



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING TUESDAY, AUGUST 9, 2022 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 July 12, 2022

V. Recommendation and Possible Action for a Certified Survey Map

- A. APPLICANT: Frost & Heather Williams (Owner), Randy Parr (Agent)
TAX PARCEL: WOB 00011 and WGT 00013
STREET ADDRESS: 45 Parkhurst Place, Williams Bay, WI 53191

The applicant is requesting approval of a certified survey map to combine two parcels into one. A certified survey map is required because the parcels are not part of the same platted subdivision.

VI. Recommendation and Possible Action for a Certified Survey Map

- A. APPLICANT: Michael & Tracy Sierakowski (Owners), Chad Pollard (Agent)
TAX PARCEL: WWUP 00012
STREET ADDRESS: Park Place between Constance Blvd. and Parkhurst Pl., Williams Bay, WI 53191

The applicant is requesting approval of a certified survey map to "clean up" the ownership of Park Place by splitting Tax Key Parcel No. WWUP 00012 into two (2) lots and by dedicating Park Place to the Village.

VII. Recommendation and Possible Action for a Certified Survey Map and Land Division Ordinance Variance

- A. APPLICANT: Gregg Kunes and Fairwyn Development (Owners), Daniel Leahey (Applicant), Chad Pollard (Agent)
TAX PARCEL: WWUP 00025 and WWUP 00024B
STREET ADDRESS: North of Wittig Ct. and Clover St. intersection, Williams Bay, WI 53191

The applicant is requesting approval of a one-lot certified survey map to combine two parcels into one based on discontinuance of part of Clover Street and a variance to allow 33 feet of frontage on a public right of way rather than the 40 feet required by ordinance Section 375-0706.C.

VIII. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Dancing Dudes, LLC (Owner), Dawn Marie Mancuso (Agent)
TAX KEY: WOP 00090 and WOP 00088
STREET ADDRESS: 69 N. Walworth Ave., Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish two dwelling units available for stays for one to six consecutive days by paying guests.

B. Close Public Hearing

IX. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00101
STREET ADDRESS: 171 Elmhurst St., Unit 101, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

B. Close Public Hearing

X. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00102
STREET ADDRESS: 171 Elmhurst St., Unit 102, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

B. Close Public Hearing

XI. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00103
STREET ADDRESS: 171 Elmhurst St., Unit 103, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

B. Close Public Hearing

XII. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00104
STREET ADDRESS: 171 Elmhurst St., Unit 104, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

B. Close Public Hearing

XIII. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00105
STREET ADDRESS: 171 Elmhurst St., Unit 105, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

B. Close Public Hearing

XIV. Recommendation and Possible Action for Conditional Use Permit

A. Open Public Hearing

1. APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)
TAX KEY: WECT 00106
STREET ADDRESS: 171 Elmhurst St., Unit 106, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish a dwelling unit available for stays for one to six consecutive days by paying guests.

B. Close Public Hearing

XV. 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: 08/03/2022 5:00 PM



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION 07/12/22 MEETING TUESDAY, JULY 12, 2022 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, Matt Robbins, Lowell Wright

Also Present: Administrator Becky Tobin and Zoning Administrator Bonnie Schaeffer

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of June 14, 2022

The motion to Approve the Plan Commission Meeting Minutes of June 14, 2022 was initiated by Lowell Wright and seconded by Jess Haak. Unanimously carried.

V. Recommendation and Possible Action for a Zoning Ordinance Text Amendment

A. Open Public Hearing

President Duncan opened the Public Hearing at 6:32pm.

1. Resolution R-21-22 Regarding Political Signs Ordinance #2022-09

Kim Travis (457 W. Geneva St) stated that she is opposed to this amendment because it is regulating only political campaign signs and not all signs, and this is violating free-speech.

Jim Killian (91 Potawatomi) stated that the proposed Ordinance is not written clearly. He said Section 1 is too vague and confusing, Section 2 should clarify that political signs are not permitted on village property, Section 3 references allowing signs going up on the day of the start of circulation of nomination papers, which would allow campaign signs to be up months prior to an election (the current Ordinance states 45 days prior to an election), and Section 4 adds more confusion because the number of days is different for candidates and referendums, so he suggested sticking to only allowing signs to be up 45 days prior to an Election.

Tim Halas (134 Elmhurst Ct) stated that based on Jim Killian's comment, he believes there is too much confusion and the proposed Ordinance needs to be reviewed further prior to adoption.

B. Close Public Hearing

President Duncan closed the Public Hearing at 6:44pm.

C. Discussion and Possible Action for the Ordinance

It was the consensus of the Commission that the Ordinance needs to be reviewed further and that it is not ready for

adoption at this time. Commissioner Gage stated that she wants to be sure any revisions that are made are necessary and that the timing is not appropriate since we are in the midst of an election season.

The motion to send the proposed Ordinance back to the Building, Zoning and Ordinance Committee for review was initiated by Maggie Gage and seconded by Jess Haak. Unanimously carried.

VI. Recommendation and Possible Action for a Zoning Ordinance Text Amendment

A. Open Public Hearing

President Duncan opened the public hearing at 6:48pm.

1. Resolution R-12-22 Regarding Apiary Ordinance #2022-10

Bob Darre (78 Upper Loch Vista) stated that he is in support of Yerke's request and the Ordinance amendment.

Jim Killian (91 Potawatomi) stated that he is very supportive of the attempt to make this ordinance change and of what Yerkes is planning to do. He stated that in Section 4, paragraph J, paragraph 4 the "closed" fence needs to be defined more clearly, that in paragraph 6 the word "to" between the word "apply" and the word "period" should be added, and that in paragraph 7 "dismantled or removed" be changed to "dismantled and removed".

B. Close Public Hearing

President Duncan closed the Public Hearing at 6:58pm.

C. Discussion and Possible Action for the Ordinance

The motion to Approve Resolution R-12-22 with the suggested amendments to Ordinance 2022-10 from Jim Killian which include eliminating all of paragraph 4 under Section IV(J), adding the "to" in paragraph 6 and changing "dismantled and removed" to "must be removed" in paragraph 7 was initiated by Jess Haak and seconded by Maggie Gage.

Votes:

Yes: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Matt Robbins, Lowell Wright

No: Marianne Klemke

Abstain: None

Result: Passed

VII. Recommendation and Possible Action for a Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 7:08pm.

1. APPLICANT: Yerkes Future Foundation (Owner), Tom Nickols (Agent)

TAX KEY: WAS 00001

STREET ADDRESS: 373 W. Geneva Street, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0307J, *Apiaries* to establish and maintain a beekeeping operation.

Jim Killian (91 Potawatomi) stated that he is in favor, but that he has concerns about the written application itself. He stated that in the fourth line it states that it is approximately 24' in length, but it doesn't clarify exactly what that means. He stated that the application says approximately and not exactly what the distance is to the lot lines and that the Plan Commission and Village Trustees should require this specific information.

Bill Brounow (Yerkes Future Foundation) stated that there is a proposed fence to go around the apiaries which would be 24' in length on each side and that the intent is to situate everything within the lot line requirements set by the Village.

B. Close Public Hearing

President Duncan closed the Public Hearing at 7:17pm.

The motion to Recommend Village Board Approval of the Conditional Use Permit for Yerkes Future Foundation with the conditions listed below was initiated by Jess Haak and seconded by Pat Watts.

Conditions:

- Subject to approval of Ordinance 2022-10.
- Subject to all requirements of Section 390-0307J regarding apiaries.
- Beehives must be located at least 55 feet from the nearest property line per submitted application.

Votes:

Yes: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Matt Robbins, Lowell Wright

No: Marianne Klemke

Abstain: None

Result: Passed

VIII. Recommendation and Possible Action for Certificate of Compliance

- A.** APPLICANT: Mike Mead (Owner), Jennifer Manns (Applicant)
TAX KEY: WFS 00005
STREET ADDRESS: 186 Elkhorn Road, Williams Bay, WI 53191

Applicant is requesting a Certificate of Compliance per Section 390.1211.B(1)(b) "New occupancy and use of an existing building when the new use is of a different land use classification".

Jennifer Manns (Owner) stated that there will be no more than six (6) low-speed vehicles stored at the location at a time, that this space will be used for offices and inventory only - not a rental business, and they will have one on display outside during open business hours only.

The motion to Recommend Village Board Approval of the Certificate of Compliance for Mike Mead and Jennifer Manns was initiated by Matt Robbins and seconded by Lowell Wright. Unanimously carried.

IX. Adjournment

The motion to adjourn was initiated by Jess Haak and seconded by Marianne Klemke at 7:25pm. Unanimously carried.

/s/ Jackie Pankau-Daniels, 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
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:

200.00

Physical Address of Site:

45 PARKHURST PLACE - WILLIAMS BAY

Tax Parcel Number:

W0800011 + WGT-00013

Project or Development Name:

WILLIAMS

Applicant

Name: RANDY PARR - PARR HOMES

Mailing Address: _____

eMail: _____

Phone: _____

Owner of Site

Name: Frost + Heather Williams

Mailing Address: _____

eMail: _____

Phone: _____

Legal Representative

Name: _____

Mailing Address: _____

eMail: _____

Phone: _____

Architect, Engineer, Contractor - SURVEYOR

Name: CHRISTOPHER HODGES

Mailing Address: _____

eMail: _____

Phone: _____

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

NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1,
TOWN 2 NORTH, RANGE 17 EAST, VILLAGE OF
WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

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

Current Zoning of Site: SF-3 Current Overlay Districts of Site: _____

Proposed Zoning of Site: _____

Proposed type of structure of use: Single Family Home w/attached
GARAGE

Proposed use of structure or site: _____

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):

COMBINING LOT TO MEET SET BACK ON REAR OF HOUSE
TO ADD ADD. TO EXISTING HOME.

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

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

Print Applicant's Name: RANDY PARR - PARR HOMES

Signature of Applicant: Randy Parr - Parr Homes Date: 7-25-22

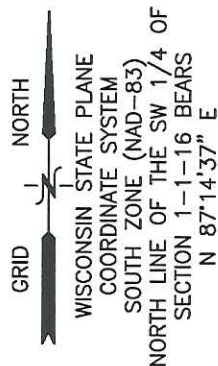
FARRIS, HANSEN & ASSOC. INC.

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

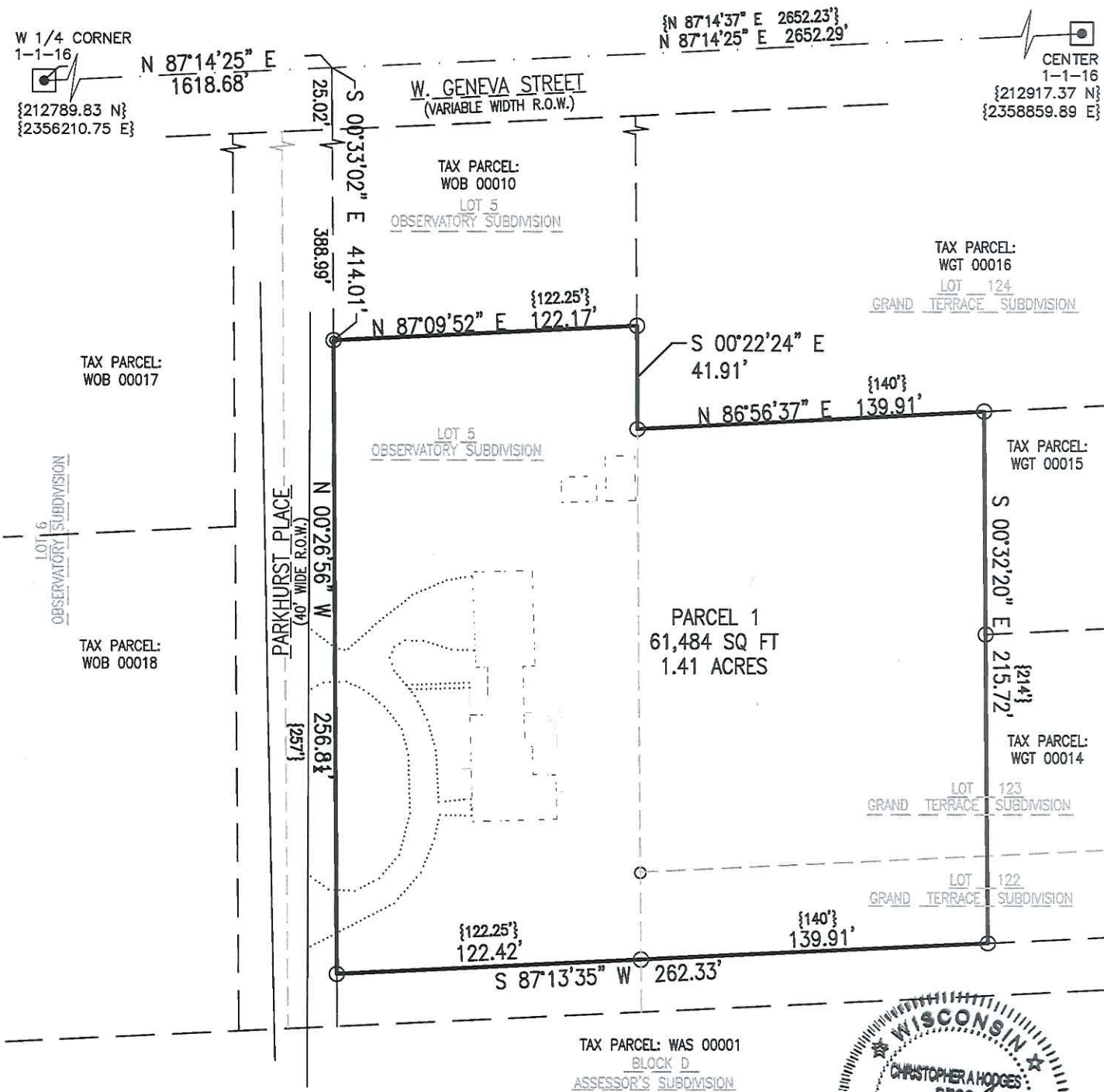
OWNER: FROST WILLIAMS TRUST
& HEATHER WILLIAMS TRUST
4847 S. ACORN DRIVE
NEW BERLIN, WI 53151

