



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING MONDAY, FEBRUARY 6, 2023 AT 6:30 PM

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. **EMS Recognition**
 - A. Recognition of the Staff from the Williams Bay High School along with the Fire Department Personnel for their efforts in the cardiac arrest save on November 19, 2022.
- V. **Minutes**
 - A. Village Board Meeting Minutes of 1/16/2023
 - B. Joint Village Board and Plan Commission Meeting Minutes of 1/30/2023
 - C. Village Board Meeting Minutes of 1/30/2023
- VI. **Consent Agenda**
 - A. None
- VII. **Presentation of accounts and petitions**
 - A. Payroll ending 01-13-2023 in the amount of \$40,708.47
 - B. Payroll ending 01-27-2023 in the amount of \$44,256.92
 - C. Library Prepaid Accounts Payable dated 02-02-2023 in the amount of \$400.93
 - D. Accounts Payable 2022 Unpays dated 02-03-2023 in the amount of \$123,773.76
 - E. Accounts Payable 2023 Unpays dated 02-03-2023 in the amount of \$93,461.00
 - F. January EFT Payments in the amount of \$68,865.08
- VIII. **Plan Commission**
 - A. APPLICANTS Jack Kirkwood, 203 Elmhurst Williams Bay, LLC (Owner)
TAX KEY WSS 00032 and WSS 00033
STREET ADDRESS 203 Elmhurst Ct, Williams Bay, WI. 53191
The applicant is requesting approval of a site plan for commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District*.
- IX. **Joint Extraterritorial Zoning Committee: pursuant to section 18.171F(A)**

A. None

X. PUBLIC COMMENTS

XI. President's Remarks

XII. Ordinances and Resolutions

A. None

XIII. Committee Reports

A. Finance & Personnel, Trustee Wright - Chair

1. No Report

B. Protective Services, Trustee Vlach - Chair

1. Original, Renewal, or Temporary Operator License Applications

C. Parks & Lakefront, Trustee D'Alessandro - Chair

1. No Report

D. Building, Zoning, & Ordinance, Trustee Jaramillo - Chair

1. No Report

E. Water & Sewer, Trustee Umans - Chair

1. No Report

F. Streets & Highways, Trustee Stanek - Chair

1. Request to close Walworth Ave to vehicular traffic from Geneva to Cherry Streets on May 6, 2023 for Cinco de Mayo Event
2. 119 Conference Point Road issues

XIV. Public Comments

XV. Other Items for Discussion, Consideration, or Action

A. None

XVI. Adjournment

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: 02/03/2023 5:00 PM



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UNOFFICIAL MINUTES VILLAGE BOARD MEETING 1/16/2023 MEETING MONDAY, JANUARY 16, 2023 AT 6:30 PM

I. Call to Order

William Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: Bill Duncan, Jim D'Alessandro, Lowell Wright, Robert Umans, Matt Stanek

Also Present: Interim Administrator Bretl, Chief Timm, Director of Public Works Edwards, Clerk Kolls

Excused: George Vlach, Adam Jaramillo

III. Pledge of Allegiance

IV. Minutes

A. Village Board Meeting Minutes of January 3, 2023

The motion to approve the Village Board Meeting Minutes of January 3, 2023 was initiated by Robert Umans and seconded by Lowell Wright. Unanimously carried.

V. Public Hearing

A. Open Public Hearing

William Duncan Opened the Public Hearing at 06:31PM.

B. Petition for the Discontinuance of an unpaved alley located in Hanson's Addition Subdivision, Village of Williams Bay, Walworth County, Wisconsin

Attorney Patrick DeMoon explained that the unpaved alley was created in 1874 and has never been used or developed further. DeMoon explained that the original 14 lots, 7 on the top and 7 on the bottom, over time were combined to create 6 lots, which are approximately 128 x 135. DeMoon explained that his client is asking to vacate the alley to create flexibility in parcel use.

Mike Fieweger, 536 Morgan Dr, questioned the number of lots in the current subdivision. Fieweger stated that there are currently 6 but was asking if it could be developed as 14. DeMoon explained that it is currently zoned as 6 lots.

Fieweger asked if there are any current plans for the subdivision. DeMoon explained that there are no firm plans at this time.

Mary Ann Bucaro, 90 N Potawatomi Rd, stated that there were garbage cans and knocked down mailboxes that were left behind when the two houses on the property were demolished. Bucaro questioned whether these would be cleaned up. DeMoon stated that he would inform his client.

C. Close Public Hearing

William Duncan closed the Public Hearing at 06:38PM.

Jim D'Alessandro explained that there is currently no upside to approving this resolution at this time. D'Alessandro

explained that we should wait for a proposal to come in to decide what to do with the unpaved alley.

Robert Umans explained that there is no reason to approve this now. Umans explained that it can be addressed once we have a plan for the property.

The Motion to deny the petition for the discontinuance of an unpaved alley was initiated by Robert Umans and seconded by Jim D'Alessandro.

The Motion to deny the petition was withdrawn by both Robert Umans and Jim D'Alessandro to be addressed under Resolution R-3-23 later in the meeting.

VI. Consent Agenda

- A. None

VII. Presentation of accounts and petitions

- A. Payroll ending 12-30-22 in the amount of \$51,450.56

The motion to approve the Payroll ending 12-30-22 in the amount of \$51,450.56 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

- B. Accounts Payable Prepaids dated 1-10-2023 in the amount of \$2,854,279.80

The motion to approve the Accounts Payable Prepaids dated 1-10-2023 in the amount of \$2,854,279.80 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

- C. Library Accounts Payable dated 1-11-2023 in the amount of \$5,016.05

The motion to approve the Library Accounts Payable dated 1-11-2023 in the amount of \$5,016.05 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

- D. Accounts Payable December 2022 Unpaids dated 1-13-2023 in the amount of \$116,826.93

The motion to approve the Accounts Payable December 2022 Unpaids dated 1-13-2023 in the amount of \$116,826.93 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

- E. Accounts Payable January 2023 Unpaids dated 1-13-2023 in the amount of \$228,382.59

The motion to approve the Accounts Payable January 2023 Unpaids dated 1-13-2023 in the amount of \$228,382.59 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

- F. December EFT Payments in the amount of \$69,171.68

The motion to approve the December EFT Payments in the amount of \$69,171.68 was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

- G. 4th Qtr Legal Fees

For Information Only

- H. Month end Financial Statements

The motion to approve the December Month end Financial Statements was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

VIII. Plan Commission

- A. None

IX. Joint Extraterritorial Zoning Committee: pursuant to section 18.171F(A)

- A. None

X. PUBLIC COMMENTS

XI. President's Remarks

XII. Ordinances and Resolutions

A. Resolution R-1-23 International Migratory Bird Day

The motion to approve the Resolution R-1-23 International Migratory Bird Day was initiated by Lowell Wright and seconded by Matthew Stanek. Unanimously carried.

B. R-2-23 Establishing salaries and expense reimbursement levels of Village President and Village Trustees

The motion to approve the R-2-23 Establishing salaries and expense reimbursement levels of Village President and Village Trustees was initiated by Lowell Wright and seconded by Robert Umans. Unanimously carried.

C. Resolution R-3-23 Vacating Unpaved Alley (Hanson's Addition)

The motion to Deny the Resolution R-3-23 Vacating Unpaved Alley (Hanson's Addition) was initiated by Robert Umans and seconded by Jim D'Alessandro. Unanimously carried.

XIII. Committee Reports

A. Finance & Personnel, Trustee Wright - Chair

1. Change in authorized signers - Barrett Memorial Library Account

Motion made by Committee, no second required. Unanimously carried.

2. Proposals from Gordon Flesch- Laserfiche Software and Document Storage Project

Motion made by Committee, no second required. Unanimously carried.

B. Protective Services, Trustee Vlach - Chair

1. Original, Renewal, or Temporary Operator License Applications

The motion to approve the Original, Renewal, or Temporary Operator License Applications was initiated by Robert Umans and seconded by Lowell Wright. Unanimously carried.

C. Parks & Lakefront, Trustee D'Alessandro - Chair

1. No Report

D. Building, Zoning, & Ordinance, Trustee Jaramillo - Chair

1. No Report

E. Water & Sewer, Trustee Umans - Chair

1. No Report

F. Streets & Highways, Trustee Stanek - Chair

1. No Report

XIV. Public Comments

XV. Other Items for Discussion, Consideration, or Action

A. Host Compliance Monthly Status Report

For Information Only

B. Appointment of Village Representative, Ralph Cincinelli, to the Library Board

The motion to appoint Ralph Cincinelli to the Library Board was initiated by Robert Umans and seconded by Matthew Stanek. Unanimously carried.

XVI. Adjournment

The motion to adjourn was initiated by Jim D'Alessandro and seconded by Matthew Stanek at 07:13pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk



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UNOFFICIAL MINUTES JOINT PLAN COMMISSION AND VILLAGE BOARD MEETING 1/30/2023 MEETING MONDAY, JANUARY 30, 2023 AT 6:30 PM

I. Call to Order

William Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: William Duncan, George Vlach, Robert Umans, Lowell Wright, Jim D'Alessandro, Maggie Gage, Marianne Klemke, James Killian

Also Present: Interim Administrator Bretl, Clerk Kolls, Sonja Kruesel (Vandewalle & Associates, Inc.)

Excused: Matthew Stanek, Adam Jaramillo, Pat Watts, Matt Robbins, Jess Haak

III. Pledge of Allegiance

IV. Comprehensive Plan Draft # 3

A. Review Draft #3 Comprehensive Plan Update

The updated draft #3 of the Comprehensive plan was reviewed and the next steps in the process were discussed.

V. Adjournment

The Plan Commission motion to adjourn was initiated by Marianne Klemke and seconded by Maggie Gage at 7:36pm. Unanimously carried.

The Village Board motion to adjourn was initiated by George Vlach and seconded by Lowell Wright at 7:36pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



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UNOFFICIAL MINUTES VILLAGE BOARD MEETING 1/30/2023 MEETING MONDAY, JANUARY 30, 2023 AT 5:30 PM

I. Call to Order

William Duncan called the meeting to order at 5:33pm.

II. Roll Call

Present: William Duncan, George Vlach, Robert Umans, Lowell Wright, Jim D'Alessandro

Also Present: Interim Administrator Bretl, Clerk Kolls, David Lothspeich

Excused: Matthew Stanek, Adam Jaramillo

III. Appointment and Oath of Office

- A. Confirmation of the Village President's appointment of David A Lothspeich as Village Administrator and approval of an employment agreement by and between the Village of Williams Bay and Mr. Lothspeich

David Lothspeich described to the board his employment and personal background.

The Administrator Contract for David Lothspeich was thoroughly reviewed.

President Duncan appointed David A. Lothspeich as Village Administrator.

The confirmation of the Village President's appointment of David A Lothspeich as Village Administrator and approval of his employment agreement was initiated by Lowell Wright and seconded by George Vlach. Unanimously carried.

- B. Oath of Office of Village Administrator

David Lothspeich was sworn in as Village Administrator by Clerk Tina Kolls.

IV. Adjournment

The motion to adjourn was initiated by None and seconded by None at XX:XXpm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

Pay Period Date: 12/31/2022 - 1/13/2023
 Pay Date: 1/20/2023

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$633.33	\$0.00	\$51.25	\$582.08
General Administration	\$6,442.71	\$0.00	\$1,980.44	\$4,462.27
KNC	\$1,975.00	\$0.00	\$668.89	\$1,306.11
Lakefront/Beach	\$0.00	\$0.00	\$0.00	\$0.00
Library	\$7,648.59	\$0.00	\$2,569.17	\$5,079.42
Municipal Court	\$1,259.42	\$0.00	\$171.09	\$1,088.33
Parks	\$0.00	\$0.00	\$0.00	\$0.00
Police	\$23,700.19	\$5,088.07	\$9,987.98	\$18,800.28
Protective Services (F&R)	\$0.00	\$0.00	\$0.00	\$0.00
Public Works/W&S	\$11,543.68	\$357.28	\$4,415.29	\$7,485.67
Recreation Department	\$2,673.78	\$0.00	\$769.47	\$1,904.31
Village Board	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Wages				\$40,708.47

Payroll Register - Detail by Department

Pay Period Date: 1/14/2023 - 1/27/2023
 Pay Date: 2/3/2023

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$696.76	\$0.00	\$56.18	\$640.58
General Administration	\$6,442.70	\$0.00	\$2,143.71	\$4,298.99
KNC	\$2,085.00	\$0.00	\$660.84	\$1,424.16
Lakefront/Beach	\$0.00	\$0.00	\$0.00	\$0.00
Library	\$8,070.61	\$0.00	\$2,632.09	\$5,438.52
Municipal Court	\$1,259.42	\$0.00	\$166.38	\$1,093.04
Parks	\$0.00	\$0.00	\$0.00	\$0.00
Police	\$24,684.74	\$1,621.04	\$9,027.42	\$17,278.36
Protective Services (F&R)	\$5,045.01	\$0.00	\$1,052.76	\$3,992.25
Public Works/W&S	\$12,651.73	\$0.00	\$4,671.92	\$7,979.81
Recreation Department	\$2,881.78	\$0.00	\$770.57	\$2,111.21
Village Board	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Wages				\$44,256.92

Payroll Register - Detail by Department

GL Account and Title	Description	Amount	GL Period
1322			
AMAZON.COM			
400-58240-000 LIBRARY MEDIA	LIBRARY MEDIA	37.95	1322
400-58240-000 LIBRARY MEDIA	LIBRARY MEDIA	65.87	1322
400-58100-160 LIBRARY SUPPLIES	LIBRARY SUPPLIES	148.94	1322
400-58100-160 LIBRARY SUPPLIES	LIBRARY SUPPLIES	83.20	1322
400-58240-000 LIBRARY MEDIA	LIBRARY MEDIA	19.99	1322
400-58240-000 LIBRARY MEDIA	LIBRARY MEDIA	44.98	1322
Total AMAZON.COM:		400.93	
Total 1322:		400.93	
Grand Totals:		400.93	

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
1322			
CORE & MAIN			
300-58968-150 SEWER COLLECTION SYSTEM MAINT	OVERPAYMENT	50.00-	1322
200-57652-150 WATER SERVICES REPAIRS/ MAINT	AQUAPHALT PATCHING	46.00	1322
Total CORE & MAIN:		4.00-	
GRAYMONT WESTERN LIME INC.			
200-57631-160 WATER TREATMENT CHEMICALS	HIGH CALCIUM HYDRATED LIM	4,002.20	1322
Total GRAYMONT WESTERN LIME INC.:		4,002.20	
JEFFERSON FIRE & SAFETY			
215-52320-165 FIRE DUES 2% EXPENDITURES	FIRE HOSE	691.40	1322
Total JEFFERSON FIRE & SAFETY:		691.40	
MILPORT ENTERPRISES INC			
200-57631-160 WATER TREATMENT CHEMICALS	ALUMINUM SULFATE	492.50	1322
Total MILPORT ENTERPRISES INC:		492.50	
PURCELL'S			
100-49002 INSURANCE PAYMENTS/REBATE	GENERAL FUND	233.75	1322
Total PURCELL'S:		233.75	
SCHAEFFER MUNICIPAL SERVICES LLC			
100-53100-210 ZONING INSPECTION CONTRACT	ZONING CONTRACT FEES	602.50	1322
Total SCHAEFFER MUNICIPAL SERVICES LLC:		602.50	
SCHERRER CONSTRUCTION			
550-55410-140 PARKS CAPITAL OUTLAY	LAKEFRONT BATHROOM	61,976.00	1322
Total SCHERRER CONSTRUCTION:		61,976.00	
VELOCITY			
100-52120-130 POLICE IT EXPENSE	POLICE IT SERVICES	1,477.00	1322
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	GENERAL GOVT IT SERVICES	1,921.00	1322
200-57922-000 SOFTWARE LIC FEES & IT SUPPORT	WATER DEPT IT	93.00	1322
100-52320-130 FIRE DEPT IT	FIRE DEPT IT	127.00	1322
100-55210-130 REC DEPT IT	REC DEPT IT	454.00	1322
100-55411-130 LAKEFRONT IT	BEACH/LAKEFRONT IT	12.00	1322
100-52120-130 POLICE IT EXPENSE	MUNICIPAL COURT IT	46.50	1322
100-52360-130 RESCUE DEPT IT EXPENSE	RESCUE DEPT IT	21.00	1322
Total VELOCITY:		4,151.50	
VILLAGE OF FONTANA			
100-52360-170 RESCUE DEPT INTERGOVT AGMNT	DECEMBER 2022 EMS SERVICE	36,907.15	1322
100-52360-170 RESCUE DEPT INTERGOVT AGMNT	50% OF UNIFORM EXPENSES	6,742.30	1322
Total VILLAGE OF FONTANA:		43,649.45	
VON BRIESEN & ROPER, S.C.			
100-51610-000 LEGAL SERVICES	POLICE DEPT LEGAL FEES	1,134.00	1322

GL Account and Title	Description	Amount	GL Period
Total VON BRIESEN & ROPER, S.C.:		1,134.00	
VP PLUS INC			
100-56120-000 HOLIDAY DECORATION SUPPLIES	T & M WORK	857.23	1322
Total VP PLUS INC:		857.23	
WALWORTH COUNTY PUBLIC WORKS			
100-54310-280 SNOW/ICE CONTROL MATERIALS	MATERIALS	5,987.23	1322
Total WALWORTH COUNTY PUBLIC WORKS:		5,987.23	
Total 1322:		123,773.76	
Grand Totals:		123,773.76	

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
223			
ABSOLUTE MOBILE TESTING LLC			
200-57930-130 WATER DRUG TESTING EXPENSE	ANNUAL FEE -	125.00	223
Total ABSOLUTE MOBILE TESTING LLC:		125.00	
ACC PUBLISHING LLC			
100-55411-160 LAKEFRONT SUPPLIES	BOAT & TRAILER STICKERS	1,378.72	223
Total ACC PUBLISHING LLC:		1,378.72	
AFLAC			
100-21259 AFLAC PAYABLE	EMPLOYEE PREMIUM	327.63	223
Total AFLAC:		327.63	
AMAZON CAPITAL SERVICES			
100-51410-160 GEN ADMIN SUPPLIES	VH OFFICE SUPPLIES	57.34	223
100-51730-160 VH BLDG SUPPLIES	VH BLDG SUPPLIES	9.36	223
Total AMAZON CAPITAL SERVICES:		66.70	
ARAMARK			
100-54310-125 STREETS UNIFORMS	UNIFORMS-STREETS DEPT	28.22	223
100-55410-125 PARKS UNIFORMS	UNIFORMS-PARKS DEPT	28.22	223
200-57903-125 WATER METER READING - UNIFORMS	UNIFORMS-WATER DEPT	58.23	223
100-54310-125 STREETS UNIFORMS	UNIFORMS-STREETS DEPT	20.06	223
100-55410-125 PARKS UNIFORMS	UNIFORMS-PARKS DEPT	20.06	223
200-57903-125 WATER METER READING - UNIFORMS	UNIFORMS-WATER DEPT	64.10	223
100-54310-125 STREETS UNIFORMS	UNIFORMS-STREETS DEPT	20.06	223
100-55410-125 PARKS UNIFORMS	UNIFORMS-PARKS DEPT	20.06	223
200-57903-125 WATER METER READING - UNIFORMS	UNIFORMS-WATER DEPT	64.10	223
100-54310-125 STREETS UNIFORMS	UNIFORMS-STREETS DEPT	20.06	223
100-55410-125 PARKS UNIFORMS	UNIFORMS-PARKS DEPT	20.06	223
200-57903-125 WATER METER READING - UNIFORMS	UNIFORMS-WATER DEPT	63.71	223
Total ARAMARK:		426.94	
ASSOCIATED APPRAISAL CONSULTANTS			
100-51520-000 ASSESSOR CONTRACT	MONTHLY CONTRACT AMOUNT	1,661.76	223
Total ASSOCIATED APPRAISAL CONSULTANTS:		1,661.76	
ASSOCIATED TECHNICAL SERVICES			
200-57651-150 WATER MAINS REPAIRS/MAINT	LEAK LOCATION SERVICE - 198	1,160.00	223
Total ASSOCIATED TECHNICAL SERVICES:		1,160.00	
AXON ENTERPRISE INC			
100-52120-130 POLICE IT EXPENSE	IT/MISC	8,886.00	223
Total AXON ENTERPRISE INC:		8,886.00	
BAXTER WOODMAN			
100-51405-000 BILLABLE SERVICES	397 GENEVA ST CSM	180.00	223
200-57610-140 WATER FUND CAPITAL OUTLAY	CORROSION CONTROL TREAT	2,510.00	223
100-51405-000 BILLABLE SERVICES	WOMEN'S LEADERSHIP CENTE	992.75	223
100-54100-300 ENGINEERING	ZONING MAP UPDATE	550.00	223

GL Account and Title	Description	Amount	GL Period
Total BAXTER WOODMAN:		4,232.75	
BAY LOCK SERVICE			
100-55411-150 LAKEFRONT REPAIRS/MAINT	KEYS	10.00	223
Total BAY LOCK SERVICE:		10.00	
BEAR GRAPHICS INC.			
100-51412-000 ELECTION EXPENSE	ELCTION VOTER NUMBER PAD	72.29	223
Total BEAR GRAPHICS INC.:		72.29	
BIRD CITY WISCONSIN			
100-51410-190 GEN ADMIN TRAINING	2023 RENEWAL FEE	175.00	223
Total BIRD CITY WISCONSIN:		175.00	
CIVIC SYSTEMS LLC			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	SEMI-ANNUAL SUPPORT FEES	3,755.35	223
200-58801-000 IT SUPPORT/ANNUAL FEES	SEMI-ANNUAL SUPPORT FEES	3,977.00	223
300-58801-000 IT SUPPORT/ANNUAL FEES	SEMI-ANNUAL SUPPORT FEES	1,988.50	223
400-58100-135 LIBRARY ADMINISTRATION COSTS	SEMI-ANNUAL SUPPORT FEES	223.65	223
Total CIVIC SYSTEMS LLC:		9,944.50	
CORE & MAIN			
200-57641-160 WATER DISTRIBUTION SUPPLIES	SUPPLIES	816.00	223
200-57641-160 WATER DISTRIBUTION SUPPLIES	SUPPLIES	57.92	223
200-57641-160 WATER DISTRIBUTION SUPPLIES	SUPPLIES	79.08	223
200-57652-150 WATER SERVICES REPAIRS/ MAINT	SUPPLIES	32.00	223
Total CORE & MAIN:		985.00	
DEREK'S PLUMBING & HYDRONIC HTG			
200-57935-150 WATER PLANT REPAIRS/MAINT	BACKFLOW PREVENTER REPL	2,548.73	223
Total DEREK'S PLUMBING & HYDRONIC HTG:		2,548.73	
DIGGER'S HOTLINE INC.			
200-57930-140 WATER DIGGERS HOTLINE EXPENSE	PREPAYMENT OF LOCATE FEE	665.60	223
Total DIGGER'S HOTLINE INC.:		665.60	
EAGLE EYE TREE SERVICE			
100-54310-160 STREETS SUPPLIES	TAKE DOWN CHRISTMAS LIGH	705.00	223
Total EAGLE EYE TREE SERVICE:		705.00	
ELKHORN NAPA AUTO PARTS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	SUPPLIES	122.12	223
100-54310-150 STREETS EQUIP REPAIRS/MAINT	SUPPLIES	69.19	223
100-54310-150 STREETS EQUIP REPAIRS/MAINT	SUPPLIES	153.71	223
Total ELKHORN NAPA AUTO PARTS:		345.02	
FREDRICKSON, LISA			
100-24005 DEFERRED TAXES	2022 PROPERTY TAX REFUND	204.08	223

GL Account and Title	Description	Amount	GL Period
Total FREDRICKSON, LISA:		204.08	
FREEDOM MAILING			
200-57921-160 WATER OFFICE SUPPLIES	DELINQUENT NOTICE PROCES	102.17	223
300-58969-160 SEWER OFFICE SUPPLIES	DELINQUENT NOTICE PROCES	102.17	223
Total FREEDOM MAILING:		204.34	
GENEVA LAKE LEVEL CORPORATION			
100-55412-000 GENEVA LK LEVEL CORP	2023 PLEDGE	3,000.00	223
Total GENEVA LAKE LEVEL CORPORATION:		3,000.00	
GORDON FLESCH			
100-51410-162 GEN ADMIN COPIER EXPENSE	VH MONTHLY CHARGES	136.38	223
100-55210-200 REC DEPT TELEPHONE	REC DEPT MONTHLY CHARGE	1.78	223
Total GORDON FLESCH:		138.16	
GUERRERO, MARTIN			
100-24005 DEFERRED TAXES	2022 PROPERTY TAX REFUND	204.08	223
Total GUERRERO, MARTIN:		204.08	
HERNANDEZ-GARDUNO, OSCAR			
100-24005 DEFERRED TAXES	2022 PROPERTY TAX REFUND	.90	223
Total HERNANDEZ-GARDUNO, OSCAR:		.90	
JANESVILLE INDUSTRIAL SUPPLY			
400-58100-175 JANITORIAL SERVICES	CLEANING SERVICES-LIBRARY	675.00	223
100-51720-175 JANITORIAL SERVICES	CLEANING SERVICES-LIONS FI	435.74	223
100-51730-175 JANITORIAL SERVICES	CLEANING SERVICES-VILLAGE	675.00	223
100-51730-175 JANITORIAL SERVICES	CREDIT FOR MISSED CLEANIN	155.77-	223
Total JANESVILLE INDUSTRIAL SUPPLY:		1,629.97	
KAESTNER AUTO ELECTRIC CO.			
200-57935-150 WATER PLANT REPAIRS/MAINT	WATER PLANT REPAIRS	173.76	223
100-54310-160 STREETS SUPPLIES	SUPPLIES	433.17	223
100-54310-160 STREETS SUPPLIES	SUPPLIES	20.99	223
Total KAESTNER AUTO ELECTRIC CO.:		627.92	
KITTELSON, CRISTAV			
100-24005 DEFERRED TAXES	2022 PROPERTY TAX REFUND	204.08	223
Total KITTELSON, CRISTAV:		204.08	
KUNES COUNTRY CHEVROLET			
100-52120-150 POLICE REPAIRS/MAINT	VEHICLE REPAIRS AND MAINT.	139.00	223
Total KUNES COUNTRY CHEVROLET:		139.00	
LAKESIDE INTERNATIONAL TRUCKS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	STREETS EQUIP REPAIRS/MAI	63.05	223

GL Account and Title	Description	Amount	GL Period
Total LAKESIDE INTERNATIONAL TRUCKS:		63.05	
LASER ELECTRIC SUPPLY			
400-58100-155 LIBRARY BLDG SUPPLIES	SUPPLIES	195.75	223
Total LASER ELECTRIC SUPPLY:		195.75	
LEXIPOL LLC			
100-52120-130 POLICE IT EXPENSE	IT/MISC	7,060.40	223
Total LEXIPOL LLC:		7,060.40	
MONROE TRUCK EQUIPMENT			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	STREETS EQUIP REPAIRS/MAI	66.56	223
Total MONROE TRUCK EQUIPMENT:		66.56	
OPPENLANDER, LAURIE OR FRITZ			
100-24005 DEFERRED TAXES	2022 PROPERTY TAX REFUND	204.08	223
Total OPPENLANDER, LAURIE OR FRITZ:		204.08	
PITNEY BOWES RESERVE ACCOUNT			
100-51410-161 GEN ADMIN POSTAGE	GEN ADMIN POSTAGE	1,000.00	223
Total PITNEY BOWES RESERVE ACCOUNT:		1,000.00	
PREMIUM WATERS INC			
100-51730-160 VH BLDG SUPPLIES	VH WATER DELIVERY	22.49	223
Total PREMIUM WATERS INC:		22.49	
PUBLIC ADMINISTRATION ASSOC			
100-51400-000 RECRUITING FEES	INTERIM ADMINISTRATION FEE	4,237.00	223
Total PUBLIC ADMINISTRATION ASSOC:		4,237.00	
RATHKE, MARIAN			
100-24005 DEFERRED TAXES	2022 PROPERTY TAX REFUND	204.08	223
Total RATHKE, MARIAN:		204.08	
RYDIN DECAL			
100-55411-160 LAKEFRONT SUPPLIES	2023 PARKING PASSES & GUES	3,361.09	223
Total RYDIN DECAL:		3,361.09	
SCHAEFFER MUNICIPAL SERVICES LLC			
100-53100-210 ZONING INSPECTION CONTRACT	ZONING CONTRACT FEES	195.00	223
Total SCHAEFFER MUNICIPAL SERVICES LLC:		195.00	
SHAUGER, ANDREA			
100-24005 DEFERRED TAXES	2022 PROEPRTY TAX REFUND	3,450.74	223
Total SHAUGER, ANDREA:		3,450.74	

GL Account and Title	Description	Amount	GL Period
STATE OF WI - COURT FINES			
100-45001 COURT FINE REVENUE	MONTHLY SHARE OF COURT FI	841.00	223
Total STATE OF WI - COURT FINES:		841.00	
VANDEWALLE & ASSOCIATES			
500-55410-140 PARKS/CAPITAL OUTLAY	COMPREHENSIVE PLANNING S	1,077.50	223
Total VANDEWALLE & ASSOCIATES:		1,077.50	
VELOCITY			
100-52120-130 POLICE IT EXPENSE	POLICE IT SERVICES	166.50	223
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	GENERAL GOVT IT SERVICES	318.50	223
200-57922-000 SOFTWARE LIC FEES & IT SUPPORT	WATER DEPT IT	31.00	223
100-52320-130 FIRE DEPT IT	FIRE DEPT IT	14.00	223
100-55210-130 REC DEPT IT	REC DEPT IT	38.00	223
100-52120-130 POLICE IT EXPENSE	MUNICIPAL COURT IT	19.50	223
100-52120-130 POLICE IT EXPENSE	MUNICIPAL COURT IT	7.00	223
Total VELOCITY:		594.50	
WALKER, ALAN			
100-24005 DEFERRED TAXES	2022 PROPERTY TAX REFUND	204.08	223
Total WALKER, ALAN:		204.08	
WALWORTH COUNTY TREASURER-COURT FINES			
100-45001 COURT FINE REVENUE	MONTHLY SHARE OF COURT FI	190.50	223
Total WALWORTH COUNTY TREASURER-COURT FINES:		190.50	
WATER SAFETY PATROL			
100-52130-110 WATER SAFETY PATROL	2023 CONSTRIBUTION	29,431.00	223
Total WATER SAFETY PATROL:		29,431.00	
WELDERS SUPPLY CO.			
100-54310-160 STREETS SUPPLIES	SUPPLIES	180.00	223
Total WELDERS SUPPLY CO.:		180.00	
WI DEPT OF JUSTICE - TIME			
100-52120-130 POLICE IT EXPENSE	IT/MISC	307.50	223
Total WI DEPT OF JUSTICE - TIME:		307.50	
WISCONN VALLEY MEDIA GROUP			
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATIONS	131.98	223
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATIONS	67.92	223
100-51410-210 GEN ADMIN PUBLICATIONS	PUBLICATIONS	47.61	223
Total WISCONN VALLEY MEDIA GROUP:		247.51	
WISCONSIN PROFESSIONAL POLICE			
100-21262 UNION DUES PAYABLE	UNION DUES	258.00	223
Total WISCONSIN PROFESSIONAL POLICE:		258.00	

GL Account and Title	Description	Amount	GL Period
Total 223:		93,461.00	
Grand Totals:		93,461.00	

Village Board Approval Date: _____

Monthly EFT Payments			
For Month:	Jan-23		
<u>Vendor</u>	<u>Amount</u>	<u>Date</u>	<u>Purpose</u>
Alliant Energy	\$2,906.30	1/17/2023	Monthly Street light charges
American Express Merchant	\$68.02	1/31/2023	Online transaction fees
AT&T	\$1,462.92	1/25/2023	Monthly phone charges
AT&T Mobility	\$162.40	1/16/2023	(2) Monthly charges for Streets Dept tablets, HarborMaster cell phone & Court cell phone
AT&T Mobility	\$520.11	1/16/2023	(2) Monthly charges for Police, Fire, Rescue & Administrator cell phone charges
Charter Communications	\$149.98	1/28/2023	Monthly VH internet charges
Delta Dental/Vision	\$694.76	1/3/2023	January Dental & Vision Insurance Premium
Employee Trust Funds (ETF)	\$26,666.28	1/5/2023	February 2023 Health Insurance premium
Employee Trust Funds (ETF)	\$18,550.12	1/31/2023	December retirement remittance
ExxonMobil	\$1,654.42	1/6/2023	Monthly fuel purchases
First National Bank & Trust	\$7,613.08	1/15/2023	Monthly credit card charges
Globe Life	\$1,176.40	1/9/2023	Employee life insurance monthly premiums
Paymentech	\$130.55	1/31/2023	Online transaction fees
Village of Williams Bay	\$1,941.74	1/15/2023	Water & Sewer quarterly bills
WE Energies	\$4,008.07	1/12/2023	Monthly gas charges
Xpress Bill Pay	\$1,159.93	1/31/2023	Monthly hosting fee and transaction fees
	\$68,865.08		

TO: Williams Bay Site Plan Commission
FROM: 203 Elmhurst Court LLC
C/O Jack Kirkwood
RE: Village Center Design Overlay Review
203 Elmhurst Court, Williams Bay, WI
DATE: 10/5/2022

Site Plan Commission Members,

Attached is a request for a Design Overlay Review and approval for the property located at 203 Elmhurst Court, Williams Bay, WI. The proposed design of this property is an attractive single story frame and stone veneer office building. The site plan and architectural drawings have been drawn by Warren Hansen of Farris, Hansen & Associates of Elkhorn. The design meets zoning requirements for the VC district and conforms to the Village Center Overlay. I am open to any recommendations and request your approval for this project.

Sincerely,

Jack Kirkwood



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: 203 Elmhurst Court, Williams Bay, WI, 53191

Tax Parcel Number: WSS00032 & WSS00033

Project or Development Name: 203 Elmhurst Court Office Building

Applicant

Name: Jack Kirkwood

Mailing Address: 78 Lackey, Williams Bay, WI, 53191

eMail: [REDACTED]

Phone: [REDACTED]

Owner of Site

Name: 203 Williams Bay LLC

Mailing Address: 78 Lackey, Williams Bay, WI, 53191

eMail: [REDACTED]

Phone: [REDACTED]

Legal Representative

Name: Charles (Chad) Pollard / Clair Law Offices

Mailing Address: 851 Park Dr. #105

Lake Geneva, WI, 53147

eMail: [REDACTED]

Phone: [REDACTED]

Architect, Engineer, Contractor

Name: Farris, Hansen & Associates, Inc.

Mailing Address: 7 Ridgeway Court

Elkhorn, WI 53121

Application for Village of Williams Bay

eMail: _____

Phone: _____

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

Lots 9, 10, 11 in Block 2 in Starks subdivision, according to the recorded plat thereof, said land being in the
village of Williams Bay, Walworth County, WI

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: Village Center
Design Overlay

Proposed Zoning of Site: VC

Proposed type of structure of use: Frame Construction Office Building

Proposed use of structure or site: Business

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

The proposed use for 203 Elmhurst Court will be a 2 unit office building.

