



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING

TUESDAY, OCTOBER 10, 2023 AT 6:30 PM

**Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191**

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Minutes
 - A. Plan Commission Meeting Minutes of September 12, 2023
- V. Recommendation for Conditional Use Permit
 - A. Open Public Hearing
 - B. APPLICANT: Constance Woods, LLC (Owner)
TAX KEY: WA499800001
STREET ADDRESS: 327 W. Constance Blvd, Village of Williams Bay
Applicant requests a conditional use permit per zoning code section 390-0223.C (5) *P & I Public and Institutional District – Indoor Institutional – Intensive* and Section 390-0821 *Group Development and Large Development Standards* to construct a Women’s Leadership Center consisting of three structures with a total combined conditioned space of 24,894 square feet and a small storage accessory structure.
 - C. Close Public Hearing
- VI. Recommendation and Possible Action for a Site Plan
 - A. APPLICANT: Constance Woods, LLC (Owner)
TAX KEY: WA499800001
STREET ADDRESS: 327 W. Constance Blvd, Village of Williams Bay
The applicant is requesting approval of a site plan for development in the P & I Public and Institutional District per Section 390-1206 Site Plan.
- VII. Adjournment

Bill Duncan
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk’s office in advance so the appropriate accommodations can be made.

Posted: 10/03/2023 5:00 PM



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UNOFFICIAL MINUTES PLAN COMMISSION MEETING 9/12/2023 MEETING TUESDAY, SEPTEMBER 12, 2023 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

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

Also Present: Village Engineer Doug Snyder, Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of August 8, 2023

The motion to approve the Plan Commission Meeting Minutes of August 8, 2023 was initiated by Commissioner Robbins and seconded by Commissioner Gage. Unanimously carried.

V. Recommendation and Possible Action for Site Plan and Architectural Design Review

A. APPLICANT: Dancing Dudes, LLC (Owner)

TAX KEY: WOP 00088

STREET ADDRESS: 1 E. Geneva St, Village of Williams Bay

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*.

Randy Mueller (Michels Construction) explained that the easement agreement had been approved and recorded and was turned in to Bonnie Schaeffer. Mueller explained that Zoning Administrator Schaeffer had requested some other items such as hours of operation, number of employees, and any operations that may generate noise and those had been addressed and turned in.

Zoning Administrator Schaeffer explained that those items were included in the agenda packet for this meeting.

Mueller explained that the conditional approval of the site plan by Village Engineer Snyder had been completed and he had five or six items that they were aware that needed to be addressed going forward in order to receive a conditional approval.

Mueller explained that they updated the elevation slightly. Mueller explained that the colors on the top and the bottom have changed and they have changed to a composite LP smart shake style siding for the 2nd floor.

Commissioner Gage inquired if all of Village Engineer Snyder's concerns were covered under the current list.

Village Engineer Snyder explained that the current list covers everything.

Zoning Administrator Schaeffer inquired about what was drawn on the top of the building.

Mueller explained that it was intended to be a widow's walk for the screened in rooftop equipment.

The motion to recommend the Village Board approval of the 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 with the conditions that it must receive final approval from the Village Engineer that all conditions of the memo dated August 23, 2023, have been met was initiated by Trustee Wright and was seconded by Commissioner Robbins. Unanimously carried.

VI. Recommendation for a Zoning Ordinance Text Amendment

A. Open Public Hearing – To be continued at later date

President Duncan opened the public hearing at 06:46 pm.

This item will be continued to a later date.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Watts and seconded by Commissioner Haak at 06:46pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191

www.vi.williamsbay.wi.gov

Phone: 262-245-2700

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: 327 Constance Boulevard, Williams Bay, WI 53191 (pending approval)

Tax Parcel Number: WA499800001

Project or Development Name: Women's Leadership Center

Applicant

Name: Constance Woods, LLC
Mailing Address: c/o Lisle W. Blackburn, Godfrey, Leibsle, Blackburn & Howarth, S.C.
354 Seymour Court, Elkhorn, WI 53121
eMail: lblackbourn@godfreylaw.com
Phone: 262-741-1515

Owner of Site

Name: Constance Woods, LLC
Mailing Address: c/o Lisle W. Blackburn, Godfrey, Leibsle, Blackburn & Howarth, S.C.
354 Seymour Court, Elkhorn, WI 53121
eMail: lblackbourn@godfreylaw.com
Phone: 262-741-1515

Legal Representative

Name: Lisle W. Blackburn
Mailing Address: 354 Seymour Court
Elkhorn, WI 53121
eMail: lblackbourn@godfreylaw.com
Phone: 262-741-1515

Architect, Engineer, Contractor

Name: Studio Gang Architects c/o Chris Bennett
Mailing Address: 1520 W. Division St.

Chicago, IL 60642
eMail: cbennett@studiogang.com
Phone: 773-384-1212

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

Lot 1 of Certified Survey Map No. 4998, recorded December 20, 2021, as Document No. 1053121, and being part of Block A and part of Block C of Assessor's Subdivision, being a part of the SE. 1/4 of the SW. 1/4 of Section 1 and the NE. 1/4 of the NW. 1/4 of Section 12, T.01N., R.16E., Village of Williams Bay, Walworth County, Wisconsin. Part of Tax Key No. WAS 00001A

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

Current Zoning of Site: P & I **Current Overlay Districts of Site:** None

Proposed Zoning of Site: P & I

Proposed type of structure of use: Meetings for up to 80 people.

Proposed use of structure or site: Not-for-profit meeting / community center.

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

See attached.

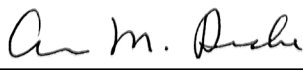
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

See attached.

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

See attached.

Print Applicant's Name: Constance Woods LLC

Signature of Applicant:  **Date:** 8/4/23

August 3, 2023

Planning Request Application - Statements

Statement of proposed use of property, with pertinent facts regarding the size of the area involved, extent of development, type of operation, etc.

The Women's Leadership Center property is 8.63 acres. The density of the development is quite low at .068 FAR. The placement of the three principal buildings and one accessory building on the site exceed the required setbacks from the property lines and Geneva Lake. The same is true for all vehicular paving.

The Council and Lodge buildings are where the meetings and dining will take place and these are located on the western portion of the site adjacent to George Williams College. The Cabin building is located on the eastern portion of the site adjacent to the residential zoning. The maximum meeting planned for either the Council or Lodge is 80 people (excluding staff and 3rd party food service). This 80-person group would occupy both buildings and the site during the day's activities. The Cabin would provide overnight accommodations for up to 3 presenters or lecturers or artists, for a period of 1 day to 2 weeks. There will be 3-6 Women's Leadership Center staff with office space at the Council building. The meeting sizes will range from 10-80 people, meetings will cover 1-5 days, with 1-3 meetings per week and operations covering 48 weeks a year. The goal is to provide 50-80 meetings a year.

Onsite parking is provided (in accordance with Village regulations) to support visitors and staff, and there is one loading area on the east side of the Lodge. The design and construction of the project is pursuing a LEED Gold designation.

Statement showing the compatibility of the proposed zoning district and/or use to the Village Comprehensive Plan.

Our proposed use of the property (Indoor Institutional – Intensive, 18.0308B and Residential Garage or Shed, 18.0315I) is consistent with the P & I zoning (Principal Land Uses Permitted by CUP and Accessory Uses Permitted by Right) and the Village's recently adopted Comprehensive Land Use Plan. Our property has been designated with P & I land use for many years. The adjacent properties to the north and west have P & I zoning, to the south is Geneva Lake and to the east is R-2 residential zoning. The design respects the environmental corridor designation with impervious coverage of 19% (buildings and paving).

We have tagged and surveyed 808 existing trees and propose to only remove 20% (does not include invasive and dead trees). The topography and trees are assets to the proposed development and to the character of Williams Bay. Our design team has carefully crafted a project, with site design and architecture, that respects the property by softly integrating the Women's Leadership Center program and related infrastructure, so it feels "at home" and connected to the uniqueness of the site.

If the Women's Leadership Center project was building 20,000sf or less, the CUP requirement would not apply. To achieve the Women's Leadership Center program, we propose to build 24,894sf. The minor incremental difference in FAR (.053 to .068) will have a negligible impact on the surrounding neighborhood and the additional building area will not appreciably impact the site.

August 3, 2023

Statement showing compatibility of the proposed zoning district and/or use with the adjacent properties and neighborhoods.

The design (mass, height and form) of the buildings is respectful of the natural character of the property and the surrounding area. Their locations on the site were selected to appreciate views of Geneva Lake and the beauty of the site itself. The exterior materials will harmonize and connect the buildings to the primary colors and textures of the property along with the surrounding area. Each building has incorporated windows that promote views and connect the visitors to the site. The technical design of the glass supports minimizing bird strikes.

The site layout, grading, storm water and utilities have been designed to harmonize and complement the site's natural land forms and minimize tree removal. The overall vision for the property is to encourage meeting attendees and staff to enjoy and explore the site at all times of the year. Key landforms (Oak Savannah Knoll and Woodland Clearing) are preserved and enhanced to support low impact activities that meeting attendees can enjoy. The property has wonderful topography and hundreds of existing trees. The landscape planting design will address the zoning requirements to screen the parking from Constance Blvd, provide a buffer planting along the eastern property line for the residential zoning and replace 1 for 1 any trees removed as part of developing the property. Our goal is to restore the entire property to a high-quality southeast Wisconsin woodland. The plant list will primarily focus on native material (woody and herbaceous).

The Women's Leadership Center believes our project will enhance the desired character of Williams Bay. The low-density development is being designed to complement and harmonize with the wooded site and the varied topography. We have sited our buildings to respect our neighbors and will restore the site so that it will be a positive example in Williams Bay which also reflects the aspirations and heritage of the Kishwaukee Nature Conservancy.

August 3, 2023

Women's Leadership Center
Conditional Use Permit Narrative: 18.1207.D(2)

The not-for-profit Women's Leadership Center at Williams Bay is a multidisciplinary hub where leaders from various fields will gather to learn, innovate, exchange ideas, and challenge existing paradigms to create new possibilities. The Center will primarily serve women leaders at the forefront of public and private enterprise, global supply chain, engineering and technology, infrastructure and design, and space and astrophysics. Once established, the Women's Leadership Center will serve as a platform for these leaders to engage in transformative conversations and meaningful collaborations which will have the opportunity to change the world.

The Woman's Leadership Center will be located on an 8.6-acre site on the shores of Geneva Lake more particularly described as follows:

Lot 1 of Certified Survey Map No. 4998, recorded December 20, 2021, as Document No. 1053121, and being part of Block A and part of Block C of Assessor's Subdivision, being a part of the SE. 1/4 of the SW. 1/4 of Section 1 and the NE. 1/4 of the NW. 1/4 of Section 12, T.01N., R.16E., Village of Williams Bay, Walworth County, Wisconsin.

Part of Tax Key No. WAS 00001A

The Center is contiguous to George Williams College of Aurora University and Yerkes Observatory and will be immersed in the site's natural beauty and rich history. Due to its close proximity to these two learning institutions, the Center is grounded in opportunity for cross-collaboration. The Women's Leadership Center team has also planned a restoration of the site with native vegetation to further pronounce the historical value and visual allure of the grounds. The Center, which will feature three unique buildings named The Lodge (13,150 SF), The Council (8,104 SF), and The Cabin (3,640 SF), will provide opportunities for various forms of programming including: summits, focused retreats, seminars, and roundtable discussions. The combined total conditioned space of the Center's buildings is 24,894 square feet. A small maintenance shed, located adjacent to the required on-site parking, is also being planned.

The three primary buildings, The Lodge, The Council and The Cabin are strategically organized to respect neighboring properties such that distinct programming can occur in each while still maintaining a harmonious relationship between the three spaces, the lake, and the surrounding natural environment. The Lodge and The Council, in particular, are designed to support a variety of meeting and gathering functions, catering to a range of group sizes and program

durations. The Cabin will have private accommodations for up to three guest artists or lecturers concurrently, to support on-site programming. The Center's campus is designed to be active year-round, hosting a range of activities from an engaging day-long board retreat for 15-20 attendees to a five day-long leadership summit for 60-80 attendees. Attendees will be provided overnight accommodations at either George Williams College or several of the local boutique hotels in the area and will be shuttled to the Center for activities. The general location of the three primary buildings and the maintenance shed is depicted on the site plan submitted with the Center's conditional use permit application.

The design of the Women's Leadership Center has been a highly resourced and skillful meeting of minds to execute. Two and a half years in the planning, the Women's Leadership Center is a combined effort of the award-winning architecture firm, Studio Gang Architects, the landscape design studio, OLIN, contractor Pepper Construction, arts management consultants AMS Planning & Research, and owner Ann Drake, and her knowledgeable team of advisors and staff. The Center, a cultural incubator by design, aspires to immerse itself into and enhance the vitality of arts, science, and culture already present in Williams Bay and the surrounding communities.

August 2, 2023

Women's Leadership Center

Compatibility Report (18.0821.G (2):

Our proposed use of the property (Indoor Institutional – Intensive, 18.0308B and Residential Garage or Shed, 18.0315I) is consistent with the P & I zoning (Principal Land Uses Permitted by CUP and Accessory Uses Permitted by Right) and the Village's recently adopted Comprehensive Land Use Plan. Our property has been designated with P & I land use for many years. If the Women's Leadership Center project was building 20,000sf or less, the CUP requirement would not apply. To achieve the Women's Leadership Center program, we propose to build 24,894sf. The minor incremental difference in FAR (.053 to .068) will have a negligible impact on the surrounding neighborhood and the additional building area will not appreciably impact the site.

The project design respects the environmental corridor designation with impervious coverage of 19% (buildings and paving). We have tagged and surveyed 808 existing trees and propose to only remove 20% (does not include invasive and dead trees). The storm water control system is focused on water quality and infiltration that meets the regulatory requirements.

Our design team has carefully crafted a project, with site design and architecture, that respects the property by softly integrating the Women's Leadership Center program and related infrastructure, so it feels "at home" and connected to the uniqueness of the site. The placement of the three principal buildings and one accessory building on the site exceed the required setbacks from the property lines and Geneva Lake. The same is true for all vehicular paving. The design (mass, height and form) of the buildings is respectful of the natural character of the property and the surrounding area. The design and construction of the project is pursuing a LEED Gold designation.

The site layout, grading, storm water and utilities have been designed to harmonize and complement the site's natural land forms and minimize tree removal. The overall vision for the property is to encourage meeting attendees and staff to enjoy and explore the site at all times of the year. Most of the parking is located near Constance Blvd with an appropriate setback for landscape screening. Key landforms (Oak Savannah Knoll and Woodland Clearing) are preserved and enhanced to support low impact activities that meeting attendees can enjoy.

The development density (.068 FAR) of the Women's Leadership Center use is low to modest. Our traffic generation is low, with trips for attendees mostly happening by shuttling from local hotels or George Williams College using passenger vans (12-15 persons).

The property has wonderful topography and hundreds of existing trees. Throughout its previous ownership, maintenance and stewardship of the plant communities has been lacking or non-existent. Over the past 100 years or more, invasive woody and herbaceous plants have taken over the site. During the past year, the Women's Leadership Center took the first steps to reverse the decades of neglect by removing about 90 invasive trees and a majority of the invasive understory. Our goal is to restore the entire property to a high-quality southeast Wisconsin woodland. The plant list will primarily focus on native material (woody and herbaceous).

August 2, 2023

The Women's Leadership Center believes our project will enhance the desired character of Williams Bay. Our use is consistent with the existing zoning, the Comprehensive Land Use Plan and will support the local economy. The low-density development is being designed to complement and harmonize with the wooded site and the varied topography. We have sited our buildings to respect our neighbors and will restore the woodland site so that it will be a positive example in Williams Bay which also reflects the aspirations and heritage of the Kishwaukee Nature Conservancy.

September 15, 2023

Women's Leadership Center

Large Development Questionnaire, 18.0821B

Applicant Name: Constance Woods, LLC

Applicant Address: 354 Seymour Court
Elkhorn, WI 53121

Applicant Phone Number: 262-741-1515

Property Owner: Constance Woods, LLC

Developer: Women's Leadership Center

Contractor: Pepper Construction

Engineer: Ruekert – Mielke

Architect: Studio Gang

Planner: Studio Gang

Landscape Architect: OLIN Studio

Lighting Representative: Pritchard Peck

Total Site Area: 8.63 acres

Environmental Corridor Components -

Surface Water: 0

Wetlands: 0

100 year Flood Plain: 0

Steep Slopes (equal to or greater than 12%): 4.34 ac

Upland Woodlands: 8.63 ac (includes steep slope areas)

Williams Bay Comprehensive Land Use Plan:

Our proposed use of the property (Indoor Institutional – Intensive, 18.0308B and Residential Garage or Shed, 18.0315I) is consistent with the P & I zoning (Principal Land Uses Permitted by CUP and Accessory Uses Permitted by Right) and the Village's recently adopted Comprehensive Land Use Plan. Our property has been designated with P & I land use for many years. If the Women's Leadership Center project was building 20,000sf or less, the CUP requirement would not apply. To achieve the Women's Leadership Center program, we propose to build 24,894sf. The minor incremental difference in FAR (.053 to .068) will have a negligible impact on the surrounding neighborhood and the additional building area will not appreciably impact the site.

Future Land Use Plan:

The proposed use is compatible with the plan.

Transportation:

The development density (.068 FAR) of the Women's Leadership Center use is low to modest. Adjacent land uses to the north and west have higher occupancy and more parking. Our access point on Constance Blvd will only have one driveway. There is a future on street bike route planned for Constance Blvd. When this happens, there would be the opportunity for our site path system to be extended to the right of way. Our traffic generation is low, with trips for attendees mostly happening by shuttling from local hotels or George Williams College using passenger vans (12-15 persons).

September 15, 2023

Utilities and Community Facilities:

The density of our use (.068 FAR) is very low for the P & I zoning district. We will connect to the existing Village water and sewer lines, and have planned to upgrade the water main to 8" (from 6"). The site design includes storm water basins to address all requirements. Our low density (max. group is 80) will not burden existing public or private infrastructure.

Community Character:

The design of the Women's Leadership Center project will enhance the desired character of Williams Bay. Our use is consistent with the existing zoning, the Comprehensive Land Use Plan and will support the local economy. The low-density development is being designed to complement and harmonize with the wooded site and the varied topography. We have sited our buildings to respect our neighbors and will restore the woodland site so that it will be a positive example in Williams Bay which also reflects the aspirations and heritage of the Kishwaukee Nature Conservancy.

Agricultural Resources:

The location and small size of the property and its existing woodland condition will not have any negative effects on other existing agricultural lands. The soil on our site is rated as the least productive class (Class IV-VIII) per the Soil Suitability for Agriculture map in the Comprehensive Land Use Plan.

Natural Resources:

Our project embraces the goals and objectives identified in the Comprehensive Land Use Plan. The topography and trees are assets to the proposed development and to the character of Williams Bay. The design team has carefully crafted a project, with site design and architecture, that respects the property by softly integrating the Women's Leadership Center program and related infrastructure, so it feels "at home" and connected to the uniqueness of the site. The design respects the environmental corridor designation with impervious coverage of 19% (buildings and paving). We have tagged and surveyed 808 existing trees and propose to only remove 23% or 186 trees (does not include invasive and dead trees). The Village ordinance allows up to 30% of the trees to be removed. The planting design has included 209 new trees in sizes that meet and exceed Village requirements.

The site layout, grading, storm water and utilities have been designed to harmonize and complement the site's natural land forms and minimize tree removal. The overall vision for the property is to encourage meeting attendees and staff to enjoy and explore the site at all times of the year. The storm water control system is focused on water quality and infiltration that meets the regulatory requirements. Key landforms (Oak Savannah Knoll and Woodland Clearing) are preserved and enhanced to support low impact activities that meeting attendees can enjoy. The landscape planting design has a primary goal to restore the entire property to a high-quality southeast Wisconsin woodland. The plant list will primarily focus on native material (woody and herbaceous).

Economic Development:

The Women's Leadership Center meeting attendees will stay in local hotels or George Williams College. Attendees will come from all 50 states and abroad. The Women's Leadership Center intends to use various local food service vendors to provide attendee meals and florists for table decorations and related items. It will also hire local companies to provide ongoing maintenance services for any owned vehicles, our buildings, grounds and pier.

September 15, 2023

Other Provisions of the Comprehensive Plan:

Cultural Resources – As proposed, the Women's Leadership Center project respects and supports the goals and objectives outlined in the Comprehensive Land Use Plan. Our location adjacent to George Williams College and Yerkes Future Foundation, expands the footprint of the long history that each of these organizations have in Williams Bay. This has been detailed in the response paragraphs within this questionnaire and other submitted narratives.

Williams Bay Park and Open Space Plan:

The Women's Leadership Center will continue to allow access and maintain the Lake Shore Path. The location of the property is not adjacent or near any other public recreation features or facilities.

Williams Bay Intergovernmental Agreements:

The Women's Leadership Center project and use are consistent with all aspects of the Village's Comprehensive Plan. To the extent other governmental bodies have relied on this plan for their own planning and agreements, the Women's Leadership Center project will not hinder the orderly progress and implementation of existing or future agreements.

State and County Land Use, Transportation and Park Plans:

The Women's Leadership Center is not aware of any regional plans where our use and low-density development approach would be in conflict with these documents.

September 13, 2023

Women's Leadership Center

390-0821 Group Development and Large Development Standards. Summary of paragraph 6 and 8 per Village Administrator comment dated 9.13.23

CHAPTER (6)

Overall building design. The building exterior shall complement other buildings in the vicinity, and shall be of a design determined appropriate by the Plan Commission:

(a)

The building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building.

Response: All buildings (Lodge, Council, Cabin) employ varying design elements noted in 390-0821 (6a)

(b)

A minimum of 20% of the structure's facades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least six feet. No uninterrupted facade shall extend more than 100 feet.

Response: All buildings (Lodge, Council, Cabin) employ varying design elements noted in 390-0821 (6b). No uninterrupted façade extends more than 100'

(c)

A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six feet or more as measured eave to eave or parapet to parapet.

Response: The combined linear roof eaves of the buildings employ more than 20% of varying heights noted in 390-0821 (6c)

(d)

Roofs with particular slopes may be required by the Village to complement existing buildings or otherwise establish a particular aesthetic objective.

Response: The Village has not issued any such requirement.

(e)

Ground-floor facades that face public streets shall have arcades (a series of outdoor spaces located under a roof or overhang and supported by columns or arches), display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length. The integration of windows into building design is required, and shall be transparent, clear glass (not tinted) between three to eight feet above the walkway along any facades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity.

Response: NA

(f)

Building facades shall include a repeating pattern that includes no fewer than three of the following elements: color change; texture change; material modular change; and expression of architectural or structural bay through a change in plane no less than 24 inches in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

Response: All building deploy repeating façade designed material patterns that change with offsets, reveals, heights, depths, proportions, and no pattern repeats more than 30 feet in height horizontal or vertical

(g)

Landscaped berm. For development exceeding 20,000 square feet in total gross floor area, and where the subject property abuts an area zoned or planned for residential or institutional use, a minimum six-foot-high berm shall be provided. The berm shall be planted with a double row of white, green, or blue spruce plantings, or similar species and varieties approved by the Village, spaced 15 feet on center.

Response: The site has hundreds of existing trees. The eastern portion of the site where the buffer would be created, is densely covered with numerous mature trees. Building an earth berm would damage these existing trees. The current landscape design has added more trees and shrubs to the buffer area and the landscape point value exceeds the Village requirements, see sheet L-901.

CHAPTER (8)

In general, existing natural features shall be integrated into the site design as a site and community amenity. Each development shall intentionally incorporate into site and building design elements that contribute to the long-term environmental sustainability of the development and the Village. Each development shall provide at least 1/2 of the following sustainability features:

(a)

Reuse an existing, previously developed building and/or site.

Response: NA

(b)

Utilize one or more rain gardens or bioswales, as described in the Village of Williams Bay Landscaping Guidelines, to capture and manage stormwater.

Response: Numerous features as requested have been incorporated into the site design. See C-500 Grading & Erosion Control Plan in the submitted documents

(c)

Incorporate stormwater management facilities that are designed to appear as natural features that can serve as attractive focal points for the development.

Response: Numerous features as requested have been incorporated into the site design. See C-500 Grading & Erosion Control Plan in the submitted documents and L-901 Planting Plan: Tree and Groundcovers

(d)

Install native/naturalized landscaping that minimizes requirements for irrigation/watering and provides natural habitat.

Response: Almost the entire site is being restored with native vegetation. See L-901 Planting Plan: Tree and Groundcovers

(e)

Deliberately design/retrofit the primary building with energy efficient systems, such as lighting, refrigeration, and HVAC systems.

Response: NA

(f)

Utilize paving and/or roof materials with a solar reflectance index of at least 29 for a minimum of 50% of the combined pavement and roof area on the site.

Response: The buildings are targeting LEED Gold and employ various roof types with high reflectivity including high reflective roof materials, green roofs, and gravel ballast roofs.

(g)

Recycle a minimum of 75% of the waste generated during building/site construction.

Response: This will be part of the contractors construction management plan.

(h)

Utilize a minimum of 25% recycled materials for building construction.

Response: The buildings are targeting LEED Gold and employ various types of recycled content for structural materials and finish materials.

(i)

Utilize a minimum of 50% regional materials for building construction (extracted, harvested, or recovered, and manufacturing from within 500 miles of the development site).

Response: The buildings will look to locally source materials to greatest extent possible as part of LEED certification.

(j)

Purchase a minimum of 50% of the development's energy from renewable sources, such as wind or solar.

Response: This will be reviewed with the WLC group

(k)

Integrate solar, geothermal, wind, or other on-site energy generation into the site and/or building design.

Response: The buildings take advantage of passive cooling, operable windows, and take advantage of natural shading from the tree canopy in the summer months.

(l)

Install a green roof or rooftop garden.

Response: The buildings will employ various roof types with high reflective roof materials, green roofs, and gravel ballast roofs. The Lodge and Cabin buildings will have rooftop terraces for small group gatherings.

(m)

Install systems that allow for the capture and later use of rainwater to water landscaping and for other permitted functions.

Response: Rainwater capture from roofs is currently under review with the WLC and design team.

(n)

Two additional sustainability features not listed above but approved by the Plan Commission to meet the Village's sustainability objectives, not including any feature already required by another section of this chapter.

Response: The structures of the buildings are utilizing timber construction where applicable which has a high embodied carbon. Additionally, low carbon concrete and steel with high recycled content are part of the design and engineering specifications.

September 15, 2023

Women's Leadership Center

Narrative addressing: Site Plan Review (18.1206), Zoning Permit (18.1209), Performance Standards (18.0800), Group Development and Large Development Standards (18.0821)

The Women's Leadership Center property is one of a few around Geneva Lake that has not seen previous development. The topography and trees are assets to the proposed development and to the character of Williams Bay. Our design team has carefully crafted a project, with site design and architecture, that respects the property by softly integrating the Women's Leadership Center program and related infrastructure, so it feels "at home" and connected to the uniqueness of the site.

