FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE BOUNDARY OF PROPOSED WILLABAY MEADOWS, A SUBDIVISION AND THE PROPOSED LAND DIVISION IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF WILLIAMS BAY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATED: 9/9/2021

CHRISTOPHER A. HODGES RLS 2760

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: 09/09/2021 SHEET 1 OF 1

NARRATIVE IN SUPPORT OF INTRODUCTORY CONCEPT FOR DISCUSSION

The Applicant hereby respectfully requests that the Village consider the following in order to facilitate discussions regarding future development of the properties commonly known as 628 E. Geneva Street (Tax Nos. WHA 00002 through WHA 00005) and 640 E. Geneva Street (Tax Nos. WHA 00001 and WHA 00006) (collectively, the “**Property**”):

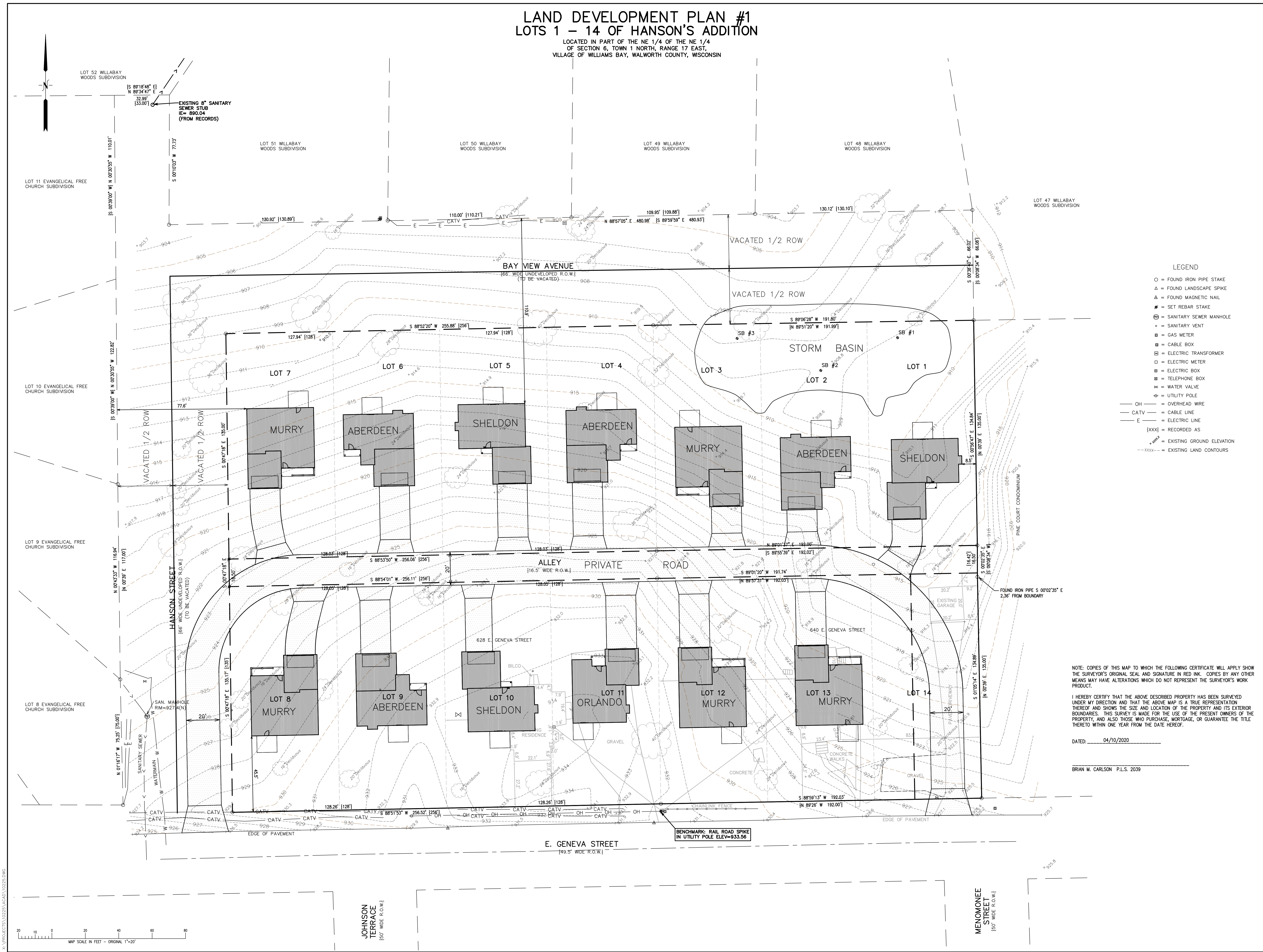
1. Applicant owns part of the Property and is under contract to purchase the balance of the Property.
2. Collectively, the Property consists of fourteen (14) previously platted lots known as Lots 1 -14 of Hanson’s Addition.
3. Applicant previously requested and obtained confirmation from the Village attorney that thirteen (13) of the fourteen (14) previously platted lots are buildable lots under Wisconsin Act 67 despite the fact that the lots are considered substandard under today’s zoning code, as long as the development complies with the Village’s ordinances.
4. As such, Applicant is in the process of determining the best manner in which to develop the Property, either as single-family homes on each lot or as townhomes. Applicant believes it would be more beneficial to both the Village and the Applicant to obtain approval for twelve (12) to sixteen (16) townhomes divided into three (3) or four (4) buildings on the Property in order to allow for more green space on the Property and a larger storm water basin.
5. The Property is currently zoned SF-3 “Suburban Residential District”. Following input from the Village regarding the townhome proposal, the Applicant intends to submit an application for a Planned Development Overlay District (“PDO District”) for the Property which is compatible with the MF-18 “Multi-Family Residential District” adjacent to the east property line of the Property, and would serve as a transitional piece between the higher density and lower density residential areas along E. Geneva Street as you enter the Village from the East.
 - a. To the East of the Property are high-density condominium developments (Bayside Point Condominiums and Pine Court Condominiums).
 - b. Directly to the West is single-family residential (Evangelical Free Church Subdivision).
 - c. Further West is a high-density condominium development (Willabay Shores Condominiums).
 - d. To the North is single-family residential (Willabay Woods Subdivision).
 - e. Across street to the South is residential single-family homes (Harbor View Subdivision) and business/commercial (Harbor View Motel).
6. Submitted with this Narrative are three (3) different land development plans depicting:
 - (i) Sixteen (16) townhomes in four (4) buildings, (ii) Twelve (12) townhomes in three (3) buildings, and (iii) Thirteen (13) single family homes. The thirteen (13) single family homes are not the ideal situation because they would cause major land disturbance, the