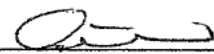
**Statement showing compatibility of proposed zoning district and/or proposed use to the Village
Comprehensive Plan:** (Attach separate sheet if additional space is needed)

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: Jack Kirkwood

Signature of Applicant: 

Date: 9/11/22

- B. Natural Resources Site Evaluation Worksheet: This worksheet is intended to determine which areas of a site may be considered natural areas requiring protection and preservation, and which areas are most suited for development.

Figure 18.0404. Natural Resources Site Evaluation Worksheet	
Step 1: Determine the Gross Site Area (GSA) of the Site	
A. Total site area as determined by site survey.	<u>45</u> acres
B. Sum up areas located within proposed street rights-of-way and within the proposed boundaries of public facilities designated in the Village's Comprehensive Plan and/or required for dedication per subdivision regulations.	<u>0</u> acres
C. Sum up land that, although part of the same parcel, is not contiguous to or is not accessible from the road network proposed to serve the project	<u>0</u> acres
D. Sum up land that is proposed for a different development option or a different zoning district	<u>0</u> acres
E. Sum up areas covered by navigable waters (lakes & streams)	<u>0</u> acres
F. Add up Rows B through E	<u>0</u> acres
G. Subtract Row F from Row A (Row F – Row A) = <u>Gross Site Area (GSA)</u>	<u>45</u> acres
Step 2: Determine the Required Resource Protection Area (RPA) of the Site:	
H. Portion of gross site area containing floodways	<u>0</u> acres
I. Portion of gross site area containing floodplain areas	<u>0</u> acres
J. Portion of gross site area containing floodfringes	<u>0</u> acres
K. Portion of gross site area containing wetlands	<u>0</u> acres
L. Portion of gross site area containing lakeshores	<u>0</u> acres
M. Portion of gross site area containing woodlands	<u>0</u> acres
N. Portion of gross site area containing steep slopes	<u>0</u> acres
O. Add up Rows H through N = <u>Required Resource Protection Area (RPA)</u>	<u>0</u> acres
Step 3: Determine the Net Developable Area (NDA) of the Site:	
P. Subtract Row O from Row G (Row G [GSA] – Row O [RPA]) = <u>Net Developable Area (NDA)</u>	<u>45</u> acres
Q. Multiply Row P by the Maximum Gross Intensity or Density allowable in the zoning district to calculate Maximum development potential for the site.	<u>34</u> acres

Statement of Compatibility to Village Comprehensive Plan

As a Williams Bay resident, I value the Village Comprehensive Plan because it provides a framework for new construction that fits with existing surroundings and benefits the community. The design of this project achieves this by orienting itself to the street and offering pedestrian friendly amenities such as a bike rack and lighting as recommended in the plan. The proximity to the downtown area as well as Kishwauketoe Nature Conservancy and the Lakefront Park connect this business area to the outdoor area as recommended in the Comprehensive Plan. The construction and quality of materials used in this project are further governed by the VC Overlay District to make sure it fits the local character of the downtown district.

- f. Link parking lots to building entrances by pedestrian walkways that are physically separated from vehicular movement areas.
- g. Encourage the use of balconies, porches, stoops, garden walls, varied building and facade setbacks, varied roof designs, bay windows, and similar design features in new mixed residential project designs. In general, multi-family dwelling units in Williams Bay should be designed so they appear to be a grouping of smaller residential units.
- h. Promote architectural design of new mixed residential development that is compatible with the surrounding neighborhood including building and facade materials, building height, building bulk, setbacks, window and door styles and placements, roof designs, and colors.
- i. Update the Village's zoning ordinance to require conditional use permits for multi-family developments with buildings that have more than five dwelling units or that are comprised of more than one principal structure.

Non-Residential Future Land Use Categories

1. Village Center

Description: This future land use category is intended for a mix of pedestrian-oriented commercial, office, institutional, and residential uses in a "downtown" setting. This category is shown on Map 5 in the Village's central business district.

Recommended Zoning: The existing Village zoning district most appropriate to implement this future land use category includes the B-2 Central Business District.

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

- a. Promote the central business district as Williams Bay's commercial, cultural, and social center and gathering place.
- b. Require that all projects submit and have approved detailed building elevations and site plans showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
- c. Orient development towards the street with reduced front yard setbacks. Update the Village's zoning ordinance to require maximum setback requirements and other building and site design standards for new developments in the central business district.
- d. Support and promote opportunities to enhance functional, safe, and attractive connections between the central business district, Kishwaukee Nature Conservancy, and Lakefront Park (also see the Economic Development chapter).
- e. Encourage infill development and redevelopment in the central business district to encourage a mixture of commercial, institutional, and appropriate residential development.
- f. Encourage continued revitalization of the central business district through streetscape enhancements and the redevelopment of key properties (also see the Economic Development chapter).
- g. Use marketing, investment, and incentive strategies to promote and retain specialty businesses and services in the central business district (also see the Economic Development chapter).
- h. Require the installation of bike racks and pedestrian amenities (e.g. benches, covered entryways) for new development in the central business district to further emphasize the Village as an ideal place for outdoor recreation.

Existing Land Use Map 4

Village of Williams Bay
Comprehensive Plan

- Village Of Williams Bay (2010)
- Other City/Village Boundaries
- Town Boundaries
- Sections w/Section Numbers
- Parcels
- Extraterritorial Jurisdiction Boundaries (2010)
- Urban Service Area Boundary
- Right of Way

Land Use Categories

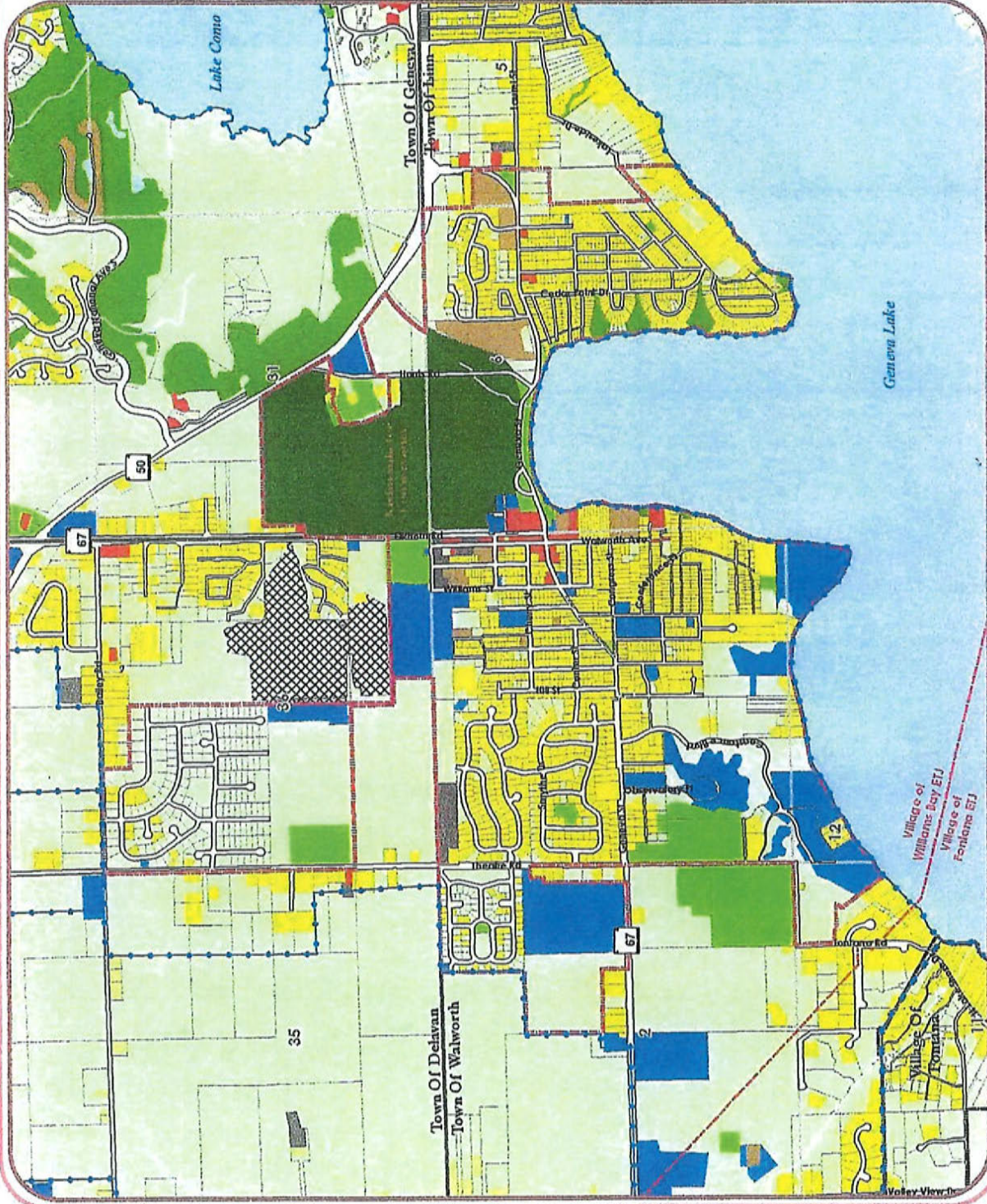
- Agriculture/Undeveloped
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Business
- Institutional
- Industrial
- Extinctive
- Public Parks & Recreation
- Private Recreation
- Conservancy
- Surface Water

0 500 1,000 2,000 Feet

Adopted September 26, 2010

Source: Wisconsin Dept. of Transportation
USGS National Wetlands Inventory
USDA-NRCS, WI DNR
WI State Historical Society

VADEWALLE & ASSOCIATES INC.
Zoning & Planning Experts



Future Land Use Map 5

Village of Williams Bay Comprehensive Plan

- Village of Williams Bay (2010)
- Other City/Village Boundaries
- Town Boundaries
- Sections w/ Section Numbers
- Parcels
- Extraterritorial Jurisdiction Boundaries (2010)
- Village of Williams Bay Sewer Service Area Boundary
- Other Sewer Service Area Boundaries
- Right of Way

- ### Land Use Categories
- Agriculture/Rural
 - Exurban Residential (1.0 - 35 ac Lots)
 - Large Lot Residential (1.0 - 1.5 ac Lots)
 - Low Density Residential Preservation (no further subdivision)
 - Medium Density Residential (10,000 - 20,000ft² Lots)
 - Village Residential (7,200 - 10,000ft² Lots)
 - Two-Family/Townhouse
 - Mixed Residential
 - Multifamily Residential
 - Community Business
 - Village Center
 - Institutional
 - Parks & Open Space
 - Environmental Corridor
 - Surface Water

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.

Adopted: September 20, 2010
Source: Walworth Co. LDC;
US DOT; VAA; GEORP;
USDA-NRCS; WI DNR;
WI State Historical Society

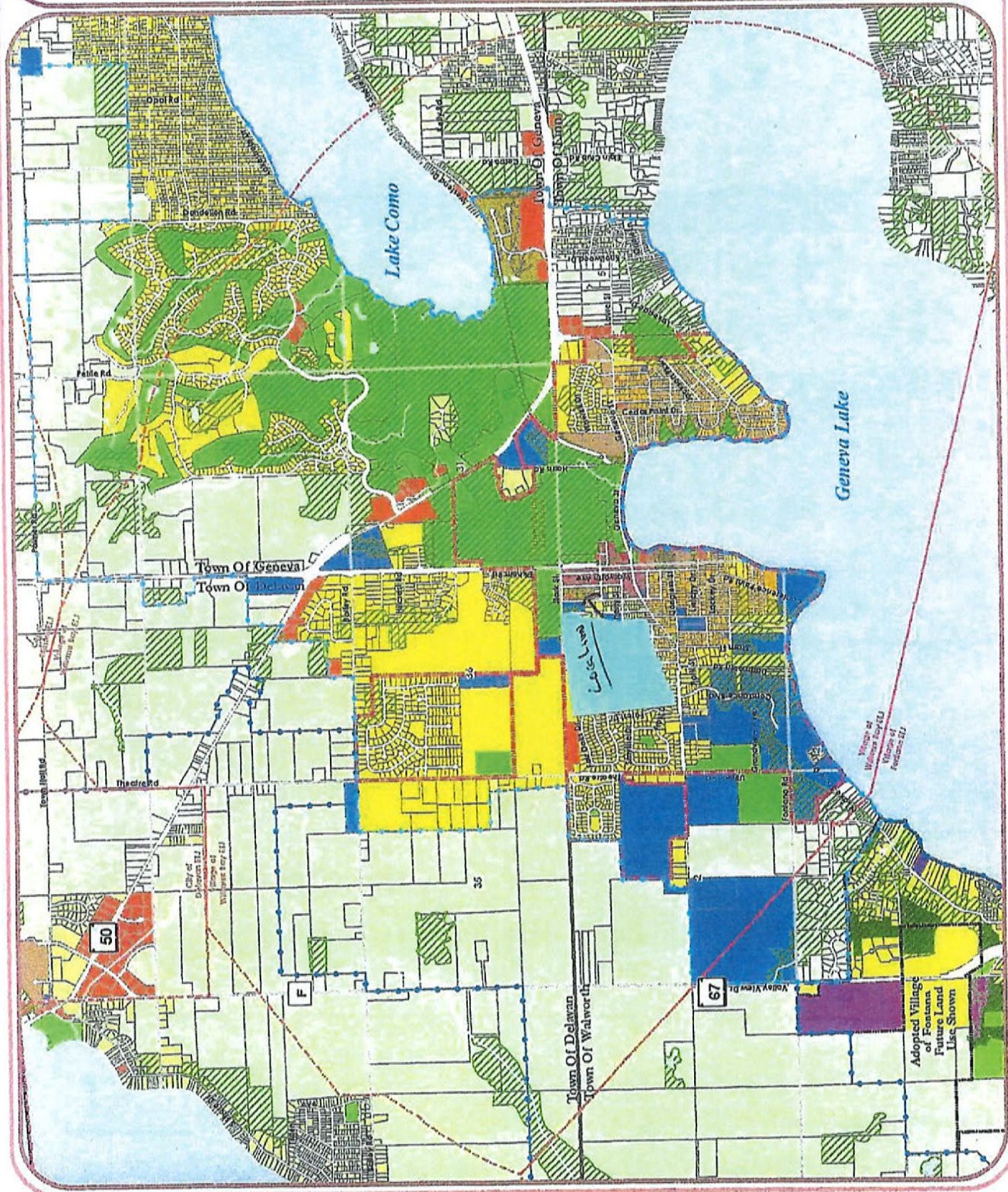
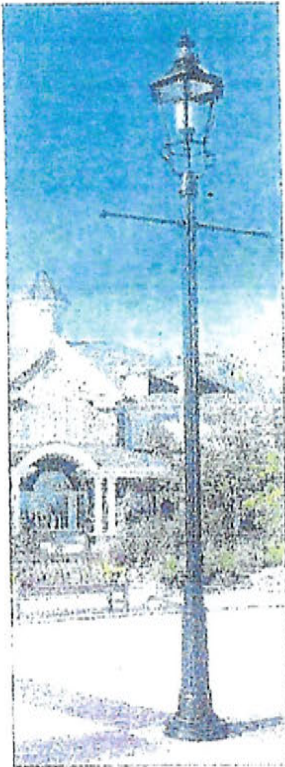


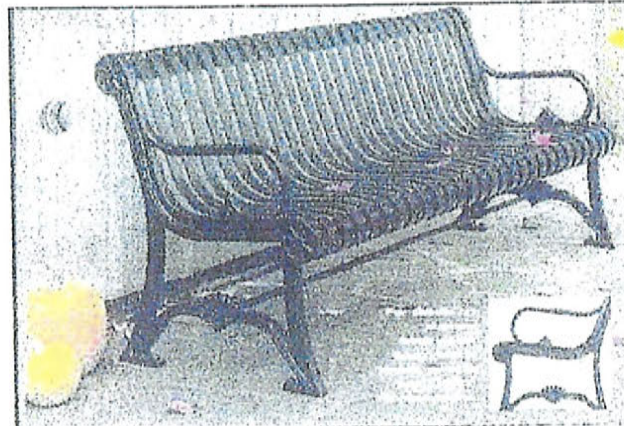
Figure 4.1

Comprehensive Plan for Williams Bay Wisconsin

Streetscape Furnishing Examples



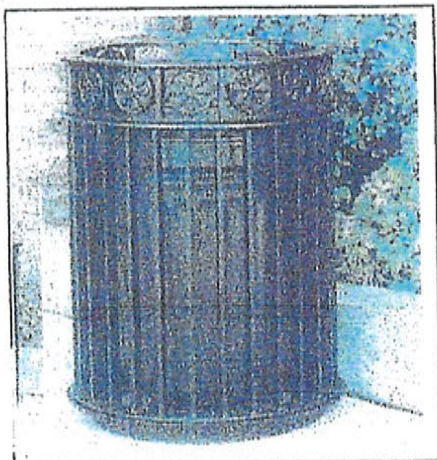
Lighting



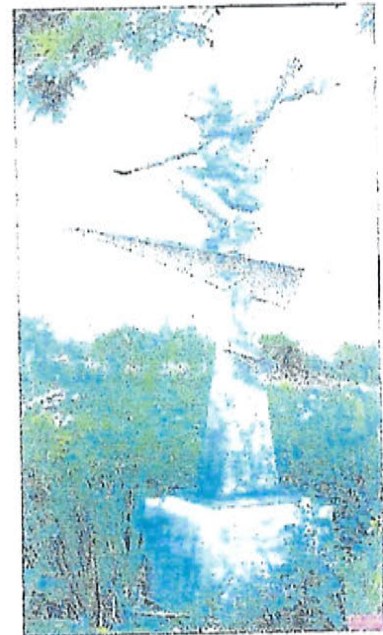
Seating



Native and Perennial Plantings



Trash Receptacles



Sculpture

**TESKA
ASSOCIATES
INC.**

Planning, Design, Construction Management
300 North Lincoln
Chicago, Illinois 60610
(312) 467-1000

June 15, 1999

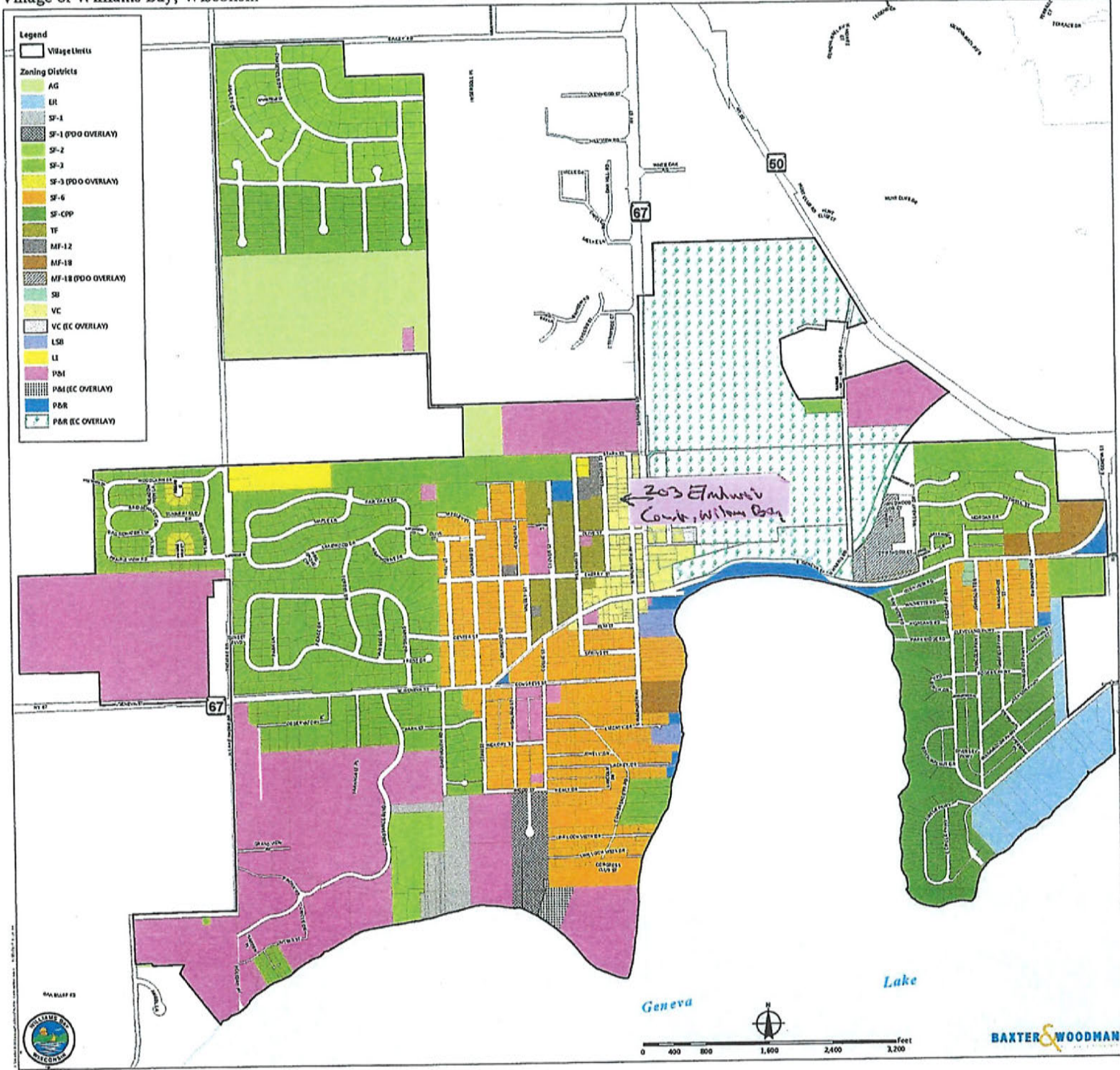
Statement of Compatibility of Zoning District with Adjacent Properties and Neighborhood

The existing zoning for 203 Elmhurst Court is VC/Village Center. The surrounding neighborhood is a mix of commercial and residential properties. This property will adhere to the current zoning and the VC/overlay requirements which insure that it is compatible and fits in with the surrounding neighborhood in both design and color palette.

In addition to this the property has a large amount of “Green Space” which allow it to be landscaped attractively adding to it’s curb appeal.

ZONING MAP *Location Map*
Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017





Exterior Palette Selections

203 Elmhurst Court, Williams Bay, WI

***Exterior Siding Color
Rapids Blue/LP Smartside
Cedar Texture***



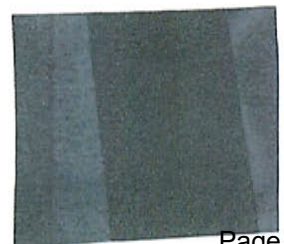
***Stone Skirt
Sydney/Fond du Lac Natural Stone***



***Window Color
Bright White***

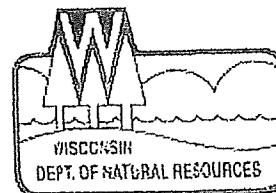
***Corners/Trim/Eaves
Snoscape White/LP Smartside***

***Exterior Accent Paint Color
Wescott Navy
#1624
Benjamin Moore***



State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
N7725 Hwy 28
Horicon, WI, 53032

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 6, 2021

John Kirkwood
203 Elmhurst Ct
Williams Bay, WI 53191
[sent electronically]

INF-SE-2021-65-03903

RE: Request for Navigability Determination for a waterway located in the NE ¼, NE ¼, Section 1, Township 1 North, Range 16 East, 203 Elmhurst Ct., Village of Williams Bay, Walworth County.

Dear Mr. Kirkwood:

Theresa Alvarez visited this site on June 28, 2021. In Wisconsin, the Supreme Court has defined a navigable waterway as one which has a defined bed and banks and carries enough water to float a canoe or other watercraft during the spring high water periods. Based on this definition and the conditions observed at your site, the stream on your property has been determined to be not navigable and so is not regulated as a public resource.

According to Chapter 30, Wis. Stats., permits are needed for work in and near this waterway. Information on these regulations and application materials are available on the DNR waterways website at <https://dnr.wisconsin.gov/topic/Waterways>.

Certain activities may also require permits from your local county zoning department and/or the federal office Army Corps of Engineers (ACOE). It's beneficial for you to reach out and contact those offices before beginning any construction at this site.

If you have any questions about your determination, please call me at (920) 296-6507 or you can reach me by email at marty.dillenburg@wisconsin.gov.

Sincerely,

Marty Dillenburg
Water Management Specialist

Email cc:

U.S. Army Corps of Engineers

Enclosure:

Aerial map of navigability determination

TO: Williams Bay Zoning Department

C/O Bonnie Schaeffer

FROM: 203 Elmhurst Court LLC

C/O Jack Kirkwood

RE: VCO Village Center Design Overlay Standards/ Performance Standards

Date: 10/7/22

The following addresses VC Zoning Performance Standards as well as the VC Design Overlay District and verifies that the 203 Elmhurst Court new construction design meets these standards.

Site Design Standards:

- (A) Lighting- See Photometric Plan. A Lithonia BGS light fixture is being used for exterior lighting. This fixture meets zoning requirements and is a shielded light directed downward.
- (B) Pedestrian & Bicycle Access- No Sidewalk is available in this area of Williams Bay. Access is from the street onto a concrete entry. Markings will separate walkways from vehicular traffic. Bicycle access and storage is important to this design. A bike rack with a minimum of 7 spots will be located at the front on the east side of the building.
- (C) Vehicular Site Access and Parking- Site access and parking meet the zoning requirements of the VC District.
- (D) Utilities, Building Mechanicals & Dumpsters- All Utilities and Dumpsters will be screened with LP Smartside to match the building. Dumpster will be located on the east interior side at the rear.
- (E) Fencing- No fencing is being requested.

Building Design/ Performance Standards:

- (A) Building Height- Meets VC Zoning. Max =35' / Bldg 29.65'
- (B) Architectural Style and Building Materials-High Quality Building materials are being used. The architectural style of the building is a coastal design. The materials are high quality. The facade has a proportionate stone skirt made of Fond Du Lac Stone with a light tan color. Wall Sheathing is LP Smartside in a light gray (Quarry Gray) The entry door is a full light leaded glass door with leaded glass transom custom made by a glass artisan that specializes in intricate leaded glass designs. Trim will all be in white. The color is Snoscape. Accent color for the Canopies will be Benjamin Moore Wescott Navy which is a dark blue. All colors have a natural/earth tone palette. No prohibited colors or high gloss finishes are being used. The color combination consists of 3 colors. No prohibited materials are being used. No franchise architecture is being used.
- (C) Facade and Articulation- The front is articulated in a number of different ways. It has design elements that accomplish this. The Fond Du Lac Stone Skirt is topped with a Rock Face Limestone Piece that overhangs by 1". This provides a "grounding" of the building and creates a break in the facade materials. The windows all have a 4" white trim surround that makes them stand out. The entry door is made with leaded glass with a leaded glass transom. The upper portion of the building is done in a shake design in Snoscape white. The entry

has a canopy done in Benjamin Moore Wescott Navy.

The public entryway is at grade. There are no open air hallways/external stairs/or flat roofs. Air conditioner compressors will be located on the west side of the building and properly screened. All gutters and downspouts will be white.

- (D) Signage- All signage will be constructed of materials consistent with the architecture of the building. No internally lit signs will be used. No awning signs or pole signs will be used.

Summary- All efforts have been made to make sure this new construction is an attractive design that meets all design and performance standards. By adhering to these recommendations the final design fits well with the surrounding area and the character of Williams Bay.



**PHOTOMETRICS
FOR COMMERCIAL BUILDING
203 ELMHURST STREET
WILLIAMSBAY, WALLWORTH COUNTY, WISCONSIN**

1 of 1

Page 36 of 36

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



SITE LOCATION

ZONING SECTION: 18.0800
PERFORMANCE STANDARDS: 2011

SITE SUMMARY

EXISTING ZONING:	VC VILLAGE CENTER
LAND AREA:	19,792 SQ FT = 0.45 ACRES
BUILDING AREA:	5,136 SQ FT
PAVEMENT AREA:	3,737 SQ FT
GARAGE AREA:	750 SQ FT
GREEN SPACE:	10,169 SQ FT (51%)
LAND DISTURBANCE AREA:	14,916 SQ FT
IMPERVIOUS SURFACE AREA:	9,623 SQ FT

SHEET INDEX

1. SITE, GRADING, & DRAINAGE PLAN
2. SITE SPECIFICATIONS & DETAILS
3. WEST ELEVATION
4. SOUTH ELEVATIONS
5. EAST ELEVATIONS
6. NORTH ELEVATION
7. WALL TYPES
8. FIRST FLOOR PLAN
9. GARAGE FLOOR PLAN
10. HANDICAP DETAILS
11. FOUNDATION PLANS
12. COLUMN BASE DETAILS
13. BUILDING SECTIONS
14. GENERAL BUILDING SPECIFICATIONS
15. BUILDING SECTIONS
16. GENERAL BUILDING SPECIFICATIONS
17. BUILDING SECTIONS
18. GENERAL BUILDING SPECIFICATIONS
19. DETAILS

LEGEND

○ = IRON PIPE FOUND
 ● = IRON REBAR FOUND
 ● = IRON REBAR SET
 □ = ELECTRICAL TRANSFORMER
 □ = ELECTRICAL BOX
 ☎ = TELEPHONE BOX
 F.E. = FLOOR ELEVATION
 G.E. = GARAGE FLOOR ELEVATION
 {XXX} = RECORDED AS
 — E — = BURIED ELECTRICAL LINE
 — G — = BURIED GAS LINE
 — OH — = OVERHEAD UTILITY WIRES
 — S — = SILT FENCE
 X XXXX = EXISTING GROUND ELEVATION
 --- XXXX --- = EXISTING LAND CONTOURS
 XXXX = PROPOSED LAND CONTOURS
 [] = CONCRETE FLATWORK
 TC = TOP OF PROPOSED CURB
 (XXX) = FINISHED SURFACE

MAP SCALE IN FEET - ORIGINAL 1"=10'

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: 7/26/2022

CHRISTOPHER A. HODGES P.L.S. 2760

PROPOSED COMMERCIAL BUILDING

WILLIAMSBAY, WALWORTH CO., WISCONSIN

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

FAKISS, HANSEN & ASSOCIATES, INC.
ENGINEERING — ARCHITECTURE — SURVEYING

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

VISIONS

3/13/2022 - TS	
VANCE	
2/26/2022 - TS	
D LIGHTS	
2/29/2022 - TS	
VISE AREAS	
08/2022 - TS	
VANCE	
2/29/2022 - TS	
VANCE	
05/2023 - TS	
VANCE	
1/18/2023 - TS	
VISE WATER SERVICE &	
D DOWNSPOUTS	
2/24/2023 TS	
VISE SERVICES	
2/27/2023 TS	
VANCE	

PROJECT NO.
4126.22

DATE
7/26/2022

SHEET NO.
1 OF 9

VILLAGE STANDARD MATERIALS

WATER SERVICE LINE : SDR9 POLYETHYLENE TUBING (CTS)
250 PSI AWWA C901
WITH STIFFENERS & 12 GA TRACER WIRE

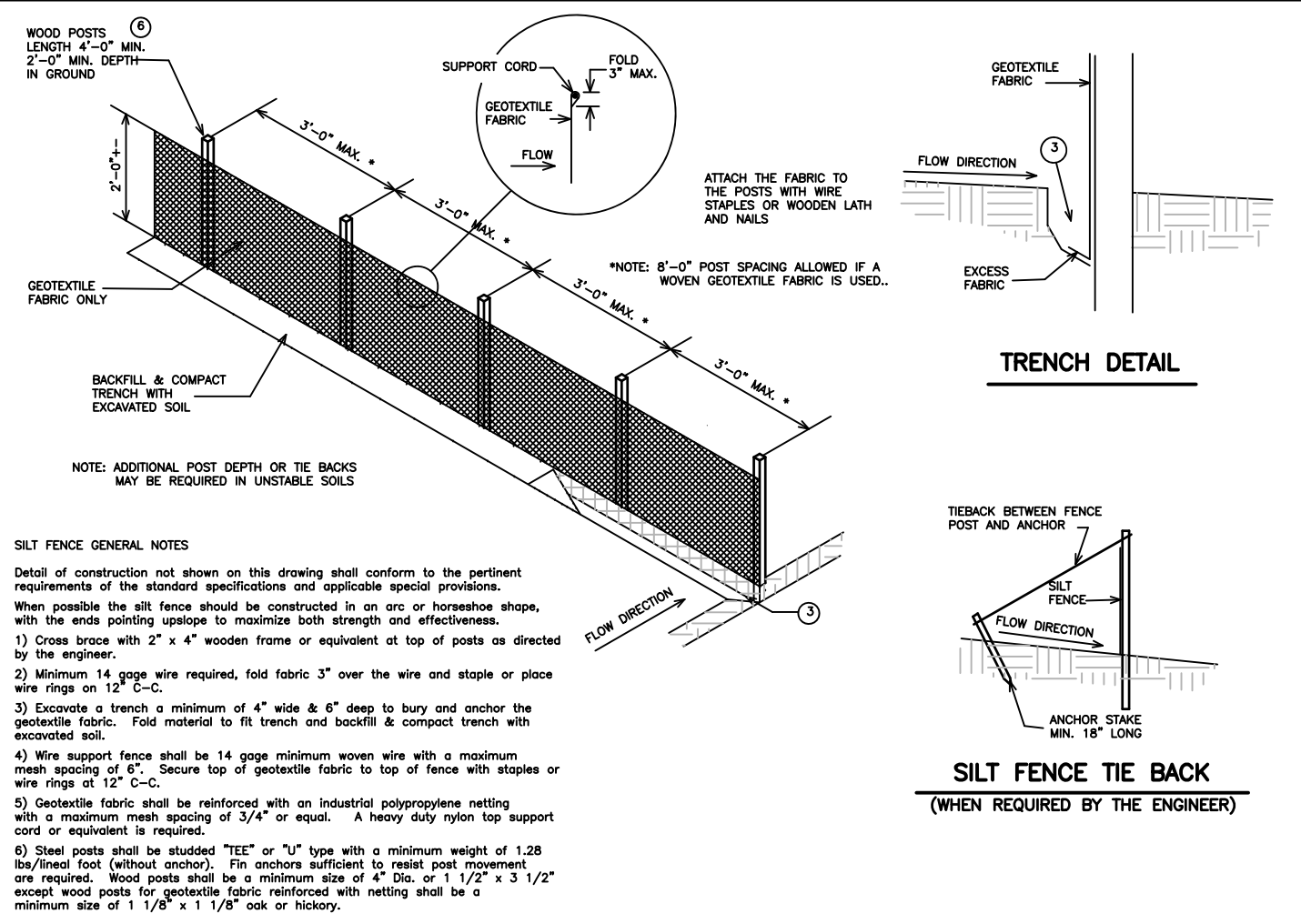
1" WATER SERVICE FITTINGS: 1" H-15008 MUELLER COMPRESSION CORPORATION STOP
1" H-151555 MUELLER COMPRESSION CURB STOP
6" H-10300 MUELLER CURB BOX
1.25X39 ROD
NO ALTERNATIVES ALLOWED

1.5"& 2" WATER SERVICE FITTINGS: 1.5"-2" H-15013 MUELLER COMPRESSION CORPORATION STOP
1.5"-2" B-251555 MUELLER COMPRESSION CURB STOP
6" H-10300 MUELLER CURB BOX
1.25X39 ROD
#317 SMITH BLAIR EPOXY COATED SADDLE W/ STAINLESS STRAPS
OR JCM EQUAL