Our proposed use of the property (Indoor Institutional – Intensive, 18.0308B and Residential Garage or Shed, 18.0315I) is consistent with the P & I zoning (Principal Land Uses Permitted by CUP and Accessory Uses Permitted by Right) and the Village's recently adopted Comprehensive Land Use Plan. Our property has been designated with P & I land use for many years. The design respects the environmental corridor designation with impervious coverage of 19% (buildings and paving). We have tagged and surveyed 808 existing trees and propose to only remove 23% or 186 (does not include invasive and dead trees). The existing water main will be upgraded to 8" (from 6") and we will connect to the existing sanitary line along the lake. The storm water control system is focused on water quality and infiltration that meets the regulatory requirements. The layout of the onsite vehicular circulation, parking and loading area meet the Village's standards and the requirements for emergency vehicle access. The submittal drawings provide detailed information about the design of the project and the site data table addresses the bulk standards. The design and construction of the project is pursuing a LEED Gold designation.

The placement of the three principal buildings and one accessory building on the site exceed the required setbacks from the property lines and Geneva Lake. The same is true for all vehicular paving. The design (mass, height and form) of the buildings is respectful of the natural character of the property and the surrounding area. Their locations on the site were selected to appreciate views of Geneva Lake and the beauty of the site itself. The exterior materials will harmonize and connect the buildings to the primary colors and textures of the property along with the surrounding area. Each building has incorporated windows that promote views and connect the visitors to the site. The technical design of the glass supports minimizing bird strikes.

The Council and Lodge buildings are where the meetings and dining will take place and these are located on the western portion of the site adjacent to George Williams College. The Cabin building is located on the eastern portion of the site adjacent to the residential zoning. The maximum meeting planned for either the Council or Lodge is 80 people (excluding staff and 3rd party food service). This 80-person group would occupy both buildings and the site during the day's activities. The Cabin would provide overnight accommodations for up to 3 presenters or lecturers or artists, for a period of 1 day to 2 weeks. There are 3 bedrooms (each with a bathroom) and some common areas (kitchen, dining and living room). There will be 3-6 Women's Leadership Center staff with office space at the Council building. The meeting sizes will range from 10-80 people, meetings will cover 1-5 days, with 1-3 meetings per week and operations covering 48 weeks a year. The goal is to provide 50-80 meetings a year. Meeting attendees will stay at George Williams College or local hotels and primarily be shuttled over and

September 15, 2023

back with a 12-15 person passenger van. Onsite parking is provided (in accordance with Village regulations) to support visitors and staff, and there is one loading area on the east side of the Lodge.

The site layout, grading, storm water and utilities have been designed to harmonize and complement the site's natural land forms and minimize tree removal. The overall vision for the property is to encourage meeting attendees and staff to enjoy and explore the site at all times of the year. Most of the parking is located near Constance Blvd with an appropriate setback for landscape screening. Key landforms (Oak Savannah Knoll and Woodland Clearing) are preserved and enhanced to support low impact activities that meeting attendees can enjoy. The curvilinear driveway system (layout and grading) creates visual sequences of the property before meeting attendees arrive at the drop off. An open sided covered walkway between the Council and Lodge buildings, provides shelter from the elements as meeting attendees arrive at the drop off, and while walking to and from either building. The primary pedestrian path system provides meeting attendees (and staff) a 387 linear foot walking path that meets ADA requirements. The boardwalk (from Base Camp and lower level of the Lodge to the dock and Lake Shore Path) traverses 55' of grade change, is 986 feet long and is also ADA accessible. These two path systems allow all users to "take a walk in the woods". Base Camp (between Council and Lodge) is intended to provide an informal space for breakouts, relaxing, small group yoga and viewing the lake and ravine. The Terraced Garden (south side of Lodge building) will support dining, lectures (using the terraces) and viewing the lake.

Site lighting is being accomplished with a variety of fixture types and is respectful of the Dark Sky's initiatives. The design uses downward facing fixtures that control the direction of the light so that the foot candle levels provide appropriate lighting for people to comfortably and safely use the property.

The garage will be unconditioned space. It will shelter a passenger van, two golf carts and outdoor furniture. Vehicles will be serviced off site and site maintenance will be contracted with a third party. Some mechanical equipment will be ground mounted on the north side of the Council and the east side of the Lodge. This equipment will be screened with fencing that matches or complements the building finishes. Inside the enclosure with the Lodge, will be a natural gas generator for emergency electrical power and a central location to handle all of the project's refuse. The proposed development shall comply with Sections 18.0812 thru 18.0820.

The property has wonderful topography and hundreds of existing trees. Throughout its previous ownership, maintenance and stewardship of the plant communities has been lacking or non-existent. Over the past 100 years or more, invasive woody and herbaceous plants have taken over the site. During the past year, the Women's Leadership Center took the first steps to reverse the decades of neglect by removing about 90 invasive trees and a majority of the invasive understory. The landscape planting design will address the zoning requirements to screen the parking from Constance Blvd, provide a buffer planting along the eastern property line for the residential zoning and replace 1 for 1 any trees removed as part of developing the property. Our goal is to restore the entire property to a high-quality southeast Wisconsin woodland. The site design has identified 186 trees (23%, allowed 30% max.) for removal and the design shows the installation of 209 new trees. The new trees will diversify the plant species community and these trees will meet and exceed the Village size requirements. The plant list will primarily focus on native material (woody and herbaceous). The mowed lawn areas will be limited portions of the Oak Savannah Knoll and Woodland Clearing use areas to support some group activities or temporary tents.

September 15, 2023

The Women's Leadership Center believes our project will enhance the desired character of Williams Bay. Our use is consistent with the existing zoning, the Comprehensive Land Use Plan and will support the local economy. The low-density development is being designed to complement and harmonize with the wooded site and the varied topography. We have sited our buildings to respect our neighbors and will restore the site so that it will be a positive example in Williams Bay which also reflects the aspirations and heritage of the Kishwaukee Nature Conservancy.

Site Data

Site Area: 376,112sf (8.63 acres)

Adjacent Zoning

North: P & I (Yerkes Future Foundation)
South: Open Space (Geneva Lake)
East: SF-2 (Single Family Residential)
West: P & I (George Williams College)

Principal Buildings

Council: 8,104sf
Lodge: 13,150sf
Cabin: 3,640sf
24,894sf

Accessory Building

Garage: 875sf

Building Setbacks (min.)

Constance Blvd: 30'
Geneva Lake: 150'
East: 50'
West: 15'

FAR: .068

Site Coverage: 19% (buildings and pavement)

Building Coverage: 6.8%

Landscape Surface Ratio: 81%

Maximum Building Height: 24'-8" (measured at the front of the Lodge)

Parking: 34 spaces (includes 2 ADA)

Loading: 1 dock/area

Water Usage

Peak/Daily: 100 gpm/1gpm (average daily)
Fire Flow: 500 gpm

Sewer Usage

Peak/Daily: 2 gpm (peak daily)/ 1gpm (average daily)

September 27, 2023

Women's Leadership Center

Chapter 9 Landscaping requirements.

§ 390-0906 Landscaping requirements for regular developments

B.

Building foundations. As indicated in Figure 390-0906,^[1] certain buildings or building additions constructed after the effective date of this chapter are required to be accented by a minimum amount of landscaping placed near the building foundation.

(1) Foundation landscaping shall be placed so that at maturity, the plant's drip line is located within 10 feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or buffer yards. Foundation landscaping shall be installed and permanently maintained in conformity with the requirements of § 390-0912.

Response: Per zoning requirements for building foundation, our project is required to meet or exceed a minimum of 549 landscape points. We estimate that the design per plan would provide 3947 landscaping points. See calculations in chart on sheet L901.

(2) For each 100 feet of building foundation perimeter, the landscaping installed shall, at a minimum, meet the number of landscaping points specified in Figure 390-0906. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and permanently maintained per the requirements of § 390-0912.

Response: Per zoning requirements for building foundation, our project is required to meet or exceed a minimum of 549 landscape points.

(3) Shade trees and tall trees shall not be used to meet the foundation landscaping requirement. The intent of this section is to require a visual break in the mass of buildings and to require a visual screen of a minimum of six feet in height for all exterior perimeter appurtenances (such as HVAC/utility boxes, standpipes, stormwater discharge pipes and other pipes).

Response: No shade trees are counted in the building foundation landscape points requirements calculation. Landscaping points achieved were calculated using only medium trees and shrubs, refer to the sheet L901.

(4) If the officially approved site plan depicts a future building extension, the foundation landscaping requirement shall be calculated by measuring the length of the total perimeter. However, foundation plantings need only be installed based on the landscape points calculated from the portions of the building perimeter that will not be affected by building extension. If this results in a point requirement not met by the initial planting, then the requirement shall be met within five years after the issuance of the building permit or within such larger time period as established in writing by the Plan Commission.

Response: N/A (SGA to confirm).

C.

Street frontages. As indicated in Figure 390-0904, street frontages on certain lots developed after the effective date of this chapter contain a minimum amount of landscaping in those areas abutting the right-of-way of a public street.

(1) All landscaping used to meet street frontage requirements shall be located within 10 feet of the public right-of-way. Under no circumstances shall such landscaping be located within a public right-of-way. Landscaping shall not impede vehicle or pedestrian visibility and shall be installed and permanently maintained in conformity with the requirements of § 390-0912.

Response: Per zoning requirements, the landscape points were calculated within 10 feet of the public right of way.

(2) For every 100 linear feet of street frontage of a developed lot abutting a public street right-of-way, the landscape installed shall at a minimum meet the number of landscaping points specified in Figure 390-0906. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and maintained per the requirements of § 390-0912.

Response: Per zoning requirements for street frontage, our project is required to meet or exceed a minimum of 309 landscape points. We estimate that the design per plan would provide 405 landscape points. See calculations in the chart on sheet L901.

(3) Shrubs shall not be used to meet street frontage landscaping requirements. A minimum of 50% of all points shall be devoted to shade or tall trees, or a combination of such trees, and a minimum of 30% of all points shall be devoted to medium trees.

Response: The planting plan proposed 3 large trees (225 points) and 6 medium-sized shade trees (180 points) in the placement area. This totals 405 points, with large trees making up 55% and medium trees making up 45% of the proposed points.

D.

Paved areas. As indicated in Figure 390-0906, paved areas on certain lots developed after the effective date of this chapter must contain a minimum amount of landscaping within 10 feet of the paved area. The intent is to require a continuous visual screen of parking areas from public rights-of-way at a minimum height of 40 inches.

(1) A minimum of 360 square feet of landscaped area, which shall be located within 10 feet of the paved area, is required for the placement of every 100 paved area landscaping points. Said area does not have to be provided in one contiguous area. Sample configurations are depicted in Figure 390-0904 above. Plants used to fulfill this requirement shall visually screen parking, loading, and circulation areas from view from public streets. Paved area landscaping shall be installed and permanently maintained in conformity with the requirements § 390-0912.

Response: Per zoning requirements for paved areas, our project is required to meet or exceed a minimum of 264 landscape points and 951 square feet of landscape area. We estimate that the design per plan would provide 5031 landscaping points. See calculations in the chart on sheet L901.

(2) For every 20 off-street parking stalls or 10,000 square feet of pavement (whichever yields the greater landscaping requirement) located in a development, the landscaping installed shall at a minimum meet the number of landscaping points specified in Figure 390-0906. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and maintained per the requirements of § 390-0912.

Response: Per zoning requirements for paved area, our project is required to meet or exceed a minimum of 264 landscape points.

(3) A minimum of 30% of all points shall be devoted to shade or tall trees, or a combination of such trees, and a minimum of 40% of all points shall be devoted to shrubs.

Response: We estimate the design per plan would provide 7321 landscaping points. See calculations in the chart on sheet L901.

(4) Parking lot design shall employ interior landscaped islands with a minimum of 350 square feet at all parking aisle ends, and in addition, shall provide a minimum of one landscaped island of a minimum of 350 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.

Response: Per zoning requirement, the proposed parking lot design include parking island very 4-6 parking stalls, detail plan see sheet L901.

E.

Developed lots. As indicated in Figure 390-0906, lots developed after the effective date of this chapter must contain a minimum amount of landscaping.

(1) Landscaping required by this subsection is most effective if located away from those areas required for landscaping as building foundations, street frontages, paved areas, protected green space areas, reforestation areas, or buffer yards.

Response: Per zoning requirements, calculation based on the tall deciduous and understory tree within the base camp high-intensity planting area.

(2) The number of landscaping points specified in Figure 390-0906 shall be provided on a prorated basis for every 1,000 square feet of gross floor area, and installed and maintained per the requirements of 390-0912.

Response: Per zoning requirements for develop lots, our project is required to meet or exceed a minimum of 498 landscape points.

(3) The intent of this section is to provide yard shade and to require a visual screen of a minimum of six feet in height for all detached exterior appurtenances (such as HVAC, utility boxes, standpipes, stormwater discharge pipes and other pipes).

Response: Per zoning requirements, numerous trees and planting were proposed at the lodge loading and terrace garden areas to provide a visual screen from the arrival drop-off point and program area.

§ 390-0909 Buffer yard requirements.

A.

Purpose. This section provides the landscaping and width requirements for buffer yards on lots developed after the effective date of this chapter. A buffer yard is a combination of distance and a visual buffer or barrier. It includes an area, together with the combination of plantings, berms, and/or fencing that are required to eliminate or reduce existing or potential nuisances. These nuisances can often occur between adjacent zoning districts. Such nuisances are dirt; litter; noise; glare; signs; and incompatible land uses, buildings, or parking areas.

B.

Required locations for buffer yards. Buffer yards shall be located along (and within) the outer perimeter of a lot wherever two different zoning districts abut one another. Buffer yards shall not be required in front or street side yards

Response: According to zoning documents, the WLC site falls under the "P&I Public and Institutional" zoning district. To meet the buffer yard requirements, trees and planting have been proposed on the eastern side of the site, which is adjacent to a residential property. On the western side of the property, it abuts an institutional site that does not necessitate a buffer yard zone

C.

Determination of required buffer yard. The determination of buffer yard requirements is a two-staged process. First, the required level of buffer yard opacity is determined using Figure 390-0909A.^[1] Opacity is a quantitatively derived measure that indicates the degree to which a particular buffer yard screens the adjoining property. The required level of opacity indicated by Figure 390-0909A is directly related to the degree to which the potential character of development differs between abutting zoning districts. The provisions of this section indicate the minimum requirements for buffer yards located along zoning district boundaries.

Response: Per zoning requirements for buffer yard, our project is required to meet 0.4 opacity.

D.

Identification of required level of opacity. Figure 390-0909A shall be used to determine the minimum level of opacity for the required buffer yard. The required level of opacity is determined by the value given in the cell of the table at which the column heading along the top row of the table (representing the subject property's zoning district) intersects with the row heading along the left hand side of the table (representing the adjacent property's zoning district). The value listed is the required level of opacity for the buffer yard on the subject property.

Response: Per zoning requirements for buffer yard, our project on the east side is required to meet 0.4 opacity. We estimate that the design per plan would provide over 299 landscaping points per 100 linear feet requirements. See calculations in chart on sheet L901



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting October 10, 2023

October 4, 2023

APPLICANT: Constance Woods, LLC (Owner)

TAX KEY: WA499800001

STREET ADDRESS: 327 W. Constance Blvd, Village of Williams Bay

Applicant is requesting a conditional use permit per zoning code section 390-0223.C (5) *P & I Public and Institutional District – Indoor Institutional – Intensive* and Section 390-0821 *Group Development and Large Development Standards* to construct a Women’s Leadership Center consisting of three structures with a total combined conditioned space of 24,894 square feet and a small storage accessory structure.

Staff Comments:

Indoor institutional - intensive. Indoor public and not-for-profit community facilities that are over 20,000 gross square feet, including gyms, public or commercial swimming pools, libraries, museums, community centers, schools, churches, nonprofit clubs, nonprofit fraternal organizations, and all arenas, convention centers, hospitals, jails, prisons, and similar uses of a size and character that typically serve the needs of the whole community and region. Indoor institutional - intensive land uses shall adhere to the following standards:

- (1) An off-street passenger loading area shall be provided if the majority of the users will be children (as in the case of a school, church, library, or similar land use).**
- (2) All structures shall be located a minimum of 50 feet from any residentially zoned property.**
- (3) Minimum required off-street parking: generally, one space per three expected patrons at maximum capacity.**

GROUP DEVELOPMENT

Any development located on one lot and comprised of any single instance or any combination of the following development types:

- (1) One or more principal multifamily residential buildings with a total of five or more residential units on the same lot.**
- (2) Two or more principal structures on the same lot, whether currently serving a single use or more than one use.**
- (3) A mixed-use structure containing both nonresidential uses and residential uses.**
- (4) A single principal structure housing two or more leased or owned tenant spaces.**
- (5) Any addition of principal buildings that increases the total number of principal structures on the same lot to two or more.**

LARGE DEVELOPMENT

Any institutional, business, or mixed residential and nonresidential development containing any single structure or combination of structures on one or more contiguous lots or building sites devoted to land uses on which **the total combined gross floor area of all development exceeds 10,000 square feet**. The calculation of gross floor area shall include indoor and outdoor storage and display areas.

Standards applicable to all group developments and to all large developments. In all cases, the following standards shall be applied to the group development and/or large development as a whole, as well as to individual uses within the group and/or large development:

(1) All development shall comply with the applicable requirements of this chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space preservation requirements; access, parking, loading, and unloading requirements; and signage requirements. **Compliant**

(2) Subject to conditional use and design review processes. All group developments and/or large developments shall be subject to the Village of Williams Bay site plan review and approval process. In addition to the application requirements listed in Subsection E(1), the applicant shall demonstrate how the proposed development relates to each of the following criteria: **See Planning Request Narrative**

(a) Is consistent with the recommendations and forwards the objectives of adopted Village planning documents;

(b) Complements the design and layout of nearby buildings and developments; and

(c) Enhances, rather than detracts from, the desired character of the Village.

(3) General layout and future divisibility. All development located within a group development and/or large development shall be located so as to comply with the intent of the Zoning Ordinance regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments and/or large developments shall be situated within building envelopes that are in complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments and/or large developments. The use of this approach to designing group developments and/or large developments will facilitate the subdividing of group developments and/or large developments in the future (if such action is so desired). **Included – See Large Development Questionnaire Memo**

(4) Building materials. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted and decorative concrete block, stone, wood, stucco, and exterior insulation and finish systems (EIFS) may be used, as may vinyl on a portion of residential structures, as determined appropriate by the Plan Commission. Decorative architectural metal or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building. **Compliant**

(5) Overall building design. Building design shall be subject to Plan Commission approval and shall forward the aesthetic objectives of the Village for the community, the neighborhood, and the subject property.

(6) Building entrances. Public building entryways shall be clearly defined and highly visible on the building's exterior design and shall be emphasized by on-site traffic flow patterns.

(a) Two or more of the following design features shall be incorporated into all public building entryways:

Included

[1] Canopies or porticos.

[2] Overhangs.

[3] Projections.

[4] Arcades.

[5] Peaked roof forms.

[6] Arches.

[7] Outdoor patios.

[8] Display windows.

[9] Distinct architectural details.

(b) Where more than one store will be located in a principal building, each such store shall have at least one exterior customer entrance that shall conform to the design standards of this subsection. **Not applicable**

(7) Building color. Building facade colors shall be compatible with the surrounding areas and shall be nonreflective, subtle, neutral, or earth tone, as judged by the Plan Commission. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be allowed only on signage, subject to the limitations in § 390-0802 of this chapter. **Compliant**

(8) Screening.

(a) All ground-mounted and wall-mounted mechanical equipment, refuse containers, and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. **Compliant**

(b) All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls. The lowest point on the top of such screening elements shall be at least as high as the highest point on any mechanical equipment. Fences or similar rooftop screening devices may not be used to meet this requirement. **Compliant**

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(c) Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls that match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. **Compliant**

(d) Gates and fencing may be used for security and access, but not for screening, and they shall be of high aesthetic quality. Decorative metal picket fencing and screening is acceptable. Chain-link, wire mesh, or wood fencing is unacceptable. Decorative, heavy-duty wood gates may be used. **Not applicable**

(9) Roadway connections.

(a) All nonresidential projects shall have direct access to an arterial street, or to a collector level street deemed appropriate by the Plan Commission. **Compliant**

(b) Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks. **Compliant**

(c) The site design shall provide direct connections to adjacent land uses if required by the Village. **Not applicable**

(10) Parking.

(a) Parking lot designs in which the number of spaces exceeds the minimum number of parking spaces required in Article 2 of this chapter by 50% shall be allowed only with specific and reasonable justification. **Not applicable**

(b) Parking lot design shall employ interior, curbed landscaped islands at all parking aisle ends. In addition, the project shall provide landscaped islands within each parking aisle spaced at intervals no greater than one island per every 12 spaces in that aisle. Islands at the ends of aisles shall count toward meeting this requirement. Each required landscaped island shall be a minimum of 360 square feet in landscaped area. **Compliant**

(c) Landscaped and curbed medians, a minimum of 10 feet in width from back of curb to back of curb, shall be used to create distinct parking areas of no more than 120 parking stalls. **Not applicable**

(d) Parking located in the front and/or street side yard shall be limited to no more than one doubled-loaded row of parking and an area for passenger dropoff and pickup unless the applicant can demonstrate to the Plan Commission's satisfaction that such parking arrangement is not practical given site limitations. **Compliant**

(11) Bicycle and pedestrian facilities.

(a) The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties. **Compliant for pedestrian access**

(b) Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities. The minimum width for sidewalks adjacent to buildings shall be 10 feet; and the minimum width for sidewalks elsewhere in the development shall be five feet.

Compliant

(c) Sidewalks other than street sidewalks or building aprons shall have adjoining landscaping along at least 50% of their length. Such landscape shall be consistent with the landscaping used for the street frontages. **Compliant**

(d) Crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety by using different pavement materials, pavement color, pavement textures, and signage. **Compliant**

(e) The development shall provide secure, integrated bicycle parking at a rate of one bicycle rack space for every 50 vehicle parking spaces. **Bicycle parking not provided**

(f) The development shall provide exterior pedestrian furniture in appropriate locations at a minimum rate of one seat for every 10,000 square feet of gross floor area. Seating in food service areas or other areas where food or merchandise purchasing activities occur shall not count toward this requirement. A minimum of four seats shall be located within the store, with a clear view through exit doors to a passenger pickup or dropoff area. **Not applicable**

(12) Central areas and features. Each development exceeding 20,000 square feet in total gross floor area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and shall be maintained over the life of the building project.

Compliant

(13) Cart returns. For indoor sales and service land uses, a minimum of one 200-square-foot cart return area shall be provided for every 100 parking spaces. Cart corrals shall be of durable, nonrusting, all-season construction, and shall be designed and colored to be compatible with the building and parking lot light standards. There shall be no exterior cart return or cart storage areas located within 25 feet of the building. Any long-term cart storage shall be located indoors. **Not applicable**

(14) Outdoor display areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of 10 feet. Display areas on building aprons must maintain a minimum walkway width of 10 feet between the display items and any vehicle drives.

Not applicable

(15) Outdoor storage uses and areas. Exterior storage structures or uses, including the parking or storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables, and all other items, shall be permitted only where clearly depicted and labeled on the approved site plan.

(16) Landscaping. On-site landscaping shall be provided at time of building occupancy and maintained per the Village's landscaping requirements (see Article 9). In addition to the requirements of Article 9, a minimum ten-foot wide landscaped area shall be located along the building foundation for all facades

facing a public street, except where breaks in such landscaping are required to provide customer, employee, or emergency access to the building. **See memo dated 09-27-2023**

(17) Lighting. On-site exterior lighting shall meet the standards in § 390-0807. **See Photometric Plan**

(18) Signage. The plan for exterior signage shall provide for modest, coordinated, and complementary exterior sign locations, configurations, and color throughout the development, including outlots. All freestanding signage within the development shall complement on-building signage. Monument-style ground signs are required, and shall not exceed a height of eight feet. Consolidated signs for multiple users may be required instead of multiple individual signs. The Village may require the use of muted corporate colors on signage if proposed colors are not compatible with the Village's design objectives for the area. The use of logos, slogans, symbols, patterns, striping and other markings, and colors associated with a franchise or chain is permitted, but shall be considered as contributing to the number and area of permitted signs. **Entry sign location is noted on the site plan, but no details provided**

(19) Noise. Noise associated with activities at the site shall not create a nuisance to nearby properties.

(20) Natural resources protection. Existing natural features shall be integrated into the site design as a site and community amenity. Maintenance of any stormwater detention or conveyance features is solely borne by the developer/owner unless dedicated to and accepted by the Village.

G. Additional rules applicable to all large developments.

(1) A large development questionnaire shall be completed and provided along with the conditional use permit application in the format included in Figure 390-0821B at the end of this section. **Included**

(2) Compatibility report. The applicant shall provide, through a written compatibility report submitted with the petition for a conditional use permit, adequate evidence that the proposed building and overall development project shall be compatible with the Village's Comprehensive Plan and any detailed neighborhood or special area plan for the area. The compatibility report shall specifically address the following items:

(a) A description of how the proposed development is compatible with adopted Village Plans, including the Comprehensive Plan, any detailed neighborhood or special area plans, and other plans officially adopted by the Village. **Included**

(b) Traffic Impact Analysis. The Village may require that a traffic impact analysis be completed in accordance with the most current revision of the Traffic Impact Analysis Guidelines published by the Wisconsin Department of Transportation. Such Traffic Impact Analysis shall require the following components: **Not required**

[1] A demonstration that vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length; design, location, and number of traffic control devices; and sidewalks.

[2] Where the traffic impact analysis indicates that a project may cause off-site public roads, intersections, or interchanges to function below a level of service (LOS) C, the Village may deny the application, require a size reduction in the proposed development, and/or require the developer to construct and/or pay for required off-site improvements to achieve a LOS C for a planning horizon of a minimum of 10 years assuming full build-out of the development.

[3] The Village has the option to require a trip generation study.

(3) Economic and fiscal analysis. The Village may require completion of an economic and fiscal impact analysis containing the following items: **Not requested**

(a) Estimate to what extent the proposed project would reduce the proposed market area's economic base by eliminating existing businesses.

(b) Compare and evaluate the projected costs and benefits to the community resulting from the project, including:

[1] Projected costs arising from increased demand for and required improvements to public services and infrastructure.

