

PLAT OF SURVEY
LOT 6 OF BLOCK 2 OF THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

ASSIGNED THE SOUTHERLY BOUNDARY
OF LOT 6 S 89°58'45" W

Lot 6 Block 2 Original Plat to the Village of Williams Bay, Walworth County, Wisconsin.
Tax Key No.: WOP 00019A
LEGAL DESCRIPTION OF RECORD PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER WA-8434

ZONING = VC

SETBACKS PER ZONING:
5' MIN. SETBACK
20' REAR YARD SETBACK

18.0218 VC Village Center District

A. Description and Purpose. This district is intended to provide for the preservation and stabilization of Williams Bay's Village Center, and is intended to permit a mixture of compatible land uses typical of a small "downtown" setting.

B. Principal Land Uses Permitted by Right.

1. Selective Cutting (per Section 18.0307D)
2. Indoor-Institutional—General (per Section 18.0308A)
3. Public Services and Utilities (per Section 18.0308D)
4. Community Living Arrangement (1-8 residents) (per Section 18.0308F)
5. Passive Outdoor Recreation (per Section 18.0309A)
6. Active Outdoor Recreation (per Section 18.0309B)
7. Office (per Section 18.0310A)
8. Personal or Professional Service (per Section 18.0310B)
9. Indoor Sales and Service (per Section 18.0310E)
10. Indoor Maintenance Service (per Section 18.0310C)
- C. Principal Land Uses Allowed by Conditional Use Permit (see Section 18.1207).
1. Mixed Use Dwelling Unit (per Section 18.0306K)
2. Cultivation (per Section 18.0307A)
3. Clear Cutting (per Section 18.0307E)
4. Community Garden (per Section 18.0307H)
5. Market Garden (per Section 18.0307I)
6. Indoor Institutional—Intensive (per Section 18.0308B)
7. Outdoor Open Space Institutional (per Section 18.0308C)
8. Institutional Residential (per Section 18.0308E)
9. Intensive Outdoor Activity (per Section 18.0309C)
10. Lake Related Recreation (per Section 18.0309D)

Village of Williams Bay Zoning Ordinance
Section 18.0200:

Standard Zoning Districts 55 Adopted: November 7, 2011

11. Community Living Arrangement (9-15 residents) (per Section 18.0308G)
12. Community Living Arrangement (16+ residents) (per Section 18.0308F)
13. Artisan Studio (per Section 18.0310C)
14. Outdoor Display (per Section 18.0310P)
15. Indoor Commercial Entertainment (per Section 18.0310G)
16. Outdoor Entertainment (per Section 18.0310H)
17. Drive-Through Sales and Service (per Section 18.0310I)
18. Bed and Breakfast Establishment (per Section 18.0310J)
19. Commercial Indoor Lodging (per Section 18.0310K)
20. Boarding House (per Section 18.0310L)
21. Tourist Rooming House (per Section 18.0310M)
22. Group Daycare Center (9+ children) (per Section 18.0310O)
23. Transit Center (per Section 18.0313A)
24. Off-Site Parking (per Section 18.0313E)
25. Large Developments (per Section 18.0821)
26. Group Developments (per Section 18.0821)

D. Accessory Uses Permitted by Right.

1. Home Occupation (per Section 18.0315A)
2. Residential Garage or Shed (per Section 18.0315D)
3. Residential Recreational Facility (per Section 18.0315J)
4. On-Site Parking (per Section 18.0315L)
5. Company Cafeteria (per Section 18.0315M)
6. Company On-Site Recreation (per Section 18.0315N)
7. Incidental Outdoor Display (per Section 18.0315O)
8. Exterior Communications Device (per Section 18.0315R)
9. Lawn Care (per Section 18.0315S)
10. Stormwater Facilities (per Section 18.0315T)
11. Small Solar Energy System (per Section 18.0315V)

E. Accessory Uses Allowed by Conditional Use Permit (see Section 18.1207).

1. Incidental Light Industrial (per Section 18.0315Q)
2. Drive-Through Sales and Service Incidental to On-Site Principal Land Use (per Section 18.0315U)
3. Filling (per Section 18.0315Y)