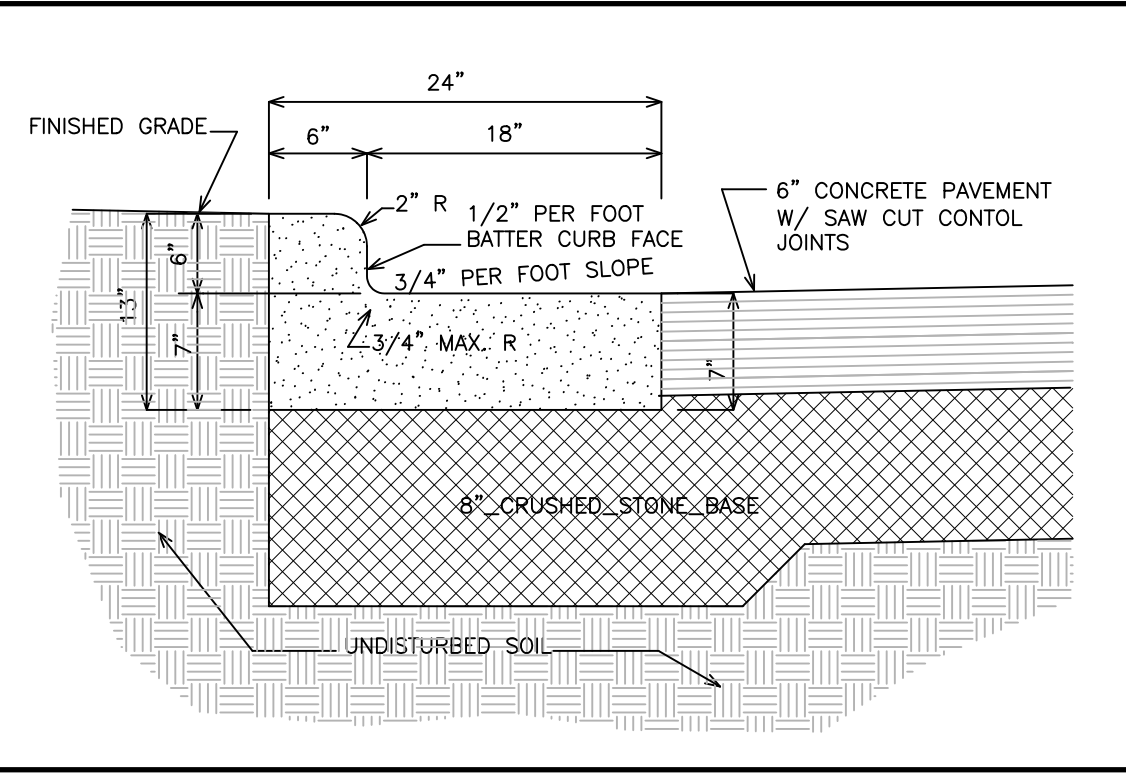
SANITARY SEWER PIPE: SDR 26 ASTM D-3034

SANITARY SEWER LATERALS: SDR 26 ASTM D-3034

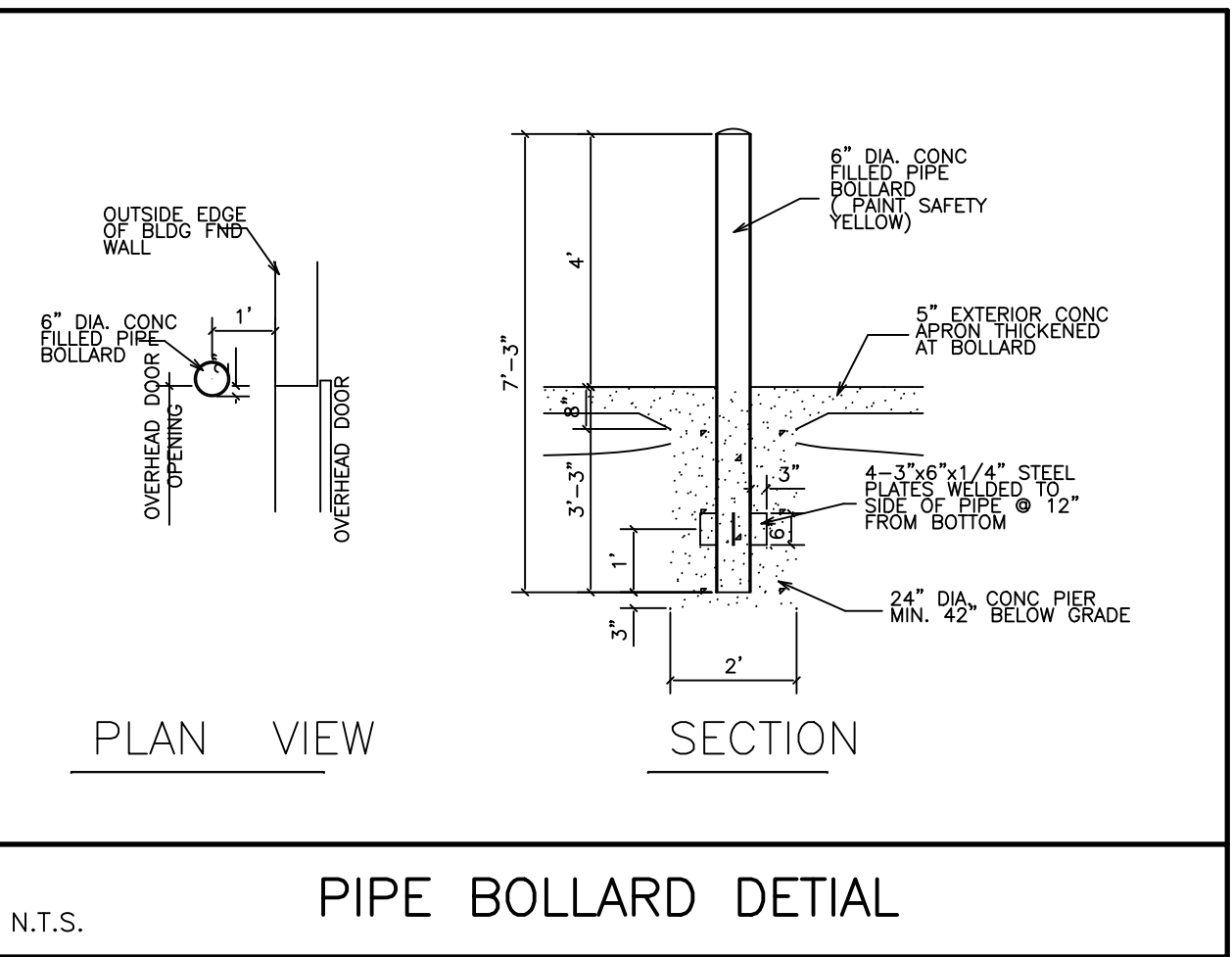
SERVICE FITTINGS: GASKET JOINT WYE FITTINGS W/ 45° BEND ASTM D-3034



N.T.S. SILT FENCE (NON-REINFORCED) DETAIL



N.T.S. 24" (FLAT PAN) CURB & GUTTER



N.T.S. PIPE BOLLARD DETAIL

SPECIFICATIONS FOR PARKING LOT,
SITE PREPARATION, DRAINAGE AND EROSION CONTROL
203 ELMHURST STREET
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WISCONSIN

GENERAL DESCRIPTION

Jack Kirkwood , defined as OWNER, will receive bids for all work as shown on the plans and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin" edition of 2018.

The project consists of all the drives, parking, fill materials, site grading, building pads, and erosion control.

PART 1 – DRIVES, PARKING AREAS, AND SITE WORK
1. STANDARD SPECIFICATIONS

All work as shown on the plans, indicated within the bid proposal, and further described in the following specifications, completed, and in accordance with "Standard Specifications for Highway and Structure Construction", Edition of 2018, State of Wisconsin Department of Transportation, except Part I thereof.

The ENGINEER will stake the work once at no expense to the CONTRACTOR; however, if CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds. All project areas shall be stripped, rough graded and brought to subgrades, as shown on the plans.

2. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density; determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

A. Under Building and Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils and 90 percent relative density for cohesionless soils may be adjusted by building designer).

B. Other Areas: Compact top eight inches if existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Where soil materials must be moisture conditioned before compaction, uniformly apply water to the surface. Prevent free water from appearing on the surface of soil materials during or subsequent to compaction operations.

Remove, replace, or scarify all dry air soil materials that are too wet to permit compaction to the specified density.

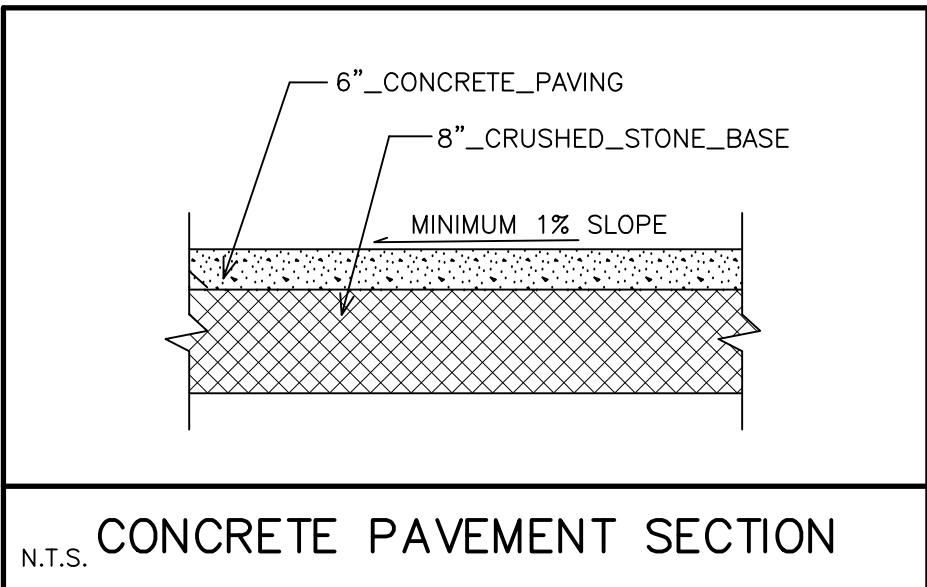
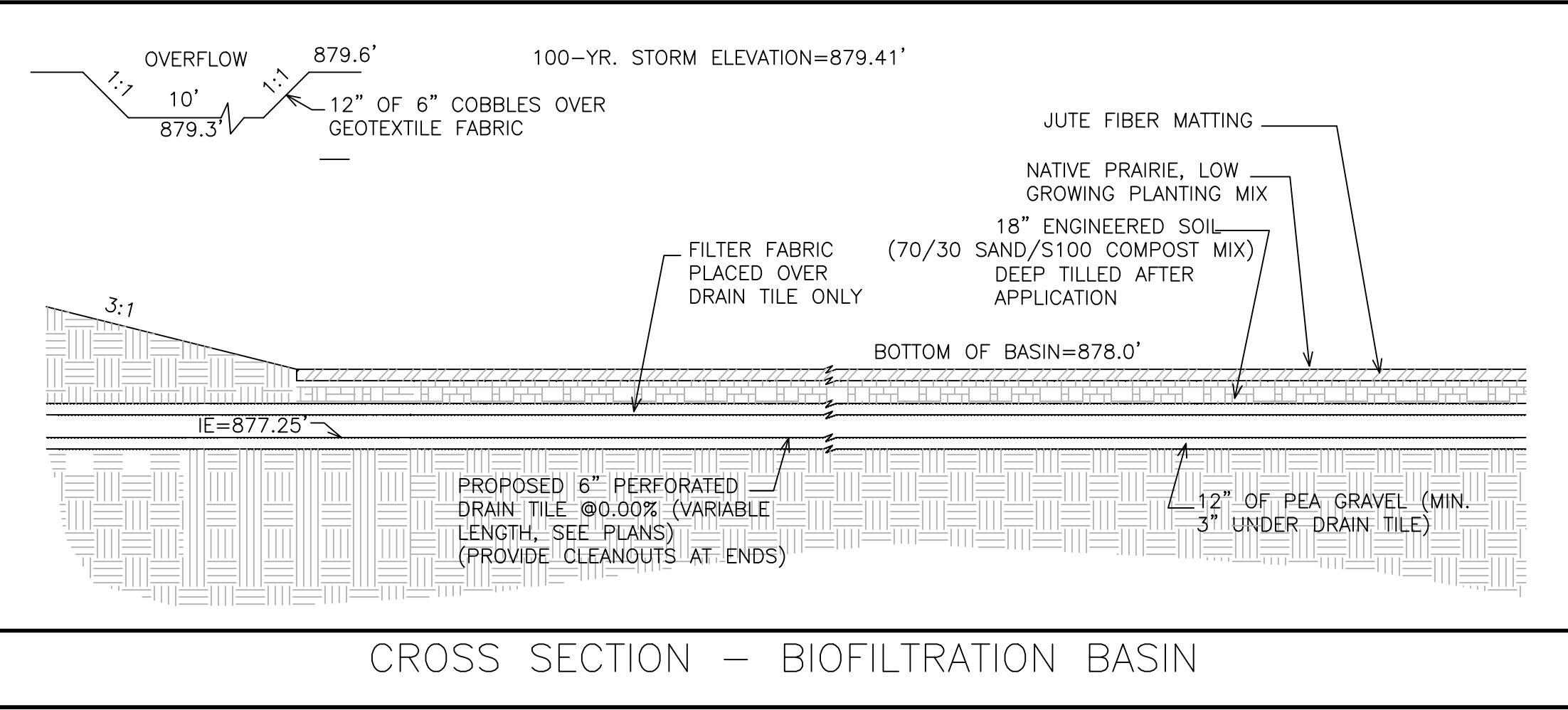
Compact the soil materials around piping and conduit with hand-operated tampers.

Do not allow heavy vehicles, equipment, or machinery to operate directly over piping and conduit until a minimum of 24 inches of backfill has been placed and compacted over it.

All compaction tests and inspections shall be made by independent testing acceptable to Architect/Engineer. Site contractor will assist the testing firm in the performance of their tests and inspections and be responsible for coordinating the tests and inspections. Soil testing reports and procedures shall be completed and followed. Copies are to be provided to the OWNER.

One copy of all tests and inspections shall be submitted to the Engineer/Architect promptly and a copy to the Construction Manager on a weekly basis for work completed the previous week.

Excavated materials may be used for backfill outside of building areas, provided all wood, roots and other deleterious materials are removed and subject to approval by the Construction Manager. Excavated material shall be placed into fill areas once dried to proper moisture content or determined to be suitable by site Engineer. Excavated site materials shall be inspected, placed and compacted in lifts as recommended by the testing firm. All fill placed inside the building area shall be select granular imported material under slabs or accepted excavated material from the pond expansion area or site cut areas. All bearing wall foundations shall extend to virgin bearing soils or be built on engineered fill following Engineer's recommendation.



3. CRUSHED AGGREGATE BASE COURSE

Crushed stone base course shall be eight inches (8") thick for all parking and compacted except where being placed over existing base.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications".

If undercut and compacted granular fill is ordered by the ENGINEER at the time of excavating for the subgrade, payment shall be made as an extra at the supplemental price bid per cubic yard. All subgrade shall be test rolled with loaded quad-axle truck with ENGINEER present before base course placement is started.

4. CONCRETE

All concrete used on this project shall be air-entraining, 6-bag mix with a minimum 28 day compressive strength of 4,500 psi. All requirements of Section 501 of the "State Specifications" shall apply unless otherwise modified herein or waived by the ENGINEER.

Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with 6 percent air content plus or minus 1.5 percent. Representative concrete test cylinders for compression testing shall be taken approximately every 100 cubic yards for everyday pour. Test containers, freight and all laboratory testing shall be paid by the CONTRACTOR and included in the price as bid. Testing of concrete will be done in accordance with Section 501 of the "State Specifications". Slump test and air-content shall be by the ENGINEER or his representative.

5. STOOPS, PAVED CONCRETE DRIVES, AND ENTRIES

Concrete flatwork shall be constructed in accordance with the requirements of Section 602 of the "State Specifications." The work shall be constructed over a minimum 8 inches of compacted crushed stone. All flatwork concrete shall be 6 inches with fiber mesh and control joints at maximum 15 feet on center. (30 times concrete deflection)

Finished surfaces shall be troweled with light broom finish and an impervious curing compound applied. Liquid curing agent shall conform to the requirements of AASHTO M 148, Type 2.

6. TOPSOIL FOR LANDSCAPING.

All topsoil in landscape areas is to be imported screened and shredded placed to a minimum 6" depth.

7. WASTE MATERIALS OR EXCESS EXCAVATION

All excess excavated materials resulting from construction of roadways, parking and drainage courses shall be moved offsite. All pulverized asphalt material shall be used on site. (See requirements for engineered fill under buildings and roadways.)

8. TIME PERIOD FOR PAVING

Prior to the paving operation areas shall be regraded and additional crushed stone provided and compacted to bring the base course to grades as shown on the plans. The ENGINEER shall stake concrete grades once for CONTRACTORS use prior to the paving work as required. The base course shall be proof rolled and grades confirmed before paving. Concrete pavement shall be done in 2023

9. LAWN AREAS

Sod is to be used for all lawn restoration areas to best provide for the small areas needed. Based on conditions, fertilizer, seeding, and mulch may be used.

10. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of National Resources Construction Site Erosion & Sediment Control Standards as a reference and guide for erosion control practices.

The Contractor shall comply with the provisions of the erosion control plans and/or local ordinances. All erosion control shall be in place prior to any land disturbance activities.

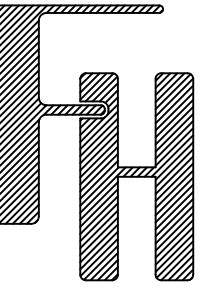
All erosion and sediment control measures should be constructed and maintained in accordance with these Standards. Sediment control measures should be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface materials. Periodic inspection and maintenance of all sediment control structures should be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day. After any significant rainfall, sediment control structures should be inspected for integrity. Any damaged structures should be corrected for integrity. Sediment control measures should not be removed until the areas served have established vegetative cover. Stone and gravel mats should be installed at all construction site exits to prevent tracking of soil. Any tracked soil should be collected from paved roads located near the construction site. Following initial soil disturbance and work activities in the area, permanent or temporary stabilization shall be completed and stabilized within fourteen calendar days of work completion.

11. PERMITS

Contractor shall be responsible for all permit conditions concerning erosion control and Village site permit conditions. Drainage that leaves the site must be controlled and erosion prevented. It will be very important to prevent tracking of mud or other materials off site onto the public streets. If this occurs it must be immediately cleaned by power brush or other acceptable means. Anti-tracking mats are to be created and maintained as shown.

12. SAWCUTTING

Steet to be sawcut for new water and sewer services with full depth asphalt patch and full slurry backfill



PROPOSED COMMERCIAL BUILDING

203 ELMHURST STREET
WILLIAMS BAY, WALWORTH CO., WISCONSIN

SPECIFICATION AND DETAILS
(FOR SITE WORK)

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

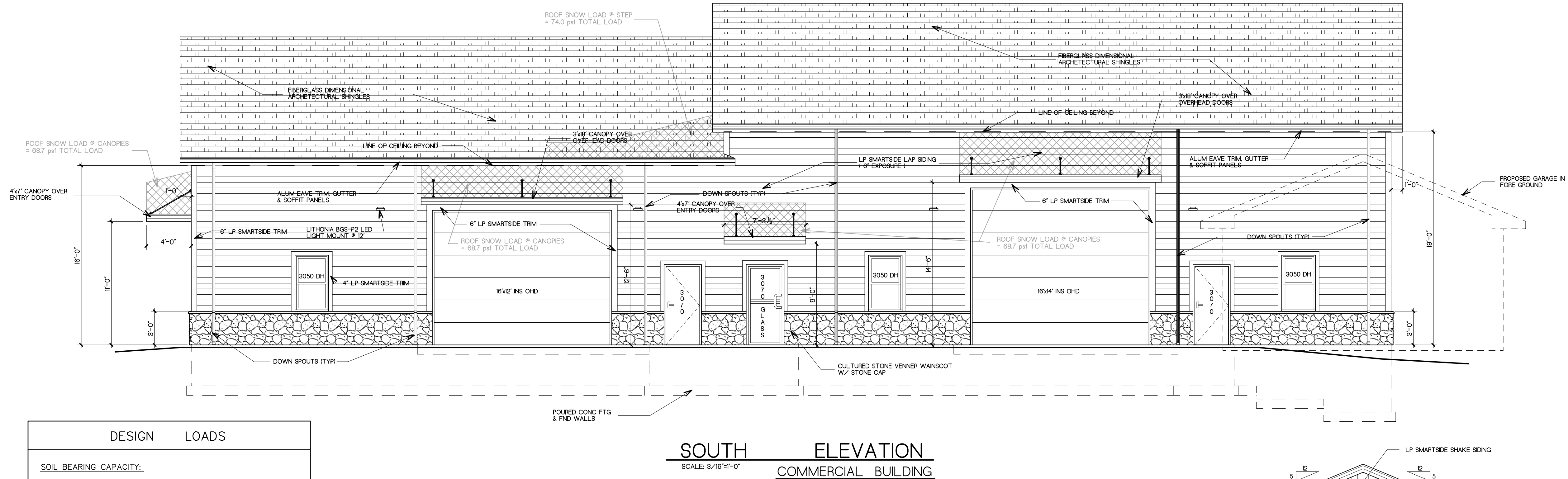
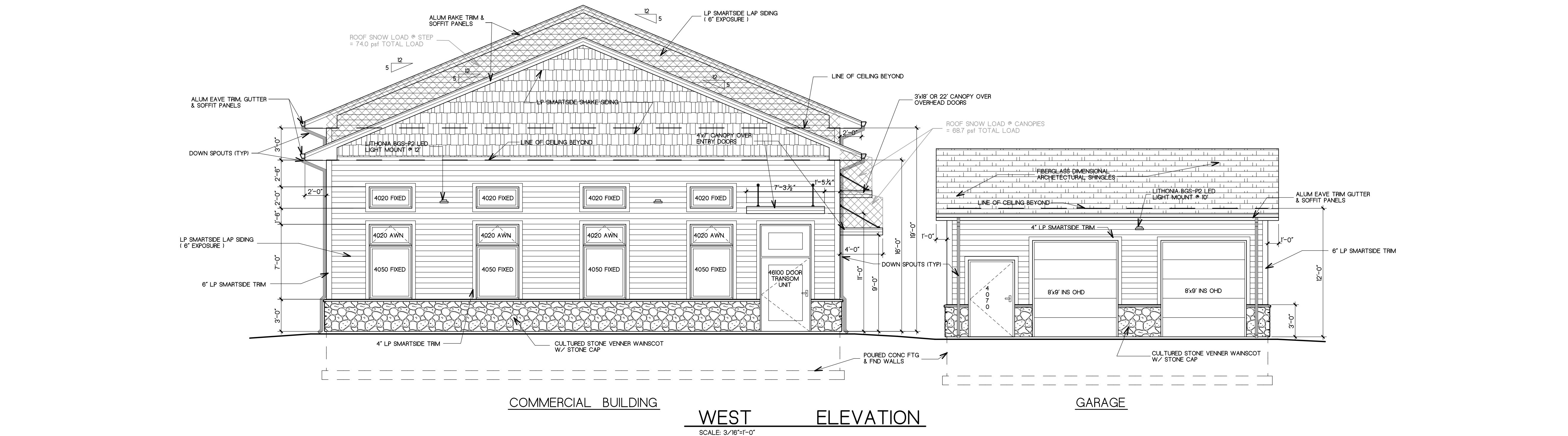
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09/26/2022 – TS ADD LIGHTS
09/29/2022 – TS REVISE AREAS
11/08/2022 – TS ADVANCE
12/29/2022 – TS ADVANCE
01/27/2023 TS ADVANCE

PROJECT NO.
4126.22

DATE
7/26/2022

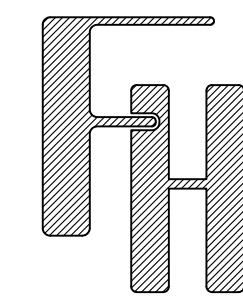
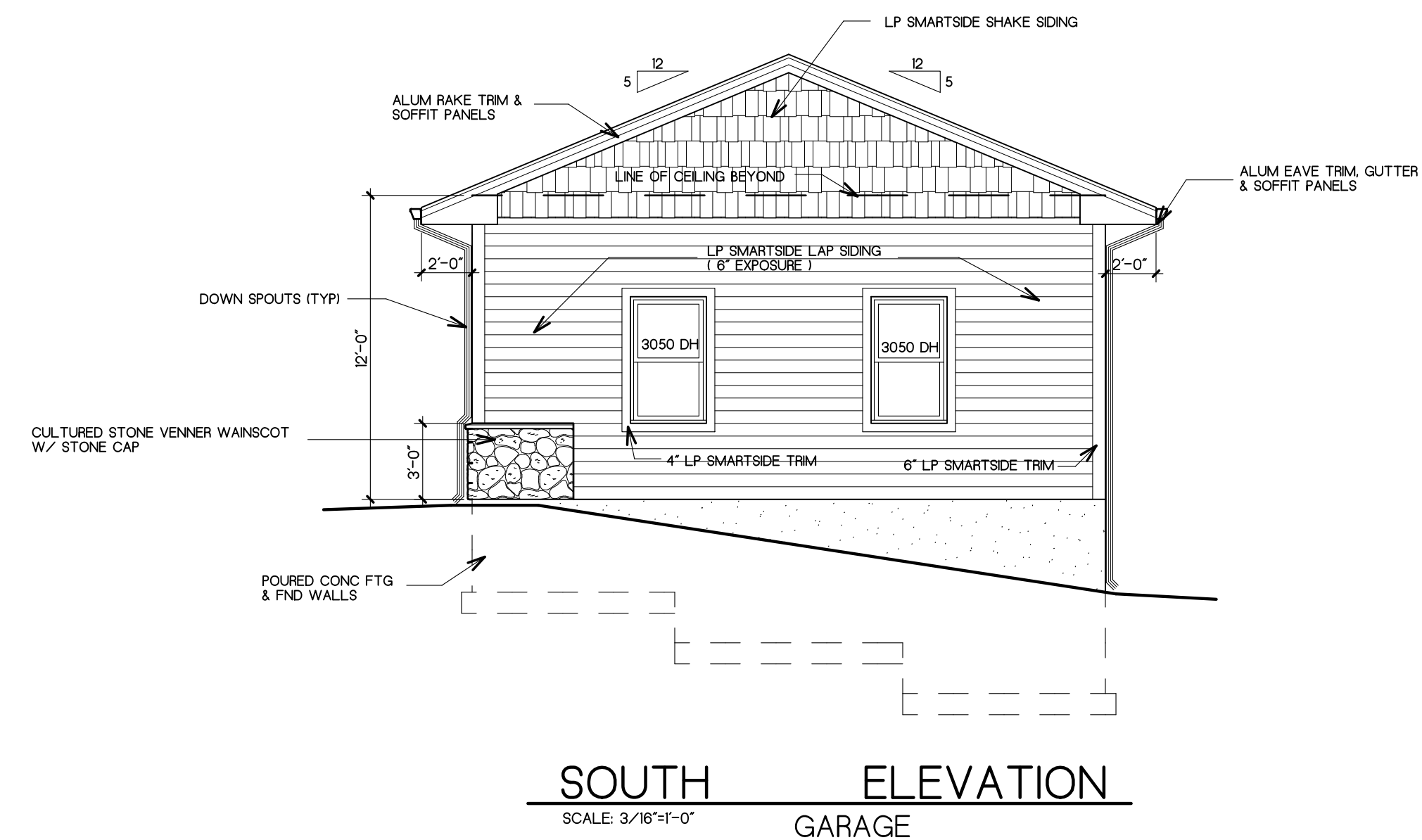
SHEET NO.
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X:\Projects\4026\4026 22\LOAD BUILDING PLANS.dwg Thursday, January 18, 2023



DESIGN LOADS	
SOIL BEARING CAPACITY:	
2000 psf ASSUMED SAFE SOIL BEARING PRESSURE VERIFY W/ GEOTECHNICAL PRIOR TO PLACEMENT OF FOOTINGS.	
DESIGN LIVE LOADS:	
ROOF (SNOW)	= 30 psf
GROUND SNOW LOAD, Pg	= 1.0
SNOW EXPOSURE, Ce	= 1.0
SNOW LOAD RISK FACTOR	= II
THERMAL FACTOR, Ct	= 1.0 SLOPED ROOF
UNBALANCED SNOW LOAD	= 32.8 psf
UNIFORM ROOF SNOW LOAD	= 22.7 psf
FLOOR (STORAGE)	= 125 psf
DESIGN DEAD LOADS:	
ROOF COLLATERAL	= 5 psf
ROOF DEAD	= 20 psf
FLOOR DEAD (STORAGE)	= 10 PSF
DESIGN WIND LOADS:	
BASIC WIND SPEED (3- SECOND GUST)	= 115 mph
WIND RISK FACTOR,	= II
WIND EXPOSURE,	= B
INTERNAL PRESSURE COEFFICIENT	= 0.18
DESIGN SEISMIC LOADS:	
SEISMIC USE GROUP	= II
SEISMIC DESIGN CATEGORY	= B

PROJECT AND DESIGN DATA	
SITE AREA	= 19,792 S.F. OR 0.45 ACRES
BUILDING AREAS	= MAIN BUILDING UNIT 1 = 2,280 S.F. UNIT 2 = 2,856 S.F. TOTAL BLDG = 5,136 S.F.
	= GARAGE = 750 S.F.
TOTAL SITE	= 5,886 S.F.
CODE	= 2015 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	= VB
OCCUPANCY TYPE	= B & S-1
GROUND SNOW	= 30 psf
WIND VELOCITY	= 115 mph
EXPOSURE CATEGORY	= B
RISK FACTOR	= II
OCCUPANCY CATEGORY	= II
SITE CLASS	= D
SEISMIC DESIGN CATEGORY	= B
FIRE PROTECTION	= NON-SPRINKLERED



PROPOSED COMMERCIAL BUILDING
203 ELMHURST STREET
WILLIAMS BAY, WALWORTH CO., WISCONSIN

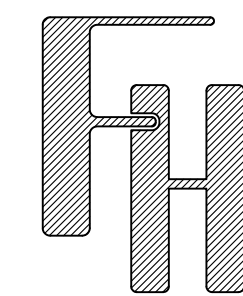
WEST ELEVATION
SOUTH ELEVATION

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5686

REVISIONS
GARAGE LOCATION
DOWN SPOUTS
BS 11/06/2022

ADVANCEMENT
BS 01/03/2023

PROJECT NO.
4126.22
DATE
09/06/22
SHEET NO.
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PROPOSED COMMERCIAL BUILDING