- [2] Value of improvements to public services and infrastructure to be provided by the project.
- [3] Projected tax revenues to the Village to be generated by the project in the first five years of business.
- [4] Projected impact of the project in the first five years on land values (both residential and nonresidential) and potential loss or increase in tax revenues to the Village of Williams Bay.
- (4) Building placement and site layout. Where buildings are proposed to be distant from a public street, as determined by the Plan Commission, the overall development design shall include smaller buildings on pads or outlots closer to the street. Placement and orientation must facilitate appropriate land use transitions and appropriate traffic flow to adjoining roads and neighboring commercial areas and neighborhoods, and must forward community character objectives as described in the Village's Comprehensive Plan. **Not applicable**
- (5) For a development exceeding 80,000 square feet in total gross floor area of all combined buildings within the development, the Village may require that a detailed neighborhood plan be submitted and approved by the Plan Commission and Village Board. The detailed neighborhood plan shall be prepared for all areas within 1,500 feet of the subject property, as measured from the outer perimeter of the subject property or group of properties proposed for development, and any other nearby lands as determined by the Plan Commission to be part of the defined neighborhood. The detailed neighborhood plan shall contain the following specific elements at a scale of not less than one inch equals 400 feet: **Not applicable**
- (a) Land use with specific zoning districts and/or land uses.
 - (b) Transitional treatments such as berms and/or landscaping between areas with differing land uses or character.
 - (c) Complete transportation network, including pedestrian and bicycle facilities and transit routes and stops, where applicable.
 - (d) Conceptual stormwater management facilities.
 - (e) Proposed public facility sites, including parks, schools, conservation areas, public safety facilities and public utility facilities.
 - (f) Proposed community character themes, including building materials, landscaping, streetscaping, and signage.
 - (g) Demonstrate that the proposed detailed neighborhood plan is in harmony with the land use, multi-modal transportation, utility, stormwater management, and community character provisions of the Village's Comprehensive Plan.
- (6) Overall building design. The building exterior shall complement other buildings in the vicinity, and shall be of a design determined appropriate by the Plan Commission: **See memo dated 09-13-2023**
- (a) The building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building.
 - (b) A minimum of 20% of the structure's facades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least six feet. No uninterrupted facade shall extend more than 100 feet.
 - (c) A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six feet or more as measured eave to eave or parapet to parapet.
 - (d) Roofs with particular slopes may be required by the Village to complement existing buildings or otherwise establish a particular aesthetic objective.
 - (e) Ground-floor facades that face public streets shall have arcades (a series of outdoor spaces located under a roof or overhang and supported by columns or arches), display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length. The integration of windows into building design is required, and shall be transparent, clear glass (not tinted) between three to eight feet above the walkway along any facades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity.

(f) Building facades shall include a repeating pattern that includes no fewer than three of the following elements: color change; texture change; material modular change; and expression of architectural or structural bay through a change in plane no less than 24 inches in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

(g) Landscaped berm. For development exceeding 20,000 square feet in total gross floor area, and where the subject property abuts an area zoned or planned for residential or institutional use, a minimum six-foot-high berm shall be provided. The berm shall be planted with a double row of white, green, or blue spruce plantings, or similar species and varieties approved by the Village, spaced 15 feet on center.

(7) Building and parking placement A maximum of 75% of all parking spaces located anywhere on the site shall be located between the primary street frontage right-of-way line and line of equal setback to the most distant front wall of the building. The remainder of parking on the site shall be set back a greater distance from this setback line to the sides and rear of the building. **Included on site plan**

(8) In general, existing natural features shall be integrated into the site design as a site and community amenity. Each development shall intentionally incorporate into site and building design elements that contribute to the long-term environmental sustainability of the development and the Village. Each development shall provide at least 1/2 of the following sustainability features: **See memo dated 09-13-2023**

(a) Reuse an existing, previously developed building and/or site.

(b) Utilize one or more rain gardens or bioswales, as described in the Village of Williams Bay Landscaping Guidelines, to capture and manage stormwater.

(c) Incorporate stormwater management facilities that are designed to appear as natural features that can serve as attractive focal points for the development.

(d) Install native/naturalized landscaping that minimizes requirements for irrigation/watering and provides natural habitat.

(e) Deliberately design/retrofit the primary building with energy efficient systems, such as lighting, refrigeration, and HVAC systems.

(f) Utilize paving and/or roof materials with a solar reflectance index of at least 29 for a minimum of 50% of the combined pavement and roof area on the site.

(g) Recycle a minimum of 75% of the waste generated during building/site construction.

(h) Utilize a minimum of 25% recycled materials for building construction.

(i) Utilize a minimum of 50% regional materials for building construction (extracted, harvested, or recovered, and manufacturing from within 500 miles of the development site).

(j) Purchase a minimum of 50% of the development's energy from renewable sources, such as wind or solar.

(k) Integrate solar, geothermal, wind, or other on-site energy generation into the site and/or building design.

(l) Install a green roof or rooftop garden.

(m) Install systems that allow for the capture and later use of rainwater to water landscaping and for other permitted functions.

(n) Two additional sustainability features not listed above but approved by the Plan Commission to meet the Village's sustainability objectives, not including any feature already required by another section of this chapter.

The applicant is requesting approval of a site plan for development in the P & I Public and Institutional District per Section 390-1206 Site Plan. The Center, which will feature three unique buildings named The Lodge (13,150 SF), The Council (8,104 SF), and The Cabin (3,640 SF), will provide opportunities for various forms of programming including: summits, focused retreats, seminars, and roundtable

discussions. The combined total conditioned space of the Center's buildings is 24,894 square feet. A small maintenance shed, located adjacent to the required on-site parking, is also being planned.

Staff Comments:

- The application is complete and includes all information outlined in Section 390-1206.D. Existing zoning district(s) [and proposed zoning district(s) if different]; **NA**
(b) Future Land Use Map designation(s); **Institutional Campus**
(c) Natural Resources Site Evaluation Worksheet (§ 390-0404); **Included**
(d) Inventory of land uses currently present on the subject property; **None**
(e) Proposed land uses for the subject property (per Article 3); **Included**
(f) Projected number of residents, employees, and daily customers; **Included**
(g) Proposed number of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, and landscape surface ratio; **Included**
(h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation; **Included**
(i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article 8 including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials. If no such nuisances will be created (as indicated by complete and continuous compliance with the provisions of Sections 390-0812 through 390-0820), then the statement "The proposed development shall comply with all requirements of section." shall be submitted; **Included**
(j) Proposed exterior building and fencing materials (§§ 390-0802 and 390-0809); **Included**
(k) Possible future expansions and related implications for Subsection D(1)(a) through (j) above;
- **The Village Engineer memo dated October 2, 2023, does not recommend approval regarding stormwater management and other site plan elements at this time.**
- Per Section 390-1206.E(7): Review and recommendation by the Plan Commission.
 - (a) The Plan Commission, in its consideration of the submitted application, shall take into account the basic intent of this chapter to ensure attractive, efficient, and appropriate development of land in the Village, and to ensure that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. In its review, the Plan Commission may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the Plan Commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the Plan Commission or may approve the application subject to the satisfaction of the Zoning Administrator. Such amended plans and conditions applicable to the proposed use shall be made part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the Plan Commission.
 - (b) In its review of the application, the Plan Commission may make findings on each of the following criteria to determine whether the site plan shall be approved, approved with modification, or denied:
 1. All standards of this chapter and other applicable Village, state, and federal regulations are met.
 2. The public health and safety are not endangered.
 3. Adequate public facilities, utilities, and open space areas are provided.

4. Adequate control of stormwater and erosion is provided and the disruption of existing topography, drainage patterns, and vegetative cover is minimized insofar as is practical.
5. Appropriate traffic control and parking are provided.
6. Applicable performance standards, per Article 8, are met.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191

www.vi.williamsbay.wi.gov

Phone: 262-245-2700

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: 327 Constance Boulevard, Williams Bay, WI 53191 (pending approval)

Tax Parcel Number: WA499800001

Project or Development Name: Women's Leadership Center

Applicant

Name: Constance Woods, LLC
Mailing Address: c/o Lisle W. Blackburn, Godfrey, Leibsle, Blackburn & Howarth, S.C.
354 Seymour Court, Elkhorn, WI 53121
eMail: lblackbourn@godfreylaw.com
Phone: 262-741-1515

Owner of Site

Name: Constance Woods, LLC
Mailing Address: c/o Lisle W. Blackburn, Godfrey, Leibsle, Blackburn & Howarth, S.C.
354 Seymour Court, Elkhorn, WI 53121
eMail: lblackbourn@godfreylaw.com
Phone: 262-741-1515

Legal Representative

Name: Lisle W. Blackburn
Mailing Address: 354 Seymour Court
Elkhorn, WI 53121
eMail: lblackbourn@godfreylaw.com
Phone: 262-741-1515

Architect, Engineer, Contractor

Name: Studio Gang Architects c/o Chris Bennett
Mailing Address: 1520 W. Division St.

Chicago, IL 60642
eMail: cbennett@studiogang.com
Phone: 773-384-1212

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

Lot 1 of Certified Survey Map No. 4998, recorded December 20, 2021, as Document No. 1053121, and being part of Block A and part of Block C of Assessor's Subdivision, being a part of the SE. 1/4 of the SW. 1/4 of Section 1 and the NE. 1/4 of the NW. 1/4 of Section 12, T.01N., R.16E., Village of Williams Bay, Walworth County, Wisconsin. Part of Tax Key No. WAS 00001A

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

Current Zoning of Site: P & I **Current Overlay Districts of Site:** None

Proposed Zoning of Site: P & I

Proposed type of structure of use: Meetings for up to 80 people.

Proposed use of structure or site: Not-for-profit meeting / community center.

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

See attached.

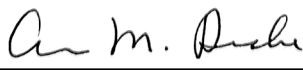
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

See attached.

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

See attached.

Print Applicant's Name: Constance Woods LLC

Signature of Applicant:  **Date:** 8/4/23

August 3, 2023

Planning Request Application - Statements

Statement of proposed use of property, with pertinent facts regarding the size of the area involved, extent of development, type of operation, etc.

The Women's Leadership Center property is 8.63 acres. The density of the development is quite low at .068 FAR. The placement of the three principal buildings and one accessory building on the site exceed the required setbacks from the property lines and Geneva Lake. The same is true for all vehicular paving.

The Council and Lodge buildings are where the meetings and dining will take place and these are located on the western portion of the site adjacent to George Williams College. The Cabin building is located on the eastern portion of the site adjacent to the residential zoning. The maximum meeting planned for either the Council or Lodge is 80 people (excluding staff and 3rd party food service). This 80-person group would occupy both buildings and the site during the day's activities. The Cabin would provide overnight accommodations for up to 3 presenters or lecturers or artists, for a period of 1 day to 2 weeks. There will be 3-6 Women's Leadership Center staff with office space at the Council building. The meeting sizes will range from 10-80 people, meetings will cover 1-5 days, with 1-3 meetings per week and operations covering 48 weeks a year. The goal is to provide 50-80 meetings a year.

Onsite parking is provided (in accordance with Village regulations) to support visitors and staff, and there is one loading area on the east side of the Lodge. The design and construction of the project is pursuing a LEED Gold designation.

Statement showing the compatibility of the proposed zoning district and/or use to the Village Comprehensive Plan.

Our proposed use of the property (Indoor Institutional – Intensive, 18.0308B and Residential Garage or Shed, 18.0315I) is consistent with the P & I zoning (Principal Land Uses Permitted by CUP and Accessory Uses Permitted by Right) and the Village's recently adopted Comprehensive Land Use Plan. Our property has been designated with P & I land use for many years. The adjacent properties to the north and west have P & I zoning, to the south is Geneva Lake and to the east is R-2 residential zoning. The design respects the environmental corridor designation with impervious coverage of 19% (buildings and paving).

We have tagged and surveyed 808 existing trees and propose to only remove 20% (does not include invasive and dead trees). The topography and trees are assets to the proposed development and to the character of Williams Bay. Our design team has carefully crafted a project, with site design and architecture, that respects the property by softly integrating the Women's Leadership Center program and related infrastructure, so it feels "at home" and connected to the uniqueness of the site.

If the Women's Leadership Center project was building 20,000sf or less, the CUP requirement would not apply. To achieve the Women's Leadership Center program, we propose to build 24,894sf. The minor incremental difference in FAR (.053 to .068) will have a negligible impact on the surrounding neighborhood and the additional building area will not appreciably impact the site.

August 3, 2023

Statement showing compatibility of the proposed zoning district and/or use with the adjacent properties and neighborhoods.

The design (mass, height and form) of the buildings is respectful of the natural character of the property and the surrounding area. Their locations on the site were selected to appreciate views of Geneva Lake and the beauty of the site itself. The exterior materials will harmonize and connect the buildings to the primary colors and textures of the property along with the surrounding area. Each building has incorporated windows that promote views and connect the visitors to the site. The technical design of the glass supports minimizing bird strikes.

The site layout, grading, storm water and utilities have been designed to harmonize and complement the site's natural land forms and minimize tree removal. The overall vision for the property is to encourage meeting attendees and staff to enjoy and explore the site at all times of the year. Key landforms (Oak Savannah Knoll and Woodland Clearing) are preserved and enhanced to support low impact activities that meeting attendees can enjoy. The property has wonderful topography and hundreds of existing trees. The landscape planting design will address the zoning requirements to screen the parking from Constance Blvd, provide a buffer planting along the eastern property line for the residential zoning and replace 1 for 1 any trees removed as part of developing the property. Our goal is to restore the entire property to a high-quality southeast Wisconsin woodland. The plant list will primarily focus on native material (woody and herbaceous).

The Women's Leadership Center believes our project will enhance the desired character of Williams Bay. The low-density development is being designed to complement and harmonize with the wooded site and the varied topography. We have sited our buildings to respect our neighbors and will restore the site so that it will be a positive example in Williams Bay which also reflects the aspirations and heritage of the Kishwaukee Nature Conservancy.

September 15, 2023

Women's Leadership Center

Narrative addressing: Site Plan Review (18.1206), Zoning Permit (18.1209), Performance Standards (18.0800), Group Development and Large Development Standards (18.0821)

The Women's Leadership Center property is one of a few around Geneva Lake that has not seen previous development. The topography and trees are assets to the proposed development and to the character of Williams Bay. Our design team has carefully crafted a project, with site design and architecture, that respects the property by softly integrating the Women's Leadership Center program and related infrastructure, so it feels "at home" and connected to the uniqueness of the site.

Our proposed use of the property (Indoor Institutional – Intensive, 18.0308B and Residential Garage or Shed, 18.0315I) is consistent with the P & I zoning (Principal Land Uses Permitted by CUP and Accessory Uses Permitted by Right) and the Village's recently adopted Comprehensive Land Use Plan. Our property has been designated with P & I land use for many years. The design respects the environmental corridor designation with impervious coverage of 19% (buildings and paving). We have tagged and surveyed 808 existing trees and propose to only remove 23% or 186 (does not include invasive and dead trees). The existing water main will be upgraded to 8" (from 6") and we will connect to the existing sanitary line along the lake. The storm water control system is focused on water quality and infiltration that meets the regulatory requirements. The layout of the onsite vehicular circulation, parking and loading area meet the Village's standards and the requirements for emergency vehicle access. The submittal drawings provide detailed information about the design of the project and the site data table addresses the bulk standards. The design and construction of the project is pursuing a LEED Gold designation.

The placement of the three principal buildings and one accessory building on the site exceed the required setbacks from the property lines and Geneva Lake. The same is true for all vehicular paving. The design (mass, height and form) of the buildings is respectful of the natural character of the property and the surrounding area. Their locations on the site were selected to appreciate views of Geneva Lake and the beauty of the site itself. The exterior materials will harmonize and connect the buildings to the primary colors and textures of the property along with the surrounding area. Each building has incorporated windows that promote views and connect the visitors to the site. The technical design of the glass supports minimizing bird strikes.

The Council and Lodge buildings are where the meetings and dining will take place and these are located on the western portion of the site adjacent to George Williams College. The Cabin building is located on the eastern portion of the site adjacent to the residential zoning. The maximum meeting planned for either the Council or Lodge is 80 people (excluding staff and 3rd party food service). This 80-person group would occupy both buildings and the site during the day's activities. The Cabin would provide overnight accommodations for up to 3 presenters or lecturers or artists, for a period of 1 day to 2 weeks. There are 3 bedrooms (each with a bathroom) and some common areas (kitchen, dining and living room). There will be 3-6 Women's Leadership Center staff with office space at the Council building. The meeting sizes will range from 10-80 people, meetings will cover 1-5 days, with 1-3 meetings per week and operations covering 48 weeks a year. The goal is to provide 50-80 meetings a year. Meeting attendees will stay at George Williams College or local hotels and primarily be shuttled over and

September 15, 2023

back with a 12-15 person passenger van. Onsite parking is provided (in accordance with Village regulations) to support visitors and staff, and there is one loading area on the east side of the Lodge.

The site layout, grading, storm water and utilities have been designed to harmonize and complement the site's natural land forms and minimize tree removal. The overall vision for the property is to encourage meeting attendees and staff to enjoy and explore the site at all times of the year. Most of the parking is located near Constance Blvd with an appropriate setback for landscape screening. Key landforms (Oak Savannah Knoll and Woodland Clearing) are preserved and enhanced to support low impact activities that meeting attendees can enjoy. The curvilinear driveway system (layout and grading) creates visual sequences of the property before meeting attendees arrive at the drop off. An open sided covered walkway between the Council and Lodge buildings, provides shelter from the elements as meeting attendees arrive at the drop off, and while walking to and from either building. The primary pedestrian path system provides meeting attendees (and staff) a 387 linear foot walking path that meets ADA requirements. The boardwalk (from Base Camp and lower level of the Lodge to the dock and Lake Shore Path) traverses 55' of grade change, is 986 feet long and is also ADA accessible. These two path systems allow all users to "take a walk in the woods". Base Camp (between Council and Lodge) is intended to provide an informal space for breakouts, relaxing, small group yoga and viewing the lake and ravine. The Terraced Garden (south side of Lodge building) will support dining, lectures (using the terraces) and viewing the lake.

Site lighting is being accomplished with a variety of fixture types and is respectful of the Dark Sky's initiatives. The design uses downward facing fixtures that control the direction of the light so that the foot candle levels provide appropriate lighting for people to comfortably and safely use the property.

The garage will be unconditioned space. It will shelter a passenger van, two golf carts and outdoor furniture. Vehicles will be serviced off site and site maintenance will be contracted with a third party. Some mechanical equipment will be ground mounted on the north side of the Council and the east side of the Lodge. This equipment will be screened with fencing that matches or complements the building finishes. Inside the enclosure with the Lodge, will be a natural gas generator for emergency electrical power and a central location to handle all of the project's refuse. The proposed development shall comply with Sections 18.0812 thru 18.0820.

The property has wonderful topography and hundreds of existing trees. Throughout its previous ownership, maintenance and stewardship of the plant communities has been lacking or non-existent. Over the past 100 years or more, invasive woody and herbaceous plants have taken over the site. During the past year, the Women's Leadership Center took the first steps to reverse the decades of neglect by removing about 90 invasive trees and a majority of the invasive understory. The landscape planting design will address the zoning requirements to screen the parking from Constance Blvd, provide a buffer planting along the eastern property line for the residential zoning and replace 1 for 1 any trees removed as part of developing the property. Our goal is to restore the entire property to a high-quality southeast Wisconsin woodland. The site design has identified 186 trees (23%, allowed 30% max.) for removal and the design shows the installation of 209 new trees. The new trees will diversify the plant species community and these trees will meet and exceed the Village size requirements. The plant list will primarily focus on native material (woody and herbaceous). The mowed lawn areas will be limited portions of the Oak Savannah Knoll and Woodland Clearing use areas to support some group activities or temporary tents.

September 15, 2023

The Women's Leadership Center believes our project will enhance the desired character of Williams Bay. Our use is consistent with the existing zoning, the Comprehensive Land Use Plan and will support the local economy. The low-density development is being designed to complement and harmonize with the wooded site and the varied topography. We have sited our buildings to respect our neighbors and will restore the site so that it will be a positive example in Williams Bay which also reflects the aspirations and heritage of the Kishwaukee Nature Conservancy.

Site Data

Site Area: 376,112sf (8.63 acres)

Adjacent Zoning

North: P & I (Yerkes Future Foundation)
South: Open Space (Geneva Lake)
East: SF-2 (Single Family Residential)
West: P & I (George Williams College)

Principal Buildings

Council: 8,104sf
Lodge: 13,150sf
Cabin: 3,640sf
24,894sf

Accessory Building

Garage: 875sf

Building Setbacks (min.)

Constance Blvd: 30'
Geneva Lake: 150'
East: 50'
West: 15'

FAR: .068

Site Coverage: 19% (buildings and pavement)

Building Coverage: 6.8%

Landscape Surface Ratio: 81%

Maximum Building Height: 24'-8" (measured at the front of the Lodge)

Parking: 34 spaces (includes 2 ADA)

Loading: 1 dock/area

Water Usage

Peak/Daily: 100 gpm/1gpm (average daily)
Fire Flow: 500 gpm

Sewer Usage

Peak/Daily: 2 gpm (peak daily)/ 1gpm (average daily)

- 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>8.63</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>8.63</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>8.63</u> acres
M. Portion of gross site area containing woodlands	<u>8.63</u> acres
N. Portion of gross site area containing steep slopes	<u>4.34</u> acres
O. Add up Rows H through N = <u>Required Resource Protection Area (RPA)</u>	<u>21.60</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>-12.97</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>-3.89</u> acres

CONSIGNY LAW FIRM, S.C.

ATTORNEYS AT LAW

A Limited Liability Organization

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MARK D. KOPP
MICHAEL A. FAUST
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August 12, 2021

Sent via email: admin@williamsbay.org

Becky Tobin, Village Administrator
Village of Williams Bay
P. O. Box 580
Williams Bay, WI 53191-0580

RE: Natural Resources Site Evaluation Worksheet

Ms. Tobin,

Section 18.0404 of the Village of Williams Bay Zoning Ordinance deals with the subject of Natural Resources Site Evaluation in conjunction with the review of the appropriate density for residential and nonresidential development projects. In subpart B of the ordinance there is a Natural Resources Site Evaluation Worksheet. A question has been raised concerning the extent to which that worksheet controls the ability to develop a particular parcel or parcels of land.

To address that question, the village has conferred with Michael Slavney of the firm Vandewalle & Associates, which is the firm that assisted the village in creating the current zoning ordinance. Mr. Slavney provided the village with a memorandum dated August 5, 2021 providing his interpretation of the appropriate application of the worksheet. In my review of his memorandum, it is my understanding that Mr. Slavney is stating that the worksheet does not define the extent to which one or more parcels of land may be developed. Instead, it is a tool to be used by the village and landowner to assist in determining the appropriate density for development of the particular parcel or parcels. He also notes that pursuant to Section 18.0307. D., in every zoning district up to 30% of the woodlands can be removed in the area or areas in which the development on a parcel is to occur.

Based on my review of Sections 18.0401 through 18.0405 and Section 18.0307.D. of the Zoning Ordinance, I would agree with the interpretation contained within the memorandum of Mr. Slavney. If there are any further questions regarding this topic, please contact me.

Very truly yours,

CONSIGNY LAW FIRM, S.C.

By:

Mark A. Schroeder

email: mschroeder@janesvillelaw.com

MAS/kk



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting October 10, 2023

October 4, 2023

APPLICANT: Constance Woods, LLC (Owner)

TAX KEY: WA499800001

STREET ADDRESS: 327 W. Constance Blvd, Village of Williams Bay

Applicant is requesting a conditional use permit per zoning code section 390-0223.C (5) *P & I Public and Institutional District – Indoor Institutional – Intensive* and Section 390-0821 *Group Development and Large Development Standards* to construct a Women’s Leadership Center consisting of three structures with a total combined conditioned space of 24,894 square feet and a small storage accessory structure.

Staff Comments:

Indoor institutional - intensive. Indoor public and not-for-profit community facilities that are over 20,000 gross square feet, including gyms, public or commercial swimming pools, libraries, museums, community centers, schools, churches, nonprofit clubs, nonprofit fraternal organizations, and all arenas, convention centers, hospitals, jails, prisons, and similar uses of a size and character that typically serve the needs of the whole community and region. Indoor institutional - intensive land uses shall adhere to the following standards:

- (1) An off-street passenger loading area shall be provided if the majority of the users will be children (as in the case of a school, church, library, or similar land use).**
- (2) All structures shall be located a minimum of 50 feet from any residentially zoned property.**
- (3) Minimum required off-street parking: generally, one space per three expected patrons at maximum capacity.**

GROUP DEVELOPMENT

Any development located on one lot and comprised of any single instance or any combination of the following development types:

- (1) One or more principal multifamily residential buildings with a total of five or more residential units on the same lot.**
- (2) Two or more principal structures on the same lot, whether currently serving a single use or more than one use.**
- (3) A mixed-use structure containing both nonresidential uses and residential uses.**
- (4) A single principal structure housing two or more leased or owned tenant spaces.**
- (5) Any addition of principal buildings that increases the total number of principal structures on the same lot to two or more.**

LARGE DEVELOPMENT

Any institutional, business, or mixed residential and nonresidential development containing any single structure or combination of structures on one or more contiguous lots or building sites devoted to land uses on which **the total combined gross floor area of all development exceeds 10,000 square feet**. The calculation of gross floor area shall include indoor and outdoor storage and display areas.

Standards applicable to all group developments and to all large developments. In all cases, the following standards shall be applied to the group development and/or large development as a whole, as well as to individual uses within the group and/or large development:

(1) All development shall comply with the applicable requirements of this chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space preservation requirements; access, parking, loading, and unloading requirements; and signage requirements. **Compliant**

(2) Subject to conditional use and design review processes. All group developments and/or large developments shall be subject to the Village of Williams Bay site plan review and approval process. In addition to the application requirements listed in Subsection E(1), the applicant shall demonstrate how the proposed development relates to each of the following criteria: **See Planning Request Narrative**

(a) Is consistent with the recommendations and forwards the objectives of adopted Village planning documents;

(b) Complements the design and layout of nearby buildings and developments; and

(c) Enhances, rather than detracts from, the desired character of the Village.

(3) General layout and future divisibility. All development located within a group development and/or large development shall be located so as to comply with the intent of the Zoning Ordinance regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments and/or large developments shall be situated within building envelopes that are in complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments and/or large developments. The use of this approach to designing group developments and/or large developments will facilitate the subdividing of group developments and/or large developments in the future (if such action is so desired). **Included – See Large Development Questionnaire Memo**

(4) Building materials. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted and decorative concrete block, stone, wood, stucco, and exterior insulation and finish systems (EIFS) may be used, as may vinyl on a portion of residential structures, as determined appropriate by the Plan Commission. Decorative architectural metal or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building. **Compliant**

(5) Overall building design. Building design shall be subject to Plan Commission approval and shall forward the aesthetic objectives of the Village for the community, the neighborhood, and the subject property.

(6) Building entrances. Public building entryways shall be clearly defined and highly visible on the building's exterior design and shall be emphasized by on-site traffic flow patterns.

(a) Two or more of the following design features shall be incorporated into all public building entryways:

Included

[1] Canopies or porticos.

[2] Overhangs.

[3] Projections.

[4] Arcades.

[5] Peaked roof forms.

[6] Arches.

[7] Outdoor patios.

[8] Display windows.

[9] Distinct architectural details.

(b) Where more than one store will be located in a principal building, each such store shall have at least one exterior customer entrance that shall conform to the design standards of this subsection. **Not applicable**

(7) Building color. Building facade colors shall be compatible with the surrounding areas and shall be nonreflective, subtle, neutral, or earth tone, as judged by the Plan Commission. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be allowed only on signage, subject to the limitations in § 390-0802 of this chapter. **Compliant**

(8) Screening.

(a) All ground-mounted and wall-mounted mechanical equipment, refuse containers, and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. **Compliant**

(b) All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls. The lowest point on the top of such screening elements shall be at least as high as the highest point on any mechanical equipment. Fences or similar rooftop screening devices may not be used to meet this requirement. **Compliant**

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(c) Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls that match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. **Compliant**

(d) Gates and fencing may be used for security and access, but not for screening, and they shall be of high aesthetic quality. Decorative metal picket fencing and screening is acceptable. Chain-link, wire mesh, or wood fencing is unacceptable. Decorative, heavy-duty wood gates may be used. **Not applicable**

(9) Roadway connections.