homes would be compacted due to the small lot constraints and there would be much less green space on the overall development. The townhomes would be the ideal situation since there would be less land disturbance, there would be a large buffer in between the back neighbors and the townhomes, and the design is better with a large amount of green space for the development and a larger area for a stormwater basin.

7. The Applicant intends to utilize design and architecture that reflects the character of the community (taking into consideration the “*Recommended Design Standards for Multi-Family Development in Williams Bay*” detailed in the Village of Williams Bay Comprehensive Plan).
8. The Applicant acknowledges that the preliminary conceptual site plan, as included in this submittal, is intended to begin discussions only, and that the information gathered from those discussions may have a direct impact on the size, location and number of residential use units, and that a revised site plan, along with more detailed supporting documents must be submitted for review and consideration by the Village of Williams Bay as the next steps.

LAND DEVELOPMENT PLAN #1
LOTS 1 – 14 OF HANSON'S ADDITION

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4
OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



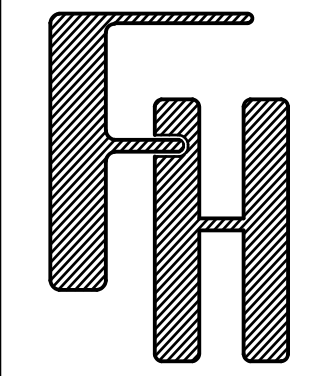
- LEGEND
- = FOUND IRON PIPE STAKE
 - △ = FOUND LANDSCAPE SPIKE
 - △ = FOUND MAGNETIC NAIL
 - = SET REBAR STAKE
 - ⊕ = SANITARY SEWER MANHOLE
 - = SANITARY VENT
 - ⊞ = GAS METER
 - ⊞ = CABLE BOX
 - ⊞ = ELECTRIC TRANSFORMER
 - ⊞ = ELECTRIC METER
 - ⊞ = ELECTRIC BOX
 - ⊞ = TELEPHONE BOX
 - ⊞ = WATER VALVE
 - ⊞ = UTILITY POLE
 - OH — = OVERHEAD WIRE
 - CATV — = CABLE LINE
 - E — = ELECTRIC LINE
 - {XXX} = RECORDED AS
 - +XXXX = EXISTING GROUND ELEVATION
 - - - - - = EXISTING LAND CONTOURS