203 ELMHURST STREET
WILLIAMS BAY, WALWORTH CO., WISCONSIN

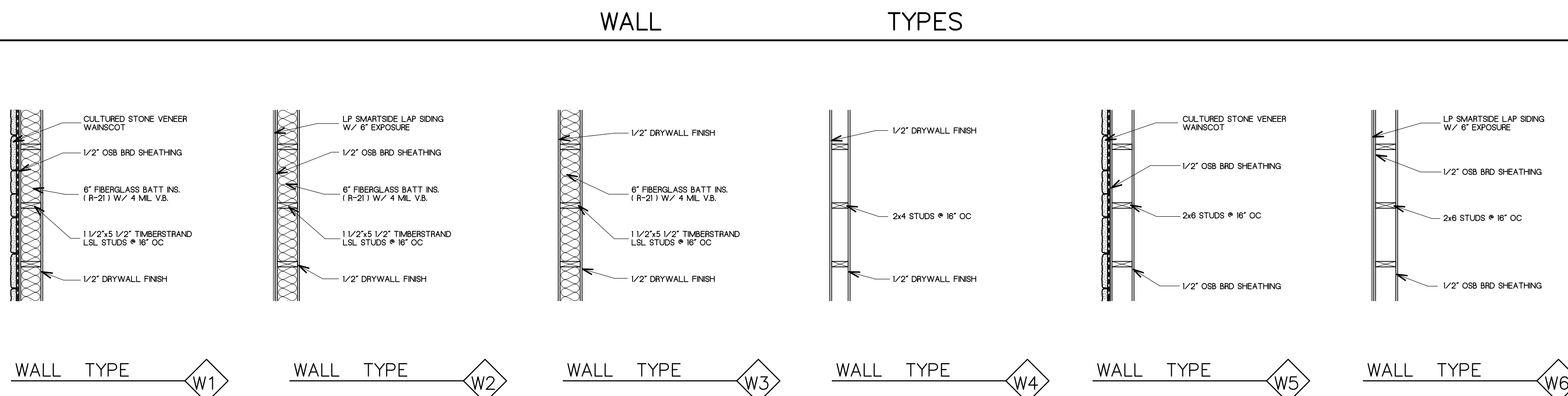
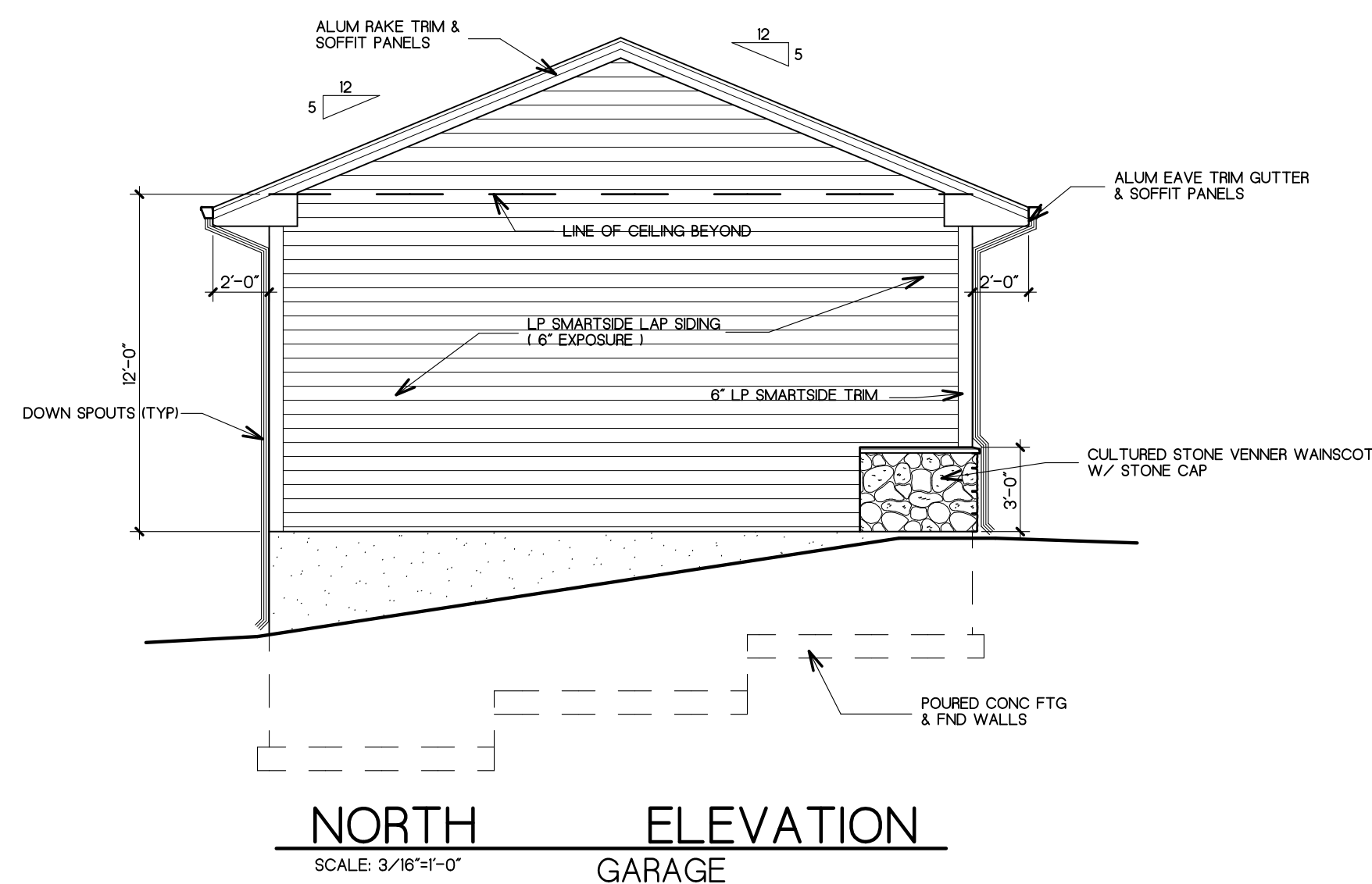
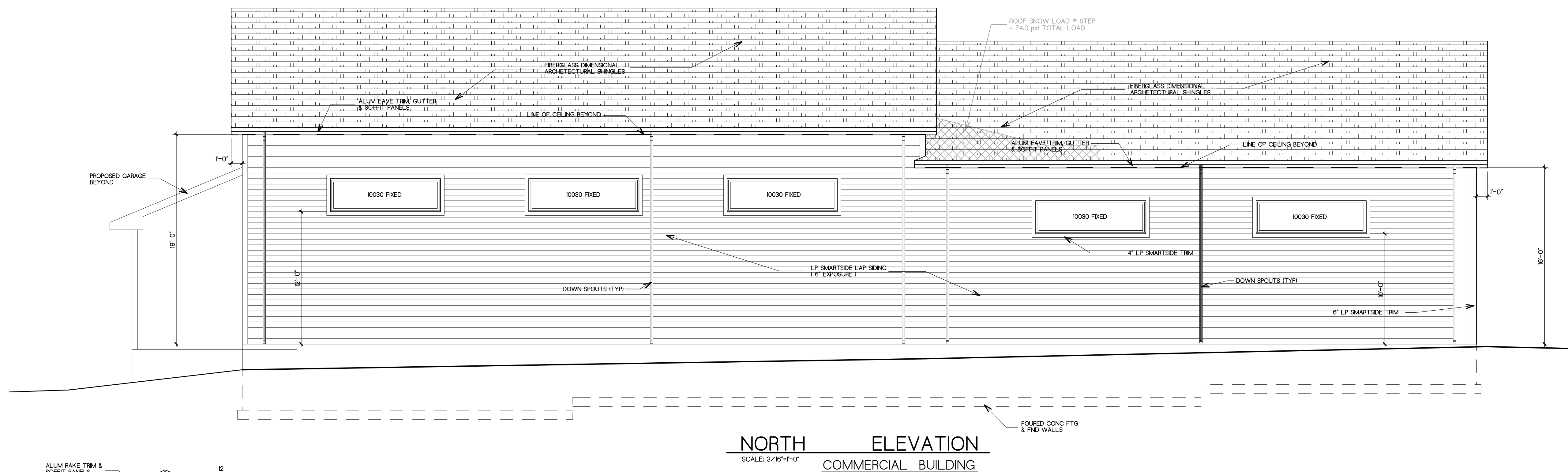
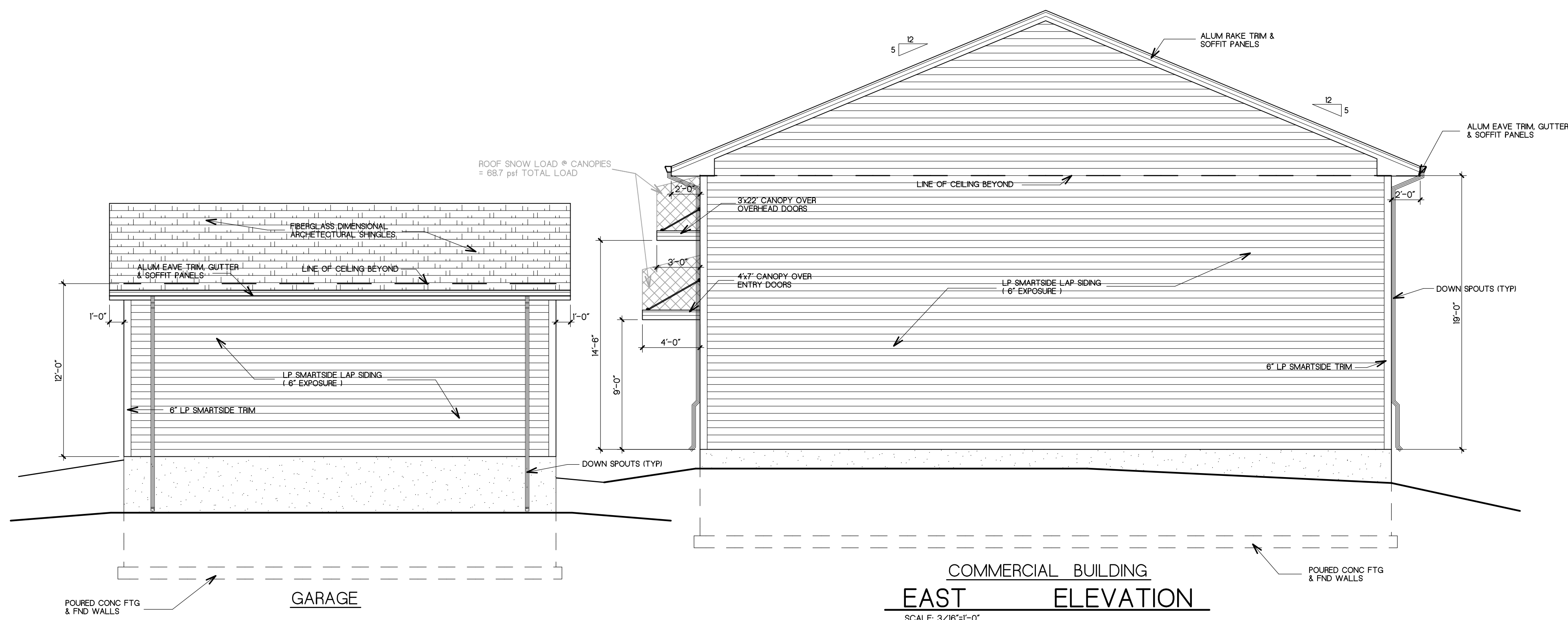
EAST ELEVATION
NORTH ELEVATION
WALL TYPES

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
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REVISIONS
GARAGE LOCATION
DOWN SPOUTS
BS 11/08/2022

ADVANCEMENT
BS 01/03/2023

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203 ELMHURST STREET
WILLIAMS BAY, WALWORTH CO., WISCONSIN

FIRST FLOOR PLAN
GARAGE FLOOR PLAN
HANDICAP DETAILS

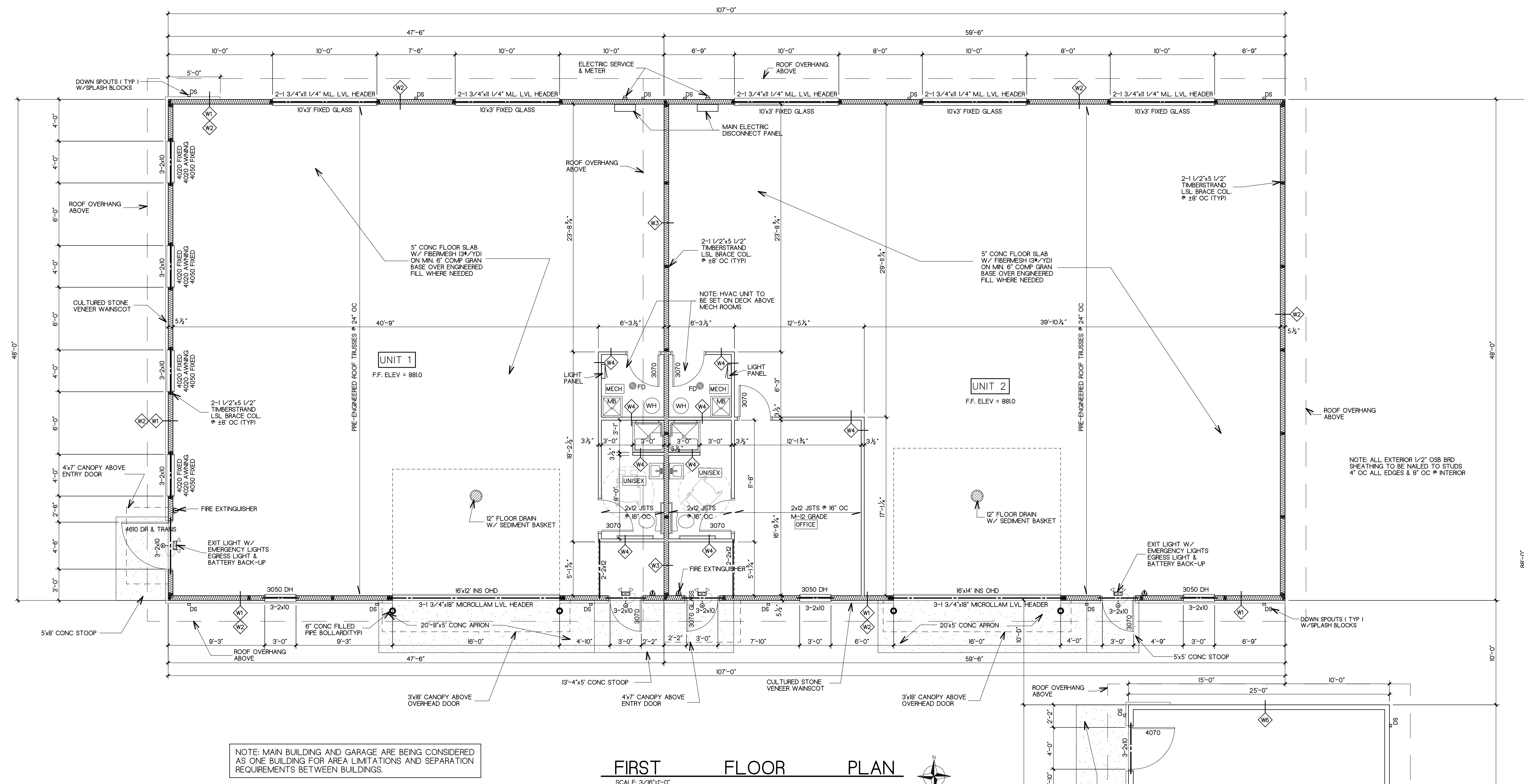
FARRIS, HANSEN & ASSOCIATES, INC.

REVISIONS GARAGE LOCATION, DOWN SPOUTS BS 11/08/2022 ADVANCEMENT BS 01/03/2023

PROJECT NO.
4126.22

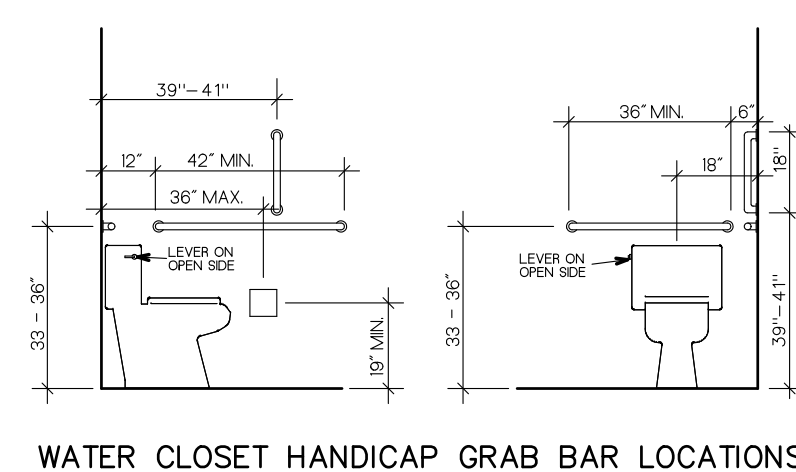
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09/06/22

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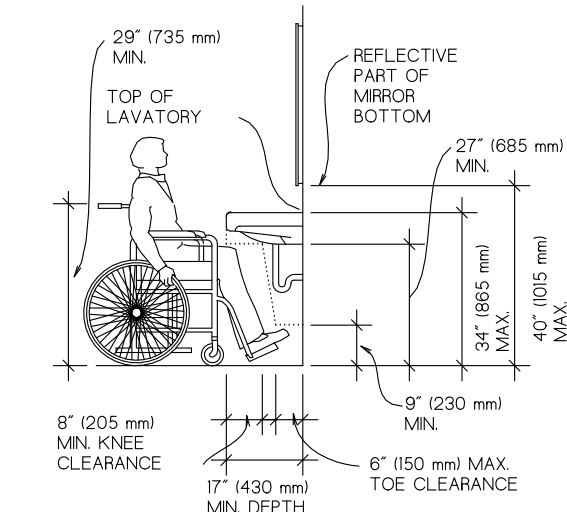


FIRST FLOOR PLAN

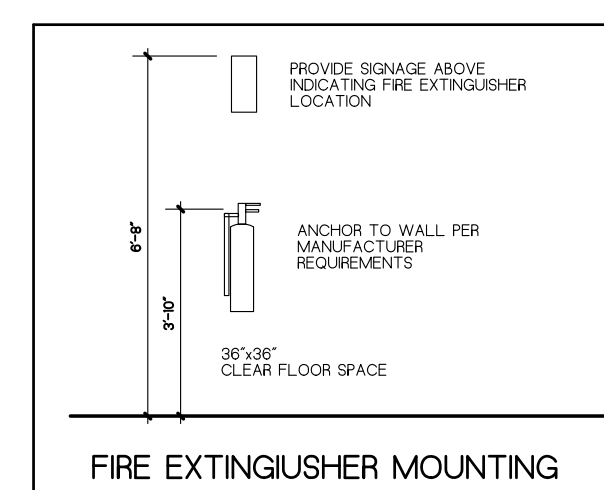
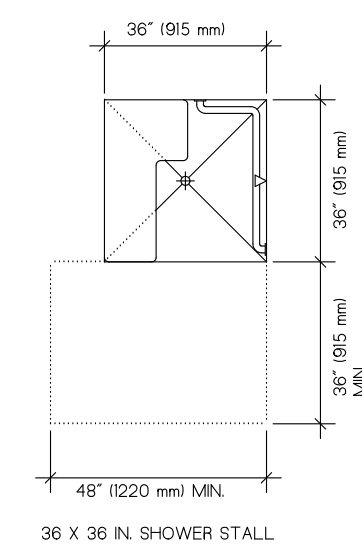
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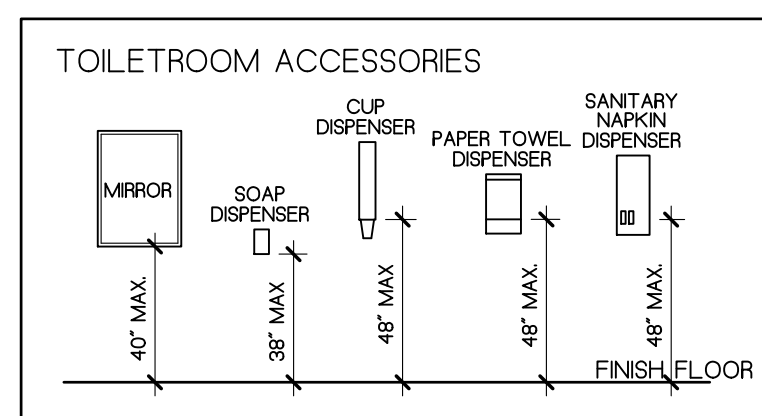
WATER CLOSET HANDICAP GRAB BAR LOCATIONS



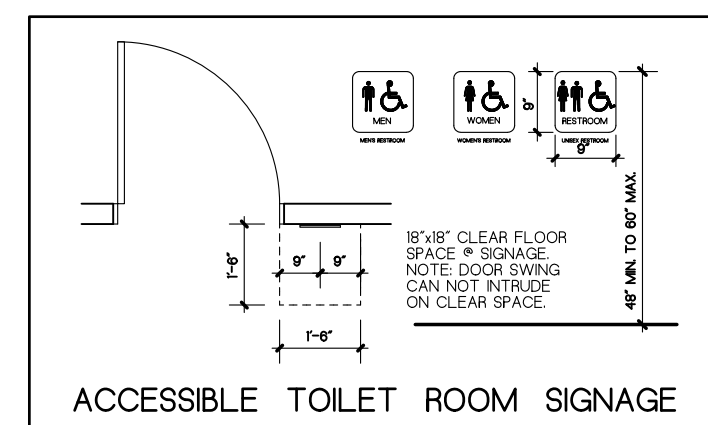
HANDICAP LAVATORY CLEARANCES



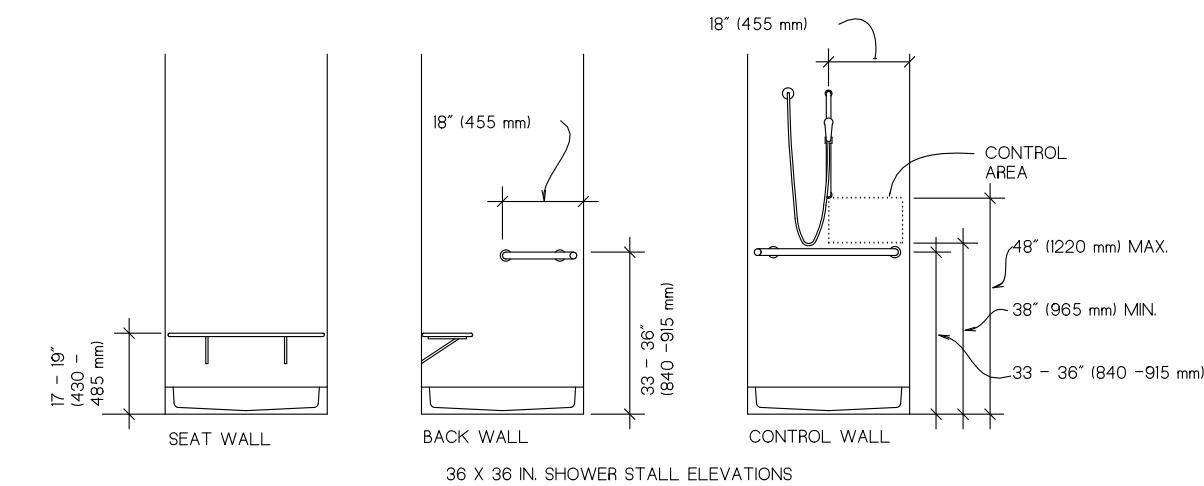
FIRE EXTINGUISHER MOUNTING



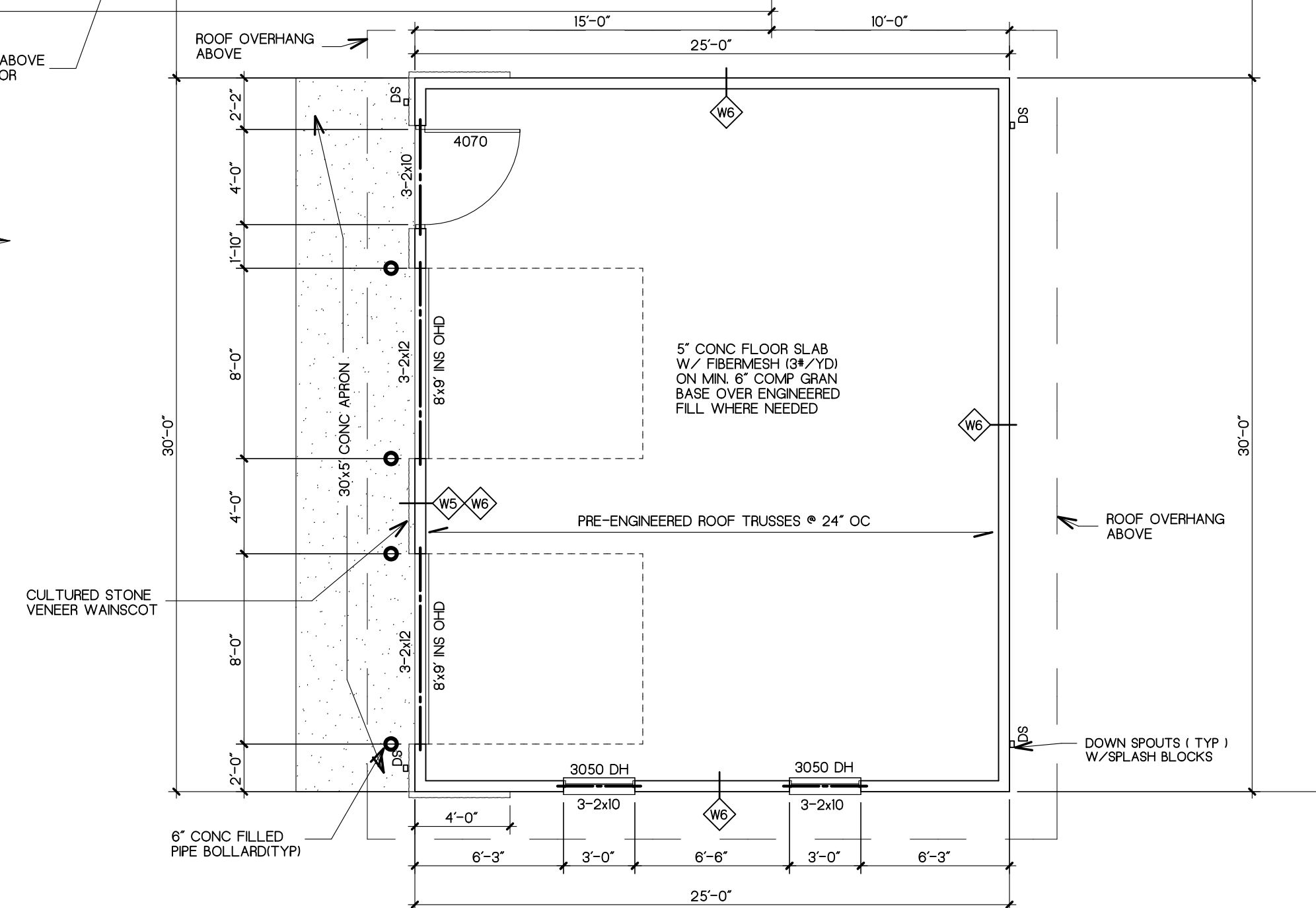
TOILETROOM ACCESSORIES



ACCESSIBLE TOILET ROOM SIGNAGE



HANDICAP SHOWER GRAB BAR LOCATIONS



GARAGE FLOOR PLAN

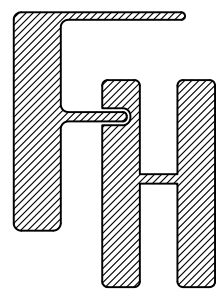
SCALE: 3/16"=1'-0"



FARRIS, HANSEN & ASSOCIATES, INC.
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7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098

PROJECT NO.	4126.22
DATE	09/06/22
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PROPOSED COMMERCIAL BUILDING

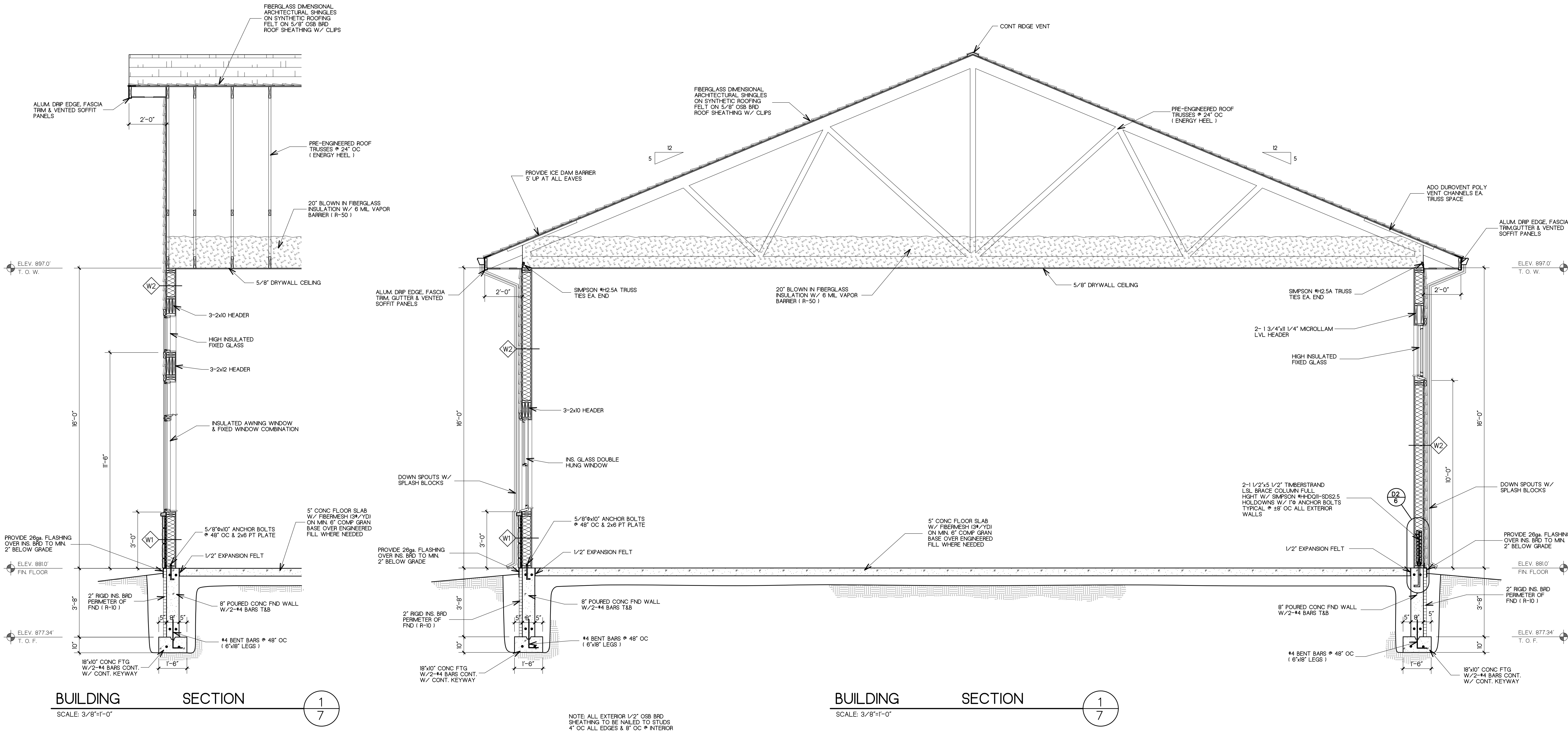
203 ELMHURST STREET
WILLIAMS BAY, WALWORTH CO., WISCONSIN

SECTIONS
GENERAL SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
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ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5686

REVISIONS
ADVANCEMENT
BS 01/03/2023

PROJECT NO.
4126.22
DATE
09/06/22
SHEET NO.
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GENERAL SPECIFICATIONS

GENERAL REQUIREMENTS

A. DEFINITIONS:

The functions of this construction contract shall be exercised by the GENERAL CONTRACTOR. The architect shall not have control, or charge of, and shall not be responsible for, construction. Means of methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. The architect and his consultants shall not be responsible for changes to these documents without written approval and shall take no responsibility for errors and omissions due to dimensions or insufficient details without first being consulted for recommended and approved remedies.

B. EXAMINATION OF DRAWINGS, SPECIFICATIONS AND SITE:

All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions affecting the contract. If awarded the contract, they shall not be allowed any extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.

C. ORDINANCES, RULES AND REGULATIONS:

All work and material covered by the contract documents shall conform to the respective requirements of the latest editions of the following:

- Standard specifications of the American Society of Testing Materials.
- Provincial and Local Codes, Laws, Ordinances, Rules and Regulations Applicable to the Work.

Ascertain the existence of and comply with any interpretations and/or enforcement policies of the STATE AND LOCAL ENFORCEMENT AGENCIES OR INDIVIDUALS peculiar to this area or to this particular installation. Where contract documents call for material or construction of better quality or larger size or greater quantity than required by the above rules and regulations, conform to the provisions of the contract documents.

D. INTENT OF DRAWINGS AND SPECIFICATIONS:

Refer to the drawings for all measurements. The measurements given on the architectural plans shall be checked by each subcontractor before proceeding with the work, and any discrepancies shall be reported at once to the general contractor. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, general contractor shall apply to the architect for further drawings or explanations as may be necessary to clarify the point in question. It is the intention of the contract documents to provide a job complete in every respect. General contractors and subcontractors are to be responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

E. QUALITY OF MATERIALS AND WORK:

All work, fixtures, materials and apparatus shall be new in every respect, and all shall be delivered without exception. No brand names shall appear on any of the work in finished building. All work shall be done by those who are thoroughly trained and experienced in their particular trades.

F. SUBCONTRACTOR COOPERATION:

Each subcontractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any authority having jurisdiction on the performance of the work under his subcontract. Each subcontractor shall secure and pay for all permits and fees, licenses and inspections necessary for the proper execution and completion of the subcontractor's work.

Each subcontractor shall comply with Federal, provincial and local tax laws, social security act, unemployment compensation acts and worker's compensations acts insofar as applicable to the performance of his subcontract.

Each subcontractor shall cooperate with the general contractor in scheduling and performing his work to avoid conflict or interference with the work of others.

Each subcontractor shall promptly submit shop drawings and samples by contract document to the general contractor in order to perform his work efficiently, expeditiously and in a manner that will not cause delay in the progress of the work of other subcontractors.

The subcontractor shall give his personal supervision to the work or have at the site of the work at all times, a competent and experienced foreman satisfactory to him and the owner, and having authority to act for the subcontractor.

G. WORK OF OTHERS:

Each subcontractor shall take necessary precautions in carrying out his work, to protect properly the finished work of other trades from damage caused by his operations, and shall make good any loss, damage, or injury without cost to the owner.

Each subcontractor shall cooperate with the general contractor and other subcontractors whose work might interfere with the subcontractor's work, and shall participate in the preparation of coordinated drawings in areas of congestion as required by the contract documents, specifically noting and advising the general contractor of such interference.

H. CHANGES IN WORK:

Each subcontractor may be ordered in writing by the general contractor, without invalidating his subcontract, to make changes in the work within the general scope of his subcontract consisting of additions, deletions, or other revisions, the contract sum and contract time being adjusted accordingly. The subcontractor, prior to the commencement of such changes of revised work, shall submit promptly to the general contractor written copies of any claim for adjustment with the contract documents.

I. CLEANING UP:

Each subcontractor shall at all times keep the premises free from the accumulation of waste materials or rubbish arising out of the operations of his subcontract. Unless otherwise provided, subcontractor shall not be held responsible for unclean conditions caused by other subcontractors.

Each subcontractor shall clean all glass, hardware, painted or decorated surfaces, floors, fixtures and equipment to the extent of restoring it to the original finish.

The electrical and mechanical subcontractors shall be responsible for the cleaning of all of their work, including removal of labels, tags, grease, oil, dirt, stains, etc.

Each subcontractor shall be responsible for cleaning up of ground and shall leave ground free of his rubbish, building materials and debris before final acceptance of work. In case of dispute, the general contractor will remove rubbish and charge the cost to responsible subcontractor.

J. GUARANTEE:

Each subcontractor shall guarantee all workmanship and materials entering into construction of the building for a period of one year after substantial performance, and if during the guarantee period, and defects if faulty materials are found, he shall immediately, upon notification by the general contractor, proceed at his own expense to bring his work into conformance with the contract documents, together with restoration of finishes or equipment provided by other trades.

EARTHWORK

A. Existing Utilities - Locate by hand excavation and provide protection from damage. Cooperate with G.C. and utility companies for maintaining services. Do not break utility connections without notifying G.C. a minimum of 48 hours in advance and providing acceptable temporary services.

B. Repair Damages - To existing utilities as directed by utility company.

C. Site fill and backfill material shall be a granular material free of debris, boulders, organic material and excessive silt.

D. Base fill for slabs on grade shall be a reasonably well grades sand (SW or SP), clean and free of organic material. Course aggregates shall not exceed 3/4" in size.

E. Suitable materials obtained for excavation and cutting at the site may be used, if approved by soils ENGINEER.

F. Stockpile excavated materials where directed by G.C. until required for backfill and fill.

G. Excavate for structure to elevations and dimensions shown, extending excavation a sufficient distance to permit placing and removal of other work and for inspection. Trim bottom to required lines and grades to provide solid base to receive concrete.

H. Excavate for trenches to depth indicated or required and to establish indicated flow lines for invert elevations. Maintain uniform width required for particular item to be installed, including width to provide ample working room. Provide 6" to 9" clearance on both sides of pipe or conduit. Outside building excavate trenches for water bearing piping so top of piping is below frost level where applicable, as per local building code/official.

I. Remove existing walks, drives, curbs, foundations, cisterns, boulders, vegetation (trees, stumps and roots 1" or larger in diameter within the lines of the building 5' beyond), trash, and similar items as necessary to execute the work of this project.

J. Notify the G.C. if abnormal or questionable soil conditions are encountered, and do not proceed with the work until directed by the G.C.

K. Maintain excavations in a clean conditions and keep free of water at all times. Protect bottoms of excavations from frost and freezing. Do not excavate to full depth during freezing weather unless footings or slabs can be poured immediately after completion of excavation work, and protect soil to prevent freezing after footings and slabs have been poured.

L. Do not use frozen material or material containing ice or snow for fill. Do not place on soils that is frozen or covered with ice or snow. Take necessary precautions during freezing weather to prevent freezing of fill during placing and compaction.

M. Place all fill materials in 6" layers, compacting each layer to require maximum density unless otherwise recommended in the approved soils report on record with G.C. Keep compacted lifts relatively smooth and level.

N. Base fill compaction (within the lines of new building) and site fill and backfill (under pavement subgrades) - To be as recommended by soils ENGINEER. Excavate as necessary to remove all organic soils and loose existing fills, and fill to grade, compacting each lift of base fill according to the recommendation of the soils ENGINEER. Provide same method of compaction at all mechanical trenches and other similar areas.

O. Provide minimum 6" sand-gravel base under all slabs-on-grade, unless otherwise noted or as recommended by approved soils report.

P. Foundations were designated using a soil bearing value of 2000 psf as listed in the structural design stress notes or as recommended by soils ENGINEER. The soils ENGINEER shall confirm in writing the value determined in the field.

CAST-IN-PLACE CONCRETE

A. CODES AND STANDARDS:
ACI 301; ACI 318; comply with applicable provisions except as otherwise indicated.

B. MIX PROPORTIONS AND DESIGN:
Proportion mixes by either laboratory trial batch or field experience method complying with ACI 301.

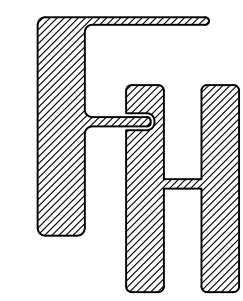
C. CONCRETE MATERIALS:
Portland cement - ASTM C 150, type in structural notes.
Aggregates - ASTM C 33.
Water - Clean, Drinkable
Air Entraining Mixture - ASTM C 260.

D. REINFORCING MATERIALS:
Deformed reinforcing bars - ASTM A 615, Grade 40 unless otherwise indicated.
Welded wire fabric - ASTM A 185.

E. CONCRETE PLACEMENT:
Hot and cold weather comply with AC 318.

F. CONCRETE STRENGTH:
Concrete strength for walls to be 4000 psi in 28 days, and for floors to be 4000 psi in 28 days, slump not exceed 4 inches.

G. COVER ON REINFORCING STEEL:
Cover on reinforcing steel to be 3 inches next to ground, 2 inches next to wall forms. Lap reinforcing steel bars 24 bar diameters minimum and lap mesh 6 inches minimum.



PROPOSED COMMERCIAL BUILDING

203 ELMHURST STREET
WILLIAMS BAY, WALWORTH CO., WISCONSIN

SECTIONS
GENERAL SPECIFICATIONS

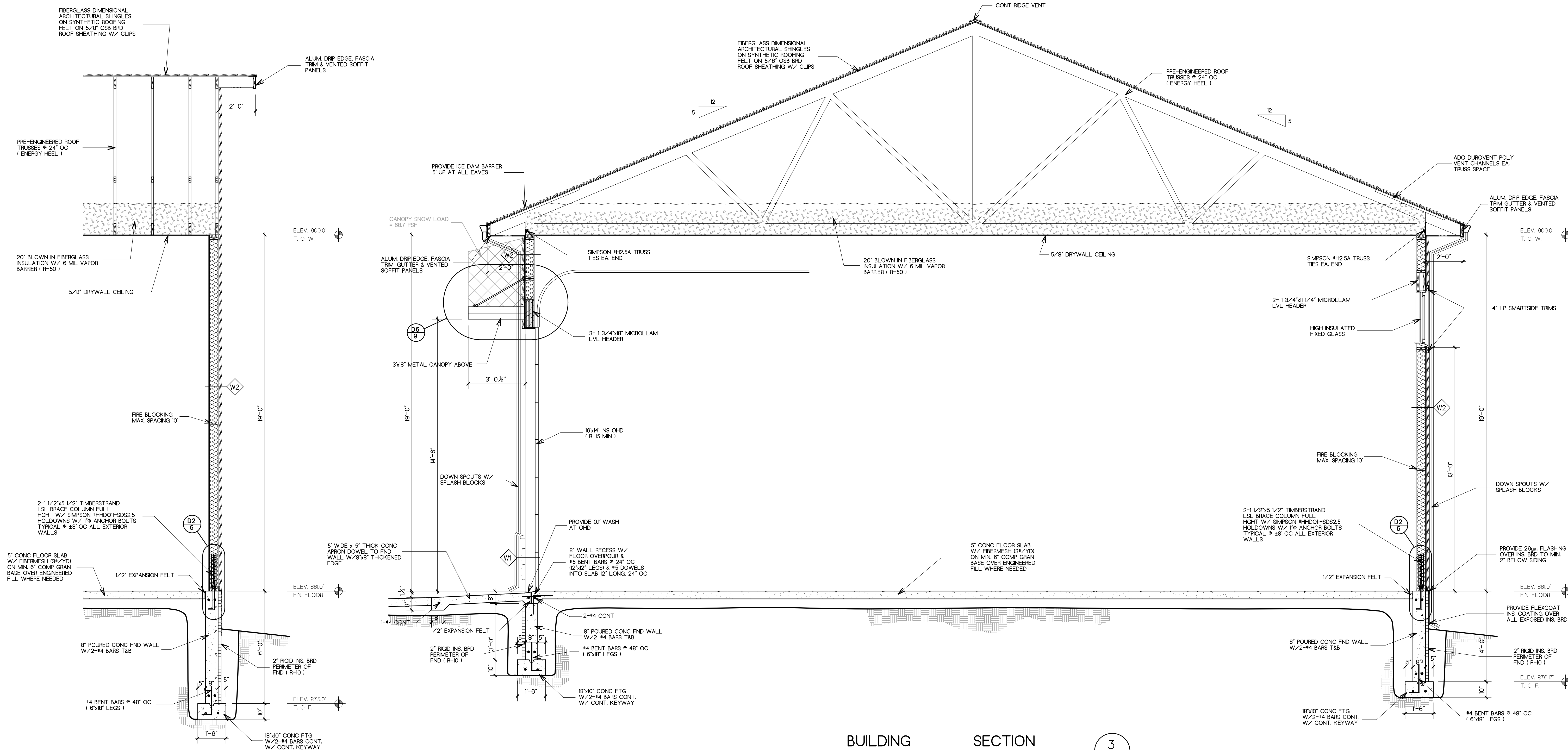
FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court, P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2088
Fax: (262) 723-5886

REVISIONS
ADVANCEMENT
BS 01/03/2023

PROJECT NO.
4126.22

DATE
09/06/22

SHEET NO.
8 of 9



BUILDING

SECTION

SCALE: 3/8"=1'-0"

4
8

BUILDING

SECTION

SCALE: 3/8"=1'-0"

3
8

H. FINISHES AND CURING CONCRETE:

Surfaces exposed to view: Provide smooth finish, remove fins and projections, patch defective areas with cement grout.

Sidewalks: Broom finish.

Curing: Begin initial curing as soon as free water has disappeared from exposed surfaces. Where possible, keep continuously moist for not less than 72 hours. Continue curing by use of moisture-retaining cover or curing compound.

Cure formed surfaces by most curing until forms are removed.

Keep wall forms on 24 hours before stripping. Provide protection as required to prevent damage to exposed concrete surfaces.

CULTURED STONE VENEER

MANUFACTURED UNITS - CULTURED STONE

- Shipping Weight of Manufactured Units: 8 to 12 lb./sq. ft.
- Compressive Strength: Tested in accordance with UBC Standard No. 26-10, Parts I and IV.
- Shear (adhesion) strength: tested in accordance with ASTM C 482 using a unit thickness approximately the same as the stone unit.
- Thermal Resistance: K factor 2.82 in accordance with ASTM C 177. R factor is .355 per 1" of thickness.
- Fire Hazard Test on 17/8 inch Thick Sample: Flame spread of 0, smoke development of 0 in accordance with UL723

QUALITY ASSURANCE

- Applicator: Company experienced in installation of manufactured stone veneers of the type specified.

PROJECT CONDITIONS

- Maintain materials and surrounding air temperature to minimum 40°F prior to, during, and for 48 hours after completion of work.
- Protect materials from rain, moisture, and freezing temperatures prior to, during, and for 48 hours after completion of work.
- Allow no construction activity on opposite side of wall during installation, and for 48 hrs after completion of work.

PRODUCTS

MANUFACTURERS

- Stone Products Corporation, P.O. Box 270, Napa, CA 94559-0270

MATERIALS

- Cultured Stone Texture Type:
- Trim Products: Cultured Stone
- Water Table/Sill: [Champagne] [Gray]
- Mortar:
 - Portland Cement: ASTM C 150, Type I or masonry cement (Type NI, ASTM C 91)
 - Masonry sand.
 - lime: ASTM C 207
 - iron oxide pigments.
- Masonry Sealer: If specifying use: breather type (non-film forming) sealer.
- Weather-Resistant Barrier: Kraft waterproof building paper, UBC Standard No. 14-1 or equal.
- Metal Lath: 18 gage galvanized woven wire mesh, 2.5 lb. or 3.4 lb. Galvanized

EXECUTION

PREPARATION

- Sheathed Surfaces: Install one layer of weather-resistant barrier with lap joints 4 inch shingle fashion. Apply code approved metal lath, attach with galvanized nails or staples which penetrate a minimum of 1". Apply 6 inches on center vertically & 16 inches on center horizontally. Wrap weather resistant barrier and metal lath a minimum of 16" around all outside and inside corners.
- Apply metal lath to surfaces, attach with galvanized concrete nails Apply 6 inches apart, 16 inches on centers.

MORTAR MIXING

- Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C 270, Type N.
- Do not use anti-freeze compounds to lower the freezing point of mortar.

3.03 APPLICATION

- Apply in accordance with Manufacturers Installation Instructions
- Apply 1/2" to 3/4" of mortar to lath, covering a maximum of 10 square feet at one time. Press the units firmly into position in soft mortar bed, jiggle and apply slight pressure to unit to ensure firm bonding causing mortar to extrude slightly around edges of units.
- Install hearth pieces in a full 1/2 to 3/4 inch deep mortar setting bed.
- Place units with uniform mortar joints. Stone joints should not be over 1/2 inch in width.
- Plan to work to minimize job site cutting. Perform necessary cutting with proper tools to provide uniform edges, take care to prevent breaking unit corners or edges.
- Remove excess mortar: do not allow mortar to set up on face of units. Point, rake, and tool joints before mortar has set. Clean and finish joints in accordance with manufacturer's instructions.

CARPENTRY

A. GENERAL:

All construction shall be done in accordance with Wisconsin Adm. Code, Section IND 53.60 thru 53.63.

B. MATERIALS:

- Lumber: Comply with American Softwood Lumber Standard PS 20 (U.S. Dept. of Commerce, 545, 19% moisture at the time of dressing.
Min. lumber grades to no.2 southern pine
For all interior wall studs fb=1500, all headers and joists and rafters to be no.1 or better fb=1400 min. Exterior wall studs to be 1 1/2"x5 1/2" L3E Timberstrand LSL @ 16" oc.
- Plywood: Comply with Softwood Plywood - Construction and Industrial PS 1 (U.S. Dept. of Commerce), bearing DFPA grade trademarks.
- Truss Joist Corporation Products:
18" micro-lam beams and headers and 1 1/2"x5 1/2" L3E Timberstrand LSL as indicated on plans. Wisconsin DLR approval number 980053-W
- Pre-engineered Roof Trusses:
 - Building shall have a gable roof and wood trusses - trusses shall be designed for a 20 psf dead load in addition to a 30 lb. snow load and a 20 lb. wind load. Roof load shall be provided for with only a 5% stress adjustment for snow load duration and all necessary additional snow drift loads.

- Truss construction shall be in conformance with approved truss diagrams, load computation and fabrication details furnished by the truss manufacturer.
- Truss manufacturer shall provide architect/engineer with a minimum of three sets of truss computations and diagrams for review and submittal to the State for approval.

- Walls:
All exterior walls shall be constructed of 1 1/2"x5 1/2" L3E Timberstrand LSL studs 16" o/c. All sill plates in contact with concrete shall be pressure treated and anchored to concrete with 5/8"x10" anchor bolts 48" o/c. All interior walls shall be constructed of 2 x 4 no.2 grade studs 16" o/c. See wall types.

MOISTURE PROTECTION:

A. BLANKET INSULATION:

Batt or continuous blanket of thickness indicated, unfaced with 4 mil. polyethylene vapor barrier.

B. RIGID INSULATION:

Polystyrene insulation, not less than 25 psi compressive strength for all vertical insulation and min. of 60 psi for all horizontal insulation.

C. VAPOR BARRIER:

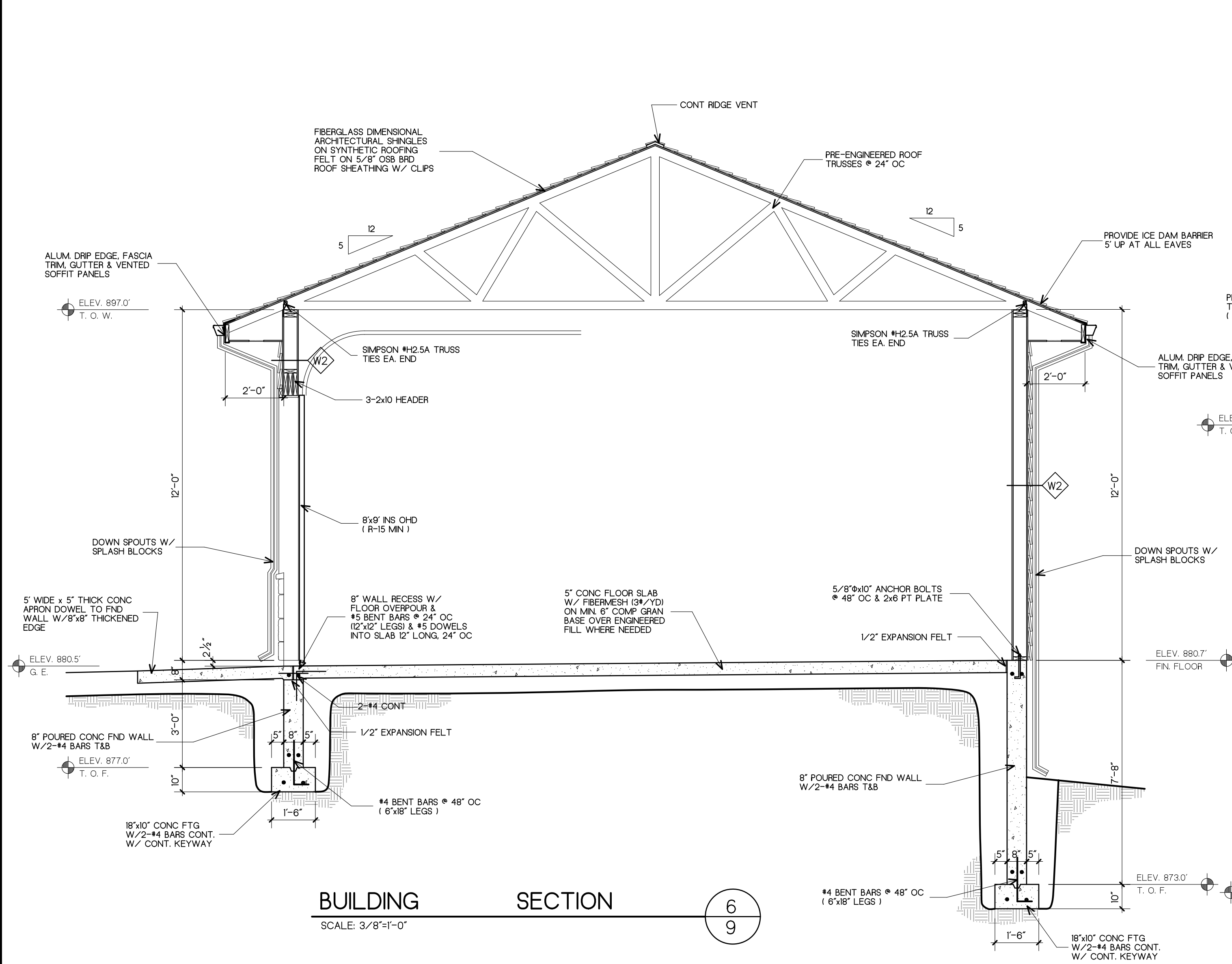
Clear polyethylene sheeting, 4 mils thick.

D. BUILDING WRAP:

Provide TYVEK building wrap on all exterior walls. Building wrap is to be installed per manufacturer requirements.

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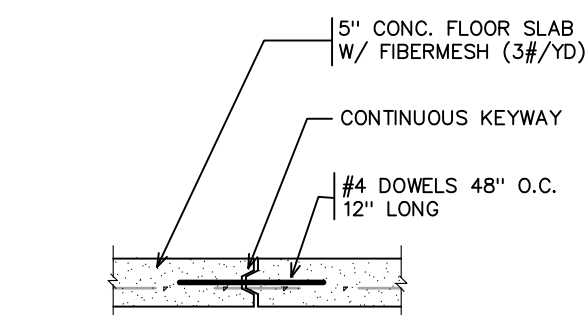
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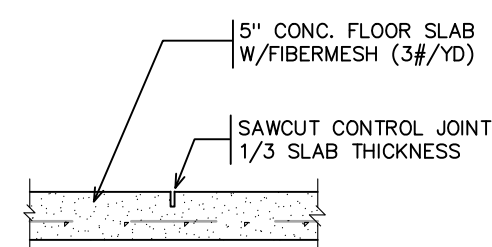
- E. SILL SEALER:
1" thick fiberglass sill sealer to be installed beneath all sole plates at exterior walls.
- F. SHINGLES ROOFING:
- Shingles:
Organic felt, asphalt impregnated, top coated with ceramic granules, frosted brown color to be approved by Owner. Shingle shall have a minimum coverage of 325 lbs. per installed square, standard 12" x 36" 3 tabs, self-sealing, John-Manville, Celotex, or GAF.
 - Felt:
Owens Coring Proarmor synthetic roof underlayment.
- F. EXTERIOR SIDING:
LP Smartside lap siding with 6" exposure. Contractor to submit samples to Owner for approval. Owner to select color.
- G. EXTERIOR TRIMS:
All corner, window, and accent trims to be LP Smartside trims and fascia, rake, soffit/finished aluminum as indicated on plans. All trim to be pre-soffit panels to be perforated for ventilation. Color to be selected by Owner.
- H. SHEET METAL WORK:
- Flashing & Drip Caps:
Paint grip - Zinc coated sheet steel. Commercial quality carbon steel sheets with minimum 0.20% copper content (ASTM A 536); hot-dip galvanized (ASTM A 525, G90), 22 gage unless otherwise indicated.
 - Gutters & Downspouts:
Commercial quality pre-finished 22 ga. Gutters & downspouts to be provided at each main entrance and all other areas indicated. Provided splash blocks.
- I. CAULKING AND SEALANTS:
Scope of Work:
Caulk side jamps, sills and heads of all windows, side jamps and heads of all exterior door wood frames, side jamps and heads of all hollow metal frames, masonry expansion joints and all points where dissimilar materials meet and caulking is noted on the drawings and or required to seal building against weather. Provide all necessary metal flashings.

- FINISHES:
- A. SUB-BASE MATERIALS:
- Gypsum Drywall:
ASTM C 36, except ASTM C 442 permitted for base layers. Provide boards with log edges tapered for triple joint treatment.
 - See wall types and building and wall sections for construction details.
- B. PAINTING:
- INTERIOR FINISHES:
A. All gypsum board to receive one (I) coat sand finish textured paint as base coat and one (II) finish coat.
B. All units shall be painted with one color. Solid color latex paint to be approved by Owner. Color to be selected by Owner.
- C. INTERIOR TRIM:
All base, door and window trim to be stained solid oak wood trim. Submit samples to owner for approval for color and grain.
- D. WINDOWS:
- Main Entrances:
3'-0"x7'-0" insulated tempered glass entrance doors, having mortised locksets(skewed alike), weather stripping thresholds, and closures.
 - Service / exit doors:
3'-0"x7'-0" exterior steel insulated doors and frames with mortised locksets, weather stripping, thresholds & closures.
 - Interior metal doors:
3'-0"x7'-0" interior hollow metal doors and frames.
 - Interior solid core doors:
All interior doors to be 3'-0"x7'-0" solid core wood doors and jamps. All doors except baths to have scallage locksets. Baths to have privacy locks.

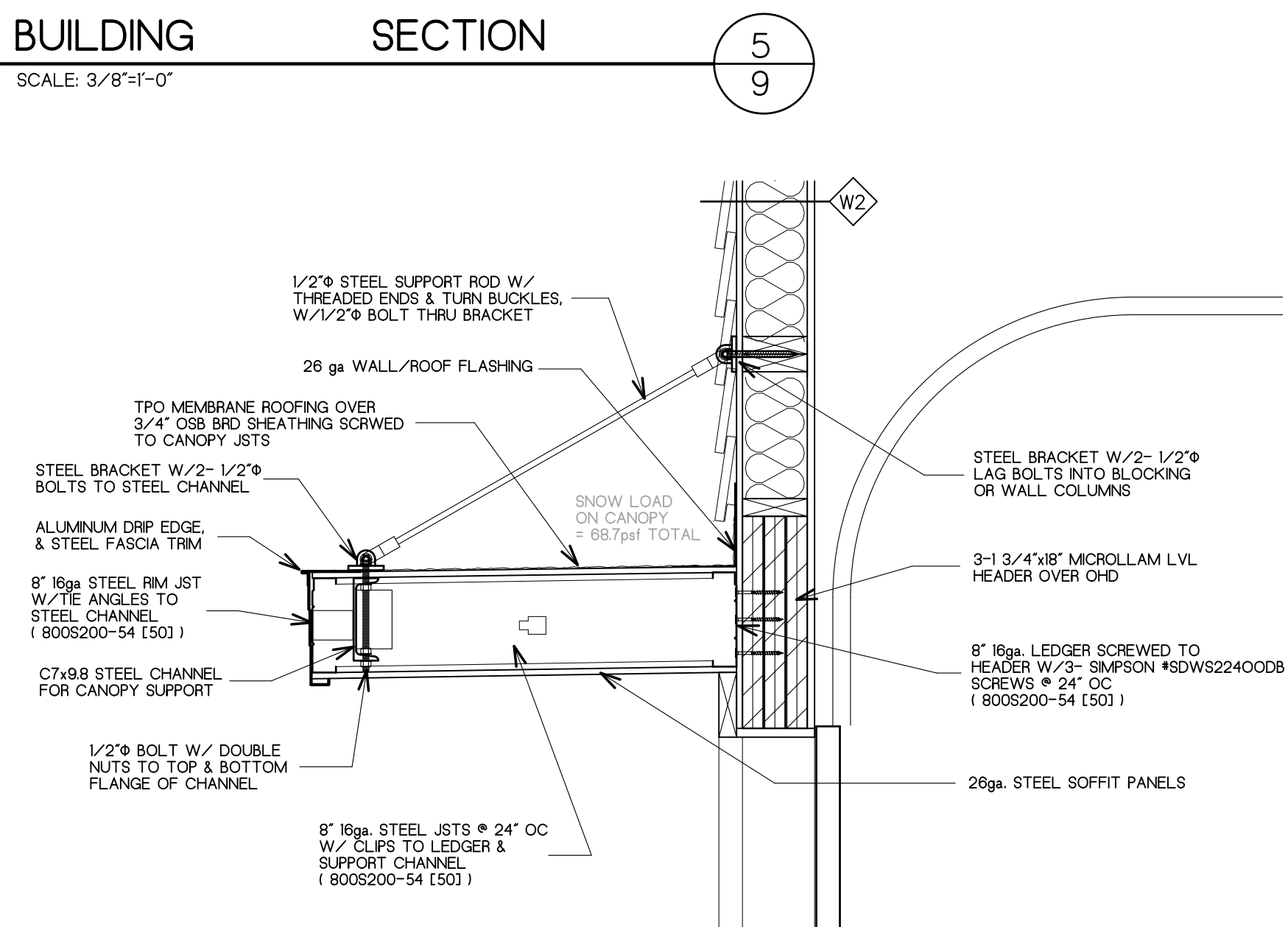
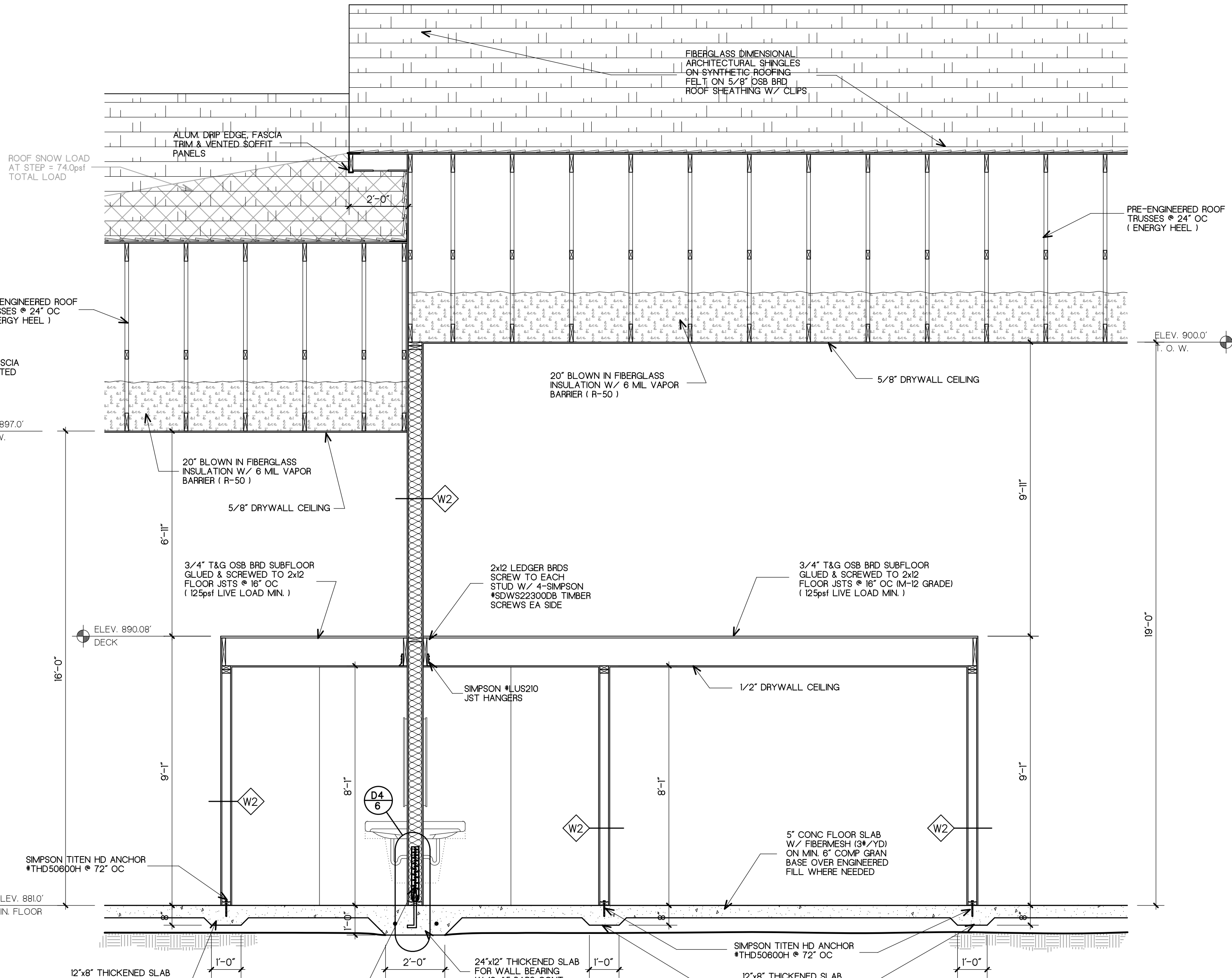
- SPECIALTIES
- A. TOILET ACCESSORIES:
- Toilet Paper holder: Commercial grade surface modified. Provide one (I) each washroom.
 - Paper Towel Dispenser: Commercial grade, recessed. Provide one (I)each washroom.
 - Soap Dispensers: Commercial grade, recessed. Provide one (I) each washroom
 - Mirrors: Commercial grade surface mounted 30"x36" in each washroom.
 - Handicap Grab Bars: Provide handicap grab bars each restroom as noted and as required by



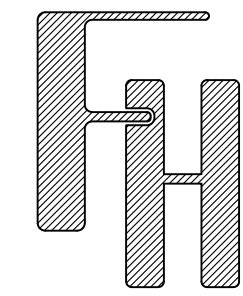
CONSTRUCTION JOINT



CONTROL JOINT



DETAIL



PROPOSED COMMERCIAL BUILDING

203 ELMHURST STREET
WILLIAMS BAY, WALWORTH CO., WISCONSIN

SECTIONS
GENERAL SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court, P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2088
Fax: (262) 723-5886

REVISIONS
ADVANCEMENT
BS 01/03/2023

PROJECT NO.
4126.22
DATE
09/06/22
SHEET NO.
9 of 9

STORMWATER MANAGEMENT PLAN

**PROPOSED COMMERCIAL BUILDING LOTS 9-11
OF BLOCK 2 OF STARKS SUBDIVISION
VILLAGE OF WILLIAMSBAY, WALWORTH
COUNTY, WISCONSIN
SEPTEMBER 2022
(Revised January 2023)**

**PREPARED FOR:
JACK KIRKWOOD
78 LACKEY DRIVE
WILLIAMSBAY, WI 53191**

Prepared By:

Farris, Hansen & Associates, Inc.
Engineers, Architects & Surveyors
7 Ridgway Court, P.O. Box 437
Elkhorn, WI 53121

Project No.: 4126.22

Note: The proposed bioretention basin meets the Wisconsin Department of Natural Resources Technical Standard 1004 based on soil investigations in accordance with Wisconsin Department of Natural Resources Technical Standard 1002

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COMPLIANCE WITH THE DEPARTMENT OF NATURAL RESOURCES CHAPTER NR 151.5	
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Exhibits

Exhibit 1	Site Location Map
Exhibit 2	Custom Soils Report
Exhibit 3	Existing Conditions Drainage Area Map
Exhibit 4	Proposed Conditions Drainage Area Map

Appendix A Existing 1, 2, 10, and 100-Year TR-20 Hydrologic Model

Appendix B Proposed 1, 2, 10, and 100-Year TR-20 Hydrologic Model

Appendix C Operation and Maintenance Plan

LOCATION AND PURPOSE

The ± 0.45 -acre watershed is located within the limits of the Village of Williams Bay, and consists of an undeveloped grass lot that previously had a town house. The surrounding properties are used for both residential and commercial purposes. The project is located approximately 400' south of the intersection of Stark St and Elmhurst Ct refer to Exhibit 1 (Site Location Map).

The purpose of this report is to evaluate the existing 1, 2, 10, and 100-year watershed discharges and the proposed 1, 2, 10, and 100-year watershed discharges to support little or no increase in proposed downstream discharges. We accomplished this by analyzing the pre- and post-development conditions onsite using HydroCAD, which utilizes the SCS TR-20 methodology, and storing part of the runoff in a biofiltration basin on-site and releasing the water at a rate that would not exceed the existing conditions. Farris, Hansen & Associates has completed the Proposed Development Plans for the buildings and additional site improvements.

In order to evaluate the impact of the proposed site improvements, existing conditions were first considered. The attached Existing and Proposed Drainage Conditions Maps provide a breakdown of the drainage sub-catchment areas for the existing and proposed conditions drainage models. The HydroCAD Drainage Diagrams, display the setup/routing of the existing and proposed condition models. Based on comparison of the pre- vs. post-development exhibits, it is estimated that there will be a net increase in impervious area on-site of approximately ± 0.22 acres. In order to evaluate this, the overall watershed has been divided into sub-catchments which represent the runoff area of the site. The runoff is analyzed at the "analysis point" which is the furthest downstream points for runoff from any proposed drainage area modifications.

EXISTING DRAINAGE CONDITIONS

The entire watershed is ± 0.45 acres consist of the undeveloped grass lot refer to exhibit 3 existing conditions drainage area map.

PROPOSED DRAINAGE CONDITIONS

For the proposed conditions or post-development hydrologic analysis, the storm water model as a single sub-catchment to appropriately model the proposed improvements and design. The project improvements to the site consist of an approximately ± 0.22 acres of impervious improvements including buildings, and paved drives and parking. In order to mitigate the increase in runoff that may be expected from the proposed improvements to the site, a biofiltration basin was sized in accordance with WDNr guidelines. See Exhibit 4 (Proposed Conditions Drainage Area Plan) for location of the sub-catchment area.

METHOD OF DRAINAGE ANALYSIS

The Existing and Proposed Conditions Stormwater runoff has been analyzed using the HydroCAD Stormwater modeling computer program. This program utilizes the Natural Resource Conservation Service (formerly Soil Conservation Service, or SCS) method of analysis techniques outlined in Technical Release No. 20 (TR-20) to predict Stormwater runoff for given design storms. Evaluations were performed based upon a WI NRCS MSE3, 24-hour storm for the 1-, 2-, 10-, and 100-year storm

events. The SCS method of hydrology analysis utilizes the drainage area, hydraulic length, terrain slope, and soil conditions of a watershed or as input data to calculate peak flows and total volume of runoff for specific synthetic rain events. The analysis is performed by modeling the drainage area as sub-catchments, reaches and ponds. A sub-catchment is an area of land that produces runoff that drains to a reach or a pond. A reach is generally a uniform stream or concentrated storm flow and is often used as an analysis evaluation point. A pond is generally defined as either a pond, swamp or dam which impounds water from one or more sources.

Model Sub-catchments have been delineated using Soil Conservation Service methods. Curve Numbers based upon the type of development and soil classifications were used to estimate the runoff volumes. The time of concentration for each of the sub-catchments, coupled with the runoff characteristics, were used to estimate the peak stormwater runoff for each area. The 1-year, 2-year, 10-year, and 100-year statistical rain events were modeled for both the pre- and post-earth removal conditions. The total rainfall per a 24-hour period for the 1, 2, 10 and 100-year statistical rain events are 2.35", 2.67", 3.77" and 5.92" respectively. The statistical rainfall for the area is considered an WI NRCS MSE3 distribution. Rainfall Data for Walworth County was input into the program. Refer to Appendices A and B for details.

RESULTS

Table 1 represents the existing storm water peak runoff from sub-catchments 1EX, and Analysis Point AP as shown on the Existing Conditions Drainage Area Map for the specified storm events. The discharge rates for these sub-catchments will be used to compare computer-modeling results of storm water runoff for existing and proposed conditions. CN value was assumed at 70 based on the fact that the lot previously had a town house. (See HydroCAD results)

TABLE 1
Estimated Pre-Construction Runoff Peak Discharges

Area (ID)	Area (Ac)	Tc (Min.)	CN	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Remarks
1EX	0.45	10.1	70	0.21	0.33	0.80	1.93	Tributary Area (existing cond.)
AP	-	-	-	0.21	0.33	0.80	1.93	Analysis Point (total site runoff)

Table 2 represents the proposed storm water peak runoff from sub-catchments 1PR, 2PR Pond 1P, and Analysis Points AP as shown on the Proposed Conditions Drainage Area Map for the specified storm events. The discharge rates for the sub-catchments will be used to compare computer-modeling results of storm water runoff for existing and proposed conditions. (See HydroCAD results)

TABLE 2
Estimated Post-Construction Runoff Peak Discharges

Area (ID)	Area (Ac)	Tc (Min.)	CN	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Remarks
1PR	0.19	0.6	91	0.58	0.68	1.04	1.73	Tributary Area (proposed cond.)
2PR	0.26	10.0	70	0.13	0.19	0.47	1.14	Undetained
1P	-	-	-	0.07	0.08	0.10	0.53	Biofiltration Basin
AP	-	-	-	0.20	0.27	0.57	1.88	Analysis Point (total site runoff)

The development of the site is based upon providing the construction of the detention basin. The existing and proposed peak discharges for the 1,2, 10, and 100-year storms are listed in Table 3. Table 4 shows an overall decrease in peak flows caused by the proposed site improvements.

TABLE 3
Existing and Proposed Watershed Peak Discharge

AREA (ID)	Existing Peak Discharge (cfs)				Proposed Peak Discharge (cfs)				Remarks
	1-yr	2-yr	10-yr	100-yr	1-yr	2-yr	10-yr	100-yr	
AP	0.21	0.33	0.80	1.93	0.20	0.27	0.57	1.88	Total Site Discharge

TABLE 4
Net Watershed Peak Discharge

AREA (ID)	Peak Discharge (cfs)				Remarks
	1-yr	2-yr	10-yr	100-yr	
AP-1	-0.01	-0.06	-0.23	-0.38	Total Site Discharge

CONCLUSIONS

From review of Table 4 and HydroCAD results, it can be seen that the watershed peak discharges post construction are less than existing discharges for all storm event.

The modeling results assume that the storm water system will be constructed as shown on the proposed Development Plans, prepared by Farris, Hansen & Associates. In addition, it is also assumed that system maintenance and cleaning or removal of leaves and other debris occurs on an as-needed basis to ensure proper operation.

LIMITATIONS

The stormwater analysis was performed in accordance with standard civil engineering practice, and relies on information provided by others as well as published information. Areas of potential runoff analysis were limited to those areas within the bounds of property owned or believed to impact the property of concern or be part of a specific watershed or catchment.

In addition, Farris, Hansen & Associates shall not be responsible for construction or installation not conforming to the plans, nor shall Farris, Hansen & Associates be responsible for maintenance of the proposed Storm Water Management System.

It shall also be understood that the SCS Time Lag Method of drainage analysis was originally formulated to assist with the development of farmland and crop production. The SCS method has become one standard method of hydrologic analysis within civil engineering community, yet may be conservative for use on very small areas of modern development and provide runoff results that are greater or more conservative than actual conditions (pre or post construction).

COMPLIANCE WITH THE DEPARTMENT OF NATURAL RESOURCES CHAPTER NR 151

The proposed site is under 1 acre and is anticipated to be exempt from compliance with NR151 stormwater performance standards. The proposed Biofiltration basin and associated site grading to should reduce the total suspended solids and peak discharge from the site to an acceptable level.

SUMMARY

As discussed in detail within the preceding sections of this Plan, the BMPs and structural controls proposed for this site development project include: one (1) biofiltration basin. In addition, an appropriate Operation and Maintenance Plan is proposed. Altogether, the stormwater system is designed to mitigate peak storm flow rates and to provide Stormwater Treatment to the required levels.

EXHIBITS

1. SITE LOCATION MAP

2. CUSTOM SOILS REPORT

3. EXISTING CONDITIONS DRAINAGE AREA PLAN

4. PROPOSED CONDITIONS DRAINAGE AREA PLAN

EXHIBIT 1
SITE LOCATION MAP



EXHIBIT 2
CUSTOM SOILS REPORT



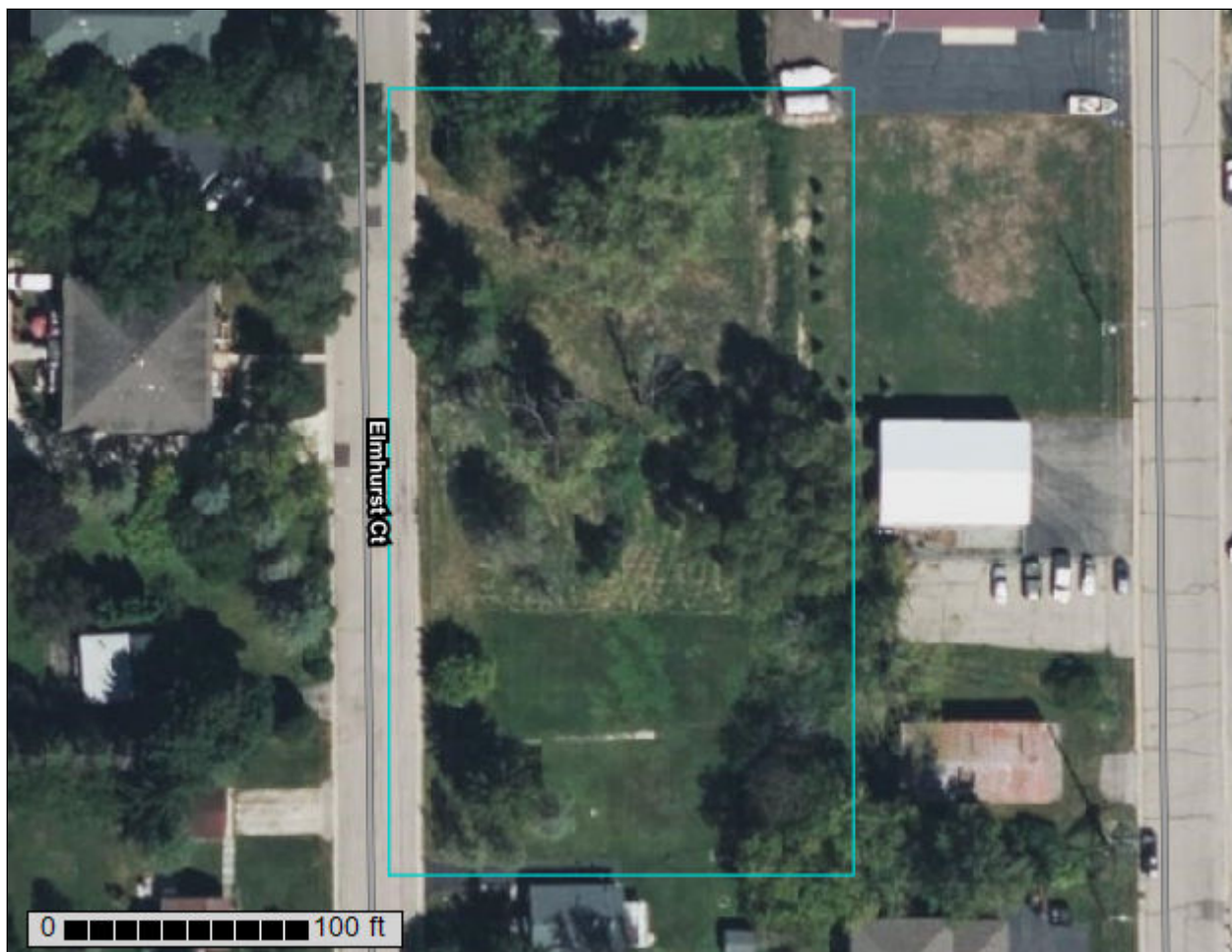
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Walworth County, Wisconsin**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 18, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 2, 2020—Sep 15, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ht	Houghton muck, 0 to 2 percent slopes	1.4	100.0%
Totals for Area of Interest		1.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Walworth County, Wisconsin

Ht—Houghton muck, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2szff

Elevation: 600 to 1,090 feet

Mean annual precipitation: 31 to 35 inches

Mean annual air temperature: 43 to 48 degrees F

Frost-free period: 124 to 192 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Houghton, muck, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Houghton, Muck

Setting

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Herbaceous organic material

Typical profile

Oap - 0 to 6 inches: muck

Oa - 6 to 79 inches: muck

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.14 to 5.95 in/hr)

Depth to water table: About 0 to 4 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Very high (about 23.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Minor Components

Houghton, ponded

Percent of map unit: 4 percent

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Custom Soil Resource Report

Across-slope shape: Concave

Hydric soil rating: Yes

Palms

Percent of map unit: 2 percent

Landform: Lakebeds (relict)

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Adrian

Percent of map unit: 2 percent

Landform: Lakebeds (relict)

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Willette, muck

Percent of map unit: 1 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: Yes

Edwards

Percent of map unit: 1 percent

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

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Custom Soil Resource Report

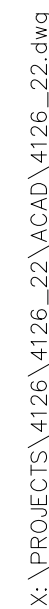
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EXHIBIT 3
EXISTING CONDITIONS DRAINAGE AREA MAP

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



PROPOSED COMMERCIAL BUILDING
203 ELMHURST STREET
WILLIAMSBAY, WALLWORTH CO., WISCONSIN

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

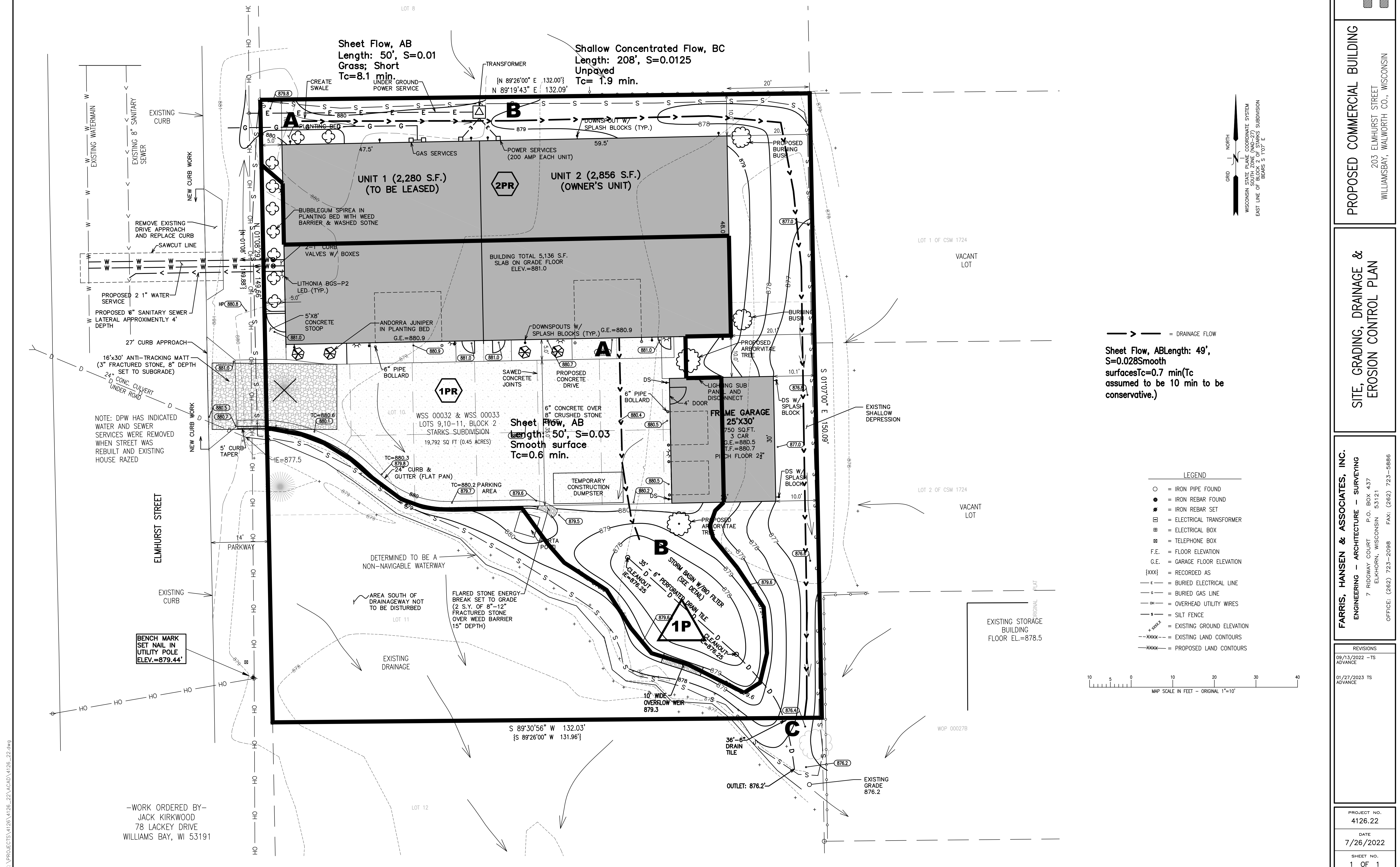
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
09/13/2022 – TS ADVANCE
01/27/2023 – TS ADVANCE

PROJECT NO. 4126.22
DATE 7/26/2022
SHEET NO. 1 OF 1

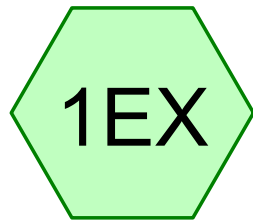
EXHIBIT 4
PROPOSED CONDITIONS DRAINAGE AREA MAP

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

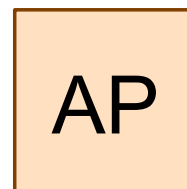
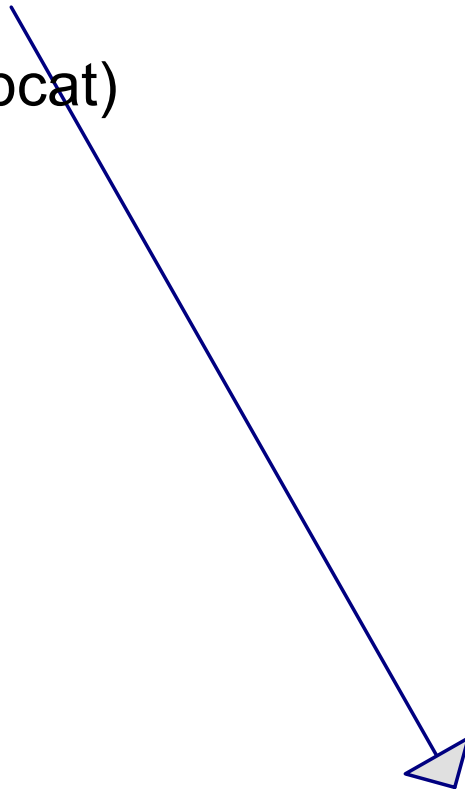


APPENDIX A

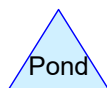
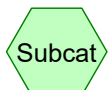
EXISTING 1, 2, 10, AND 100-YEAR HYDROCAD MODEL



(new Subcat)



(SITE DISCHARGE)



Routing Diagram for FHA 4126_22 EX(rev)
Prepared by Farris, Hansen & Associates, Inc, Printed 1/27/2023
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FHA 4126_22 EX(rev)

Prepared by Farris, Hansen & Associates, Inc

Printed 1/27/2023

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.35	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.67	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.77	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	5.92	2

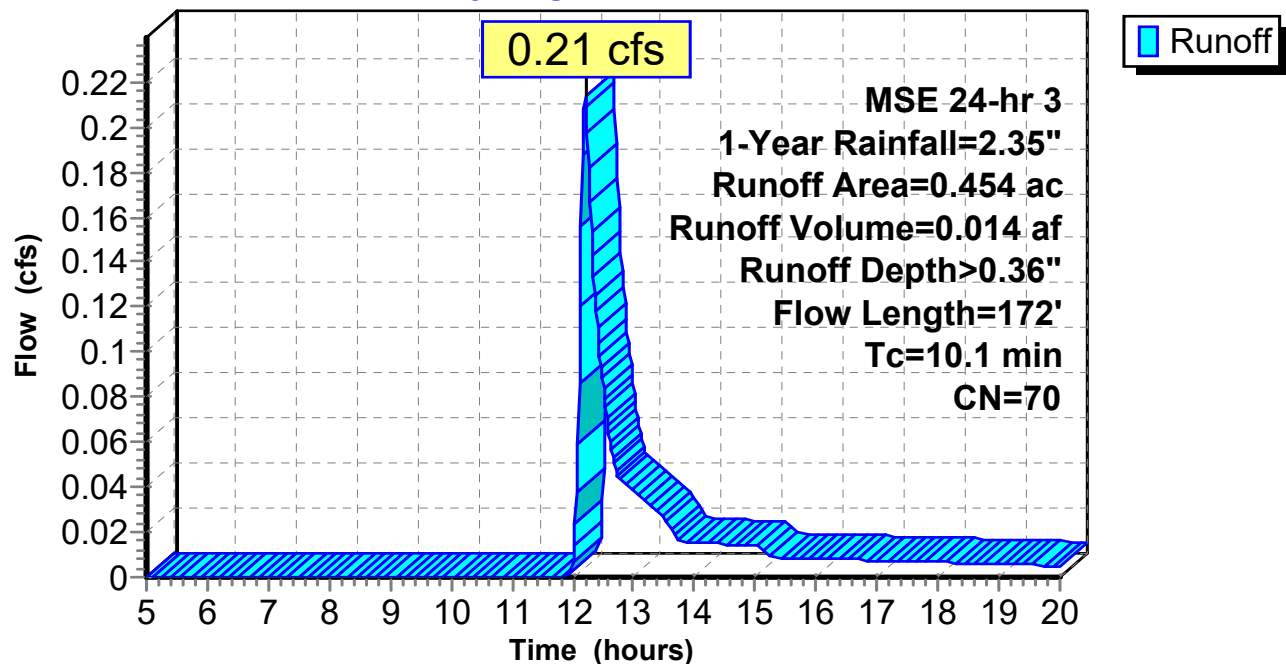
Summary for Subcatchment 1EX: (new Subcat)

Runoff = 0.21 cfs @ 12.20 hrs, Volume= 0.014 af, Depth> 0.36"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 1-Year Rainfall=2.35"

Area (ac)	CN	Description
0.454	70	1/2 acre lots, 25% imp, HSG B
0.340		75.00% Pervious Area
0.114		25.00% Impervious Area

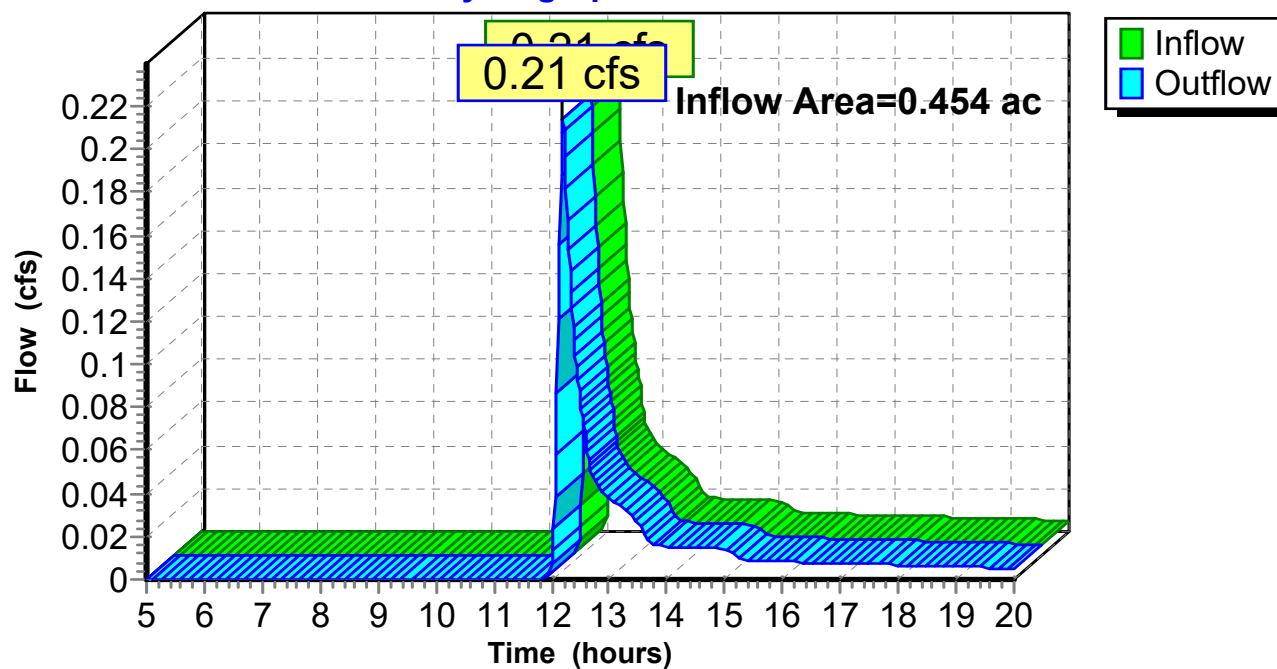
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	90	0.0220	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.67"
0.6	82	0.0240	2.32		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
10.1	172	Total			

Subcatchment 1EX: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

Inflow Area = 0.454 ac, 25.00% Impervious, Inflow Depth > 0.36" for 1-Year event
Inflow = 0.21 cfs @ 12.20 hrs, Volume= 0.014 af
Outflow = 0.21 cfs @ 12.20 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)**Hydrograph**

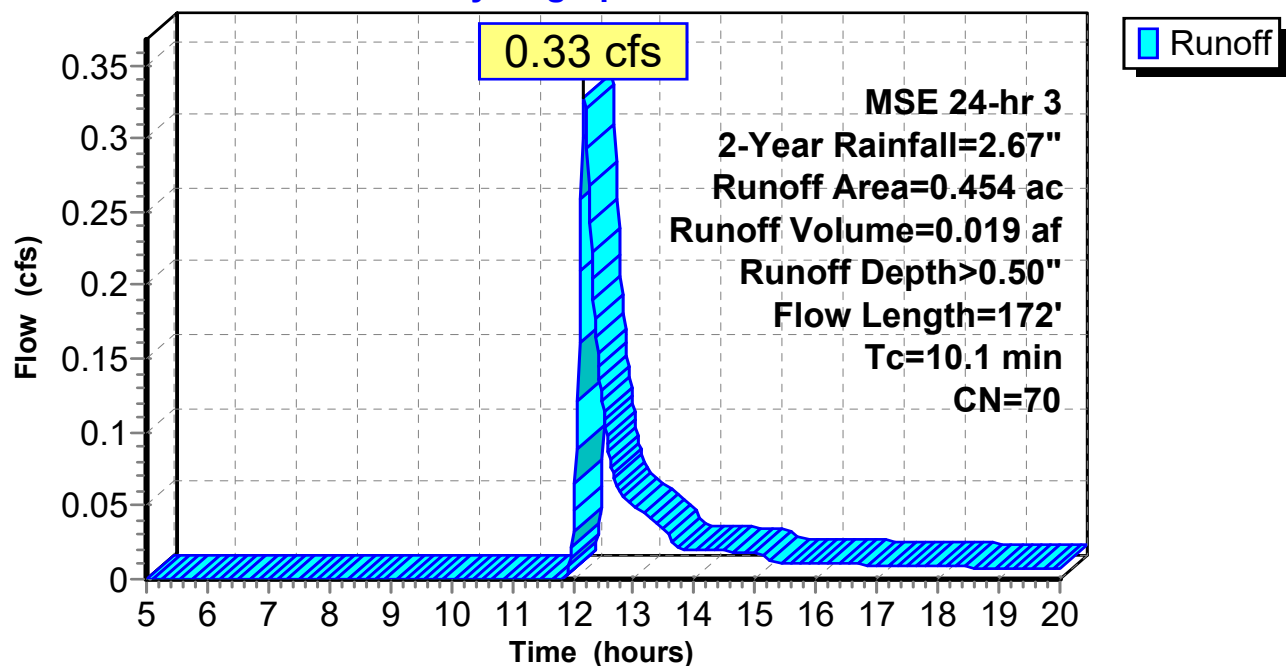
Summary for Subcatchment 1EX: (new Subcat)

Runoff = 0.33 cfs @ 12.19 hrs, Volume= 0.019 af, Depth> 0.50"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 2-Year Rainfall=2.67"

Area (ac)	CN	Description
0.454	70	1/2 acre lots, 25% imp, HSG B
0.340		75.00% Pervious Area
0.114		25.00% Impervious Area

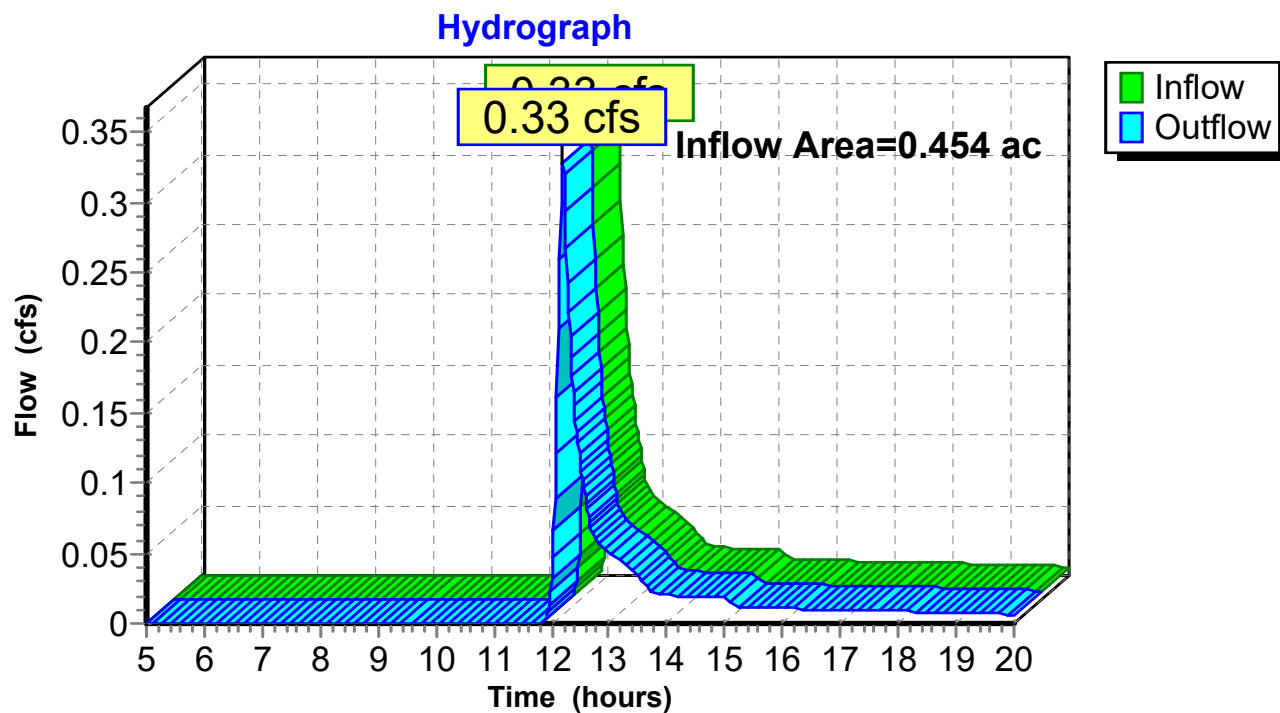
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	90	0.0220	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.67"
0.6	82	0.0240	2.32		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
10.1	172	Total			

Subcatchment 1EX: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

Inflow Area = 0.454 ac, 25.00% Impervious, Inflow Depth > 0.50" for 2-Year event
Inflow = 0.33 cfs @ 12.19 hrs, Volume= 0.019 af
Outflow = 0.33 cfs @ 12.19 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)

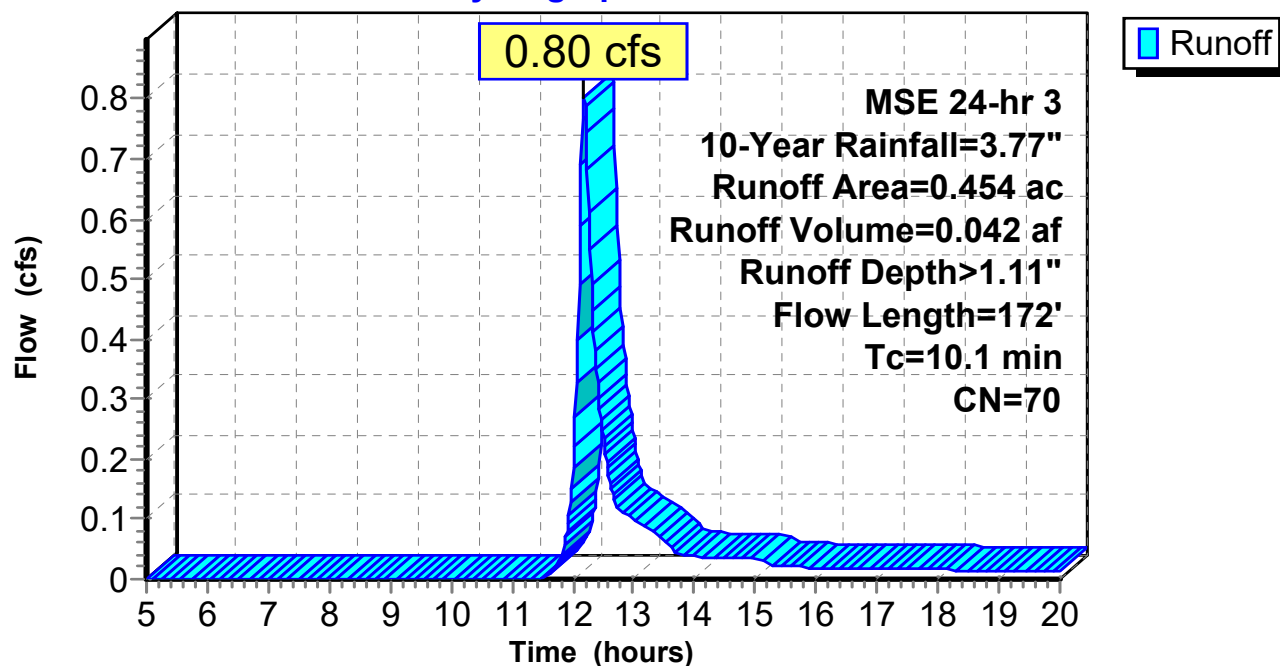
Summary for Subcatchment 1EX: (new Subcat)

Runoff = 0.80 cfs @ 12.19 hrs, Volume= 0.042 af, Depth> 1.11"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 10-Year Rainfall=3.77"

Area (ac)	CN	Description
0.454	70	1/2 acre lots, 25% imp, HSG B
0.340		75.00% Pervious Area
0.114		25.00% Impervious Area

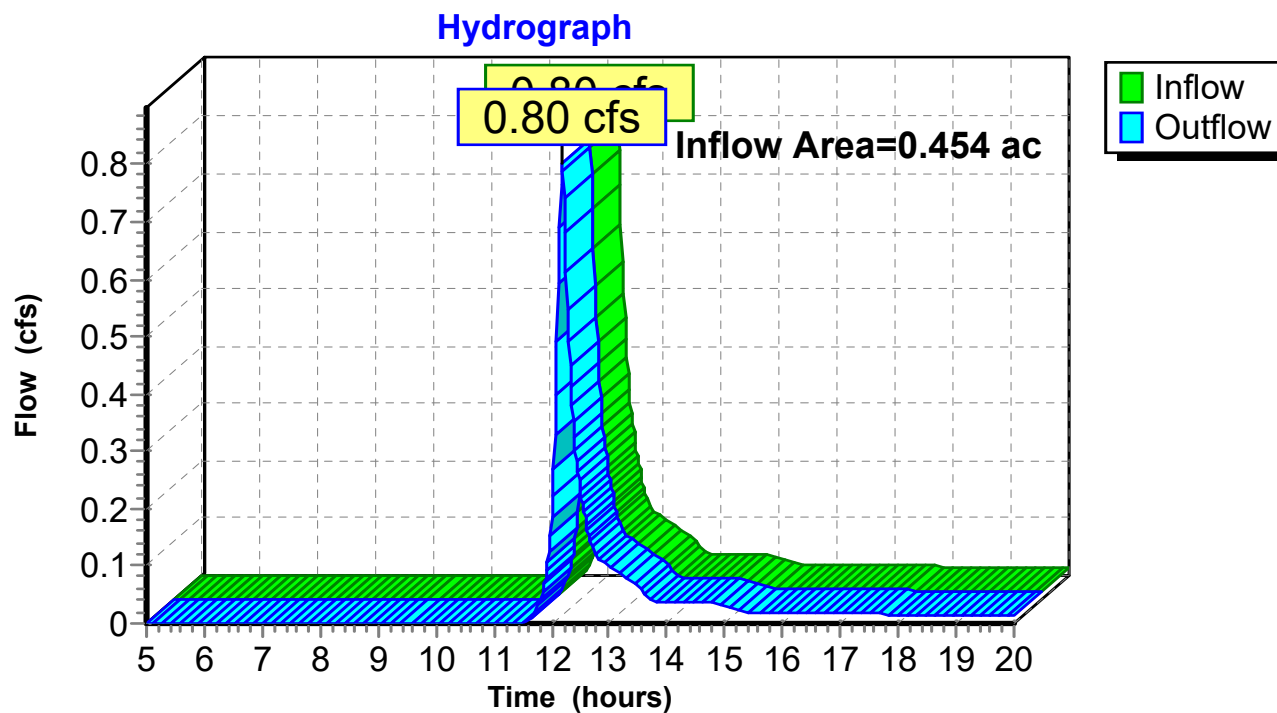
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	90	0.0220	0.16		Sheet Flow , Grass: Short n= 0.150 P2= 2.67"
0.6	82	0.0240	2.32		Shallow Concentrated Flow , Grassed Waterway Kv= 15.0 fps
10.1	172	Total			

Subcatchment 1EX: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

Inflow Area = 0.454 ac, 25.00% Impervious, Inflow Depth > 1.11" for 10-Year event
Inflow = 0.80 cfs @ 12.19 hrs, Volume= 0.042 af
Outflow = 0.80 cfs @ 12.19 hrs, Volume= 0.042 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)

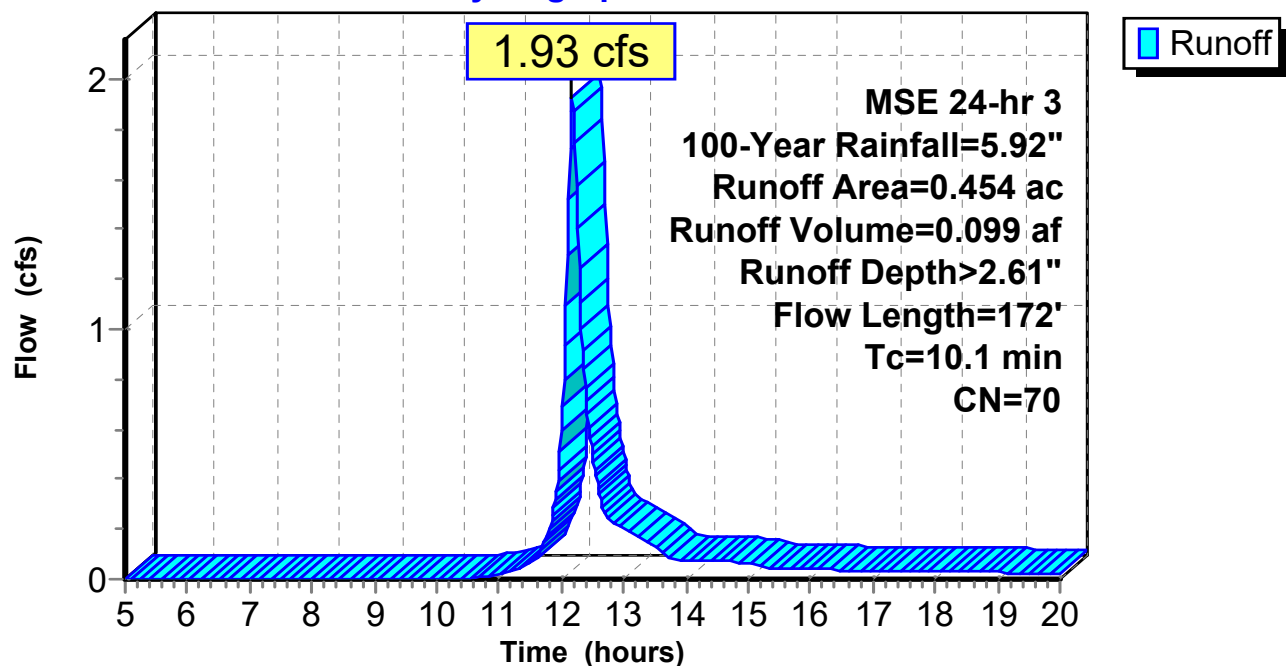
Summary for Subcatchment 1EX: (new Subcat)

Runoff = 1.93 cfs @ 12.18 hrs, Volume= 0.099 af, Depth> 2.61"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 100-Year Rainfall=5.92"

Area (ac)	CN	Description
0.454	70	1/2 acre lots, 25% imp, HSG B
0.340		75.00% Pervious Area
0.114		25.00% Impervious Area

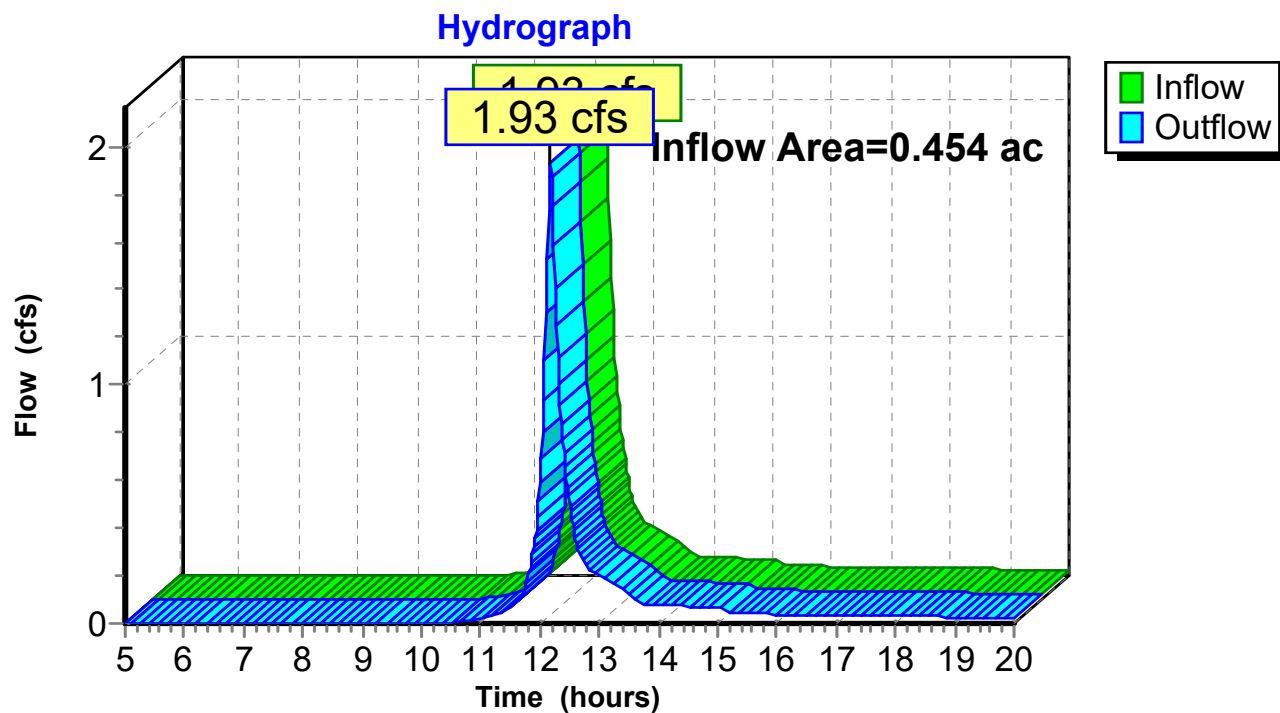
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	90	0.0220	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.67"
0.6	82	0.0240	2.32		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
10.1	172	Total			

Subcatchment 1EX: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

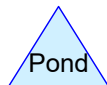
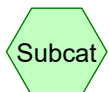
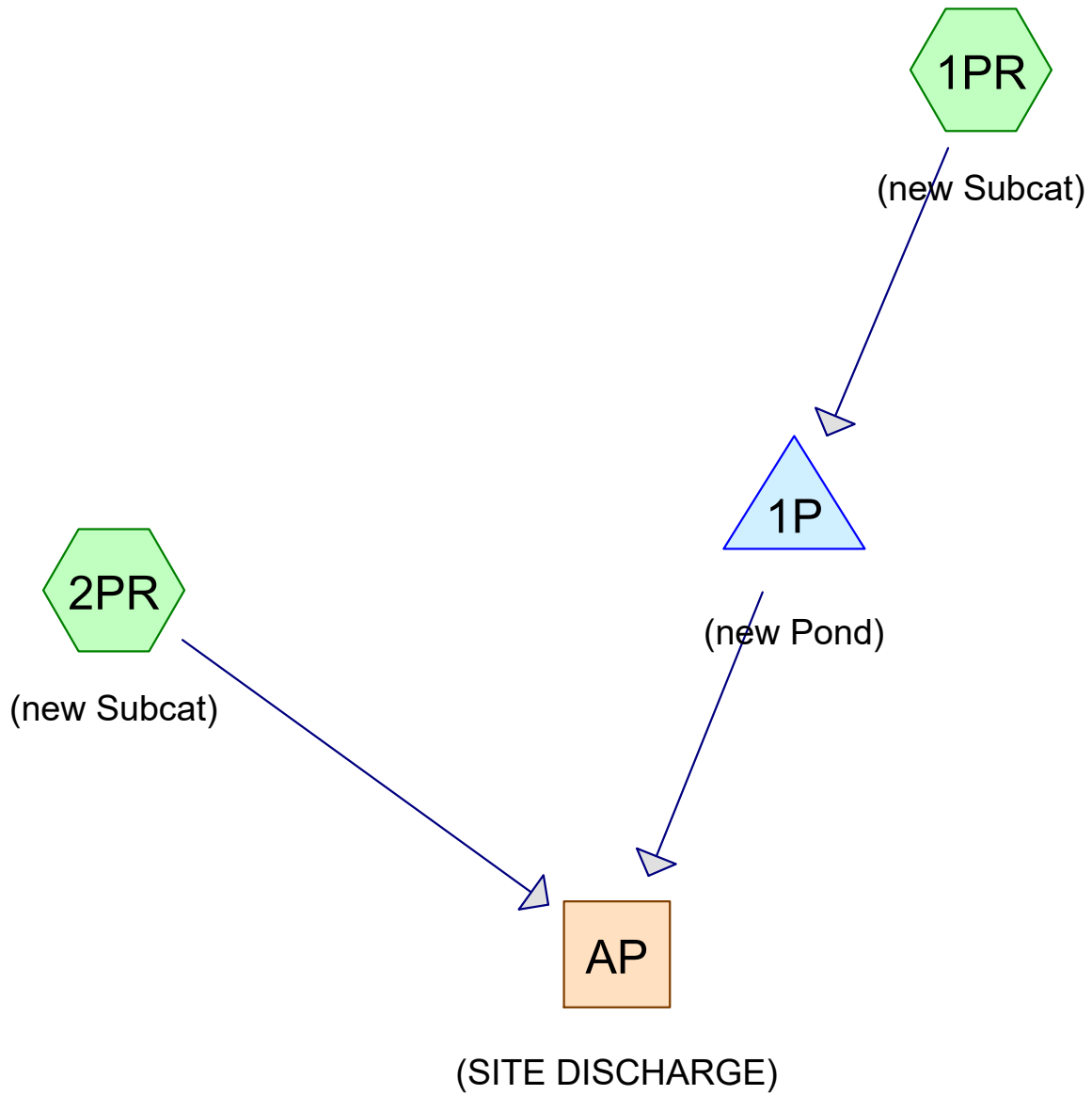
Inflow Area = 0.454 ac, 25.00% Impervious, Inflow Depth > 2.61" for 100-Year event
Inflow = 1.93 cfs @ 12.18 hrs, Volume= 0.099 af
Outflow = 1.93 cfs @ 12.18 hrs, Volume= 0.099 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)

APPENDIX B

PROPOSED 1, 2, 10, AND 100-YEAR HYDROCAD MODEL



Routing Diagram for FHA 4126_22 PR(rev)
Prepared by Farris, Hansen & Associates, Inc, Printed 1/27/2023
HydroCAD® 10.20-2g s/n 05638 © 2022 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.35	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.67	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.77	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	5.92	2

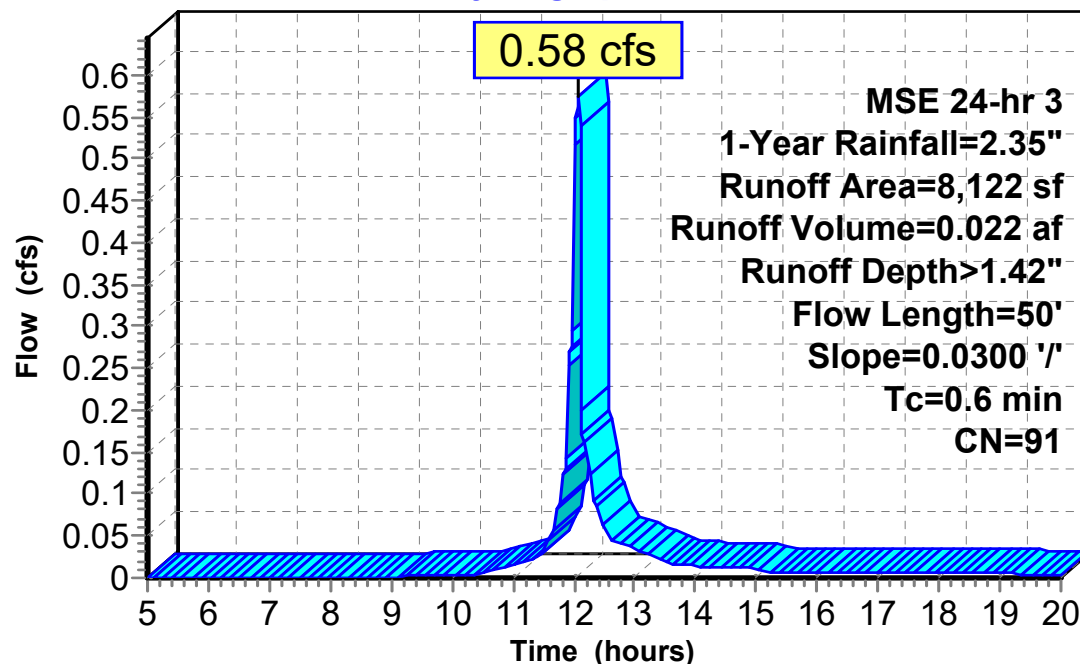
Summary for Subcatchment 1PR: (new Subcat)

Runoff = 0.58 cfs @ 12.08 hrs, Volume= 0.022 af, Depth> 1.42"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 1-Year Rainfall=2.35"

Area (sf)	CN	Description
2,943	98	Roofs, HSG B
3,703	98	Paved parking, HSG B
1,476	61	>75% Grass cover, Good, HSG B
8,122	91	Weighted Average
1,476		18.17% Pervious Area
6,646		81.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	50	0.0300	1.29		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.67"

Subcatchment 1PR: (new Subcat)**Hydrograph**

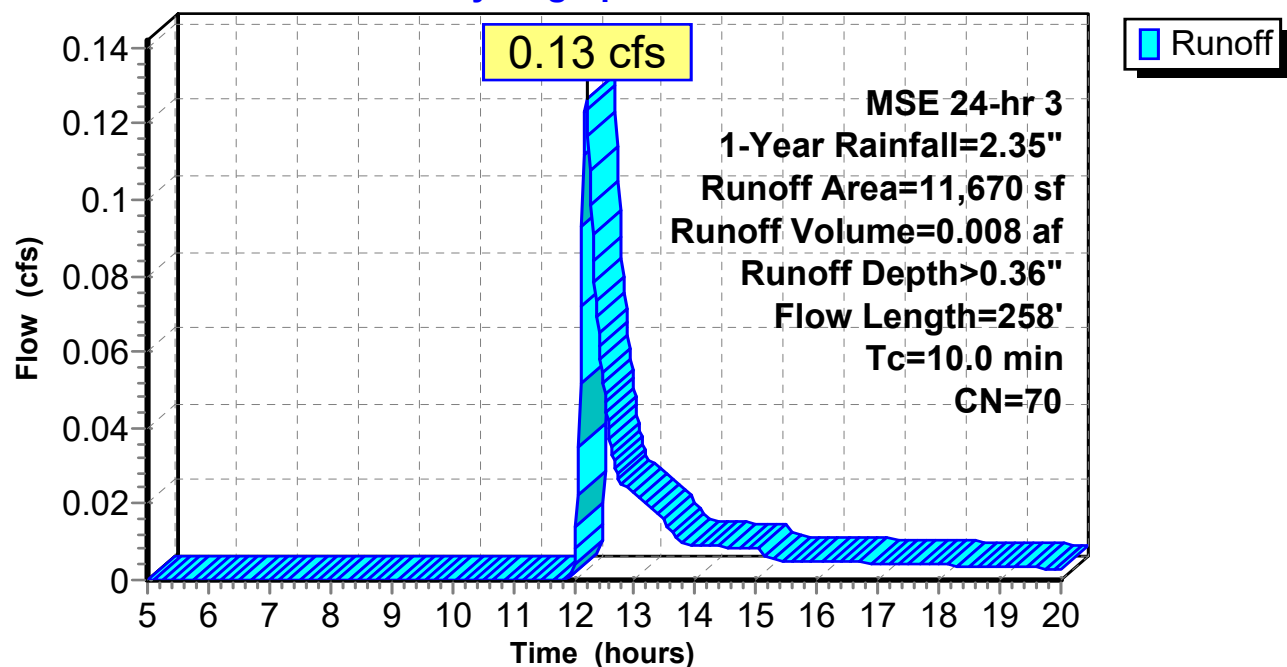
Summary for Subcatchment 2PR: (new Subcat)

Runoff = 0.13 cfs @ 12.20 hrs, Volume= 0.008 af, Depth> 0.36"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 1-Year Rainfall=2.35"

Area (sf)	CN	Description
8,727	61	>75% Grass cover, Good, HSG B
2,943	98	Roofs, HSG B
11,670	70	Weighted Average
8,727		74.78% Pervious Area
2,943		25.22% Impervious Area

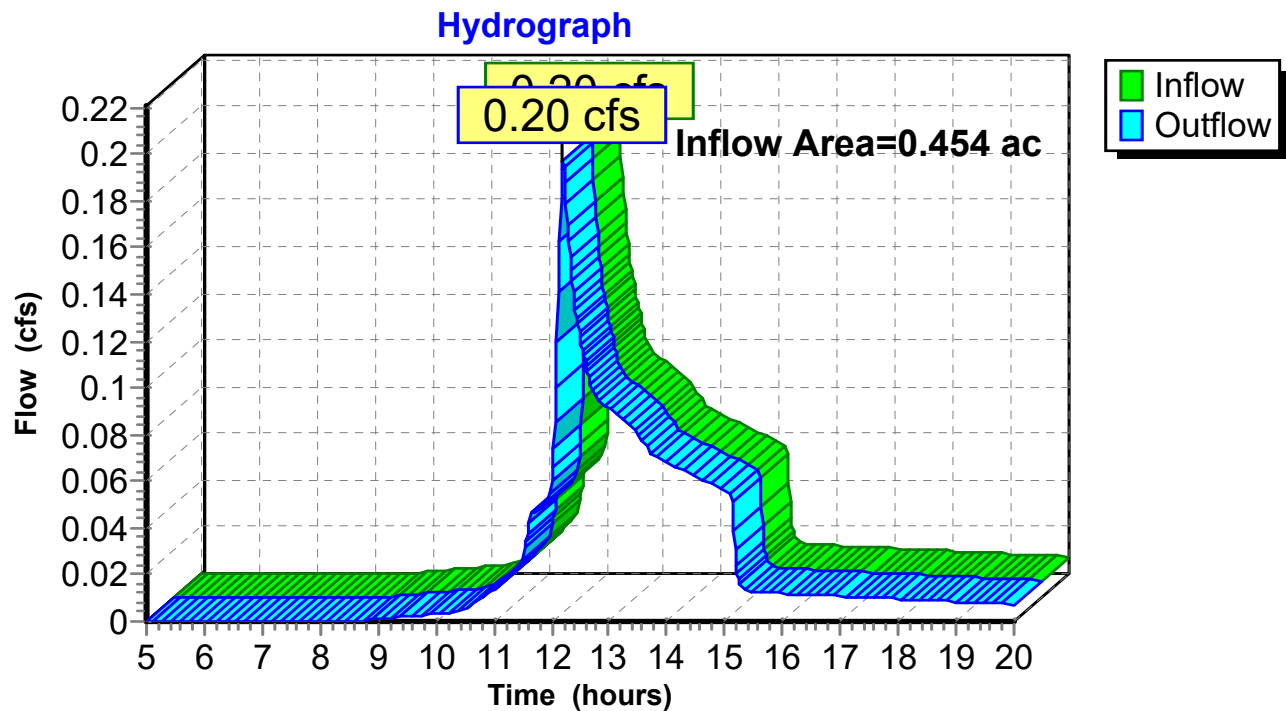
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.1	50	0.0100	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.67"
1.9	208	0.0125	1.80		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	258	Total			

Subcatchment 2PR: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

Inflow Area = 0.454 ac, 48.45% Impervious, Inflow Depth > 0.79" for 1-Year event
Inflow = 0.20 cfs @ 12.20 hrs, Volume= 0.030 af
Outflow = 0.20 cfs @ 12.20 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)

Summary for Pond 1P: (new Pond)

Inflow Area = 0.186 ac, 81.83% Impervious, Inflow Depth > 1.42" for 1-Year event
 Inflow = 0.58 cfs @ 12.08 hrs, Volume= 0.022 af
 Outflow = 0.07 cfs @ 12.42 hrs, Volume= 0.022 af, Atten= 87%, Lag= 20.9 min
 Primary = 0.07 cfs @ 12.42 hrs, Volume= 0.022 af
 Routed to Reach AP : (SITE DISCHARGE)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 Peak Elev= 878.56' @ 12.42 hrs Surf.Area= 805 sf Storage= 377 cf

Plug-Flow detention time= 44.8 min calculated for 0.022 af (100% of inflow)
 Center-of-Mass det. time= 44.4 min (814.2 - 769.8)

Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	1,361 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	548	0	0
879.00	1,009	779	779
879.50	1,320	582	1,361

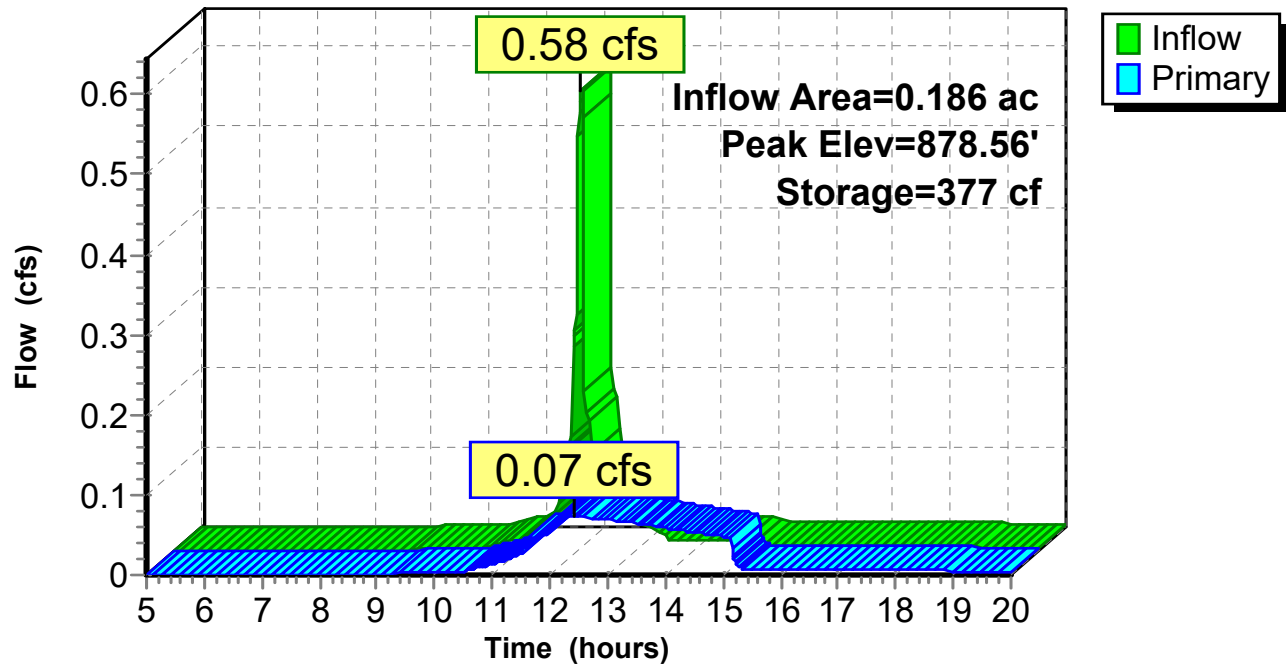
Device	Routing	Invert	Outlet Devices
#1	Primary	877.00'	6.0" Round Culvert L= 75.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 877.00' / 876.20' S= 0.0107 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	878.00'	3.600 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 872.00'
#3	Primary	879.30'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.07 cfs @ 12.42 hrs HW=878.56' (Free Discharge)

1=Culvert (Passes 0.07 cfs of 0.81 cfs potential flow)
 2=Exfiltration (Controls 0.07 cfs)
 3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: (new Pond)

Hydrograph



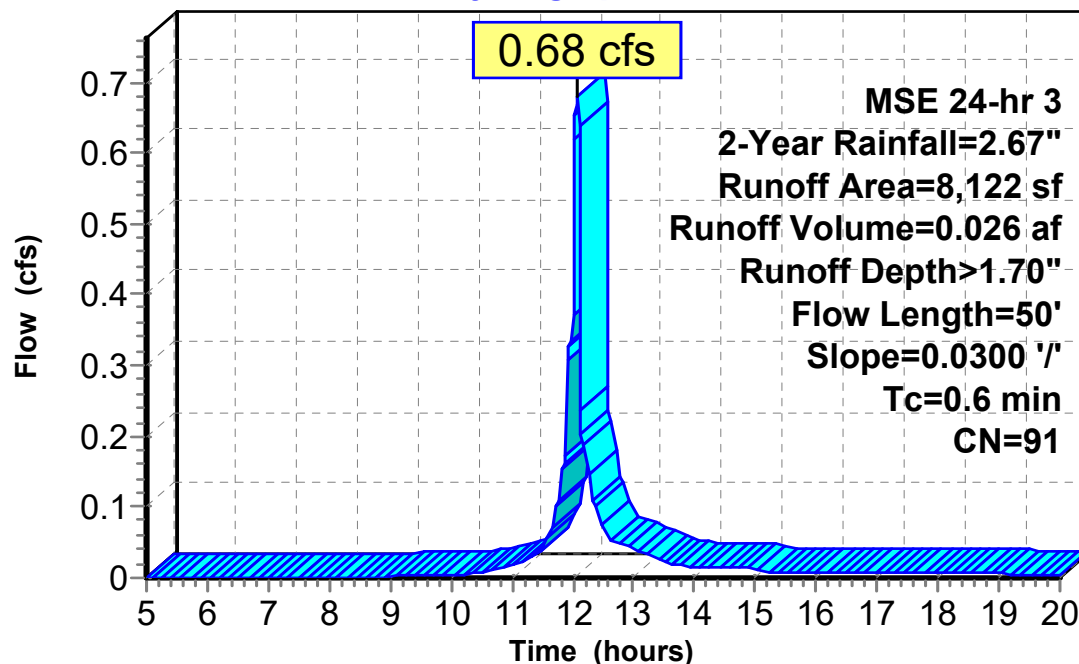
Summary for Subcatchment 1PR: (new Subcat)

Runoff = 0.68 cfs @ 12.07 hrs, Volume= 0.026 af, Depth> 1.70"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 2-Year Rainfall=2.67"

Area (sf)	CN	Description
2,943	98	Roofs, HSG B
3,703	98	Paved parking, HSG B
1,476	61	>75% Grass cover, Good, HSG B
8,122	91	Weighted Average
1,476		18.17% Pervious Area
6,646		81.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	50	0.0300	1.29		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.67"

Subcatchment 1PR: (new Subcat)**Hydrograph**

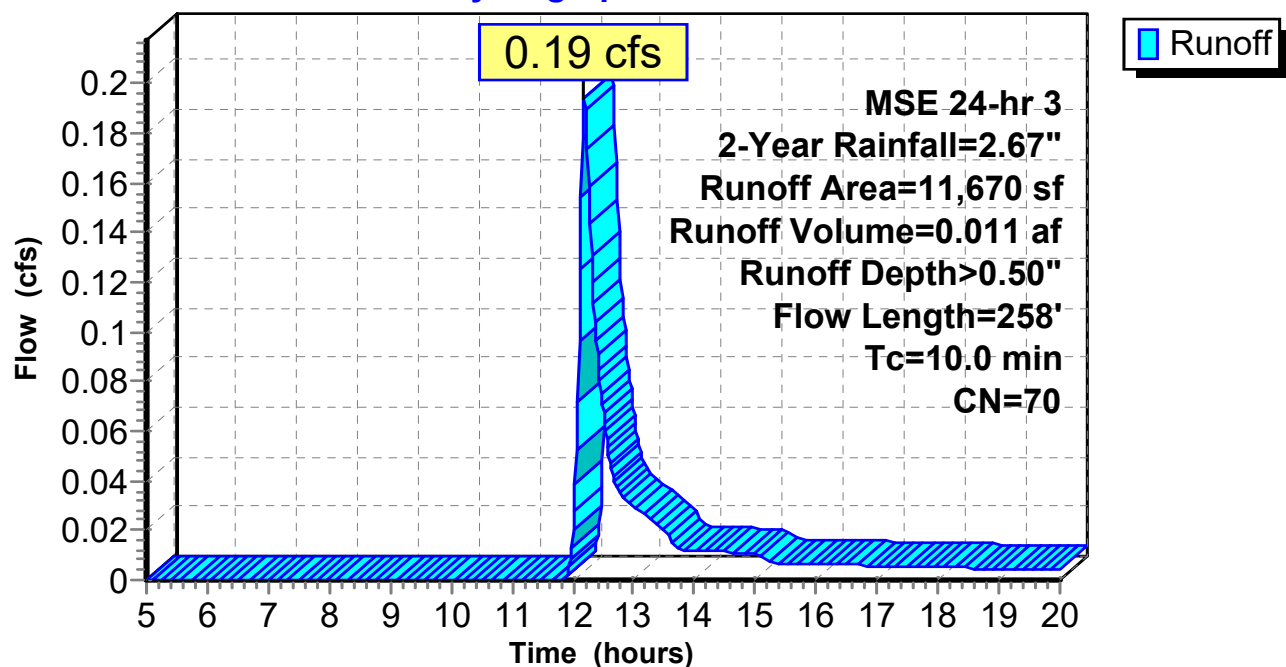
Summary for Subcatchment 2PR: (new Subcat)

Runoff = 0.19 cfs @ 12.19 hrs, Volume= 0.011 af, Depth> 0.50"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 2-Year Rainfall=2.67"

Area (sf)	CN	Description
8,727	61	>75% Grass cover, Good, HSG B
2,943	98	Roofs, HSG B
11,670	70	Weighted Average
8,727		74.78% Pervious Area
2,943		25.22% Impervious Area

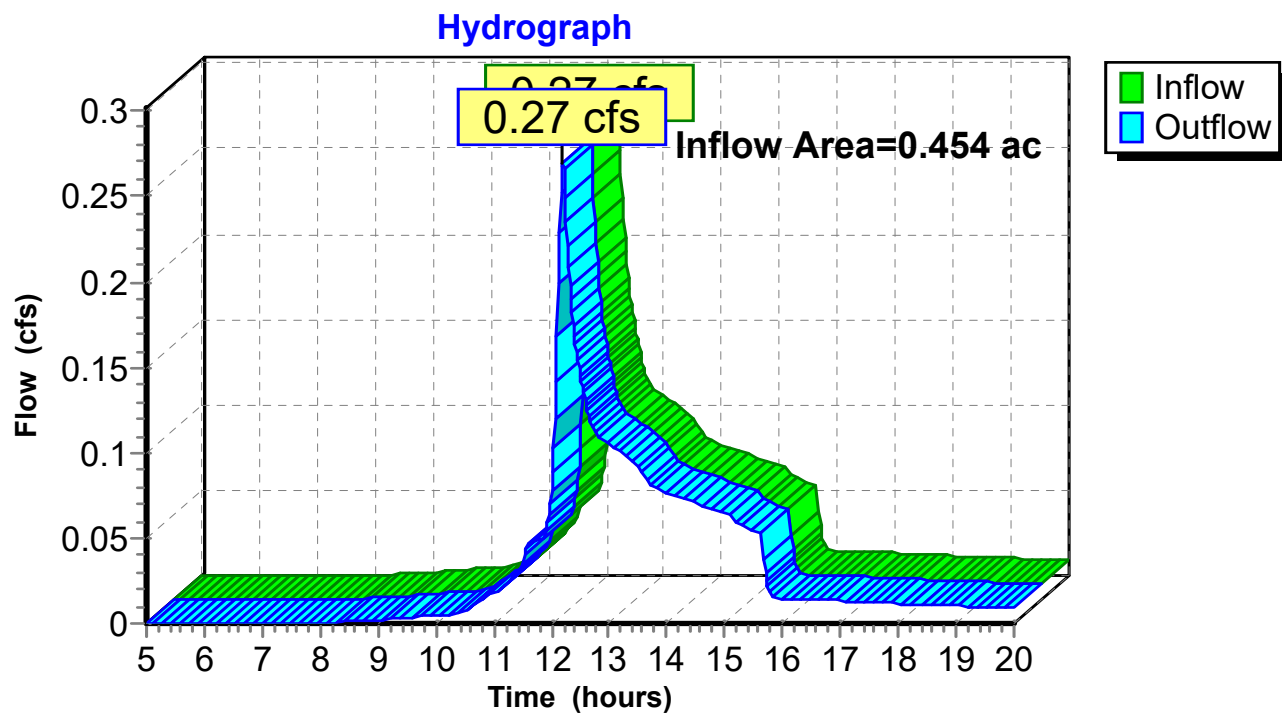
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.1	50	0.0100	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.67"
1.9	208	0.0125	1.80		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	258	Total			

Subcatchment 2PR: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

Inflow Area = 0.454 ac, 48.45% Impervious, Inflow Depth > 0.99" for 2-Year event
Inflow = 0.27 cfs @ 12.19 hrs, Volume= 0.038 af
Outflow = 0.27 cfs @ 12.19 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)

Summary for Pond 1P: (new Pond)

Inflow Area = 0.186 ac, 81.83% Impervious, Inflow Depth > 1.70" for 2-Year event
 Inflow = 0.68 cfs @ 12.07 hrs, Volume= 0.026 af
 Outflow = 0.08 cfs @ 12.49 hrs, Volume= 0.026 af, Atten= 89%, Lag= 25.0 min
 Primary = 0.08 cfs @ 12.49 hrs, Volume= 0.026 af
 Routed to Reach AP : (SITE DISCHARGE)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 Peak Elev= 878.68' @ 12.49 hrs Surf.Area= 859 sf Storage= 475 cf

Plug-Flow detention time= 53.9 min calculated for 0.026 af (100% of inflow)
 Center-of-Mass det. time= 53.5 min (820.2 - 766.7)

Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	1,361 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	548	0	0
879.00	1,009	779	779
879.50	1,320	582	1,361

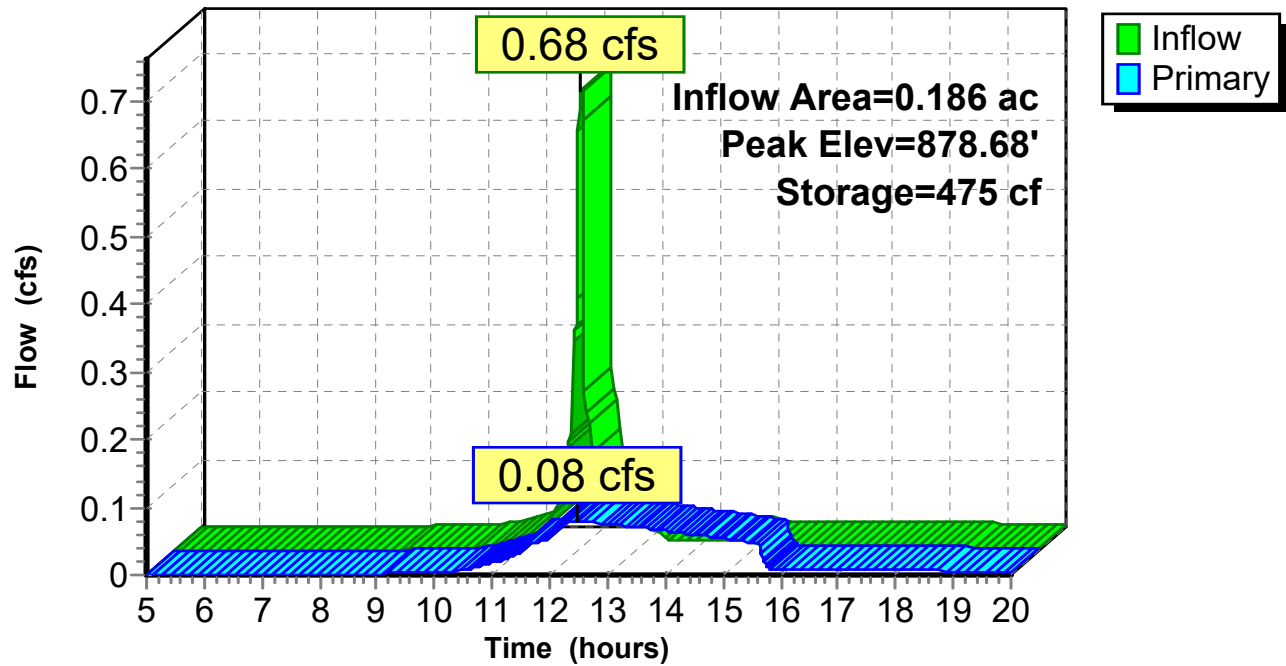
Device	Routing	Invert	Outlet Devices
#1	Primary	877.00'	6.0" Round Culvert L= 75.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 877.00' / 876.20' S= 0.0107 ' S Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	878.00'	3.600 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 872.00'
#3	Primary	879.30'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.08 cfs @ 12.49 hrs HW=878.68' (Free Discharge)

1=Culvert (Passes 0.08 cfs of 0.84 cfs potential flow)
 2=Exfiltration (Controls 0.08 cfs)
 3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: (new Pond)

Hydrograph



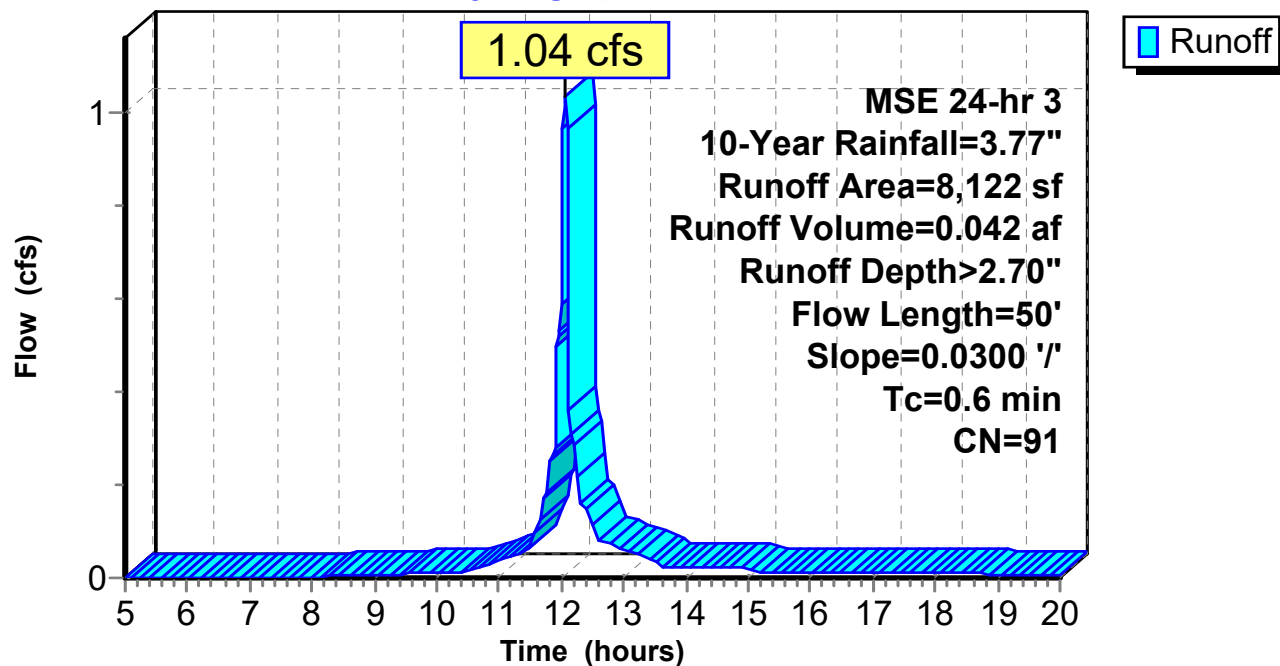
Summary for Subcatchment 1PR: (new Subcat)

Runoff = 1.04 cfs @ 12.08 hrs, Volume= 0.042 af, Depth> 2.70"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 10-Year Rainfall=3.77"

Area (sf)	CN	Description
2,943	98	Roofs, HSG B
3,703	98	Paved parking, HSG B
1,476	61	>75% Grass cover, Good, HSG B
8,122	91	Weighted Average
1,476		18.17% Pervious Area
6,646		81.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	50	0.0300	1.29		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.67"

Subcatchment 1PR: (new Subcat)**Hydrograph**

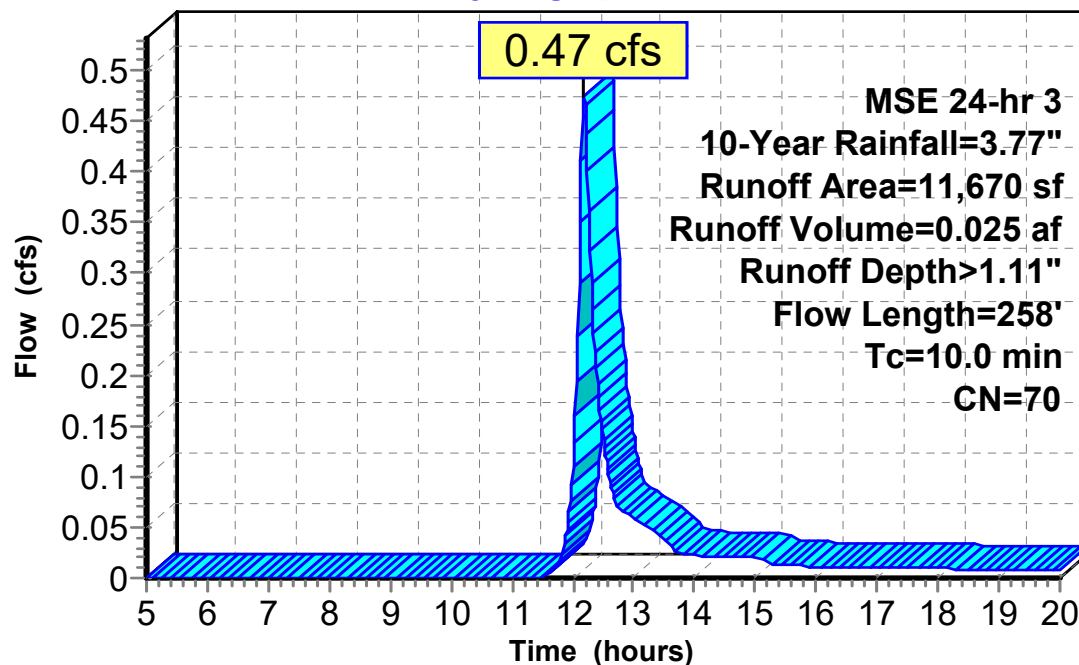
Summary for Subcatchment 2PR: (new Subcat)

Runoff = 0.47 cfs @ 12.18 hrs, Volume= 0.025 af, Depth> 1.11"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 10-Year Rainfall=3.77"

Area (sf)	CN	Description
8,727	61	>75% Grass cover, Good, HSG B
2,943	98	Roofs, HSG B
11,670	70	Weighted Average
8,727		74.78% Pervious Area
2,943		25.22% Impervious Area

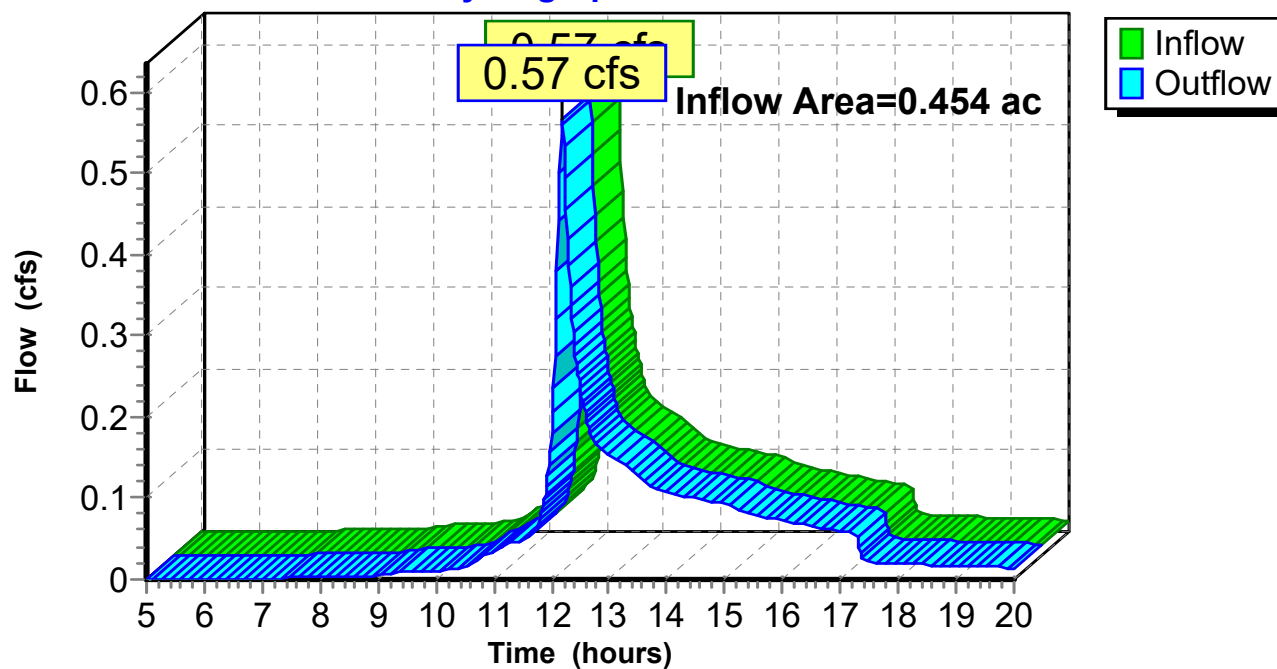
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.1	50	0.0100	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.67"
1.9	208	0.0125	1.80		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	258	Total			

Subcatchment 2PR: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

Inflow Area = 0.454 ac, 48.45% Impervious, Inflow Depth > 1.76" for 10-Year event
Inflow = 0.57 cfs @ 12.18 hrs, Volume= 0.067 af
Outflow = 0.57 cfs @ 12.18 hrs, Volume= 0.067 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)**Hydrograph**

Summary for Pond 1P: (new Pond)

Inflow Area = 0.186 ac, 81.83% Impervious, Inflow Depth > 2.70" for 10-Year event
 Inflow = 1.04 cfs @ 12.08 hrs, Volume= 0.042 af
 Outflow = 0.10 cfs @ 12.51 hrs, Volume= 0.042 af, Atten= 91%, Lag= 26.0 min
 Primary = 0.10 cfs @ 12.51 hrs, Volume= 0.042 af
 Routed to Reach AP : (SITE DISCHARGE)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 Peak Elev= 879.06' @ 12.51 hrs Surf.Area= 1,044 sf Storage= 837 cf

Plug-Flow detention time= 81.1 min calculated for 0.042 af (100% of inflow)
 Center-of-Mass det. time= 80.7 min (839.4 - 758.7)

Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	1,361 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	548	0	0
879.00	1,009	779	779
879.50	1,320	582	1,361

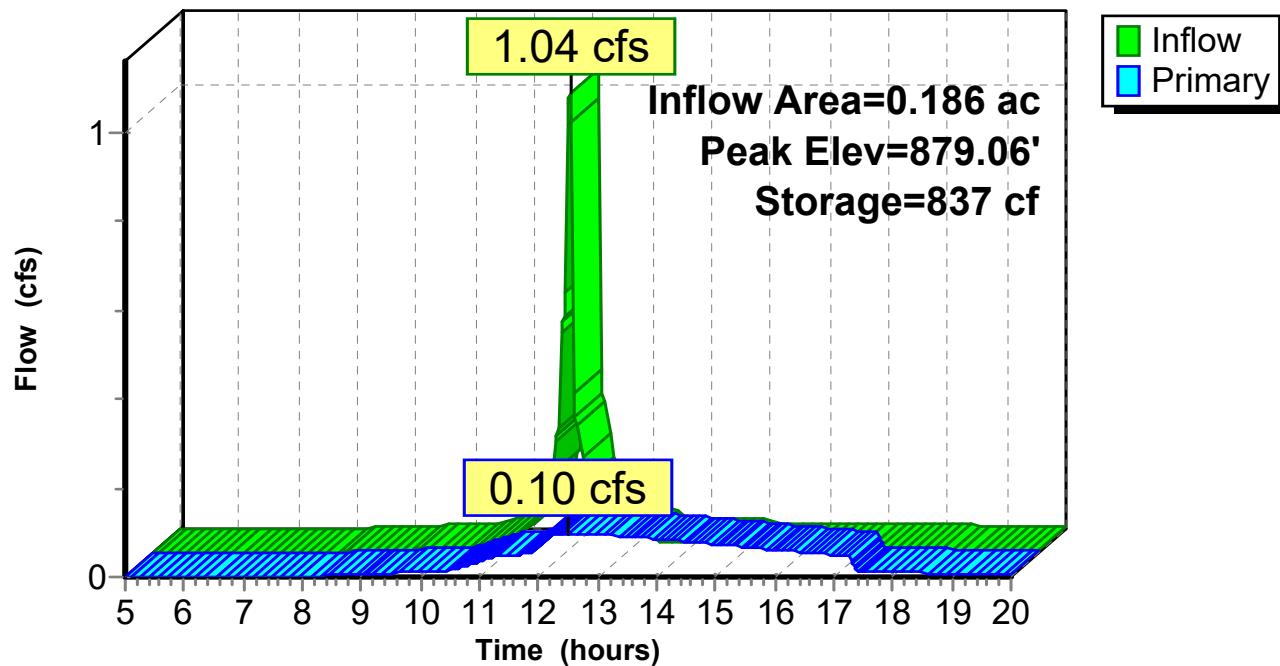
Device	Routing	Invert	Outlet Devices
#1	Primary	877.00'	6.0" Round Culvert L= 75.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 877.00' / 876.20' S= 0.0107 ' S= 0.0107 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	878.00'	3.600 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 872.00'
#3	Primary	879.30'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.10 cfs @ 12.51 hrs HW=879.06' (Free Discharge)

1=Culvert (Passes 0.10 cfs of 0.92 cfs potential flow)
 2=Exfiltration (Controls 0.10 cfs)
 3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: (new Pond)

Hydrograph



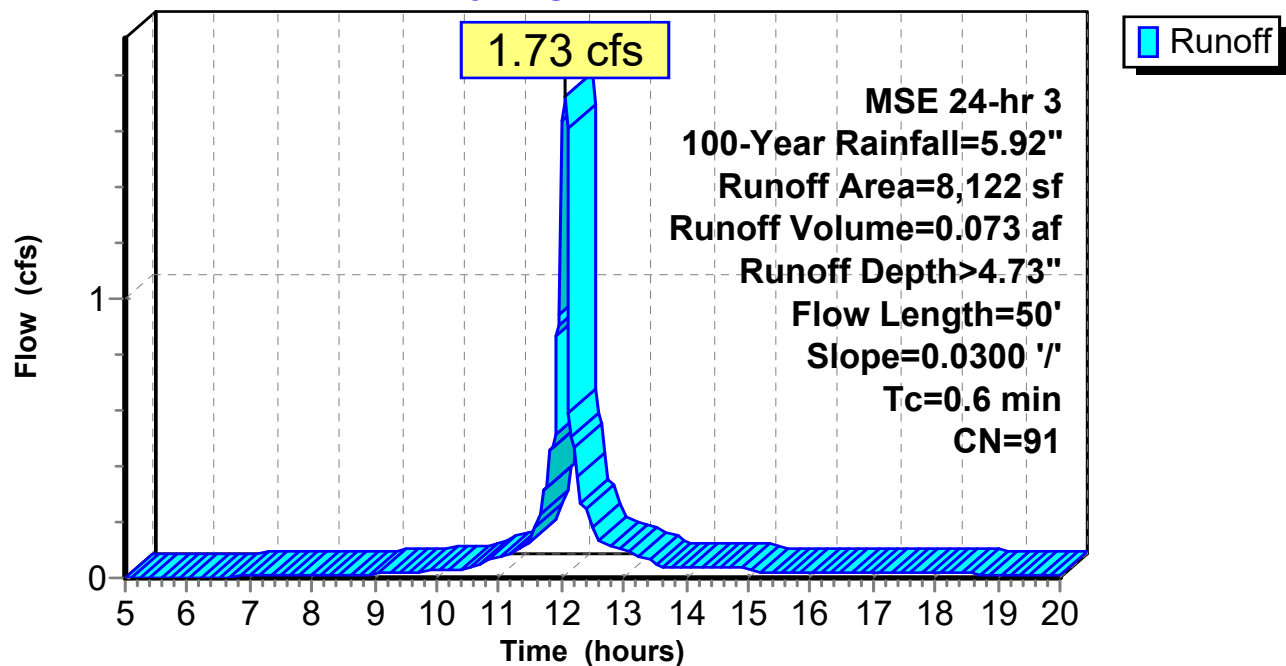
Summary for Subcatchment 1PR: (new Subcat)

Runoff = 1.73 cfs @ 12.08 hrs, Volume= 0.073 af, Depth> 4.73"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 100-Year Rainfall=5.92"

Area (sf)	CN	Description
2,943	98	Roofs, HSG B
3,703	98	Paved parking, HSG B
1,476	61	>75% Grass cover, Good, HSG B
8,122	91	Weighted Average
1,476		18.17% Pervious Area
6,646		81.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	50	0.0300	1.29		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.67"

Subcatchment 1PR: (new Subcat)**Hydrograph**

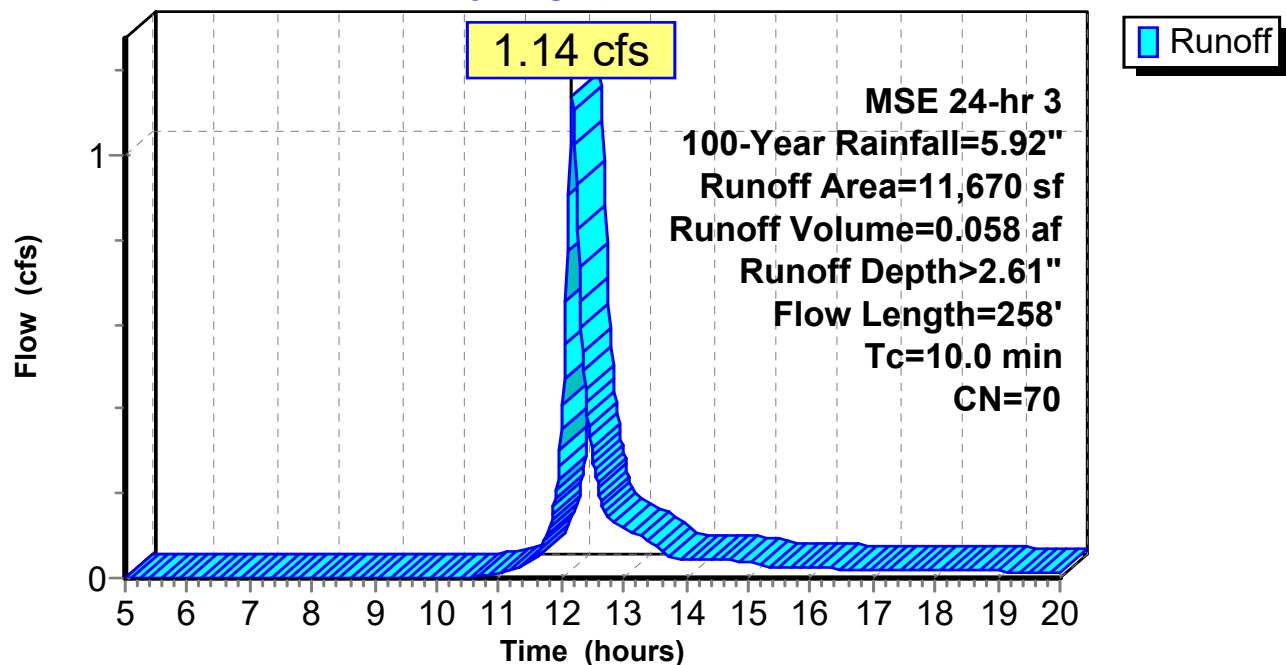
Summary for Subcatchment 2PR: (new Subcat)

Runoff = 1.14 cfs @ 12.18 hrs, Volume= 0.058 af, Depth> 2.61"
 Routed to Reach AP : (SITE DISCHARGE)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 MSE 24-hr 3 100-Year Rainfall=5.92"

Area (sf)	CN	Description
8,727	61	>75% Grass cover, Good, HSG B
2,943	98	Roofs, HSG B
11,670	70	Weighted Average
8,727		74.78% Pervious Area
2,943		25.22% Impervious Area

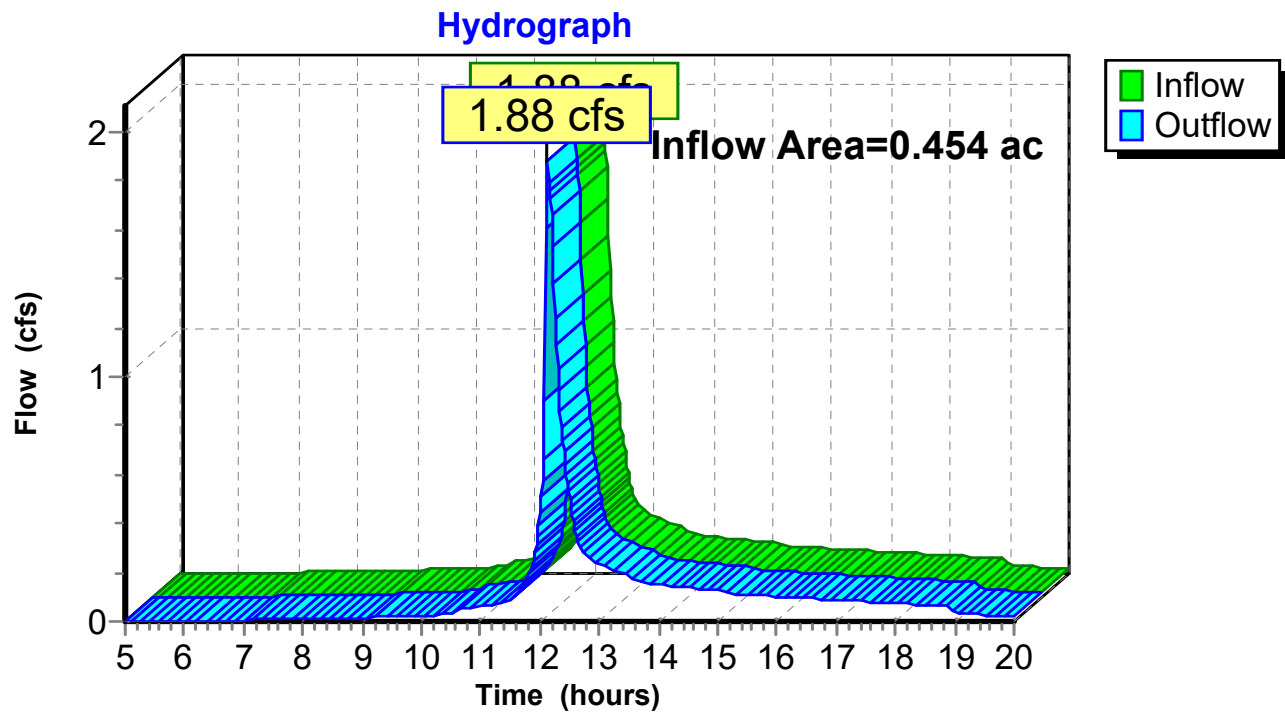
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.1	50	0.0100	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.67"
1.9	208	0.0125	1.80		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	258	Total			

Subcatchment 2PR: (new Subcat)**Hydrograph**

Summary for Reach AP: (SITE DISCHARGE)

Inflow Area = 0.454 ac, 48.45% Impervious, Inflow Depth > 3.48" for 100-Year event
Inflow = 1.88 cfs @ 12.13 hrs, Volume= 0.132 af
Outflow = 1.88 cfs @ 12.13 hrs, Volume= 0.132 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs

Reach AP: (SITE DISCHARGE)

Summary for Pond 1P: (new Pond)

Inflow Area = 0.186 ac, 81.83% Impervious, Inflow Depth > 4.73" for 100-Year event
 Inflow = 1.73 cfs @ 12.08 hrs, Volume= 0.073 af
 Outflow = 0.97 cfs @ 12.12 hrs, Volume= 0.073 af, Atten= 44%, Lag= 2.3 min
 Primary = 0.97 cfs @ 12.12 hrs, Volume= 0.073 af
 Routed to Reach AP : (SITE DISCHARGE)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.02 hrs
 Peak Elev= 879.41' @ 12.12 hrs Surf.Area= 1,263 sf Storage= 1,243 cf

Plug-Flow detention time= 82.9 min calculated for 0.073 af (100% of inflow)
 Center-of-Mass det. time= 82.7 min (831.6 - 748.9)

Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	1,361 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	548	0	0
879.00	1,009	779	779
879.50	1,320	582	1,361

Device	Routing	Invert	Outlet Devices
#1	Primary	877.00'	6.0" Round Culvert L= 75.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 877.00' / 876.20' S= 0.0107 ' S= 0.0107 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	878.00'	3.600 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 872.00'
#3	Primary	879.30'	10.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.95 cfs @ 12.12 hrs HW=879.41' (Free Discharge)

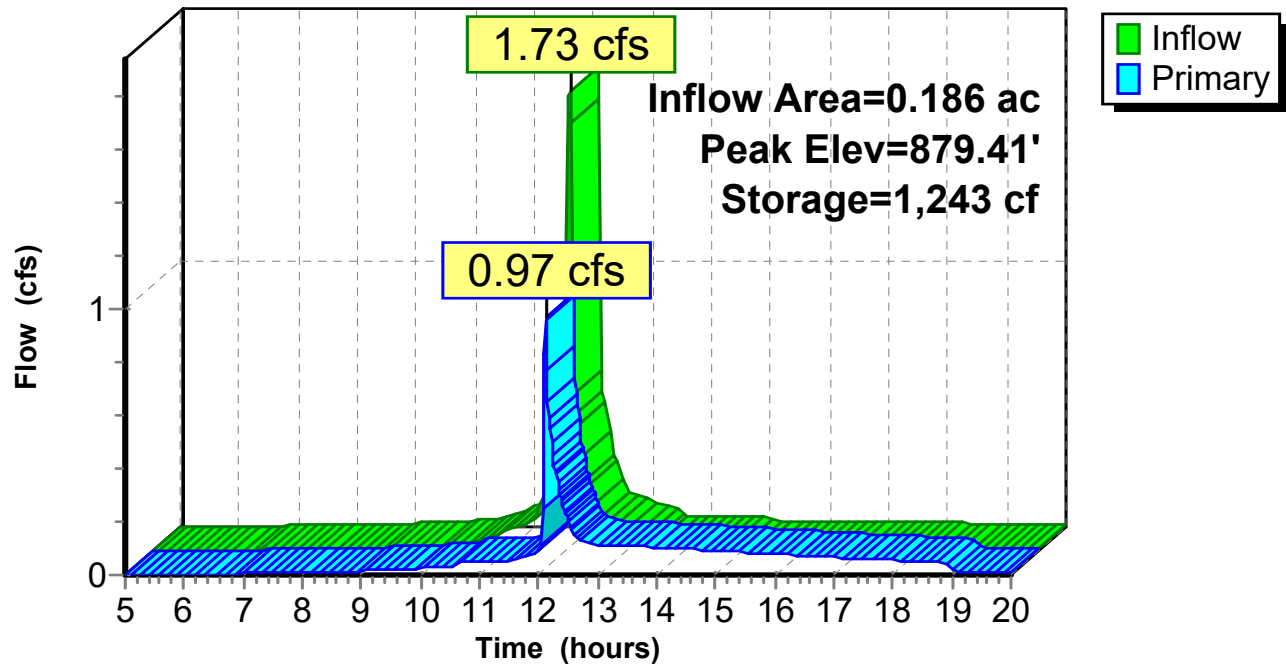
1=Culvert (Passes 0.12 cfs of 0.98 cfs potential flow)

2=Exfiltration (Controls 0.12 cfs)

3=Broad-Crested Rectangular Weir (Weir Controls 0.83 cfs @ 0.77 fps)

Pond 1P: (new Pond)

Hydrograph



APPENDIX C

OPERATION AND MAINTENANCE PLAN

OPERATION & MAINTENANCE PLAN SEPTEMBER 2022

Proposed Commercial Building
Site Development
203 Elmhurst Street
Williamsbay, WI

It is anticipated that the owner will become responsible for the operation and maintenance of the stormwater system upon completion of construction. Until such time, the contractor will be responsible for operation and maintenance.

The contractor selected to complete the site work construction will be responsible for the operation and maintenance of the temporary erosion control measures during construction and the stormwater management system during the construction phase of the project. Erosion control measures shall be installed and maintained as shown on site plans for the project in accordance with details shown on the plan. Erosion control shall be maintained as detailed on the site plan.

The following maintenance and inspection recommendations are taken from WDNR's Technical Standards and shall become part of the operation and maintenance plan for the stormwater management system located on the site:

BIOFILTRATION BASIN

LONG TERM MAINTENANCE

ROUTINE

1. Mowing

- A. Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf fescue grasses should be high mowed at least twice a year to prevent woody growth and control noxious weeds (if required).
- B. Native fescue grasses should be mowed to a height of 6" during the first year to establish density. After they are densely grown in, no further mowing in subsequent growing seasons will be required.

2. Inspections

- A. Inspections of the basin shall be completed on an annual basis or after significant rainfall events.
- B. The inspections should be completed during wet weather conditions to determine if the basin is functioning properly.
- C. Inspection priorities shall be as follows:
 - 1. Inspect the embankments for subsidence, erosion, cracking and tree growth.
 - 2. Inspect the condition of the emergency spillway and overland flow path.
 - 3. Inspect the basin for accumulation of sediment.

4. Inspect the outlet control structure for clogs, debris and material failures.
 5. Inspect upstream and downstream channels from an erosion perspective.
 6. Inspect any modifications that may have been done to the basin following their initial construction.
 7. Inspect the side slopes of the basin for erosion, slumping, cracking or woody plant materials.
- D. As-built plans shall accompany the person responsible for the basin inspections.
- E. Documentation of the inspections should be completed and filed.
Documentation should include as a minimum:
1. Inspectors name, affiliation and professional credentials if applicable.
 2. Date, time and weather conditions.
 3. Approximate rainfall total over a 24 hour period if applicable.
 4. Existing embankment, outlet and inlet conveyance systems and vegetation condition.
 5. Sediment depth at the outlet control structure and at a minimum one other location.
 6. Identification of potential structural failures and repair needs.
 7. Other basin conditions such as vegetation growth, algae growth and emergency spillway conditions.
 8. Repair recommendations.
3. Debris and Litter Removal
- A. Debris and litter removal from the basin surface shall be completed at least once every three months.
 - B. Particular attention should be paid to debris accumulating around the outlet structure to prevent potential clogging.
4. Erosion Control
- A. The basin side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion.
 - B. Corrective measures shall include regrading, filling and revegetation of the eroded or slumping areas.
 - C. Rip rap at the basin outlet and emergency spillways should be inspected for displacement or undermining. Repairs shall be made upon discovery.
5. Nuisance Control

- A. Biological control of algae and mosquitoes is preferred over chemical control. Consultations with WDNR officials is recommended prior to the introduction of any biological control.
- B. Mechanical controls should be used when feasible.

NON-ROUTING MAINTENANCE

1. Structural Repairs and Replacement

- A. The outlet of the basin has been constructed utilizing concrete pipe. The estimate life of these structures is over 50 years. Annual inspection of the structures will disclose any potential structural problems. If structural problems appear, repair or replace the outlet.

2. Sediment Removal

- A. A sediment clean out cycle of 10 to 15 years is recommended. Sediment removal may be necessary prior to 10 years if there is a substantial amount of land disturbance occurring within the contributory watershed. Annual inspections shall be made to insure that the intended design draw-down times are maintained.
- B. Sediment removed from the basin shall be hauled to an upland area, spread and stabilized with vegetative material.
- C. It is recommended that the sediment be tested to determine if land filling is necessary. Contact the local DNR prior to sediment sampling and testing to insure compliance with State standards and regulations.
- C. Surveyed depths of the basin shall be made immediately following the construction of the basin and recorded on the as-built plans. Annual inspections shall include measure downs to determine sediment elevations in relation to the as-built elevations.

RESPONSIBLE PARTY & FINANCIAL FUNDING

- 1. The responsible party for the operation, inspection and maintenance of the biofiltration basins shall be the Owner.
- 2. It is recommended that the Owner establish a perpetual maintenance fund to insure that the basins are properly inspected, maintained and repaired.

ADDITIONAL CONSIDERATIONS TO IMPROVE BASIN WATER QUALITY AND REDUCE MAINTENANCE COSTS

1. General

- A. Improper disposal of yard wastes will affect the water quality of the biofiltration basin and may cause clogging of the outlet structure.

- B. Improper fertilizer and pesticide application will affect the water quality of the biofiltration basin and add to algae growth.
- C. Excess lawn watering will affect the water quality of the basin due to increased water runoff that may contain fertilizers and pesticides.

2. Yard Care

- A. It is recommended to consider routine yard care maintenance that is practical and environmentally sound.
- B. It is recommended that leaves and yard trimmings be properly disposed of.
- C. It is recommended to control fertilizer applications on lawn and gardens so as not to be detrimental to the water quality of the basin.
- D. Lawn and garden pesticides may pollute surface and ground water.
- D. Excess lawn watering will wash pollutants into the biofiltration basin.
- F. Proper turf management will lower the amount of the chemicals that may runoff into the biofiltration basin during rain events.



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL MINUTES PLAN COMMISSION 11/15/22 MEETING TUESDAY, NOVEMBER 15, 2022 AT 6:30 PM

I. Call to Order

President Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: Bill Duncan, Matt Robbins, Maggie Gage, Jess Haak, Lowell Wright, Pat Watts, Marianne Klemke

Also Present: James Killian, Administrator Tobin, Treasurer Peternell, Clerk Kolls, Zoning Administrator Schaeffer, Village Engineer Doug Snyder, Cyndie Devries; 397 W. Geneva, Jack Kirkwood; 203 Elmhurst, Architect Warren Hansen; Farris, Hansen & Associates, Inc., Chris Kirby; 48 Olive

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of October 11, 2022

The motion to Approve the Plan Commission Meeting Minutes of October 11, 2022 was initiated by Marianne Klemke and seconded by Maggie Gage. Jess Haak abstained. Unanimously carried.

V. Recommendation and Possible Action for a Certified Survey Map

A. APPLICANTS Neal and Cyndie Devries (Owners)

TAX KEY WA503600001

STREET ADDRESS 397 W. Geneva St, Williams Bay, WI 53191

The applicant is requesting approval of a certified survey map to divide the existing 38,000 square feet parcel into two lots each being approximately 19,000 square feet in area and 127 feet in width.

The motion to Approve was initiated by Jess Haak and seconded by Matt Robbins. Unanimously carried.

VI. Recommendation for Possible Action for a Site Plan

A. APPLICANTS Jack Kirkwood, 203 Elmhurst Williams Bay, LLC (Owner)

TAX KEY WSS 00032 and WSS 00033

STREET ADDRESS 203 Elmhurst Ct, Williams Bay, WI. 53191

The applicant is requesting approval of a site plan for commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District*.

The motion to Recommend Village Board Approval was initiated by Maggie Gage and seconded by Lowell Wright.

With the conditions of Engineer Snyder's approval of the stormwater plan, as well as it must be built per specifications submitted by applicant. Jess Haak - Nay, Motion carried.

VII. Comprehensive Plan Draft #2

A. Review and Possible Recommendation on Comprehensive Plan Draft #2

Discussion on draft #2 of the Comprehensive Plan and future land use plan. The commission would like to schedule a

Comprehensive Plan work session for after the Thanksgiving Holiday.

VIII. Adjournment

The motion to adjourn was initiated by Lowell Wright and seconded by Maggie Gage at 08:13pm. Unanimously carried.
/s/ Tina Kolls, Village Clerk

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



MEMORANDUM

DATE: FEBRUARY 6, 2023
TO: VILLAGE TRUSTEES
FROM: TINA KOLLS, VILLAGE CLERK
RE: OPERATOR LICENSE APPLICATIONS

The following License applications have been filed with the Village Clerk.

All applications have completed a records check, and PASS/FAIL suggestions have been made by the Williams Bay Police Department based on their findings.

Original/ Renewal	Name	Address	Establishment	Record Check
R	Tasha Leigh Hall	293 Frost Drive Williams Bay, WI 53191	Harpoon Willies	PASS