(a) All nonresidential projects shall have direct access to an arterial street, or to a collector level street deemed appropriate by the Plan Commission. **Compliant**

(b) Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks. **Compliant**

(c) The site design shall provide direct connections to adjacent land uses if required by the Village. **Not applicable**

(10) Parking.

(a) Parking lot designs in which the number of spaces exceeds the minimum number of parking spaces required in Article 2 of this chapter by 50% shall be allowed only with specific and reasonable justification. **Not applicable**

(b) Parking lot design shall employ interior, curbed landscaped islands at all parking aisle ends. In addition, the project shall provide landscaped islands within each parking aisle spaced at intervals no greater than one island per every 12 spaces in that aisle. Islands at the ends of aisles shall count toward meeting this requirement. Each required landscaped island shall be a minimum of 360 square feet in landscaped area. **Compliant**

(c) Landscaped and curbed medians, a minimum of 10 feet in width from back of curb to back of curb, shall be used to create distinct parking areas of no more than 120 parking stalls. **Not applicable**

(d) Parking located in the front and/or street side yard shall be limited to no more than one doubled-loaded row of parking and an area for passenger dropoff and pickup unless the applicant can demonstrate to the Plan Commission's satisfaction that such parking arrangement is not practical given site limitations. **Compliant**

(11) Bicycle and pedestrian facilities.

(a) The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties. **Compliant for pedestrian access**

(b) Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities. The minimum width for sidewalks adjacent to buildings shall be 10 feet; and the minimum width for sidewalks elsewhere in the development shall be five feet.

Compliant

(c) Sidewalks other than street sidewalks or building aprons shall have adjoining landscaping along at least 50% of their length. Such landscape shall be consistent with the landscaping used for the street frontages. **Compliant**

(d) Crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety by using different pavement materials, pavement color, pavement textures, and signage. **Compliant**

(e) The development shall provide secure, integrated bicycle parking at a rate of one bicycle rack space for every 50 vehicle parking spaces. **Bicycle parking not provided**

(f) The development shall provide exterior pedestrian furniture in appropriate locations at a minimum rate of one seat for every 10,000 square feet of gross floor area. Seating in food service areas or other areas where food or merchandise purchasing activities occur shall not count toward this requirement. A minimum of four seats shall be located within the store, with a clear view through exit doors to a passenger pickup or dropoff area. **Not applicable**

(12) Central areas and features. Each development exceeding 20,000 square feet in total gross floor area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and shall be maintained over the life of the building project.

Compliant

(13) Cart returns. For indoor sales and service land uses, a minimum of one 200-square-foot cart return area shall be provided for every 100 parking spaces. Cart corrals shall be of durable, nonrusting, all-season construction, and shall be designed and colored to be compatible with the building and parking lot light standards. There shall be no exterior cart return or cart storage areas located within 25 feet of the building. Any long-term cart storage shall be located indoors. **Not applicable**

(14) Outdoor display areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of 10 feet. Display areas on building aprons must maintain a minimum walkway width of 10 feet between the display items and any vehicle drives.

Not applicable

(15) Outdoor storage uses and areas. Exterior storage structures or uses, including the parking or storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables, and all other items, shall be permitted only where clearly depicted and labeled on the approved site plan.

(16) Landscaping. On-site landscaping shall be provided at time of building occupancy and maintained per the Village's landscaping requirements (see Article 9). In addition to the requirements of Article 9, a minimum ten-foot wide landscaped area shall be located along the building foundation for all facades

facing a public street, except where breaks in such landscaping are required to provide customer, employee, or emergency access to the building. **See memo dated 09-27-2023**

(17) Lighting. On-site exterior lighting shall meet the standards in § 390-0807. **See Photometric Plan**

(18) Signage. The plan for exterior signage shall provide for modest, coordinated, and complementary exterior sign locations, configurations, and color throughout the development, including outlots. All freestanding signage within the development shall complement on-building signage. Monument-style ground signs are required, and shall not exceed a height of eight feet. Consolidated signs for multiple users may be required instead of multiple individual signs. The Village may require the use of muted corporate colors on signage if proposed colors are not compatible with the Village's design objectives for the area. The use of logos, slogans, symbols, patterns, striping and other markings, and colors associated with a franchise or chain is permitted, but shall be considered as contributing to the number and area of permitted signs. **Entry sign location is noted on the site plan, but no details provided**

(19) Noise. Noise associated with activities at the site shall not create a nuisance to nearby properties.

(20) Natural resources protection. Existing natural features shall be integrated into the site design as a site and community amenity. Maintenance of any stormwater detention or conveyance features is solely borne by the developer/owner unless dedicated to and accepted by the Village.

G. Additional rules applicable to all large developments.

(1) A large development questionnaire shall be completed and provided along with the conditional use permit application in the format included in Figure 390-0821B at the end of this section. **Included**

(2) Compatibility report. The applicant shall provide, through a written compatibility report submitted with the petition for a conditional use permit, adequate evidence that the proposed building and overall development project shall be compatible with the Village's Comprehensive Plan and any detailed neighborhood or special area plan for the area. The compatibility report shall specifically address the following items:

(a) A description of how the proposed development is compatible with adopted Village Plans, including the Comprehensive Plan, any detailed neighborhood or special area plans, and other plans officially adopted by the Village. **Included**

(b) Traffic Impact Analysis. The Village may require that a traffic impact analysis be completed in accordance with the most current revision of the Traffic Impact Analysis Guidelines published by the Wisconsin Department of Transportation. Such Traffic Impact Analysis shall require the following components: **Not required**

[1] A demonstration that vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length; design, location, and number of traffic control devices; and sidewalks.

[2] Where the traffic impact analysis indicates that a project may cause off-site public roads, intersections, or interchanges to function below a level of service (LOS) C, the Village may deny the application, require a size reduction in the proposed development, and/or require the developer to construct and/or pay for required off-site improvements to achieve a LOS C for a planning horizon of a minimum of 10 years assuming full build-out of the development.

[3] The Village has the option to require a trip generation study.

(3) Economic and fiscal analysis. The Village may require completion of an economic and fiscal impact analysis containing the following items: **Not requested**

(a) Estimate to what extent the proposed project would reduce the proposed market area's economic base by eliminating existing businesses.

(b) Compare and evaluate the projected costs and benefits to the community resulting from the project, including:

[1] Projected costs arising from increased demand for and required improvements to public services and infrastructure.

- [2] Value of improvements to public services and infrastructure to be provided by the project.
- [3] Projected tax revenues to the Village to be generated by the project in the first five years of business.
- [4] Projected impact of the project in the first five years on land values (both residential and nonresidential) and potential loss or increase in tax revenues to the Village of Williams Bay.
- (4) Building placement and site layout. Where buildings are proposed to be distant from a public street, as determined by the Plan Commission, the overall development design shall include smaller buildings on pads or outlots closer to the street. Placement and orientation must facilitate appropriate land use transitions and appropriate traffic flow to adjoining roads and neighboring commercial areas and neighborhoods, and must forward community character objectives as described in the Village's Comprehensive Plan. **Not applicable**
- (5) For a development exceeding 80,000 square feet in total gross floor area of all combined buildings within the development, the Village may require that a detailed neighborhood plan be submitted and approved by the Plan Commission and Village Board. The detailed neighborhood plan shall be prepared for all areas within 1,500 feet of the subject property, as measured from the outer perimeter of the subject property or group of properties proposed for development, and any other nearby lands as determined by the Plan Commission to be part of the defined neighborhood. The detailed neighborhood plan shall contain the following specific elements at a scale of not less than one inch equals 400 feet:
Not applicable
- (a) Land use with specific zoning districts and/or land uses.
 - (b) Transitional treatments such as berms and/or landscaping between areas with differing land uses or character.
 - (c) Complete transportation network, including pedestrian and bicycle facilities and transit routes and stops, where applicable.
 - (d) Conceptual stormwater management facilities.
 - (e) Proposed public facility sites, including parks, schools, conservation areas, public safety facilities and public utility facilities.
 - (f) Proposed community character themes, including building materials, landscaping, streetscaping, and signage.
 - (g) Demonstrate that the proposed detailed neighborhood plan is in harmony with the land use, multi-modal transportation, utility, stormwater management, and community character provisions of the Village's Comprehensive Plan.
- (6) Overall building design. The building exterior shall complement other buildings in the vicinity, and shall be of a design determined appropriate by the Plan Commission: **See memo dated 09-13-2023**
- (a) The building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building.
 - (b) A minimum of 20% of the structure's facades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least six feet. No uninterrupted facade shall extend more than 100 feet.
 - (c) A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six feet or more as measured eave to eave or parapet to parapet.
 - (d) Roofs with particular slopes may be required by the Village to complement existing buildings or otherwise establish a particular aesthetic objective.
 - (e) Ground-floor facades that face public streets shall have arcades (a series of outdoor spaces located under a roof or overhang and supported by columns or arches), display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length. The integration of windows into building design is required, and shall be transparent, clear glass (not tinted) between three to eight feet above the walkway along any facades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity.

(f) Building facades shall include a repeating pattern that includes no fewer than three of the following elements: color change; texture change; material modular change; and expression of architectural or structural bay through a change in plane no less than 24 inches in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

(g) Landscaped berm. For development exceeding 20,000 square feet in total gross floor area, and where the subject property abuts an area zoned or planned for residential or institutional use, a minimum six-foot-high berm shall be provided. The berm shall be planted with a double row of white, green, or blue spruce plantings, or similar species and varieties approved by the Village, spaced 15 feet on center.

(7) Building and parking placement A maximum of 75% of all parking spaces located anywhere on the site shall be located between the primary street frontage right-of-way line and line of equal setback to the most distant front wall of the building. The remainder of parking on the site shall be set back a greater distance from this setback line to the sides and rear of the building. **Included on site plan**

(8) In general, existing natural features shall be integrated into the site design as a site and community amenity. Each development shall intentionally incorporate into site and building design elements that contribute to the long-term environmental sustainability of the development and the Village. Each development shall provide at least 1/2 of the following sustainability features: **See memo dated 09-13-2023**

(a) Reuse an existing, previously developed building and/or site.

(b) Utilize one or more rain gardens or bioswales, as described in the Village of Williams Bay Landscaping Guidelines, to capture and manage stormwater.

(c) Incorporate stormwater management facilities that are designed to appear as natural features that can serve as attractive focal points for the development.

(d) Install native/naturalized landscaping that minimizes requirements for irrigation/watering and provides natural habitat.

(e) Deliberately design/retrofit the primary building with energy efficient systems, such as lighting, refrigeration, and HVAC systems.

(f) Utilize paving and/or roof materials with a solar reflectance index of at least 29 for a minimum of 50% of the combined pavement and roof area on the site.

(g) Recycle a minimum of 75% of the waste generated during building/site construction.

(h) Utilize a minimum of 25% recycled materials for building construction.

(i) Utilize a minimum of 50% regional materials for building construction (extracted, harvested, or recovered, and manufacturing from within 500 miles of the development site).

(j) Purchase a minimum of 50% of the development's energy from renewable sources, such as wind or solar.

(k) Integrate solar, geothermal, wind, or other on-site energy generation into the site and/or building design.

(l) Install a green roof or rooftop garden.

(m) Install systems that allow for the capture and later use of rainwater to water landscaping and for other permitted functions.

(n) Two additional sustainability features not listed above but approved by the Plan Commission to meet the Village's sustainability objectives, not including any feature already required by another section of this chapter.

The applicant is requesting approval of a site plan for development in the P & I Public and Institutional District per Section 390-1206 Site Plan. The Center, which will feature three unique buildings named The Lodge (13,150 SF), The Council (8,104 SF), and The Cabin (3,640 SF), will provide opportunities for various forms of programming including: summits, focused retreats, seminars, and roundtable

discussions. The combined total conditioned space of the Center's buildings is 24,894 square feet. A small maintenance shed, located adjacent to the required on-site parking, is also being planned.

Staff Comments:

- The application is complete and includes all information outlined in Section 390-1206.D. Existing zoning district(s) [and proposed zoning district(s) if different]; **NA**
(b) Future Land Use Map designation(s); **Institutional Campus**
(c) Natural Resources Site Evaluation Worksheet (§ 390-0404); **Included**
(d) Inventory of land uses currently present on the subject property; **None**
(e) Proposed land uses for the subject property (per Article 3); **Included**
(f) Projected number of residents, employees, and daily customers; **Included**
(g) Proposed number of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, and landscape surface ratio; **Included**
(h) Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation; **Included**
(i) Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article 8 including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials. If no such nuisances will be created (as indicated by complete and continuous compliance with the provisions of Sections 390-0812 through 390-0820), then the statement "The proposed development shall comply with all requirements of section." shall be submitted; **Included**
(j) Proposed exterior building and fencing materials (§§ 390-0802 and 390-0809); **Included**
(k) Possible future expansions and related implications for Subsection D(1)(a) through (j) above;
- **The Village Engineer memo dated October 2, 2023, does not recommend approval regarding stormwater management and other site plan elements at this time.**
- Per Section 390-1206.E(7): Review and recommendation by the Plan Commission.
 - (a) The Plan Commission, in its consideration of the submitted application, shall take into account the basic intent of this chapter to ensure attractive, efficient, and appropriate development of land in the Village, and to ensure that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. In its review, the Plan Commission may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the Plan Commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the Plan Commission or may approve the application subject to the satisfaction of the Zoning Administrator. Such amended plans and conditions applicable to the proposed use shall be made part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the Plan Commission.
 - (b) In its review of the application, the Plan Commission may make findings on each of the following criteria to determine whether the site plan shall be approved, approved with modification, or denied:
 1. All standards of this chapter and other applicable Village, state, and federal regulations are met.
 2. The public health and safety are not endangered.
 3. Adequate public facilities, utilities, and open space areas are provided.

4. Adequate control of stormwater and erosion is provided and the disruption of existing topography, drainage patterns, and vegetative cover is minimized insofar as is practical.
5. Appropriate traffic control and parking are provided.
6. Applicable performance standards, per Article 8, are met.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

September 15, 2023

Ms. Bonnie Schaeffer
Zoning Administrator
Village of Williams Bay
P.O. Box 580
250 Williams Street
Williams Bay, WI 53191

Re: Response to Village Review Comments
Women's Leadership Center, Williams Bay, WI

Village Engineer Review Comments dated September 1, 2023:

1. General:

- a. Provide a full set of civil plans. Several sheets are in the stormwater report but not in the plan set.
Full civil plans included in resubmittal.
- b. Incorporate the Village's Standard Material List into the drawings.
Material list added to plan sheet C-001 – General Notes.
- c. Provide a copy of the WDNR NOI permit when received.
This will be provided when received.
- d. Provide a copy of the WDNR water main extension permit when received.
This will be provided when received.

2. Sheet C-500 (Grading & Erosion Control Plan):

- a. Show drainage divides.
Drainage divides have been added to Exhibit 3 of the Stormwater Management Report.
- b. Provide wider riprap/flow spreaders at pipe outlets to reduce channelized flow.
Rip rap adjusted to be wider.
- c. Show basin emergency overflow locations.
The basins are currently not designed to have overflows. If the systems become clogged, the overland flow paths of the biofilters will spill off site. See the overland flow paths for more details.
- d. The proposed shed is blocking an existing drainage path.
The west side of the proposed shed and parking lot has been regraded to modify the existing drainage path, but in no way is the existing drainage path being obstructed by the proposed shed.
- e. Show flumes and erosion control measures where stormwater enters basins.
Flumes added to sheet, rip rap is present at all outfalls into basins and base of flumes.
- f. Show large storm event overland flow paths.
Black arrows have been added to Exhibit 3 of the Stormwater Management Report.
- g. Provide project benchmarks.
Project benchmarks have been added to plan sheet C-200 – Existing Conditions.

3. Sheet C-700 (Proposed Subsurface Utility Plan):

- a. Provide a utility access and drainage easement per previous comments.
Comment is being reviewed by the WLC team.
- b. Remove trees from the proposed water main easement.
Trees have been removed.
- c. Provide a water main plan and profile.
A profile for the proposed 8-inch water main has been included in plan sheet C-701 – Proposed Water Main Profile. Also per comment in page 4, hydrant H-1 has been moved and extended to Constance Boulevard for access by Village.

- d. Make sanitary sewer repairs per previous comments.
Comment is being reviewed by the WLC team.
 - e. Provide a 20-foot easement for the existing sanitary sewer.
WLC will provide a 20-foot easement for the existing sanitary sewer.
 - f. Remove trees over the existing sanitary sewer.
Per the Village Engineer's email dated 9/13/23, no additional trees will be removed at this time.
4. Stormwater Management Report:
- a. The areas shown on the "Proposed Conditions Map" don't match the areas listed in the narrative, Hydrocad calculations, and WinSLAMM calculations.
Exhibit 2 has been updated, (C and D colors were reversed).
 - b. Provide storm sewer and detention oversizing for future expansion of Constance Blvd. per previous comments.
Comment is being reviewed by the WLC team.
 - c. Provide the 10-year and 100-year Hydrocad calculations.
10-year and 100-year calculations have been added to Appendix E
 - d. Show the location of the "Hydro" suspended solids separation device on the plan.
Label has been added to Exhibits 2 and 3.
 - e. Biofilter basins should be designed with underdrains and overflow structures to provide proper infiltration and TSS removal per WDNR Technical Standard 1004. They are serving no purpose with outlet pipes located above the floor of the basins.
Underdrains have been added to all biofilters and Exhibit 4.
 - f. Provide the WinSLAMM input data for Biofilter D.
Appendix F has been updated with all input data.
 - g. Several 6-inch storm sewers are shown on the plans. We recommend minimum 8-inch storm sewers and preferably 12-inch. Clogging will become an issue with the number of branches, leaves, and animals in the area.
All 6" storm sewers, other than roof drain pipe, have been upsized to 8" storm sewers.
5. Review comment in Page 1: See the snip below for the latest concept; they are proposing to put a dock, storage shed and a system of boardwalks in the stormwater overland flow route for 30 acres of upstream land. This overland flow route may need to drain approximately 100 acres of land following a future reconstruction of Constance Boulevard.
- We have reviewed the off-site drainage areas and are confident the shed location, the planned boardwalk and the existing dock will not impede the overland flow (off site and on site) within the ravine from reaching Geneva Lake. There is almost 70' of grade change from Constance Blvd. to the lake, making it nearly impossible for off-site and on-site surface water to be impeded and back up on to the ROW or properties upstream.*
6. Review comment in Page 3: We still seek easements on the property for future sanitary sewer and drainage improvements between Constance Boulevard and Geneva Lake. We need a to legally be able to put more water on their property when we expand Constance Boulevard in the future. We also seek additional right-of-way to widen Constance Boulevard and provide a pedestrian path between the University and downtown to make this road safer.
- The request for a drainage and sanitary sewer easement along the west property line is being reviewed by the WLC team. The request for additional right of way is being reviewed by the WLC team.*

Ms. Bonnie Schaeffer
Village of Williams Bay
September 15, 2023
Page 3

Please feel free to contact me if you have any questions.

Respectfully,

RUEKERT & MIELKE, INC.

Violet V. Razo

Digitally signed by Violet V. Razo
DN: C=US,
E=VRazo@ruekert-mielke.com,
CN=Violet V. Razo
Date: 2023.09.15 16:49:44-05'00'

Violet V. Razo, P.E. (WI)
Project Manager
vrazo@ruekert-mielke.com
VVR:sjs

Review Comments and Request for Additional Information

Woman's Leadership Center

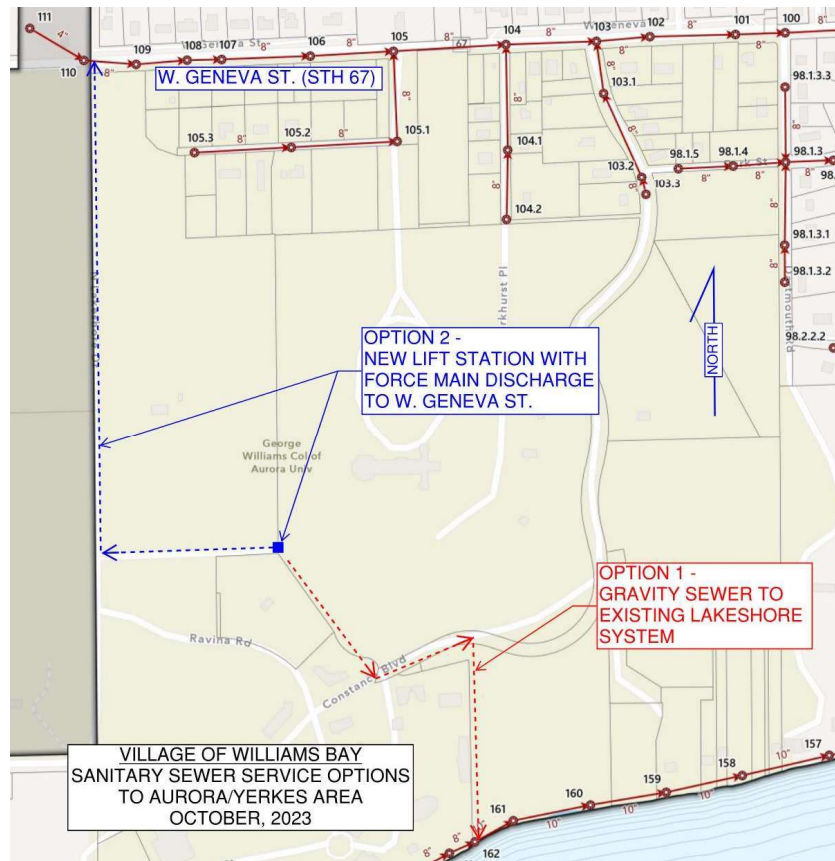
Village of Williams Bay

October 2, 2023

Attached are portions of the engineering plans with review comments. Please provide or change the items below and those noted on the plans:

1. General:

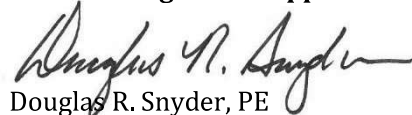
- a. Provide sketches and descriptions for the easements listed below. These easements and associated developer's agreement were requested by e-mail on 6/22/21 and 1/10/23; in meetings on 1/11/23 and 3/8/23, and every review since the meeting on 1/11/23.
 - Vacation of the existing water main easement.
 - Proposed exclusive water main easement.
 - Vacation of the existing sanitary sewer easement.
 - Proposed 20-ft minimum exclusive easement for the existing sanitary sewer.
 - Easement or right-of-way on the south side of Constance Blvd. for separated 10-ft pedestrian path.
 - Proposed 20-ft minimum exclusive easement for sanitary sewer near the west property line. This will prevent the Village from spending an additional \$2-million to provide sanitary sewer service to areas upstream.



- b. Provide a copy of the WDNR NOI permit when received.
- c. Provide a copy of the WDNR water main extension permit when received. We will provide an owner approval letter after the new easement is approved by the Village and recorded.

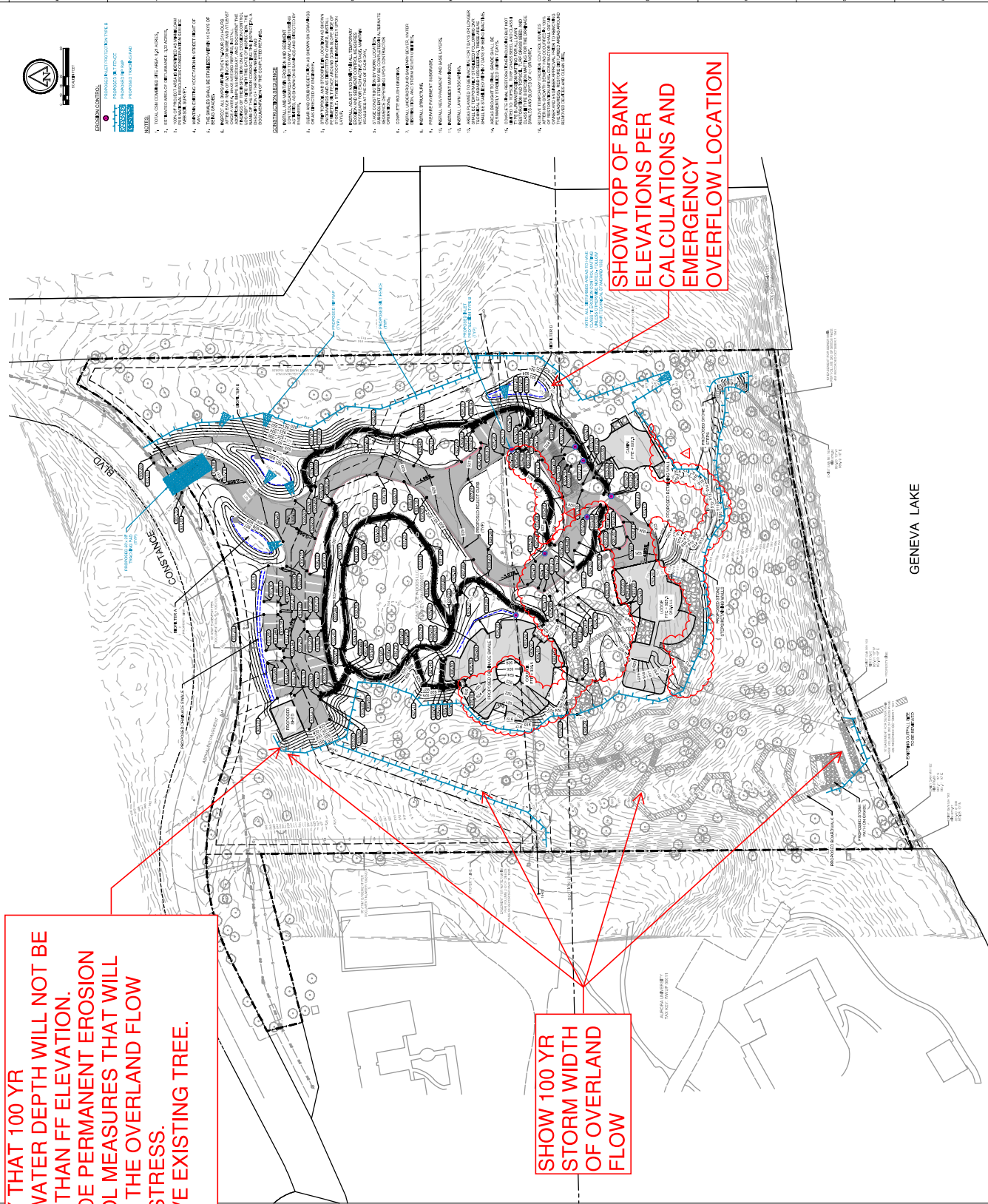
2. Sheet C-500 (Grading & Erosion Control Plan):
 - a. Provide biofilter emergency overflow locations and erosion control measures.
 - b. The proposed shed and boardwalk are blocking an existing drainage path.
 - Verify that the drainage path for a 60-acre upstream drainage basin 100-yr storm will not have a hydraulic grade line higher than the finished floor elevation of the building or push water on the property to the west when debris blocks a portion of the drainageway.
 - Provide a plan showing the limits of the waterway during the storm event with no debris blockage.
 - Provide permanent erosion control measures that will handle the concentrated flow shear stress in the fill area using the 60-acre, 100-yr storm.
 - Provide calculations verifying that the erosion control measures will handle the stormwater shear stress in areas of concentrated flow.
3. Sheet C-700 (Proposed Subsurface Utility Plan):
 - a. Locate the private fire hydrant closer to the driveway.
 - b. Contact the fire chief regarding signage/hydrant color to indicate a private fire hydrant.
 - c. Verify that the underground detention structures will support firefighting equipment.
 - d. Biofilter D's outlet structure grate elevation doesn't match the WinSLAMM calculations.
 - e. The three biofilter invert elevations do not match the Hydrocad calculations.
4. Sheet C-701 (Proposed Water Main Profile):
 - a. Provide 6-ft of water main cover, see marked up plan sheet.
 - b. Show areas requiring granular trench backfill under proposed pavement.
5. Sheet C-800 (Construction Details):
 - a. The outlet control structure details do not match the Hydrocad calculations.
 - b. Biofilter D's outlet structure grate elevation doesn't match the WinSLAMM calculations.
 - c. The three biofilter invert elevations do not match the Hydrocad calculations.
 - d. Provide a detail for the underground detention system outlet control structure.
6. Sheet C-801 (Construction Details):
 - a. Provide concrete blocking at hydrants and valves.
7. Sheet C-807 (Construction Details):
 - a. The construction plans do not show where the "HYDRO" device is located.
8. Stormwater Management Report:
 - a. Per WDNR Technical Standard 1004:
 - Underdrains should be a minimum of 6-inch diameter and located in the gravel fill layer protected by filter fabric to prevent clogging.
 - The rim of the outlet structure should be a maximum of 12-inches above the engineered fill elevation.
 - b. WinSLAMM:
 - Change the input for "Percent solids reduction due to flow through engineered soil" from "80" to "calculate".
 - The underground detention chamber WinSLAMM orifice size doesn't match the Hydrocad orifice size.
 - Biofilter B's standpipe elevation doesn't match the plans or Hydrocad.