ZONING: SF-3
SOILS: MyB

CERTIFIED SURVEY MAP NO. _____



BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 1, TOWN 2 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10724
DATE: 7/13/2022 REV 7/29/2022
SHEET 1 OF 3 SHEETS



BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

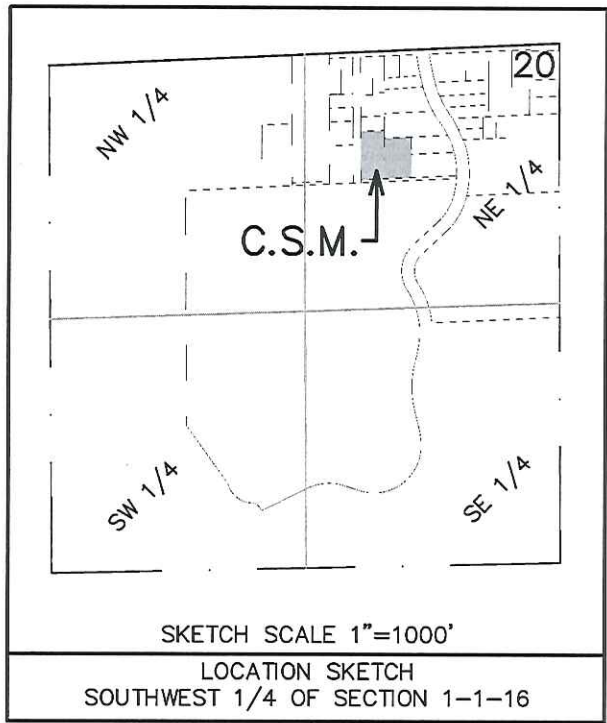
I HEREBY CERTIFY THAT AT THE DIRECTION OF FROST WILLIAMS TRUST AND HEATHER WILLIAMS TRUST, OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, 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 SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1; THENCE N 87DEG 14MIN 25SEC E ALONG CENTER LINE OF SAID SECTION 1 1618.68 FEET; THENCE S 0DEG 33MIN 02SEC E 414.01 FEET TO THE PLACE OF BEGINNING; THENCE N 87DEG 09MIN 52SEC E 122.17 FEET; THENCE S 0DEG 22MIN 24SEC E ALONG THE EAST LINE OF LOT 5 OF THE OBSERVATORY SUBDIVISION 41.91 FEET; THENCE N 86DEG 56MIN 37SEC E ALONG THE NORTH LINE OF LOT 123 OF THE GRAND TERRACE SUBDIVISION 139.91 FEET; THENCE S 0DEG 32MIN 20SEC E 215.72 FEET; THENCE S 87DEG 13MIN 35SEC W 262.33 FEET; THENCE N 0DEG 26MIN 56SEC W 256.81 FEET TO THE PLACE OF BEGINNING.

CONTAINING 61,484 SQUARE FEET (1.417 ACRES) OF LAND, MORE OR LESS..

DATED: JULY 13, 2022


CHRISTOPHER A. HODGES PLS-2760



LEGEND

-  = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
-  = FOUND CONCRETE MONUMENT WITH PIN.
-  = FOUND IRON PIPE STAKE, 1 3/8" O.D.
-  = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
-  = SOIL BORINGS
-  = BUILDING LOCATED
-  = PAVED DRIVEWAY LOCATED
- {XXX} = RECORDED AS

BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 17 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY AND WALWORTH COUNTY.

DATED _____

REPRESENTATIVE, FROST WILLIAMS TRUST AND HEATHER WILLIAMS TRUST

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID TRUST, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID TRUST, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

VILLAGE OF WILLIAMS BAY APPROVAL

APPROVED BY THE VILLAGE OF WILLIAMS BAY, WISCONSIN ON THIS _____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE FOR THE VILLAGE OF WILLIAMS BAY





VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

APPLICANT: Frost & Heather Williams (Owners), Randy Parr (Agent)

TAX KEY: WOB 00011 and WGT 00013

STREET ADDRESS: 45 Parkhurst Place, Village of Williams Bay

The applicant is requesting approval of a certified survey map to combine two parcels into one. A certified survey map is required because the parcels are not part of the same platted subdivision.

Staff Comments:

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and Section 375-0600 *Certified Survey Map* and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

Application for Village of Williams Bay



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: Intersection of Park Street and Park Place
Tax Parcel Number: WWUP 00012
Project or Development Name: Park Place "Clean Up"

Applicant

Name: Michael and Tracy Sierakowski
 Mailing Address: [REDACTED]
 eMail: _____
 Phone: _____

Owner of Site

Name: Same as Applicant
 Mailing Address: _____
 eMail: _____
 Phone: _____

Legal Representative

Name: Charles W. Pollard of Clair, Thompson & Pollard, S.C.
 Mailing Address: [REDACTED]
 eMail: _____
 Phone: _____

Architect, Engineer, Contractor

Name: Farris, Hansen & Assoc. Inc.
 Mailing Address: [REDACTED]

Application for Village of Williams Bay

eMail: _____
Phone: _____

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

See Attached

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

Current Zoning of Site: SF-3 **Current Overlay Districts of Site:** None

Proposed Zoning of Site: SF-3

Proposed type of structure of use: Current Vacant Land

Proposed use of structure or site: Vacant - Residential

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):

See Attached

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

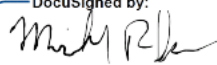
See Attached

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

See Attached

Print Applicant's Name: Michael and Tracy Sierakowski

Signature of Applicant:

DocuSigned by:

D40E4DD15DD849E...

6/24/2022

Date: _____

VILLAGE OF WILLIAMS BAY
CERTIFIED SURVEY MAP
APPLICATION

Name: Michael and Tracy Sierakowski

Agent: Attorney Charles W. Pollard of Clair, Thompson & Pollard, S.C.

Phone Number: [REDACTED]

Address: [REDACTED]

Tax Parcel Number: WWUP 00012

Existing Zoning: SF-3 – Suburban Residential District

Petitioner Requests: The petitioner respectfully requests the Village approve the certified survey map to “clean up” the ownership of the two (2) lots and Park Place.

OVERVIEW

The proposed CSM is being requested to “clean up” the ownership of Park Place by splitting Tax Key Parcel No. WWUP 00012 into two (2) lots and by dedicating Park Place to the Village.

The subject property is currently a single lot with Park Place running through it. See GIS Map attached as Exhibit A. By recording the CSM, two (2) lots will be created and the existing Park Place will be dedicated to the Village of Williams Bay. See Certified Survey Map dated June 8, 2022 attached as Exhibit B. The 30’ wide right of way known as Park Place is already treated as a public road according to the Village’s Official Streets and Highways Map, Village Zoning Map, and Comprehensive Plan. See Village Maps attached as Exhibit C. The Village also maintains water and sewer services through and under Park Place. See Water and Sewer Map attached as Exhibit D.

The proposed use of the two (2) lots is residential. There are no current plans to construct residences on the lots at this time. The current zoning (SF-3) allows for a minimum lot size of 12,000 square feet, which both proposed lots more than exceed at 30,914 square feet for proposed Lot 1 and 124,835 square feet for proposed Lot 2. The zoning allows for the desired residential land use and no rezone is required. The residential land use further complies with the Village Comprehensive Plan. The residential use is nearly surrounded by neighboring existing residential use properties.



Exhibit
CSM

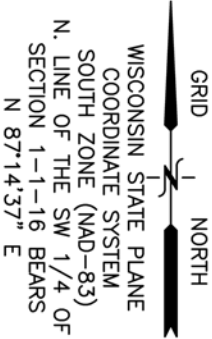
FARRIS, HANSEN & ASSOC. INC.

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

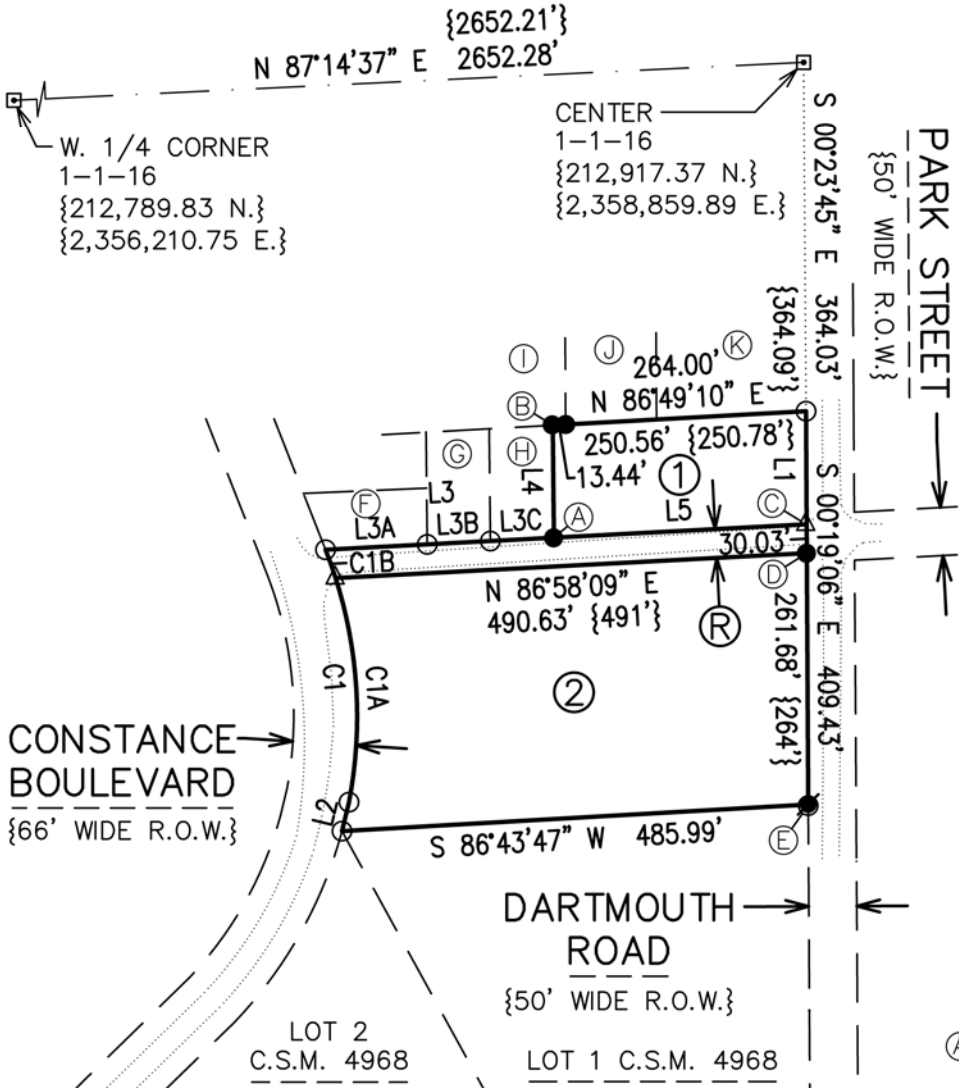
OWNER: MICHAEL & TRACY SIERAKOWSKI
P.O. BOX 153
WILLIAMS BAY, WI 53191

ZONING: SF-3
SOILS: MyB & MyC2

CERTIFIED SURVEY MAP NO. _____



PART OF SECOND OBSERVATORY SUBDIVISION LOCATED
IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS
BAY, WALWORTH COUNTY, WISCONSIN



LEGEND

- ▣ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = FOUND IRON REBAR STAKE, 3/4" DIA.
- △ = FOUND MAG NAIL IN PAVEMENT
- ⦿ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- {XXX} = RECORDED AS

LOT 1

① 30,914 S.F.
(0.71 ACRES)

LOT 2

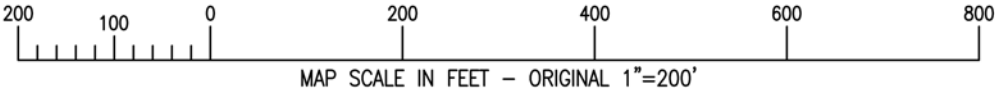
② 124,835 S.F.
(2.87 ACRES)

PARK PLACE

Ⓡ 30' WIDE R.O.W.
DEDICATED
TO THE PUBLIC

- Ⓐ FOUND IRON REBAR STAKE S 61°42'22" W, 0.44' FROM RECORD CORNER.
- Ⓑ FOUND IRON REBAR STAKE N 53°28'23" W, 0.73' FROM RECORD CORNER.
- Ⓒ FOUND MAG NAIL IN ASPHALT S 86°58'09" W, 0.53' FROM RECORD CORNER.
- Ⓓ FOUND IRON REBAR STAKE S 73°15'17" W, 0.44' FROM RECORD CORNER.
- Ⓔ FOUND IRON PIPE STAKE S 01°32'49" W, 1.12' FROM AN IRON REBAR STAKE SET AT THE NORTHEAST CORNER OF C.S.M. 4968.