F. Allowable Temporary Uses.

1. Temporary Farm Product Sales (per Section 18.0316A)
2. Temporary Outdoor Sales (per Section 18.0316B)
3. Temporary Outdoor Assembly (per Section 18.0316C)
4. Temporary Shelter Structure (per Section 18.0316D)
5. Temporary Portable Storage Unit (per Section 18.0316E)
6. Temporary Construction Storage (per Section 18.0316F)
7. Temporary Relocatable Building (per Section 18.0316G)
8. Temporary Garage or Estate Sale (Auction) (per Section 18.0316H)
9. Farmers Market (per Section 18.0316I)

G. Overlay District Requirements. All lots, uses, structures, and site features within one or more overlay zoning districts (see Section 18.0700) shall be subject to the regulations of the applicable overlay zoning district in addition to those of the underlying standard zoning district. Where there are conflicts between Village of Williams Bay Zoning Ordinance
Section 18.0200:

Standard Zoning Districts 56 Adopted: November 7, 2011

the standard zoning district regulations and the overlay zoning district regulations, the more restrictive requirements shall prevail.

H. Performance Standards. All allowed uses in the VC zoning district shall comply with applicable performance standards of Section 18.0800, except for any exemptions specifically stated in this Chapter or any other agency with jurisdiction.

I. Landscaping Regulations. Single-family land uses are exempt from landscaping requirements. All other land uses in the VC zoning district shall adhere to the applicable landscaping requirements in Section 18.0900.

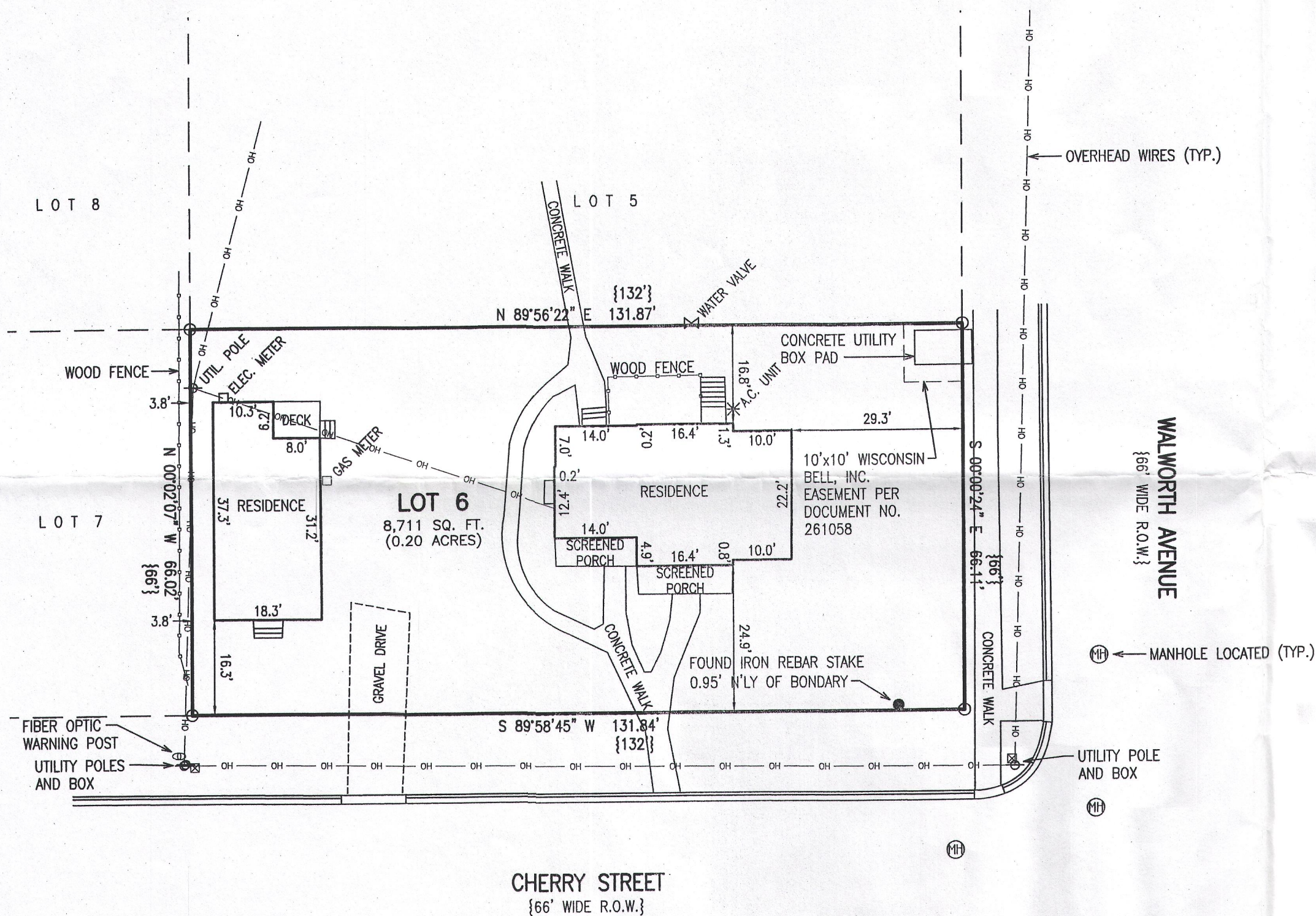
J. Signage Regulations. All signs in the VC zoning district shall comply with applicable provisions of Section 18.1000.