Status of Engineer's Approval: Not Approved


Douglas R. Snyder, PE

Page 2 of 2

- VERIFY THAT 100 YR STORMWATER DEPTH WILL NOT BE HIGHER THAN FF ELEVATION.
- PROVIDE PERMANENT EROSION CONTROL MEASURES THAT WILL HANDLE THE OVERLAND FLOW SHEAR STRESS.
- REMOVE EXISTING TREE.



SHOW TOP OF BANK
ELEVATIONS PER
CALCULATIONS AND
EMERGENCY
OVERFLOW LOCATION

SHOW 100 YR
STORM WIDTH
OF OVERLAND
FLOW

GENEVA LAKE

C-500



NOTES:
1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
2. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE SUBSURFACE UTILITY PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR THE RESULTS OF THE FIELD SURVEY.
3. THE ENGINEER'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE PROJECT MANUAL AND THE SPECIFICATIONS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR THE RESULTS OF THE FIELD SURVEY.
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NO.	DESCRIPTION	DATE
1	REVISION	10/1/2019
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3	REVISION	10/1/2019
4	REVISION	10/1/2019
5	REVISION	10/1/2019
6	REVISION	10/1/2019
7	REVISION	10/1/2019
8	REVISION	10/1/2019
9	REVISION	10/1/2019
10	REVISION	10/1/2019

Studio Gang

NO.	DESCRIPTION	DATE
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3	REVISION	10/1/2019
4	REVISION	10/1/2019
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6	REVISION	10/1/2019
7	REVISION	10/1/2019
8	REVISION	10/1/2019
9	REVISION	10/1/2019
10	REVISION	10/1/2019

PROPOSED SUBSURFACE UTILITY PLAN

C-700

INVERT ELEVATIONS DO NOT MATCH THE HYDROCAD CALCULATIONS

GRATE ELEVATION DOESN'T MATCH WINSLAMP CALCS.

VERIFY THAT UNDERGROUND DETENTION STRUCTURES WILL SUPPORT A FIRE TRUCK

LOCATE HYDRANT CLOSER TO DRIVEWAY

GENEVA LAKE

STANDARD NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL.
 3. ALL DISTANCES ARE IN FEET.
 4. ALL ANGLES ARE IN DEGREES.
 5. ALL MATERIALS ARE TO BE AS SHOWN ON THE DRAWING.
 6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
 7. ALL UTILITIES ARE TO BE DEPTH TESTED PRIOR TO CONSTRUCTION.
 8. ALL UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
 9. ALL UTILITIES ARE TO BE REINSTALLED TO ORIGINAL OR BETTER CONDITION.
 10. ALL UTILITIES ARE TO BE MAINTAINED AT ALL TIMES.
 11. ALL UTILITIES ARE TO BE MARKED PRIOR TO CONSTRUCTION.
 12. ALL UTILITIES ARE TO BE MAINTAINED AT ALL TIMES.
 13. ALL UTILITIES ARE TO BE MAINTAINED AT ALL TIMES.
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 15. ALL UTILITIES ARE TO BE MAINTAINED AT ALL TIMES.



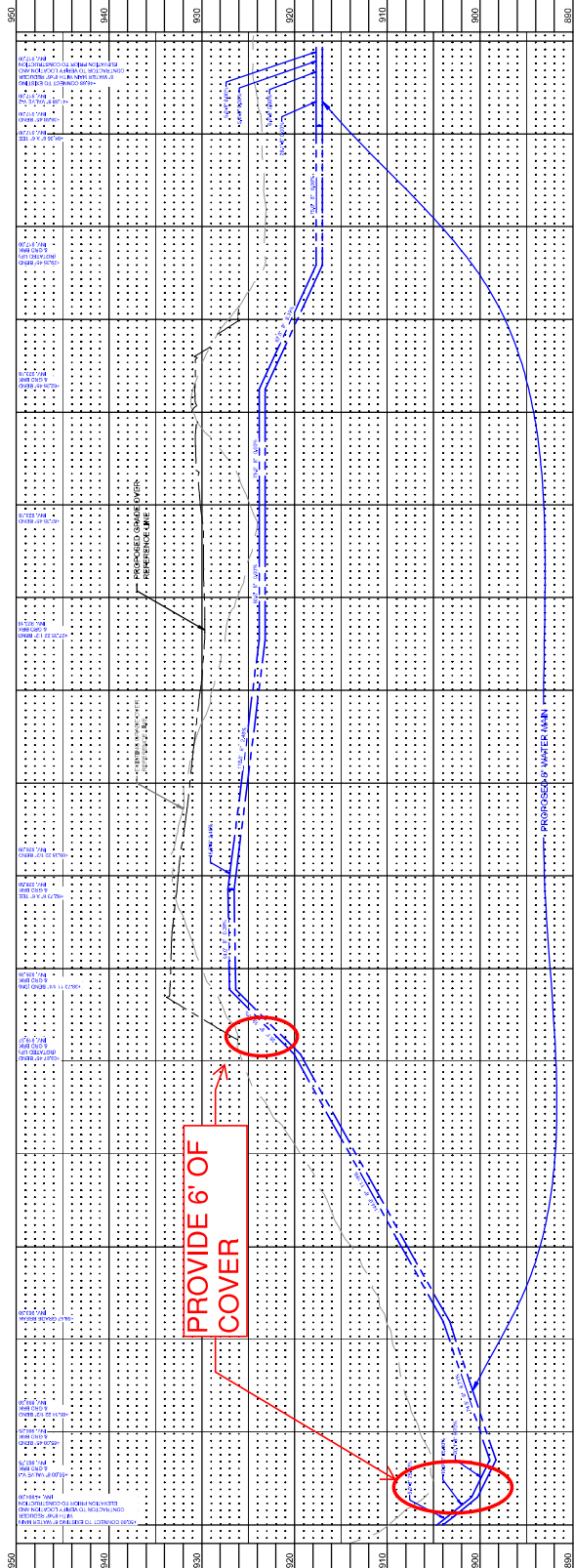
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10	REVISION			

Studio Gang
 ARCHITECT
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 SUITE 1000
 SAN FRANCISCO, CA 94103
 TEL: 415.241.1000
 WWW.STUDIOGANG.COM

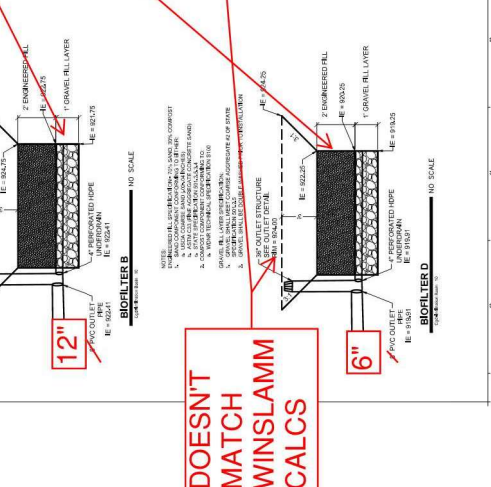
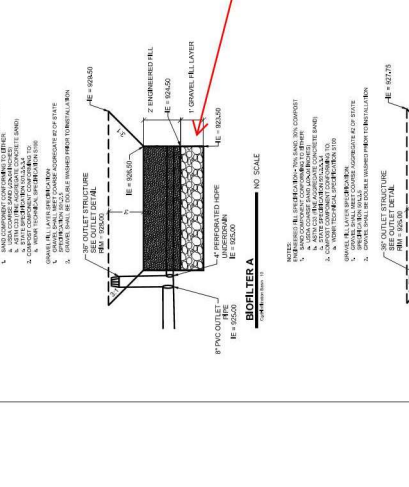
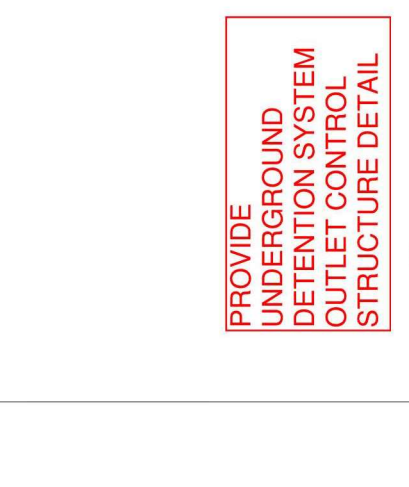
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9	REVISION			
10	REVISION			

**PROPOSED WATER MAIN
 PROFILE**

C-701



8" WATER MAIN PROFILE



PROJECT NO.:	DATE:
DRAWN: GGD	SCALE:
CHECKED: FVR	
SHEET NO.:	

CONSTRUCTION DETAILS

- GENERAL NOTES:**
1. REFER TO C&G DRAWINGS FOR EXACT LOCATION OF EXISTING UTILITY POLES, HANDHOUS AND EQUIPMENT.
 2. COORDINATE ALL REQUIREMENTS UNDERGROUND ELECTRICAL SERVICE ROUTING AND ALL NEW EQUIPMENT WITH C&G DRAWINGS, AND ALL OTHER DOCUMENTS PRIOR TO INSTALLATION.
 3. A SINGLE CONDUCTOR SHALL NOT HAVE MORE THAN 30 (30) DEGREE BENDS. PROVIDE 180 DEGREE OR 90 DEGREE BOTTOM HANDHOUS AS REQUIRED.
 4. CONDUITS SHALL BE BURIED A MINIMUM OF 36" BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
 5. REFER TO RATER DRAWING FOR CONDUITABLE SIZE AND QUANTITY.
 6. REFER TO SHEET L&G FOR RATER INFORMATION AND ADDITIONAL INFORMATION ON POWER DISTRIBUTION IN THE OUTLINE.
 7. COORDINATE EXACT LOCATION OF THE EQUIPMENT WITH SITE PLAN.
 8. ALL UNDERGROUND HANDHOUS SHALL BE HEAVY DUTY TRAFFIC GRADE 4" DIA. CONDUIT. COORDINATE EXACT LOCATION OF HANDHOUS AND ROUTE OF THE CONDUITS WITH C&G DRAWINGS.
 9. PROVIDE CONDUIT 4" DIA. FOR UTILITY TRANSFORMER. COORDINATE THE LOCATION OF THE TRANSFORMER WITH THE RATER AND INSTALLATION OF SEPARATE CABLEING PRIOR TO INSTALLATION.

WOMEN'S
LEADERSHIP CENTER

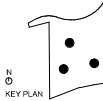
327 Constance Blvd
Williams Bay, WI 53191

Lincoln Road Enterprises

GENERAL NOTES

1. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT © 2023, DONG GANG.

2. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION OF ANY WORK. DO NOT SCALE THESE DRAWINGS.



**NOT FOR
CONSTRUCTION**

[illegible]

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Studio Ganc

CONSULTANTS:

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SUSTAINABILITY CONSULTANT
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db | HNS
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Brookfield, WI 53520 T 608.897

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ACOUSTICS AND AV
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Suite 2080
Chicago, IL 60604
T 608.897

PROJECT NO. : 2201:

DRAWN: ?? DATE: 8.4.2023

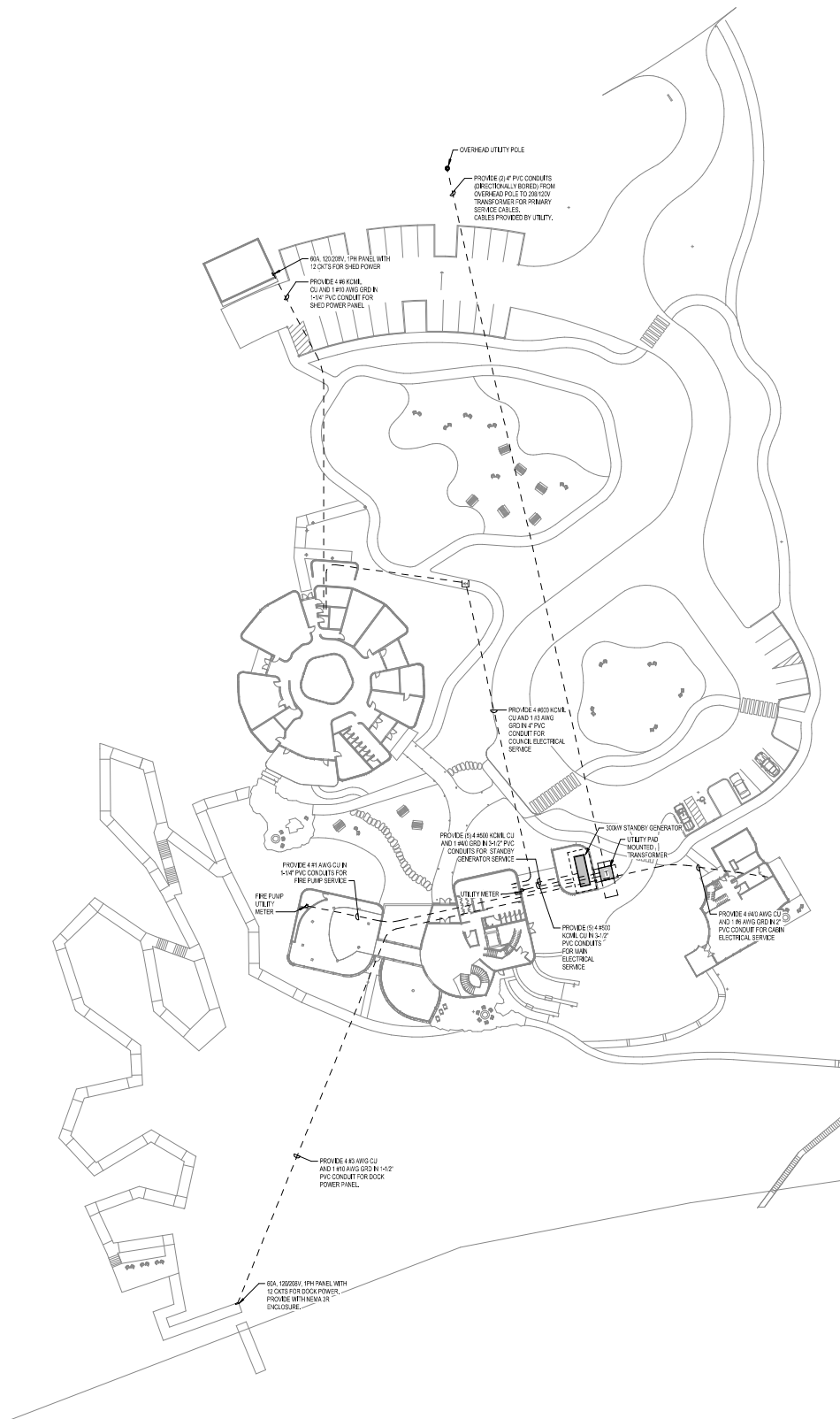
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SHEET TITLE:
ELECTRICAL SITE PLAN

ELECTRICAL SITE PLAN

DRAWING NUMBER:

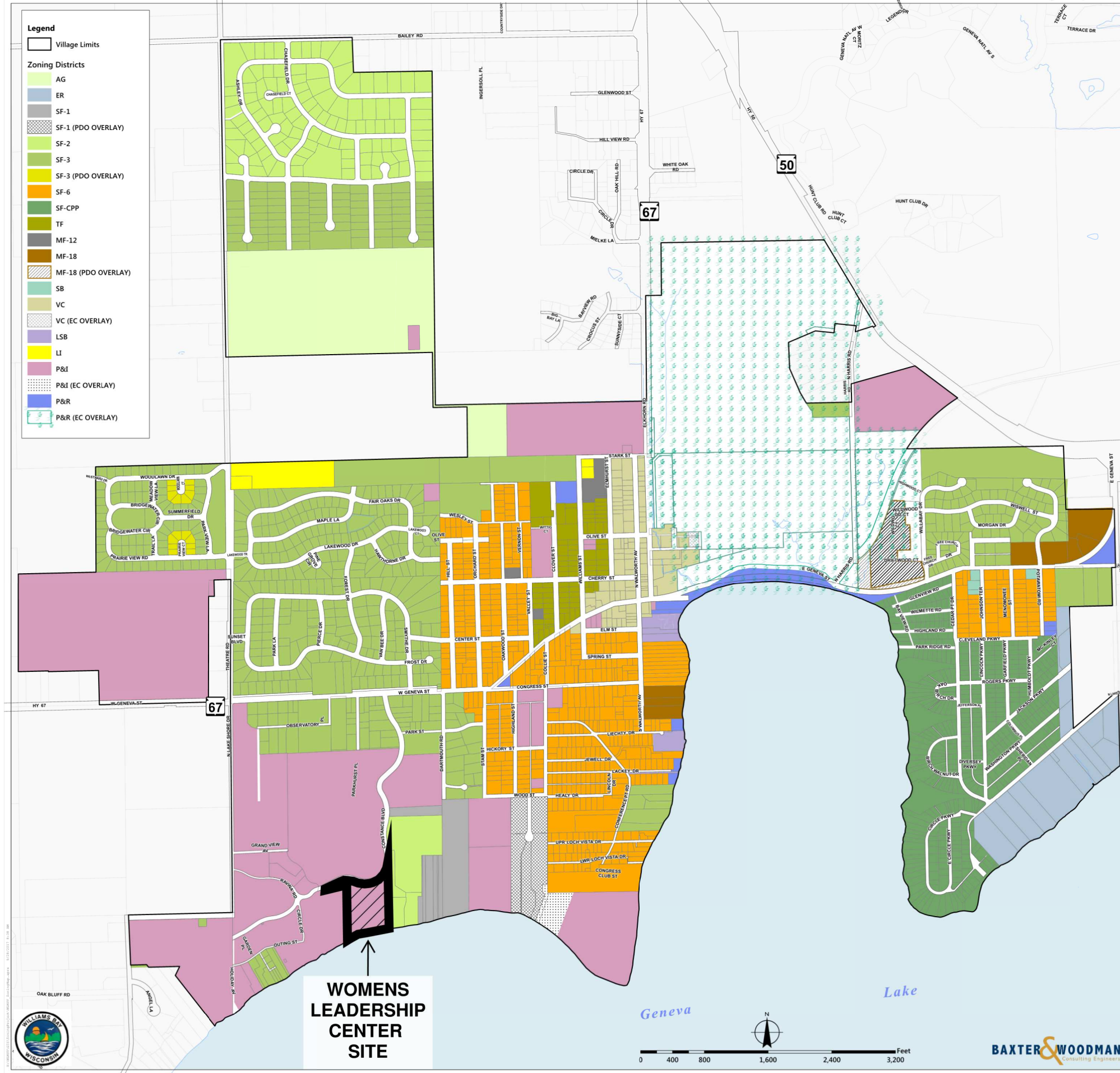
E.010 Page 66 of 96

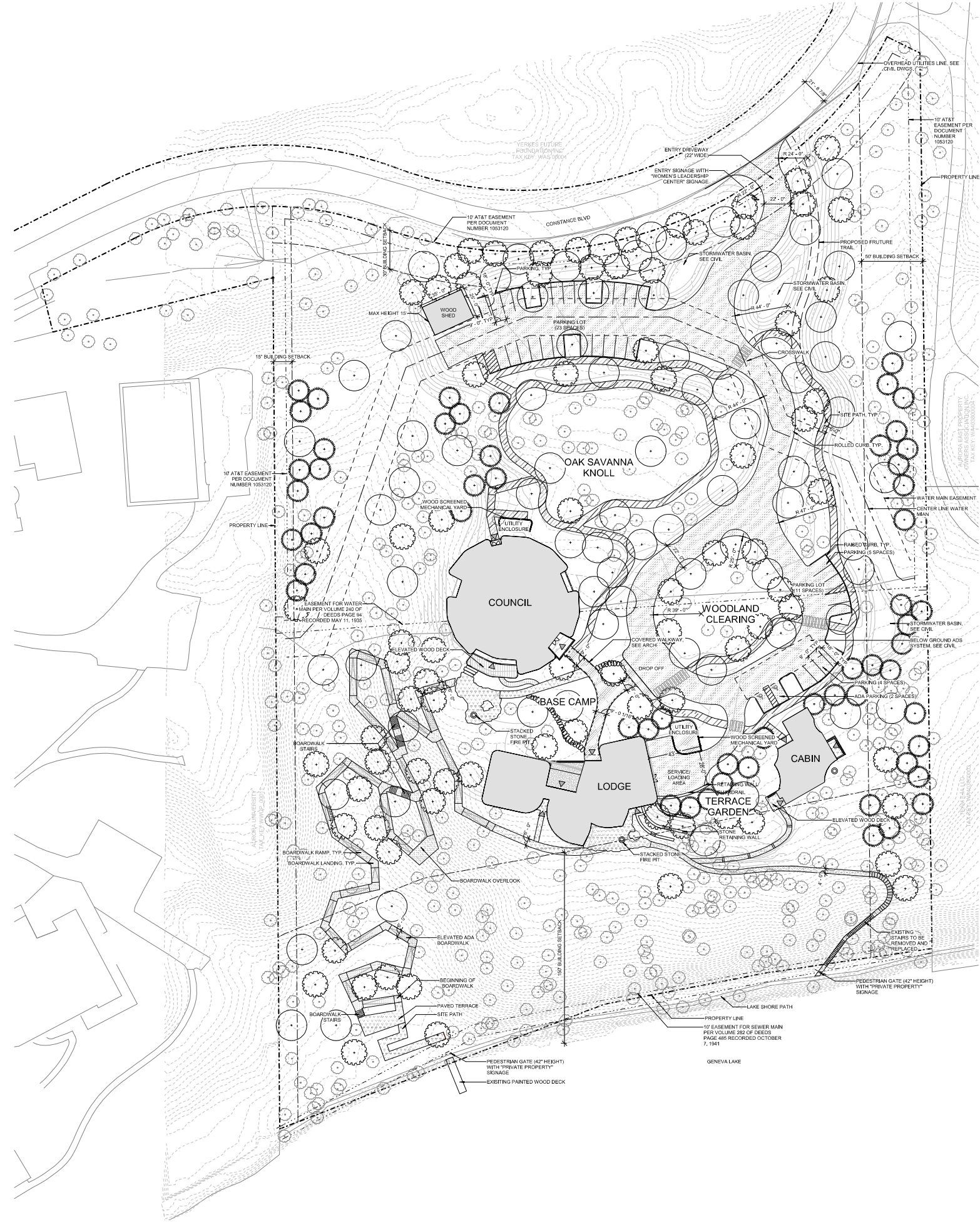


① ELECTRICAL SITE PLAN
1" = 30'-0"

Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017





LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 4886, recorded December 26, 2021, as Document No. 1053121, and being part of Block A and part of Block C of Assessors' Subdivision, being a part of the SE 1/4 of the SW 1/4 of Section 1 and the NE 1/4 of the NW 1/4 of Section 12, T.01N., R.16E., Village of Williams Bay, Walworth County, Wisconsin. Part of Tax Key No. WAS 0001A.

LEGEND

- PROPERTY LINE
- EASEMENT, SEE CIVIL DWGS.
- WATER MAIN LINE
- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED CONIFER TREE
- PROPOSED UNDERSTORY TREE
- VEHICULAR ASPHALT PAVING
- CUT STONE PAVING
- FLAGSTONE PAVING
- MULCH PATH
- LAKE SHORE PATH
- STAIRS
- BOARDWALK

NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
- DO NOT SCALE OFF DRAWINGS. USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
- EXISTING CONDITIONS BASED ON SURVEY PROVIDED BY RUKERT & MELKE, DATED FEBRUARY 3, 2023. VERIFY EXISTING CONDITIONS IN THE FIELD. ALL WORK PERFORMED IN PUBLIC RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF LOCAL ZONING AND CODES. THE CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
- PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FUNDING, SURFACE MATERIALS, ABOVE AND BELOW-GRADE UTILITIES, ROOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- ZONING SET BACK SUMMARY:
 - CONSTANCE BLVD: 30'
 - GENEVA LAKE: 100'
 - EAST: 50'
 - WEST: 15'
- SEE CIVIL PLANS FOR UTILITY PLAN, EROSION, STORMWATER AND GRADING PLANS.
- SEE L-401 FOR GROUND COVER PLANTING PLAN.

SITE DATA

SITE AREA: 376,112SF (8.63 ACRES)

ADJACENT ZONING:
NORTH: P & I (VERKES FUTURE FOUNDATION)
SOUTH: OPEN SPACE (GENEVA LAKE)
EAST: SP-2 (SINGLE FAMILY RESIDENTIAL)
WEST: P & I (GEORGE WILLIAMS COLLEGE)

PRINCIPAL BUILDINGS:
COUNCIL: 8,104SF
LODGE: 13,160SF
CABIN: 3,600SF
TOTAL: 24,864SF
ACCESSORY BUILDING:
GARAGE: 875SF

BUILDING SETBACKS (MIN.):
CONSTANCE BLVD: 30'
GENEVA LAKE: 100'
EAST: 50'
WEST: 15'

BUILDING HEIGHTS:
LODGE: 24'-0"
COUNCIL: 14'-0"
CABIN: 22'-0"

FAR: 0%

SITE COVERAGE: 19% (BUILDINGS AND PAVEMENT)
BUILDING COVERAGE: 7%
LANDSCAPE SURFACE RATIO: 81%
MAXIMUM BUILDING HEIGHT: 24'-0" (MEASURED AT THE FRONT OF THE LODGE)

PARKING: 34 SPACES
LOADING: 1 DOCK/AREA

WOMEN'S LEADERSHIP CENTER

327 Constance Blvd
Williams Bay, WI 53191

GENERAL NOTES

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- CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FINISHED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION OF ANY WORK. DO NOT SCALE THESE DRAWINGS.

KEY PLAN:

SEAL:



NOT FOR CONSTRUCTION	
1. RELEASE ZONING	8/04/2023
NO. ISSUED FOR	DATE

ARCHITECT:

Studio Gang

1521 W. DIVISION STREET CHICAGO, IL 60642 T 773.364.5112

CONSULTANTS:

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Data Based + SUSTAINABILITY CONSULTANT 303 W. Oak St. Suite 210 CHICAGO, IL 60642	T 312.915.0557
JB HBS MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION 303 W. Oak St. Suite 210 CHICAGO, IL 60642	T 312.915.0557
OLIN STUDIO LANDSCAPE ARCHITECT 1617 John F. Kennedy Boulevard Suite 1000 Philadelphia, PA 19103	T 215.440.0030
RUKERT MELKE CIVIL ENGINEER 10225 N.22ND Roadway Parkway Waukegan, WI 53188	T 262.542.5733
FRITCHARD PECK LIGHTING DESIGN 385 Clementine St. San Francisco, CA 94103	T 415.323.5540
APPLIED ECOLOGICAL SERVICES ECOLOGIST 1762 Smith Road Broadhead, WI 53001	T 608.897.8641
THRESHOLD ACOUSTICS ACOUSTICS AND AV 141 W. Jackson Blvd. Suite 208 Chicago, IL 60604	T 608.897.8641

PROJECT NO.: 22013

DRAWN: PG, AJ, ES DATE: 08/04/2023

CHECKED: JL SCALE: 1" = 30'-0"

SHEET TITLE:

SITE PLAN

DRAWING NUMBER:

L100



LANDSCAPE POINTS

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
ANBa	Abies balsamea	Balsam Fir	15	7"	
PRBa	Pinus strobus	Eastern White Pine	23	7"	
THBa	Thuja Green Giant	Green Giant Arborvitae	4	8"	

TREE SCHEDULE

TREE SCHEDULE - COMFERS

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
ANBa	Abies balsamea	Balsam Fir	15	7"	
PRBa	Pinus strobus	Eastern White Pine	23	7"	
THBa	Thuja Green Giant	Green Giant Arborvitae	4	8"	

TREE SCHEDULE - UNDERSTORY

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
NaPa	Asplenium platyneuron	Red Buckle	5	7"	Multi-stem
CaCa	Cardinalis canadensis	Common Redstart	11	8"	Multi-stem
ChCa	Chamaenerion canadense	Kentucky Yellowweed	18	2.5" caliper	
CoCa	Cornus alternifolia	Spice Swallowtail	16	2.5" caliper	
HaVi	Hemlock virginiana 'Sunglow'	Sunglow Common Witchhazel	8	7"	Multi-stem

TREE SCHEDULE - CANOPY

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
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CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	

Total Proposed Trees: 209

PLANT SCHEDULE

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
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CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	
CaCa	Cardinalis canadensis	Common Redstart	11	8"	

LEGEND

- PROPERTY LINE
- LANDSCAPE POINTS CALCULATION AREA LINE
- OAK SAVANNA - LOW INTENSITY RESTORATION
- OAK SAVANNA - MEDIUM INTENSITY RESTORATION
- OAK SAVANNA - HIGH INTENSITY RESTORATION
- MESIC FOREST - LOW INTENSITY RESTORATION
- MESIC FOREST - MEDIUM INTENSITY RESTORATION
- MESIC FOREST - HIGH INTENSITY RESTORATION
- MESIC PRAIRIE - LAKE EDGE MEDIUM INTENSITY RESTORATION
- TERRACE GARDEN - HIGH INTENSITY RESTORATION
- LAWN (KENTUCKY BLUE GRASS)
- STORMWATER GARDEN - HIGH INTENSITY RESTORATION

NOTES

- ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEEDED, UNLESS SHOWN OTHERWISE.
- ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES, VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
- P.B. - PLANT BED. MULTIPLE PLANT BEDS TO A DEPTH OF 2' BEDS SHALL BE KEPT 1" MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS, AND OTHER DESTRUCTIVE MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
- NO TREES SHALL BE PLANTED BEFORE ADEQUATE GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DESIGN. ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

NOTES FOR PLANTING

- HIGH INTENSITY INTERVENTION:**
DISTURBED AREAS
- AREAS IMMEDIATELY ADJACENT TO ROADWAYS
- BUILDINGS THAT NEED TO BE FULLY REPLANTED
- TREES TO BE 4" CAL.
- SHRUBS TO BE 3-4 GAL.
- GRASSES, GROUNDCOVERS, HERBACEOUS PLANTS TO BE QUARTS, PINTS, AND LANDSCAPE FLUGES
- INCLUDE OVERSEED
- DISTURBED SLOPES GREATER THAN 3:1 TO INCLUDE EROSION CONTROL NETTING
- PRIOR TO BE INCLUDED FOR HIGH INTENSITY MESIC FOREST AND TERRACE GARDEN ONLY
- MEDIUM INTENSITY INTERVENTION:**
RESTORATION SCALE WORK AND STRATEGIC PLANTINGS OF UNDERSTORY SHRUBS AND TREES
- TREES TO BE 2-4" CAL.
- SHRUBS TO BE 1-3 GAL.
- GRASSES, GROUNDCOVERS, HERBACEOUS PLANTS TO BE LANDSCAPE FLUGES
- INCLUDE OVERSEED
- DISTURBED SLOPES GREATER THAN 3:1 TO INCLUDE EROSION CONTROL NETTING
- LOW INTENSITY INTERVENTION:**
RESTORATION SCALE WORK - RESEEDING OR CUTTINGS
- CLEARING OF INVASIVES PRIOR TO CONSTRUCTION AND DURING CONSTRUCTION
- TREES TO BE 2" CAL. OR WHIPS
- SHRUBS TO BE 1 GAL. OR WHIPS
- GRASSES, GROUNDCOVERS, HERBACEOUS PLANTS TO BE LOCALLY SOURCED REED MIXES
- DISTURBED SLOPES GREATER THAN 3:1 TO INCLUDE EROSION CONTROL NETTING

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KEY PLAN:

SEAL:



1	ILLUSTRATION	8/4/2023
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100	ILLUSTRATION	8/4/2023

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PROJECT NO. : 22013	DATE: 08/04/2023
DRAWN: PG, AJ, ES	CHECKED: JL
SHEET TITLE: PLANTING PLAN - TREE AND GROUNDCOVERS	SCALE: 1" = 30' 0"

DRAWING NUMBER:

L901

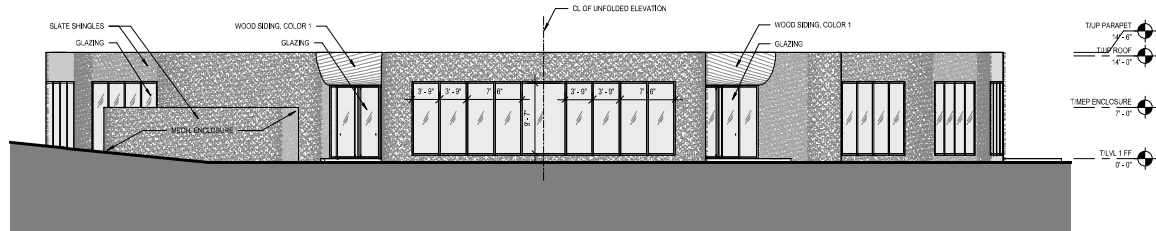
NOTES

1. ALL TREES WITHIN TREE PROTECTION ZONE BOUNDARIES SHALL REMAIN AND NOT BE REMOVED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED PRIOR TO REMOVAL. THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT AND ARBORIST TO REVIEW THE CLEARING LIMIT LINES AND DATES OF REMOVAL.
2. SOIL DISTURBANCE WITHIN TREE PROTECTION ZONES SHALL BE KEPT TO A MINIMUM. HEAVY MACHINERY, MECHANICAL, TRENCHING OR MATERIAL STORAGE IS NOT PERMITTED WITHIN THE TREE PROTECTION ZONE. ALL DIGGING WITHIN TREE PROTECTION ZONE SHALL BE BY HAND.
3. CORE AERATOR, TOP DRESSING MACHINE, AIR SPADING, HAND DIGGING OR OTHER APPROVED METHOD OF DIGGING AND TRENCHING SHALL BE USED IN PLACE OF ROTOTILLER TO COMPLETE ALL WORK IN TREE PROTECTION ZONES. CARE MUST BE TAKEN TO AVOID DISTURBANCE TO ROOTS OF ALL EXISTING TREES. INCLUDING ROOTS EXTENDING OUTSIDE THE TREE PROTECTION ZONES. EXCAVATION WITHIN PROTECTED ZONES SHALL BE BY MEANS OF AIR SPADING, OPERATED BY A TRAINED AND CERTIFIED OPERATOR.
4. PROHIBITED ACTIVITIES: THE FOLLOWING ACTIVITIES ARE PROHIBITED DURING DEMOLITION AND CONSTRUCTION WITHIN TREE PRESERVATION AREAS:
 - A. PLACING BACKFILL, EXCEPT AS AUTHORIZED FOR REGRADING AND UNDER OBSERVATION BY LANDSCAPE ARCHITECT AND ARBORIST.
 - B. SWINGING BACKHOES OR CRANES INTO TREE CANOPIES.
 - C. STORING OR DUMPING SUPPLIES AND MATERIALS INCLUDING STOCKPILING EXCAVATION AND FILL MATERIALS.
 - D. RAISING OR LOWERING GRADES, EXCEPT AS AUTHORIZED FOR REGRADING BY LANDSCAPE ARCHITECT.
 - E. DRYING OR PARKING EQUIPMENT, MACHINERY, OR VEHICLES.
 - F. USING TREES FOR CRANE STAYS, GUY ANCHORS, OR OTHER FASTENINGS.
 - G. DUMPING OF CHEMICALS, INCLUDING PAINT THINNER FROM CLEANING BRUSHES, WASH-OUT FROM CLEANING EQUIPMENT, CONCRETE OR MORTAR, TRASH, OR DEBRIS.
5. DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARD TREE PRESERVATION AREAS.
6. PROHIBIT HEAT SOURCES, FLAMES, IGNITION SOURCES, AND SMOKING WITHIN OR NEAR TREE PRESERVATION AREAS AND ORGANIC MULCH.
7. LOCATION OF TREE PROTECTION FENCING CORRESPONDS TO THE DRILLING RADIUS OF EXISTING TREES OR CONSTRUCTION LIMITS OR ELSE NOTED BY ARBORIST. DRILLING TO BE VERIFIED IN THE FIELD AS EXISTING CONDITIONS MAY VARY.
8. ALL TREES DESIGNATED TO BE PROTECTED THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION ARE TO BE REPLACED WITH A TREE OF THE SAME SPECIES AND CALIPER (OR LARGEST COMMERCIALY AVAILABLE CALIPER) OR ALTERNATIVE SPECIES RECOMMENDED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TREE PROTECTION OUTSIDE THE LIMIT OF WORK.
10. CONSTRUCTION FENCING MAY SERVE AS TREE PROTECTION FENCING PROVIDED REQUIREMENTS
11. POTENTIAL WOOD SALVAGE FROM REMOVED TREES TO BE EVALUATED.

TREE REMOVAL SCHEDULE

DEAD TREES TO BE REMOVED

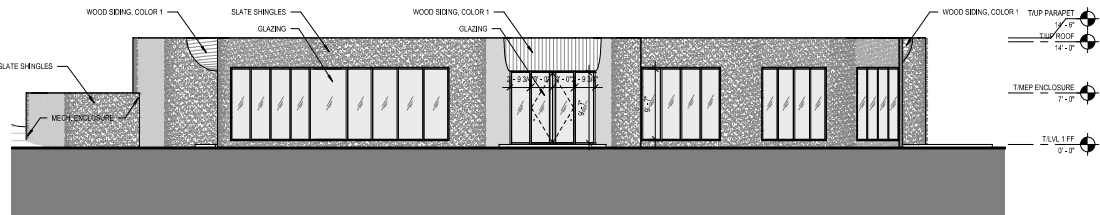
DEAD TREES TO BE REMOVED				CONDITION	SIZE(DI)
8	Rubus cuneifolius	Black Locust	dead		11
51	Fraxinus pennsylvanica	Green Ash	dead		11
61	Fraxinus pennsylvanica	Green Ash	dead		19
74	Quercus rubra	Red Oak	dead		21
77	Fraxinus pennsylvanica	Green Ash	dead		11
80	Fraxinus pennsylvanica	Green Ash	dead		11
82	Quercus rubra	Red Oak	dead		27
83	Quercus rubra	Red Oak	dead		25
95	Fraxinus pennsylvanica	Green Ash	dead		11
113	Quercus rubra	Red Oak	dead		23
127	Fraxinus pennsylvanica	Green Ash	dead		11
141	Quercus rubra	Red Oak	dead		10
146	Fraxinus pennsylvanica	Green Ash	dead		11
158	Fraxinus pennsylvanica	Green Ash	dead		11
171	Fraxinus pennsylvanica	Green Ash	dead		21
175	Fraxinus pennsylvanica	Green Ash	dead		11
176	Fraxinus pennsylvanica	Green Ash	dead		11
183	Quercus rubra	Red Oak	dead		18
196	Fraxinus pennsylvanica	Green Ash	dead		8
201	Quercus rubra	Red Oak	dead		13
207	Fraxinus pennsylvanica	Green Ash	dead		13
271	Fraxinus pennsylvanica	Green Ash	dead		13
277	Quercus rubra	Red Oak	dead		23
288	Fraxinus pennsylvanica	Green Ash	dead		13
321	Fraxinus pennsylvanica	Green Ash	dead		13
351	Fraxinus pennsylvanica	Green Ash	dead		13
352	Fraxinus pennsylvanica	Green Ash	dead		13
362	Fraxinus pennsylvanica	Green Ash	dead		13
381	Fraxinus pennsylvanica	Green Ash	dead		13
431	Quercus rubra	Red Oak	dead		22
432	Quercus rubra	Red Oak	dead		22
433	Quercus rubra	Red Oak	dead		12
434	Quercus rubra	Red Oak	dead		24
435	Quercus rubra	Red Oak	dead		24
442	Quercus rubra	Red Oak	dead		22-29
443	Quercus rubra	Red Oak	dead		22
446	Juglans nigra	Black Walnut	dead		8
448	Quercus rubra	Red Oak	dead		12
523	Fraxinus pennsylvanica	Green Ash	dead		16
528	Quercus rubra	Red Oak	dead		16
530	Juglans nigra	Black Walnut	dead		7
531	Fraxinus pennsylvanica	Green Ash	dead		16
533	Juglans nigra	Black Walnut	dead		8
534	Juglans nigra	Black Walnut	dead		8
535	Juglans nigra	Black Walnut	dead		8
561	Fraxinus pennsylvanica	Green Ash	dead		12
623	Fraxinus pennsylvanica	Green Ash	dead		14
625	Fraxinus pennsylvanica	Green Ash	dead		14
660	Quercus rubra	Red Oak	dead		17
662	Quercus rubra	Red Oak	dead		17
680	Celtis occidentalis	American Hornbeam	dead		6
681	Celtis occidentalis	American Hornbeam	dead		6
682	Celtis occidentalis	American Hornbeam	dead		6
714	Quercus rubra	Red Oak	dead		24
732	Quercus rubra	Red Oak	dead		23
734	Quercus rubra	Red Oak	dead		23
735	Quercus rubra	Red Oak	dead		23
752	Quercus rubra	Red Oak	dead		20
754	Quercus rubra	Red Oak	dead		20
758	Quercus rubra	Red Oak	dead		20
759	Quercus rubra	Red Oak	dead		20
768	Celtis occidentalis	American Hornbeam	dead		7
770	Celtis occidentalis	American Hornbeam	dead		7
771	Quercus rubra	Red Oak	dead		15
772	Quercus rubra	Red Oak	dead		15
773	Quercus rubra	Red Oak	dead		15
774	Quercus rubra	Red Oak	dead		15
775	Fraxinus pennsylvanica	Green Ash	dead		16
776	Fraxinus pennsylvanica	Green Ash	dead		16
787	Fraxinus pennsylvanica	Green Ash	dead		17
790	Fraxinus pennsylvanica	Green Ash	dead		17



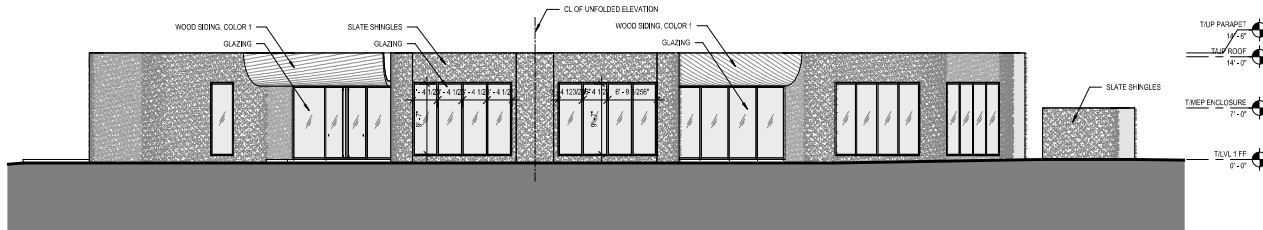
9 NORTHWEST ELEVATION AT XL CONF
SCALE: 1/8" = 1'-0"



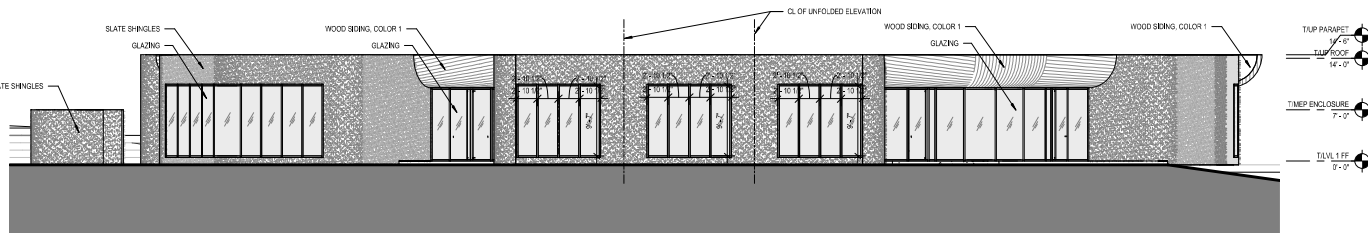
4 SOUTHEAST ELEVATION AT ENTRY
SCALE: 1/8" = 1'-0"



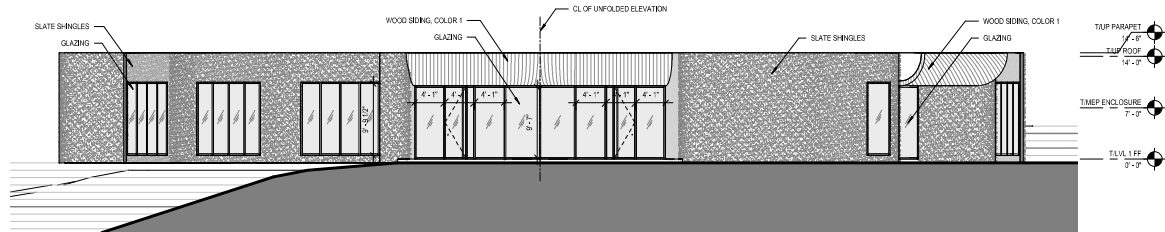
8 NORTHWEST ELEVATION AT OVERLOOK DECK
SCALE: 1/8" = 1'-0"



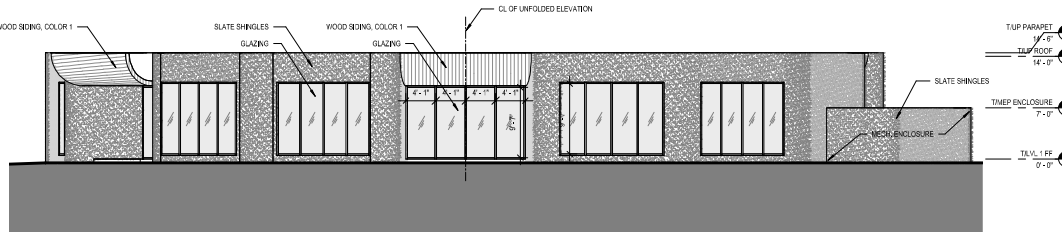
3 SOUTHEAST ELEVATION AT ADMIN
SCALE: 1/8" = 1'-0"



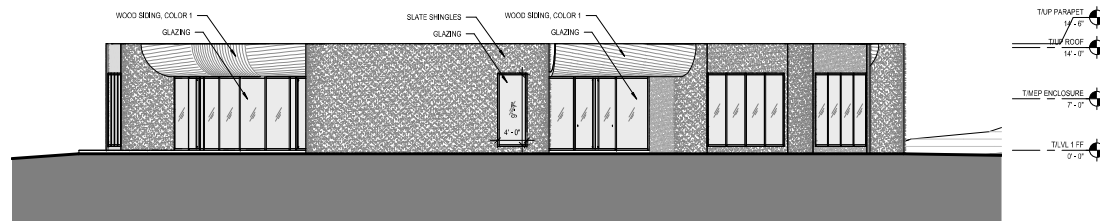
7 SOUTHWEST ELEVATION AT LARGE CONF
SCALE: 1/8" = 1'-0"



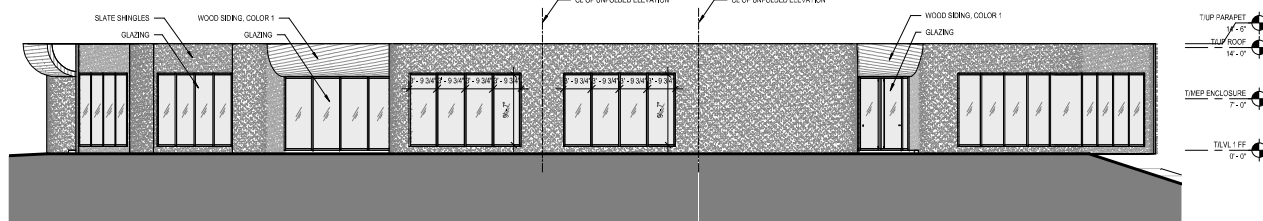
6 SOUTH ELEVATION AT CAFE
SCALE: 1/8" = 1'-0"



2 NORTHEAST ELEVATION AT SMALL CONF
SCALE: 1/8" = 1'-0"



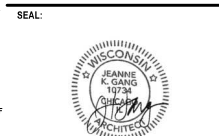
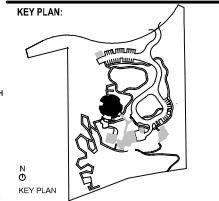
5 SOUTH ELEVATION AT RESTROOM
SCALE: 1/8" = 1'-0"



1 NORTHEAST ELEVATION AT MED CONFERENCE
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND
GLAZING: CLEAR LOW-IRON IGU, WITH LOW-E COATING AND BIRD PROTECTION FRIT
SLATE SHINGLES: NATURAL SLATE, STONE, TAPERED AND LAPPED, WITH DARK/MEDIUM GREY TONAL VARIATION
WOOD SIDING: NATURAL WOOD SIDING WITH VERTICAL SHIPLAPPED BOARDS, IN NEUTRAL COLOR TONE RANGE T80 (BROWNS, GREYS, BLACKS, BEIGES)

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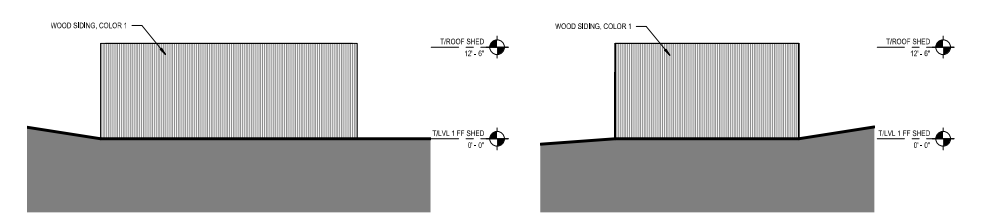
NOT FOR CONSTRUCTION	
1	WILLAGE ZONING
NO	ISSUED FOR
DATE	DATE

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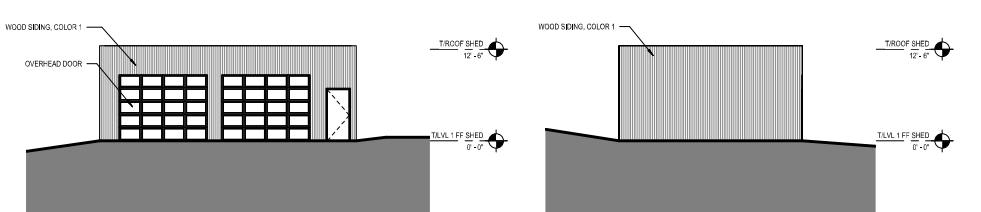
PROJECT NO. : 22013	DATE: 08/04/2023
DRAWN: XX	CHECKED: XX
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SHEET TITLE: BUILDING ELEVATIONS COUNCIL	

DRAWING NUMBER: **A-200-CO-Z**



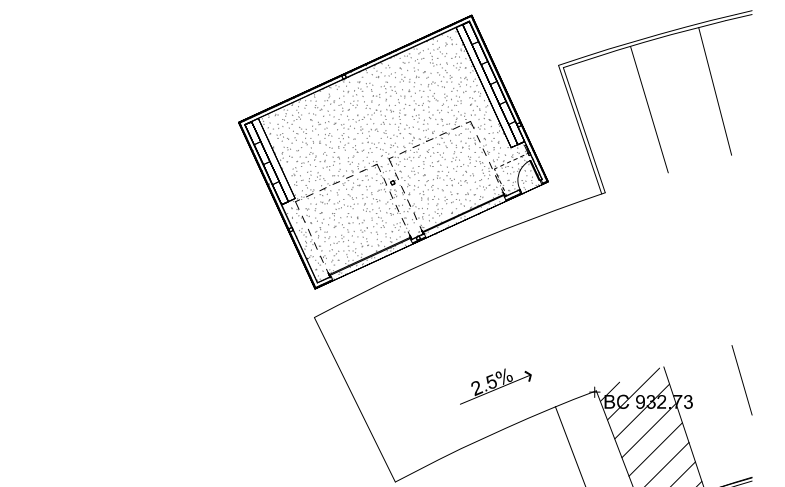
3 SHED ELEVATION NORTH
SCALE: 1/8" = 1'-0"

2 SHED ELEVATION EAST
SCALE: 1/8" = 1'-0"

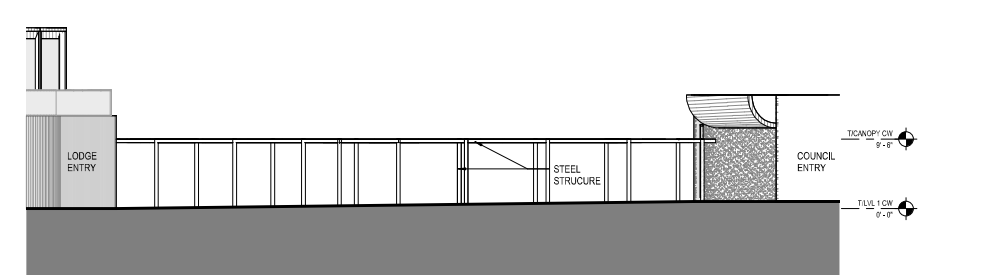


4 SHED ELEVATION SOUTH
SCALE: 1/8" = 1'-0"

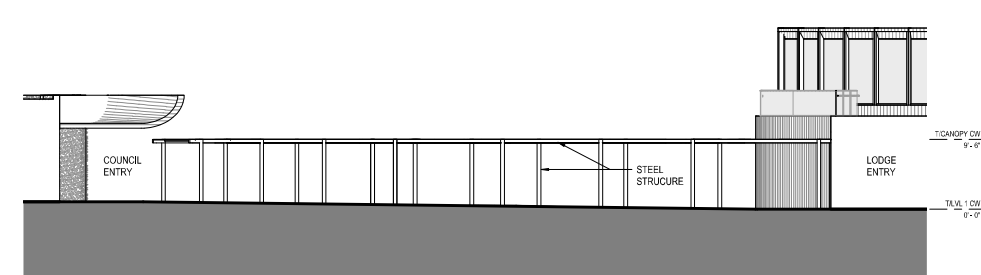
5 SHED ELEVATION WEST
SCALE: 1/8" = 1'-0"



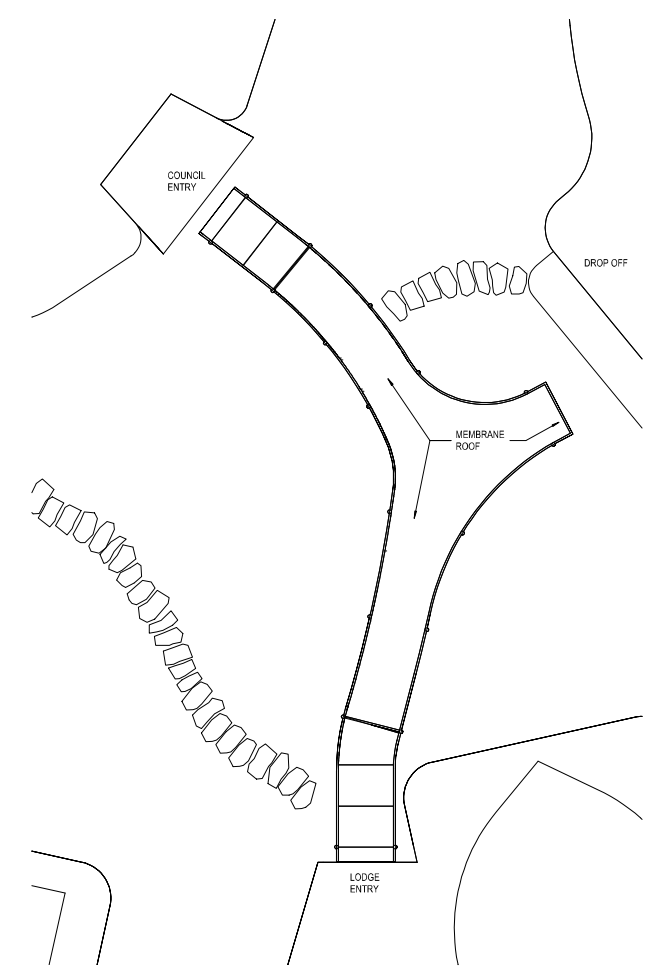
1 SHED OVERALL PLAN
SCALE: 1/8" = 1'-0"



7 COVERED WALKWAY ELEVATION EAST
SCALE: 1/8" = 1'-0"



8 COVERED WALKWAY ELEVATION WEST
SCALE: 1/8" = 1'-0"



6 COVERED WALKWAY PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

GLAZING: CLEAR LOW-IRON IGU, WITH LOW-E COATING AND BIRD PROTECTION FRIT

METAL: SMOOTH SURFACE CORROSION-RESISTANT PANELIZED

WOOD SIDING: NATURAL WOOD SIDING WITH VERTICAL SHIPLAPPED BOARDS, IN NEUTRAL COLOR TONE RANGE TBD (BROWNS, GREYS, BLACKS, BEIGES)

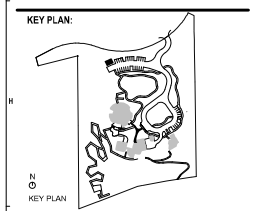
WOMEN'S LEADERSHIP CENTER

327 Constance Blvd
Williams Bay, WI 53191

GENERAL NOTES

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SEAL:

NOT FOR CONSTRUCTION	
1	VILLAGE ZONING
NO.	ISSUED PLAN
38.04.2023	DATE

ARCHITECT:

Studio Gang

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Tel 773.384.1212

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San Francisco, CA 94103

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Broadhead, WI 53020

T 608.897.8641

THRESHOLD ACOUSTICS
ACOUSTICS AND AV
16111 Jackson Blvd.
Suite 2000
Chicago, IL 60654

T 608.897.8641

PROJECT NO. : 22013

DRAWN: Author DATE: 08/04/2023

CHECKED: Checker SCALE: 1/8" = 1'-0"

SHEET TITLE:

SITE STRUCTURES PLANS & ELEVATIONS

DRAWING NUMBER:

A-200-SITE-Z

EXTERIOR MATERIALS LEGEND
GLAZING: CLEAR LOW-IRON IGU, WITH LOW-E COATING AND BIRD PROTECTION FRIT
METAL: SMOOTH SURFACE CORROSION-RESISTANT PANELIZED
WOOD SIDING: NATURAL WOOD SIDING WITH VERTICAL SHIPLAPPED BOARDS, IN NEUTRAL COLOR TONE RANGE TBD (BROWNS, GREYS, BLACKS, BEIGES)

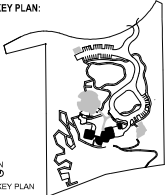
WOMEN'S LEADERSHIP CENTER

327 Constance Blvd
Williams Bay, WI 53191

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KEY PLAN:



SEAL:



NOT FOR CONSTRUCTION	
NO.	DATE
1	08/04/2023
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ARCHITECT:

Studio Gang

1501 W. DIVISION STREET CHICAGO, IL 60642 TEL 773.394.1212

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PROJECT NO. : 22013

DRAWN: XX DATE: 08/04/2023

CHECKED: XX SCALE: 1/8" = 1'-0"

SHEET TITLE:

**BUILDING ELEVATIONS
LODGE**

DRAWING NUMBER:

A-200-LO-Z

EXTERIOR MATERIALS LEGEND
GLAZING: CLEAR LOW-IRON IGU, WITH LOW-E COATING AND BIRD PROTECTION FRIT
METAL: SMOOTH SURFACE CORROSION-RESISTANT PANELIZED
WOOD SHINGLES: NATURAL WOOD SHINGLES, TAPERED AND LAPPED, IN NATURAL COLOR TONE RANGE FROM TBD (BROWNS, GREYS, BLACKS BEIGES)

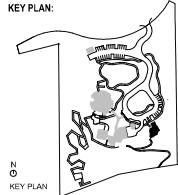
WOMEN'S LEADERSHIP CENTER

327 Constance Blvd
Williams Bay, WI 53191

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KEY PLAN:



SEAL:



NOT FOR CONSTRUCTION	
NO. ISSUED PLAN	DATE
1 VILLAGE ZONING	09.04.2023

ARCHITECT:

Studio Gang

1501 W. DAVENPORT STREET CHICAGO, IL 60642 TEL 773.394.1212

CONSULTANTS:

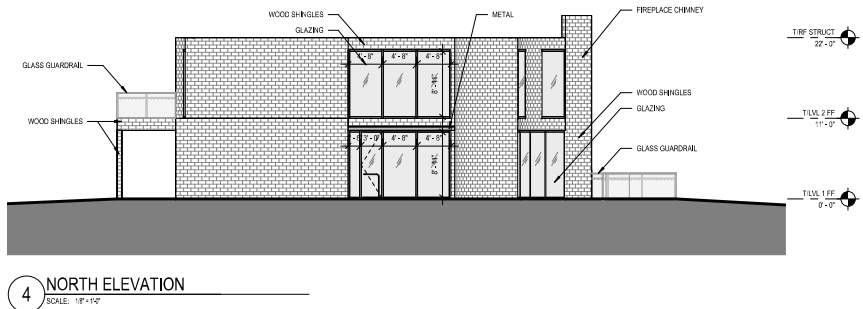
THORNTON TOMASETTI STRUCTURAL ENGINEER 330 N. Wabash Ave Suite 1000 CHICAGO, IL 60611	T 312.386.2208
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PRITCHARD PECK LANDSCAPE DESIGN 385 Clementine St. San Francisco, CA 94103	T 415.323.5549
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THRESHOLD ACOUSTICS ACOUSTICS AND AV 1611 N. Jackson Blvd. Suite 2000 Chicago, IL 60614	T 608.897.8641

PROJECT NO. : 22013	DATE: 08/04/2023
DRAWN: XX	SCALE: 1/8" = 1'-0"
CHECKED: XX	

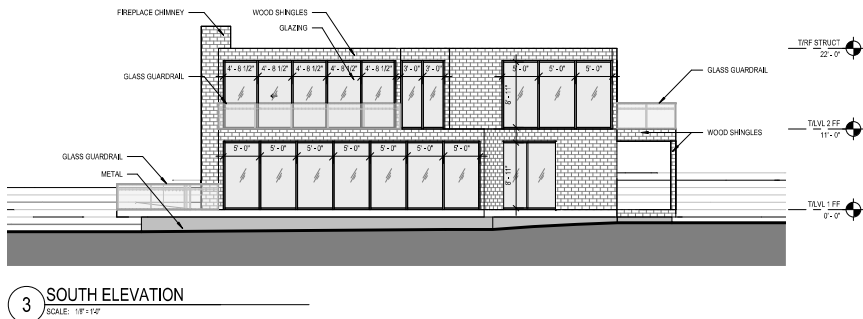
SHEET TITLE:
**BUILDING ELEVATIONS
CABIN**

DRAWING NUMBER:

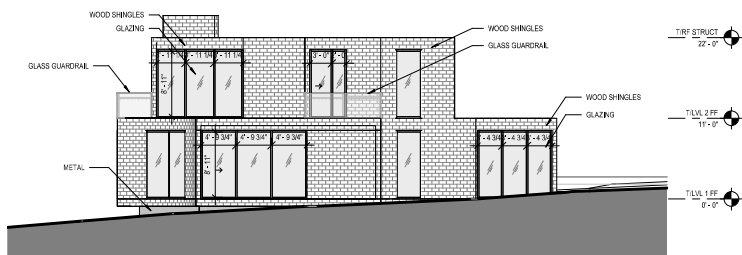
A-200-CA-Z



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



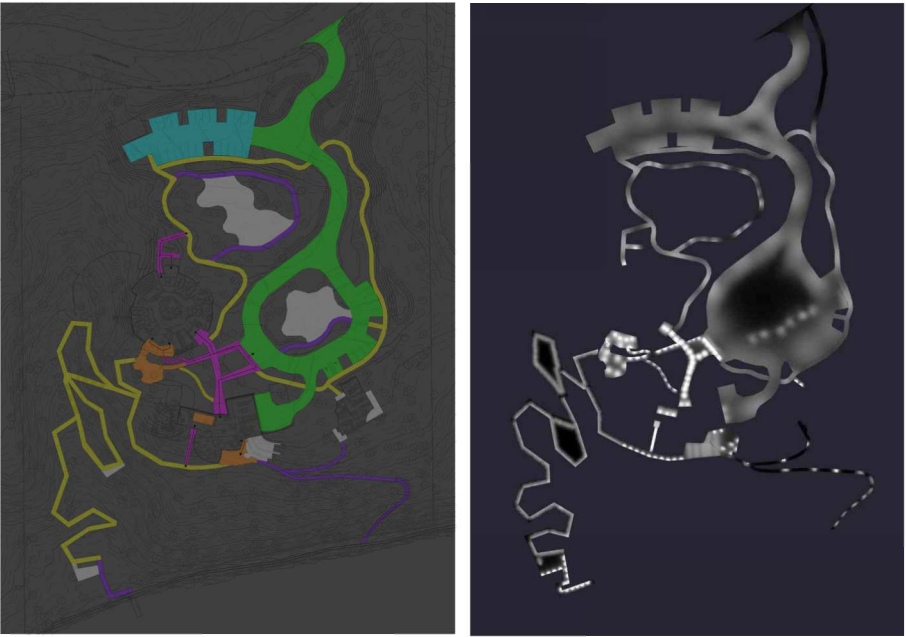
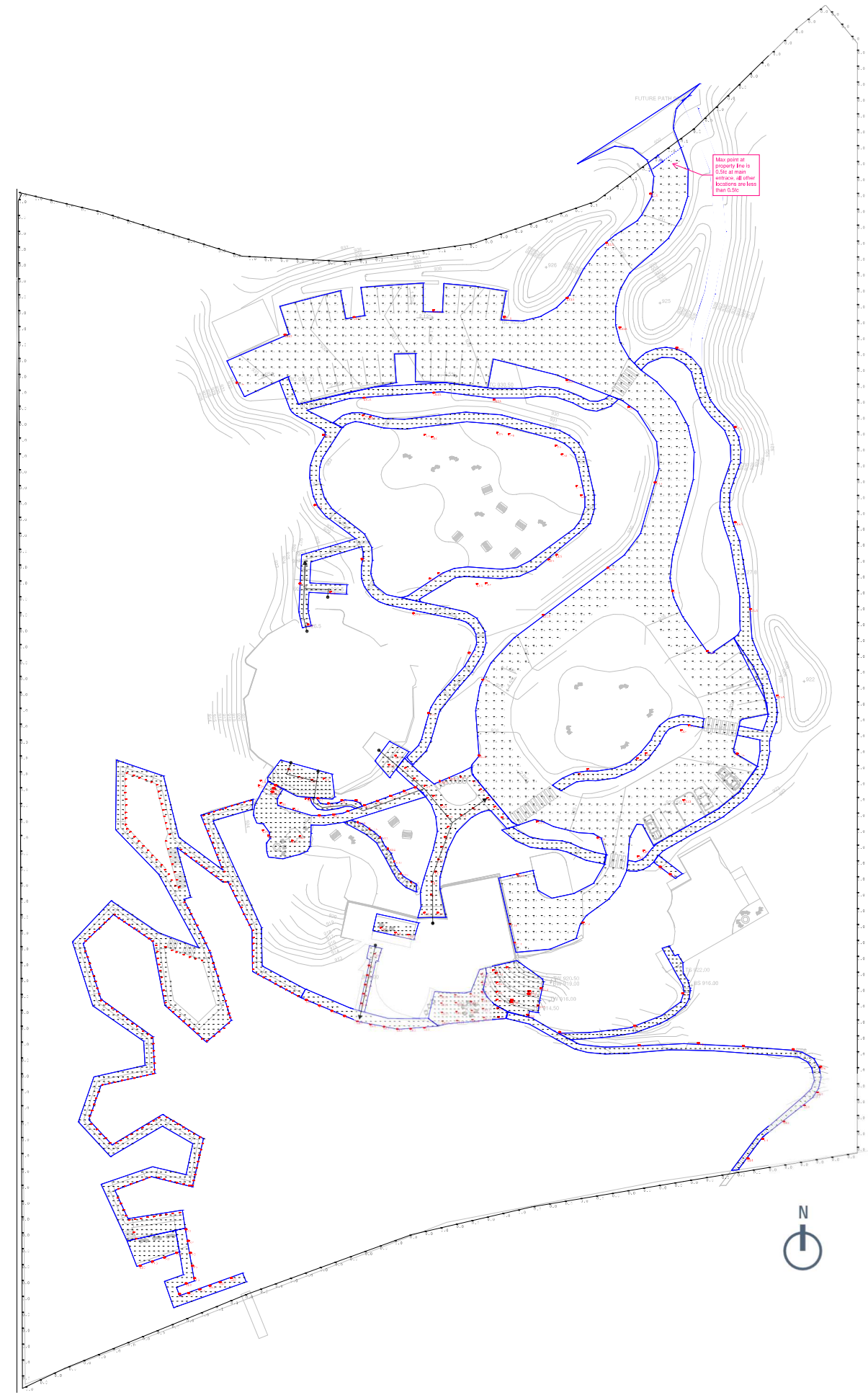
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



Calculation Summary			CalcType				Units	Avg	Max	Min	Target Light Levels
Label											
Boardwalk Deck, Top			Illuminance	Fc			2.22	17.2	0.0		Primary Pathway, 1fc min egress path, 3fc avg. (1.5 fc min to 3.0 fc avg)
Boardwalk Deck, Top			Illuminance	Fc			1.26	37.6	0.0		
Boardwalk Top			Illuminance	Fc			1.18	5.2	0.0		Primary Gathering Area, 0.5fc min, 1fc avg. (0.5 fc min to 1.0 fc avg)
Cabin Entry, Top			Illuminance	Fc			2.98	18.1	0.5		
Council Stone Path, Top			Illuminance	Fc			1.98	13.0	0.4		Secondary Pathway, 0.3fc min, 1fc avg. (0.3 fc min to 0.5 fc avg)
Council Canopy, Top			Illuminance	Fc			3.40	17.1	1.4		
Council Egress, Top			Illuminance	Fc			3.60	17.8	1.0		Roadway, 0.2fc min, 0.5fc avg. (0.2 fc min to 0.5 fc avg)
Council Entry, Top			Illuminance	Fc			3.57	9.3	0.8		
Council Ext. 1, Top			Illuminance	Fc			2.38	15.5	0.5		Parking, 0.2fc min, 0.5fc avg, to match roadway (0.2 fc min to 0.5 fc avg)
Covered Walkway, Top			Illuminance	Fc			4.97	12.1	1.0		
Lodge Ext. 1, Top			Illuminance	Fc			3.88	7.7	1.5		Tertiary Pathway, 0fc min, indicator lighting for navigation at night
Lodge Ext. 2, Top			Illuminance	Fc			0.85	32.5	0.0		
Lodge Path 2, Top			Illuminance	Fc			0.27	9.5	0.0		Secondary Gathering Area, 0fc min, landscape lighting for ambience at night
Lodge to Boardwalk 2, Top			Illuminance	Fc			1.97	10.5	0.3		
Lodge Entry, Top			Illuminance	Fc			5.08	23.2	1.2		Site Wide: Avg. to not to exceed 2.4fc (1.5 fc min to 3.0 fc avg)
Lodge Steps, Top			Illuminance	Fc			1.26	6.5	0.1		
Lodge Terrace, Top			Illuminance	Fc			1.77	2.8	0.8		Site Wide: Avg. to not to exceed 2.4fc (1.5 fc min to 3.0 fc avg)
Pedestrian Path 2, Top			Illuminance	Fc			0.94	1.2	0.7		
Pedestrian Path 1, Top			Illuminance	Fc			1.20	3.0	0.3		Site Wide: Avg. to not to exceed 2.4fc (1.5 fc min to 3.0 fc avg)
Pedestrian Path 2, Top			Illuminance	Fc			1.48	7.6	0.3		
Property Line			Illuminance	Fc			0.01	0.3	0.0		
Road, Top (includes parking)			Illuminance	Fc			0.28	5.8	0.2		
Savanna Knoll, Top			Illuminance	Fc			0.95	3.8	0.1		
Woodland Clearing, Top			Illuminance	Fc			1.17	3.8	0.2		
StatArea 1, 0.4 shi			Illuminance	Fc			1.34	37.6	0.0		

Luminaire Schedule									
Symbol	Qty	Tag	Description	Label		Lumens	Watts	LLD	LOD
1	1	LE10	DELTA LIGHT RECESSED STEPLIGHT	304320183	@ 0.5' AFG	116	11	0.850	0.850
26	1	LE11	TEGAN CANYARY	tegan-lighting-exterior-exten_1	@ 10' AFG	205	5.3	0.850	0.850
13	1	LE14	BEGA BOLLARD LOW OUTPUT	77221_BUGA_IES_1	@ 2.5' AFG	643	10	0.850	0.850
2	1	LE14	TARGETT WALL MOUNT	1E3528DA90	@ 10' AFG	452	7	0.850	0.850
14	1	LE8	DELTA LIGHT MICRO DOWNLIGHT	BV8-GTH-33033-350	@ 10' AFG	687	8	0.850	0.850
12	1	LE2	LANDSCAPE FORMS 12' POLE	IES_IL118B1TII	@ 15.5' AFG	2371	28	0.850	0.850
283	1	LE5	KLIPPOD HANDRAIL LIGHT	LP040C-Dr-PCLens-Asy	@ 2.5' AFG	130	2	0.850	0.850
20	1	LE7	DELTA LIGHT MICRO DOWNLIGHT	193519230-B-350	@ 10' AFG	479	7	0.850	0.850
10	1	LE1B	LANDSCAPE FORMS 12' POLE	IES_IL118B1TIV	@ 15.5' AFG	2387	40	0.850	0.850
17	1	LE1A	LANDSCAPE FORMS 16' POLE	IES_IL118B1TII	@ 15.5' AFG	2371	28	0.850	0.850
24	1	LE5	TARGETT MONOPOINT	BLTRPFEL2MF30	@ 12' AFG	689	12	0.850	0.850
13	1	LE12	BELUX STAKE LIGHT	FL05-R04H0300XX	@ 2' AFG	229	5	0.850	0.850
45	1	LE3	BEGA BOLLARD	77221_BEGA_IES	@ 2.5' AFG	643	10	0.850	0.850
10	1	LE8	TARGETT MONOPOINTS	TARGETT_BLRPFEL2MF30	@ 12' AFG	704	12	0.850	0.850

NOTES
1. LUMINAIRE CALCULATIONS ARE BASED ON PUBLISHED CALCULATION METHODS AND ARE FOR REFERENCE ONLY. FIELD MEASURED RESULTS MAY DIFFER FROM CALCULATED RESULTS AND ARE DEPENDANT ON A VARIETY OF FACTORS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MANUFACTURER'S PHOTOMETRY DATA, LINE VOLTAGE, LUMINAIRE PERFORMANCE, TEMPERATURE, AND ACTUAL CONDITION OF FINISHES AND ENVIRONMENT.

William's Bay Additional Requirements

The following local code items (per section 390-0807) are being met through the result of this photometric study:

- (E1) Exterior lighting will not be visible from a residential zone
All lighting well within property line, except at ends of path leading to the street and the lake. All lighting oriented inwards to the site
- (E2) Exterior lighting will not be distracting to motorists
All fixtures are specification grade LED's with static output, so no flashing or flickering should occur
- (F1) As measured at the property line, light levels shall not exceed .5 FCs above ambient moon light
The max value occurs at the street entrance. There is one location with 0.5fc at 5' from the property line, clearly noted on the plan.
- (F2) Maximum Average lighting shall not exceed 2.4 FCs
The site average is 1.34fc
- (F3) Not applicable, zoning is not residential
- (F4) Not applicable, requirements met without exception needed
- (F5) Fixture and luminaire requirements
 - (A) All fixtures are downward facing or fully cutoff by overhead building canopies
 - (B) No lighting is included in buffer yards
 - (C) Fixture meet 90° cutoff angles and BUG requirements
 - (D) All lighting across the site is specified at 3000K static white, the finishes of the fixtures will be consistent but hasn't been determined
 - (E) The max mounting height is 15.5 on the LE1A/LE1B fixtures, which is acceptable in a P&I zone
 - (F) Not applicable, but also all fixtures are over 3' from all lot lines
 - (G) Parking lot min is 0.3fc
 - (H) Not applicable to this calculation

Exterior Lighting Controls Recommendations

- System recommended to be Lutron Athena or Equal. System for interior and exterior recommended to be the same.
- All fixtures on exterior site to be dimmable, even if not required by NEC code.
- All fixtures to be controlled via a pre-set scene level, triggered by an astronomical time clock. Lighting to be reduced after hours utilizing time clock and motion sensors. All lighting to be off during daylight hours.
- All fixtures to be controlled from a centralized processor, recommended to be located in the facilities / maintenance office planned for the Council building. Access to control system via iPad has been requested by the Client.
- All scene control wall stations to have a minimum of 3 scene buttons and raise/lower/on/off control.
- Any keypad / wall station to have engravings on the keypad for ease of use.
- Fixtures of a like type in a like area to be zoned together. No fixtures of different types to be zoned together. Roadway, Pathways, Oak Savannah, Woodland, Basecamp, Terrace Garden, and Boardwalk to be considered separate areas with individual control in each.
- Outdoor receptacles to be provided at event spaces for temporary plug-in lighting.

Women's Leadership Center

337 Constance Blvd
Waukegan, IL 60091

GENERAL NOTES

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KEY PLAN:

SEAL:

NOT FOR CONSTRUCTION

1 1500L FOR PERM 23.08.04

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Tel 773.384.1212

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Brookwood, IL 63020

THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2080
Chicago, IL 60604

PROJECT NO.
DRAWING DATE: 08/04/2023
CHECKED SCALE: 1"=30'
SHEET TITLE:
PHOTOMETRIC REPORT

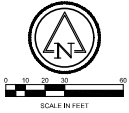
DRAWING NUMBER:

1. CONTRACTOR TO CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANIES IF UTILITY COMPANY'S STAFF IS REQUIRED TO BE ON SITE WHEN CONSTRUCTION ACTIVITIES ARE NEAR UTILITY FACILITIES.
2. LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHOWN SHALL NOT BE TAKEN AS CONCLUSIVE. CONTRACTOR SHALL VERIFY LOCATIONS AS A CONDITION OF THEIR BID AND BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
3. CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVERAGE REQUIREMENTS WITH UTILITY COMPANIES.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES FOR FIELD LOCATES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
7. A COMPETENT REPRESENTATIVE WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR MUST BE AT THE SITE AT ALL TIMES.
8. STAGING AND MATERIAL STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE DONE IN A MANNER TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY.
11. EXISTING FACILITIES TO REMAIN INCLUDING LANDSCAPING AND TREES SHALL BE PROTECTED DURING CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
13. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

1. ALL EXISTING SURFACE INFRASTRUCTURE INCLUDING HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEMS, AND UTILITY PEDESTALS ARE REQUIRED TO BE ADJUSTED TO PROPOSED GRADE BY CONTRACTOR.
2. UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS FOR UTILITY COMPANIES HAVING JURISDICTION.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND TO PROVIDE MINIMUM REQUIRED DEPTHS OF COVER. ADDITIONAL BENDS AND ASSOCIATED MATERIALS ARE TO BE INSTALLED AS REQUIRED FOR WATER MAINS AND LATERALS.
4. STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES FOR PRIVATE STORM SEWER CURRENT EDITIONS INCLUDING ANY ADDENDUMS.
5. STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
6. TRENCHES SHALL BE BACKFILLED WITH CRUSHED STONE BEDDING WITHIN 1:1 OF PAVEMENT AREAS AND WITH SPOIL IN LANDSCAPING AREAS.
7. STORM SEWER 8-INCHES OR SMALLER CONNECTED TO THE STORM SEWER SHALL BE PLACED HORIZONTALLY AT THE SPRING LINE OF THE PIPE WITH A WATER TIGHT CONNECTION.
8. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A WATER TIGHT SEAL PROVIDED.
9. TRACER WIRE OR OTHER MEANS OF LOCATING UNDERGROUND PIPES SHALL BE INSTALLED ON ALL PIPING.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

1. CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDMR BEST MANAGEMENT PRACTICES.
3. EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE PRUNED TO REMOVE LOW HANGING, BROKEN, AND UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
4. ALL AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED BY LOOSENING RUTS AND WORKING THE SOIL AREAS TO A MINIMUM OF 6-INCHES PRIOR TO THE FINE GRADING AND SEEDING. AREAS SHALL HAVE A MINIMUM OF 4-INCHES OF TOPSOIL PLACED, SEEDDED, AND MULCHED UNLESS OTHERWISE INDICATED.
5. INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE BY CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2-INCH OR GREATER.
6. CONTRACTOR SHALL REPAIR DEFICIENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24-HOURS AFTER INSPECTION. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF CONSTRUCTION PRACTICES OR AS DIRECTED BY OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL NOTIFY AND OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER OF PROPOSED CHANGES TO THE EROSION CONTROL PLAN AND/OR SEQUENCE PRIOR TO IMPLEMENTING THE CHANGE.
8. EXCESS MATERIAL THAT IS HAULED OFF SITE SHALL BE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL OBTAIN PROPER PERMIT APPROVALS FOR EACH FILL SITE. EROSION AND SEDIMENT CONTROL MEASURES, RESTORATION, AND STABILIZATION AT FILL SITE IS CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO NOTIFY OWNER OF ALL FILL AND BORROW SITES.
9. CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AS NEEDED.
10. ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WDMR TECHNICAL STANDARDS.
11. IF DEWATERING IS NECESSARY, CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICES. DISCHARGE OF SEDIMENT LADEN WATER TO THE STORM OR SURFACE WATER IS PROHIBITED.
12. STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
13. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAS BEEN ESTABLISHED IN RESTORED AREAS.

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N
G
KEY PLAN

WISCONSIN
VIOLET V.
RAZO
41419
EXPIRATION
12/31/2023
PROFESSIONAL ENGINEER

Violet V. Razo
5/4/23

[illegible]

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PROJECT NO. :
DRAWN: GGD DATE: 08/2021

CHECKED: VVR SCALE:

SHEET TITLE:
EXISTING CONDITIONS

DRAWING NUMBER:

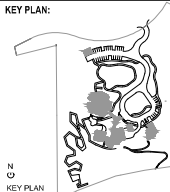


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KEY PLAN:



SEAL:



3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	8/9/2023
1	VILLAGE ZONING	8/4/2023
NO.	ISSUED FOR	DATE

ARCHITECT

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PROJECT NO. :

DRAWN: GGD DATE: 9/8/2023

CHECKED: VVR SCALE:

SHEET TITLE:
REMOVAL AND DEMO PLAN

DRAWING NUMBER:

C-300

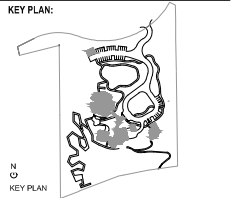
Page 80 of 96



LEGEND

- PROPOSED BUILDING
- ASPHALTIC PAVEMENT
- REJECT CURB AND GUTTER
- PROPOSED STONE TRAIL
- PROPOSED CUT STONE
- PROPOSED FLAGSTONE
- PROPOSED LAWN TRAIL
- PROPOSED BOARD WALK
- FUTURE TRAIL

- GENERAL NOTES
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NO.	REVISION	DATE
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023
NO.	1	ISSUED FOR CONSTRUCTION

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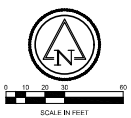
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PROJECT NO.:	DATE: 9/8/2023
DRAWN: GSD	CHECKED: VVR
SHEET TITLE:	SCALE:
SITE PLAN - CIVIL	

DRAWING NUMBER: C-400



2. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY (DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION OF ANY WORK. DO NOT SCALE THESE DRAWINGS

GN
KEY PLAN

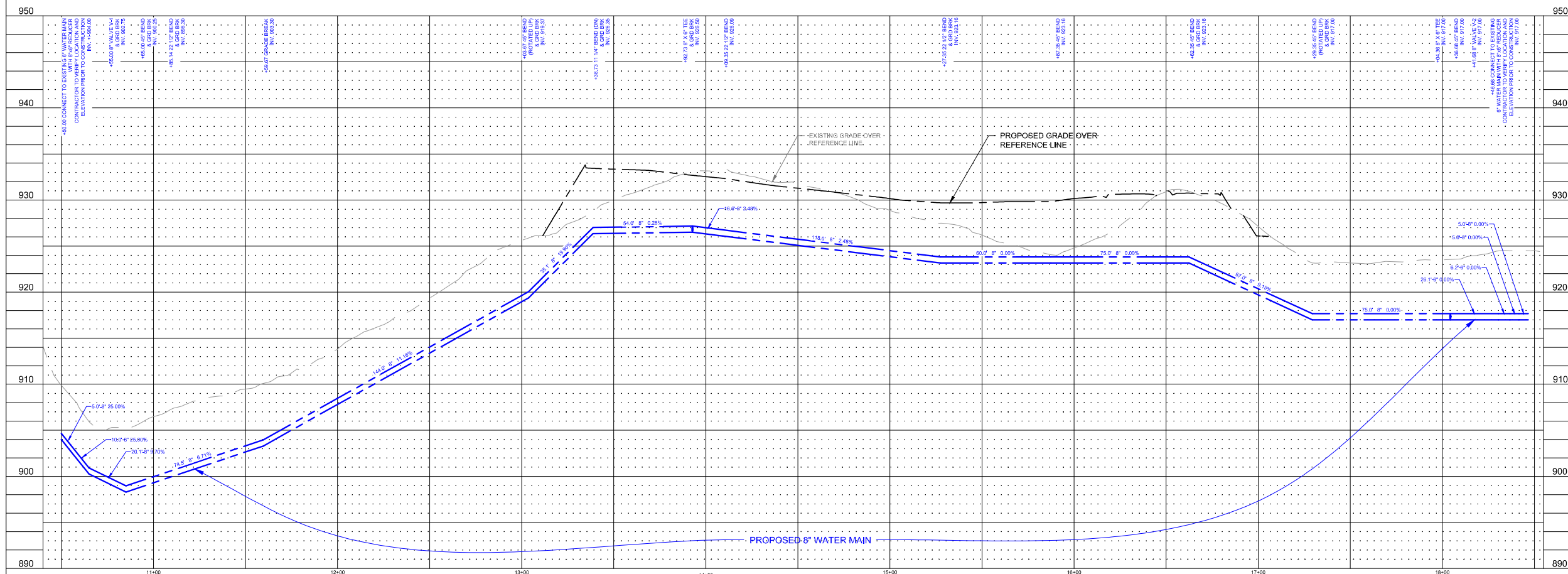
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PROPOSED SUBSURFACE UTILITY PLAN

C-700



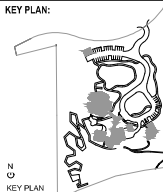
8" WATER MAIN PROFILE

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KEY PLAN:



SEAL:



E			
3	VILLAGE COMMENTS		9/15/2023
2	DESIGN DEVELOPMENT		8/6/2023
1	VILLAGE COMMENTS		8/15/2023
M	INTEGRATED TO:		DATE

ARCHITECT

Studio Gang

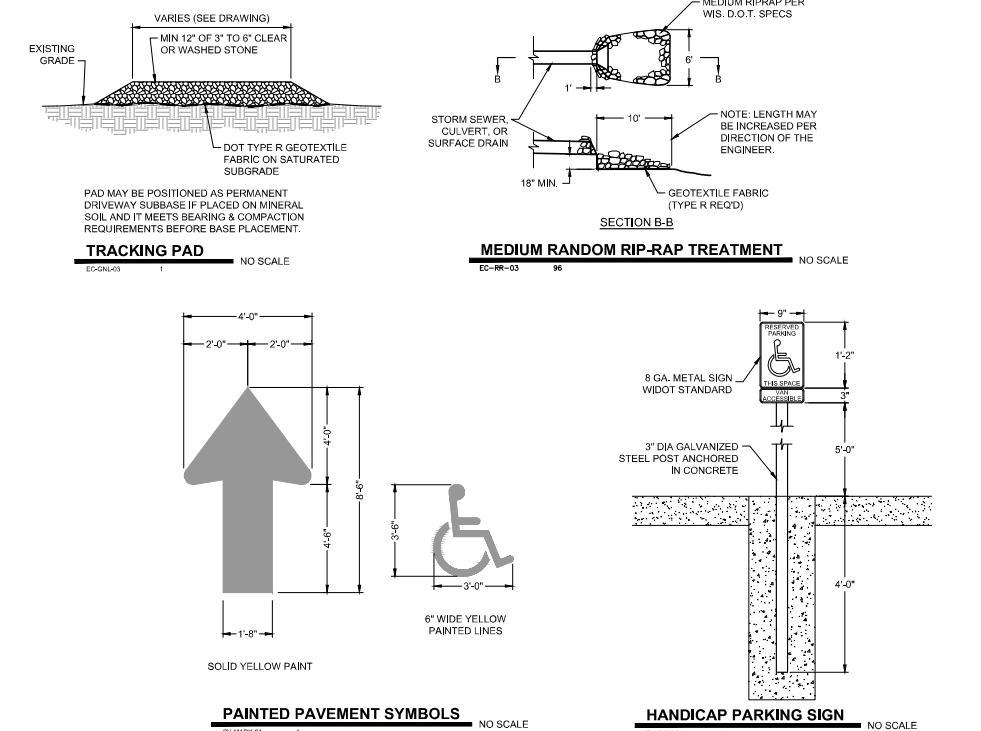
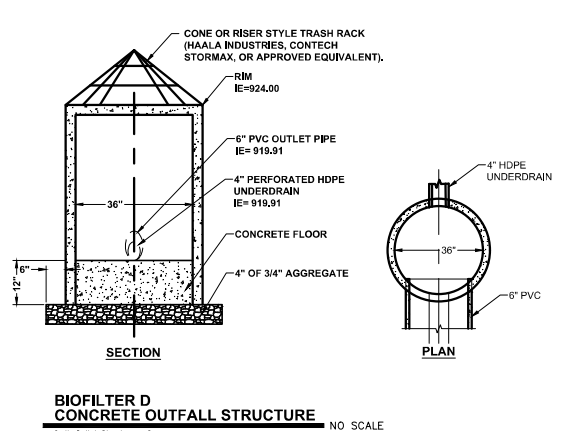
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	DATA BASE+ SUSTAINABILITY CONSULTANT 3001 W. 95th St. Suite 510 CHICAGO, IL 60652	7 312.615.0150
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	QUN STUDIO LANDSCAPE ARCHITECT 1617 S. E. Kennedy Boulevard Suite 100 Palo Alto, CA 94303	7 215.440.0001
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	THRESHOLD ACoustics ACoustics AND Art 141 W. Jackson Blvd. Suite 200 Chicago, IL 60604	6 606.978.7874
B		

PROJECT NO. :	
DRAWN: GGD	DATE: 8/8/2023
CHECKED: VYR	SCALE:
SHEET TITLE:	
PROPOSED WATER MAIN PROFILE	

DRAWING NUMBER



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ALL JOINTS WITHIN "L" OF FITTING MUST BE RESTRAINED

NOTE: LENGTHS L, L_r, AND b TO BE SPECIFIED BY DESIGNER

HORIZONTAL BEND

TEE

VERTICAL OFFSET

DEAD END

REDUCER



CATCH BASIN DETAILS



DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISIONS FOR EQUIVALENT CAPACITY AND STRENGTH.

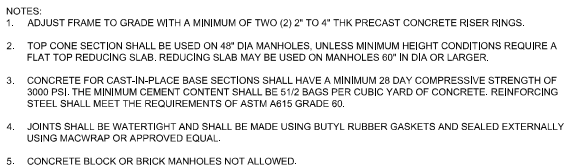
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF "AA DESIGNATION M 199".

PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6" IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

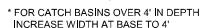
PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2" CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.



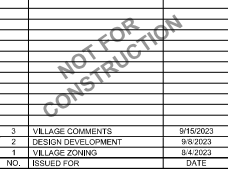
SANITARY MANHOLE DETAIL TYPE 1 NO SCALE



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KEY PLAN:



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PROJECT NO. :	
DRAWN: GGD	DATE: 9/8/2023
CHECKED: VVR	SCALE:
SHEET TITLE:	
CONSTRUCTION DETAILS	

DRAWING NUMBER:

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



WOMEN'S LEADERSHIP CENTER
WILLIAMS BAY, WI, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-700.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT³; THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-7200 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

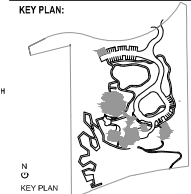
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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KEY PLAN:



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3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	8/6/2023
1	VILLAGE ZONING	8/4/2023
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ARCHITECT:

Studio Gang

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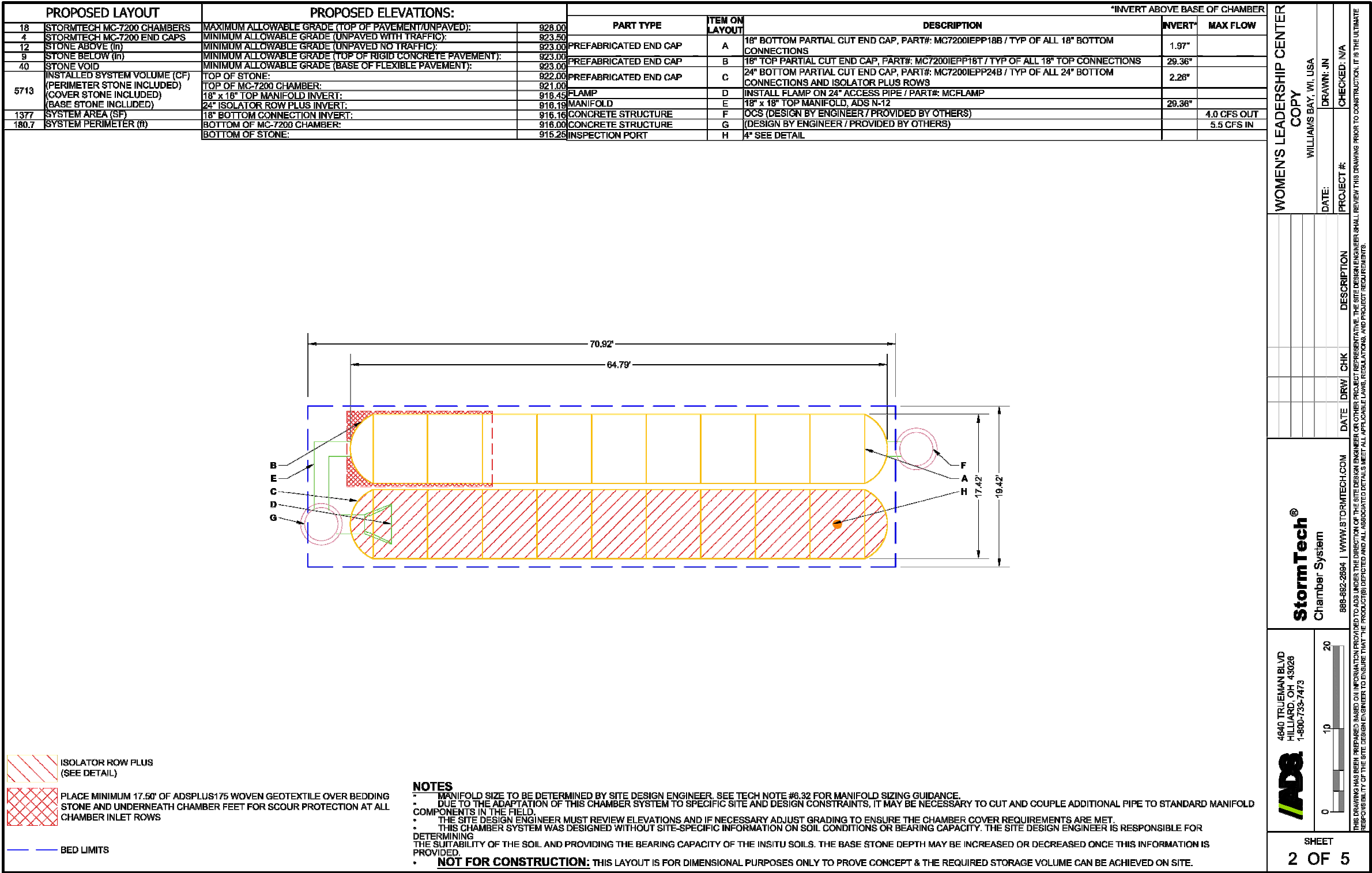
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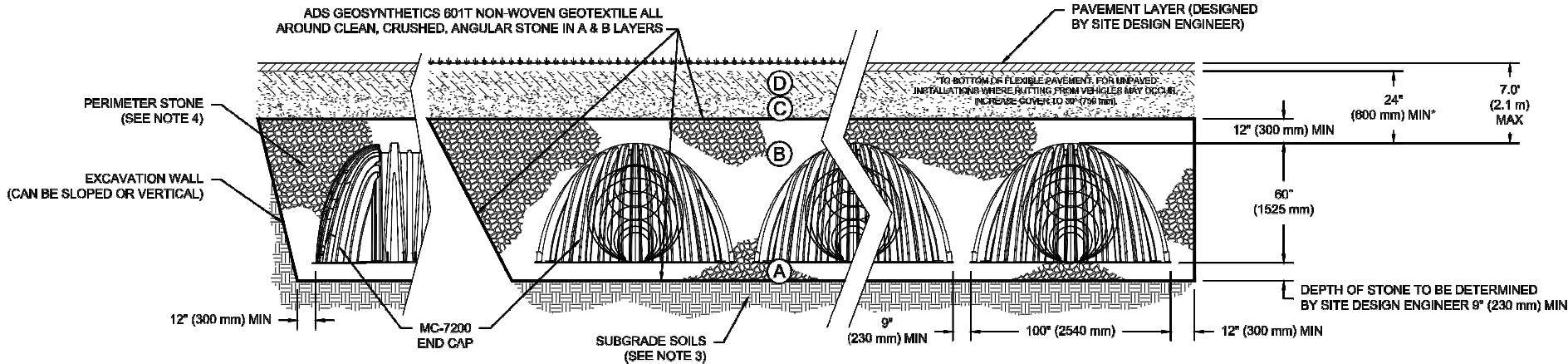
C-80



ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT²%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

WOMEN'S LEADERSHIP CENTER

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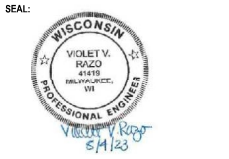
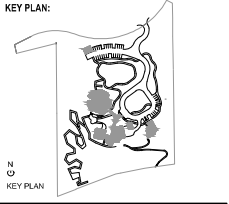
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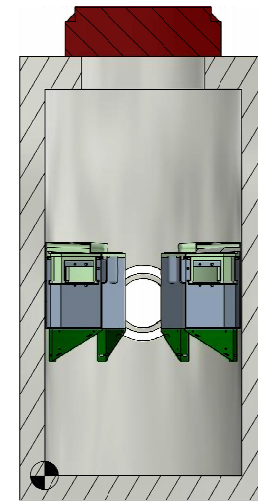


NO.	REVISION FOR	DATE
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023
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	DATA BASED+ SUSTAINABILITY CONSULTANT 303 W. Erie St Suite 510 CHICAGO, IL 60642	T 312.915.0657
	MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION 303 W. Erie St Suite 510 CHICAGO, IL 60642	T 312.915.0657
C	OUR STUDIO LANDSCAPE ARCHITECT 1617 John F. Kennedy Boulevard Suite 1000 Philadelphia, PA 19103	T 215.440.0030
	RICKERT WELKE CIVIL ENGINEER 10201 N. Kedzie Highway Waukegan, IL 60087	T 262.942.5733
	PRITCHARD PECK LIGHTING DESIGN 380 Clementia St. San Francisco, CA 94103	T 415.321.5540
	APPLIED ECOLOGICAL SERVICES ECOLOGIST 1700 South Road Brookhaven, WI 53001	T 608.937.8841
B	THRESHOLD ACOUSTICS ACOUSTICS AND NV 141 W. Jackson Blvd Suite 2000 Chicago, IL 60604	T 608.937.8841

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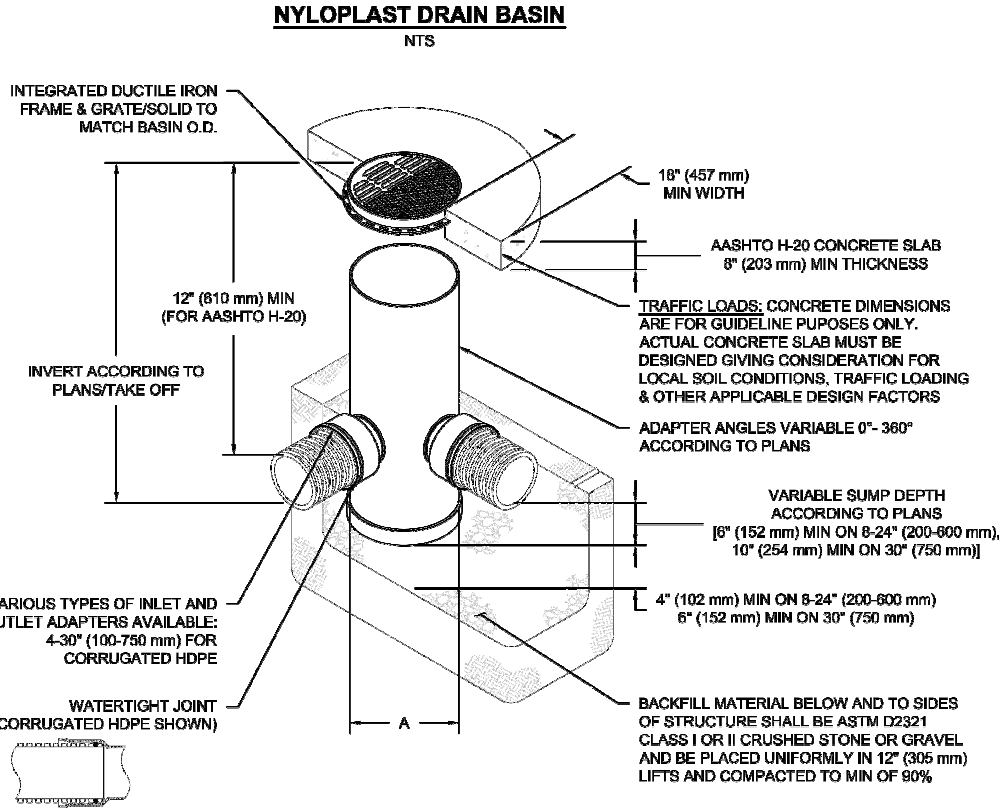
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DECIMALS:
XX $\pm .06$
XXX $\pm .09$
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Fax: +1 (207) 756-6212
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Rev	
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C-80



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
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A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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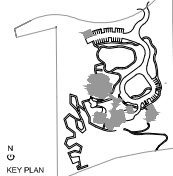
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3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023

ARCHITECT:

Studio Gang

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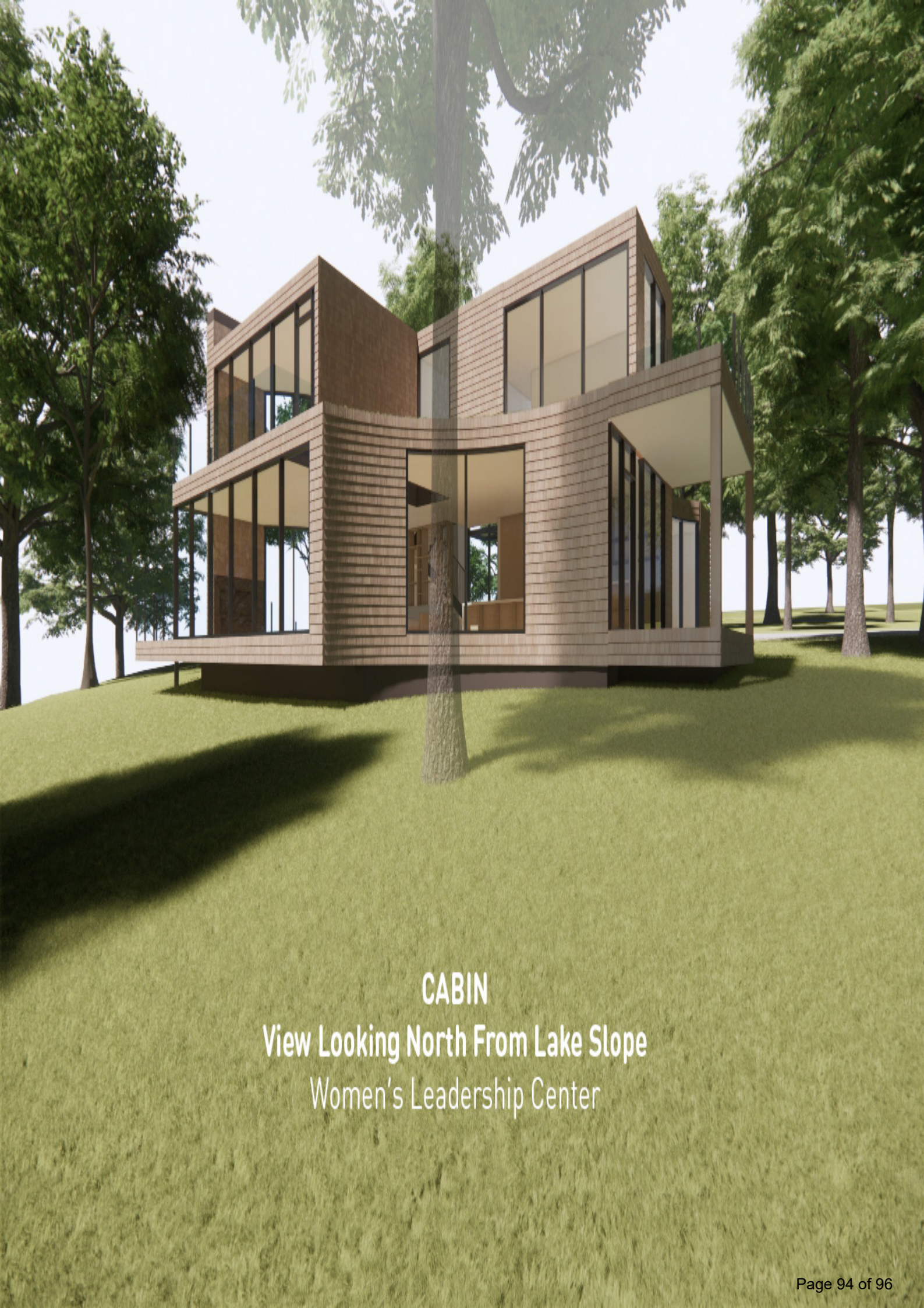
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View Looking North From Lake Slope

Women's Leadership Center



COUNCIL

View Looking Northwest From Dropoff
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LODGE

View Looking Northeast From Lake Slope
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