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10221.22
DATE: 06/08/2022
SHEET 1 OF 3 SHEETS



PART OF SECOND OBSERVATORY SUBDIVISION
LOCATED IN PART OF THE NE 1/4 OF THE
SW 1/4 OF SECTION 1, TOWN 1 NORTH,
RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

SURVEYOR’S CERTIFICATE

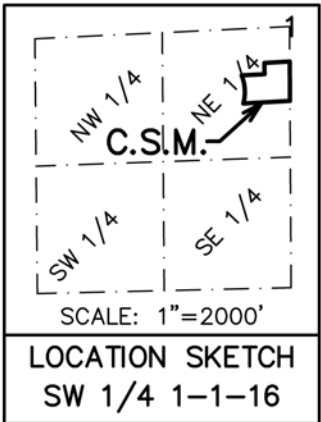
I HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL & TRACY SIERAKOWSKI, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, 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 SECOND OBSERVATORY SUBDIVISION, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N 87DEG 14MIN 37SEC E, 2652.28 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 1; THENCE S 00DEG 23MIN 45SEC E, 364.03 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2494, A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF DARTMOUTH ROAD, AND THE POINT OF BEGINNING; THENCE ALONG SAID ROAD, S 00DEG 19MIN 06SEC E, 409.43 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 4968; THENCE ALONG THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 4968, S 86DEG 43MIN 47SEC W, 485.99 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 4968 AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF CONSTANCE BOULEVARD; THENCE ALONG SAID BOULEVARD, N 13DEG 33MIN 23SEC E, 31.03 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID BOULEVARD, 267.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 473.88 FEET AND A CHORD WHICH BEARS N 05DEG 18MIN 06SEC W, 263.89 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF LOT 8 OF SECOND OBSERVATORY SUBDIVISION; THENCE N 86DEG 58MIN 09SEC E, 238.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE N 00DEG 36MIN 01SEC W, 117.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 86DEG 49MIN 10SEC E, 264.00 FEET TO THE POINT OF BEGINNING. CONTAINING 170,630 SQUARE FEET (3.92 ACRES) OF LAND, MORE OR LESS.

DATED: JUNE 8 , 2022

CHRISTOPHER A. HODGES PLS 2760

LINE	BEARING	DISTANCE
L1	S 00°19'06" E	117.72' {117'}
L2	N 13°33'23" E	31.03'
L3	N 86°58'09" E	238.00'
L3A	N 86°58'09" E	105.96' {106'}
L3B	N 86°58'09" E	65.79' {66'}
L3C	N 86°58'09" E	66.26' {66'}
L4	N 00°36'01" W	117.00'
L5	S 86°58'09" W	263.39' {264'}

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	473.88'	N 05°18'06" W	263.89'	267.42'
C1A	473.88'	N 03°24'33" W	233.68'	236.12'
C1B	473.88'	N 19°34'33" W	31.30'	31.30'



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10221.22
DATE: 06/08/2022
SHEET 2 OF 3 SHEETS

PART OF SECOND OBSERVATORY SUBDIVISION
LOCATED IN PART OF THE NE 1/4 OF THE
SW 1/4 OF SECTION 1, TOWN 1 NORTH,
RANGE 16 EAST, VILLAGE OF WILLIAMS BAY,
WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY.

MICHAEL SIERAKOWSKI OWNER

DATED

TRACY SIERAKOWSKI OWNER

DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED MICHAEL & TRACY SIERAKOWSKI TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, _____

VILLAGE BOARD APPROVAL

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLIAMS BAY
THIS _____ DAY OF _____, 2022.

VILLAGE CLERK

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10221.22
DATE: 06/08/2022
SHEET 3 OF 3 SHEETS

Exhibit C

Village Maps



Excerpt From Official Streets and Highway Map (§ 314-2)



Excerpt From Zoning Map



Excerpt From Existing Land Use Map (Comprehensive Plan)



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

APPLICANT: Michael & Tracy Sierakowski (Owners), Chad Pollard (Agent)

TAX KEY: WWUP 00012

STREET ADDRESS: Park Place between Constance Blvd. and Parkhurst Place, Village of Williams Bay

The applicant is requesting approval of a certified survey map to “clean up” the ownership of Park Place by splitting Tax Key Parcel No. WWUP 00012 into two (2) lots and by dedicating Park Place to the Village.

Staff Comments:

The two lots meet the minimum requirements of the existing SF-3 Zoning.

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and Section 375-0600 *Certified Survey Map* and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator



CLAIR LAW

CLAIR, THOMPSON & POLLARD, S.C.

John H. Kenney (1908-1974)
J. Edward Clair (1936-2021)
Edward F. Thompson (Of Counsel)
John M. Clair (1961-2016)
Charles W. Pollard IV
Elli A. Ehlen
William J. Lyne (Of Counsel)

PHONE 262.728.9196

FAX 262.728.1012

May 12, 2022

Hand Delivered

Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Re: Dan Leahy, Applicant
Discontinuance of Clover Street Right-of-Way, Variance & CSM
Walworth County Parcel Nos. WWUP 00025 and WWUP 00024B
Our File No. 21-168

Dear Village of Williams Bay Plan Commission:

Please find enclosed a copy of the following documents for review and approval by the Village of Williams Bay Plan Commission and Village Board:

1. A Planning Request Application Form, including;
 - a. Request for Village Board to introduce resolution declaring that the public interest requires the discontinuance of the northern 535.72' of Clover Street right-of-way;
 - b. Certified Survey Map to create combine Parcel Nos. WWUP 00025 and WWUP 00024B into one lot conditioned upon the discontinuance and vacation of the Clover Street right-of-way; and
 - c. Variance Request to allow for a lot with 33 feet of frontage on a public roadway from the 40 feet required by ordinance.
2. A check in the amount of \$200.00 for the CSM filing fee and a check in the amount of \$500.00 for the Variance Request made payable to the Village of Williams Bay.

DELAVAN OFFICE

617 E. Walworth Avenue
P.O. Box 445
Delavan, WI 53115

LAKE GENEVA OFFICE

851 Park Drive #105
Lake Geneva, WI 53147
262.749.5251

 **CLAIRLAW.COM**



We thank you for the opportunity to present these requests.

Very truly yours,

By: electronically signed by Charles W. Pollard

Charles W. Pollard

chadpollard@clairlaw.com

CWP/cwp

Encs.

cc/encs: Bonnie Schaeffer (*via email only*)
Becky Tobin (*via email only*)
Attorney Mark Schroeder (*via email only*)

Application for Village of Williams Bay



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: Variance [§ 375-0205] Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site:

177 Clover Street and 179 Clover Street

Tax Parcel Number:

Tax Parcel Nos. WWUP 00025 and WWUP 00024B

Project or Development Name:

Leahy Residence

Applicant

Name: Daniel Leahy

Mailing Address:

eMail:

Phone:

Owner of Site

Name: Gregg Kunes (WWUP 00025) and Fairwyn Development (WWUP 00024B)

Mailing Address:

eMail:

Phone:

Legal Representative

Name: Charles W. Pollard of Clair Law

Mailing Address:

eMail:

Phone:

Architect, Engineer, Contractor

Name: Cardinal- Plan. Survey. Engineer.

Mailing Address:

Application for Village of Williams Bay

eMail: _____

Phone: _____

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

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

Current Zoning of Site: TF - Two Family Residential**Current Overlay Districts of Site:** None**Proposed Zoning of Site:** No Change**Proposed type of structure of use:** Residential Single Family Residence**Proposed use of structure or site:** Residential**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):See Attached**Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan:** (Attach separate sheet if additional space is needed)See Attached**Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods** (Attach separate sheet if additional space is needed):See Attached**Print Applicant's Name:** Daniel Leahy**Signature of Applicant:** _____

DocuSigned by:

Daniel Leahy

00D97CF1680A4F8...

Date: May 5, 2022

**VILLAGE OF WILLIAMS BAY
DISCONTINUANCE OF RIGHT-OF-WAY, VARIANCE
& CERTIFIED SURVEY MAP
APPLICATION**

Owner Name: Gregg Kunes and Fairwyn Development Corp.

Contract Purchaser: Daniel Leahy

Applicant Name: Attorney Charles W. Pollard, CLAIR LAW

Phone Number: [REDACTED]

Tax Parcel Numbers: WWUP 00025 and WWUP 00024B

Existing Zoning: TF – Two Family Residential

Petitioner Requests: The petitioner respectfully requests the following: (1) the Village Board introduce a resolution declaring that the public interest requires the discontinuance of the northern 535.72' of the Clover Street right-of-way; (2) the Village Board conditionally approve a one lot CSM combining Parcels WWUP 00025 and WWUP 00024B, upon discontinuance and vacation of the northern 535.72' of the Clover Street right-of-way; (3) the Village Board grant a variance to allow for 33 feet of frontage on a public roadway from the 40 feet required by ordinance.

OVERVIEW

Daniel Leahy is the contract purchaser of the above referenced property, currently owned by Mr. Gregg Kunes ("Investor") and Fairwyn Development Corp ("Developer") abutting platted, but undeveloped portion of Clover Street. See Property Map – Exhibit A. Previously, the Investor and Developer planned to develop the subject property as a small subdivision (current zoning allows over 35 homes). The development project was presented to the Village of Williams Bay several years ago, but ultimately the market demand at that time did not call for development.

Mr. Leahy desires to preserve, not subdivide the subject property. Instead of developing many smaller lots with smaller homes, Mr. Leahy desires to combine the two lots and build one large single-family home. See Site Plan – Exhibit B. To achieve this preferred use of the property, Mr. Leahy needs the Village to vacate/discontinue the right of way, combine the subsequent parcels, and provide a variance for slightly less frontage on the public roadway. The necessary zoning is already in place as the TF-Two Family Residential Zoning District allows for the construction of a single-family home. Mr. Leahy, Brian Pollard, and I met with the Street & Highway Committee on March 16, 2021, to discuss the proposed discontinuance and CSM, which was approved in spirit by the Committee.

VACATION/DISCONTINUANCE OF CLOVER STREET RIGHT OF WAY

Mr. Leahy requests that the northern 535.72' of the Clover Street right-of-way ("Right of Way") be vacated and discontinued by the Village. See Right of Way Vacation Exhibit – Exhibit C. When the Right of Way is vacated, then the existing parcels to the east and west of the centerline will receive an increase in their lot sizes. See Aerial Map – Exhibit D.

It is in the interest of the public that the Right of Way be discontinued because for at least 70 years the platted right of way has remained unimproved. The Village would be responsible for the maintenance and liability of the right of way should it be developed in the future. The discontinuance of the right of way will not cut off potential access to any parcels because all the parcels abutting already have access to a public right of way. A portion of the discontinued right of way will even increase one of the parcels owned by the Village.

We'd request that the Village Board initiate the discontinuance by introducing a resolution declaring that the "public interest requires it" pursuant to Wis. Stats. § 66.1003. Our office would be happy to draft the resolution for approval by the Village attorney and Village Board.

The process requires an initiation of the resolution, a public hearing on the passage of the resolution, proper public notice, and further notice to nearby owners. The process also requires a notice of lis pendens be filed at the time of the application to discontinue pursuant to Wis. Stats. § 840.11. Our office could also prepare the notice of lis pendens, if desired. It will be important to work with the Village attorney and Village Clerk to ensure that the timing of the process and the public notices align with the Wisconsin State statutes.

After the discontinuance, the prior platted, but unimproved right-of-way property is equally divided between the owners on either side of the centerline of the discontinued street or road pursuant to Wis. Stats. § 66.1005(1).

ONE-LOT CERTIFIED SURVEY MAP ("CSM")

Mr. Leahy also requests Village Board conditionally approve a one-lot certified survey map combining Parcels WWUP 00025 and WWUP 00024B, upon discontinuance and vacation of the northern 535.72' of the Clover Street right-of-way. See CSM – Exhibit E.

The one-lot CSM was requested by the Zoning Administrator and the Committee as part of the overall project. By combining the two parcels, the resulting lot will be approximately 3.88 acres. The combination also allows the lot to have direct access to the public road. The subject property already has existing water and sewer connected to the Village from a prior residential unit on the property.

VARIANCE FOR FRONTAGE

Mr. Leahy also requests the Village Board grant a variance to allow for a lot with 33 feet of frontage on the public street in contradiction to the 40 feet required by §375-0706(C) of the Village Ordinances.

The requested variance maintains the status quo as the prior single-family home maintained its access to the subject property from exactly the same unfinished section of Clover Street. See 2005 Aerial Imagery – Exhibit F.

The Village Plan Commission, in its judgment, may grant a variance from the frontage requirement when it would be inappropriate to apply literally the frontage requirement because exceptional or undue hardship would result as provided in §375-0205 of the Village Ordinances based on the following facts and conditions: (1) exceptional circumstances; (2) preservation of property rights; (3) absence of detriment.

Exceptional circumstances. *There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this chapter would result in severe hardship... §375-0205(A)(1).*

The proposed land division is exceptional, extraordinary, and unusual because it involves a vacation and discontinuance of a platted, but unimproved right-of-way, the combination of two large lots, and an existing driveway extending from the public right-of-way.

There was previously a single-family residence located on WWUP 00024B with access to Clover Street via a small driveway from the incomplete segment of Clover Street in more or less the exact same location that we now propose to provide access to the new residential building.

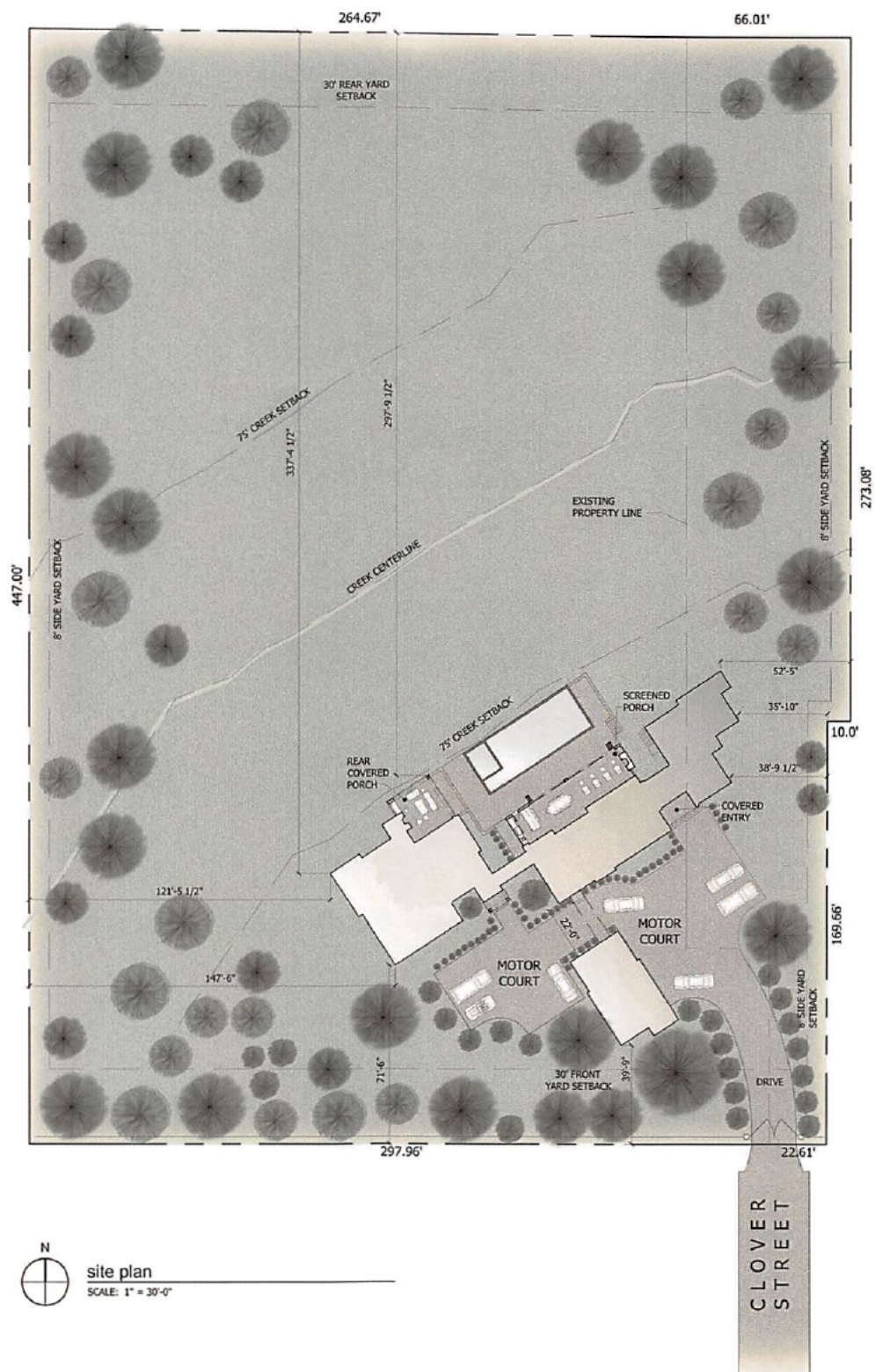
The hardship is severe because without the variance the project is not possible. The Village is unable to vacate and discontinue the roadway in a manner that creates a lot without access to the public road. The variance merely maintains the status quo concerning access on the property and it would be a severe hardship not to grant a variance that simply maintains the status quo.

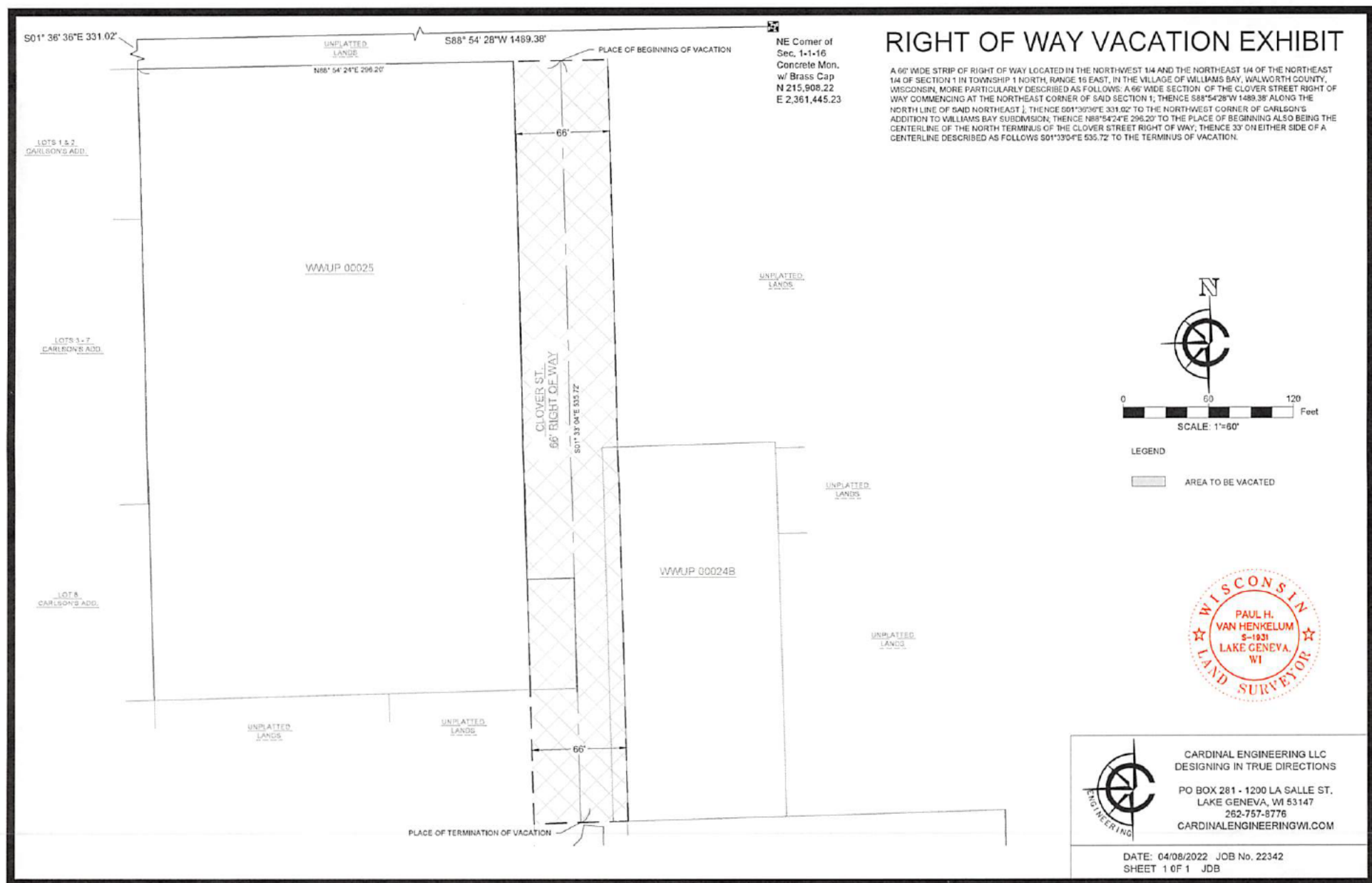
Preservation of property rights. *That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity. §375-0205(A)(2).*

The proposed land division calls for the Right of Way to be discontinued and vacated at the proposed location to avoid confusion by third parties traveling north on the existing Clover Street. If the Right of Way is discontinued farther to the north, where WWUP 00025 and WWWUP 00024B intersect, then vehicular traffic will continue down a public road for approximately 130 feet before being met by a future fence and private drive sign. The vehicles would then need to awkwardly turn around causing annoyance and discomfort not only to the driver, but also the neighboring homeowners. Similarly, if the Right of Way is discontinued further to the south, then the subject property will have no frontage. The status quo should be maintained, as the proposed location has already been used in the past as the access point for the prior single-family home and the construction of a gate or private drive sign at that location would make clear to the public that they need to turn down the adjacent Wittig Court, which naturally loops into the adjacent commercial parking lot owned by the Williams Bay Health Services.

Absence of detriment. *That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this chapter or the public interest. §375-0205(A)(3).*

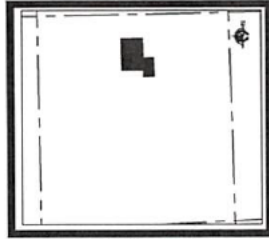
The requested variance is going to continue the established access point for the prior single-family home and will not be detrimental to the neighboring property owners nor will it materially impair or be contrary to the purpose and spirit of the chapter or the public interest. As described above, allowing the access to remain the same is a benefit to the public. In fact, by granting the variance, the project will be able to proceed to preserve the subject property and limit the development of the natural resources thereon.





CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST & NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 1 NORTH,
RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

LOCATION MAP

NE 1/4 SEC. 1-1-16
SCALE: 1" = 2,000'

OWNERS/SUBDIVIDERS:

DAN LEAHY
440 S. ARLINGTON AVE
ELMHURST, IL 60126

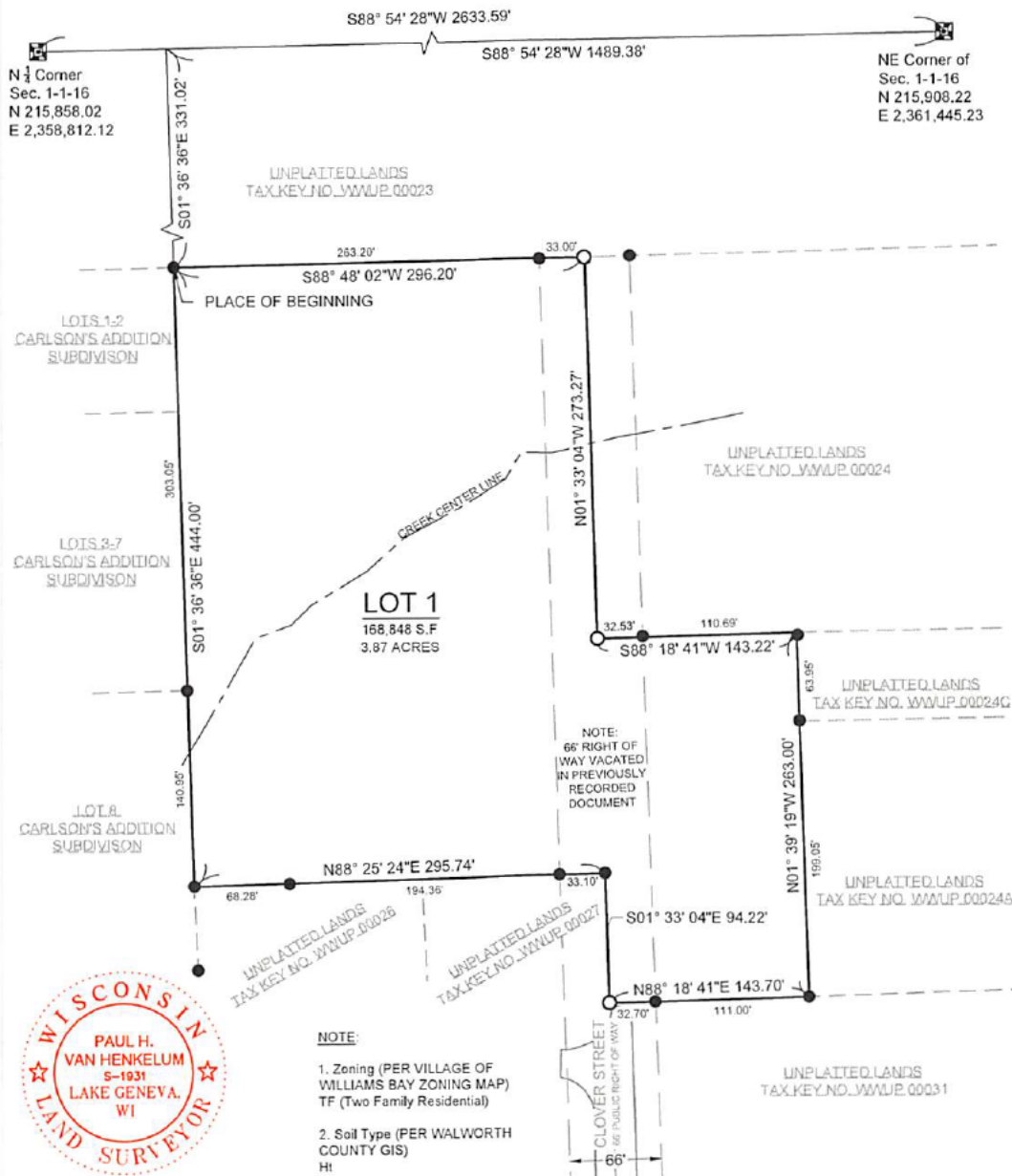
SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776

LEGEND

- FOUND 1" IRON PIPE
- SET 1" IRON PIPE
- FOUND WALWORTH COUNTY SECTION MONUMENT

BASIS OF BEARING:

ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83.
THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1-T1N-R16E, IS
ASSUMED TO BEAR S88° 54' 28"W



CARDINAL
PLAN SURVEY ENGINEER
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

Instrument drafted by Paul H. Van Henkelum,
P.L.S.#1931

SHEET 1 OF 2
DATE 04 / 07
JOB No. 22342

PLOTTED: 4/7/2022 3:45:00

EXHIBIT**E**

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST & NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 1 NORTH,
RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND
HEREIN DESCRIBED:

SAID LAND IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 EAST, IN THE TOWN OF LINN, WALWORTH
COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16
EAST THENCE S88° 54' 28"W 1489.38'; THENCE S01° 35' 36"E 331.02' TO THE NORTHEAST CORNER OF CARLSON'S ADDITION SUBDIVISION AS RECORDED IN
DOCUMENT NO. P200759 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS, ALSO BEING THE PLACE OF BEGINNING; THENCE S01° 36' 38"E 444.00'
ALONG THE EASTERLY LINE OF SAID SUBDIVISION; THENCE N88° 25' 24"E 295.74'; THENCE S01° 33' 04"E 94.22' TO A SET 1" IRON PIPE ON THE NORTHERLY
RIGHT OF WAY OF CLOVER STREET, THENCE N88° 18' 41"E 143.70'; THENCE N01° 39' 19"W 263.00'; THENCE S88° 18' 41"W 143.22'; THENCE N01° 33' 04"W 273.27';
THENCE S88° 48' 02"W 296.20' TO THE PLACE OF BEGINNING. CONTAINING 168,848 SQ. FT. MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF DAN LEAHY, OWNER OF SAID LAND, THAT SUCH MAP IS A CORRECT
REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN
STATUTES AND OF THE LAND DIVISION ORDINANCES OF THE VILLAGE OF WILLIAMS BAY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931

OWNER'S CERTIFICATE

AS OWNER, DAN LEAHY, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND
MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

1.) VILLAGE OF WILLIAMS BAY

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____

DAN LEAHY, OWNER

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____
THE ABOVE NAMED _____ DAN LEAHY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

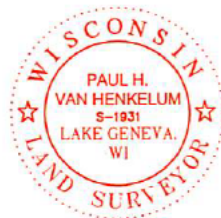
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WILLIAMS BAY
ON THIS _____ DAY OF _____, 20____

WILLIAM DUNCAN
VILLAGE PRESIDENT

JACKIE PANKAU-DANIELS
VILLAGE CLERK



CARDINAL
PLAN | SURVEY | ENGINEER
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262.751.4778
PLAN@RVENGINEER.COM

Instrument drafted by Paul H. Van Henkelum,
P.L.S.#1931

SHEET 2 OF 2
DATE 04 / 07 / 2022
JOB No. 22342

Subject Property

Google Earth Taken 4-20-2005

Legend

Google Earth

Image U.S. Geological Survey

tabbles[®]

EXHIBIT

F



200 ft



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

APPLICANT: Gregg Kunes and Fairwyn Development (Owners), Daniel Leahy (Applicant), Chad Pollard (Agent)

TAX KEY: WWUP 00025 and WWUP 00024B

STREET ADDRESS: North of Wittig Ct. and Clover St. intersection, Village of Williams Bay

The applicant is requesting approval of a one-lot certified survey map to combine two parcels into one based on discontinuance of part of Clover Street and a variance from Section 375-0706.C to allow 33 feet of frontage on a public right of way rather than the 40 feet required by ordinance.

Staff Comments:

Per Section 375-0205 Variances:

Where, in the judgment of the Village Plan Commission, it would be inappropriate to apply literally the provisions of Articles 7 and 8 of this chapter because of the proposed subdivision being located outside of the corporate limits, or because exceptional or undue hardship would result, the Village Plan Commission may grant a variance from any requirement to the extent deemed just and proper.

A. No variance to the provisions of this chapter shall be granted unless the Village Plan Commission finds that all the following facts and conditions exist and so indicates in the minutes of its proceedings:

(1) Exceptional circumstances. There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this chapter would result in severe hardship. (Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the Land Division Ordinance should be changed.)

(2) Preservation of property rights. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity.

(3) Absence of detriment. That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

B. A minimum of five affirmative Village Plan Commission member votes shall be required to grant any variance of this chapter.

Based on the application, the applicant has met all the requirements of Section 375-0205 *Variances*, Section 375-0306 *Minor Land Division (Certified Survey Map)* and Section 375-0600 *Certified Survey Map* and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator



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:

500.00

Physical Address of Site:

69 N. Walworth Ave; Menasha St Wms Bay
WI 53191

Tax Parcel Number:

WOP 00090 &

Project or Development Name:

The Williams Bay Walk up

Applicant

Name:

Dawn Marie Mancuso

Mailing Address:

eMail:

Phone:

Owner of Site

Name:

Same as above

Mailing Address:

eMail:

Phone:

Legal Representative

Name:

NA

Mailing Address:

eMail:

Phone:

Architect, Engineer, Contractor

Name:

NA

Mailing Address:

2 apartment

Application for Village of Williams Bay

eMail: _____
Phone: _____

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

See Survey attached

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

Current Zoning of Site: VC **Current Overlay Districts of Site:** NA

Proposed Zoning of Site: VC

Proposed type of structure of use: Apartment building

Proposed use of structure or site: Tenant rooming house

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):

Using two apartments 1 is a two bedroom and 1 is a one bedroom.

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

We are located in the VC district and fall within the proposed use of the Village Comprehensive plan

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

We are located in the V.C. district and fall within the proposed use of the village comprehensive plan.

Print Applicant's Name: Dawn Marie Mancuso

Signature of Applicant: Dawn Marie Mancuso **Date:** 6/22/2022

Village of Williams Bay, WI
Wednesday, June 22, 2022

Chapter 205. Housing Standards and Rental Property

Article III. Short-Term Rental of Residential Dwellings

§ 205-32. Property rules.

A list of property rules must be posted at the property and provided to the occupants and a copy submitted with the application for a license. Property rules must include the following minimum information:

- A. Maximum occupancy of the property.
- B. Contact information for the designated operator.
- C. Where to park.
- D. Quiet hours of 10:00 p.m. to 7:00 a.m.
- E. Pet policy: no more than three pets are allowed at the property.
- F. Outdoor burning regulations.
- G. Non-emergency contact information for law enforcement and fire.
- H. What to do with the garbage after the rental period is ended.
- I. Copy of the State of Wisconsin tourist rooming house license.
- J. Copy of the Village short-term rental license.
- K. Copy of the boating regulations if the property is located adjacent to a lake shore.

Select Language ▼

Williams Bay Walk Up - Property Rules

69 N. Walworth Ave., Williams Bay, WI 53191

- A. Maximum number of occupants is four people.
- B. Contact info for this property is Dawn Marie [REDACTED] or Jennifer [REDACTED].
- C. Parking is available in the parking lot, located on the north side of the building. Please use spaces 1-4.
- D. Quiet hour is from 10:00 p.m. to 7:00 a.m. please be respectful of our tenants & neighbors.
- E. Pet policy: No pets allowed on premise.
- F. Outdoor burning is not allowed.
- G. Non-emergency # for the Police 262-245-2610 and for the Fire Department 262-245-2712. Call 911 for all emergency related situations.
- H. When vacating your rental unit, please deposit all garbage in the Nieuwenhuis dumpsters located on the east side of the parking lot.
- I. A copy of the State of Wisconsin tourist rooming house license is posted on the wall in the living room closet.
- J. A copy of the Village Short-term rental license is posted on the wall in the living room closet.
- K. Our property is not located adjacent to the lake shore, we therefore do not have boating regulations posted.

Chapter 205-30

Garbage dumpsters are serviced by Nieuwenhuis on Monday & Thursdays.

Williams Bay Walk Up Registry

Name:

Address:

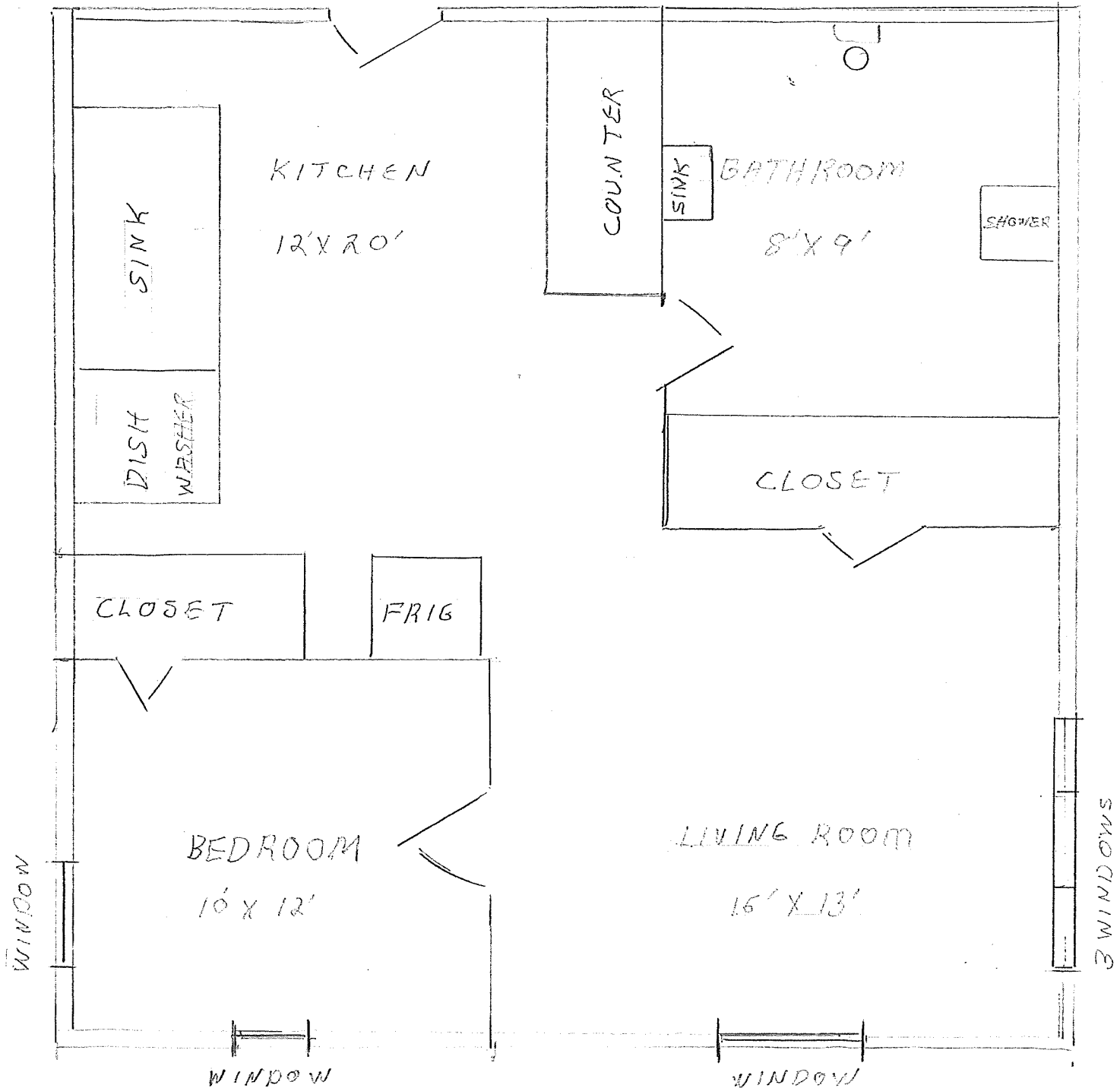
Phone:

Date of Stay:

69 WALWORTH

1 BEDROOM UNIT 588 sq'

ENTRANCE



69 WALWORTH

2 BEDROOM UNIT 1,008 SQ'

BALCONY

WINDOW

STAIRS

ENTRANCE

WINDOW

LIVING ROOM

22' x 11'

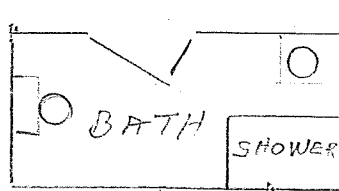
WINDOW

WINDOW

SINK

KITCHEN

14' x 18'



CLOSET

BED ROOM 2

10' x 14'

2 WINDOWS

CLOSET

CLOSET

2 WINDOWS

DINING ROOM

11' x 18'

BED ROOM 1

10' x 10'

WINDOW

ENTRANCE

PLAT OF SURVEY

LOCATED IN PART OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



PLAT OF SURVEY

WORK ORDERED BY -
TONY HAVIL
W4190 WEST END ROAD
LAKE GENEVA, WI. 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, SUITE 200
P.O. BOX 437
OFFICE (262) 723-2000 FAX (262) 723-5666

REVISIONS

PROJECT NO.
3052-KEG
DATE
05/25/2007
SHEET NO.
1 OF 1

RECORD LEGAL DESCRIPTIONS	
LEGAL DESCRIPTION (VOL. 804, PG. 831)	
THE WEST 125 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY; ALSO COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, AND THENCE EAST ALONG THE SOUTH LINE OF GENEVA STREET 125.6 FEET TO THE LINE BETWEEN THE TOWNSHIPS OF LINN AND WALWORTH; THENCE SOUTH ALONG THE SAID TOWNSHIP TO THE SOUTH LINE OF LOT 1; THENCE WEST TO THE WEST LINE OF SAID LOT 1, AND THENCE NORTH TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 1 WHERE THE EAST LINE OF TOWNSHIP 1 NORTH, RANGE 16 EAST CROSSES SAID NORTH LINE OF SAID LOT; RUNNING THENCE SOUTH TO THE SOUTH LINE OF LOT 2, THENCE WEST ALONG THE SAID SOUTH LINE OF LOT 2, 30.00 FEET; THENCE NORTH TO GENEVA STREET; THENCE EAST TO THE PLACE OF BEGINNING; ALSO EXCEPTING VOL. 841, PG. 411, THE SOUTH 5 FEET OF THE WEST 85 FEET OF LOT 2 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN	
TAX KEY NO. WOP 00088	
NORTHERLY PARCEL	
AND	
Parcel 1: The South Five (5) feet of the West 95 feet of Lot Two (2) in Block Seven (7), in the Original Plat of the Village of Williams Bay, Walworth County, Wisconsin, also begin at the southwest corner of Lot 3 of Block 7 of the original plat of the Village of Williams Bay, Wisconsin; thence run east along the north line of Lot 3 a distance of one hundred thirty (130) feet to a point; thence run due south along a line parallel with the west line of Lot 3 a distance of forty (40) feet to a point; run thence westerly along a line parallel with the north line of Lot 3 a distance of one hundred thirty (130) feet to the west boundary line of Lot 1; thence north along the west boundary line of said Lot 3 to the place of beginning.	
Parcel 2: A non-exclusive access easement for the benefit of Parcel 1, over the South 15' of the West 135' of Lot 3, Block 7, of the original plat of the Village of Williams Bay, Walworth County, Wisconsin.	
TAX KEY NO. WOP 00090	
SOUTHERLY PARCEL	

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ▲ = FOUND NAIL IN RETAINING WALL
 - △ = FOUND "PK" NAIL IN PAVEMENT
 - X = CHISELED "X" FOUND IN CONCRETE
 - ✕ = CHISELED "X" SET IN CONCRETE
 - [XXX] = RECORDED AS



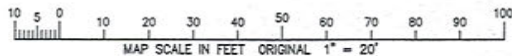
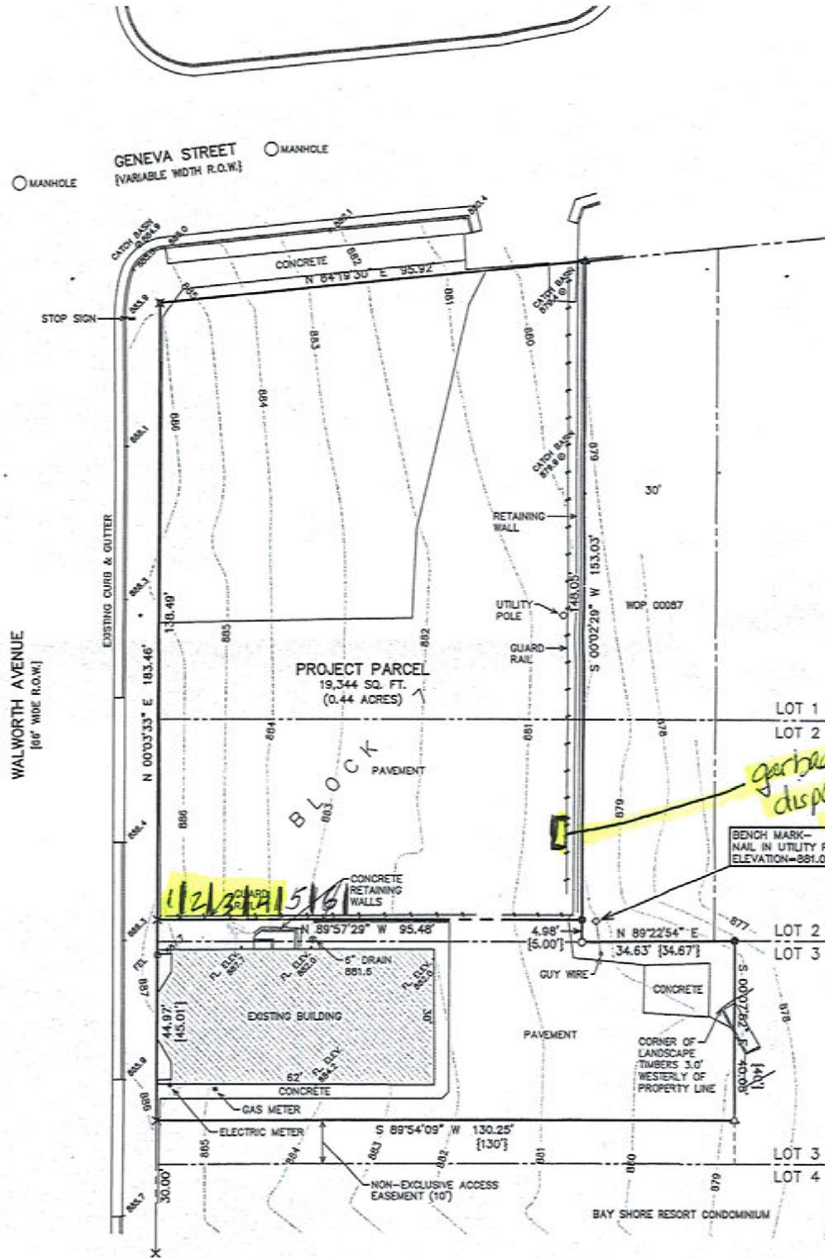
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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: 5/25/2007

Peter S. Gordon
PETER S. GORDON R.L.S. 2101

AND BEING
A 16' PLATE 2-113



WOP-88 WOP-90

S

011-2149



Project Mgr:	PAL
Drawn By:	JMN
Checked By:	PAL
Approved By:	BRS
Project No:	58157057
Scale:	AS SHOWN
File No:	58157057
Date:	12/2/2015

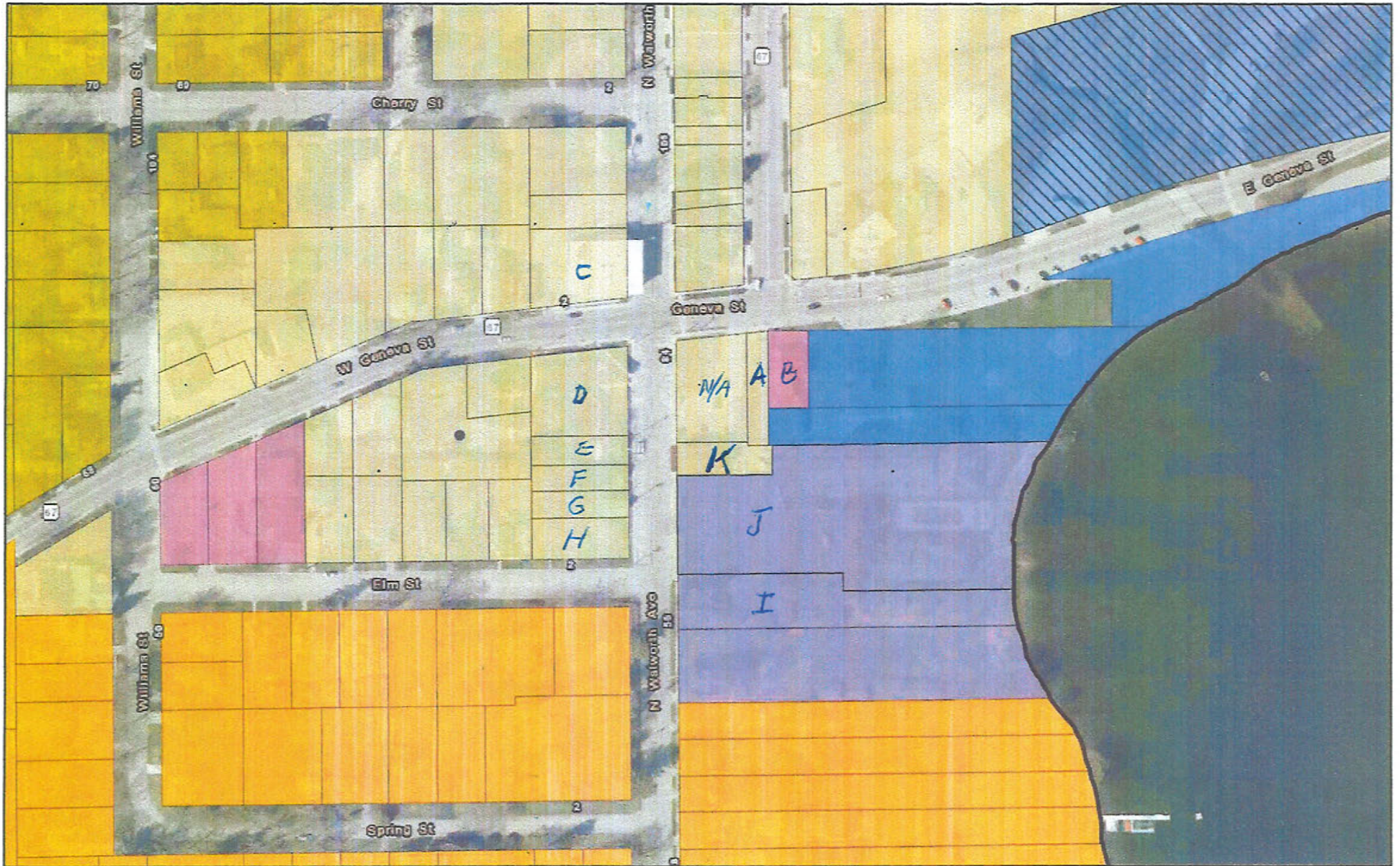
Terracon
Consulting Engineers and Scientists

9856 SOUTH 57th STREET FRANKLIN, WI 53132
PH. (414) 423-0255 FAX. (414) 423-0505

SITE DIAGRAM	
WALWORTH AVENUE RIGHT-OF-WAY	
WILLIAMS BAY	WISCONSIN

EXHIBIT
2
(AERIAL)

69 Walworth



6/22/2022

Village Limits

Village Parcels

Zoning Overlay Designation

Zoning Districts

SF-6

TF

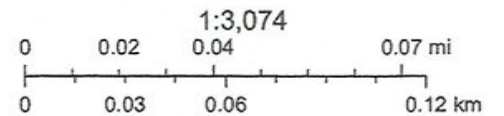
VC

LSB

P&I

P&R

P&R (EC OVER)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ID	Street Address	PIN
A	3 Geneva Street	WOP 00087
B	5 Geneva Street	WOP 00086
C	2 W Geneva Street	WOP 00013
D	80 Walworth Ave.	WOP 00053
E	70 Walworth Ave.	WOP 00055
F	66 Walworth Ave.	WOP 00056
G	62 Walworth Ave.	WOP 00057
H	58 Walworth Ave.	WOP 00058
I	55 Walworth Ave.	WOP 00092
J	Parking Lot	WBS 0000
<u>Dancing Dudes Subject Property</u>		
K	69 Walworth Ave.	WOP 00090



DEPARTMENT OF AGRICULTURE,
TRADE AND CONSUMER PROTECTION

copy

License, Permit or Registration

The person, firm, or corporation shown below has complied with the Wisconsin statutes and is authorized to engage in the activity indicated.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2022	I.D. NUMBER DWAT-CA5V7Y
LICENSEE MAILING ADDRESS DANCING DUDES, L.L.C. 69 WALWORTH ST WILLIAMS BAY WI 53191	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS WILLIAMS BAY WALK UP 69 WALWORTH ST WILLIAMS BAY WI 53191

All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WDATCP-LICENSE RENEWAL
DRAWER 296
MILWAUKEE, WI 53293-0296
(608)224-4720

* Include the name of your facility and the ID number.

F-fd-123

Application for renewal in process



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

APPLICANT: Dancing Dudes, LLC (Owner), Dawn Marie Mancuso (Agent)

TAX KEY: WOP 00090 and WOP 00088

STREET ADDRESS: 69 N. Walworth Ave., Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish two dwelling units available for stays for one to six consecutive days by paying guests.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

- a) Is in harmony with the recommendations of the Comprehensive Plan.
- b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
- e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Per State Statutes:

If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the village ordinance or those imposed by the village zoning board, the village shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. "Substantial evidence" means facts and information,

other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

The conditions must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the village relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The village's decision to approve or deny the permit must be supported by substantial evidence.

CONCLUSION:

The applicant shall agree to meet all the conditions listed in Section 390-0310.M:

Tourist rooming house. A dwelling unit available for stays for one to six consecutive days by paying guests, which may or may not be owner-occupied for parts of the year. These uses are often referred to as vacation rentals and include timeshare units.

(1) Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the dwelling unit.

(2) The maximum stay for any party other than the owner of the premises shall be six consecutive days.

(3) The number of guest vehicles allowed on site is limited to the number of bedrooms in the unit. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.

(4) The appearance or use of the dwelling shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.

(5) The availability of the tourist rooming house to the public shall not be advertised on site.

(6) The tourist rooming house must be licensed by the State of Wisconsin.

(7) Minimum required off-street parking: one space per each bedroom.

(8) The total number of tourist rooming houses permitted in the Village shall not exceed fifteen.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator



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:

500.00

Physical Address of Site: 171 ELMHURST CT 101

Tax Parcel Number: WECT00101

Project or Development Name: NORTSHORE HIDEAWAY

Applicant

Name: NOMAD LIVING LLC
Mailing Address: 185 LAKESHORE DR, CRYSTAL
LAKE, IL 60014
eMail: STEVE@NOMADLIVING.US
Phone: 262-215-2656

Owner of Site

Name: SAME AS ABOVE
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative

Name: EGERT LAW
Mailing Address: 835 Geneva Parkway North, Suite 1
Lake Geneva WI 53147
eMail: nick@egertlawfirm.com
Phone: (262) 248-6600

Architect, Engineer, Contractor

Name: Midwest Design Group
Mailing Address: 11445 Hillsboro Dr.
Huntley, IL 60142

eMail: adam.mdg@gmail.com
Phone: (224) 800-3030

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

See attached sheet

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

Current Zoning of Site: Center Village **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: Center Village

Proposed type of structure of use: Townhome

Proposed use of structure or site: Tourist Housing

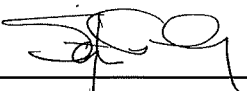
Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Converting long term rentals to Tourist Housing

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

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

Print Applicant's Name: Stephen Greenberg, Member

Signature of Applicant:  **Date:** 6/21/22

of

Surveyed for: **Keefe Real Estate, Inc.**
204 East Commerce Court
Elkhorn, Wisconsin 53121

recorded as (N89°14'30"E 131.81')
N89°12'40"E 131.81'

Bearings referred to the East line of Elmhurst Court, recorded as N1°07'00"W on the plat of Elmhurst Court Townhomes Condominium.

Elmhurst Court

31,900 Sq. Ft.

Not Certified Unless
Stamped in Red.

Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien law. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

Olive Street

Copyright © 2017 by Olsen Land Surveying, LLC

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-7 of the Wisconsin Administrative Code and that the survey herein is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title hereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Job Reference Number
2017.150

☒	Found Iron Pipe		
☒	Found Iron Rod		
☒	Recorded Information		
☒	Utility Pole		
☒	Utility Pedestal		
☒	Fire Hydrant	☐ Manhole	
☒	Water Valve	☒ Catch	
☒	Asphalt Surface	☐ Drain	

OLSON
LAND SURVEYING, INC.
Rural | Residential | Commercial

45 South Wisconsin Street : P.O. Box 322
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8024
Email: doug@elkhornsurveying.com
Website: www.elkhornsurveying.com

Scale in Feet
1" = 20'

Survey Date: January 8, 2018.
Revisions:

EXHIBIT A

Legal Description

Tax Parcel Nos. WECT 00101, WECT 00102, WECT 00103, WECT 00104, WECT 00105, and WECT 00106
Units 101, 102, 103, 104, 105 and 106, Elmhurst Court Townhomes Condominium, created by a "Declaration of Condominium" recorded on September 7, 2007, in the Office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 718379, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Village of Williams Bay, County of Walworth, and State of Wisconsin.

Tax Parcel Nos. WECT 00201, WECT 00202, WECT 00203, and WECT 00204
Units 201, 202, 203 and 204, Elmhurst Court Townhomes Condominium, created by a "Declaration of Condominium" recorded on September 7, 2007, in the Office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 718379, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Village of Williams Bay, County of Walworth, and State of Wisconsin.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)

TAX KEY: WECT 00101 thru WECT 00106

STREET ADDRESS: 171 Elmhurst St., Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish dwelling units available for stays for one to six consecutive days by paying guests.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

- a) Is in harmony with the recommendations of the Comprehensive Plan.
- b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
- e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Per State Statutes:

If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the village ordinance or those imposed by the village zoning board, the village shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. "Substantial evidence" means facts and information,

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CONCLUSION:

The applicant shall agree to meet all the conditions listed in Section 390-0310.M:

Tourist rooming house. A dwelling unit available for stays for one to six consecutive days by paying guests, which may or may not be owner-occupied for parts of the year. These uses are often referred to as vacation rentals and include timeshare units.

- (1)** Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the dwelling unit.
- (2)** The maximum stay for any party other than the owner of the premises shall be six consecutive days.
- (3)** The number of guest vehicles allowed on site is limited to the number of bedrooms in the unit. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.
- (4)** The appearance or use of the dwelling shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, odors, dust or vibrations that carry beyond the premises.
- (5)** The availability of the tourist rooming house to the public shall not be advertised on site.
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- (7)** Minimum required off-street parking: one space per each bedroom.
- (8)** The total number of tourist rooming houses permitted in the Village shall not exceed fifteen.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator



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
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- ☐ **Final Plat** - \$100.00 plus \$10.00 per lot
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- ☐ **Planned Development Amendment** - \$500.00
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- ☐ **Land Use Plan Amendment** - \$500.00
- ☐ **Interpretation** [§18.1216] - \$200.00
- ☐ **Appeal** [§18.1217] - \$500.00
- ☐ **Other:** _____ Fee: _____

Date application was received:

Fee Paid:

500.00

Physical Address of Site: 171 ELMHURST CT 102

Tax Parcel Number: WECT00102

Project or Development Name: NORTHSHORE HIDEAWAY

Applicant

Name: NOMAD LIVING LLC
Mailing Address: 185 LAKESHORE DR, CRYSTAL
LAKE, IL 60014
eMail: STEVE@NOMADLIVING.US
Phone: 262-215-2656

Owner of Site

Name: SAME AS ABOVE
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative

Name: EGERT LAW
Mailing Address: 835 Geneva Parkway North, Suite 1
Lake Geneva WI 53147
eMail: nick@egertlawfirm.com
Phone: (262) 248-6600

Architect, Engineer, Contractor

Name: Midwest Design Group
Mailing Address: 11445 Hillsboro Dr.
Huntley, IL 60142

eMail: adam.mdg@gmail.com
Phone: (224) 800-3030

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

See attached sheet

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

Current Zoning of Site: Center Village **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: Center Village

Proposed type of structure of use: Townhome

Proposed use of structure or site: Tourist Housing

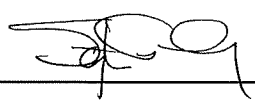
Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Converting long term rentals to Tourist Housing

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

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

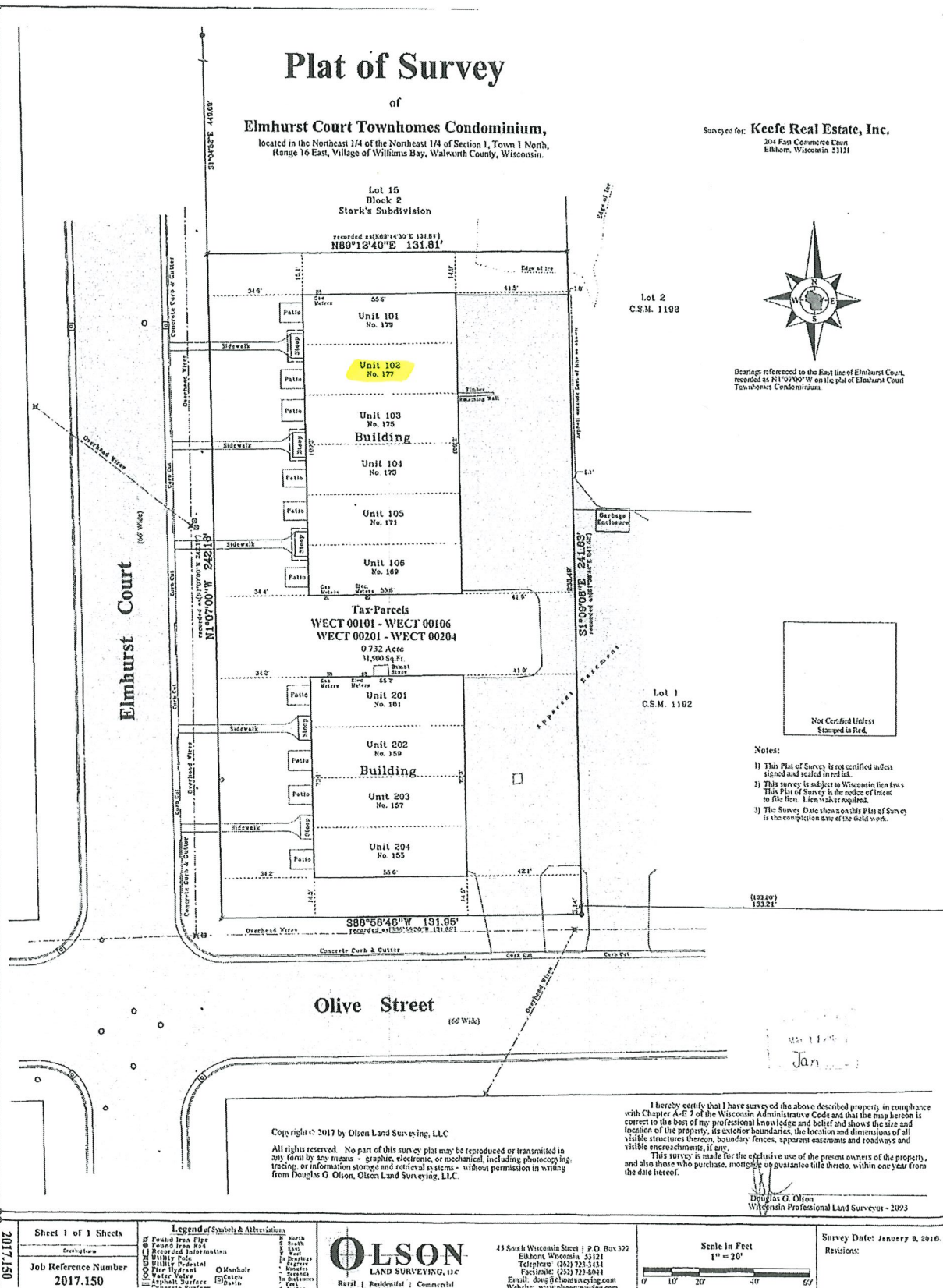
Print Applicant's Name: Stephen Greenberg, Member

Signature of Applicant:  **Date:** 6/21/22

Plat of Survey

of
Elmhurst Court Townhomes Condominium,
located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North,
Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

Surveyed for: **Keefe Real Estate, Inc.**
201 East Commerce Court
Elkhorn, Wisconsin 53121



Sheet 1 of 1 Sheets
Job Reference Number
2017.150

Legend of Symbols & Abbreviations

Found Iron Pipe
Found Iron Rod
Borehole Information
Utility Pole
Utility Pedestal
Fire Hydrant
Water Valve
Asphalt Surface
Concrete Surface

North
South
East
West
Bearing
Angle
Distance
Area
Volume
Elevation
Depth

Manhole
Culvert
Ditch

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin 53121
Telephone: (252) 225-5134
Facsimile: (252) 722-4024
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

Scale in Feet
1" = 20'

0 10 20 30 40 50 60

Survey Date: January 8, 2016.
Revisions:

EXHIBIT A

Legal Description

Tax Parcel Nos. WECT 00101, WECT 00102, WECT 00103, WECT 00104, WECT 00105, and WECT 00106
Units 101, 102, 103, 104, 105 and 106, Elmhurst Court Townhomes Condominium, created by a "Declaration of Condominium" recorded on September 7, 2007, in the Office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 718379, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Village of Williams Bay, County of Walworth, and State of Wisconsin.

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Units 201, 202, 203 and 204, Elmhurst Court Townhomes Condominium, created by a "Declaration of Condominium" recorded on September 7, 2007, in the Office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 718379, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Village of Williams Bay, County of Walworth, and State of Wisconsin.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)

TAX KEY: WECT 00101 thru WECT 00106

STREET ADDRESS: 171 Elmhurst St., Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish dwelling units available for stays for one to six consecutive days by paying guests.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

- a) Is in harmony with the recommendations of the Comprehensive Plan.
- b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
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Bonnie Schaeffer
Zoning Administrator



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
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- ☐ Appeal [§18.1217] - \$500.00
- ☐ Other: _____ Fee: _____

Date application was received:

Fee Paid:

500.00

Physical Address of Site: 171 ELMHURST CT 103

Tax Parcel Number: WECT00106

Project or Development Name: NORTHSHORE HIDEAWAY

Applicant

Name: NOMAD LIVING LLC
Mailing Address: 185 LAKESHORE DR, CRYSTAL
LAKE, IL 60014
eMail: STEVE@NOMADLIVING.US
Phone: 262-215-2656

Owner of Site

Name: SAME AS ABOVE
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative

Name: EGERT LAW
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eMail: nick@egertlawfirm.com
Phone: (262) 248-6600

Architect, Engineer, Contractor

Name: Midwest Design Group
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Phone: (224) 800-3030

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Proposed type of structure of use: Townhome

Proposed use of structure or site: Tourist Housing

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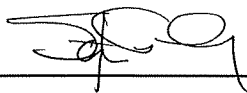
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Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Print Applicant's Name: Stephen Greenberg, Member

Signature of Applicant: _____



Date: 6/21/22

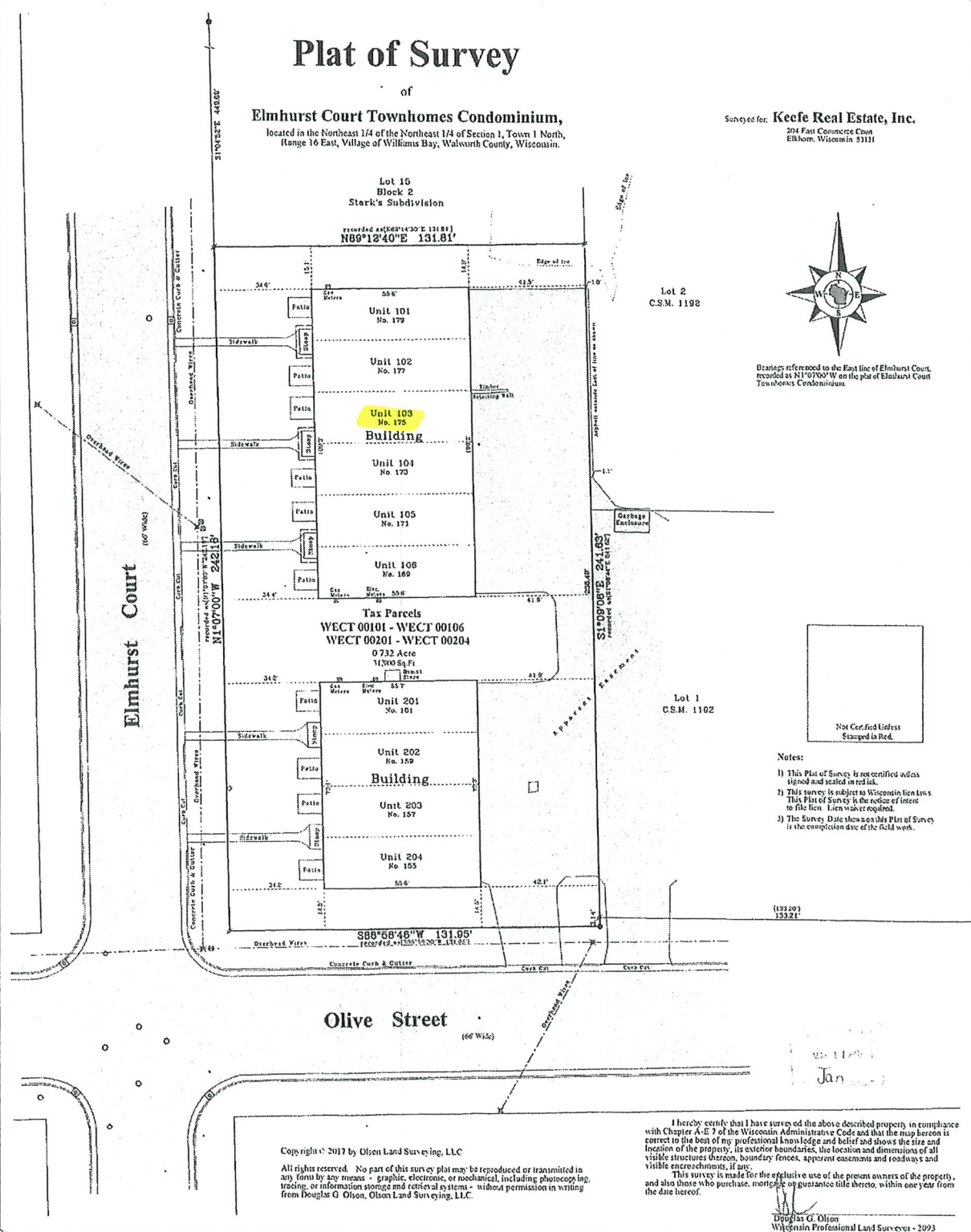
of

Elmhurst Court Townhomes Condominium,
located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North,
Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

Surveyed for: **Keefe Real Estate, Inc.**
204 East Commerce Court
Elkhorn, Wisconsin 53121



Bearings referred to the East line of Elmhurst Court, recorded as N1°07'00" W on the plat of Elmhurst Court Townhomes Condominium.



Copyright © 2017 by Olsen Land Surveying, LLC

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

2017-150	Sheet 1 of 1 Sheets	Legend of Symbols & Abbreviations	
	Geology	① Found Iron Pipe ② Found Iron Rod ③ Needed Information ④ Utility Pole ⑤ Utility Pedestal ⑥ Water Valve ⑦ Asphalt Surface	⑧ North ⑨ South ⑩ East ⑪ West ⑫ Bearing ⑬ Elevation ⑭ Station ⑮ Section ⑯ Station
	Job Reference Number	⑰ Manhole ⑱ Catch ⑲ Drain	
	2017.150		



45 South Wisconsin Street • P.O. Box 322
Ekhont, Wisconsin 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8074
Email: doug@ekhontsurveying.com
Website: www.ekhontsurveying.com

Scale in Feet
1" = 20'

A horizontal scale bar with alternating black and white segments. It is marked with '0', '10', '20', and '40' at regular intervals.

Survey Date: January 8, 2010.
Revisions:

EXHIBIT A

Legal Description

Tax Parcel Nos. WECT 00101, WECT 00102, WECT 00103, WECT 00104, WECT 00105, and WECT 00106
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VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

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TAX KEY: WECT 00101 thru WECT 00106

STREET ADDRESS: 171 Elmhurst St., Williams Bay, Wisconsin

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- ☐ Other: _____ Fee: _____

Date application was received:

Fee Paid:

500.00

Physical Address of Site: 171 ELMHURST CT 104

Tax Parcel Number: WECT00104

Project or Development Name: NORTHSHORE HIDEAWAY

Applicant

Name: NOMAD LIVING LLC
Mailing Address: 185 LAKESHORE DR, CRYSTAL
LAKE, IL 60014
eMail: STEVE@NOMADLIVING.US
Phone: 262-215-2656

Owner of Site

Name: SAME AS ABOVE
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative

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Mailing Address: 835 Geneva Parkway North, Suite 1
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Name: Midwest Design Group
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eMail: adam.mdg@gmail.com
Phone: (224) 800-3030

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

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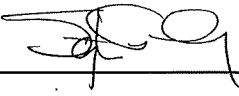
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Signature of Applicant:  **Date:** 6/21/22

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of
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Surveyed for: **Keefe Real Estate, Inc.**
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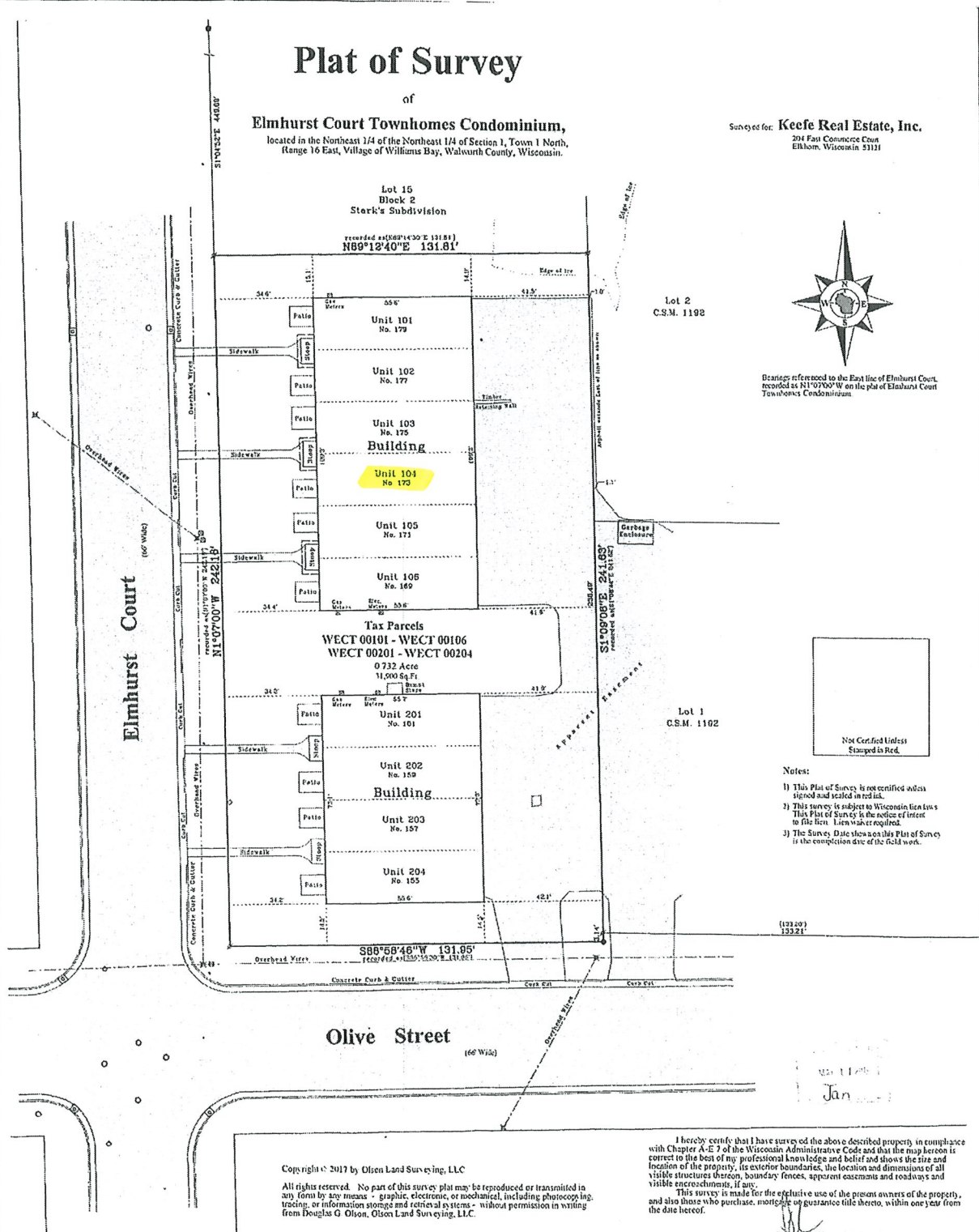
Lot 15
 Block 2
 Stark's Subdivision

recorded as **S88°14'00"E 131.81'**
N89°12'40"E 131.81'

Lot 2
 C.S.M. 1192



Bearings referenced to the East line of Elmhurst Court,
 recorded as **N1°07'00"W** on the plat of Elmhurst Court
 Townhomes Condominium.



Not Certified Unless
 Stamped in Red.

- Notes:
- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
 - 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
 - 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

Olive Street
 (66' Wide)

Copyright © 2017 by Olson Land Surveying, LLC

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the person owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
 Wisconsin Professional Land Surveyor - 2093

Sheet 1 of 1 Sheets Job Reference Number 2017.150	Legend of Symbols & Abbreviations Found Iron Pipe Found Iron Rod Recorded Information Utility Pole Utility Pedestal Fire Hydrant Water Valve Asphalt Surface Concrete Manhole Catch Drain	 Rural Residential Commercial 45 South Wisconsin Street P.O. Box 322 Elkhorn, Wisconsin 53121 Telephone: (262) 723-1434 Facsimile: (262) 723-4004 Email: doug@olsonsurveying.com Website: www.olsonsurveying.com	Scale in Feet 1" = 20' 	Survey Date: January 8, 2018. Revisions:
	2017.150			

EXHIBIT A

Legal Description

Tax Parcel Nos. WECT 00101, WECT 00102, WECT 00103, WECT 00104, WECT 00105, and WECT 00106
Units 101, 102, 103, 104, 105 and 106, Elmhurst Court Townhomes Condominium, created by a "Declaration of Condominium" recorded on September 7, 2007, in the Office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 718379, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Village of Williams Bay, County of Walworth, and State of Wisconsin.

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VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting August 9, 2022

July 29, 2022

APPLICANT: Nomad Living, LLC (Owner), Stephen Greenberg (Agent)

TAX KEY: WECT 00101 thru WECT 00106

STREET ADDRESS: 171 Elmhurst St., Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0310M, *Tourist Rooming House* to establish dwelling units available for stays for one to six consecutive days by paying guests.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

- a) Is in harmony with the recommendations of the Comprehensive Plan.
- b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
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Per State Statutes:

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CONCLUSION:

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(8) The total number of tourist rooming houses permitted in the Village shall not exceed fifteen.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator



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
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- ☐ **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:

500.00

Physical Address of Site: 171 ELMHURST CT 105

Tax Parcel Number: WECT00105

Project or Development Name: NORTHSHORE HIDEAWAY

Applicant

Name: NOMAD LIVING LLC
Mailing Address: 185 LAKESHORE DR, CRYSTAL
LAKE, IL 60014
eMail: STEVE@NOMADLIVING.US
Phone: 262-215-2656

Owner of Site

Name: SAME AS ABOVE
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative

Name: EGERT LAW
Mailing Address: 835 Geneva Parkway North, Suite 1
Lake Geneva WI 53147
eMail: nick@egertlawfirm.com
Phone: (262) 248-6600

Architect, Engineer, Contractor

Name: Midwest Design Group
Mailing Address: 11445 Hillsboro Dr.
Huntley, IL 60142

eMail: adam.mdg@gmail.com
Phone: (224) 800-3030

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

See attached sheet

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

Current Zoning of Site: Center Village **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: Center Village

Proposed type of structure of use: Townhome

Proposed use of structure or site: Tourist Housing

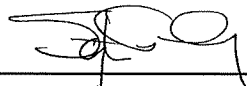
Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Converting long term rentals to Tourist Housing

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

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

Print Applicant's Name: Stephen Greenberg, Member

Signature of Applicant:  **Date:** 6/21/22

Elmhurst Court Townhomes Condominium,
located in the Northeast 1/4 of the Northeast 1/4 of Section 1, Town 1 North,
Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

Surveyed for: **Keefe Real Estate, Inc.**
204 East Commerce Court
Elkhorn, Wisconsin 53121



Bearings referred to the East line of Elmhurst Court, recorded as N1°07'00" W on the plat of Elmhurst Court Townhomes Condominium.

Not Certified Unless
Stamped in Red.

Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien law. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

Olive Street

Copyright © 2017 by Olsen Land Surveying, LLC

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, L.L.C.

I hereby certify that I have surveyed the above described property in compliance with Chapters A-7, E-7 of the Wisconsin Administrative Code and that the map hereon is a true and correct representation of the property as shown by the survey and is in accord to the best of my professional knowledge and belief and shows the location and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

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Wisconsin Professional Land Surveyor - 2093

Sheet 1 of 1 Sheets

Job Reference Number
2017.150

Legend of Symbols & Abbreviations

☒ Found Iron Pipe	N	North
☒ Found Iron Rod	S	South
☐ Recorded Information	E	East
☐ Utility Pole	W	West
☐ Utility Pedestal	in	Bearing
☐ Fire Hydrant		degrees
☐ Water Valve		feet
☐ Asphalt Surface		seconds
☐ Manhole	in	Diameter
☐ Catch Basin		Feet

OLSON
LAND SURVEYING, INC.
Rural • Residential • Commercial

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8024
Email: dong@elkhornsurveying.com
Website: www.elkhornsurveying.com

Scale in Feet
1" = 20'

Survey Date: January 8, 2018.
Revisions:

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TAX KEY: WECT 00101 thru WECT 00106

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Fee Paid:

500.00

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Tax Parcel Number: WECT00106

Project or Development Name: NORTSHORE HIDEAWAY

Applicant

Name: NOMAD LIVING LLC
Mailing Address: 185 LAKESHORE DR, CRYSTAL
LAKE, IL 60014
eMail: STEVE@NOMADLIVING.US
Phone: 262-215-2656

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Name: SAME AS ABOVE
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative

Name: EGERT LAW
Mailing Address: 835 Geneva Parkway North, Suite 1
Lake Geneva WI 53147
eMail: nick@egertlawfirm.com
Phone: (262) 248-6600

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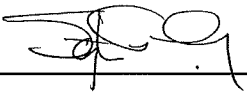
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