K. Nonconforming Situations. Any nonconforming lot, use, structure and/or site shall adhere to the provisions of Section 18.0600.

L. Density, Intensity, and Bulk Regulations. Density, intensity, and bulk regulations specific to the VC zoning district are detailed in Figure 18.0218. See Sections 18.0400 and 18.0500 for additional requirements applicable to all zoning districts.

Figure 18.0218:
Density, Intensity, and Bulk Regulations in the Village Center Zoning District

Minimum Lot Area n/a
Maximum Building Coverage of Lot 75 percent
Minimum Landscape Surface Ratio (LSR) 0 percent
Minimum Lot Width n/a
Minimum Front and Street Side Yard Setback 0 feet
Maximum Front and Street Side Yard Setback 5 feet
(more only with conditional use permit)
Minimum Shore Yard Setback 150 feet
Minimum Interior Side Yard Setback 0 feet or 10 feet
Minimum Rear Yard Setback 20 feet
Maximum Principal Building Height 35 feet
40 feet with conditional use permit
Minimum Principal Building Separation (multi-structure developments on shared lots) 0 or 10 feet
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances) 3 feet
Minimum Off-Street Parking Requirement Per Section 18.0300
Accessory Structure Interior Side Yard Setback 5 feet
Accessory Structure Rear Yard Setback 5 feet
Maximum Accessory Structure Height 20 feet



LEGEND
O = FOUND IRON PIPE STAKE
{xxx} = RECORDED AS

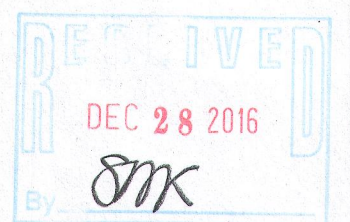
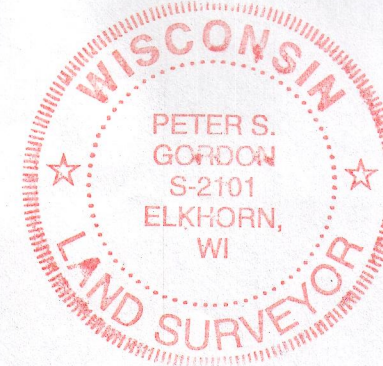
MAP SCALE IN FEET - ORIGINAL 1"=20'

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. 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: 12/13/2016

PETER S. GORDON P.L.S. 2101



WORK ORDERED BY -
CHAD POLLARD
P.O. BOX 445
DELANAY, WI 53115

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

REVISIONS

PROJECT NO.
9658
DATE:
12/13/2016
SHEET NO.
1 OF 1

DEC 13 2016

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WOP-19A

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