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 04/10/2020

BRIAN M. CARLSON P.L.S. 2039



LAND DEVELOPMENT PLAN #1
(SINGLE FAMILY)
628 E. GENEVA STREET
WILLIAMS BAY, WI 53191

WORK ORDERED BY -
DANA LEVAR
8306 W. MONROE STREET
NILES, IL 60714

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

REVISIONS	
02/27/2020	LB SURVEY
03/04/2020	BMC ADD UTILITIES
04/10/2020	LB ADD TOPO.
02/06/2021	TS REVISED BOUNDARIES
03/23/2021	TS LAND DEVELOPMENT PLANS

PROJECT NO.	10225
DATE	02/27/2020
SHEET NO.	1 OF 1

BREEZY BAY TOWN HOMES LOTS 1 - 14 OF HANSON'S ADDITION

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4
OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LOCATION SKETCH

LEGEND

- O = FOUND IRON PIPE STAKE
- Δ = FOUND LANDSCAPE SPIKE
- Δ = FOUND MAGNETIC NAIL
- = SET REBAR STAKE
- ⊕ = SANITARY SEWER MANHOLE
- = SANITARY VENT
- ⊞ = GAS METER
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INDEX OF SHEETS

1. SITE PLAN
2. EXTERIOR ELEVATIONS
3. LOWER LEVEL FLOOR PLAN
4. FIRST FLOOR PLAN
5. SECOND FLOOR PLAN

SITE SUMMARY

LAND AREA= 3.54 ACRES (INCLUDING 1/2 OF R.O.W.)
PAVEMENT AREA= 19,877 S.F. 0.46 ACRES
BUILDING AREA (WITH PORCHES AND DECKS)=20,591 S.F. 0.47 ACRES
GREEN SPACE= 113,734 S.F. 2.61 ACRES

NOTE: ALL EXISTING BUILDINGS, DRIVES FENCING, CONCRETE FLAT WORK, WALKS, GRAVEL PARKING AREAS, AND PAVEMENT AREAS TO BE REMOVED AND DISPOSED OF OFF SITE.

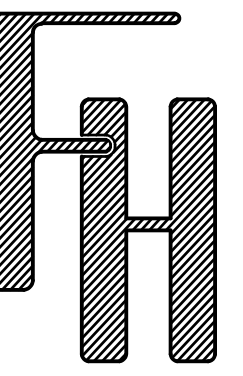
NOTE: CABLE, GAS AND POWER SERVICE TO COME OFF E. GENEVA STREET

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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DATED: _____

CHRISTOPHER A. HODGES P.L.S. S-2760



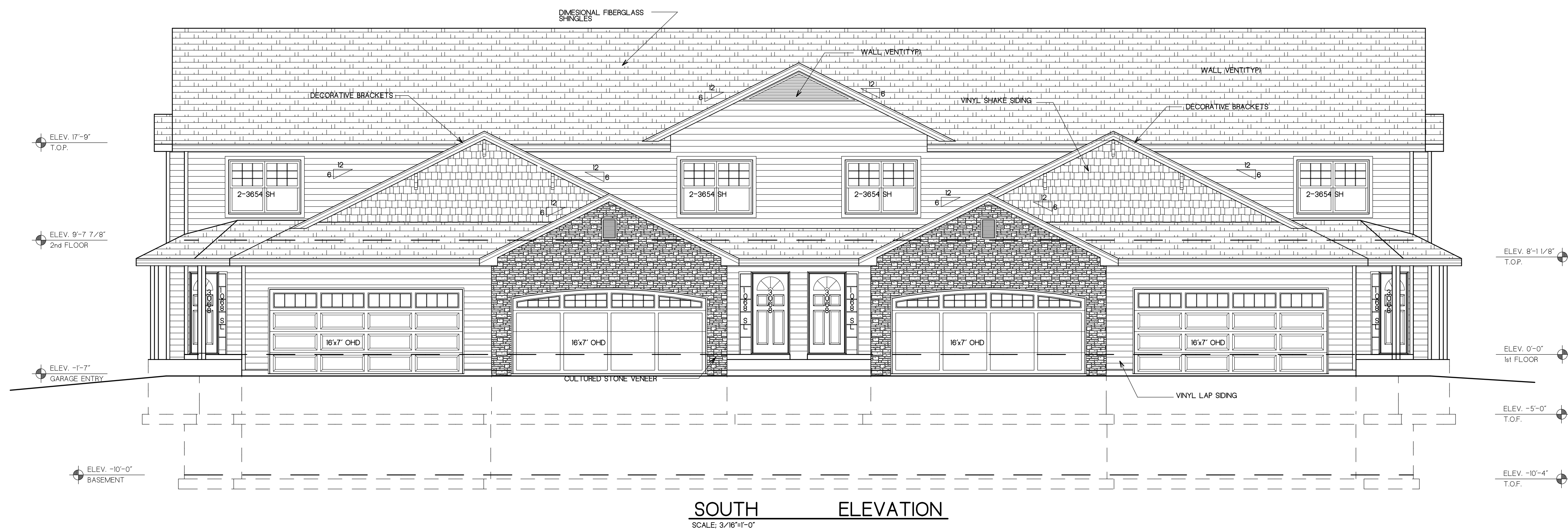
BREEZY BAY TOWN HOMES
GENEVA STREET
VILLAGE OF WILLIAMS BAY, WALWORTH CO., WI.

WORK ORDERED BY -
DANA LEVAY
8306 W. MONROE STREET
NILES, IL 60714

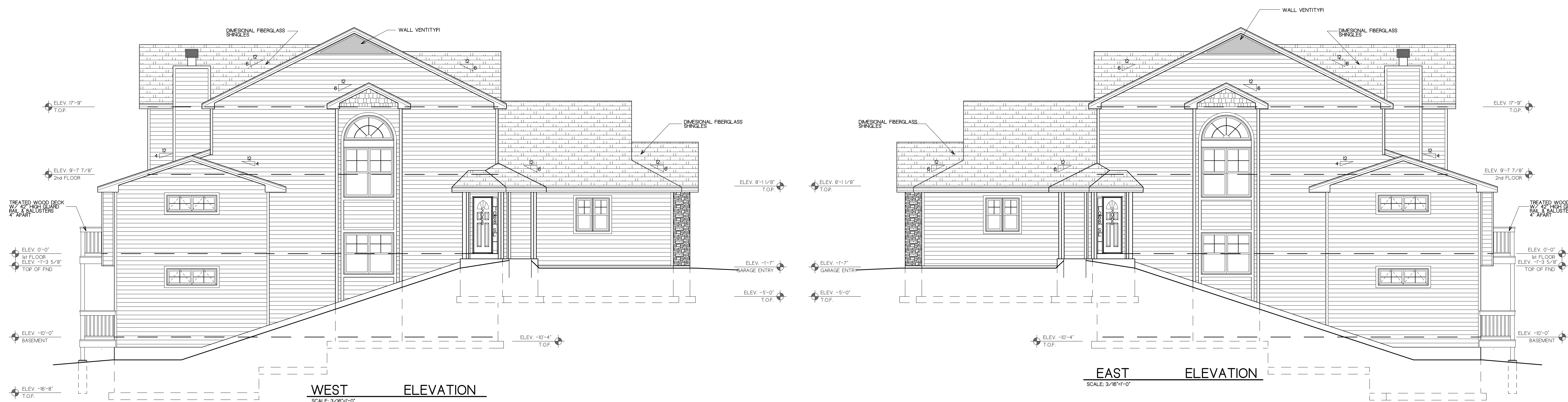
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REVISIONS
02/27/2020 - LB
03/04/2020 - BMC
04/10/2020 - LB
02/06/2021 - TS
03/23/2021 - TS
04/21/2021 - TS

PROJECT NO.
10225
DATE
02/27/2020
SHEET NO.
1 OF 5



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

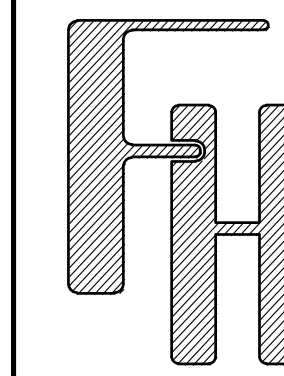


WEST ELEVATION
SCALE: 3/16"=1'-0"

EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



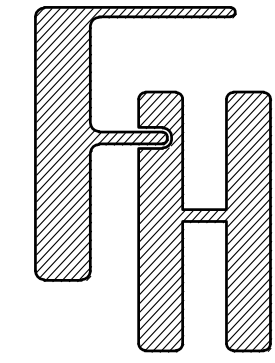
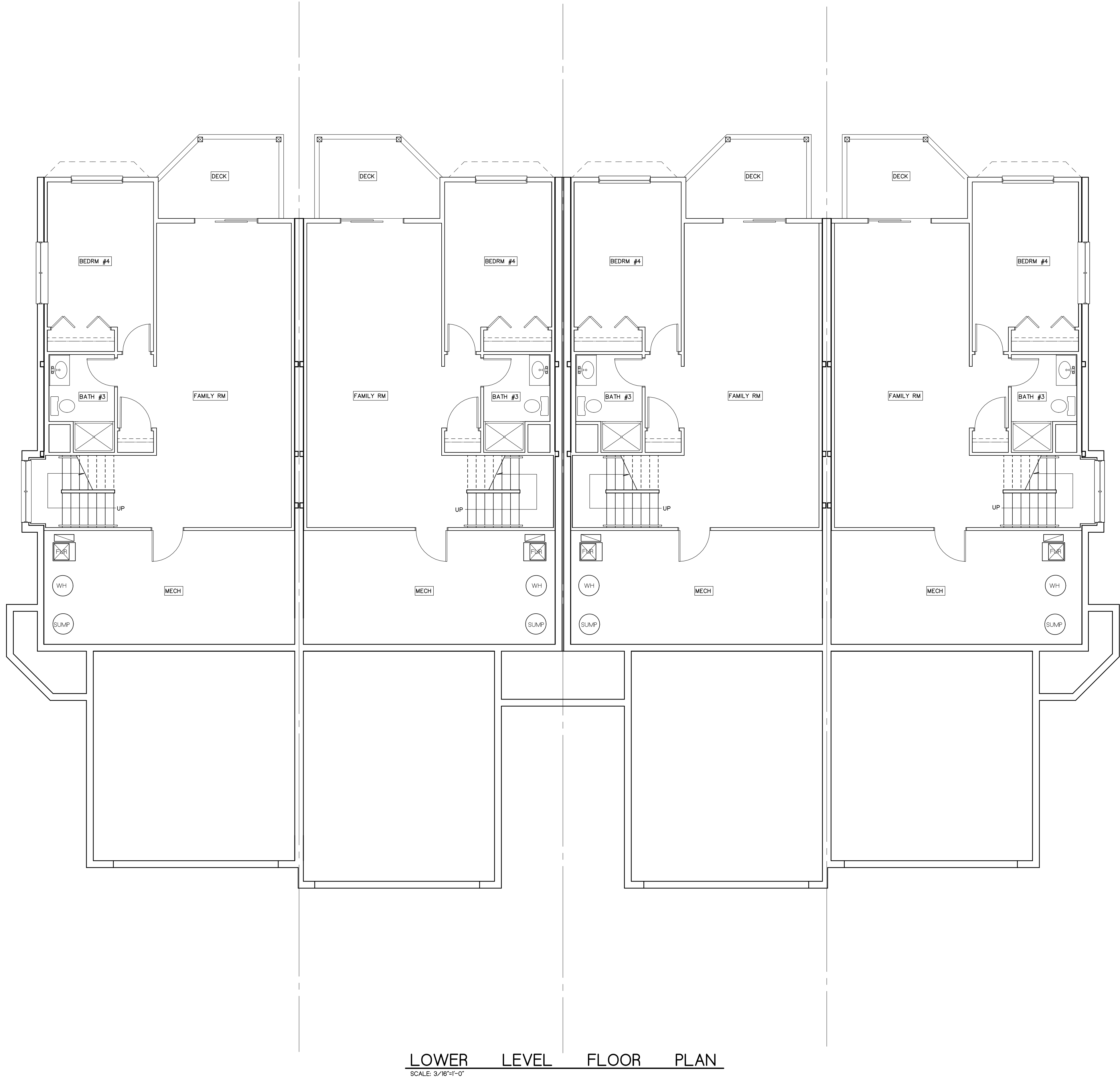
BREEZY BAY TOWN HOMES
GENEVA STREET
VILLAGE of WILLIAMS BAY, WALWORTH CO., WI.

EXTERIOR ELEVATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5966

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2 of 5



BREEZY BAY TOWN HOMES
GENEVA STREET
VILLAGE of WILLIAMS BAY, WALWORTH CO., WI.

LOWER LEVEL FLOOR PLAN

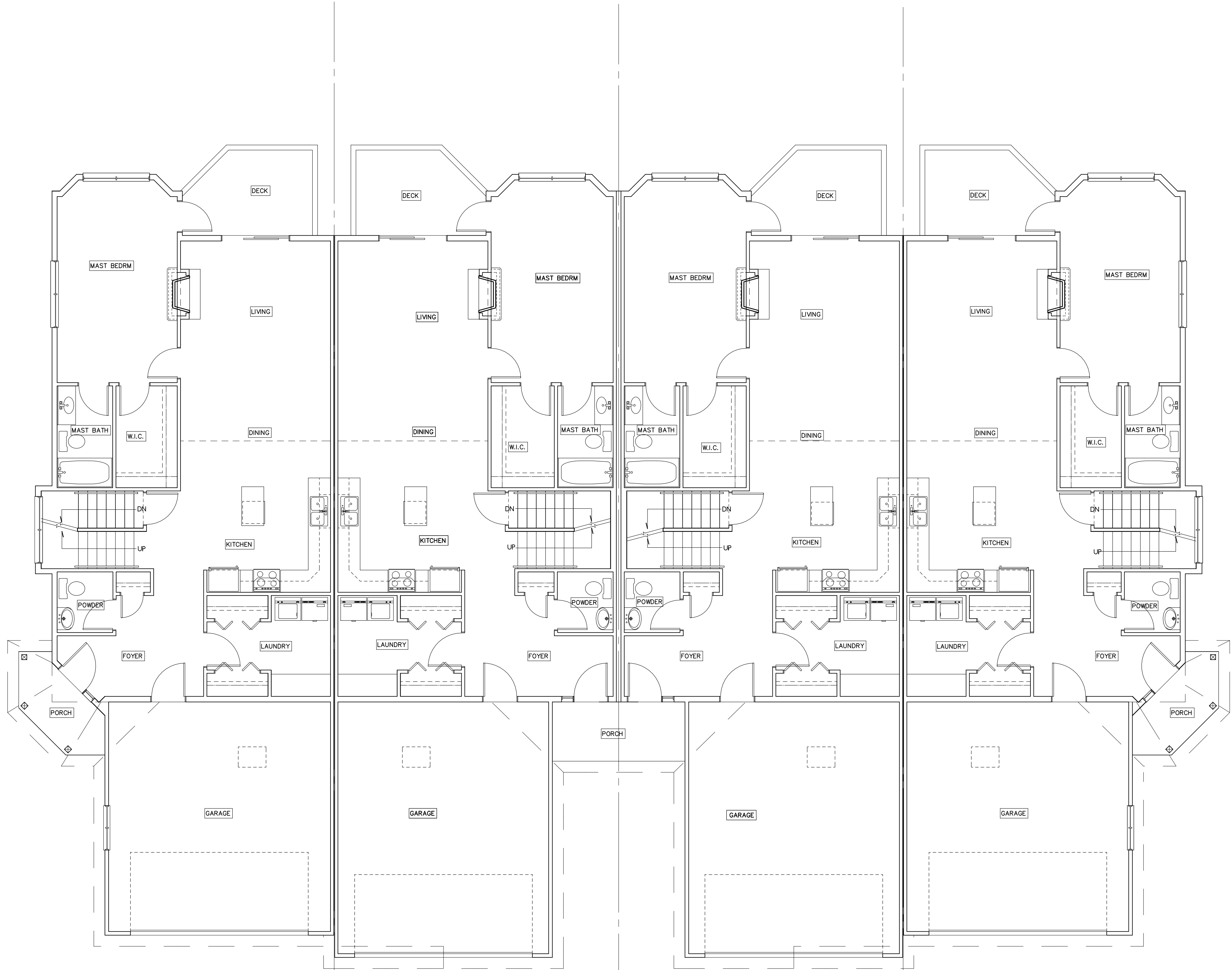
FARRIS, HANSEN & ASSOCIATES, INC.
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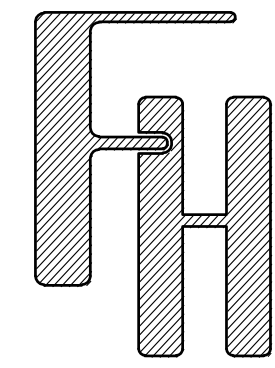
PROJECT NO:
10225

DATE
04/20/21

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FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



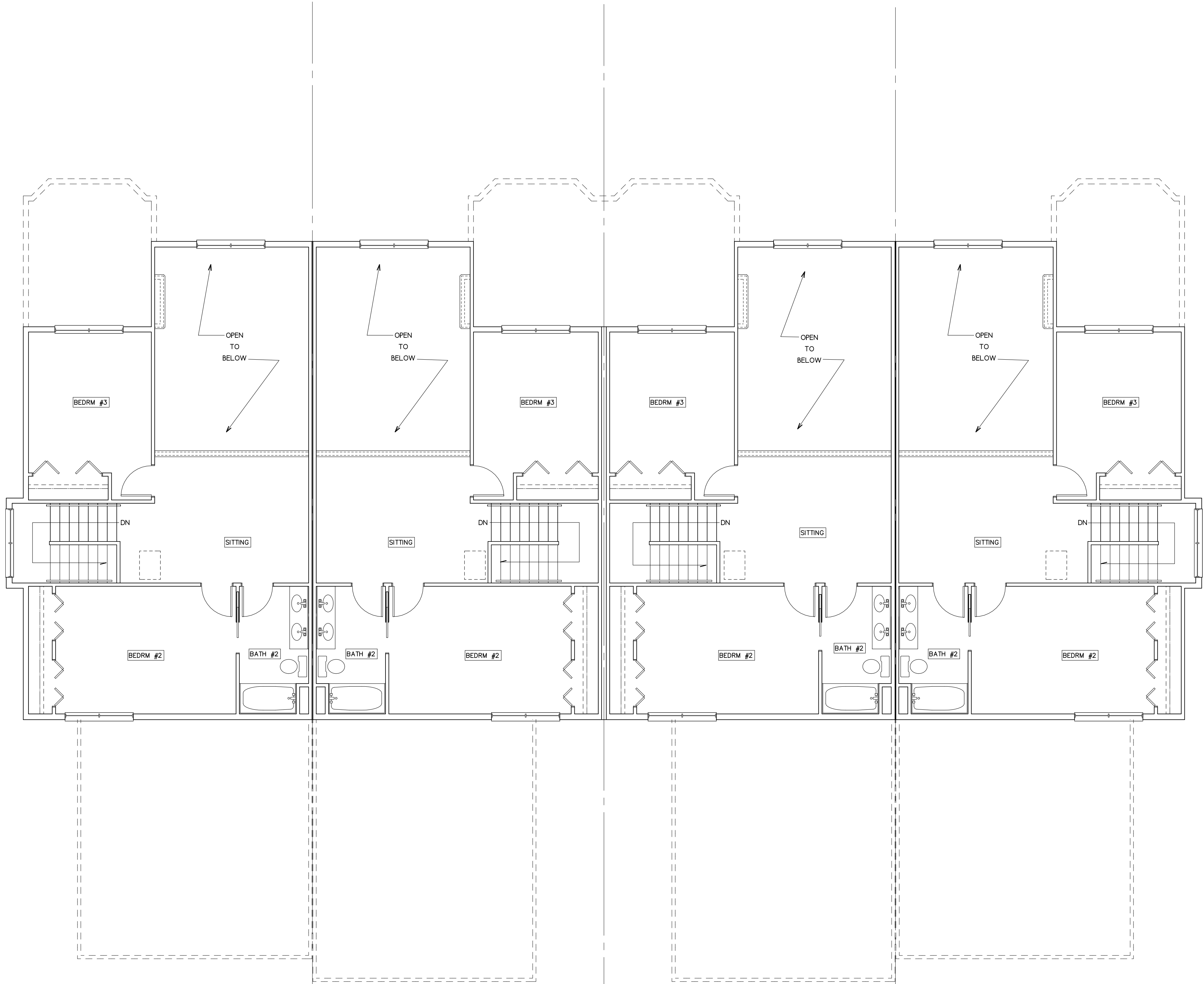
BREEZY BAY TOWN HOMES
GENEVA STREET
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FIRST FLOOR PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
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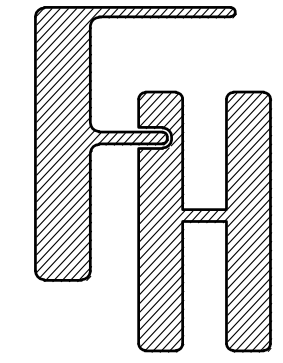
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PROJECT NO:	10225
DATE	04/20/21
SHEET NO:	4 of 5



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



BREEZY BAY TOWN HOMES
GENEVA STREET
VILLAGE of WILLIAMS BAY, WALWORTH CO., WI.

SECOND FLOOR PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
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REVISIONS

PROJECT NO:
10225

DATE:
04/20/21

SHEET NO:
5 of 5

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4
OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4
OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



— WORK ORDERED BY —
DANA LEVAR
3306 W. MONROE STREET

FARRIS. HANSEN & ASSOCIATES, INC.

ERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437

REVISION
02/27/2020 - LB SURVEY
03/04/2020 - BM ADD UTILITIES
04/10/2020 - LB ADD TOPO.
02/05/2021 - TS REVISED BOUNDARY
8/3/2021 INDIVIDUAL LOTS

PROJECT

1032

10223

DATE _____

/27/2

SHEET N

1 OF



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting October 12, 2021

October 4, 2021

APPLICANT: Dana Levar, Breezy Bay LLC & Sybil Klug (Owners), Christina Green (Agent)

TAX KEY: WHA 00001 through WHA 00006

STREET ADDRESS: 628 and 640 E. Geneva St, Williams Bay, Wisconsin 53191

The applicant is requesting conceptual feedback on a proposed 12 to 16-unit multifamily development. The applicant is also presenting an alternative plan consisting of 13 single-family lots.

- Current Zoning Designation: SF-3 Suburban Residential District (maximum density of 3.5 units per acre)
- Proposed Zoning Designation: PDO Planned Development Overlay District
- Adjoining Property Zoning Designations:
 - East – MF-18 Multi-Family
 - West – SF-3 Suburban Residential
 - North – SF-3 Suburban Residential
 - South – SF-6 Village Residential and SB Small Business
- Future Land Use Map Designation: Medium Density Residential (excerpts from the Village of Williams Bay Comprehensive Plan)

Description: This future land use category is intended for single-family detached residential development, served by public sanitary sewer and water and full urban services, with lots sizes between 10,000 square feet and 20,000 square feet. Small community facility uses—such as parks, schools, and churches—may also be built on lands within this category. As shown on Map 5, future Medium Density Residential development areas are shown mainly in and adjacent to areas in which this land use existed at the time this Plan was written.

Recommended Zoning: The existing Village zoning districts most appropriate to implement this future land use category include the RS-3 and RS-4 Single Family Residential districts. However, as these two district are likely to be used for new residential development, the Village will consider amending its zoning ordinance to establish more specific site design standards for properties zoned RS-3 and RS-4 Single Family Residential, specifically as they relate to the preservation of open space/natural resource areas and scenic views.

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 5 where this category is shown:

- a. Plan for interconnected road and open space networks in residential areas and between individual subdivisions. Discourage the use of cul-de-sacs in new neighborhoods whenever possible.
- b. Prohibit higher density residential (e.g. two flats, duplexes, apartments) or more intensive nonresidential land uses (e.g., commercial uses) in Medium Density Residential areas.
- c. Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy users, etc.) within or next to single-family neighborhoods. Where such uses do occur in close proximity, the Village should encourage the use of landscape buffers to mitigate the impacts that such land uses could have on residential neighborhoods.
- d. Continue to enforce the Village's property maintenance requirements to uphold the quality and character of the Village's existing residential neighborhoods.
- e. Thoughtfully locate community facilities such as sidewalks, paths/trails, parks, schools, and churches in areas that are close to residential areas.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator