



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, DECEMBER 14, 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. Joint Plan Commission and Village Board Meeting Minutes of November 15, 2021
- V. Recommendation and Possible Action for a Certified Survey Map
 - A. APPLICANT: University of Chicago (Owner)
TAX KEY: WAS 00001A
STREET ADDRESS: Vacant land located south of Constance Blvd. and east of Aurora University, Williams Bay, WI 53191

The applicant requests a Certified Survey Map per Section 375-0306.B Minor Land Division (certified survey map), to divide an existing 8.69 acre parcel into a 8.63 acre parcel and 0.06 acre outlot.

VI. 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: 12/08/2021 5:00 PM



VILLAGE OF WILLIAMS BAY

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

UNOFFICIAL MINUTES JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING MONDAY, NOVEMBER 15, 2021 AT 5:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Duncan called the meeting to order at 5:30pm.

II. Roll Call

Present: Jim D'Alessandro, Don Parker (arrived at 6:50pm) Matt Stanek (arrived at 5:40pm), Robert Umans, George Vlach (via Zoom), Lowell Wright, Bill Duncan, Jess Haak, Matt Robbins, Pat Watts, Marianne Klemke
Also Present: Administrator Tobin, Zoning Administrator Schaeffer, Treasurer Peternell
Residents Martin & Kristi Granberg, Attorney Nick Egert; Representative for University of Chicago, Ben Rohr and Sonja Krusel; Representatives of Vandewalle and Associates
Excused: Maggie Gage

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of October 12, 2021

The motion to Approve the Plan Commission Meeting Minutes of October 12, 2021 was initiated by Pat Watts and seconded by Jess Haak. Unanimously carried.

V. Plan Commission Public Hearing for Zoning Map Amendment

A. Open Public Hearing

Duncan opened the Public Hearing at 5:31pm

B. APPLICANT: Martin & Kristi Granberg (Owners)

TAX KEY: WWUP 00001

STREET ADDRESS: 205 Theatre Road, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 390-1205, *Zoning Map Amendments* to rezone approximately 1 acre from LI Light Industrial District to SF-1 Low Density Residential District.

Martin Granberg addressed the Plan Commission regarding their request to rezone the property located at 205 Theater Road. Granberg stated that there has been a house located on the property for over 80 years and was unaware that it was zoned Light Industrial District. They are requesting the property to be rezoned so that they can move forward with the sale of the property.

C. Close Public Hearing

Duncan closed the Public Hearing at 5:36pm

VI. Plan Commission Recommendation for Zoning Map Amendment

- A.** APPLICANT: Martin & Kristi Granberg (Owners)
TAX KEY: WWUP 00001
STREET ADDRESS: 205 Theatre Road, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 390-1205, *Zoning Map Amendments* to rezone approximately 1 acre from LI Light Industrial District to SF-1 Low Density Residential District.

The motion to Recommend Village Board Approval of the Zoning Map Amendment per 390-1205, *Zoning Map Amendments* to rezone approximately 1 acre from LI Light Industrial District to SF-1 Low Density Residential District was initiated by Jess Haak and seconded by Matt Robbins. Unanimously carried.

VII. Board Consideration of Zoning Map Amendment Ordinance

- A.** APPLICANT: Martin & Kristi Granberg (Owners)
TAX KEY: WWUP 00001
STREET ADDRESS: 205 Theatre Road, Williams Bay, Wisconsin 53191

The applicants requested a Zoning Map Amendment per 390-1205, *Zoning Map Amendments* to rezone approximately 1 acre from LI Public and Industrial District to SF-1 Low Density Residential District.

The motion to Approve the Zoning Map Amendment per 390-1205, *Zoning Map Amendments* to rezone approximately 1 acre from LI Public and Industrial District to SF-1 Low Density Residential District was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

VIII. Plan Commission Recommendation for Acceptance of Dedication of Property

- A.** APPLICANT: University of Chicago (Owner)
TAX KEY: Part of WAS00001A
STREET ADDRESS: South side of Constance Blvd, Williams Bay, Wisconsin 53191

The applicant requests that the Village accept a common law dedication of 0.03 acres of land adjoining Constance Boulevard to be included in the Village road right of way.

Attorney Nick Egert was present to discuss the common law dedication of 0.03 acres of land adjoining Constance Blvd to be included in the Village road right of way. Egert stated that the Streets & Highway Committee recommended Village Board approval of the dedication at their November 10, 2021 meeting.

The motion to Recommend Village Board Approval to accept a common law dedication of 0.03 acres of land adjoining Constance Boulevard to be included in the Village road right of way was initiated by Pat Watts and seconded by Jess Haak. Unanimously carried.

IX. Board Consideration of Acceptance of Dedication of Property

- A.** APPLICANT: University of Chicago (Owner)
TAX KEY: Part of WAS00001A
STREET ADDRESS: South side of Constance Blvd, Williams Bay, Wisconsin 53191

The applicant requests that the Village accept a common law dedication of 0.03 acres of land adjoining Constance Boulevard to be included in the Village road right of way.

- B.** Resolution R-15-21 Accepting Dedication of Property

The motion to Approve Resolution 2021-15 Accepting Dedication of Property was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

X. Williams Bay Comprehensive Plan Update

A. Presentation by Vandewalle and Associates

Representatives from Vandewalle & Associates gave a presentation on the Comprehensive Plan Update. Topics included the process of implementing the plan and questions about future development and planning of Williams Bay that will be used in developing the plan. The goal is to have the plan implemented by the summer of 2022.

XI. Plan Commission Recommendation for Acceptance of Public Participation Plan

A. Resolution R-16-21 Plan Commission Recommending the Adoption of a Public Participation Plan for the Update of the Comprehensive Plan

The motion to Approve the Resolution R-16-21 Plan Commission Recommending the Adoption of a Public Participation Plan for the Update of the Comprehensive Plan was initiated by Jess Haak and seconded by Marianne Klemke, Parker abstained. Motion carried.

XII. Board Consideration of Public Participation Plan

A. Resolution R-17-21 Village Board Recommending the Adoption of a Public Participation Plan for the Update of the Comprehensive Plan

The motion to Approve the Resolution R-17-21 Village Board Recommending the Adoption of a Public Participation Plan for the Update of the Comprehensive Plan was initiated by Jim D'Alessandro and seconded by Lowell Wright. Unanimously carried.

XIII. Adjournment

The motion to adjourn the Plan Commission meeting was initiated by Jess Haak and seconded by Pat Watts at 6:59pm. Unanimously carried.

The motion to adjourn the Village Board meeting was initiated by Lowell Wright and seconded by Matt Stanek at 6:59pm. Unanimously carried.

/s/ Lori Peternell, Village Treasurer

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

Phone: 262-245-2700 • Fax: 262-245-2705

Request:

Please check all that apply.

- ☐ 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
- ☐ 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: _____

Date application was received:

Fee Paid:

Physical Address of Site:

Vacant Land off of Constance Blvd, part of Blocks A and C of the Assessors Subdivision Plat

Tax Parcel Number:

WAS 00001A

Project or Development Name:

Applicant

Name: University of Chicago

Mailing Address: 373 W. Geneva Street

Williams Bay, WI 53191

eMail:

Phone:

Owner of Site

Name: University of Chicago

Mailing Address: 373 W. Geneva Street

Williams Bay, WI 53191

eMail:

Phone:

Legal Representative

Name: Nicholas A. Egert, Egert Law, S.C.

Mailing Address: 835 Geneva Parkway North, Suite 1

Lake Geneva, WI 53147

eMail:

nick@egertlawfirm.com

Phone:

262-248-6600

Architect, Engineer, Contractor

Name: Keith A. Kindred, Short Elliot Hendrickson Inc.

Mailing Address: 501 Maple Avenue

Delafield, WI 53018-9351

Application for Village of Williams Bay

eMail: kkindred@sehinc.com
Phone: 262-370-0165

Legal Description of Site (Attach separate sheet if additional space is needed):

See attached CSM at Sheet 5

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

Current Zoning of Site: N/A **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: N/A

Proposed type of structure of use: N/A

Proposed use of structure or site: N/A

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

The applicant requests approval of a Certified Survey Map for Tax Parcel WAS 00001A (8.63 acres) consisting of a single Lot and Outlot. The purpose of the CSM is to allow transfer of Outlot 1 to the adjoining land owner.

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

N/A

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

N/A

Print Applicant's Name: University of Chicago by Nicholas A. Egert

Signature of Applicant:  **Date:** December 3, 2021

CERTIFIED SURVEY MAP NO.

PART OF BLOCK A AND PART OF BLOCK C OF ASSESSOR'S SUBDIVISION, BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 1 AND THE NE. 1/4 OF THE NW. 1/4 OF SECTION 12, T.01N., R.16E., VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

SURVEYOR:

KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:

UNIVERSITY OF
CHICAGO
5235 S. HARPER ST.
SUITE 928
CHICAGO, IL 60615

SEE SHEET 2 FOR TOPOGRAPHIC DETAIL
SEE SHEET 3 FOR SETBACK AND EASEMENT DETAIL
SEE SHEET 4 FOR CURVE TABLE

RIGHT OF WAY DEDICATION
BY RESOLUTION NO. 2021-15

ZONING CLASS: P&I

BLOCK C
ASSESSOR'S
SUBDIVISION

BLOCK A
ASSESSOR'S
SUBDIVISION

OUTLOT 1
SEE DETAIL
SHEET 4

N63°04'48"E
189.58'
185.11'
256.26'
N77°34'43"W
34.73'

CONSTANCE BLVD.

LOT 1
AREA TO WATER
376,112 S.F. ±
8.63 AC. ±
AREA TO MEANDER LINE
368,329 S.F.
8.46 AC.

50.00' R/W
BY USAGE

10.00' AT&T
EASEMENT
BY SEPARATE
DOCUMENT

S63°43'30"E
29.93'

OUTLOT 1
CSM #4038
ZONING
CLASS: SF-2

FND CONC MON
W/ALUM CAP
S 1/4 CORNER
SEC 1-1-16
ELEV.=874.63

LOT 3
CSM #4038
ZONING
CLASS: SF-2

FND CONC MON
W/BRASS CAP
SW CORNER
SW 1/4
SEC 1-1-16
SOUTH LINE OF SW 1/4 SECTION 1-1-16
S88°39'43"W 2640.81'

SCALE: 1" = 150'



REVISED THIS 2ND DAY OF DECEMBER, 2021.
DATED THIS 1ST DAY OF DECEMBER, 2021.

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- FOUND CONCRETE MONUMENT

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com



PROJECT NO. UOFCH-#147585

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 7

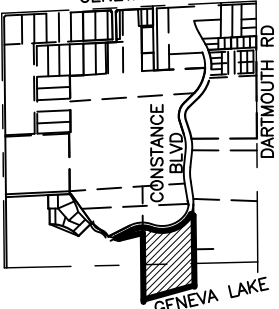
PER FEMA PANEL 55127C0308D, EFFECTIVE 10-2-2009 SITE IS IN ZONE X-AREA OF MINIMAL FLOOD HAZARD. PER THE FIS 55127CV000B REVISED 9-3-14, STILLWATER ELEVATION OF GENEVA LAKE IS 865.3(ADJUSTED TO NGVD29). THE ESTABLISHED ORDINARY HIGH WATER MARK (OHWM) OF GENEVA LAKE IS 865.3.

ANY LAND BELOW THE ORDINARY HIGH WATERMARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 01-01-16 AS N88°39'43"E, VERTICAL DATUM NGVD 29.

LOCATION MAP

SW. 1/4 SEC. 01-T01N-R16E
GENEVA ST.



1"=2000'

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OF THE SW. 1/4 OF SECTION 1 AND THE NE. 1/4 OF THE NW. 1/4 OF SECTION 12, T.01N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

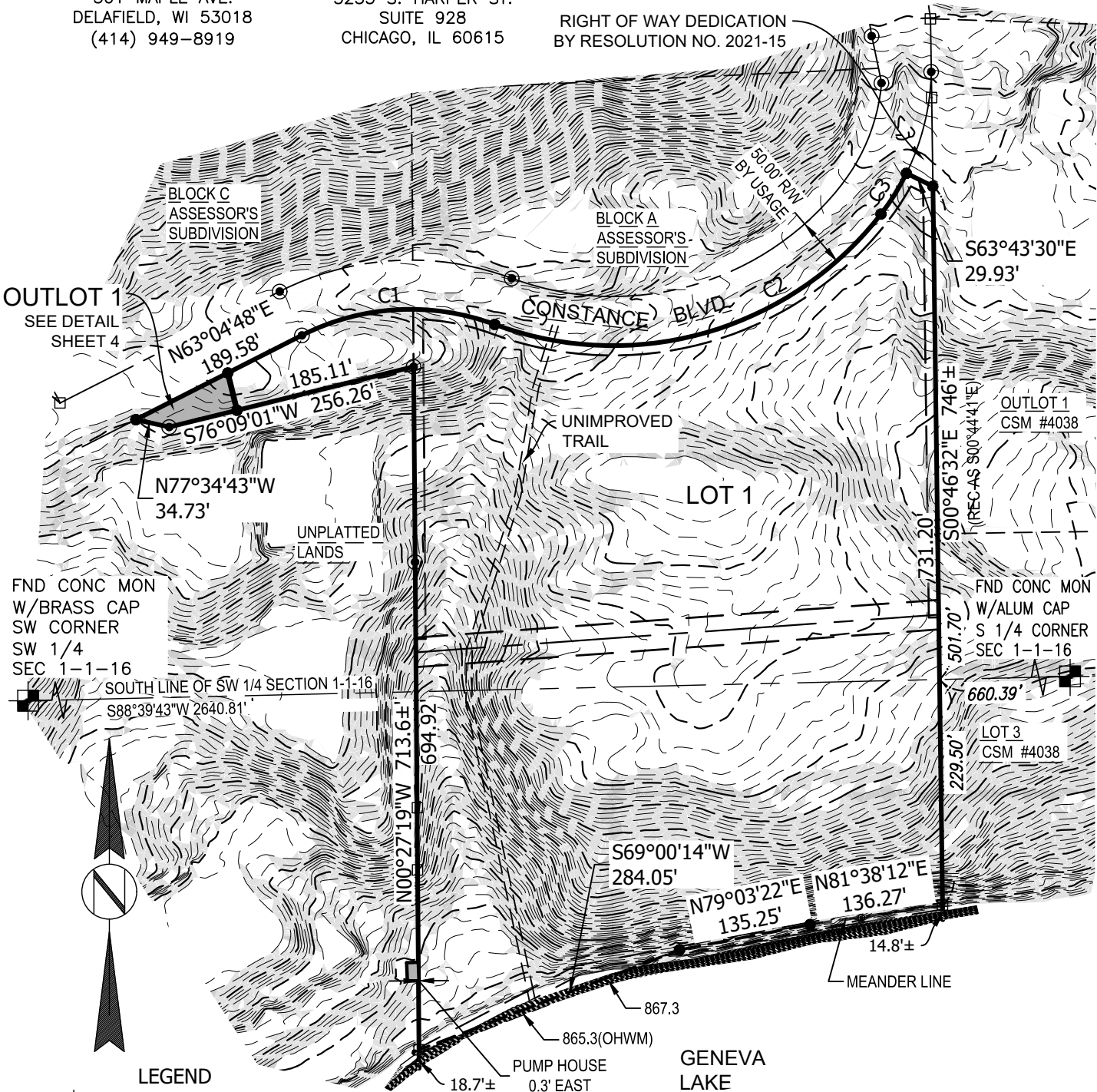
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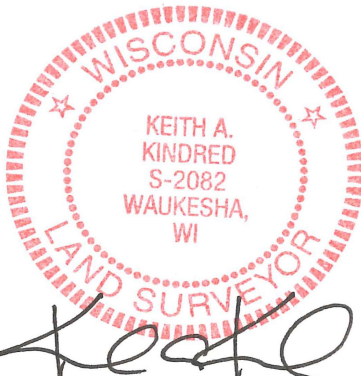
RIGHT OF WAY DEDICATION
BY RESOLUTION NO. 2021-15



LEGEND

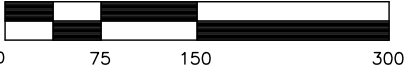
- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- FOUND CONCRETE MONUMENT
- AREAS OF SLOPES > 12%

NOTE: LOT 1 SUBJECT TO 30' WATERMAIN
EASEMENT. LOCATION CAN BE MODIFIED
BY OWNER AS APPROVED BY THE VILLAGE
OF WILLIAMS BAY.



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SCALE: 1" = 150'



PROJECT NO. UOFCH-#147585

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

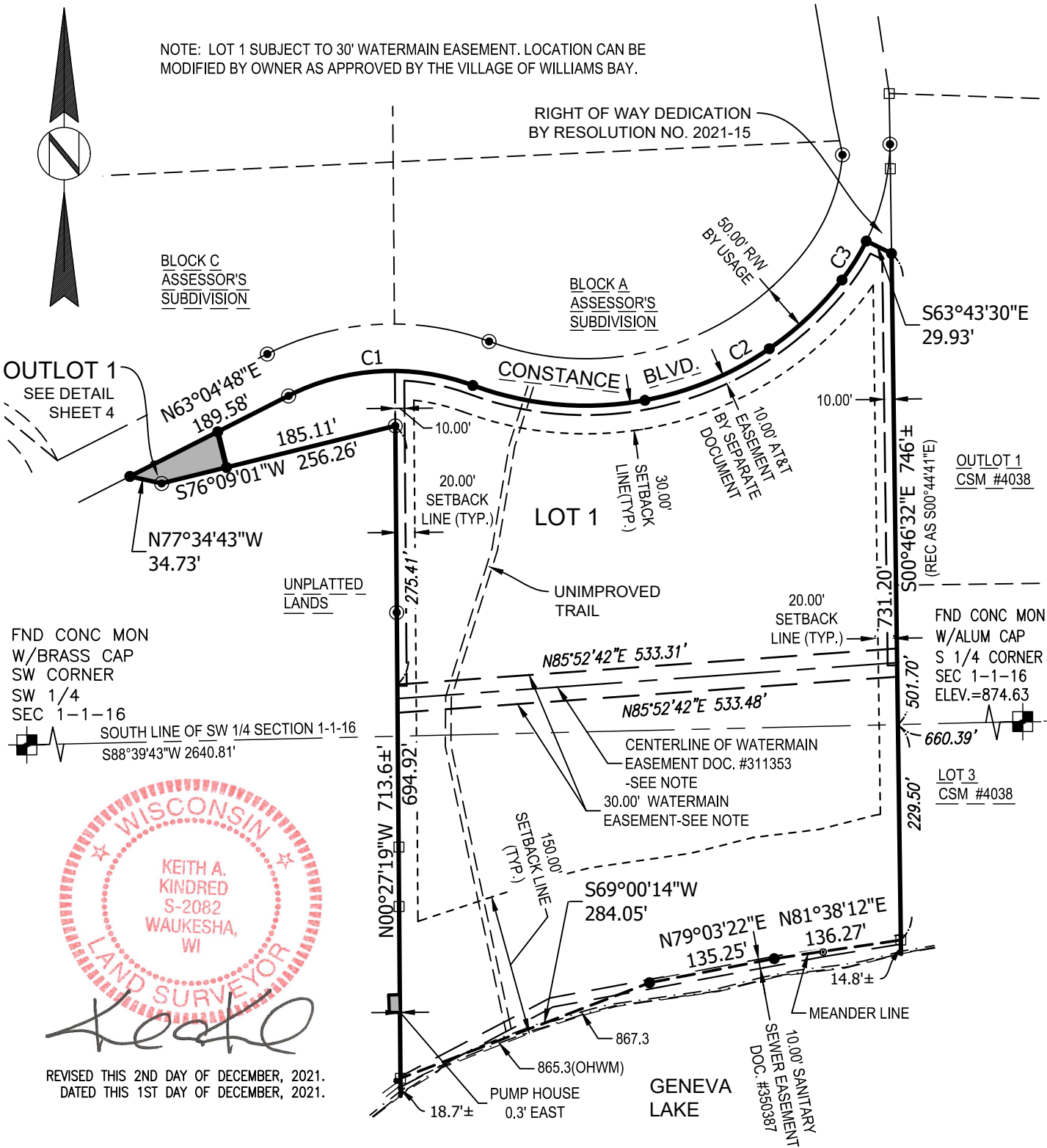
REVISED THIS 2ND DAY OF DECEMBER, 2021.
DATED THIS 1ST DAY OF DECEMBER, 2021.

SHEET 2 OF 7

CERTIFIED SURVEY MAP NO.

PART OF BLOCK A AND PART OF BLOCK C OF ASSESSOR'S SUBDIVISION, BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 1 AND THE NE. 1/4 OF THE NW. 1/4 OF SECTION 12, T.01N., R.16E., VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

NOTE: LOT 1 SUBJECT TO 30' WATERMAIN EASEMENT. LOCATION CAN BE MODIFIED BY OWNER AS APPROVED BY THE VILLAGE OF WILLIAMS BAY.



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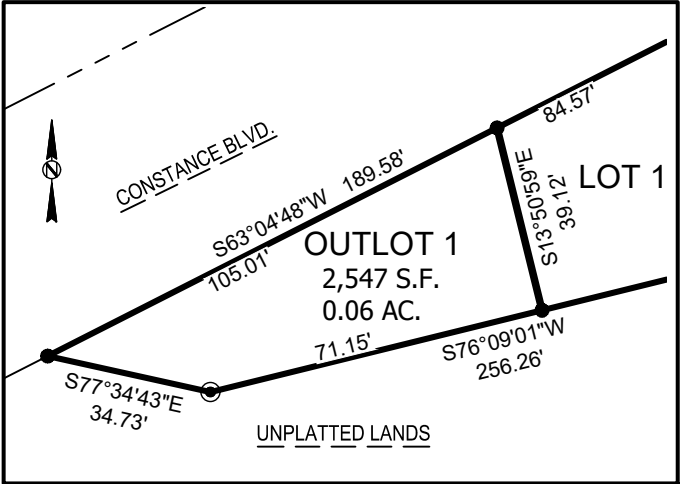
PROJECT NO. UOFCH-#147585

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SHEET 3 OF 7

CERTIFIED SURVEY MAP NO.

PART OF BLOCK A AND PART OF BLOCK C OF ASSESSOR'S SUBDIVISION, BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 1 AND THE NE. 1/4 OF THE NW. 1/4 OF SECTION 12, T.01N., R.16E., VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.



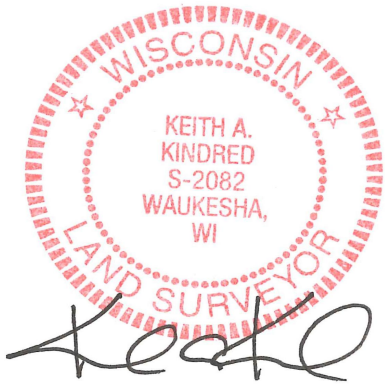
LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- FOUND CONCRETE MONUMENT

DETAIL OUTLOT 1

SCALE 1"=40'

NOTE: OUTLOT 1 TO BE DEEDED TO ADJACENT LAND OWNER.



REVISED THIS 2ND DAY OF DECEMBER, 2021.
DATED THIS 1ST DAY OF DECEMBER, 2021.

CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C1	245.00	47°17'24"	202.21	196.52	N86°45'40"E	S69°35'38"E	N63°06'58"E
C2	345.00	72°40'36"	437.61	408.86	N74°04'04"E	S69°35'38"E	N37°43'46"E
C3	245.00	11°27'15"	48.98	48.90	N32°00'08"E	N37°43'46"E	N26°16'30"E



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CERTIFIED SURVEY MAP NO.

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OF THE SW. 1/4 OF SECTION 1 AND THE NE. 1/4 OF THE NW. 1/4 OF SECTION 12, T.01N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped part of Block A and part of Block C of Assessor's Subdivision being a part of the Southeast 1/4 of the Southwest 1/4 of Section 1 and the Northeast 1/4 of the Northwest 1/4 of Section 12, Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of Section 1; thence S88°39'43"W along the South line of the Southwest 1/4 of Section 1 a distance of 660.39 feet to the West line of Certified Survey Map No. 4038 and the point of beginning of the lands to be described; thence S00°46'32"E along said West line 229.51 feet to a found concrete monument located 14.8 feet North more or less from the shore of Geneva Lake and the beginning of a meander line; thence S81°38'12"W, along said meander line 136.27 feet; thence S79°03'22"W, along said meander line 135.25 feet; thence S69°00'14"W along said meander line 284.05 feet to a found concrete monument located 18.7 feet North more or less from the shore of Geneva Lake; thence N00°27'19"W, 694.92 feet; thence S76°09'01"W, 256.26 feet; thence N77°34'43"W, 34.73 feet to the Easterly line of Constance Boulevard; thence N63°04'48"E along said Easterly line 189.58 feet; thence Easterly 202.21 feet along said Easterly line and the arc of a curve to the right, whose radius is 245.00 feet and whose chord bears N86°45'40"E, 196.52 feet; thence Northeasterly 437.61 feet along said Easterly line and the arc of a curve to the left, whose radius is 345.00 feet and whose chord bears N74°04'04"E, 408.86 feet; thence Northeasterly 48.98 feet along said Easterly line and the arc of a curve to the left, whose radius is 245.00 feet and whose chord bears N32°00'08"E, 48.90 feet; thence S63°43'30"E, 29.93 feet to the West line of Certified Survey Map No. 4038; thence S00°46'32"E along said West line 501.70 feet to the point of beginning. Including those lands between the meander line and the ordinary high water mark of Geneva Lake.

Said lands contain 370,876 Sq. Ft. or 8.52 Acres to the meander line, 378,659 Sq. Ft. or 8.69 Acres to the shore.

That I have made such survey, land division and Certified Survey Map by the direction of the University of Chicago, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Williams Bay and Walworth County in surveying, dividing and mapping the same.

Dated this 1st day of December, 2021.

Revised this 2nd day of December, 2021.



Keith A Kindred, PLS 2082



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CERTIFIED SURVEY MAP NO. _____

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OF THE SW. 1/4 OF SECTION 1 AND THE NE. 1/4 OF THE NW. 1/4 OF SECTION 12, T.01N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owner, University of Chicago, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) VILLAGE OF WILLIAMS BAY

Date: _____ Signed: _____
_____ Member

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named
_____, to me known to be the same persons who executed the foregoing instrument and
acknowledged the same.

Notary Public

_____ County, Wisconsin

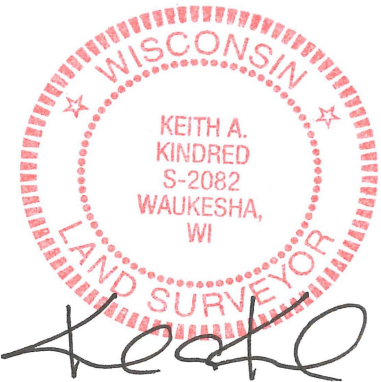
My Commission Expires _____



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501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
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PROJECT NO. UOFCH-#147585

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



REVISED THIS 2ND DAY OF DECEMBER, 2021.
DATED THIS 1ST DAY OF DECEMBER, 2021.

SHEET 6 OF 7

CERTIFIED SURVEY MAP NO. _____

PART OF BLOCK A AND PART OF BLOCK C OF ASSESSOR'S SUBDIVISION, BEING A PART OF THE SE. 1/4
OF THE SW. 1/4 OF SECTION 1 AND THE NE. 1/4 OF THE NW. 1/4 OF SECTION 12, T.01N., R.16E.,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Williams Bay, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

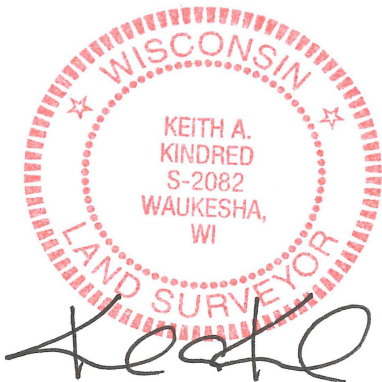
Date: _____ Signed _____
Williams Duncan, Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Williams Bay.

Date: _____ Signed _____
Jackie Pankau, Village Clerk



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com



REVISED THIS 2ND DAY OF DECEMBER, 2021.
DATED THIS 1ST DAY OF DECEMBER, 2021.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting December 14, 2021

December 6, 2021

APPLICANT: University of Chicago (Owner)

TAX KEY: WAS 00001A

STREET ADDRESS: Vacant land south of Constance Blvd. and east of Aurora University, Village of Williams Bay

The applicant requests a Certified Survey Map per Section 375-0306.B Minor Land Division (certified survey map), to divide an existing 8.69 acre parcel into a 8.63 acre parcel and 0.06 acre outlot.

The outlot is being created for the purpose of correcting an encroachment situation. The outlot will be transferred to Aurora University.

The certified survey map is in compliance with the Land Division and Zoning Ordinances and the Comprehensive Plan, Therefore, approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator