



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, NOVEMBER 14, 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 October 10, 2023
- V. **Recommendation for a Temporary Use Permit**
 - A. APPLICANT: Mike Condron and John Dwyer (Applicants)
TAX KEY: WOP 00008 and WWUP 00088
STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Williams Bay, Wisconsin 53191
Applicant is requesting a Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart.
- VI. **Recommendation for Conditional Use Permit**
 - A. 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.
- VII. **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.
- VIII. **Adjournment**

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

Posted: 10/09/2023 5:00 PM



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION MEETING 10/10/2023 MEETING TUESDAY, OCTOBER 10, 2023 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

Clerk Tina Kolls called the meeting to order at 06:30pm.

The motion to Nominate Commissioner Marianne Klemke to be the Chair for this meeting was initiated by Commissioner Haak and seconded by Commissioner Watts. Unanimously carried.

II. Roll Call

Present: Commissioners Pat Watts, Jess Haak, Marianne Klemke, James Killian

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Lowell Wright, Bill Duncan

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of September 12, 2023

The motion to approve the Plan Commission Meeting Minutes of September 12, 2023 was initiated by Commissioner Haak and seconded by Commissioner Watts. Unanimously carried.

V. Recommendation for Conditional Use Permit

A. Open Public Hearing

Ann Drake, President and Founder of Women's Leadership Center, gave a brief description of herself and the proposed Women's Leadership Center. Drake explained her vision for the property and the Women's Leadership Center Project. Drake explained what types of gatherings she was looking to hold and the number of attendees that could potentially bring. Drake spoke about the potential programs that would take place at the Women's Leadership Center.

Chris Bennet, Senior Project Leader, Studio Gang, gave a brief explanation of the design of the proposed Women's Leadership Center. Bennet gave a brief description of the site history, site plan, landscape plan, as well as the lighting plan. Bennet described the site plan and explained each building and what it is proposed to be used for. Bennet explained that 81% of the space will remain greenspace. Bennet explained that the site lighting will be dimmable to help ensure dark sky. Bennet explained that they are planning to use wood as the main material.

Colin Meisel, Civil Engineer, Ruekert-Mielke, gave a brief explanation of the engineering of the site of the Women's Leadership Center Site. Meisel explained that there is an existing watermain through the center of the site that didn't

have an easement that needed to be taken care of. Meisel explained the proposed bio filtration basin systems and underground detention. Meisel explained that the site is very closed to balanced, which would mean that they wouldn't need to take out or bring in a lot of material. Meisel explained that permitting will be wrapped up before construction begins.

Attorney Lisle Blackburn, Attorney, Godfrey, Leibsle, Blackburn & Howarth S.C., Elkhorn, WI explained that there were requests made by the Village of Williams Bay Engineer to dedicate some utility and drainage easements. Attorney Blackburn explained each of the easement requests. Attorney Blackburn explained that dedicating these easements and having to clear more trees for reasons that don't exist is troublesome as well as holding some legal issues. Attorney Blackburn explained that these easements are invasive, unnecessary and not connected to the land. Attorney Blackburn explained that he thought that the easements violated both Wisconsin and Federal constitutional principals as it is taking property without adequate compensation.

Ann Drake read two letters. The first letter was from Laurin Mack, W4268 Southland Rd, Lake Geneva, WI who wrote in support of the Women's Leadership Center. The second letter read by Drake was from Susana Rivera-Mills, of Aurora University, who wrote in support of the Women's Leadership Center.

Commissioner James Killian requested that Village Engineer Snyder explain each easement. Commissioner Killian explained that several of the easements seemed perfunctory. Commissioner Killian explained that the vacation of the water main easement and addition of a new water main easement seemed logical as well as the Sewer main easements. Commissioner Killian inquired what the easement for the pedestrian walking path was coming from. Village Engineer Snyder explained that the applicant is proposing bringing a sidewalk to Constance. Village Engineer Snyder explained that between that and the very busy college with pedestrians who may want to walk down town, he is trying to make provisions to keep pedestrians off of Constance. Attorney Blackburn explained that they don't see a need for it. Commissioner Killian inquired about the sanitary sewer easement. Village Engineer Snyder explained that the wider the easement the less likely it will be that they will need to take out a tree in the future to put the sewer in. Village Engineer Snyder explained that the area north of Constance and south of HWY 67 and west of Constance doesn't have gravity sewer service. Village Engineer Snyder explained that in Yerkes they have several grinder pumps that all pump to pankhurst and the other areas don't currently have sewer. Village Engineer Snyder explained that the gravity sewer system would save the Village two million dollars and it would cost the applicant nothing. Village Engineer Snyder explained that we tried to get this easement from George Williams College. Village Engineer Snyder explained the drainage route needs to be verified.

Zoning Administrator Schaeffer explained that she had no outstanding issues.

Commissioner Klemke opened the public hearing at 07:23 pm.

- 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.

Diana Coleman, W4461 N. Lakeshore Drive, Williams Bay spoke in favor of the Women's Leadership Center.

Larry Larkin, W3170 S. Lakeshore Drive, Lake Geneva, spoke in favor of the Women's Leadership Center.

Wendy Durry, 542 Wilmett Rd, Williams Bay, spoke in favor of the Women's Leadership Center.

Dennis Kois, Executive Director, Yerkes Future Foundation, spoke in favor of the Women's Leadership Center.

Sandra Johnson, 2327 Theatre Rd, Williams Bay, spoke in favor of the Women's Leadership Center.

C. Close Public Hearing

Commissioner Klemke closed the public hearing at 07:36 pm.

The motion to approve the requests for 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 was initiated by Commissioner Haak and seconded by Commissioner Killian. The Motion was withdrawn by Commissioner Haak.

The motion to table the requests for 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 was initiated by Commissioner Haak and seconded by Commissioner Watts. Unanimously carried.

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.

The motion to table the request for approval of a site plan for development in the P & I Public and Institutional District per Section 390-1206 Site Plan was initiated by Commissioner Haak and seconded by Commissioner Watts. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Haak and seconded by Commissioner Watts at 07:48pm. 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
Phone: 262-245-2700 • Fax: 262-245-2705

Request:

Please check all that apply.

- ☐ **Site Plan** [§18.1206] - \$200.00 plus \$.04/sf floor area
- ☐ **Conditional Use Permit (CUP)** [§18.1207] - \$500.00
- ☐ **Certificate of Compliance** [§18.1211] - \$200.00
- ☒ **Temporary Use Permit** [§18.1208] - \$200.00
- ☐ **Preliminary Plat** - \$200.00 plus \$20.00 per lot
- ☐ **Certified Survey Map (CSM)** - \$200.00 plus \$20.00 per lot
- ☐ **Final Plat** - \$100.00 plus \$10.00 per lot
- ☐ **Planned Development Overlay (PDO)** [§18.0709] - \$500.00
- ☐ **Planned Development Amendment** - \$500.00
- ☐ **Zoning Text or Map Amendment** [§18.1204] - \$500.00
- ☐ **Project Concept Review** - \$200.00
- ☐ **Land Use Plan Amendment** - \$500.00
- ☐ **Interpretation** [§18.1216] - \$200.00
- ☐ **Appeal** [§18.1217] - \$500.00
- ☐ **Other:** _____ **Fee:** _____

Date application was received:

Fee Paid:

200.00

Physical Address of Site:

Williams Bay Beach - East Geneva St;
Dip in the Bay - 105 N Walworth Ave, Williams Bay, WI 53191

Tax Parcel Number:

Beach - WWWP00088; Dip in the Bay - WOP0008

Project or Development Name: N/A

Applicant

Name: Mike Condron and John Dwyer dba Dip in the Bay
Mailing Address: 105 N Walworth Ave
Williams Bay, WI 53191
eMail: Dubin@Dubindogs.com
Phone: 847-815-8086 (Mike's cell); 262-949-7550 (John's cell)

Owner of Site

Name: Beach - Village of Williams Bay; Dip in the Bay - Mike Condron
Mailing Address: Beach - 250 Williams St. Williams Bay, WI 53191
Dip in the Bay - 105 N Walworth Ave, Williams Bay, WI 53191
eMail: Dubin@Dubindogs.com
Phone: 847-815-8086 (Mike's cell); 262-949-7550 (John's cell)

Legal Representative

Name: N/A
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: N/A
Mailing Address: _____

Application for Village of Williams Bay

eMail: _____
Phone: _____

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

Beach - Outside Beach House entrance on lawn.

Dip in the Bay - parking lot to the South of Dip in the Bay Ice Cream Shop, owned by Dip in the Bay.

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

Beach - P&R;

Current Zoning of Site: Dip in the Bay - VC **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: N/A

Proposed type of structure or use: N/A

Proposed use of structure or site: N/A

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

N/A

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

N/A

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

N/A

Print Applicant's Name: John Dwyer

Signature of Applicant:  **Date:** 9/13/2023

DIP IN THE BAY, LLC

105 Walworth Avenue

PO Box 254

Williams Bay WI 53191

262-607-3032

Dip in the Bay, in conjunction with **Dubin Dogs** Mobile Food Cart is seeking to re-new our temporary use permit to allow us to continue to serve our delicious meals, ice cream, and also souvenirs at the Williams Bay Beach during the 2024 season.

In addition, we are seeking a three-year commitment from the Village of Williams Bay so that Dip in the Bay/Dubin Dogs can continue to be a valued amenity at Williams Bay Beach for an extended period.

After four years of providing our concessions to beachgoers and park visitors, we feel as though we have become a 'staple' at the beach. Our customers are always extremely happy and relieved to see us at the beginning of beach season. And at the end of beach season, they tell us how hopeful they are that we will be back the next year. And we certainly feel the same way about our customers.

We feel that by having a three-year extension, the Village of Williams Bay, Dip in the Bay/Dubin Dogs and our customers will have the assurance that we will be reunited in the Spring for, at least, a few years to come.

And we can continue to provide the Village with a steady stream of revenue from our sales, which have been trending upward over the years, partially because we have an ever-growing number of loyal return customers.

We are proud to serve top quality products at very affordable prices. Many of our customers express their gratitude that we are there to help make their time at the beach or their stroll in the park a much more enjoyable experience. We hear from so many people that we are a beloved fixture in the Williams Bay community, and they would love to have us back every year.

Dip in the Bay...which has been in Williams Bay since 2012, delivering fresh, hand dipped ice cream to residents and guests alike...and **Dubin Dogs** are hopeful that we can be back in 2024, and beyond, to serve our delicious Hot Dogs, Brats and Ice Cream at the Williams Bay Beach.

Our location in front of the Beach House has worked out very well the past four years. It was a convenient spot for the beachgoers and did not hinder anyone from entering or exiting. We are hoping to return to that spot, if feasible. We will, again, be sure to not operate at times that would interfere with any municipally sanctioned events that may be happening near the lakefront. We are eager to continue to partner with the Village to offer this amenity while responsibly expanding our brands.

In addition to the beachfront, we ask that the permit also include the Dip in the Bay location at 105 Walworth Avenue (our parking lot), so that we can operate the cart near our shop for various events.

Thank you for your consideration.



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting November 14, 2023

November 7, 2023

APPLICANT: Mike Condron and John Dwyer dba Dip in the Bay

TAX KEY: WOP 00008 and WWUP 00088

STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Village of Williams Bay

The applicant is requesting approval of a Temporary Use Permit per Section 390.0208, *Temporary Use Permit* and Section 390.0316B *Temporary Outdoor Sales* for a food, souvenir, and sundries vending cart.

Two possible locations are proposed including the Williams Bay beachfront and the Dip in the Bay parking lot.

Per Section 390.0208A(1), Temporary uses are those uses that have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this Chapter. In addition to such potential, temporary uses also have the potential to create undesirable impacts on nearby properties that potentially cannot be determined except on a case-by-case basis. In order to prevent this from occurring, all temporary uses are required to meet certain procedural requirements applicable only to temporary uses, in addition to the general requirements of this Chapter and the requirements of the zoning district in which the subject property is located.

Per Section 390.0208E(1), The Plan Commission, in its consideration of the submitted application, may make findings on each of the following criteria to determine whether the Temporary Use Permit shall be approved, approved with modification, or denied:

- a) All standards of this Chapter and other applicable Village, state, and federal regulations are met.
- b) The public health and safety is not endangered.
- c) Adequate public facilities, utilities, and open space areas are provided.
- d) Adequate control of stormwater and erosion are provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.
- e) Appropriate traffic control and parking are provided.
- f) Applicable performance standards, per Section 18.0800, are met.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

November 7, 2023

Ms. Bonnie Schaeffer, Zoning Administrator
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Subject: Williams Bay – Women’s Leadership Center Site Plan Approval Recommendation

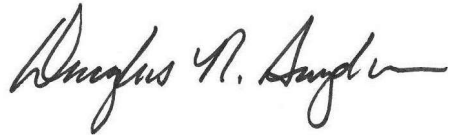
Dear Ms. Schaeffer:

Enclosed is an Engineer’s Report for the Women’s Leadership Center dated November 3, 2023, that was reviewed with the Village Committees on November 6, 2023. We recommend the Village approve the site plan in the November 6, 2023, Engineer’s Report contingent on the 10 items listed on Page 3 of 3 of the report being included in the developer’s agreement. The appropriate committees recommended approval to the Village Board for the said 10 items. Please note that we are still waiting for the site plan that meets the said 10 items.

Please call if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Douglas R. Snyder, PE

DRS/drs
C/encs.: David Lothspeich, Village Administrator

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VILLAGE OF WILLIAMS BAY
Women's Leadership Center
Engineer's Report to Committee
November 3, 2023

Status of Review

The planning commission tabled both the conditional use and the final site plan approval request of the Women's Leadership Center (WLC) until the engineering and legal issues were resolved. This was following a presentation by the WLC professionals. The engineering issues relate to the final site plan; we are seeking input from committees because the issues may impact future Village budgets and public facilities around the WLC development. The most recent site plan submittal was received on November 1, 2023; we are still reviewing it.

Items Needing Committee Input

Water Main: See reference 1 and 2 on the attached site plan. There is an existing 6-inch water main and easement traversing the property within the footprint of the proposed building and parking lots. The plan is to abandon the water main and vacate the water main easement and allow a new 8-inch water main within a 20-foot-wide easement as a replacement. The new route would follow the private roadways and make a connection to the right of way of Constance Boulevard. We would recommend approval of this portion of the site plan and need committee concurrence.

Sanitary Sewer Paralleling the Lakefront: See Reference 3 on the attached site plan. There is an existing 10-inch gravity sanitary sewer that extends from Lift Station 5 in Conference Point that is within a 10-foot easement. This sewer was televised shortly after the WLC project began; the televising found significant grease, debris, and clear water inflow. This downstream sewer needs cleaning and repair to provide adequate service to WLC and George Williams. WLC has refused to participate in the funding of this repair, even though they are a new connection to the sewer. They appear willing to vacate the existing 10-foot-wide sanitary sewer and provide a 20-foot-wide replacement easement. We recommend approval of this portion of the plan if the Village commits to the sewer cleaning and repair prior to occupancy. We need input from committees on how to proceed with this issue.

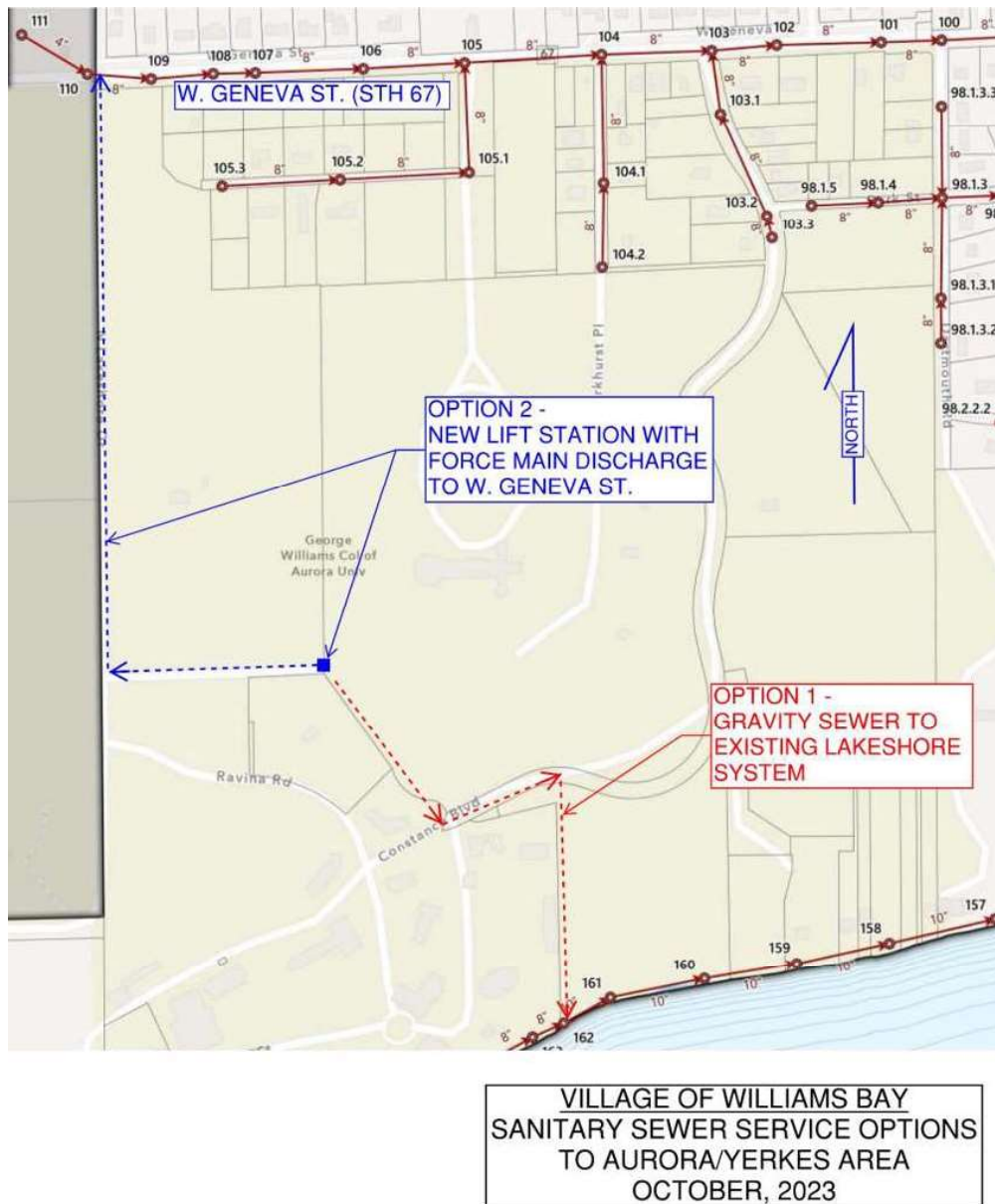
Existing Drainage and Future Reconstruction of Constance Boulevard: See Reference 4 and 5 on the attached site plan.

- Regarding Reference 4: WLC is proposing to locate a dock and boardwalk in an existing drainage ravine that drains Constance Boulevard and areas upstream. We are requiring that they provide the proper hydraulic calculations to show the 100-year flood boundary on their property with the proposed structures and the existing trees. We recommend a storm sewer easement that includes this 100-year flood boundary. This will allow the Village to reconstruct Constance Boulevard without claims and prevent future owners from adding more structures to the flood boundary. WLC is resisting this; we need input from committees on how to proceed with this issue.
- Regarding Reference 5: WLC shows sidewalk throughout the entire property for pedestrian travel, is proposing to connect this sidewalk to the travel lane on Constance Boulevard (potential safety issue) and is refusing to either dedicate a minimum 10-foot easement or right of way for future pedestrian travel along Constance Boulevard at the time that the Village decides to reconstruct Constance Boulevard. They claim this is a taking of their property, but they are

**VILLAGE OF WILLIAMS BAY
Women's Leadership Center
Engineer's Report to Committee
November 3, 2023**

providing an easement to WE Energies for a gas main at this same location. There are also existing fiber optic cables at this location. Unless WLC is willing to dedicate the area, the Village will likely need to purchase it as part of the roadway reconstruction to correct a potential safety issue and to improve drainage on Constance Boulevard. We need input from committee on how to proceed with this issue.

Sanitary Sewer Easement – West Property Line: See Reference 6 on the attached site plan and the snip below.

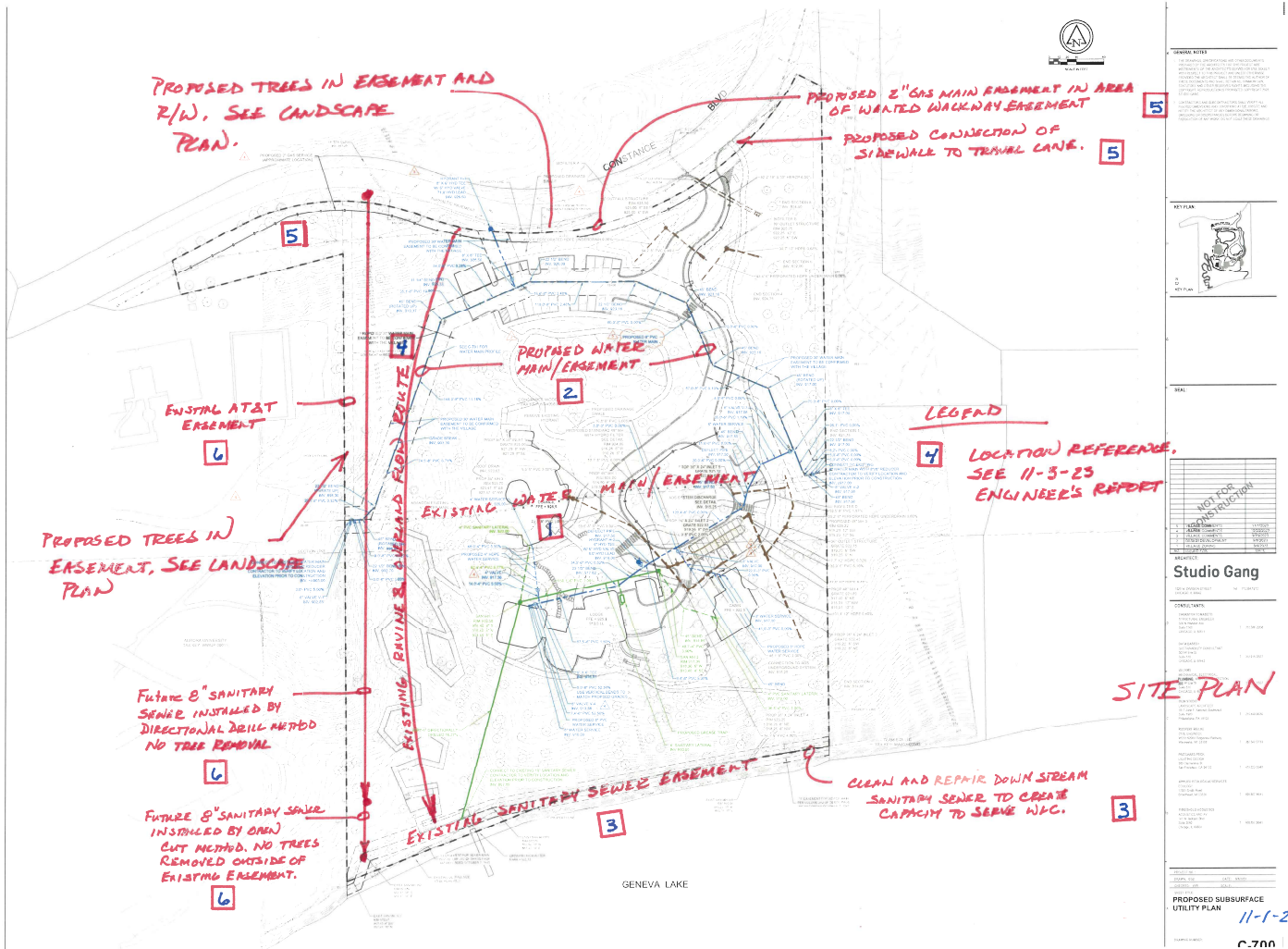


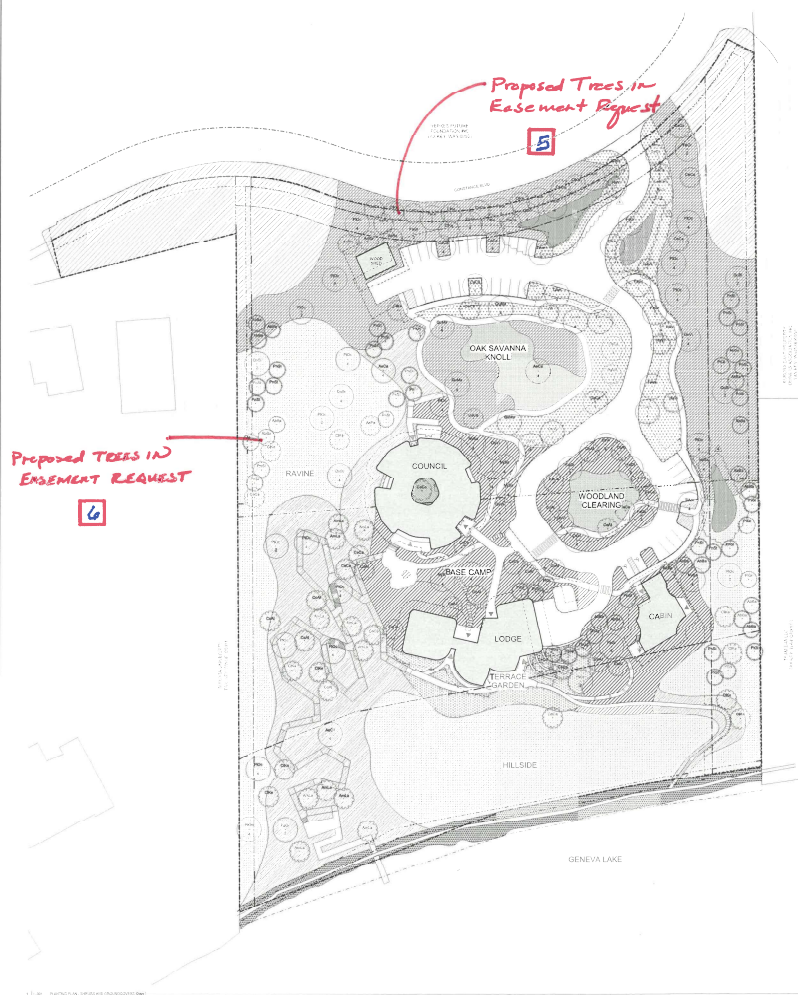
**VILLAGE OF WILLIAMS BAY
Women's Leadership Center
Engineer's Report to Committee
November 3, 2023**

- This proposed 20-ft minimum exclusive easement for sanitary sewer near the west property line may prevent the Village from spending an additional \$2 million for a sewage lift station and force main connection to W. Geneva Street to provide sanitary sewer service to the areas north and west of this property.
- The Village can vacate this requested easement in the future if they decide to leave this area unsewered or find alternate means of providing sanitary sewer service to the area upstream.
- It is unlikely that the requested easement can be obtained by eminent domain in the future since there is another option available.

Items for Future Developer Agreement (Need Committee Guidance)

1. Vacate the existing water main easement, as proposed on site plan.
2. Provide exclusive water main easement as proposed on site plan.
3. Vacate the existing sanitary sewer easement on lakeshore, as proposed on site plan.
4. Provide 20-ft minimum exclusive easement for lakeshore sanitary sewer, as proposed on site plan.
5. Provide drainage easement over land including 100-year flood boundary, as determined by the Village Engineer. Developer agrees to provide an as-built survey of the new structures and existing trees placed in the drainage easement.
6. Provide easement or right-of-way on the south side of Constance Blvd. for separated pedestrian path and drainage. This is the same area as the existing fiber optic and same area proposed for the WE Energies gas main and easement. As an alternate, make provision for the Village to purchase it for a nominal sum without eminent domain at the time of reconstruction of Constance Boulevard.
7. Provide a 20-ft minimum exclusive easement near the west property line for future sanitary sewer to serve the area north and west of Constance Boulevard. The Village will vacate this easement if an alternate route is provided for sewer service in the future. As an alternate, make provision for the Village to purchase it for a nominal amount in the future without eminent domain.
8. Village committing to the downstream sewer repairs and cleaning on the lakeshore prior to occupancy.
9. Village agrees to provide owner approval letter needed for WDNR approval of the water main.
10. Village Engineer to observe public construction and update Village GIS and records at Developer cost. Developer to provide breakdown of water main costs suitable for submission to the Public Service Commission of Wisconsin.



LANDSCAPE POINTS[illegible]

TREE.SCHEDULE

TREE SCHEDULE - CONIFERS					
Plant Code	Plant Scientific Name	Plant Common Name	Quantity	Installed Size	Comments
0010	AMM Juniperus	Common IV	10	12"	
0012	Pinus plantan. densata	Black Hills Spruce	10	12"	
0013	Pinus strobus	European White Pine	10	12"	
0014	Pinus strobus	European White Pine	10	12"	
0015	Pinus strobus	European White Pine	10	12"	
0016	Pinus strobus	European White Pine	10	12"	
0017	Pinus strobus	European White Pine	10	12"	
0018	Pinus strobus	European White Pine	10	12"	
0019	Pinus strobus	European White Pine	10	12"	
0020	Pinus strobus	European White Pine	10	12"	
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0029	Pinus strobus	European White Pine	10	12"	
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0038	Pinus strobus	European White Pine	10	12"	
0039	Pinus strobus	European White Pine	10	12"	
0040	Pinus strobus	European White Pine	10	12"	
0041	Pinus strobus	European White Pine	10	12"	
0042	Pinus strobus	European White Pine	10	12"	
0043	Pinus strobus	European White Pine	10	12"	
0044	Pinus strobus	European White Pine	10	12"	
0045	Pinus strobus	European White Pine	10	12"	
0046	Pinus strobus	European White Pine	10	12"	
0047	Pinus strobus	European White Pine	10	12"	
0048	Pinus strobus	European White Pine	10	12"	
0049	Pinus strobus	European White Pine	10	12"	
0050	Pinus strobus	European White Pine	10	12"	
0051	Pinus strobus	European White Pine	10	12"	
0052	Pinus strobus	European White Pine	10	12"	
0053	Pinus strobus	European White Pine	10	12"	
0054	Pinus strobus	European White Pine	10	12"	
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0056	Pinus strobus	European White Pine	10	12"	
0057	Pinus strobus	European White Pine	10	12"	
0058	Pinus strobus	European White Pine	10	12"	
0059	Pinus strobus	European White Pine	10	12"	
0060	Pinus strobus	European White Pine	10	12"	
0061	Pinus strobus	European White Pine	10	12"	
0062	Pinus strobus	European White Pine	10	12"	
0063	Pinus strobus	European White Pine	10	12"	
0064	Pinus strobus	European White Pine	10	12"	
0065	Pinus strobus	European White Pine	10	12"	
0066	Pinus strobus	European White Pine	10	12"	
0067	Pinus strobus	European White Pine	10	12"	
0068	Pinus strobus	European White Pine	10	12"	
0069	Pinus strobus	European White Pine	10	12"	
0070	Pinus strobus	European White Pine	10	12"	
0071	Pinus strobus	European White Pine	10	12"	
0072	Pinus strobus	European White Pine	10	12"	
0073	Pinus strobus	European White Pine	10	12"	
0074	Pinus strobus	European White Pine	10	12"	
0075	Pinus strobus	European White Pine	10	12"	
0076	Pinus strobus	European White Pine	10	12"	
0077	Pinus strobus	European White Pine	10	12"	
0078	Pinus strobus	European White Pine	10	12"	
0079	Pinus strobus	European White Pine	10	12"	
0080	Pinus strobus	European White Pine	10	12"	
008					

TREE SCHEDULE - UNDERSTORY					
Tag#	Tree Scientific Name	Parent Common Name	Count	Indicator Type	Comments
001	<i>Alseodaphne</i>	Tree	1		Small tree
002	<i>Alseodaphne</i>	Tree	1		Small tree
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TREE SCHEDULE - CANOPY					
Tree ID	Tree Search Date	Tree Location Name	Species	Trunk Diameter	Comments
001	06/01/2010	100m North of Main	Pinus strobus	15cm	Good
002	06/01/2010	100m North of Main	Pinus strobus	15cm	Good
003	06/01/2010	100m North of Main	Pinus strobus	15cm	Good

PLANT SCHEDULE

[illegible]

LEGEND

[illegible]

NOTES

NOTES FOR PLANTING

LEGEND

LOCATION
REFERENCE.
SEE 11-3-23
ENGINEER REPORT

PROPOSED LANDSCAPE PLAN



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- THE SHAPING, IMPLEMENTATION AND EVALUATION OF THE PROJECTS INITIATED BY THE AGENTS TO DO THE PROJECTS ARE THE RESPONSIBILITY OF THE AGENTS. THE AGENTS MUST BE ABLE TO REPORT TO THE AGENTS TO DO THE PROJECTS THE RESULTS OF THE PROJECTS TO DO THE PROJECTS. THE AGENTS MUST BE ABLE TO REPORT TO THE AGENTS TO DO THE PROJECTS THE RESULTS OF THE PROJECTS TO DO THE PROJECTS.
- CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL REQUIRED DOCUMENTS AND FUNCTIONS IN THE AGENTS AND NOTIFY THE AGENTS TO DO THE PROJECTS THE RESULTS OF THE PROJECTS TO DO THE PROJECTS.

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NOT FOR
CONSTRUCTION

ARCHITECT: Studio Gang

1520 W. University Street Tel. 770-538-1234

CONSULTANTS:

[illegible]

THRESHOLD ADJUSTICE
ADJUSTICE AND IN
THE W/ GROUPS

UDSCAPE P

DOI: 10.1002/for

PLANTING PLAN - TREE AND
GROUNDCOVERS

1-901



GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE DATA PROVIDED.

2. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

3. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

4. THE DESIGNER HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

5. THE DESIGNER HAS NOT CONDUCTED A HYDROLOGICAL ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

6. THE DESIGNER HAS NOT CONDUCTED A TRAFFIC ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

7. THE DESIGNER HAS NOT CONDUCTED A SOCIAL AND ECONOMIC ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

8. THE DESIGNER HAS NOT CONDUCTED A CULTURAL RESOURCE ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

9. THE DESIGNER HAS NOT CONDUCTED A HISTORIC PRESERVATION ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

10. THE DESIGNER HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

11. THE DESIGNER HAS NOT CONDUCTED A LANDSCAPE ARCHITECTURE ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

12. THE DESIGNER HAS NOT CONDUCTED A PLANNING ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

13. THE DESIGNER HAS NOT CONDUCTED A POLITICAL ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

14. THE DESIGNER HAS NOT CONDUCTED A PUBLIC RELATIONS ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

15. THE DESIGNER HAS NOT CONDUCTED A COMMUNITY DEVELOPMENT ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

16. THE DESIGNER HAS NOT CONDUCTED A HOUSING ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

17. THE DESIGNER HAS NOT CONDUCTED A COMMUNITY SERVICES ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

18. THE DESIGNER HAS NOT CONDUCTED A COMMUNITY DEVELOPMENT ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

19. THE DESIGNER HAS NOT CONDUCTED A COMMUNITY SERVICES ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.

20. THE DESIGNER HAS NOT CONDUCTED A COMMUNITY DEVELOPMENT ANALYSIS OF THE SITE AND HAS RELIED ON THE DATA PROVIDED BY THE CLIENT.



SCALE



Studio Gang

CONSULTANTS	DATE	REVISION
STUDIO GANG	10/10/2011	1
STUDIO GANG	10/10/2011	2
STUDIO GANG	10/10/2011	3
STUDIO GANG	10/10/2011	4
STUDIO GANG	10/10/2011	5
STUDIO GANG	10/10/2011	6
STUDIO GANG	10/10/2011	7
STUDIO GANG	10/10/2011	8
STUDIO GANG	10/10/2011	9
STUDIO GANG	10/10/2011	10
STUDIO GANG	10/10/2011	11
STUDIO GANG	10/10/2011	12
STUDIO GANG	10/10/2011	13
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STUDIO GANG	10/10/2011	18
STUDIO GANG	10/10/2011	19
STUDIO GANG	10/10/2011	20

GRADING & EROSION CONTROL PLAN

C-500

Memo

To: Plan Commission – Village of Williams Bay
From: Attorney Mark A. Schroeder
Date: November 6, 2023
Re: Constance Woods LLC Development Proposal

CONDITIONAL USE PERMIT

Constance Woods, LLC has filed an application seeking a Conditional Use Permit (CUP) to construct three principal structures on their property, which is zoned P & I Public and Institutional District. See Section 390-0223. The proposed use falls within the category of indoor institutional, but because the proposed facilities are over 20,000 gross square feet, this constitutes a conditional use. See Section 390-0308. As such, review and approval of the proposed use is governed by the provisions of Section 390-1207 and Wis. Stat. Sec. 62.23 (7) (de).

In the first step in the review process, the zoning administrator has filed a report providing her opinion as to whether the CUP application meets the criteria of Section 390-1207E., with or without conditions. The second step involved the holding of the public hearing on the application. The plan commission is now charged with determining whether, in its opinion, the CUP application meets the criteria of Section 390-1207E., with or without conditions. If the plan commission believes conditions are required, they must be related to the purpose of the ordinance. They must also be based upon facts and information pertaining to the requirements that an applicant must meet to obtain a conditional use permit and they must be reasonable. Wis. Stat. Sec. 62.27 (7) (de).

While the site plan for the development is addressed separately in Section 390-1206, it is required by Section 390-1207D. to be submitted as a part of the CUP application. As a result, if in its review of the site plan, the plan commission believes any site plan issues require resolution by the village board before final approval of the CUP application, the plan commission may choose to note that in its recommendation.

In addition, if, because of the impact which the proposed use has on the subject parcel or the nearby parcels, the plan commission determines that conditions not related to the site plan should be imposed, it should state the facts and information it is relying upon in making that determination, as part of its recommendation to the village board.

SITE PLAN

As noted above, related to but separate from the CUP application is the proposed site plan for the development. Among the information to be provided is information to allow for adequate understanding by the plan commission of the intended use and its relation to nearby properties. This also requires a detailed site analysis including natural areas such as woodlands, drainage ways and steep slopes. Also, to be included are all existing and proposed easement lines.

This is significant because the proposed "Council" building is shown on the site plan as being located in the same location as the existing village water main. As a result, pursuant to Section 390-1206E. (7), the plan commission will need to determine whether, based upon the information provided, it would be appropriate to recommend approval of the site plan as proposed conditioned on the village board agreeing to a relocation of the water main. Alternatively, the plan commission could recommend that a different location of the Council building be required. Also, pursuant to the ordinance, the plan commission will need to determine whether the site plan adequately addresses the criteria set forth in subpart (7) including whether it satisfactorily addresses public facilities, utilities, control of storm water and the possible destruction of drainage patterns with or without conditions. The recommendation on the site plan then goes to the village board for its final review and approval.



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. **Applicant has agreed to provide bicycle parking**

(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.

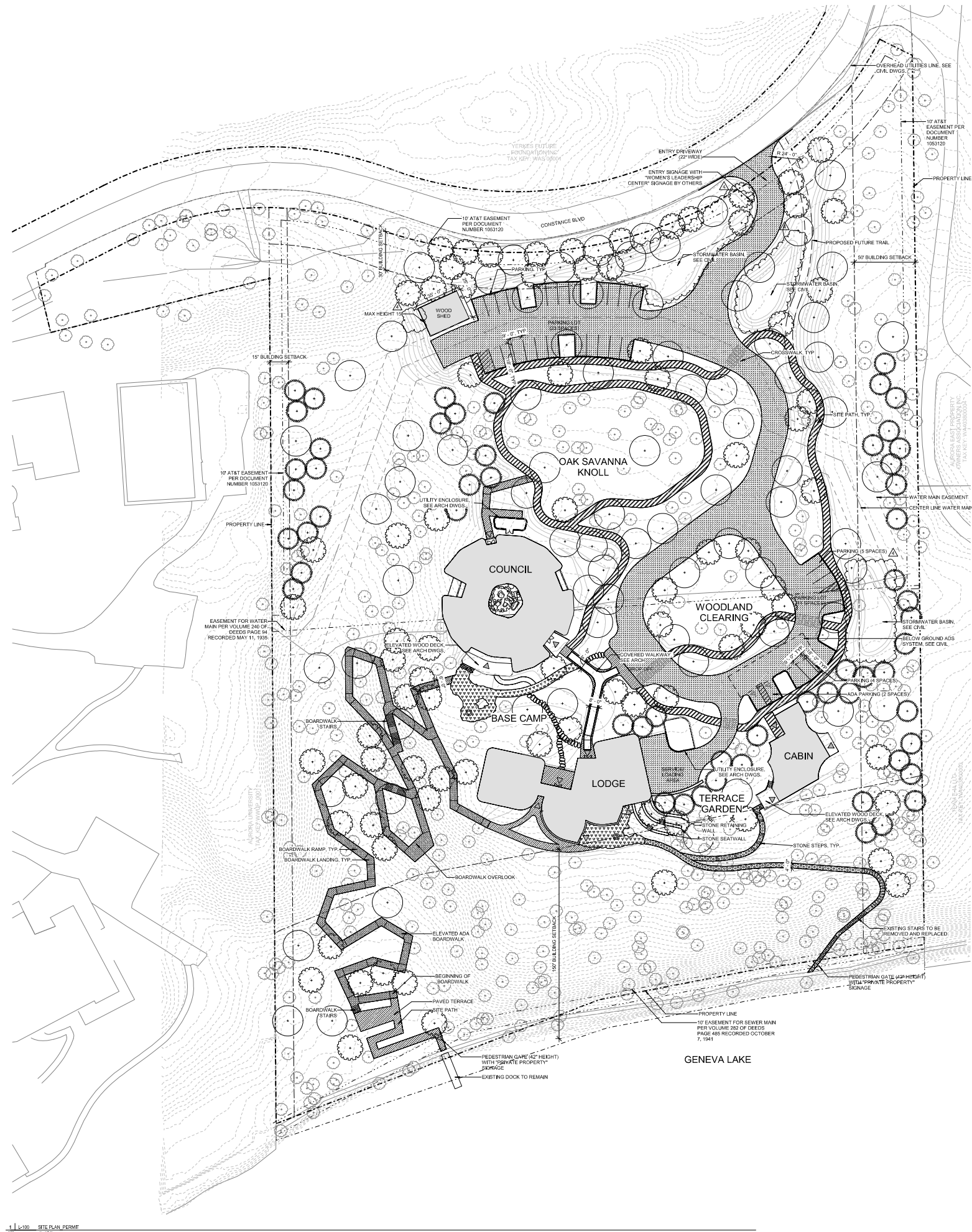
Staff Comments:

- 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 November 7, 2023, recommend conditional approval regarding stormwater management and other site plan elements.**
- 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



LEGAL DESCRIPTION:

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

LEGEND

-  PROPERTY LINE
 EASEMENT, SEE CIVIL DWGGS.
 LIMIT OF WORK
 WATER MAIN LINE
 EXISTING TREE
 PROPOSED CANOPY TREE
 PROPOSED CONIFER TREE
 PROPOSED UNDERSTORY TREE

NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS.
2. DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS TO CENTERLINE OF WORK. REPORT TO THE ATTENTION OF THE SUPERVISOR ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE NOTED AS THE BASIS FOR CHANGE ORDER REQUEST.
3. EXISTING CONDITIONS BASED ON SURVEY PROVIDED BY RUBERT & MELKE, DATED FEBRUARY 9, 2023. VERIFY ALL EXISTING CONDITIONS PRIOR TO WORK BEING PERFORMED IN PUBLIC RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF THE CITY OF CHICAGO. THE CONTRACTOR SHALL MAINTAIN ALL NEAR AND EXISTING UTILITIES AND STRUCTURES AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED.
4. PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FUNDINGS, SURFACE MATERIALS, ABOVE AND BELOW GROUND UTILITIES, AND EXISTING VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK. REPORT TO THE ATTENTION OF THE SUPERVISOR ANY DISCREPANCIES.
- 5.2.02.01.01.01 SUMMARY:
CONCRETE BELT: 150'
COST: \$100,000
EST: 100
6. SEE PLAN FOR EROSION, STORM, FLOOD, STORMWATER AND GRADING PLANS.
7. SEE -G901 FOR GROUND COVER PLANTING PLAN.

SITE DATA

SITE AREA: 376,112SF (8.63 ACRES)

ADJACENT ZONING
NORTH & B (SINGLE FUTURE FOUNDATION)
SOUTH - OPEN SPACE (GENEVA LAKE)
EAST: SF2 (VERMILION PARK RESIDENTIAL)
WEST: P & I (GEORGE WILLIAMS COLLEGE)

PRINCIPAL BUILDINGS
COLLEGE: 1,046 SF
LODGE: 13,105 SF
CADDIS: 1,045 SF
TOTAL: 24,696 SF
ACCESSORY BUILDING
GARAGE: 675 SF

BUILDING SETBACKS (MIN.)
CONSTANCE BLVD: 30'
GENEVA LAKE: 150'
EAST: 10'
WEST: 15'

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

FAR: .07
SITE COVERAGE: 19% (BUILDINGS AND PAVEMENT)
BUILDING COVERAGE: 7%
LANDSCAPE SURFACE: 24.1%
LANDSCAPE: 56.9%
TOTAL: 81%
(MEASURED AT THE FRONT OF THE LODGE)

PARKING 34 SPACES
LOADING / DOCK AREA

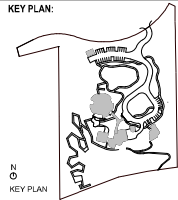
WOMEN'S
LEADERSHIP
CENTER

259 Constance Blvd
Williams Bay, WI 53191

GENERAL NOTES

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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.

KEY PLAN:



SEAL:

[illegible]

ARCHITECT:

Studio Gang

1520 W. DIVISION STREET
CHICAGO, IL 60642

CONSULTANTS:

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DATA BASED- SERVABILITY CONSULTANT 303 W. Erie St. Suite 100 CHICAGO, IL 60642	T	312.815.0169
db HHS MECHANICAL, ELECTRICAL PLUMBING AND FIRE PROTECTION 303 W. Erie St. Suite 100 CHICAGO, IL 60642	T	312.815.0155
OLIN STUDIO LANDSCAPE ARCHITECT 857 CAN. T. Kennedy Boulevard Suite 100 Palo Alto, CA 94103	T	214.640.0000
NUBERT MELINE CIVIL ENGINEER W223 N220 Ridgeway Parkway Waukegan, IL 60087	T	262.542.5721
PRIOTRACO PECK LANDSCAPE ARCHITECT 389 Clementia St. San Francisco, CA 94103	T	415.323.9535
APPLIED ECOLOGICAL SERVICES ECOLOGICAL 17801 Grinn Road Brookfield, WI 53005	T	608.887.8861
THRESHOLD ACoustICS Acoustics And Design 441 N. Jackson Blvd. Suite 208 Chicago, IL 60604	T	608.897.8901

PROJECT NO. : 22013	
DRAWN: PG, ES	DATE: 09/08/2023
CHECKED: SL	SCALE: 1" = 30'-0"

SITE PLAN

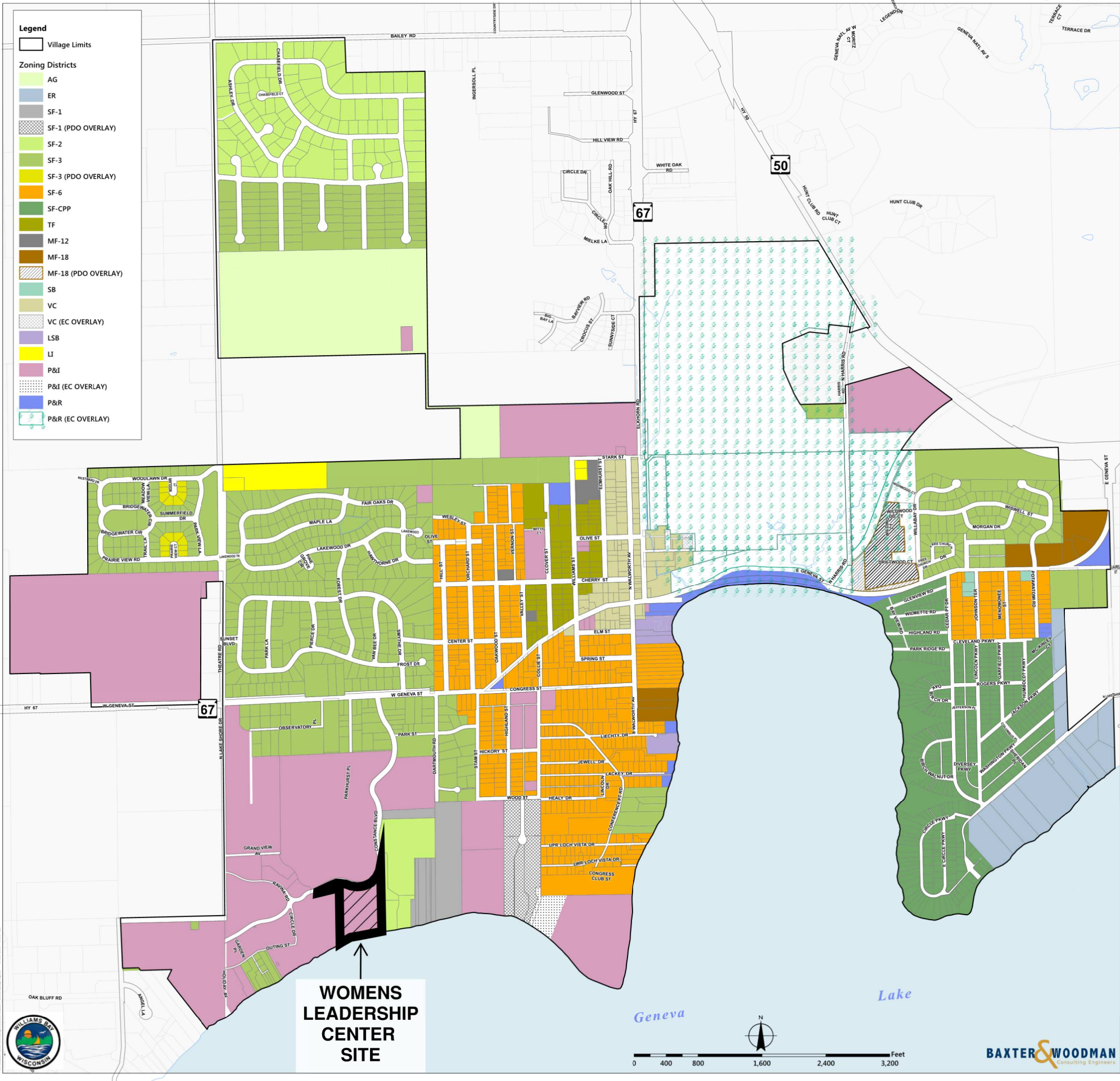
DRAWING NUMBER:

L-100

ZONING MAP

Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017



259 Constance Blvd
Williams Bay, WI 53191

- | | | |
|---|--|---|
|  | RESTORATION | |
|  | TERRACE GARDEN - HIGH INTENSITY RESTORATION | |
|  | LAWN (KENTUCKY BLUE GRASS) | |
|  | STORMWATER GARDEN - HIGH INTENSITY RESTORATION | J |
|  | COUNCIL COURTYARD | |

- 1 ALL AREAS NOT COVERED BY BUILDINGS OR
- 2 PAVEMENT (AND WHICH HAVE BEEN GRADDED OR
- 3 FILLING) SHALL BE COVERED WITH A MINIMUM
- 4 OF 2" OF SEEDS, UNLESS SHOWN OTHERWISE
- 5 OTHERWISE. THE SEEDS SHALL BE OF THE
- 6 SPECIES AND VARIETIES SPECIFIED IN THE
- 7 SCHEDULE. THE SEEDS SHALL REMAIN AND BE PROTECTED
- 8 UNTIL THE CONTRACTOR HAS BEEN SPECIFICALLY
- 9 DESIGNATED TO BE REMOVED. PRIOR TO
- 10 REMOVAL, THE CONTRACTOR SHALL OBTAIN AN
- 11 ON-SITE MEETING WITH THE LANDSCAPE
- 12 ARCHITECT TO REVIEW THE CLEARING LIMIT
- 13 LOCATION. THE CONTRACTOR SHALL PRIOR
- 14 TO EXCAVATION OR PLANT THE
- 15 EXCAVATION SHALL BE TO A MINIMUM OF 12" TO
- 16 A DEPTH OF 2' BEDS SHALL BE KEPT "1" MIN AWAY
- 17 FROM ALL TREES. ALL TREES SHALL BE PROTECTED
- 18 FROM THE ROOTS AND FOULAGE OF ALL PERENNIALS
- 19 AND ALL TREES SHALL BE PROTECTED FROM PLANT
- 20 MATERIAL IN QUANTITIES SUFFICIENT TO
- 21 COMPLETE THE PLANTINGS SHOWN IN THE
- 22 DRAWINGS.
- 23 CONTRACTOR SHALL REMOVE ALL HARD LANDINGS
- 24 AND ALL OTHER EXISTING CONSTRUCTION AND ALL
- 25 CONSTRUCTION DEBRIS INCLUDING GRAVEL
- 26 AND ALL OTHER EXISTING CONSTRUCTION MATERIAL
- 27 WHICH WOULD BE HARMFUL, OR PREVENT
- 28 PROPER PLANTING OF THE PLANTINGS SHOWN IN
- 29 THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN
- 30 A MEETING WITH THE LANDSCAPE ARCHITECT
- 31 BEFORE THE CONSTRUCTION OF LAWN AND PLANTING AREAS.
- 32 THE CONTRACTOR SHALL COMPLY WITH THE GUIDELINES
- 33 ESTABLISHED BY THE AMERICAN STANDARD FOR
- 34 NURSERY STOCK PUBLISHED BY THE AMERICAN
- 35 NURSERY AND LANDSCAPE TRADING ASSOCIATION
- 36 (AFLA).
- 37 THE CONTRACTOR SHALL BE PLANTED BEFORE
- 38 EDITION.
- 39 CONTRACTOR SHALL PROTECT TREES. TREES SHALL
- 40 BE PROTECTED BY A NATIONAL STANDARD
- 41 SPECIFIED BY THE LANDSCAPE ARCHITECT. TREES
- 42 SHALL BE PROTECTED BY A NATIONAL STANDARD
- 43 AS TO ORIGINAL GRADE PRIOR TO DIGGING.
- 44 TREES SHALL BE PROTECTED BY A NATIONAL
- 45 STANDARD. TREES SHALL BE PROTECTED BY A
- 46 NATIONAL STANDARD. TREES SHALL BE PROTECTED
- 47 BY A NATIONAL STANDARD. TREES SHALL BE
- 48 PROTECTED BY A NATIONAL STANDARD. TREES
- 49 SHALL BE PROTECTED BY A NATIONAL STANDARD.
- 50 CONTRACTOR GROWN UNLESS OTHERWISE NOTED
- 51 IN THE PLANTING SCHEDULE.
- 52 THE CONTRACTOR SHALL BE APPROVED BY THE
- 53 LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL
- 54 ON THE SITE.
- 55 THE CONTRACTOR SHALL LOCATE AND VERIFY
- 56 ALL EXISTING CONDITIONS AND REPORT ANY
- 57 CONFLICTS TO THE LANDSCAPE
- 58 ARCHITECT.
- 59 THE LAYOUT OF PLANTS IN THE FIELD IS TO BE
- 60 APPROVED BY THE LANDSCAPE ARCHITECT
- 61 PRIOR TO PLANTING.



8/4/2023

HIGH INTENSITY INTERVENTION:
DISTURBED AREAS
-OR-
AREAS IMMEDIATELY ADJACENT TO ROADWAYS
-OR-
BUILDINGS THAT NEED TO BE FULLY REPLANTED:
- TREES TO BE 4-6" CAL.
- SHRUBS TO BE 3-5 GAL.
- GRASSES, GROUNDCOVERS, HERBACEOUS PLANTS TO BE QUARTS, PINTS, AND LANDSCAPE PLUGS
- INCLUDE OVERSEED
- DISTURBED SLOPES GREATER THAN 3:1 TO INCLUDE EROSION CONTROL NETTING
- IRRIGATION TO BE ILLUSTRATED FOR HIGH INTENSITY MESIC FOREST AND TERRACE GARDEN ONLY

LOW INTENSITY INTERVENTION:
RESTORATION SCALE WORK - RESEEDING OR CUTTINGS

- CONTROLLED BURNS PRIOR TO CONSTRUCTION
- 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 SEED MIXES
- DISTURBED SLOPES GREATER THAN 3:1 TO INCLUDE EROSION CONTROL NETTING.

Studio Gang

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Waukesha, WI 53188 T 262.542.5

PRITCHARD PECK
LIGHTING DESIGN
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San Francisco, CA 94103 T 415.323.5

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 Brookfield, WI 53005 T 608.897.4100

THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2080
Chicago, IL 60604
T 608.897.1

DRAWN: PG. A.J. ES DATE: 09/08/2023

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

SHEET TITLE:

PLANTING PLAN - TREE AND

PLANTING YEAR TREE AND GROUNDCOVERS

L-90



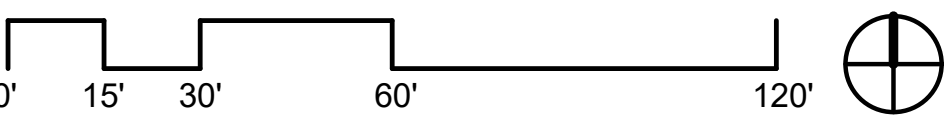
TREE SCHEDULE - CONIFERS

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
AbBa	<i>Abies balsamea</i>	Balsam Fir	19	7"	
PIGI	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	11	8"	
PnSt	<i>Pinus strobus</i>	Eastern White Pine	23	7"	
ThGg	<i>Thuja 'Green Giant'</i>	Green Giant Arborvitae	4	8"	
Conifer Subtotal: 57					

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
AePa	<i>Aesculus pavia</i>	Red Buckeye	5	7"	Multi-stem
AmLa	<i>Amelanchier laevis</i>	Smooth Serviceberry	11	7"	Multi-stem
CeCa	<i>Cercis canadensis</i>	Eastern Redbud	26	7"	*varies*
CoKe	<i>Claytonia kentuckia</i>	Kentucky Yellowbud	18	2.5" caliper	
CuAl	<i>Cornus alternifolia</i>	Cornus alternate	16	2.5" caliper	
HaVi	<i>Hamelletia virginiana 'Sunglow'</i>	'Sunglow' Common Witchhazel	8	7"	Multi-stem

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
AcCa	<i>Aesculus x carnea</i> 'Fort McNaie'	Fort McNaie Horsechestnut	3	4" caliper	
CaCa	<i>Caprinus caroliniana</i>	American Hornbeam	5	4" caliper	
FaCa	<i>Fagus grandifolia</i>	American Beech	8	2" caliper	
NyCa	<i>Nyssa sylvatica</i>	Black Tupelo	6	4" caliper	
OsVi	<i>Oslea virginiana</i>	American Hophornbeam	11	4" caliper	
PlCa	<i>Platanus occidentalis</i>	American Sycamore	10	4" caliper	
PlOc	<i>Platanus occidentalis</i>	American Sycamore	14	2" caliper	
QuCa	<i>Quercus coccinea</i>	Swamp White Oak	4	4" caliper	
QuBi	<i>Quercus bicolor</i>	Swamp White Oak	2	4" caliper	
QuSc	<i>Quercus shumardii</i>	Shumard White Oak	4	4" caliper	
TuAm	<i>Tilia americana</i>	American Linden	4	4" caliper	

Total Proposed Trees: 219

[illegible]

259 Constance Blvd
Williams Bay, WI 53190

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A key plan map of the north-east of England, showing the coastline and major cities. The study area is highlighted in the north-east, near the coast, with a red dot indicating the specific location of the study area.



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Waukegan, WI 53188 T 262.542.6733

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Brookfield, WI 53520
T 608.997.0641

Chicago, IL 60604

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

SHEET TITLE:

TREE PROTECTION & REMOVAL
PLAN Copy 1

DEAD TREES TO BE REMOVE

DAWSON TRIPS TO BE RENEWED					
NAME	ADDRESS	PHONE	DATE	REMARKS	STATUS
68	Quinn, Mrs. J.	WVPA Club	NA/SP/97	TS	
69	Quinn, Mrs. J.	WVPA Club	NA/SP/97	TS	
69	Collier, Charles	Northampton	DOWN	TS	
INADVISABLE TRIPS TO BE RENEWED					
NAME	ADDRESS	PHONE	DATE	REMARKS	STATUS
1	Robinson, Constance	Black Locust	TS	p-7	
3	Robinson, Constance	Black Locust	TS	p-7	
4	Robinson, Constance	Black Locust	TS	TS	
10	Robinson, Constance	Black Locust	TS	TS	
14	Robinson, Constance	Black Locust	TS	TS	
15	Robinson, Constance	Black Locust	TS	TS	
16	Robinson, Constance	Black Locust	TS	TS	
17	Robinson, Constance	Black Locust	TS	TS	
27	Ann (sister)	Newmy, Milledge	TS	TS	
28	Ann (sister)	Newmy, Milledge	TS	TS	
37	Ann (sister)	Newmy, Milledge	TS	TS	
40	Ann (sister)	Newmy, Milledge	TS	TS	
41	Ann (sister)	Newmy, Milledge	TS	TS	
42	Ann (sister)	Newmy, Milledge	TS	TS	
43	Ann (sister)	Newmy, Milledge	TS	TS	
44	Ann (sister)	Newmy, Milledge	TS	TS	
45	Ann (sister)	Newmy, Milledge	TS	TS	
46	Ann (sister)	Newmy, Milledge	TS	TS	
47	Ann (sister)	Newmy, Milledge	TS	TS	
48	Ann (sister)	Newmy, Milledge	TS	TS	
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96	Ann (sister)	Newmy, Milledge	TS	TS	
97	Ann (sister)	Newmy, Milledge	TS	TS	

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
AbBa	<i>Abies balsamea</i>	Balsam Fir	19	7"	
PiGl	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	11	8'	
PrSt	<i>Pinus strobus</i>	Eastern White Pine	23	7"	
ThGg	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	4	8'	
Conifer Subtotal: 57					

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
AePa	<i>Aesculus pavia</i>	Red Buckeye	5	7"	Multi-stem
ArLa	<i>Amelanchier laevis</i>	Smooth Serviceberry	11	7"	Multi-stem
CaCa	<i>Cercis canadensis</i>	Eastern Redbud	13	7"	<varies>
CKe	<i>Cladostema kentuckiae</i>	Kentucky Yellowwood	18	2.5" caliper	
CoAl	<i>Cornus alternifolia</i>	Pagoda Dogwood	16	2.5" caliper	
HaV	<i>Hamelia virginiana "Songlow"</i>	"Songlow" Common Witchhazel	8	7"	Multi-stem

Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
AcCa	<i>Acrocalyx v. cernua</i> 'Fort Millard'	Fort Millard Horseshoeplant	3	4" caliper	
CaCa	<i>Calceolaria calceolaria</i>	Andean Hornbeam	5	4" caliper	
PaCa	<i>Passiflora grandiflora</i>	Passiflora or Beach	4	4" caliper	
PySa	<i>Argusia argentea</i>	Black Tupelo	8	4" caliper	
CMV	<i>Orlyria virginica</i>	American hogpothead	11	4" caliper	
PlCa	<i>Platanus occidentalis</i>	American Sycamore	2	4" caliper	
PlCo	<i>Platanus occidentalis</i>	American Sycamore	14	4" caliper	
QuBa	<i>Quercus bicolor</i>	Swamp White Oak	3	2" caliper	
QuBt	<i>Quercus bicolor</i>	Swamp White Oak	6	2" caliper	
QuMa	<i>Quercus macrocarpa</i>	Burr Oak	5	4" caliper	
TuAm	<i>Tilia americana</i>	American Linden	2	4" caliper	

----	PROPERTY LINE
- - - -	EASEMENT, SEE CIVIL DWGS.
----	LIMIT OF WORK
----	WATER MAIN LINE
	EXISTING TREE TO REMAIN
	DAMAGED TREE TO BE REMOVED 3
	INVASIVE TREE TO BE REMOVED 48
	DEAD TREE TO BE REMOVED 75
	SITE DESIGN TREE TO BE REMOVED 174
XXX	TREE SURVEY LABEL (TAG#)
	TREE PROTECTION FENCE
	TREE PROTECTION ZONE
	ROOT PROTECTION MAT - LIGHT DUTY VEHICULAR ACCESS

GENERAL NOTES:

- 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.
- 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.
- CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVERAGE REQUIREMENTS WITH UTILITY COMPANIES.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
- A COMPETENT REPRESENTATIVE WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR MUST BE AT THE SITE AT ALL TIMES.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY.
- EXISTING FACILITIES TO REMAIN INCLUDING LANDSCAPING AND TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
- EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

UTILITIES AND STORM SEWER:

- ALL EXISTING SURFACE INFRASTRUCTURE INCLUDING HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEMS, AND UTILITY PEDESTALS ARE REQUIRED TO BE ADJUSTED TO PROPOSED GRADE BY CONTRACTOR.
- UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS FOR UTILITY COMPANIES HAVING JURISDICTION.
- 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.
- 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.
- STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
- TRENCHES SHALL BE BACKFILLED WITH CRUSHED STONE BEDDING WITHIN 1:1 OF PAVEMENT AREAS AND WITH SPOIL IN LANDSCAPING AREAS.
- 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.
- CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A WATER TIGHT SEAL PROVIDED.
- TRACER WIRE OR OTHER MEANS OF LOCATING UNDERGROUND PIPES SHALL BE INSTALLED ON ALL PIPING.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

EROSION CONTROL:

- CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDNR BEST MANAGEMENT PRACTICES.
- EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE PRUNED TO REMOVE LOW HANGING, BROKEN, AND UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
- 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, SEEDED, AND MULCHED UNLESS OTHERWISE INDICATED.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AS NEEDED.
- ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WDNR TECHNICAL STANDARDS.
- 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.
- STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
- REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAS BEEN ESTABLISHED IN RESTORED AREAS.

GRADING AND PAVING:

- ALL SITE CONSTRUCTION INCLUDING GRADING, EXCAVATION, AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED. QUALITY CONTROL AND QUALITY ASSURANCE TESTING WILL NOT BE REQUIRED. TESTING WILL BE COMPLETED AT THE OWNER'S DIRECTION.
- CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC MATERIALS FOUND WITH THE SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. LANDSCAPING AREAS SHALL BE GRADED LOW TO ALLOW FOR TOPSOIL PLACEMENT.
- MATERIAL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB MAY BE ORDERED AND PAID FOR BY THE OWNER. IF TESTING IS ORDERED, CONTRACTOR SHALL FURNISH SAMPLES FOR SAID TESTING. RETESTING AND CORRECTION OF FAILING MATERIAL SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- SUBGRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF BASE AGGREGATE AS REQUIRED IN THE STANDARD SPECIFICATIONS. SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF BASECOURSE. AREAS IDENTIFIED AS SOFT AND YIELDING SHALL BE IDENTIFIED FOR REMOVAL PRIOR TO PLACEMENT OF BASE AGGREGATE.
- BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LAYERS NOT MORE THAN 8-INCHES LOOSE IF COMPACTED WITH HEAVY EQUIPMENT AND NOT MORE THAN 4-INCHES LOOSE IF COMPACTED BY HAND EQUIPMENT.
- BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR (AASHTO T-180).
- ACCESSIBLE ROUTES AND HANDICAP PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE SHALL CONFORM TO ACTI 330R-08.
- ALL CONCRETE FLATWORK SHALL HAVE A LIGHT BROOMED FINISH.
- EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
- ALL ASPHALT AND SURFACE COURSE SHALL BE DESIGNED TO 96.0% OF MAXIMUM SPECIFIC GRAVITY AT NDES AND DURING FIELD PRODUCTION PERCENT OF MAXIMUM SPECIFICATION GRAVITY WILL BE INCREASED TO 97.0% PER THE STANDARD SPECIFICATIONS.
- TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.
- ELEVATIONS ARE TO FLANGE.

WATER AND SANITARY SEWER MAIN SPECIFICATIONS (VILLAGE OF WILLIAMS BAY)

WATERMAIN:
CL-52 DUCTILE IRON PIPE OR AWWA CAST IRON O.D. C-909 OR PVC WATER PIPE WITH 10GA BLUE TRACER WIRE AND TRACER WIRE ACCESS BOXES

WATERMAIN FITTINGS:
COMPACT DUCTILE IRON MECHANICAL JOINT FITTINGS WITH COR-BLUE OR 304 SS NUTS AND BOLTS MUST BE AMERICAN MADE AWWA-C-153.

GATE VALVES:
4-12" MUELLER A2361 RESILIENT WEDGE VALVE 2" SQ. NUT OPEN LEFT NO ALTERNATES ALLOWED.

FIRE HYDRANTS:
A423 MUELLER CENTURION HYDRANT 6" TRENCH DEPTH, 6" MJ SHOE 1 1/2" PENTAGON OPERATING NUT, OPEN LEFT, NATIONAL STANDARD NOZZLES, WITH 5" STORZ CONNECTION PAINTED RED NO ALTERNATES ALLOWED ALL HYDRANT PARTS & EXTENSIONS MUST BE ORIGINAL MANUFACTURER PARTS.

VALVE BOXES & ADAPTER:
664S CAST IRON TWO PIECE BOX MUST BE AMERICAN MADE RUBBER VALVE BOX ADAPTER SHALL BE VALVE BOX ADAPTER II MANUFACTURED BY ADAPTER, INC. NO ALTERNATES ALLOWED.

TAPPING SLEEVE & VALVES:
MUELLER H615 MECHANICAL JOINT TAPPING SLEEVE W/MUELLER A2361 FLG X MJ RESILIENT WEDGE VALVE NO ALTERNATES ALLOWED #665 SMITH BLAIR STAINLESS STEEL TAPPING SLEEVE ACCEPTABLE ONLY IN VAULTS OR IF IN NON-PAVED LOCATION.

REPAIR CLAMPS:
#226 SMITH BLAIR REPAIR CLAMP WITH STAINLESS STEEL BOLTS & NUTS

WATER SERVICE LINES:
SDR 9 POLYETHYLENE TUBING (CTS) 250 PSI AWWA C901 WITH STIFFENERS & 12GA TRACER WIRE.

1" WATER SERVICE FITTINGS:
1" H-15008 MUELLER COMPRESSION CORPORATION STOP 1" H-15155 MUELLER COMPRESSION CURB STOP 6" H-10300 MUELLER CURB BOX 1 1/4 X 39 ROD NO ALTERNATES ALLOWED.

1 1/2 AND 2" WATER SERVICE FITTINGS:
1 1/2-2" H-15013 MUELLER COMPRESSION CORPORATION STOP 1 1/2-2" B-25155 MUELLER COMPRESSION CURB STOP 6" H-10300 MUELLER CURB BOX 1 1/4 X 39 ROD #317 SMITH BLAIR EPOXY COATED SADDLE W/STAINLESS STEEL STRAPS OR JCM EQUAL.

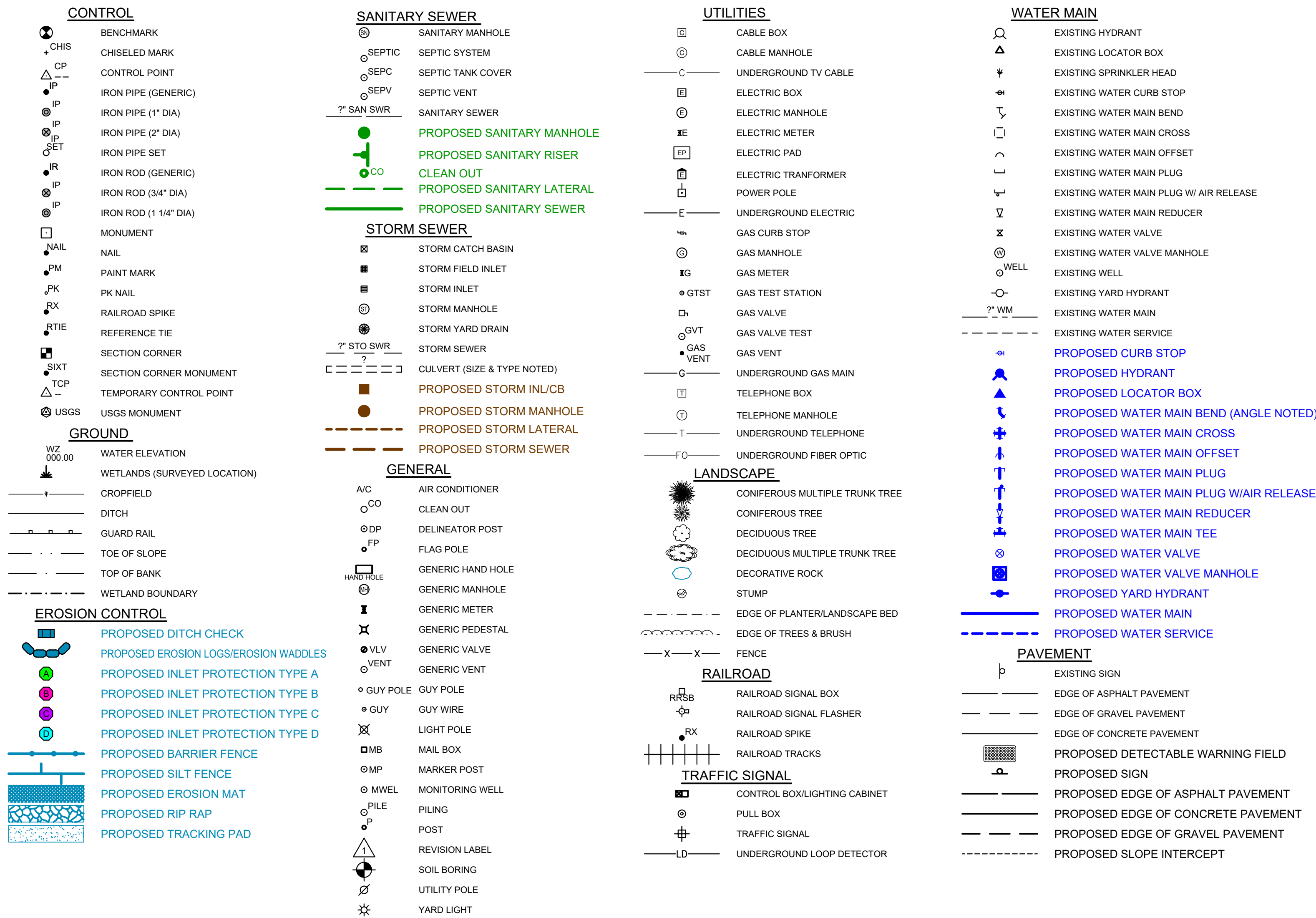
SANITARY SEWER PIPE:
SDR 26 ASTM D-3034.

SANITARY SEWER LATERALS:
SDR 26 ASTM D-3034.

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

MANHOLE COVERS:
1050 EAST JORDAN FRAME WITH 1020 COVER OR EQUAL IN ROADWAY 1020 EAST JORDAN FRAME WITH 1020 COVER OR EQUAL OFF ROADWAY.

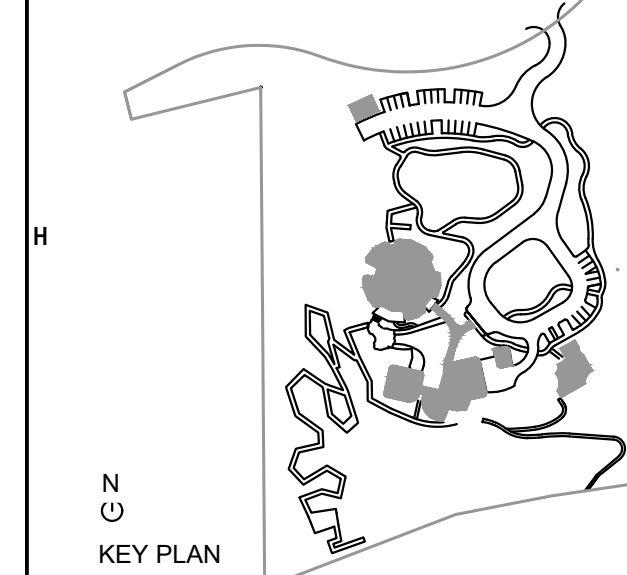
LEGEND - CIVIL ENGINEERING DRAWINGS



GENERAL NOTES

- THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S 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. STUDIO GANG.
- CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FOUR-DIMENSIONED 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:

NO.	ISSUED FOR	DATE
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	VILLAGE COMMENTS	9/15/2023
1	VILLAGE ZONING	8/4/2023

ARCHITECT:

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CHICAGO, IL 60642

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Philadelphia, PA 19103

RUEKERT MELKE
CIVIL ENGINEER
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Waukegan, WI 53188

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LIGHTING DESIGN
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San Francisco, CA 94103

APPLIED ECOLOGICAL SERVICES
ECOLOGY
17821 Smith Road
Brookhaven, WI 53020

THRESHOLD ACoustICS
ACOUSTICS AND AV
141 W. Jackson Blvd
Suite 2000
Chicago, IL 60604

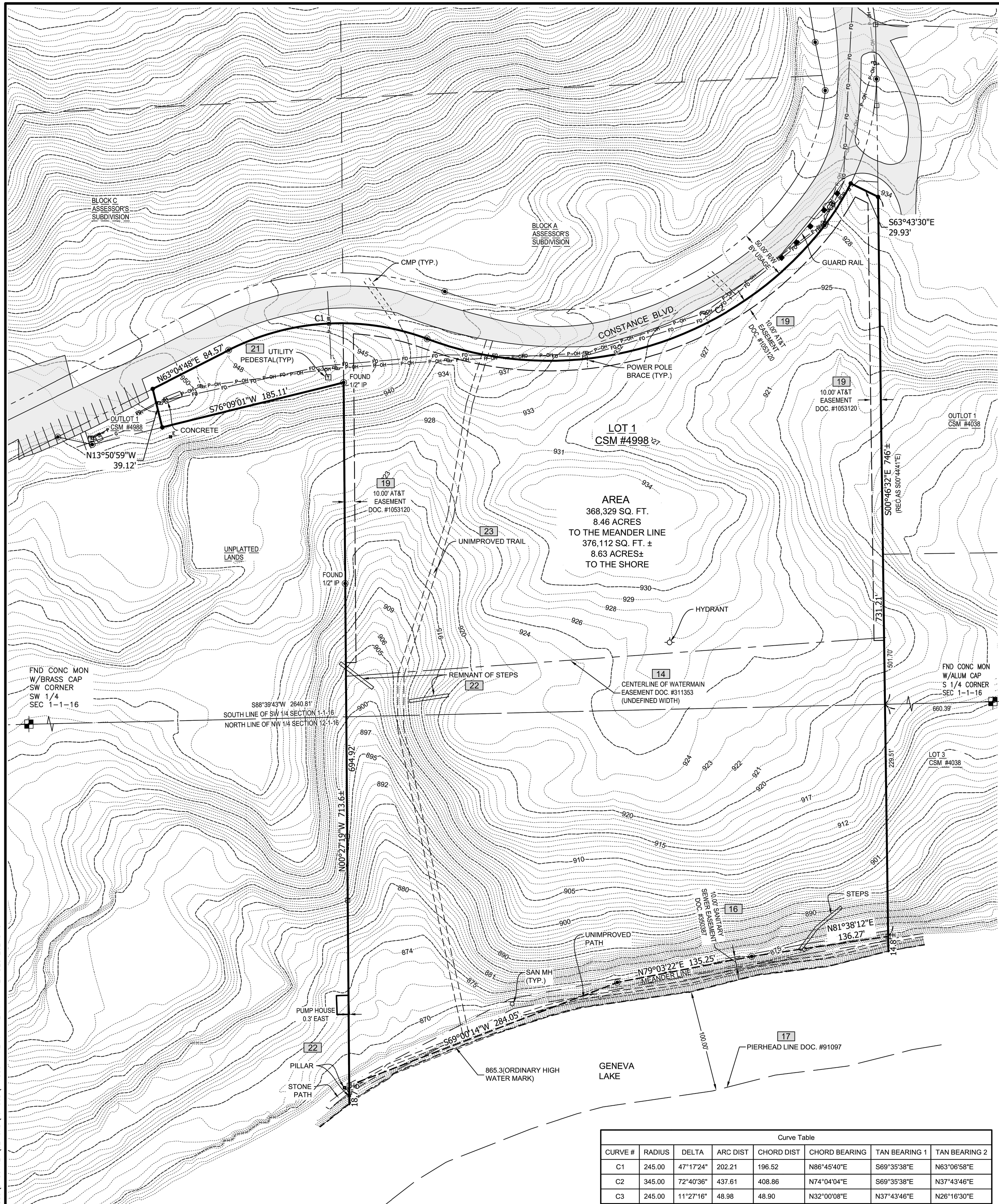
PROJECT NO.:
DRAWN: GGD
CHECKED: VVR
DATE: 9/6/2023
SCALE:

SHEET TITLE:
GENERAL NOTES

DRAWING NUMBER:

C-001

Q:\2\U\UPCH\147585\9-SURVEY\92-CAD\0-C3D\147585 - ALTA - REMAIN - REV DEC 2021.DWG



LEGAL DESCRIPTION PER COMMITMENT NO: WA-19859-Revision B

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.

EXCEPTIONS: PER COMMITMENT NO: WA-19859-Revision B

- Public rights of the United States, the State of Wisconsin or the City or County or any of their agencies in respect to that portion of the Land constituting the bed or the waters of Geneva Lake or the banks, shores or dock lines, wharves, piers, protection walls, bulkheads, or other structures pertaining thereto.
- This policy does not insure the exact location of any portion of the Land created by gradual buildup of the shore (accretion) or the lowering of the water level (relicion), or the title to land cut off by a change in the course of the water body (avulsion), or to artificially filled land.
- Rights of the public in and to the footpath or walkway on or near the embankment of water of Geneva Lake.
- Rights of the public to any portion of the Land lying within the area commonly known as Constance Boulevard.
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Village of Williams Bay, recorded on May 11, 1935, as Document No. 311353. (shown)
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Village of Williams Bay, recorded on October 7, 1941, as Document No. 350386. (Not Graphically Reproducible)
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Village of Williams Bay, recorded on October 7, 1941, as Document No. 350387. (shown)
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on June 23, 1983, as Document No. 91097. (shown)
- Not survey related.
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Bell Inc., d/b/a AT&T-Wisconsin, recorded on December 23, 2021, as Document No. 1053120.
- Recitals as shown on that certain proposed map/plat recorded on December 20, 2021, as Document No. 1053121. Reference is hereby made to said document for full particulars.
- Rights of utility companies to maintain the transformer pad, underground gas line, overhead power lines, power poles, power pole braces, underground power line, underground fiber optic line, utility pedestal, and hydrant as referenced on an ALTANSPS Land Title Survey prepared by SEH, Inc., dated August 4, 2021, and last revised December 21, 2021, as Project No. 147585. ("the Survey").
- Possible encroachments, if any, of a asphalt parking area, pump house, remnants of steps, and driveway as referenced on the Survey.
- Possible rights of others, if any, in and to an "unimproved trail" as referenced on the Survey (trail is shown)

GENERAL NOTES:

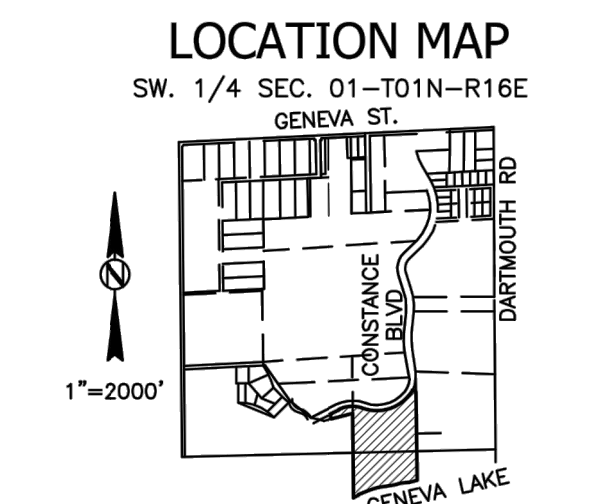
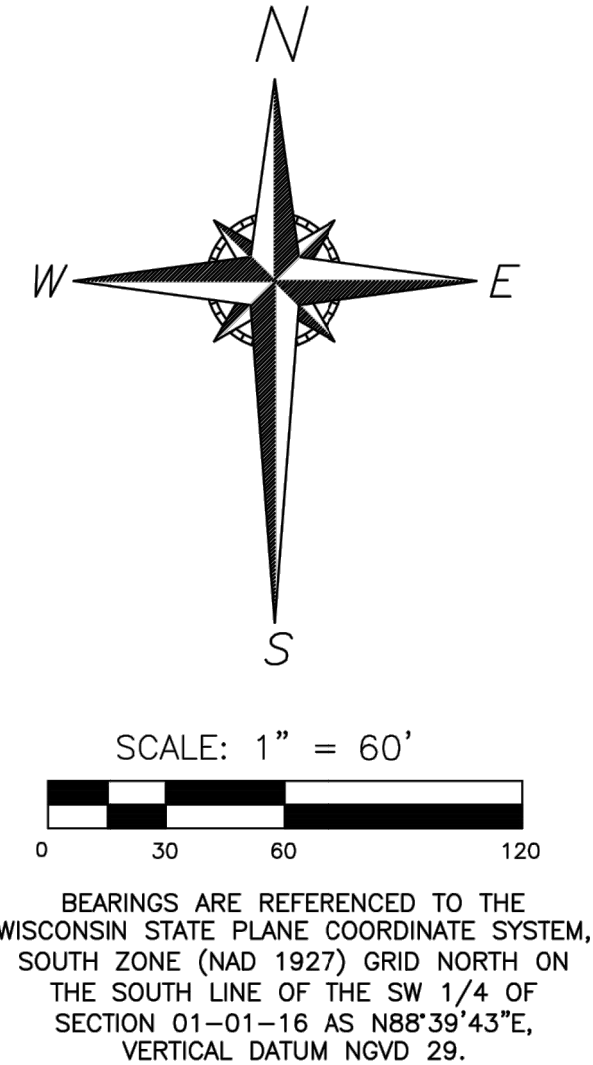
- EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, TITLE POLICY NO. WA-19859, DATED JULY 2, 2021, REVISION B DATED DECEMBER 9, 2021.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
- PARCEL FALLS WITHIN ZONE X. AREAS OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55127C03080, DATED 10-2-2009.
- TOPOGRAPHIC CONTOURS SHOWN PER WALWORTH COUNTY GIS DATA.
- UTILITY LOCATIONS BASED ON OBSERVED EVIDENCE ON THE SURFACE OF THE PROPERTY DURING THE PROCESS OF CONDUCTING FIELD WORK AND MAPS PROVIDED BY DIGGERS HOTLINE..

To: CONTANCE WOODS LLC, a Wisconsin limited liability company
UNIVERSITY OF CHICAGO, an Illinois Corporation
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5 and 11(a) of Table A thereof. The field work was completed on July 2, 2020.

DATED THIS 12TH DAY OF NOVEMBER, 2021.
REVISED THIS 21ST DAY OF DECEMBER, 2021.

WISCONSIN
KEITH A. KINDRED, PLS S-2082
WALWORTH COUNTY, WI
LAND SURVEYOR
Keith A. Kindred, PLS S-2082



- LEGEND**
- CONC. MON. W/ BRASS CAP FND.
 - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - 1 1/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
 - FOUND CONCRETE MONUMENT
 - UNDERGROUND POWER LINE
 - OVERHEAD POWER LINE, POWER POLE
 - UNDERGROUND GAS LINE
 - UNDERGROUND FIBER OPTIC LINE

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

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

REVISIONS			
NO.	BY	DATE	REVISION
1	DW	11-12-21	REVISE AT&T EASEMENT AT DEDICATION
2	DW	12-21-21	REVISED TITLE COMMITMENT

SEH FILE NO.	UTSCH
PROJECT NO.	147585
ISSUE DATE	11/12/2021
DRAWN BY:	DW
DESIGNED BY:	---
CHECKED BY:	KAK

PHONE: 414.949.8942
DELAFIELD, WI 53018
www.sehinc.com

ALTA/NSPS LAND TITLE SURVEY
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.

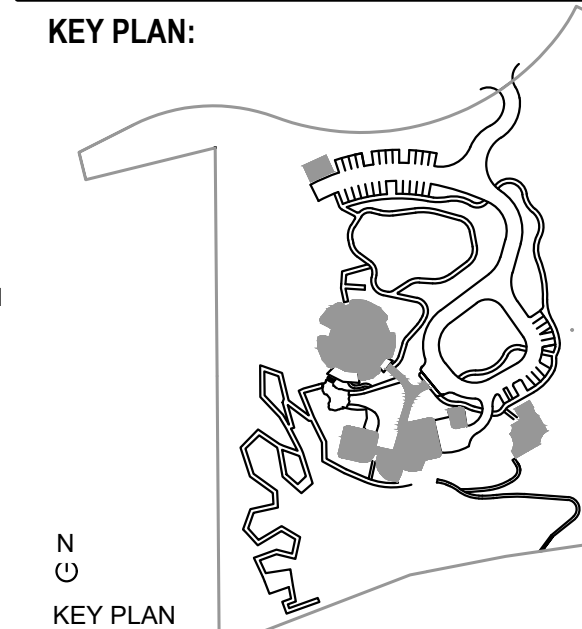
SHEET

1

GENERAL NOTES

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KEY PLAN:



SEAL:

NO.	ISSUED FOR	DATE
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023

ARCHITECT:

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Tel: 773.384.1212

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17621 Smith Road
Broadhead, WI 53020
T 608.897.8641

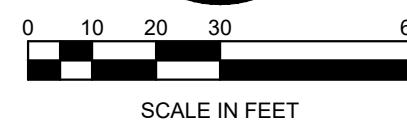
THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W. Jackson Blvd
Suite 2000
Chicago, IL 60604
T 608.897.8641

PROJECT NO.:
DRAWN: GGD
CHECKED: VVR
DATE: 9/8/2023
SCALE:

TITLE:
TOPOGRAPHIC SURVEY

DRAWING NUMBER:

C-100



1. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR 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 STUDIO GAG.

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[illegible]

SEAL:

e	4 VILLAGE COMMENTS	10/20/2022
	3 VILLAGE COMMENTS	9/15/2022
	2 DISEASE REMEDIATION	8/6/2022
	1 VILLAGE ZONING	8/4/2022
NO.	ISSUED FOR	DATE

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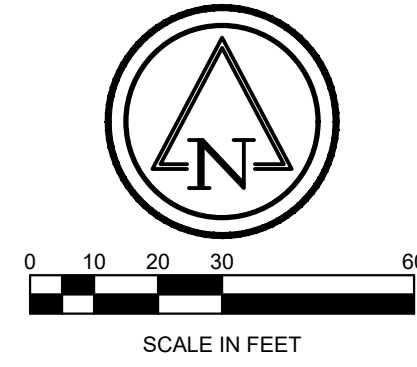
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 17921 Smith Road
 Broadhead, WI 53520 T 608.897.88

B THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2080
Chicago, IL 60604 T 608.897.86

Point Table				
Point.#	Raw Description	Elevation	Northing	Easting
14	CP 14 _MAG&BUT 1ft ON PAV	940.301	210543.7000	2357829.1280
15	CP 15 _MAG&BUT 1ft on pavm@double upols	933.777	210669.9550	2358149.1320

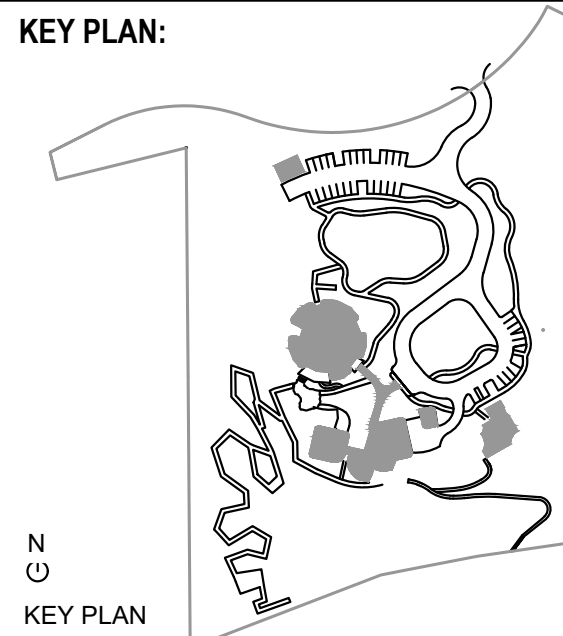
PROJECT NO. :	
DRAWN: GGD	DATE: 9/8/2023
CHECKED: 10/2	2023.5

DRAWING NUMBER



NOTE:
1. SEE L030 FOR TREE REMOVAL PLAN.

- GENERAL NOTES**
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SEAL:

NOT FOR CONSTRUCTION		
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023
NO.	ISSUED FOR	DATE

ARCHITECT:

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ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2000
Chicago, IL 60604

PROJECT NO. :
DATE: 9/8/2023

DRAWN: GGD
CHECKED: VVR
SCALE:

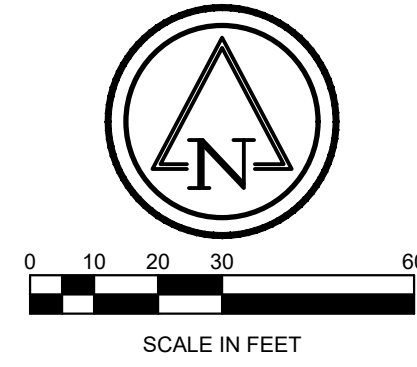
SHEET TITLE:
REMOVAL AND DEMO PLAN

DRAWING NUMBER:

C-300

YERKES FUTURE
FOUNDATION INC
TAX KEY: WAS 00001

AURORA EAST PROPERTY
OWNERS ASSOCIATION INC.
TAX KEY: WA403800004

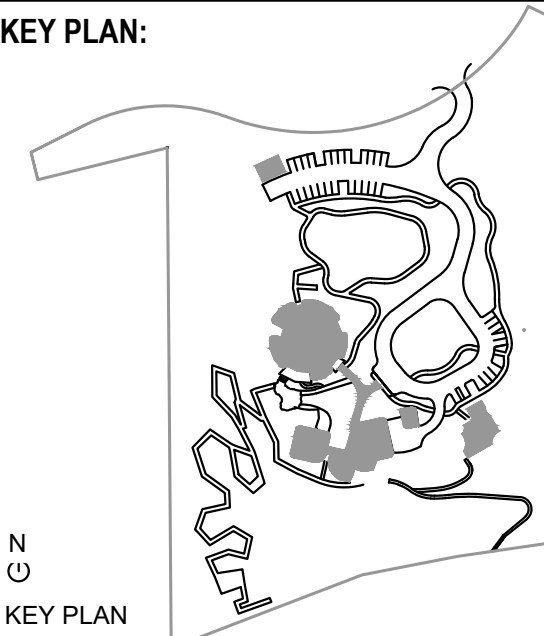


- LEGEND
- PROPOSED BUILDING
 - ASPHALTIC PAVEMENT
 - REJECT CURB AND GUTTER
 - PROPOSED STONE TRAIL
 - PROPOSED CUT STONE
 - PROPOSED FLAGSTONE
 - PROPOSED BOARD WALK

GENERAL NOTES

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KEY PLAN:



SEAL:

NOT FOR CONSTRUCTION		
NO.	ISSUED FOR	DATE
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/19/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023

ARCHITECT:

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ACOUSTICS AND AV
141 W. Jackson Blvd
Suite 2000
Chicago, IL 60604

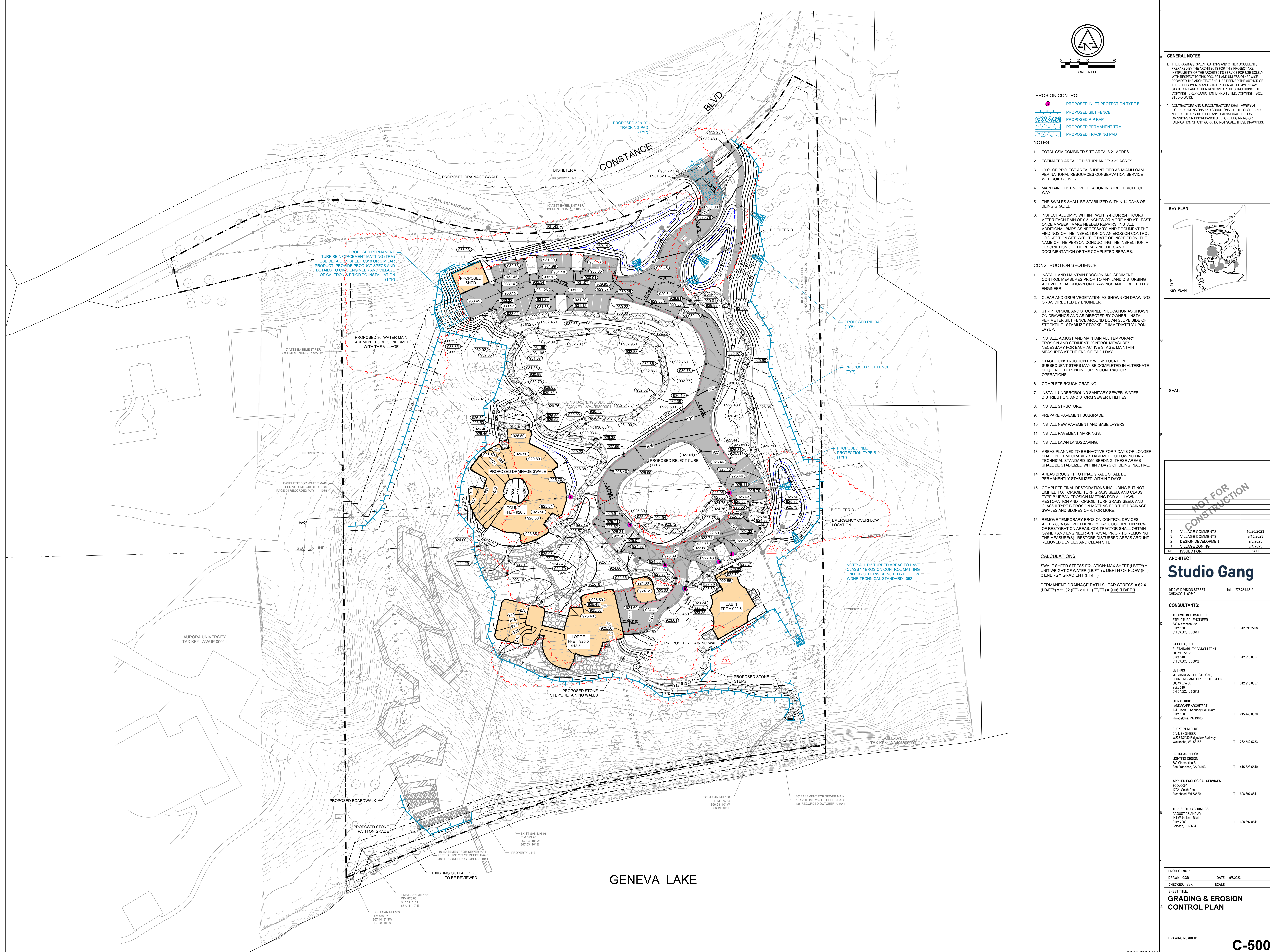
PROJECT NO.:
DATE: 9/8/2023

DRAWN: GSD
CHECKED: VVR
SCALE:

SHEET TITLE:
SITE PLAN - CIVIL

DRAWING NUMBER:

C-400



- EROSION CONTROL**
- PROPOSED INLET PROTECTION TYPE B
 - PROPOSED SILT FENCE
 - PROPOSED RIP RAP
 - PROPOSED PERMANENT TRM
 - PROPOSED TRACKING PAD

- NOTES:**
- TOTAL CSM COMBINED SITE AREA: 8.21 ACRES.
 - ESTIMATED AREA OF DISTURBANCE: 3.32 ACRES.
 - 100% OF PROJECT AREA IS IDENTIFIED AS MIAMI LOAM PER NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
 - MAINTAIN EXISTING VEGETATION IN STREET RIGHT OF WAY.
 - THE SWALES SHALL BE STABILIZED WITHIN 14 DAYS OF BEING GRADED.
 - INSPECT ALL BMPs WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS. INSTALL ADDITIONAL BMPs AS NECESSARY. AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.

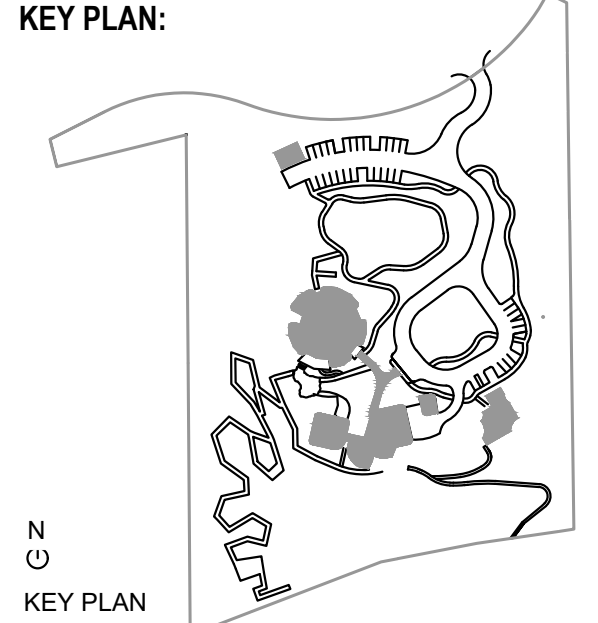
- CONSTRUCTION SEQUENCE**
- INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
 - CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
 - STRIP TOPSOIL AND STOCKPILE IN LOCATION AS SHOWN ON DRAWINGS AND AS DIRECTED BY OWNER. INSTALL PERIMETER SILT FENCE AROUND DOWN SLOPE SIDE OF STOCKPILE. STABILIZE STOCKPILE IMMEDIATELY UPON LAYUP.
 - INSTALL, ADJUST AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE. MAINTAIN MEASURES AT THE END OF EACH DAY.
 - STAGE CONSTRUCTION BY WORK LOCATION. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS.
 - COMPLETE ROUGH GRADING.
 - INSTALL UNDERGROUND SANITARY SEWER, WATER DISTRIBUTION, AND STORM SEWER UTILITIES.
 - INSTALL STRUCTURE.
 - PREPARE PAVEMENT SUBGRADE.
 - INSTALL NEW PAVEMENT AND BASE LAYERS.
 - INSTALL PAVEMENT MARKINGS.
 - INSTALL LAWN LANDSCAPING.
 - AREAS PLANNED TO BE INACTIVE FOR 7 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED FOLLOWING DNR TECHNICAL STANDARD 1052 SEEDING. THESE AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING INACTIVE.
 - AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
 - COMPLETE FINAL RESTORATIONS INCLUDING BUT NOT LIMITED TO: TOPSOIL, TURF GRASS SEED, AND CLASS I TYPE B URBAN EROSION MATTING FOR ALL LAWN RESTORATION AND TOPSOIL, TURF GRASS SEED, AND CLASS II TYPE B EROSION MATTING FOR THE DRAINAGE SWALES AND SLOPES OF 4:1 OR MORE.
 - REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF RESTORATION AREAS. CONTRACTOR SHALL OBTAIN OWNER AND ENGINEER APPROVAL PRIOR TO REMOVING THE MEASURE(S). RESTORE DISTURBED AREAS AROUND REMOVED DEVICES AND CLEAN SITE.

CALCULATIONS

SWALE SHEAR STRESS EQUATION: MAX SHEET (LB/FT) = UNIT WEIGHT OF WATER (LB/FT³) x DEPTH OF FLOW (FT) x ENERGY GRADIENT (FT/FT)

PERMANENT DRAINAGE PATH SHEAR STRESS = 62.4 (LB/FT³) x 1.32 (FT) x 0.11 (FT/FT) = 9.06 (LB/FT²)

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SEAL:

NOT FOR CONSTRUCTION			
NO.	ISSUED FOR	DATE	
4	VILLAGE COMMENTS	10/20/2023	
2	DESIGN DEVELOPMENT	9/19/2023	
1	VILLAGE ZONING	8/4/2023	

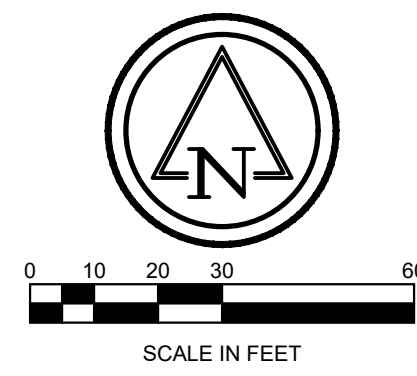
ARCHITECT:
Studio Gang
1520 W. DIVISION STREET
CHICAGO, IL 60642
Tel: 773.384.1212

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PROJECT NO.:
DRAWN: GSD
CHECKED: VVR
DATE: 9/10/2023
SCALE:

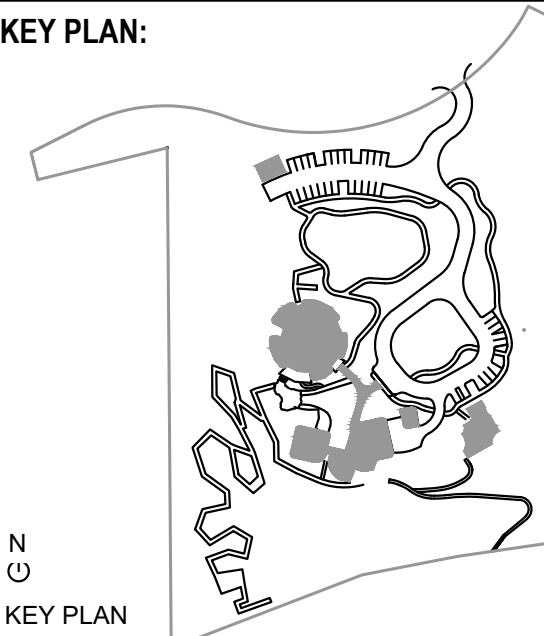
SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

DRAWING NUMBER:
C-500



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KEY PLAN:



SEAL:

NO.	ISSUED FOR	DATE
5	VILLAGE COMMENTS	11/1/2023
4	VILLAGE COMMENTS	10/20/2023
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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Suite 2000
Chicago, IL 60604 T 608.897.8641

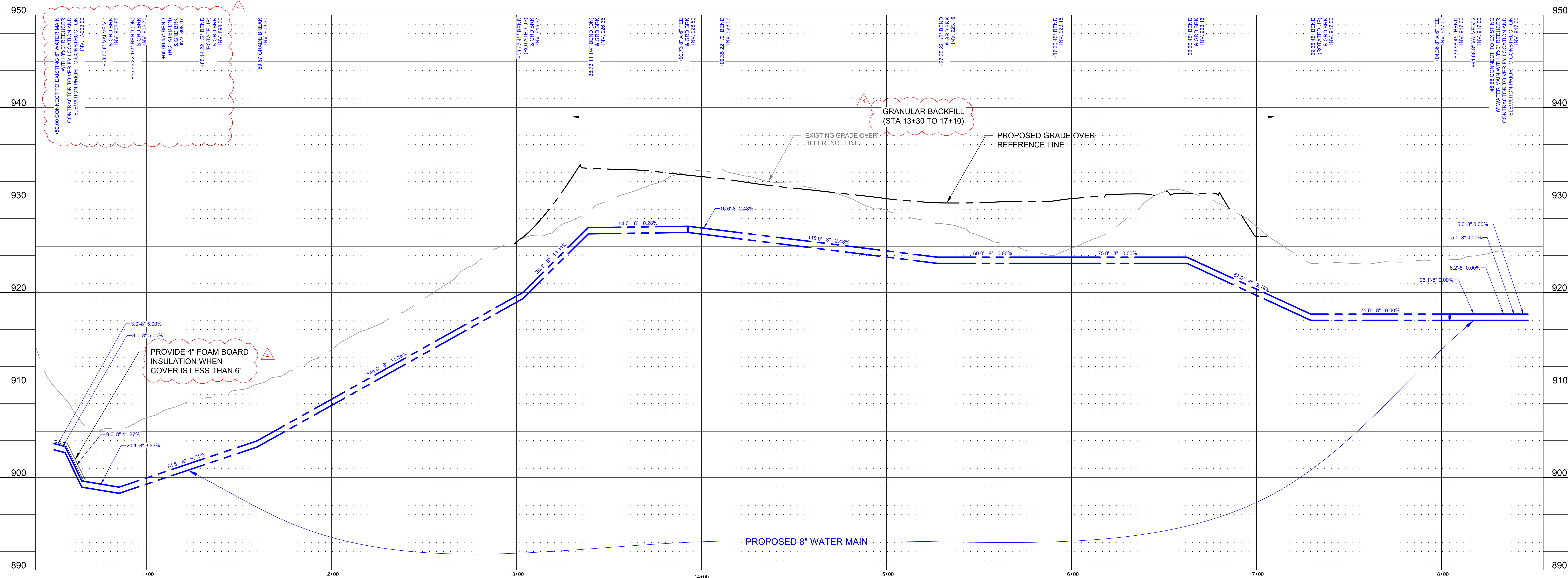
PROJECT NO.: DATE: 9/9/2023

DRAWN: GSD CHECKED: VVR SCALE:

SHEET TITLE:
**PROPOSED SUBSURFACE
UTILITY PLAN**

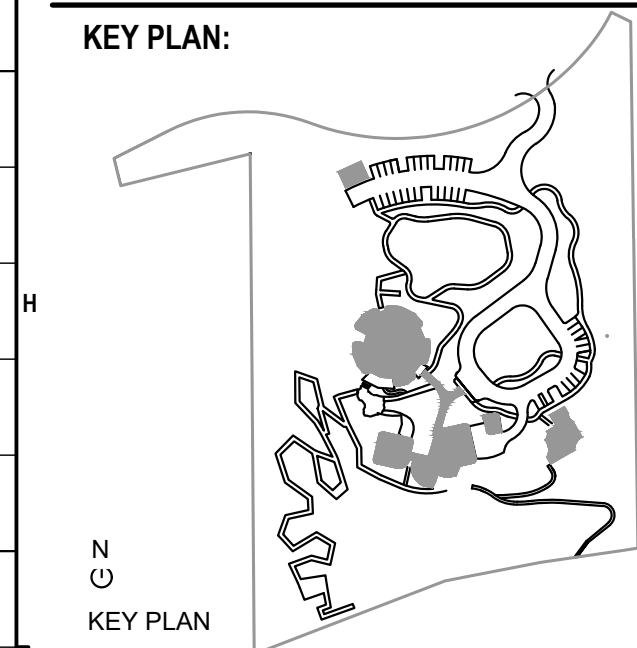
DRAWING NUMBER:

C-700



8" WATER MAIN PROFILE
HORIZ 1"=20', VERT 1"=5'

- GENERAL NOTES**
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SEAL:

NOT FOR CONSTRUCTION		
NO.	ISSUED FOR	DATE
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE COMMENTS	9/15/2023

ARCHITECT:

Studio Gang

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CHICAGO, IL 60604

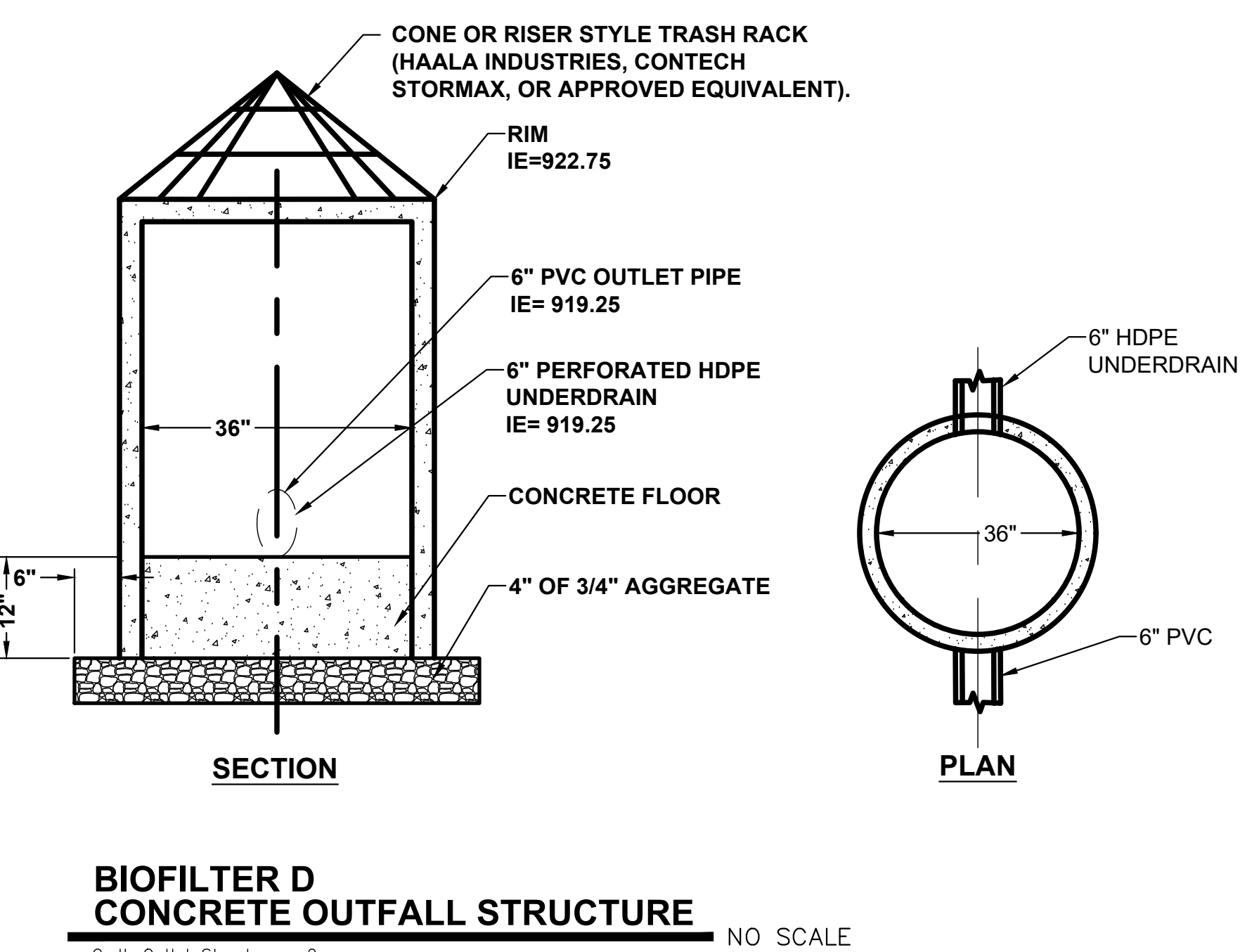
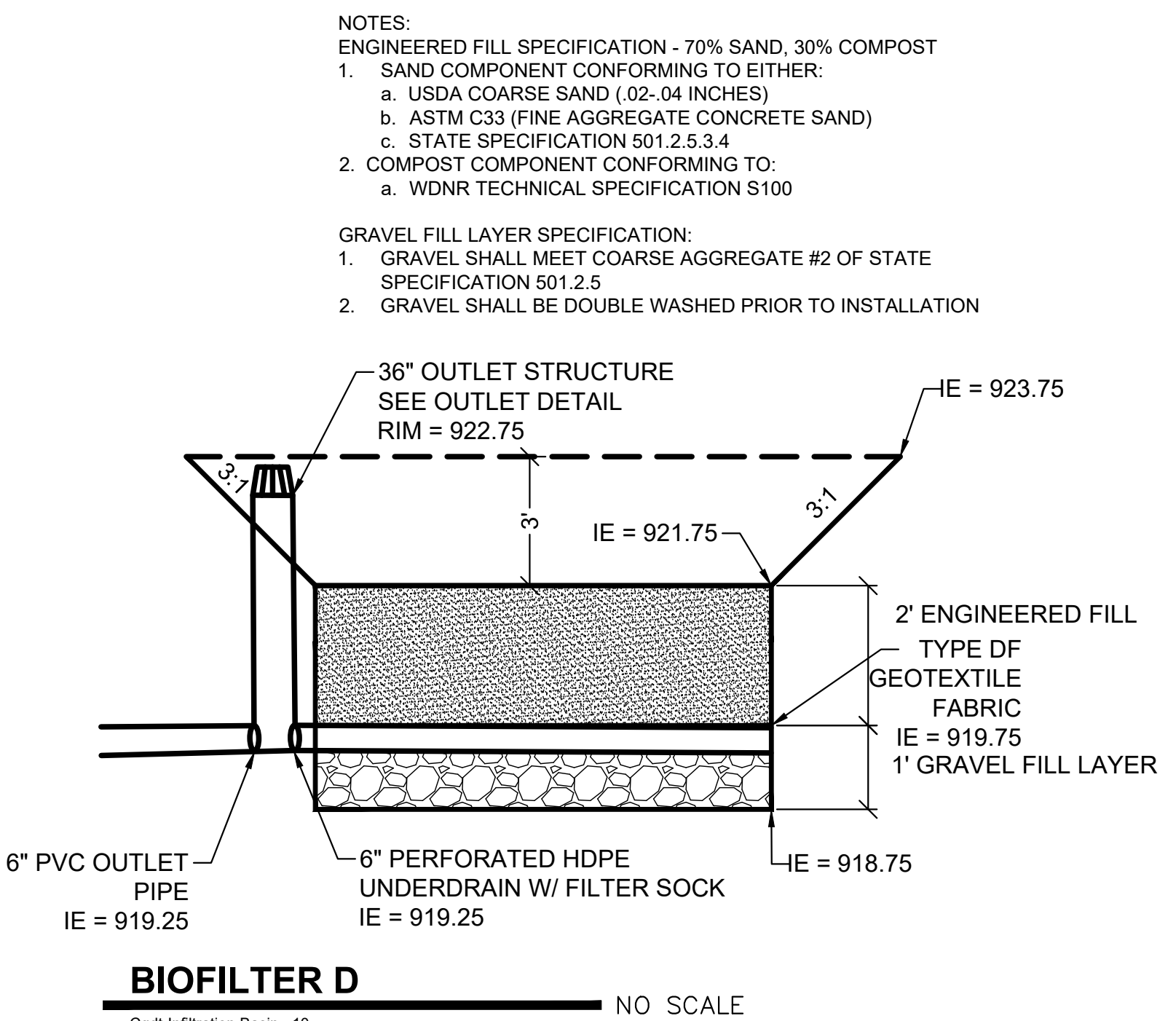
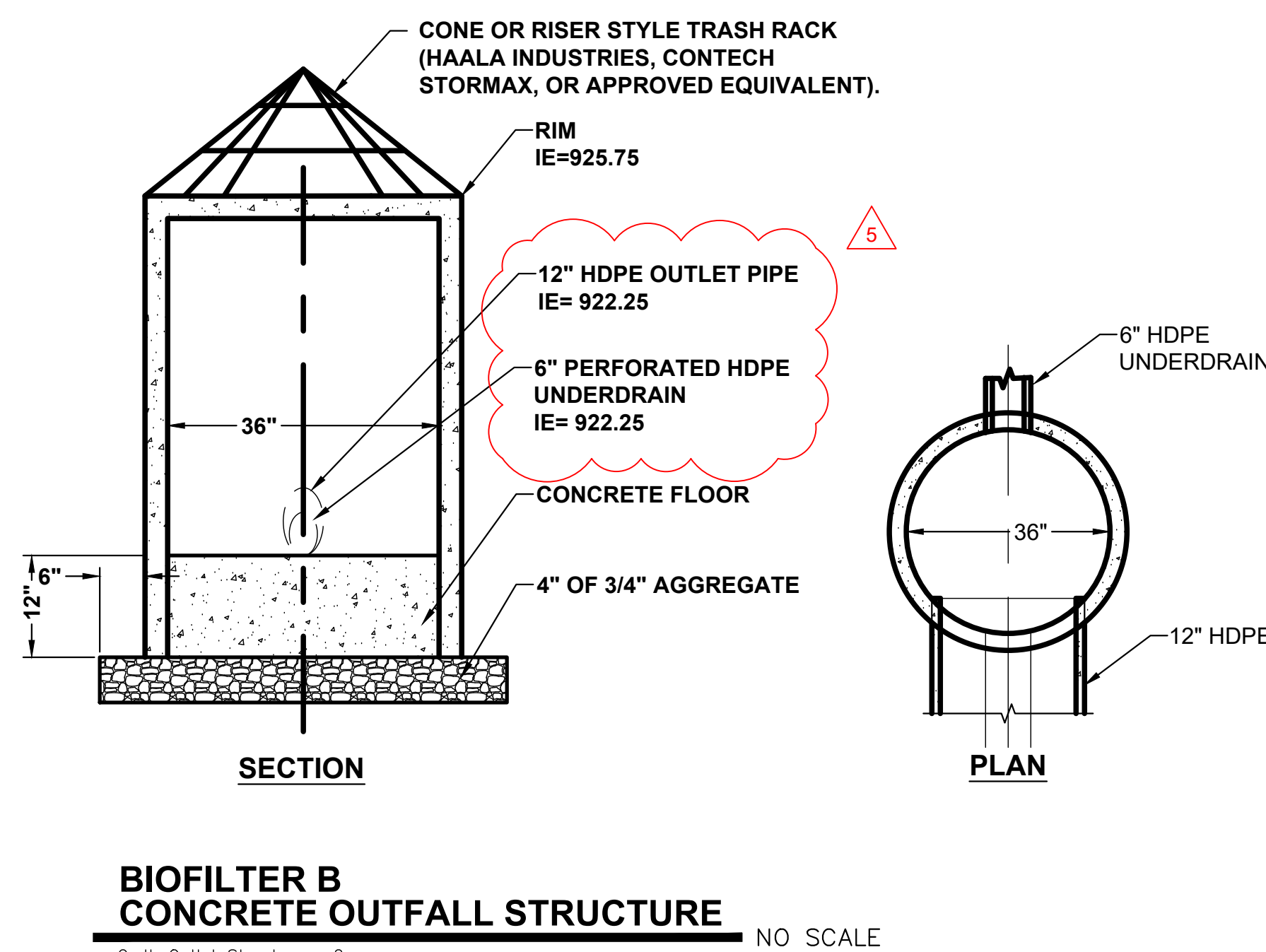
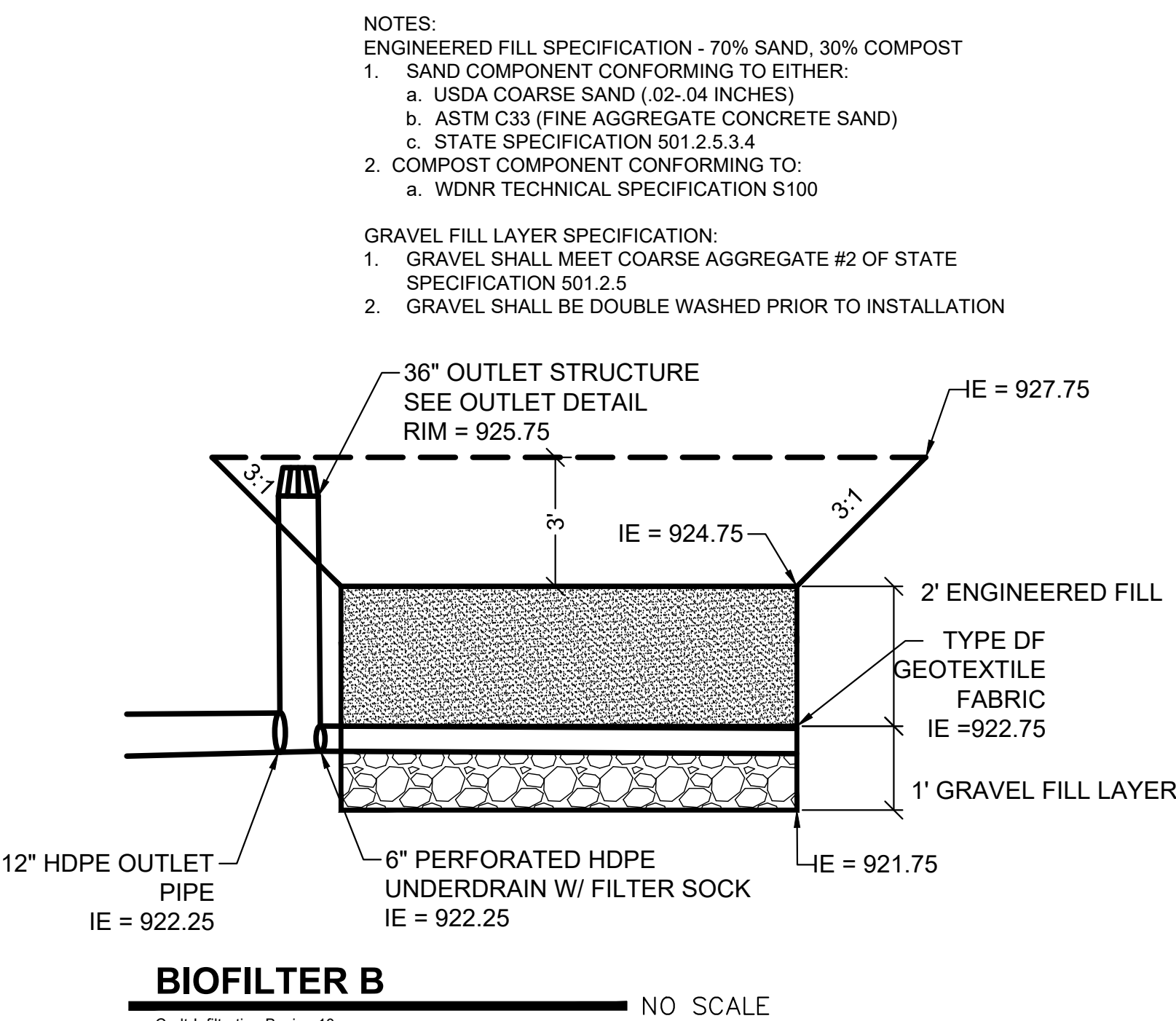
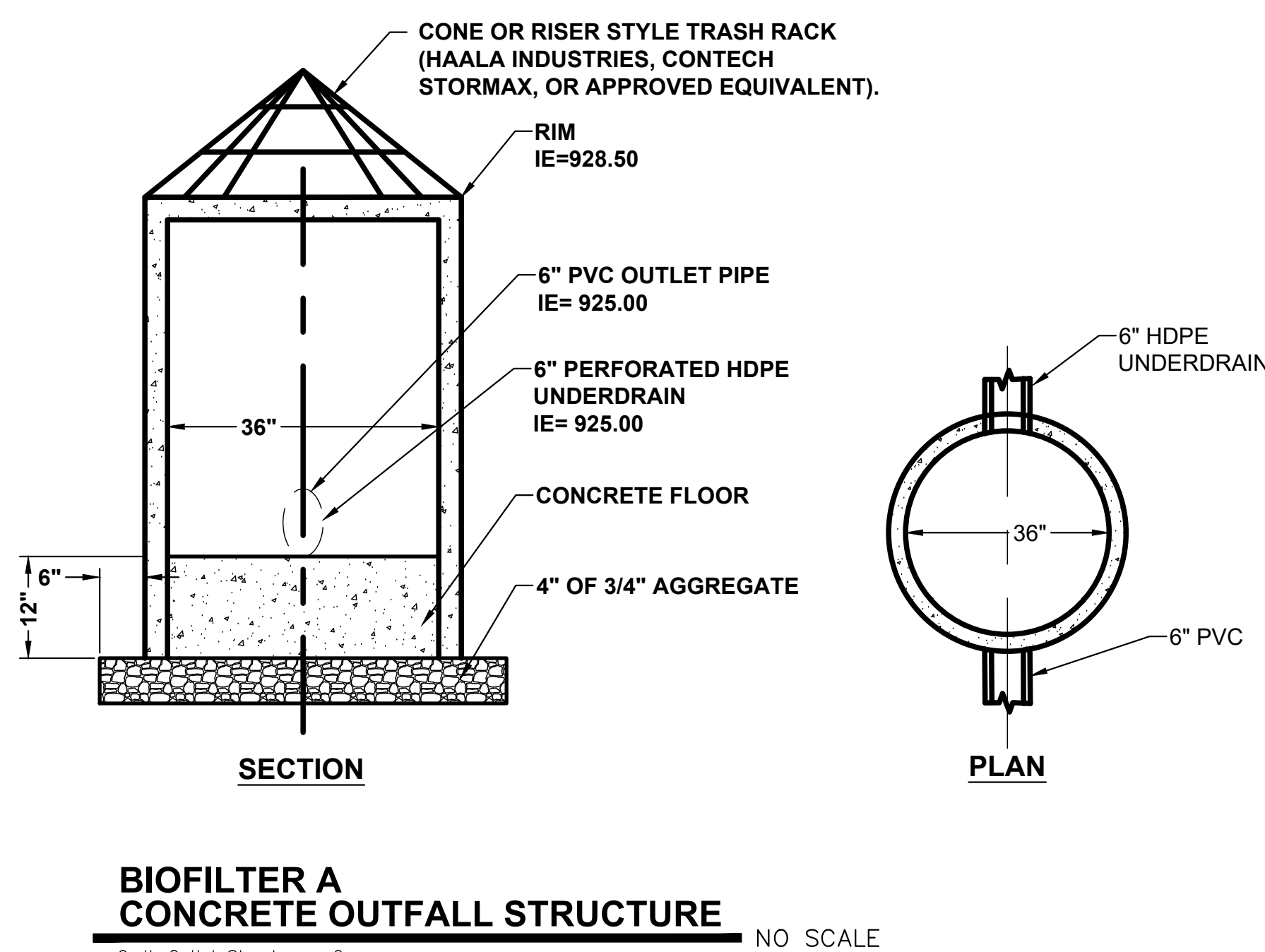
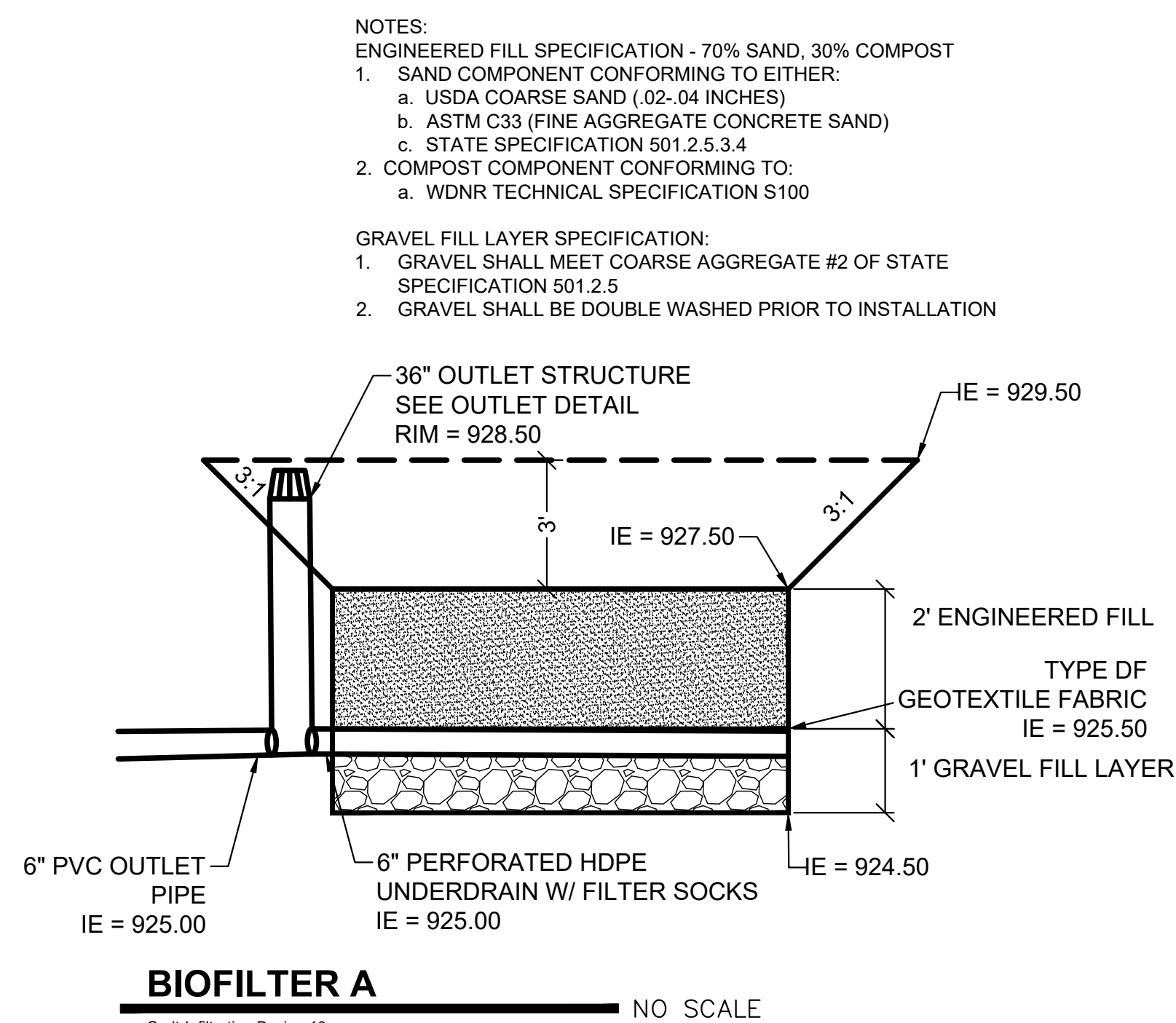
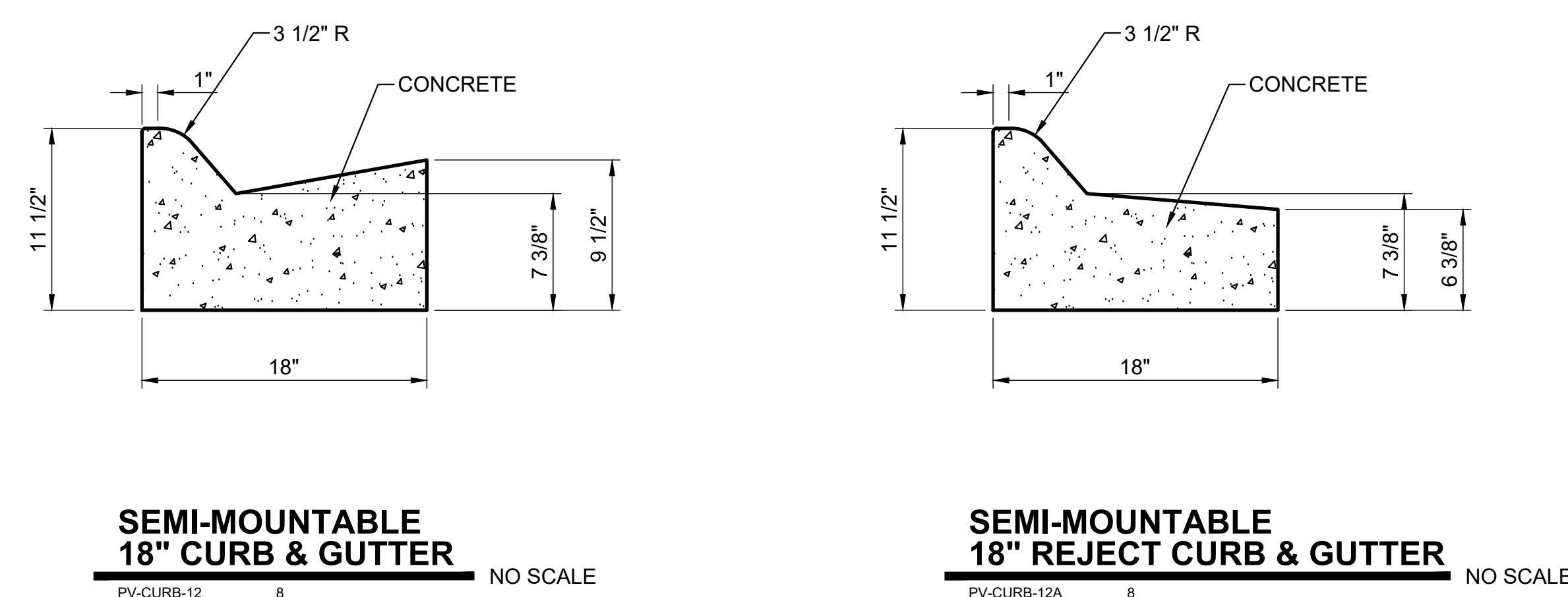
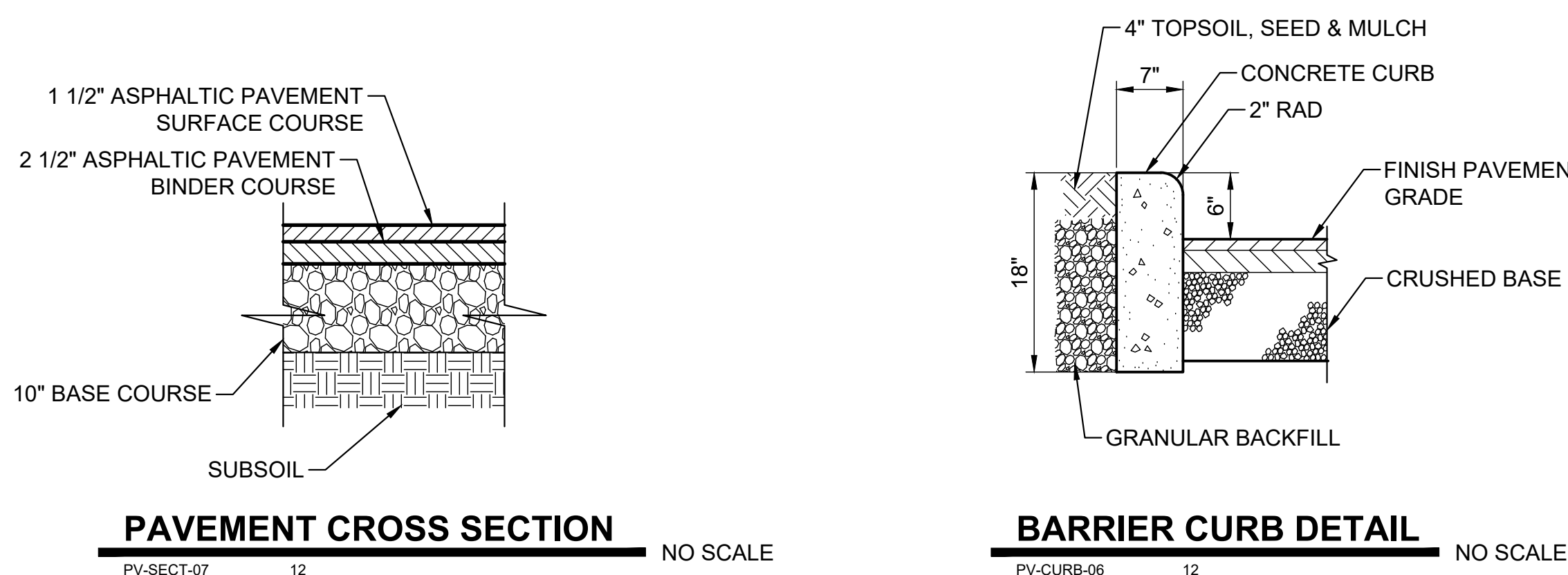
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DRAWN: GGD
CHECKED: VVR

DATE: 9/8/2023
SCALE:

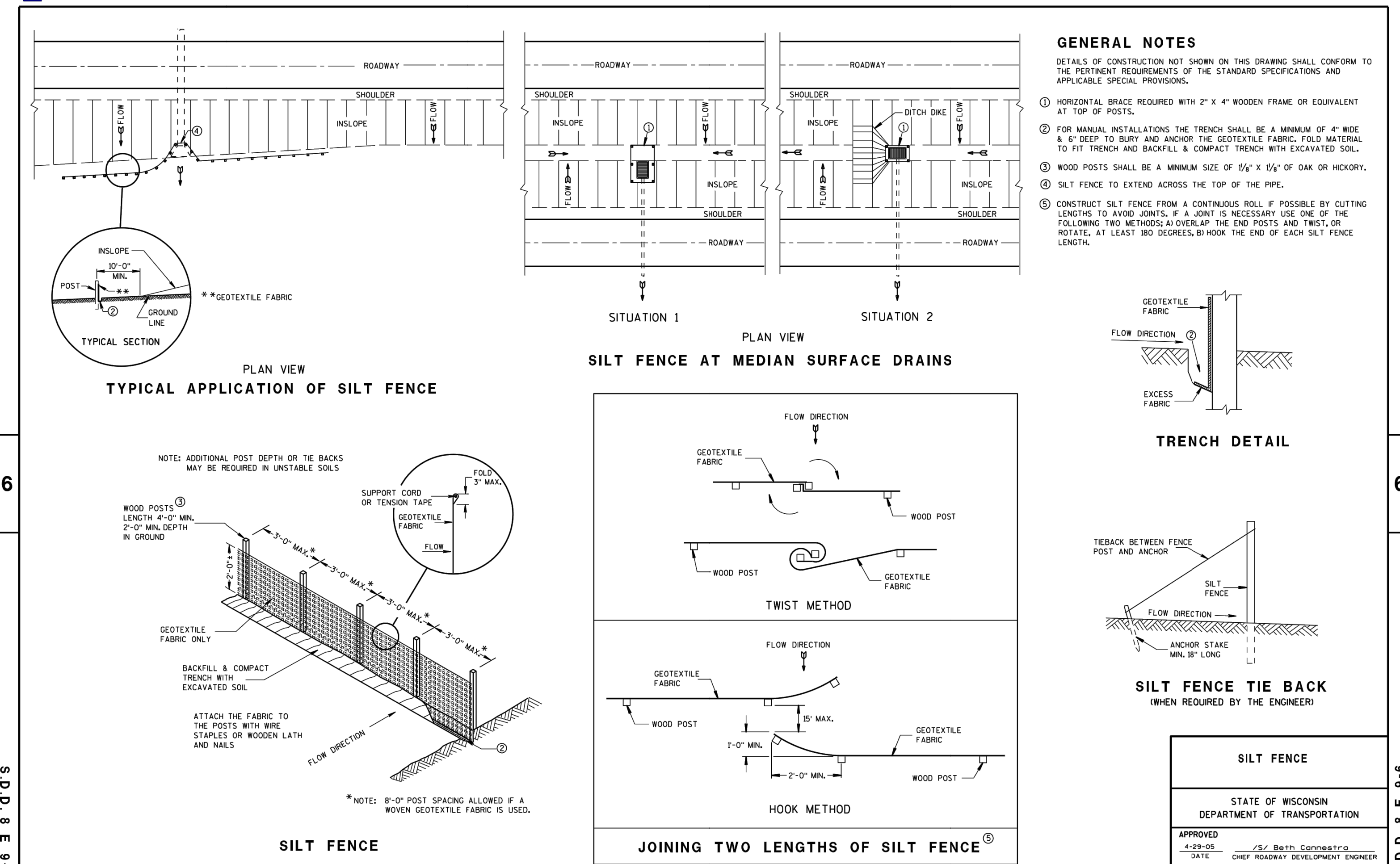
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**PROPOSED WATER MAIN
PROFILE**

DRAWING NUMBER:

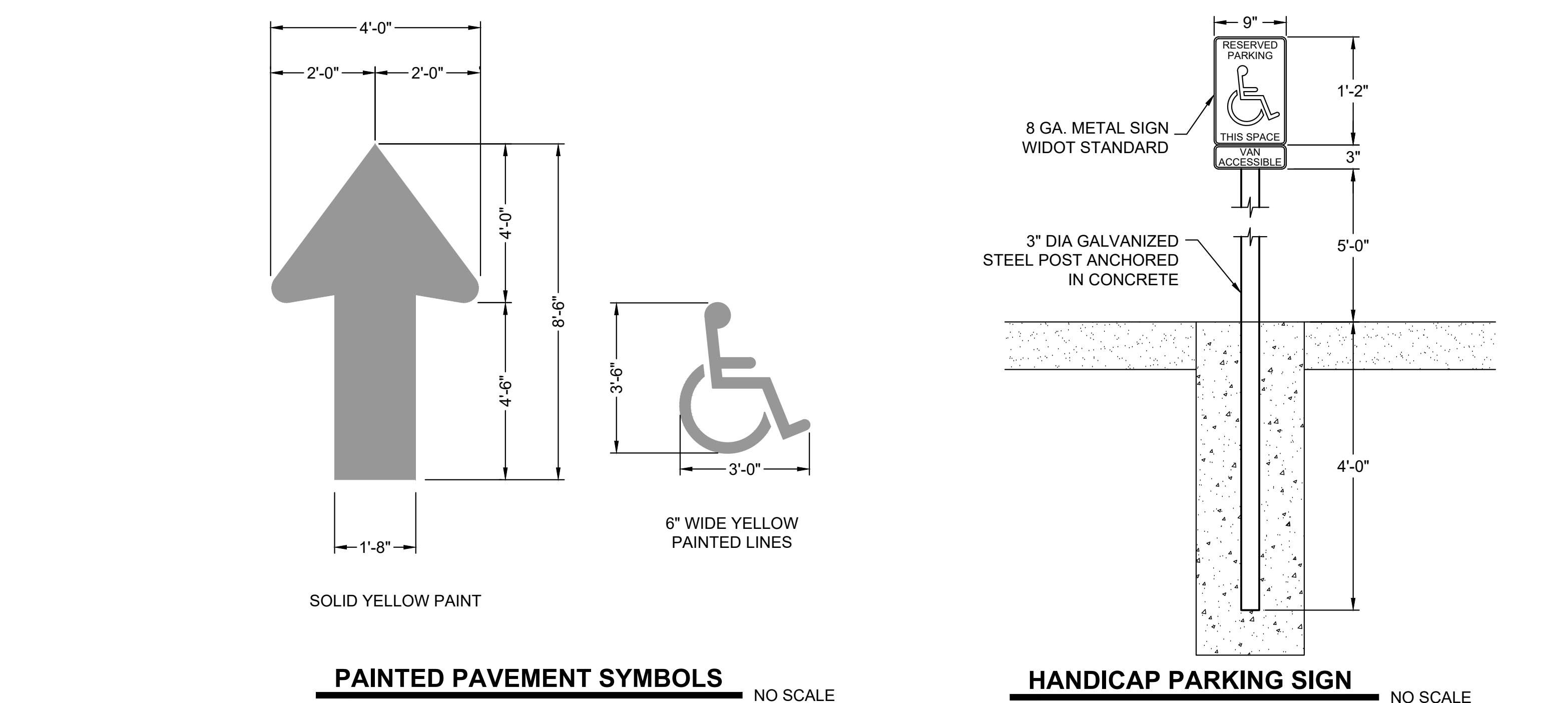
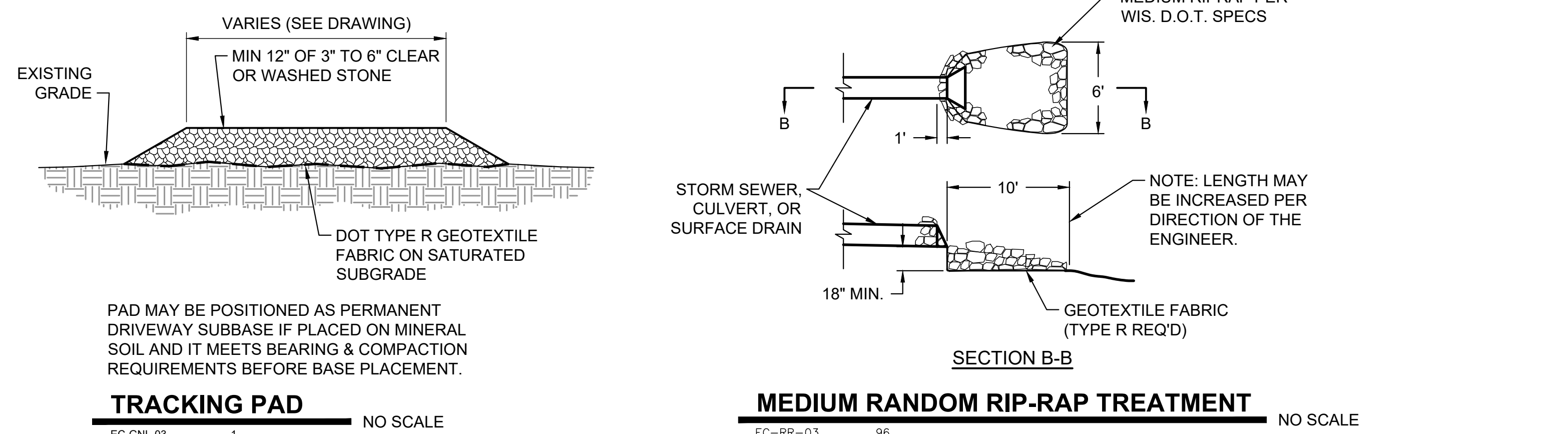
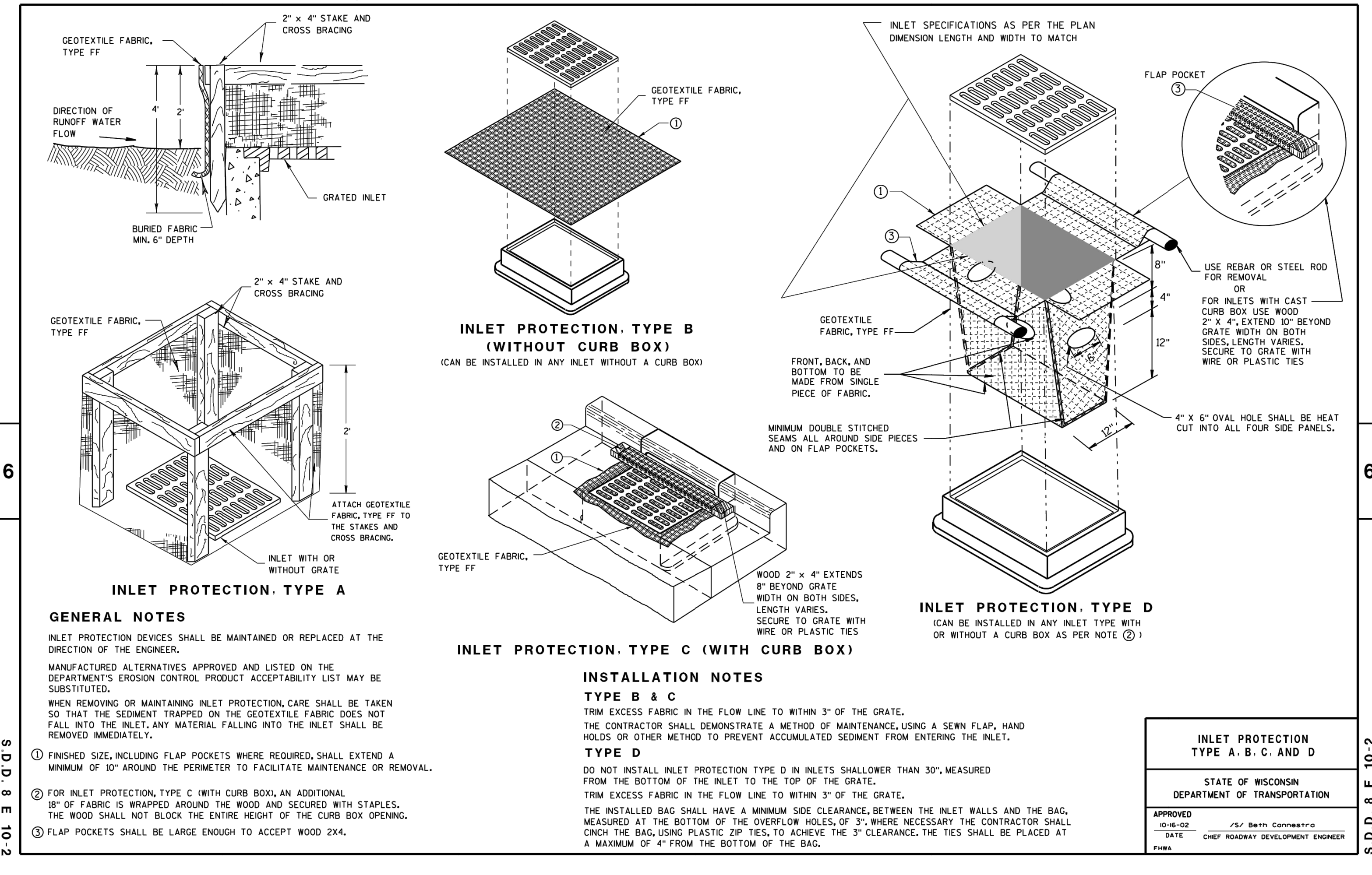
C-701



8E9: Silt Fence



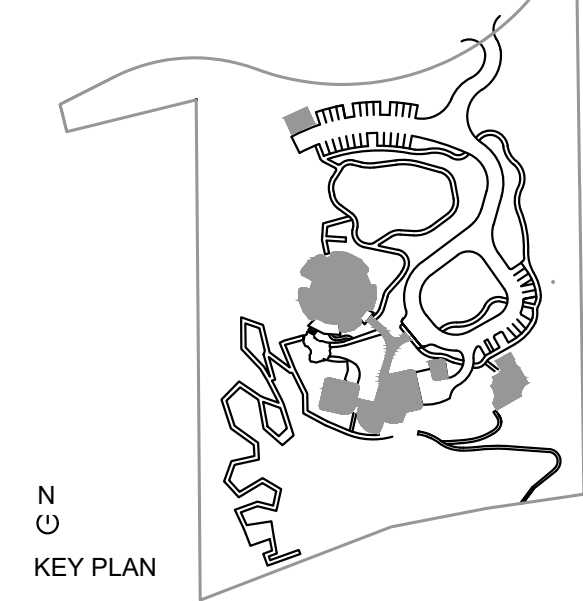
SDD 8e10 Inlet Protection Type A, B, C and D



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KEY PLAN:



SEAL:

NO.	ISSUED FOR	DATE
5	VILLAGE COMMENTS	11/1/2023
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023

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Broomfield, CO 80020

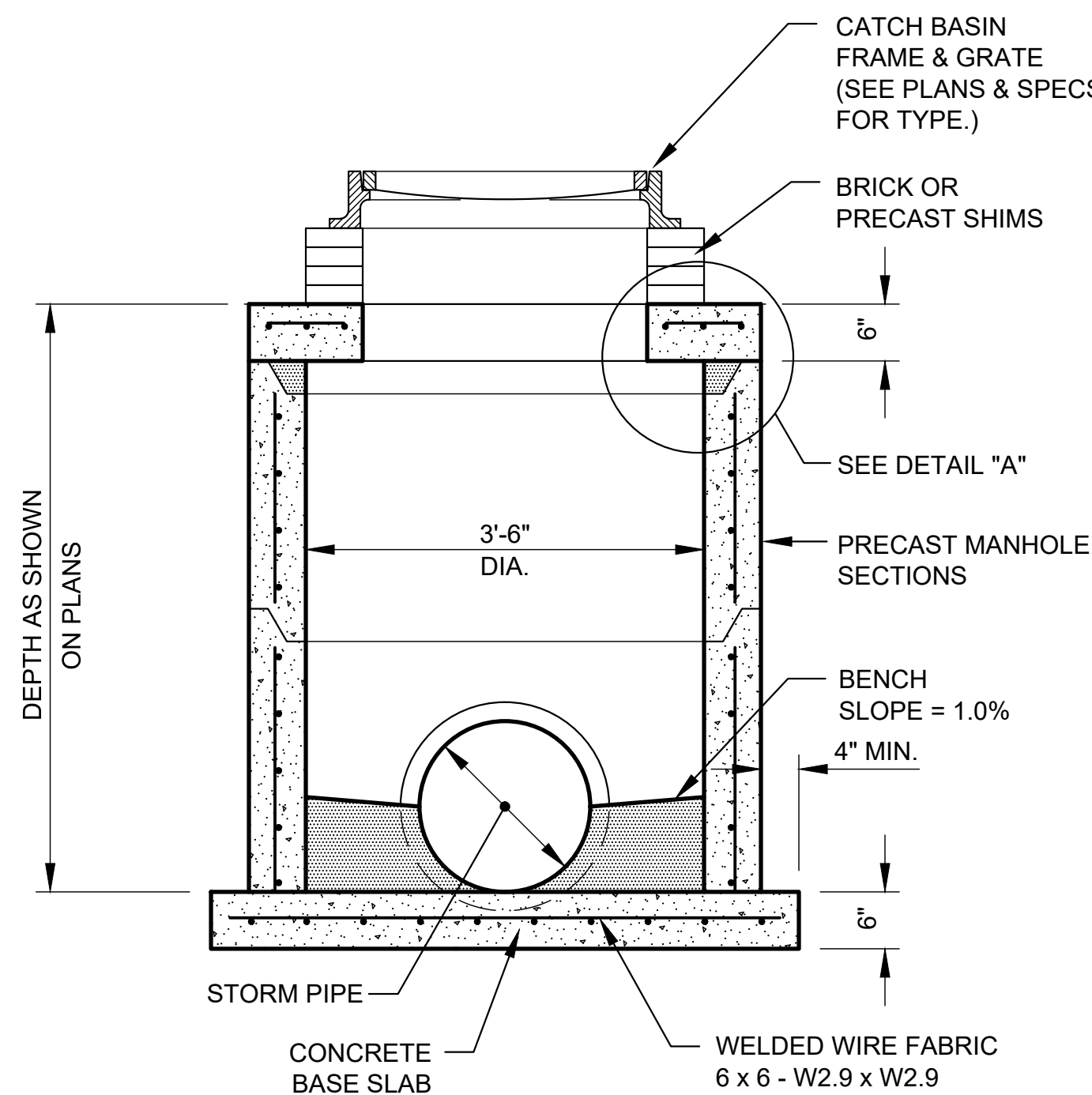
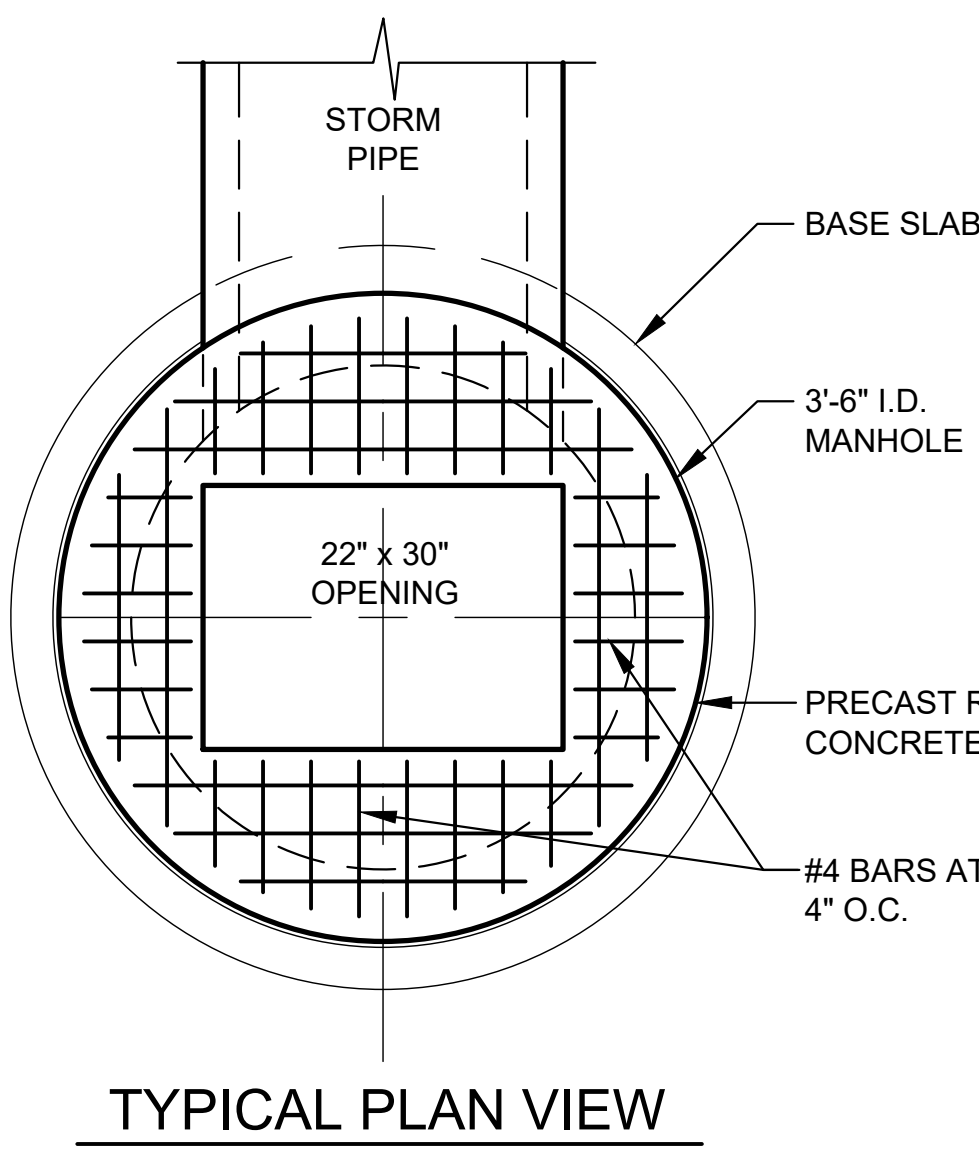
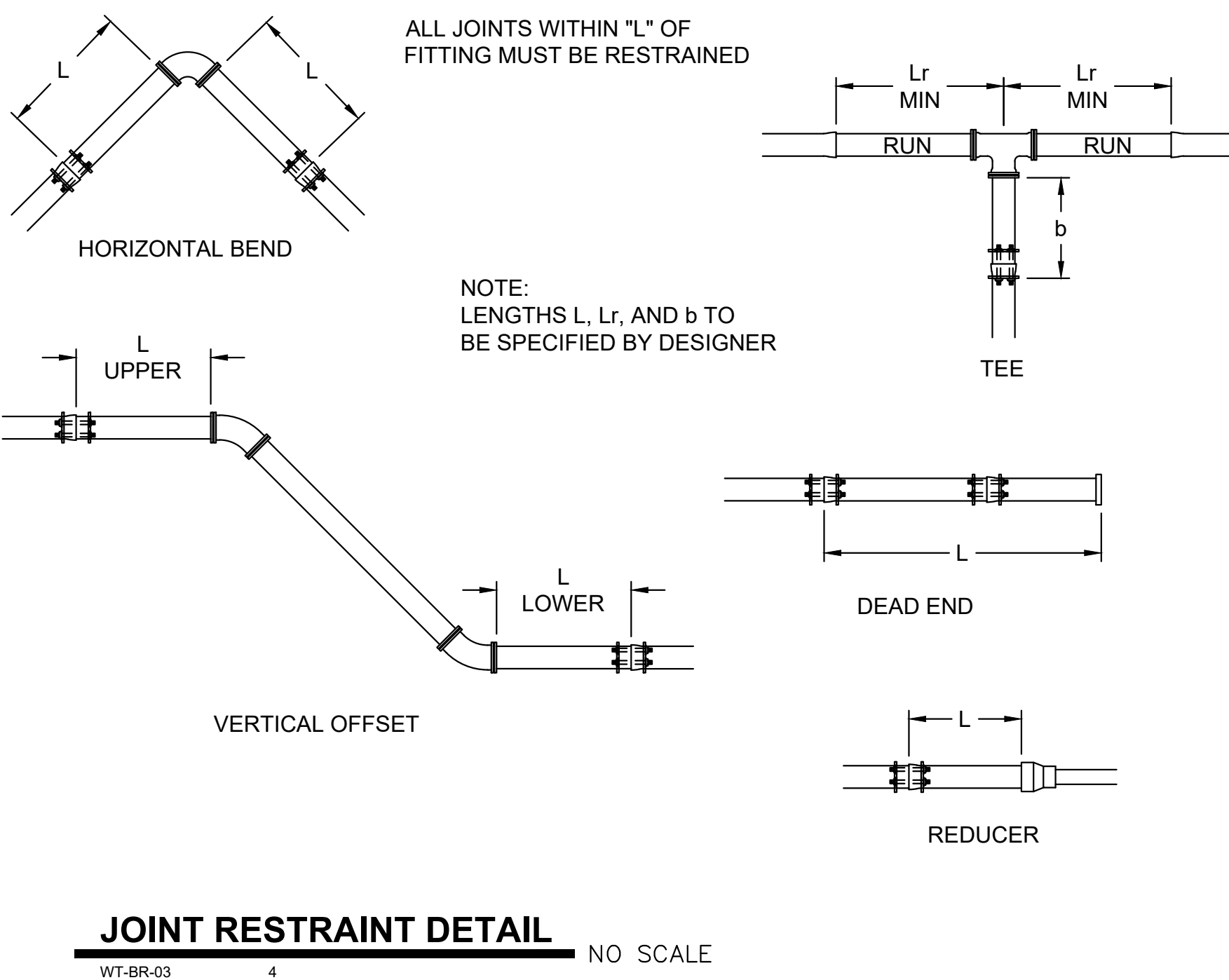
THRESHOLD ACoustics
ACOUSTICS AND AV
141 W. Jackson Blvd
Suite 2000
Chicago, IL 60604

PROJECT NO.:
DRAWN: GSD
CHECKED: VWR
SHEET TITLE:
CONSTRUCTION DETAILS

DRAWING NUMBER:

C-800

TABLE 1				
Retaining Gland Restraint - Minimum Distances				
Refer to File No. 47A Standard Specifications for Sewer & Water Construction in Wisconsin				
Horizontal Bends			Joint Restraint Length (L) in Feet	
Material	Size	Angle (degrees)	Length (for each side)	
PVC	8"	11-1/4	3	
PVC	8"	22-1/2	5	
PVC	8"	45	11	
PVC	6"	11-1/4	2	
PVC	6"	22-1/2	4	
PVC	6"	45	8	
PVC	8"	90	25	
PVC	6"	90	19	
Dead End			Joint Restraint Length (L) in Feet	
Material	Size		Length	
PVC	8"		60	
PVC	6"		45	
Tees & Crosses			Joint Restraint Length (L) in Feet	
Material	Size	Main (Lr)	Branch (b)	
PVC	8" x 8"	5	17	
PVC	8" x 6"	5	37	
PVC	6" x 6"	5	24	
Reducer			Joint Restraint Length (L) in Feet	
Material	Size		Length	
PVC	8" x 6"		25	
Vertical Offset			Joint Restraint Length (L) in Feet	
Material	Size	Angle (degrees)	Upper	Lower
PVC	8"	11-1/4	12	4
PVC	8"	22-1/2	6	2
PVC	8"	45	25	7
PVC	6"	11-1/4	9	3
PVC	6"	22-1/2	5	2
PVC	6"	45	19	5
Notes:				
1) All joints within Length "L" of fitting must be restrained.				
2) Restraint lengths calculating using EBBA iron restrained length calculator, Version 5.				
3) Assumes: ML Soils - inorganic silts, very fine sands, rock flour, silty or clay fine sands (backfilled using native soil).				
4) Assumes: Trench Type 3				
5) Assumes: Depth of Bury to be 5 feet of cover.				
6) Assumes: Test Pressure of 150.				



CATCH BASIN DETAILS

STO-CB-03 16 NO SCALE

GENERAL NOTES:

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.

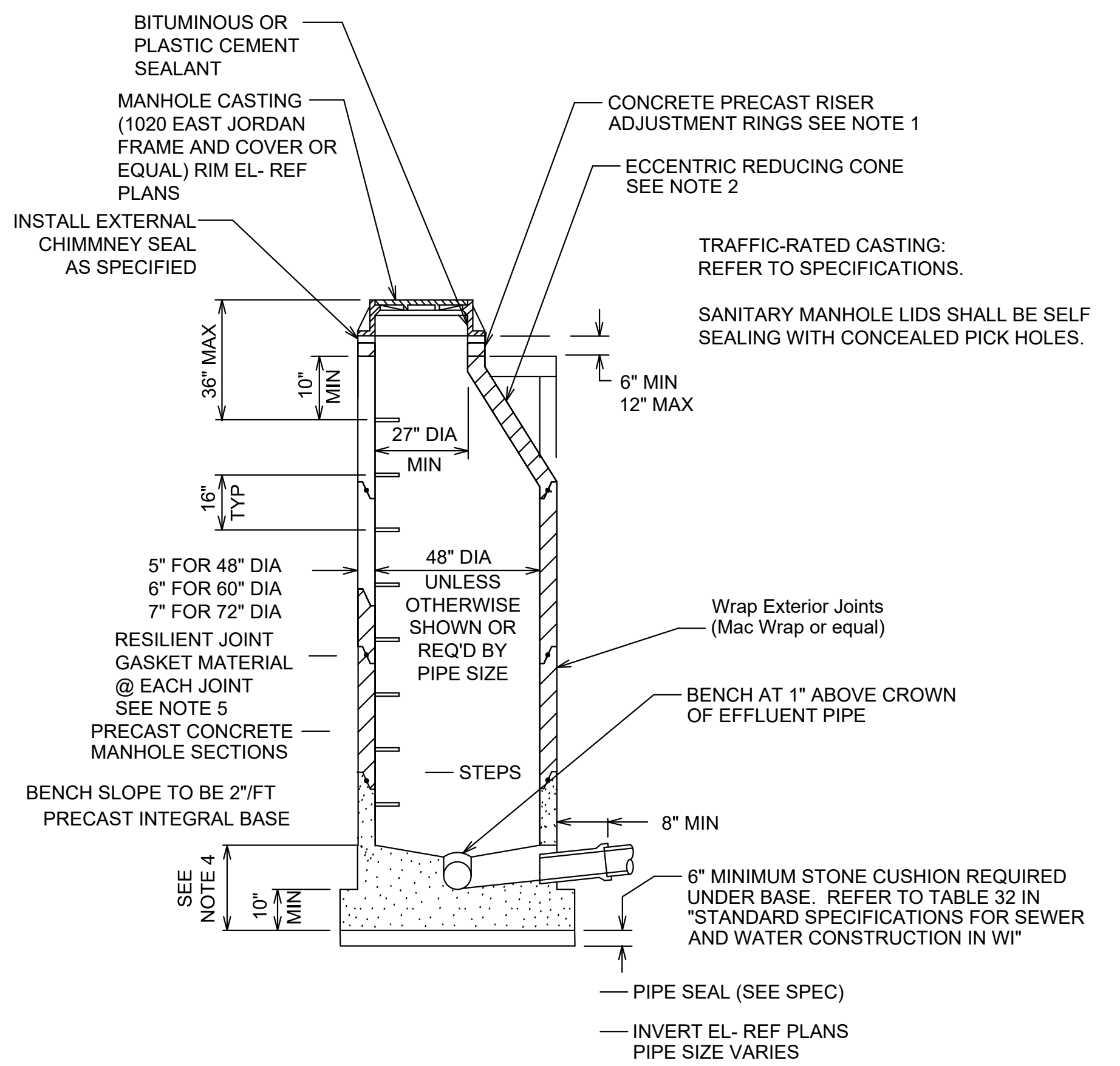
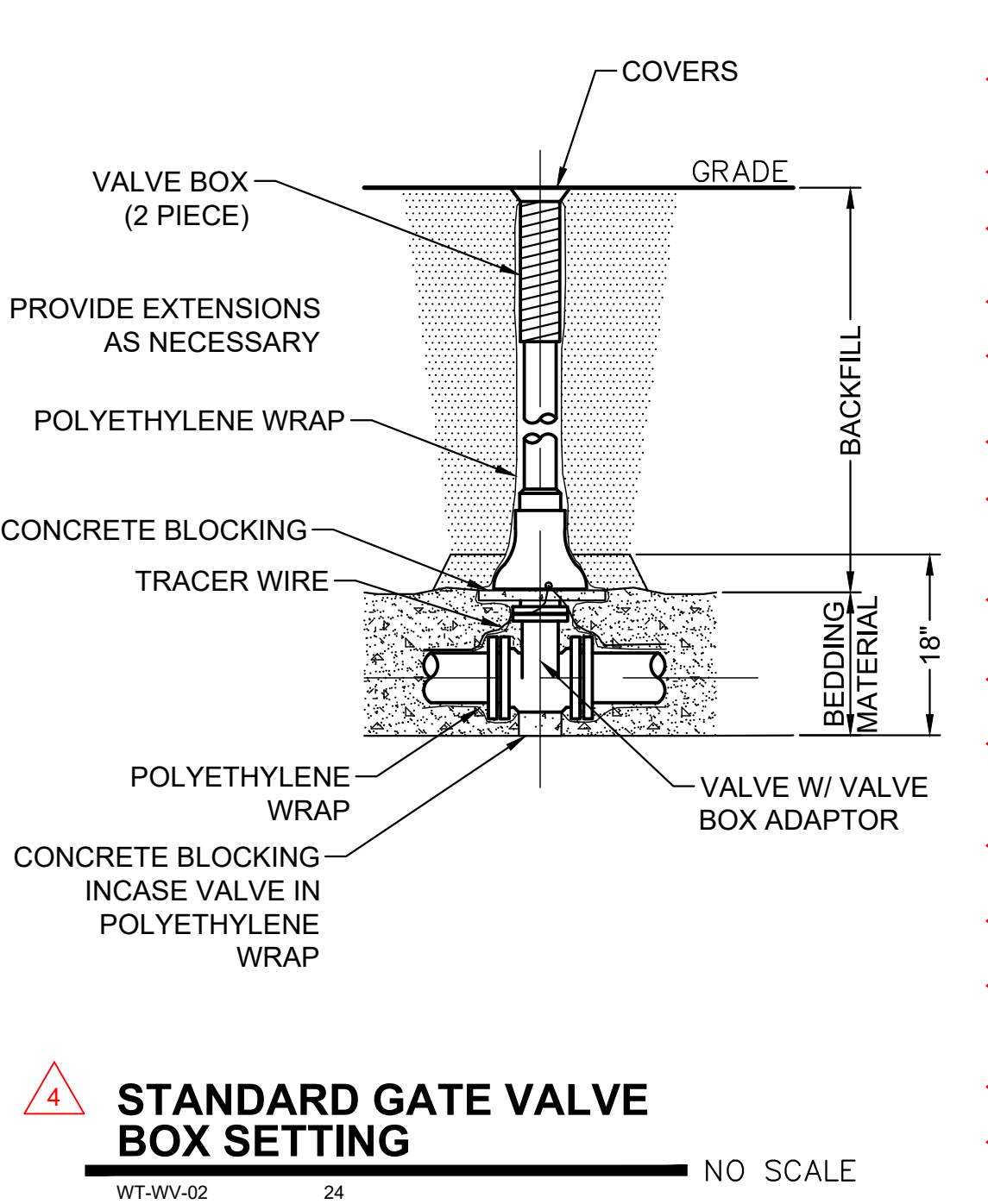
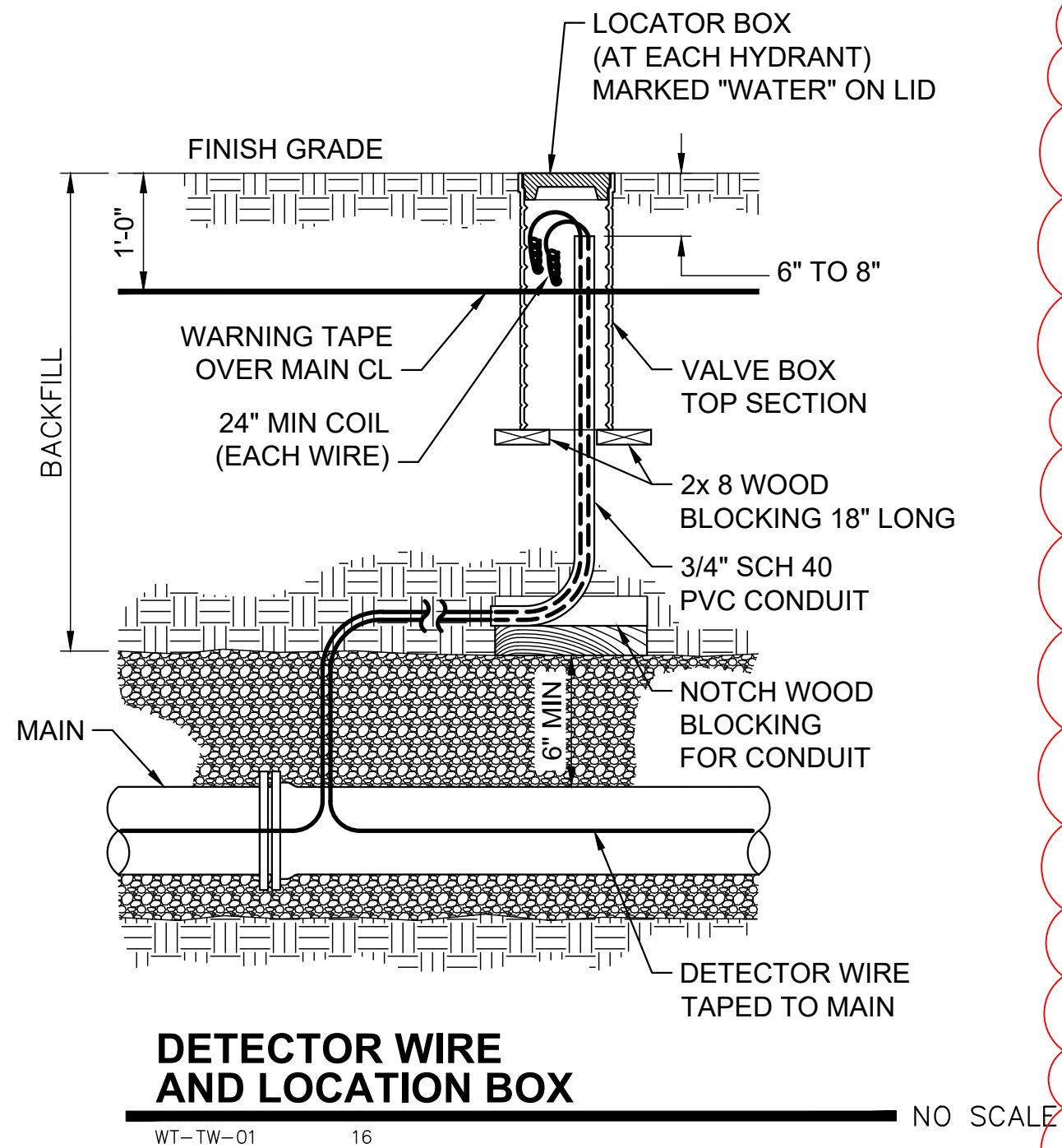
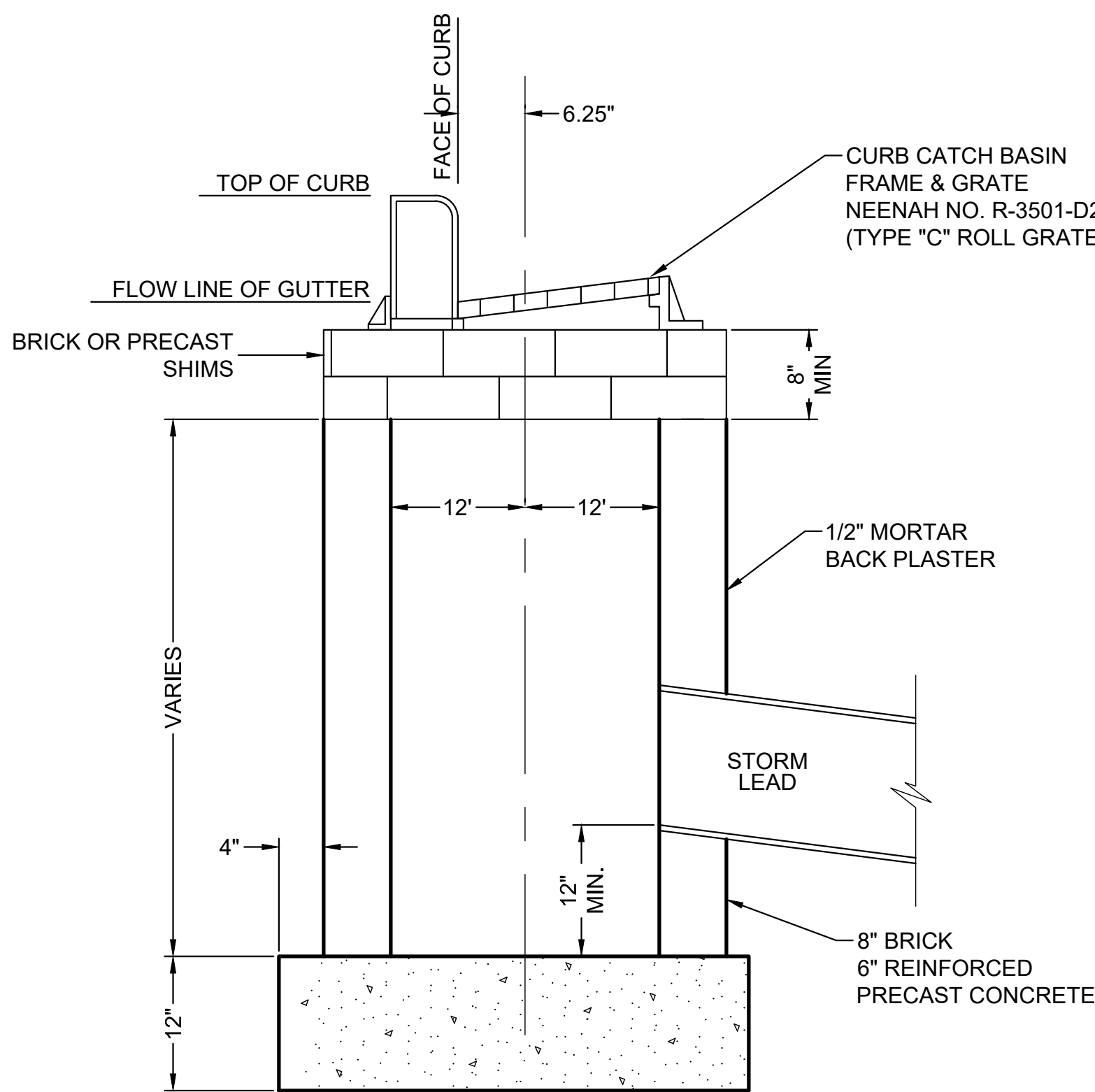
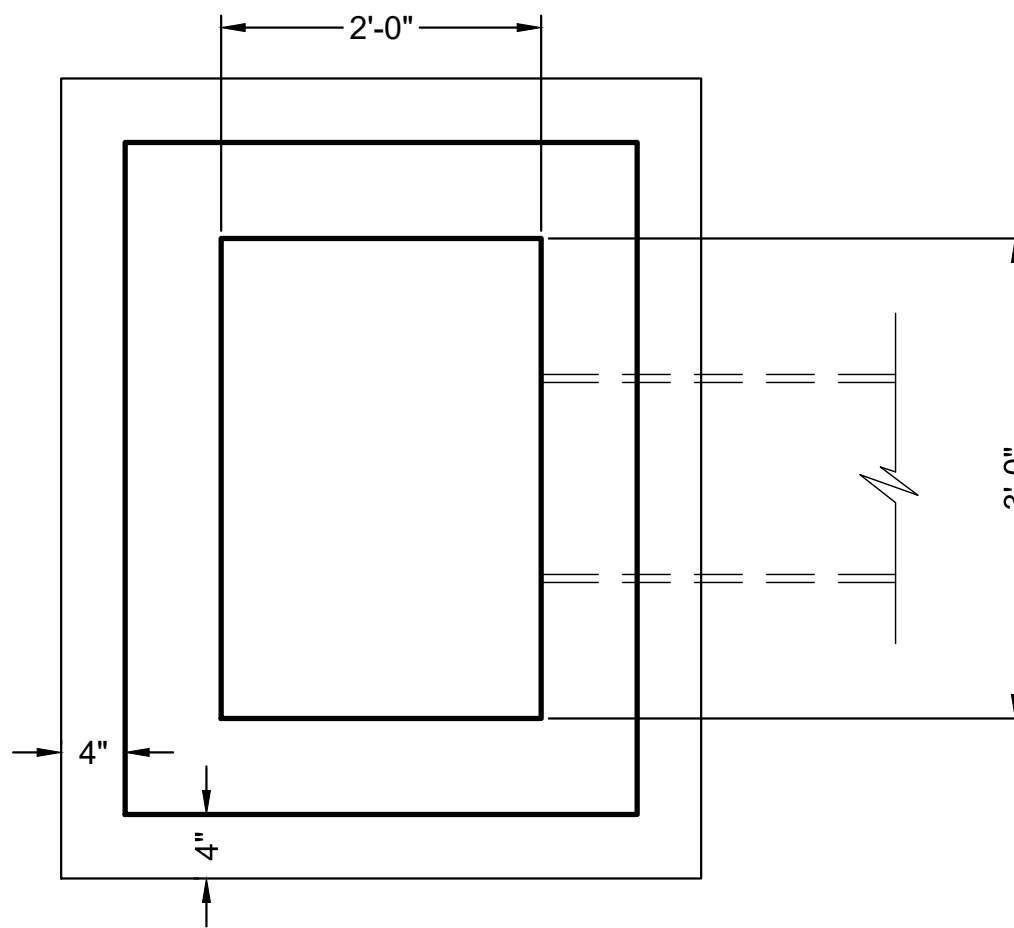
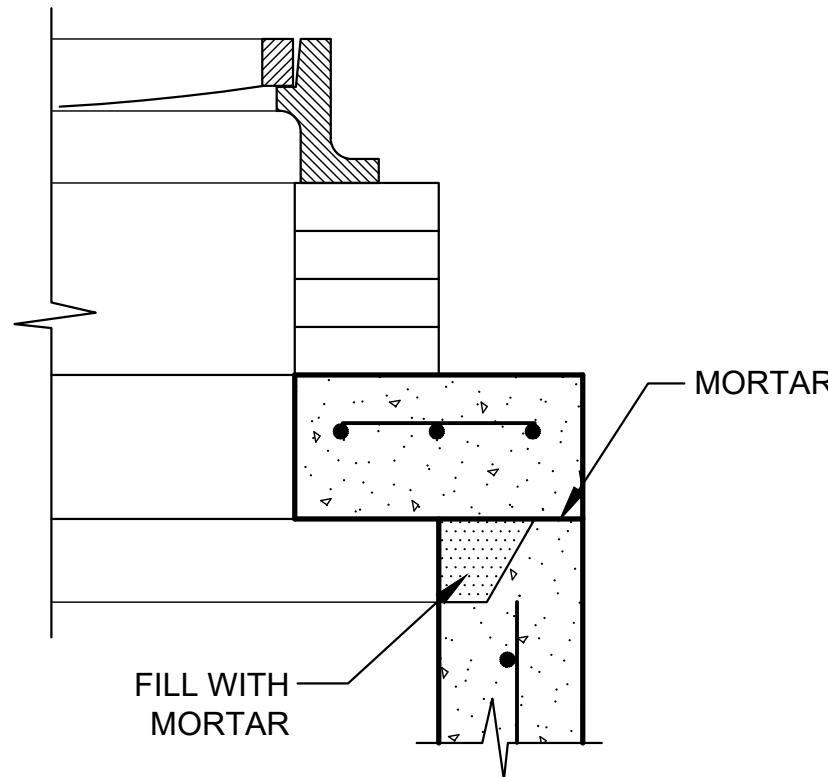
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF "AASHTO DESIGNATION M 199".

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.

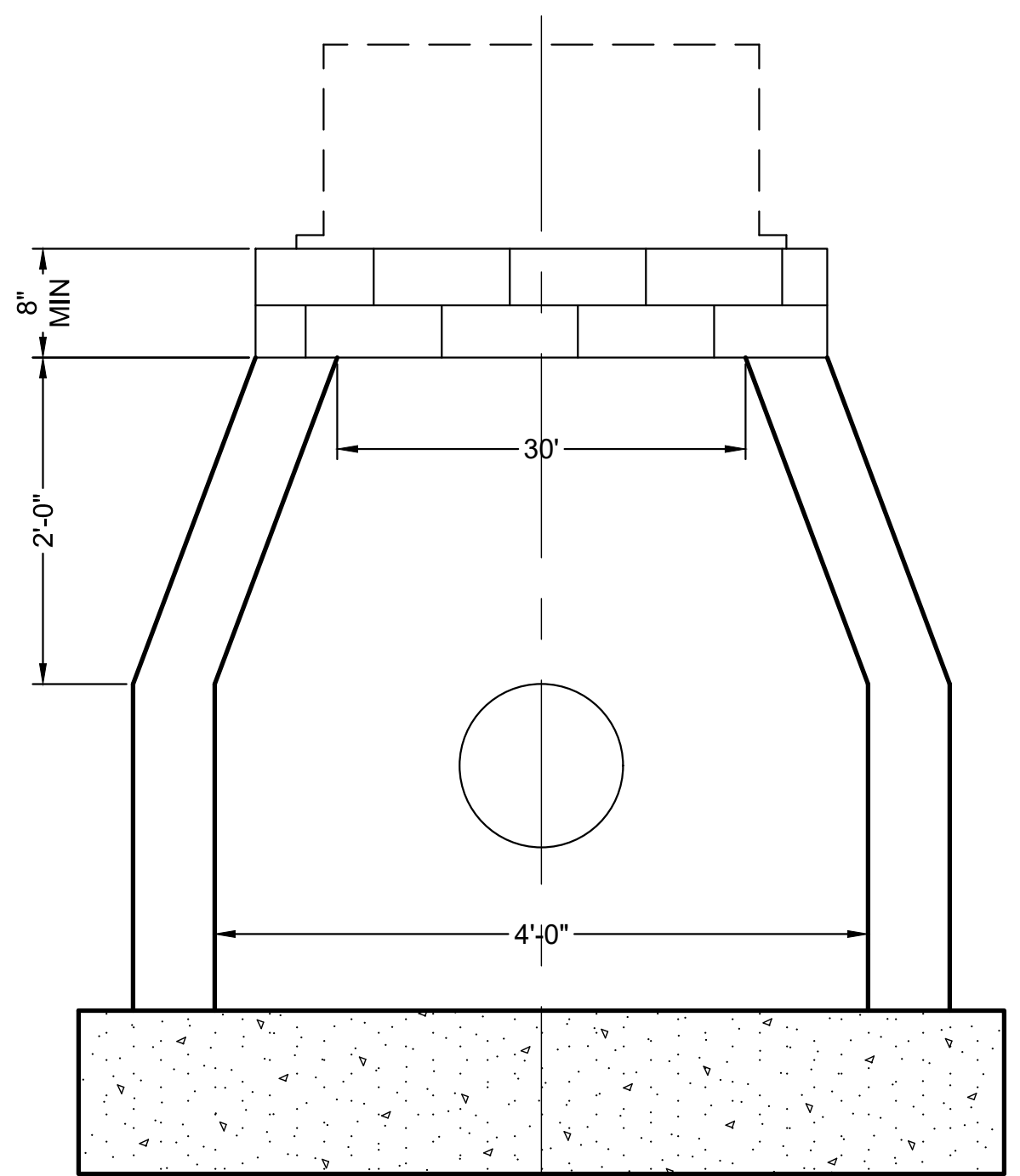
PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.



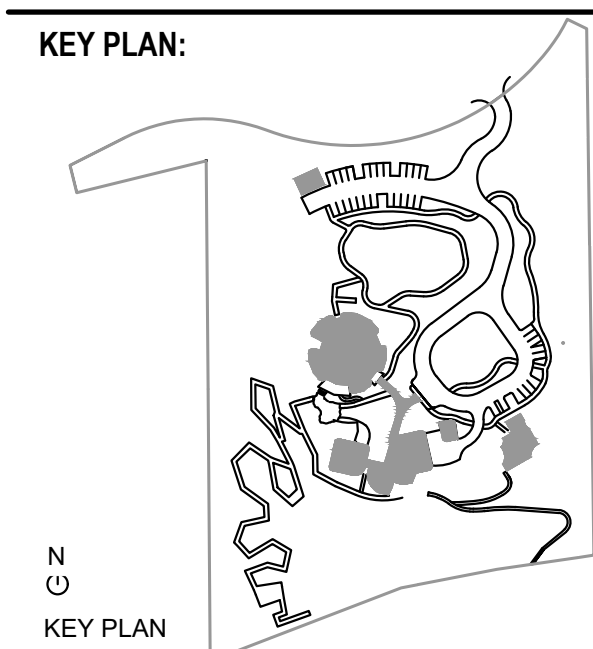
- NOTES:
- ADJUST FRAME TO GRADE WITH A MINIMUM OF TWO (2) 2" TO 4" THK PRECAST CONCRETE RISER RINGS.
 - TOP CONE SECTION SHALL BE USED ON 48" DIA MANHOLES. UNLESS MINIMUM HEIGHT CONDITIONS REQUIRE A FLAT TOP REDUCING SLAB. REDUCING SLAB MAY BE USED ON MANHOLES 60" IN DIA OR LARGER.
 - CONCRETE FOR CAST-IN-PLACE BASE SECTIONS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. THE MINIMUM CEMENT CONTENT SHALL BE 5 1/2 BAGS PER CUBIC YARD OF CONCRETE. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615 GRADE 60.
 - JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING BUTYL RUBBER GASKETS AND SEALED EXTERNALLY USING MACWRAP OR APPROVED EQUAL.
 - CONCRETE BLOCK OR BRICK MANHOLES NOT ALLOWED.

SANITARY MANHOLE DETAIL TYPE 1

CyB-Manhole Type 1 - 04 NO SCALE



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SEAL:

NO.	ISSUED FOR	DATE
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023

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THRESHOLD ACOUSTICS ACOUSTICS AND AV 141 W Jackson Blvd Suite 2000 Chicago, IL 60604 T 608.897.8641

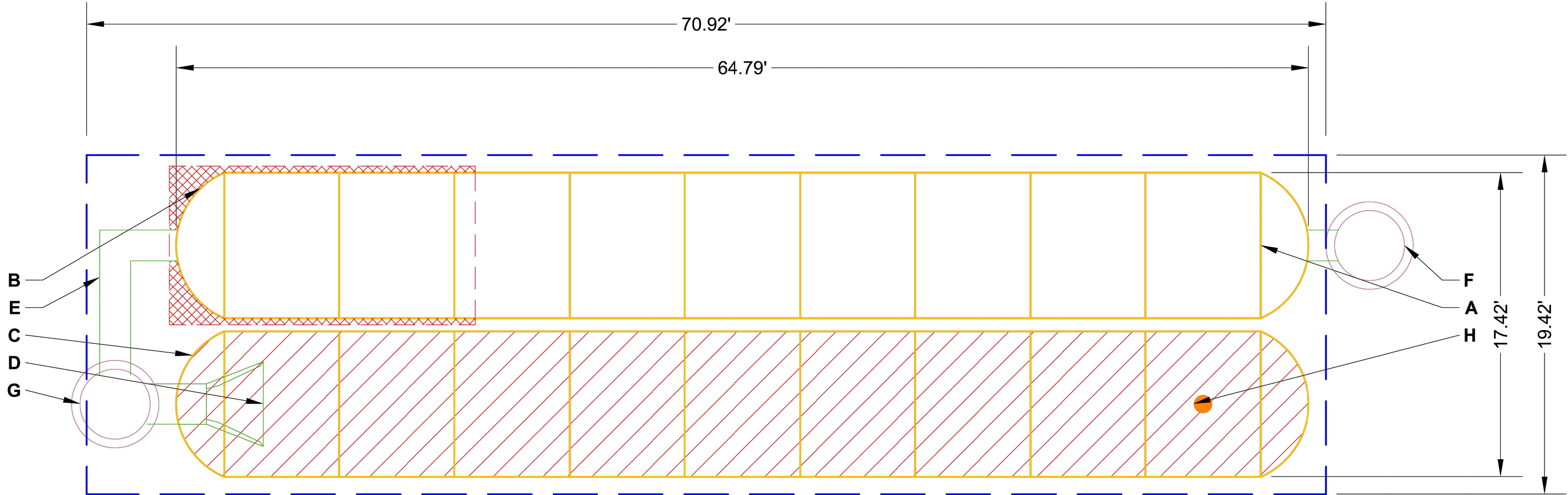
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DRAWN: GSD
CHECKED: VVR SCALE:

SHEET TITLE: CONSTRUCTION DETAILS

DRAWING NUMBER:

C-001

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		*INVERT ABOVE BASE OF CHAMBER					
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW	
18	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	928.00						
4	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	923.50						
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	923.00	PREFABRICATED END CAP	A	18" BOTTOM PARTIAL CUT END CAP, PART#: MC7200IEPP18B / TYP OF ALL 18" BOTTOM CONNECTIONS	1.97"		
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	923.00	PREFABRICATED END CAP	B	18" TOP PARTIAL CUT END CAP, PART#: MC7200IEPP18T / TYP OF ALL 18" TOP CONNECTIONS	29.36"		
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	923.00						
5713	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	922.00	PREFABRICATED END CAP	C	24" BOTTOM PARTIAL CUT END CAP, PART#: MC7200IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"		
		TOP OF MC-7200 CHAMBER:	921.00						
		18" x 18" TOP MANIFOLD INVERT:	918.45	FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP			
		24" ISOLATOR ROW PLUS INVERT:	916.19	MANIFOLD	E	18" x 18" TOP MANIFOLD, ADS N-12	29.36"		
		18" BOTTOM CONNECTION INVERT:	916.16	CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT	
1377	SYSTEM AREA (SF)	BOTTOM OF MC-7200 CHAMBER:	916.00	CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.5 CFS IN	
180.7	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	915.25	INSPECTION PORT	H	4" SEE DETAIL			



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

WOMEN'S LEADERSHIP CENTER
COPY
WILLIAMS BAY, WI, USA
DATE: DRAWN: JIN
PROJECT #: CHECKED: N/A

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUAMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
ADS

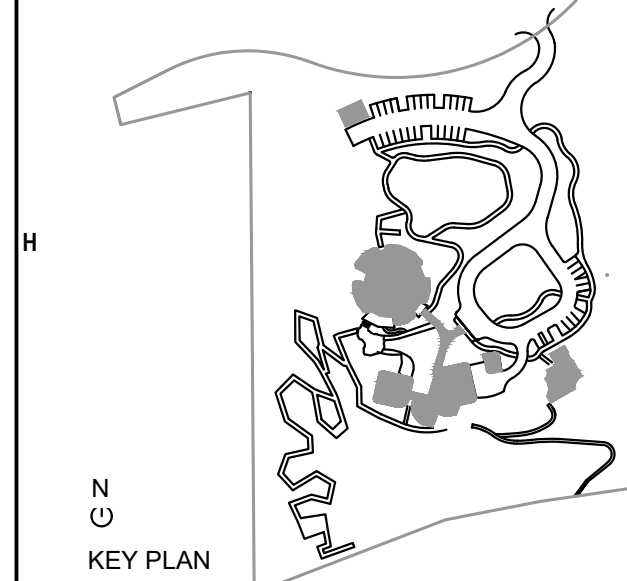
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SHEET
2 OF 5

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KEY PLAN:



SEAL:

NOT FOR CONSTRUCTION	
4	VILLAGE COMMENTS
3	VILLAGE COMMENTS
2	DESIGN DEVELOPMENT
1	VILLAGE ZONING
NO.	ISSUED FOR
DATE	

ARCHITECT:

Studio Gang

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PROJECT NO.:
DRAWN: GSD
CHECKED: VVR
DATE: 9/9/2023
SCALE:

SHEET TITLE:
CONSTRUCTION DETAILS

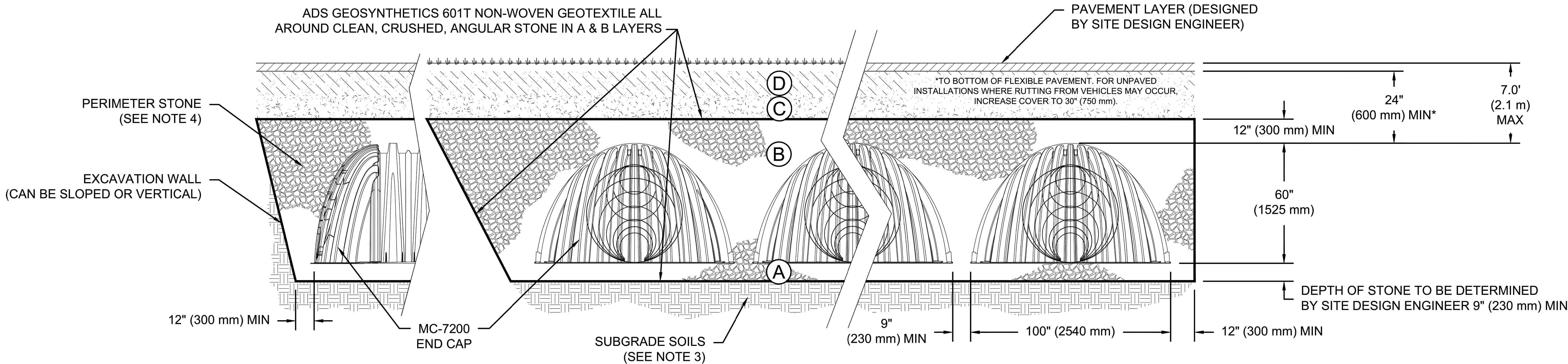
DRAWING NUMBER:

C-803

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/FT/%. 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

WILLIAMS BAY, WI, USA

DRAWN: JN

CHECKED: N/A

DATE:

PROJECT #:

DESCRIPTION

StormTech®
Chamber System

888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

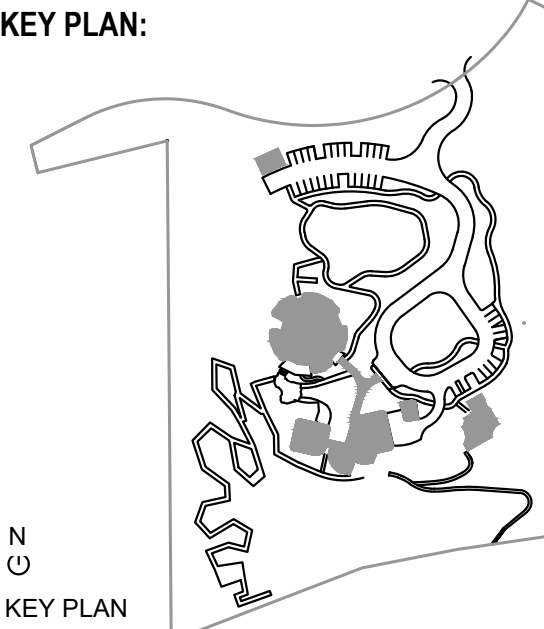


SHEET
3 OF 5

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KEY PLAN:



SEAL:

NOT FOR CONSTRUCTION	
4	VILLAGE COMMENTS
3	VILLAGE COMMENTS
2	DESIGN DEVELOPMENT
1	VILLAGE ZONING
NO.	ISSUED FOR
	DATE

ARCHITECT:

Studio Gang

1520 W. DIVISION STREET
CHICAGO, IL 60642

CONSULTANTS:

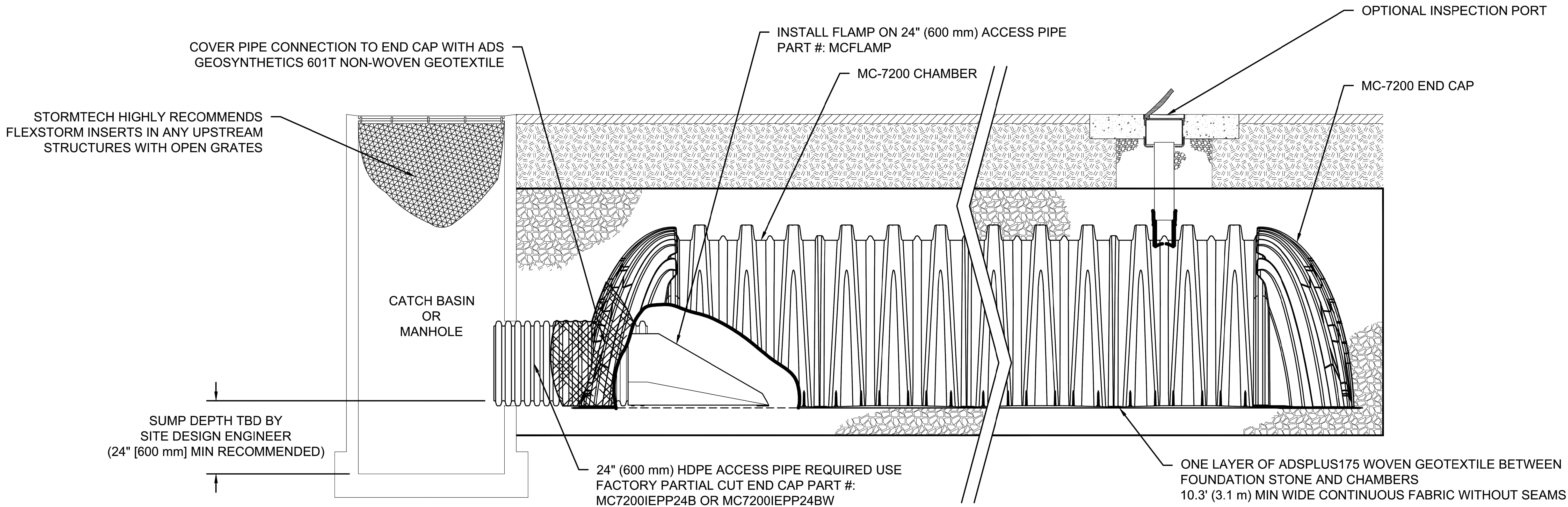
THORNTON TOMASETTI STRUCTURAL ENGINEER 330 N. Wabash Ave Suite 1500 CHICAGO, IL 60611	T 312.596.2208
DATA BASED+ SUSTAINABILITY CONSULTANT 303 W. Erie St Suite 510 CHICAGO, IL 60642	T 312.915.9597
db HNS MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION 303 W. Erie St Suite 510 CHICAGO, IL 60642	T 312.915.0667
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RUEKERT MELKE CIVIL ENGINEER W233 N2080 Regenerative Parkway Waukegan, WI 53188	T 262.942.5733
PRITCHARD PECK LIGHTING DESIGN 389 Clementine St. San Francisco, CA 94103	T 415.323.5540
APPLIED ECOLOGICAL SERVICES ECOLOGY 17921 Smith Road Broadhead, WI 53020	T 608.897.8641
THRESHOLD ACOUTICS ACOUSTICS AND AV 141 W. Jackson Blvd Suite 2000 Chicago, IL 60604	T 608.897.8641

PROJECT NO.:	DATE: 9/9/2023
DRAWN: GGD	CHECKED: VVR
SCALE:	

SHEET TITLE:
CONSTRUCTION DETAILS

DRAWING NUMBER:

C-804



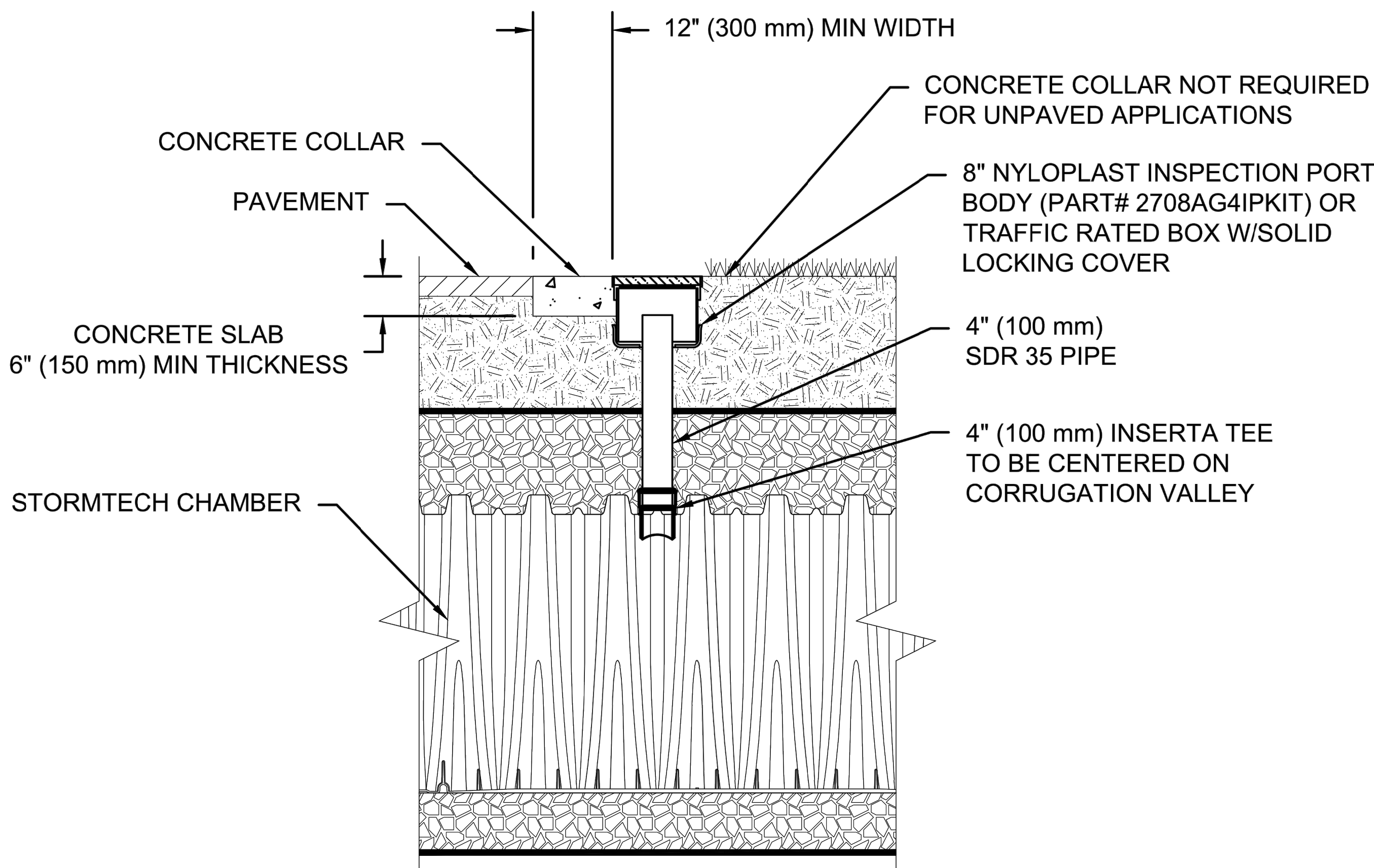
MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
NTS

WOMEN'S LEADERSHIP CENTER

WILLIAMS BAY, WI, USA

DRAWN: JN

CHECKED: N/A

DATE: PROJECT #:

DESCRIPTION DATE DRW CHK

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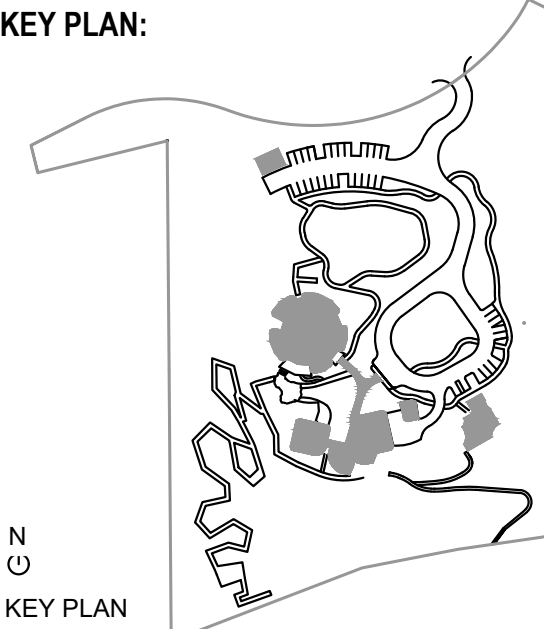
ADS

SHEET
4 OF 5

GENERAL NOTES

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KEY PLAN:



SEAL:

NO.	ISSUED FOR	DATE
1	VILLAGE ZONING	8/4/2023
2	DESIGN DEVELOPMENT	9/8/2023
3	VILLAGE COMMENTS	9/15/2023
4	VILLAGE COMMENTS	10/20/2023

ARCHITECT:

Studio Gang

1520 W. DIVISION STREET
CHICAGO, IL 60642
Tel: 773.384.1212

CONSULTANTS:

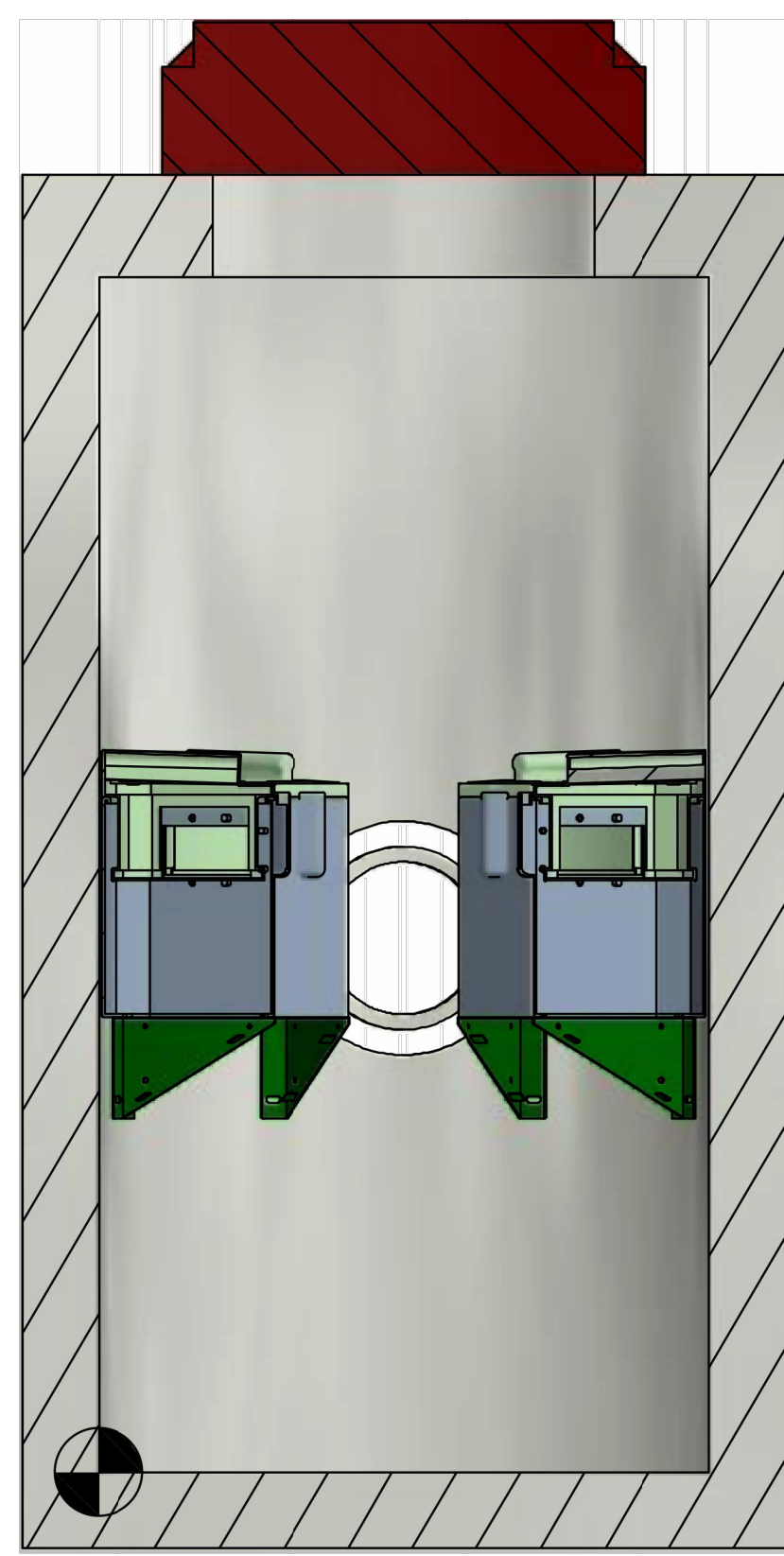
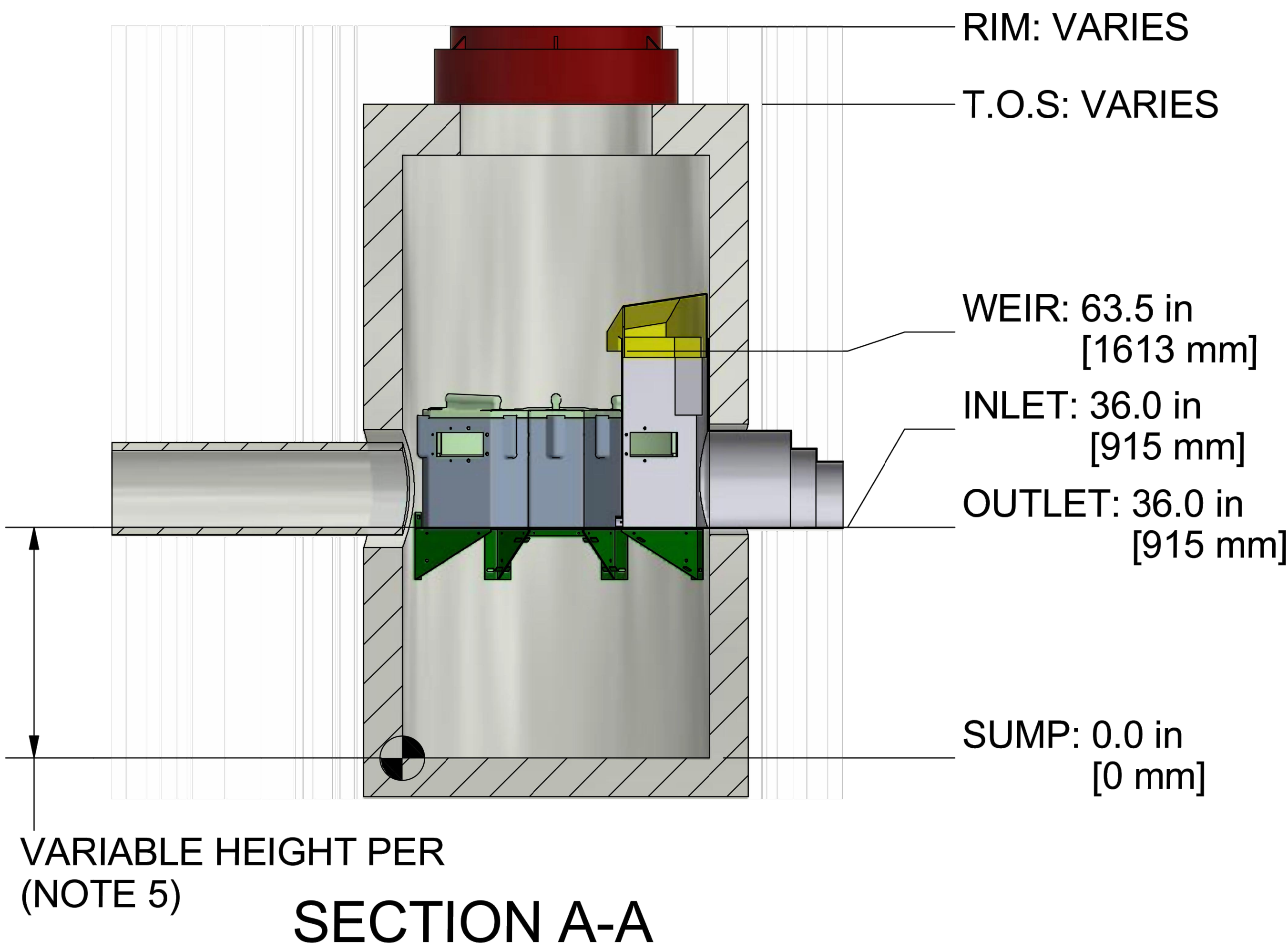
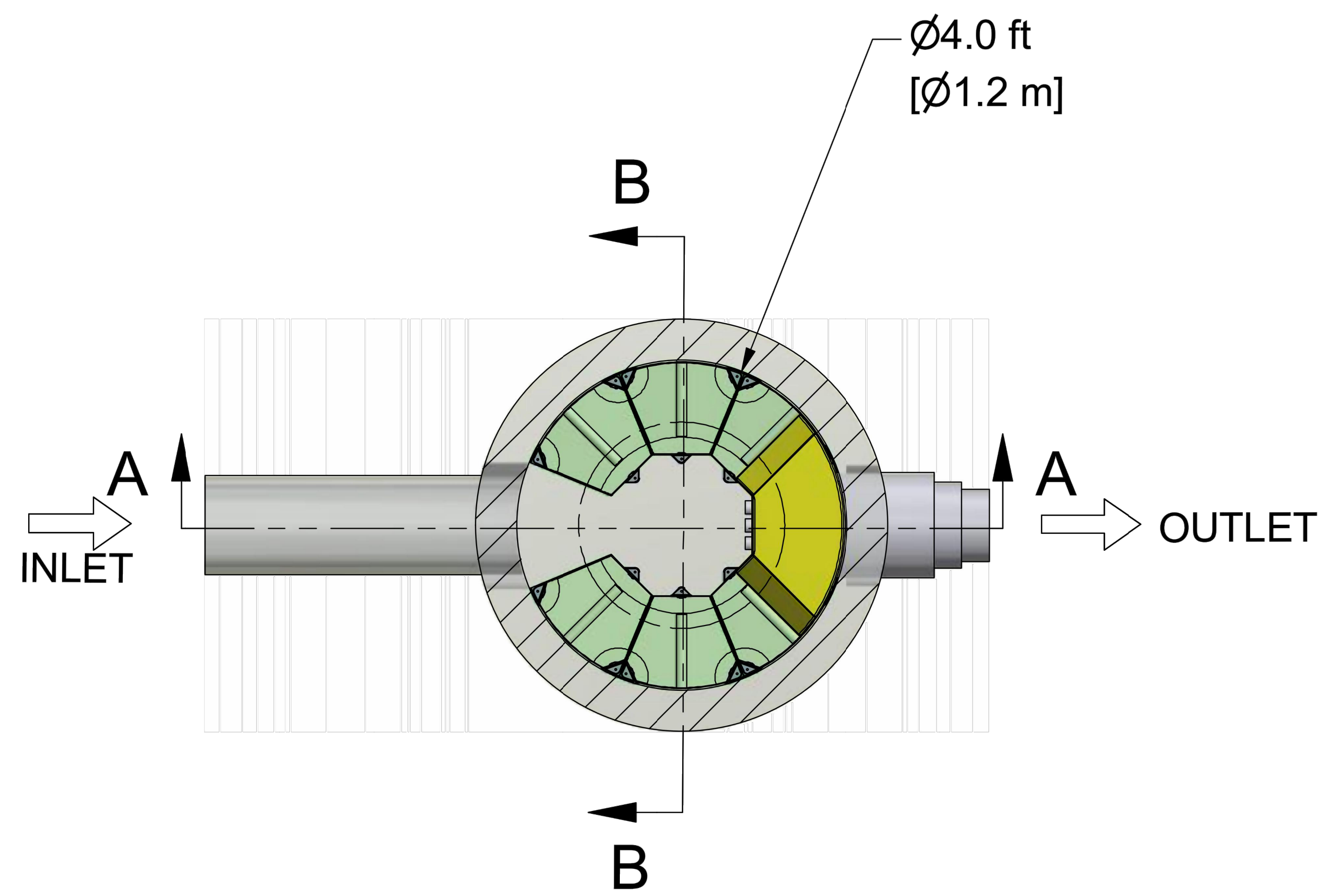
THORNTON TOMASETTI STRUCTURAL ENGINEER 330 N. Wabash Ave Suite 1000 CHICAGO, IL 60611	T 312.596.2208
DATA-BASED SUSTAINABILITY CONSULTANT 303 W. Erie St Suite 510 CHICAGO, IL 60642	T 312.915.0557
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PRITCHARD PECK LIGHTING DESIGN 389 Clementine St. San Francisco, CA 94103	T 415.323.5540
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PROJECT NO.:	DATE: 9/8/2023
DRAWN: GSD	CHECKED: VVR
SCALE:	

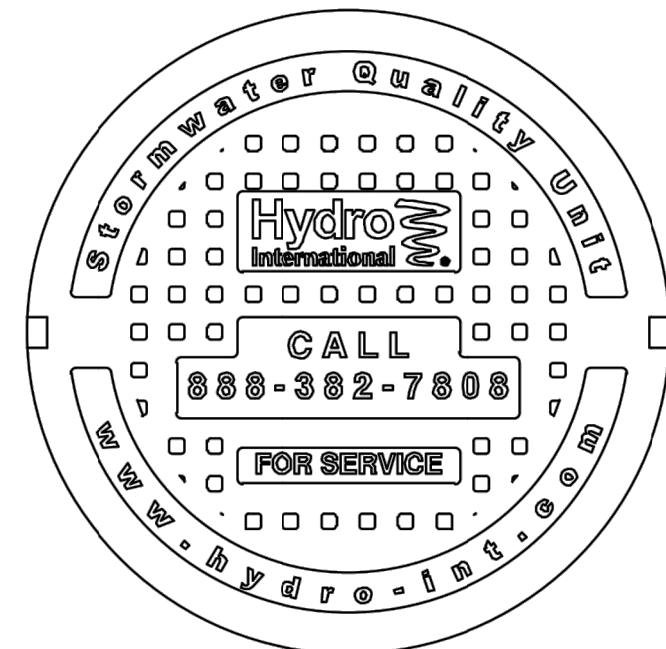
SHEET TITLE:
CONSTRUCTION DETAILS

DRAWING NUMBER:

C-805



SECTION B-B



CAPACITIES:

- Minimum performance: 80% removal. Washington DOE/NJCAT verified at the peak treatment flow.
- Peak treatment flow:
 - .033 CFS (0.9 LPS) (15 GPM) per module (Ribbons)
 - .022 CFS (0.6 LPS) (10 GPM) per module (Long Ribbons)
 - .056 CFS (1.6 LPS) (25 GPM) per module (CPZ)
- Maximum number of ribbon modules per outlet module: 36
- Maximum number of CPZ modules per outlet module: 18 (contract Hydro if more are required)

ADDITIONAL DESIGN INFORMATION:

- Normal operating W.S.E. is 26-30" (660-762mm) above the outlet invert
- Media Types Available: Ribbons, CPZ

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

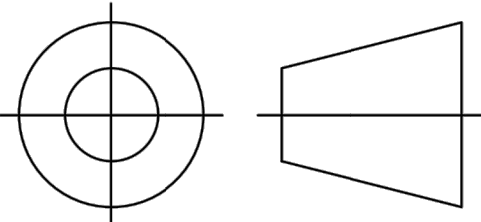
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DO NOT SCALE DRAWING

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.

TOLERANCES ARE:
FRACTIONS ± 1/16
DECIMALS:
X.X ± .06
X.XX ± .03
X.XXX ± .015
ANGLES: ± .5°

PROJECTION



COMMENTS:

- STRUCTURE WALL AND SLAB THICKNESSES ARE NOT TO SCALE
- CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE
- NOT FOR CONSTURCION CONTACT HYDRO FOR SITE SPECIFIC DRAWING
- NOT ALL SIZES AVAILABLE IN ALL AREAS
- SUMP DEPTH AVAILABLE IN 24" (610mm) CPZ, RIBBONS AND 36" (914mm) LONG RIBBONS DEPTH

REVISION HISTORY

REV	BY	DESCRIPTION	DATE
-	ER	FIRST RELEASE	6/17/2019

DATE: 6/17/2019 SCALE: NTS

DRAWN BY: ER CHECKED BY: APPROVED BY:

Title
UP-FLO FILTER
4ft Manhole

6 MODULES MAX

Sizing Tool

Hydro
International®

94 Hutchins Drive
Portland, ME 04102
Tel: +1 (207) 756-6200
Fax: +1 (207) 756-6212
hydro-int.com

WEIGHT:
N/A

MATERIAL:

NEXT ASSEMBLY:
4 MH-1

DRAWING NO.:
4 MH-UFF-1

SHEET SIZE: B

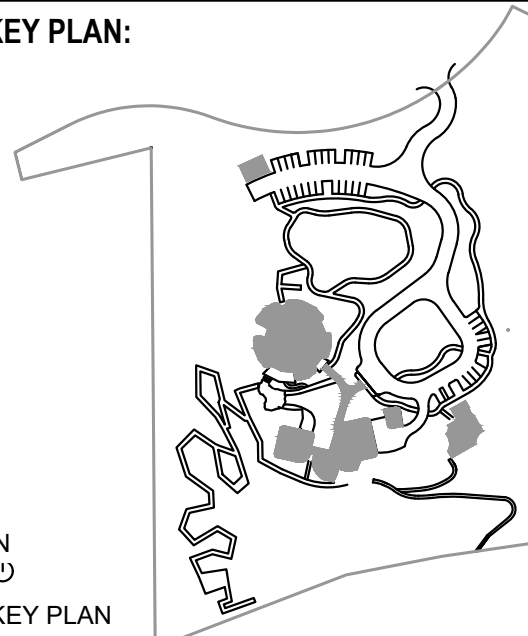
SHEET:
1 OF 1

Rev:
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KEY PLAN:



SEAL:

NOT FOR CONSTRUCTION	
4	VILLAGE COMMENTS 10/20/2023
3	VILLAGE COMMENTS 9/15/2023
2	DESIGN DEVELOPMENT 9/8/2023
1	VILLAGE ZONING 8/4/2023
NO.	ISSUED FOR DATE

ARCHITECT:

Studio Gang

1820 W. DIVISION STREET Tel: 773.384.1212
CHICAGO, IL 60642

CONSULTANTS:

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CHICAGO, IL 60611 T 312.596.2208

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303 W. Erie St
Suite 510
CHICAGO, IL 60642 T 312.915.0557

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Suite 510
CHICAGO, IL 60642 T 312.915.0557

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PRITCHARD PECK
LIGHTING DESIGN
300 Clementine St
San Francisco, CA 94103 T 415.323.5540

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THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W. Jackson Blvd
Suite 2000
Chicago, IL 60604 T 608.897.8641

PROJECT NO.:

DRAWN: GGD DATE: 9/8/2023

CHECKED: VVR

SCALE:

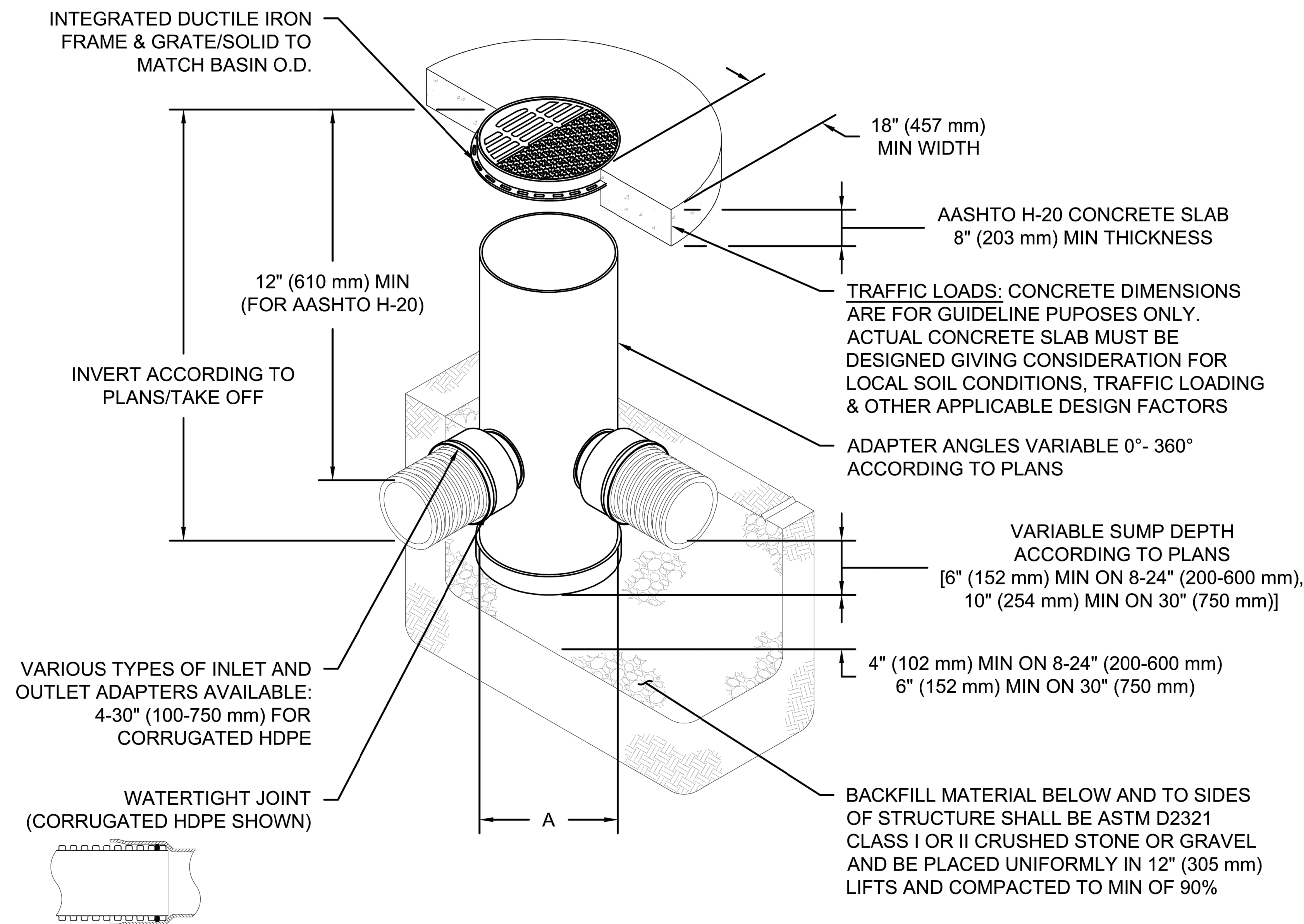
SHEET TITLE:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C-807

NTS



1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
6. TO ORDER CALL: **800-821-6710**

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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MADISON, WI, USA

DATE:	DRAWN: JB
PROJECT #:	CHECKED: N/A

DRAWN: JB

CHECKED: N/A

PROJECT #:

DESCRIPTION

	Y
--	---

Nyloplast®

770-932-2443 | WWW.NYLOPLAST-US.COM

ADS.
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

1-800-733-7473

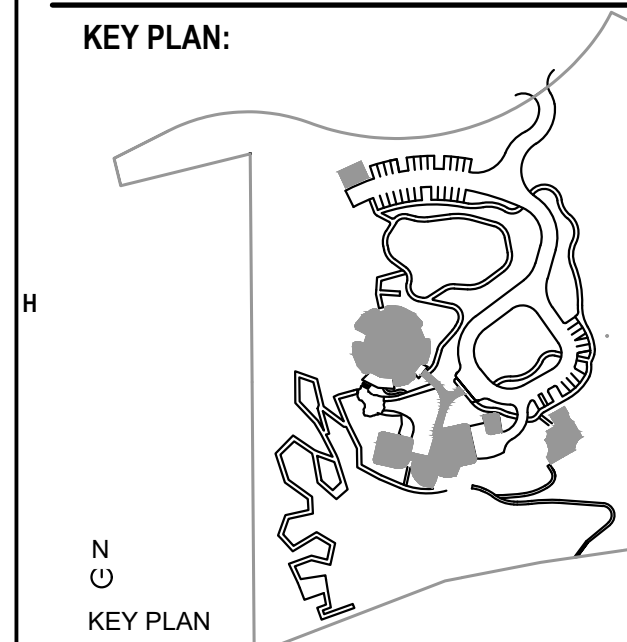
SHEET
OF 6

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KEY PLAN:



SEAL:

E	4	VILLAGE COMMENTS	10/20/2023
	3	VILLAGE COMMENTS	9/15/2023
	2	DESIGN DEVELOPMENT	8/8/2023
	1	VILLAGE ZONING	8/4/2023
	NO.	ISSUED FOR	DATE

ARCHITECT:

Studio Gang

1520 W. DIVISION STREET
CHICAGO, IL 60642

CONSULTANTS:

THORNTON TOMASETTI
STRUCTURAL ENGINEER
330 N Wabash Ave
Suite 1500
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SUSTAINABILITY CONSULTANT
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CHICAGO, IL 60642

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RUEKERT MIELKE
CIVIL ENGINEER
W233 N2080 Ridgeway Parkway
Waukesha, WI 53188 T 262.542.57

FRITCHARD PECK
LIGHTING DESIGN
389 Clementina St.
San Francisco, CA 94103 T 415.323.55

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ECOLOGY
 17921 Smith Road
 Broadhead, WI 53520 T 608.897.86

B **THRESHOLD ACOUSTICS**
ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2080
Chicago, IL 60604
T 608.897.88

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

CHECKED: VWR SCALE:

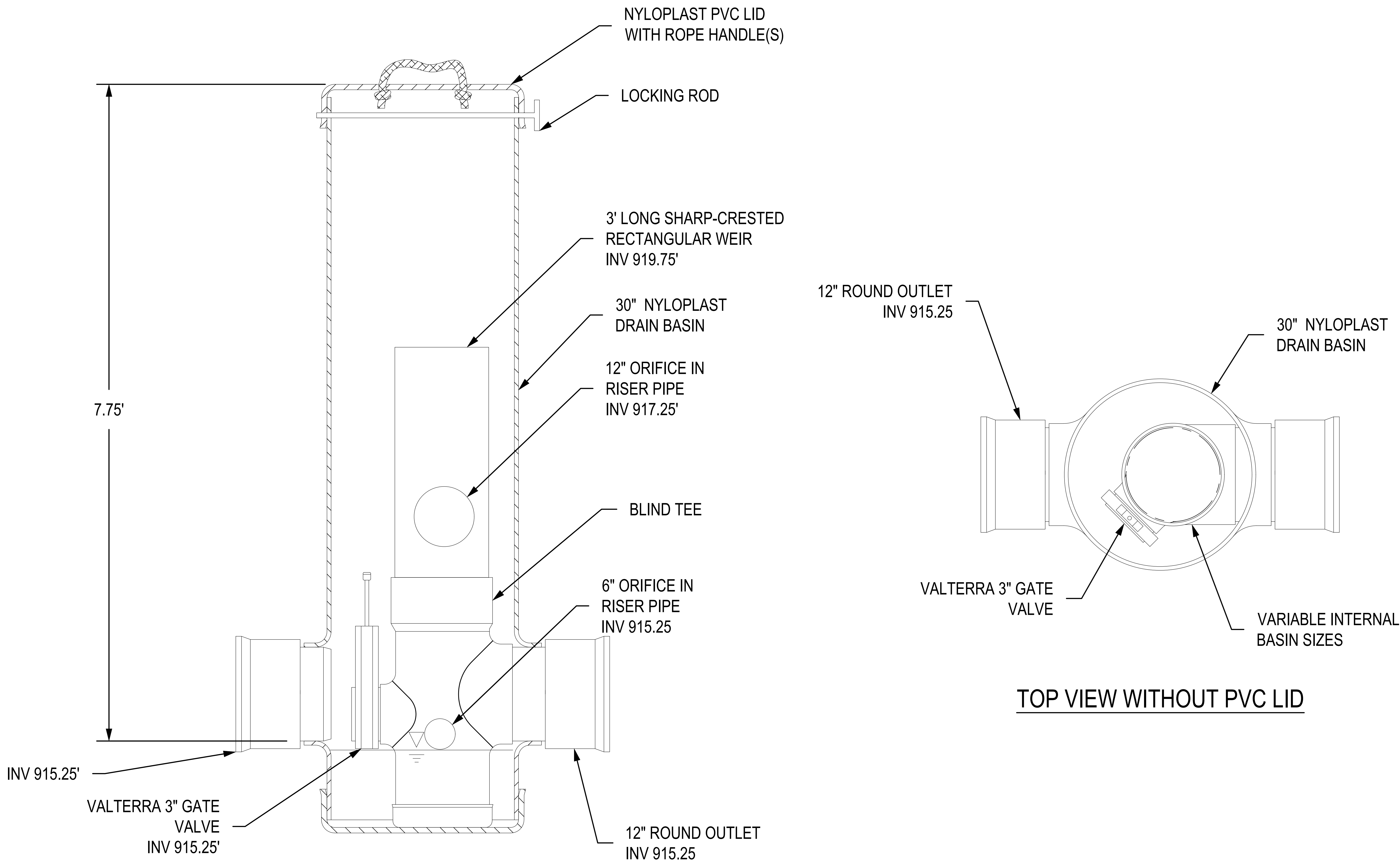
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CONSTRUCTION DETAILS

DRAWING NUMBER

C-808

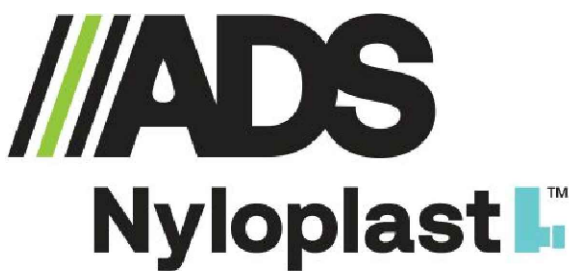
NYLOPLAST WATER CONTROL STRUCTURE WITH ORIFICE IN RISER PIPE



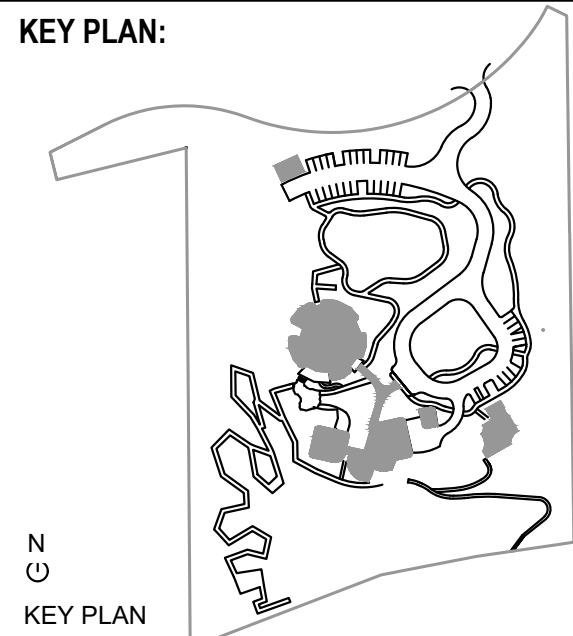
- 1 - REMOVABLE STAND PIPE AND OUTLET SIZE ARE RESTRICTED BY FLOW CONTROL STRUCTURE SIZE.
- 2 - REMOVABLE STAND PIPE HEIGHT CAN VARY ACCORING TO PLAN DETAILS.
- 3 - FLOW CONTROL STRUCTURE TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 6 - ORIFICE HOLES ARE DEPENDENT ON RISER PIPE SIZE.

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DATE	2-9-16		
APPD BY	NMH	PROJECT NO./NAME	
DATE	2-9-16		
DWG SIZE	A	SCALE 1:10 SHEET 1 OF 1	TITLE NYLOPLAST WATER CONTROL STRUCTURE WITH ORIFICE IN RISER PIPE
DWG NO.	7008-110-009	REV	A

- GENERAL NOTES
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2	VILLAGE COMMENTS
1	VILLAGE COMMENTS
NO.	ISSUED FOR
DATE	DATE

ARCHITECT:

Studio Gang

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17821 Smith Road
Broadhead, WI 53020

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ACOUSTICS AND AV
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Chicago, IL 60604

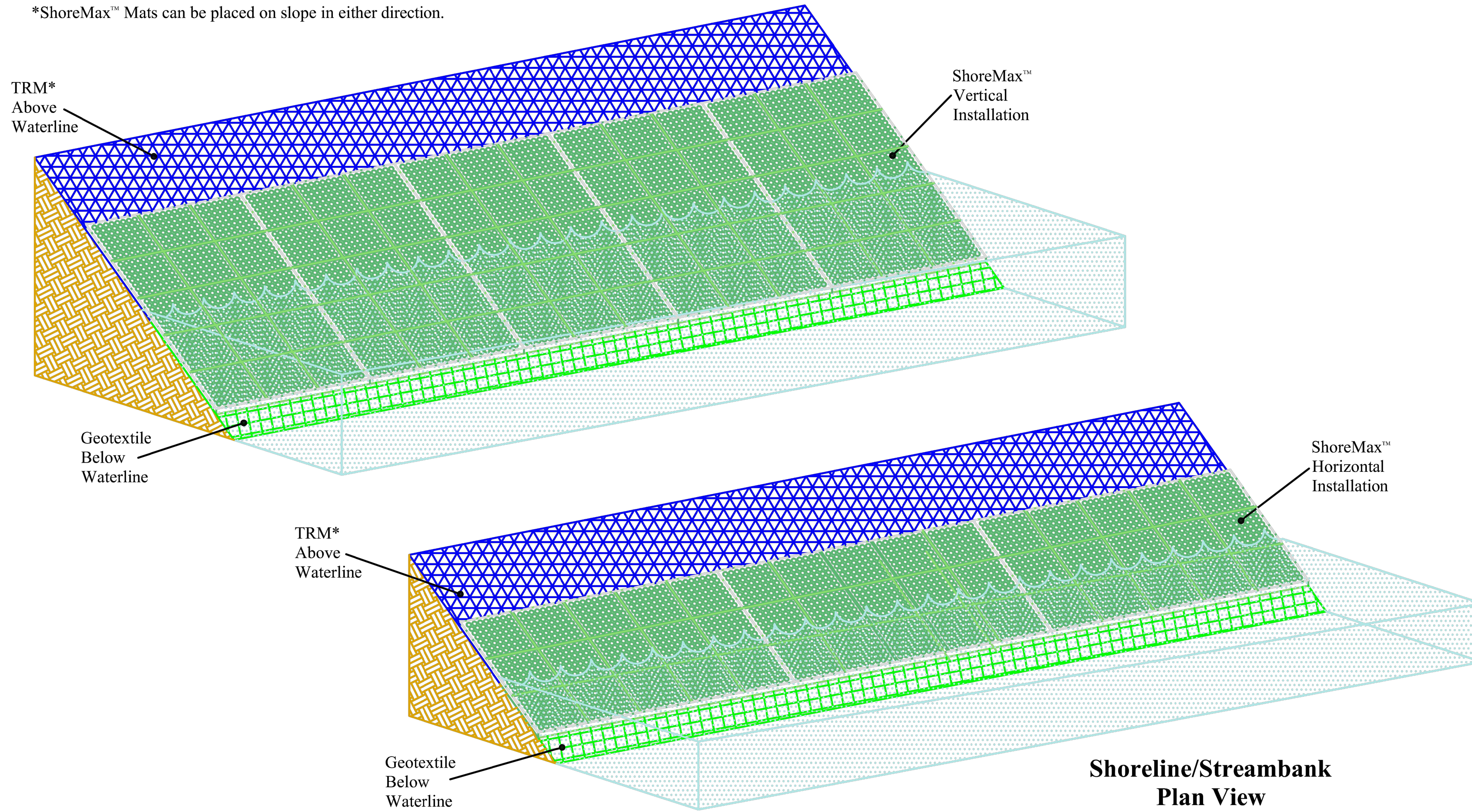
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CHECKED: VVR
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SHEET TITLE:
CONSTRUCTION DETAILS

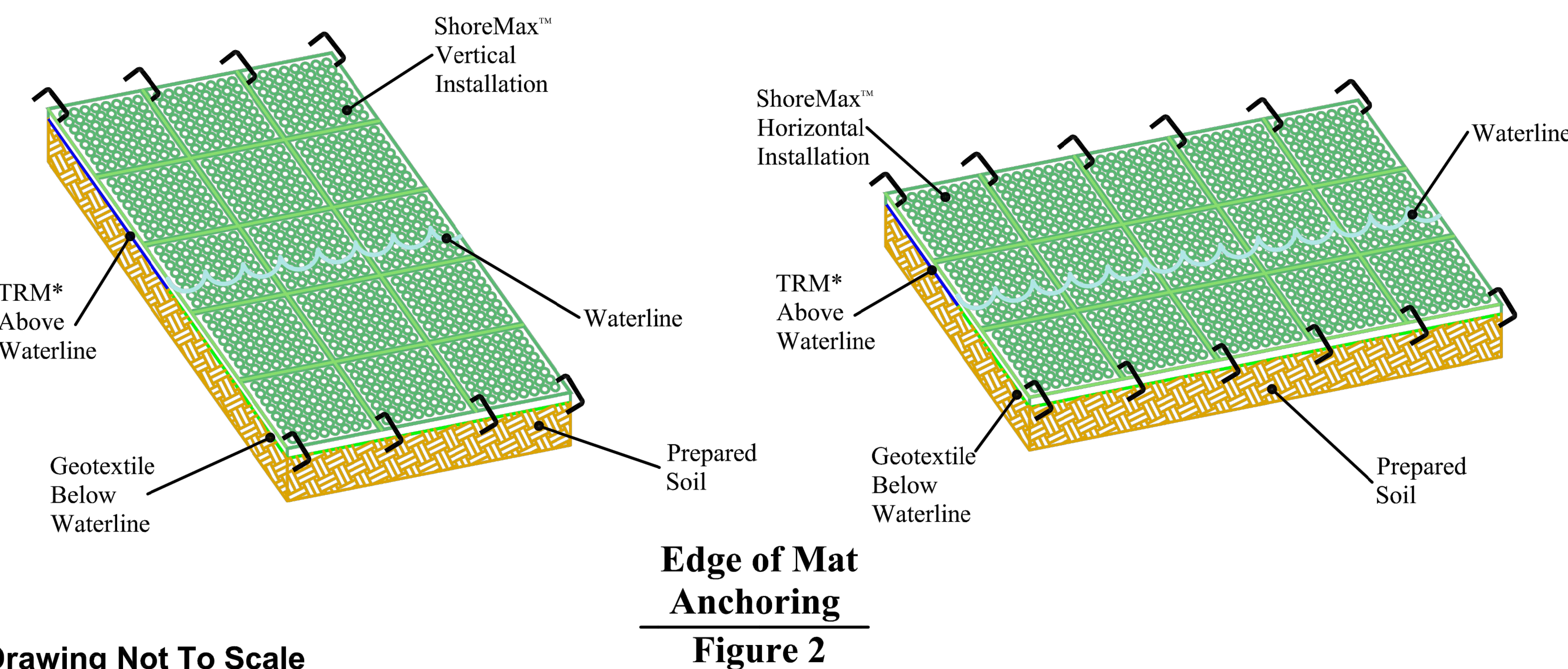
DRAWING NUMBER:

C-809

*ShoreMax™ Mats can be placed on slope in either direction.

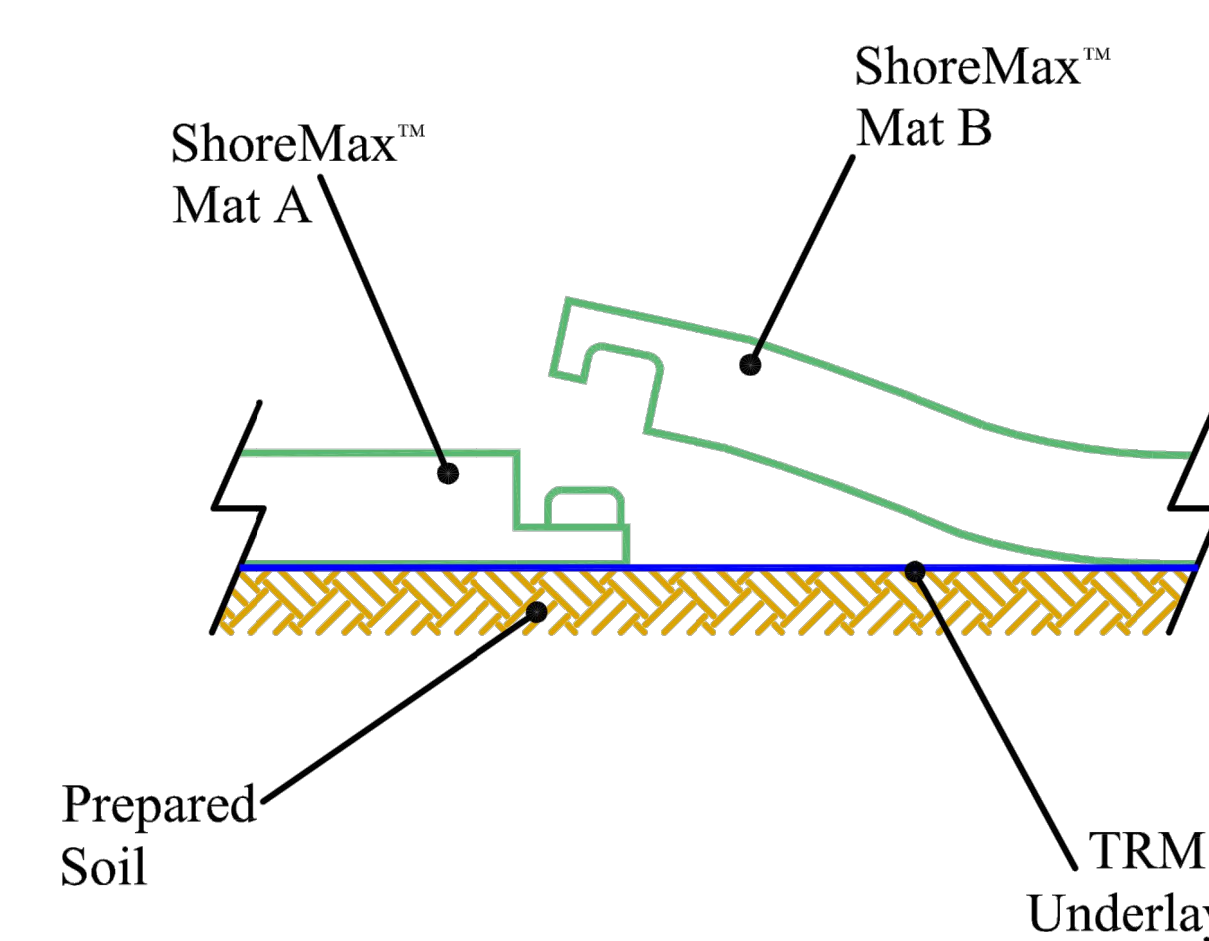


Shoreline/Streambank
Plan View
Figure 1



Drawing Not To Scale

Edge of Mat
Anchoring
Figure 2



Integrated Panel
Interlock System
Figure 3

ShoreMax™

SHORELINE/ STREAMBANK/LEVEE DETAIL

* ShoreMax mats can be installed over a variety of underlayments including: sod, turf reinforcement mats (TRMs), geotextiles, and in some cases erosion control blankets (ECBs).

1. Prepare soil before installing erosion control products, including any necessary application of lime, fertilizer, and seed (when installing TRMs or ECBs underlayment).
2. Install turf reinforcement mat above the waterline following manufacturer's recommendations. Note that a bottom anchor trench is not required when using ShoreMax mat in conjunction with a TRM or geotextile.
3. In areas below the normal water elevation, an appropriate geotextile should be installed beneath the ShoreMax mat.
4. Place ShoreMax mat over the installed TRM or geotextile (figure 1). When using multiple panels, connect the panels using the Integrated Panel Interlock System (figure 3). ShoreMax mat can be laid in either direction (figures 1 & 2).
5. Extend the ShoreMax mat to cover the transitional range where scour is predicted based on typical water level fluctuations and wave lap.
6. Place staples/anchors in the appropriate pattern. Perimeter staples can be shared between two adjacent panels. In soft or highly erodible soils, percussion earth anchors may be required. View ShoreMax Anchoring Guide, for additional details.
7. Place 1 staple/pin per linear foot along the top and bottom edges of the ShoreMax system, placing one on each corner and gridline (figure 2).



5401 St. Wendel - Cynthiana Rd. PH: 800-772-2040
Poseyville, IN 47633 www.nagreen.com

Disclaimer:

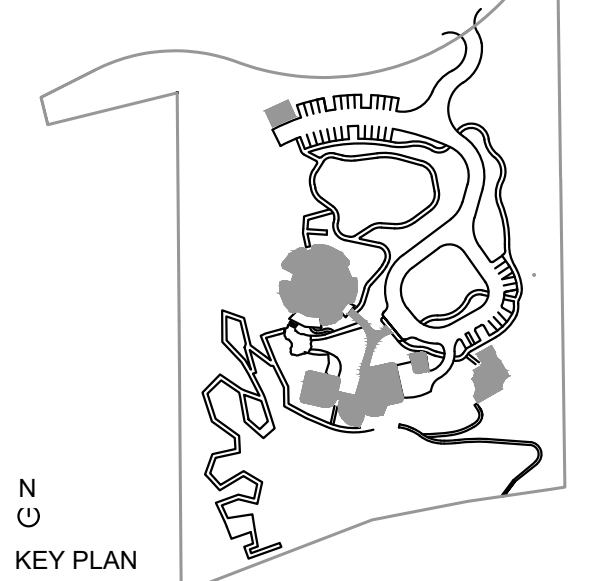
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

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KEY PLAN:



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NO.	ISSUED FOR	DATE
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE ZONING	8/4/2023

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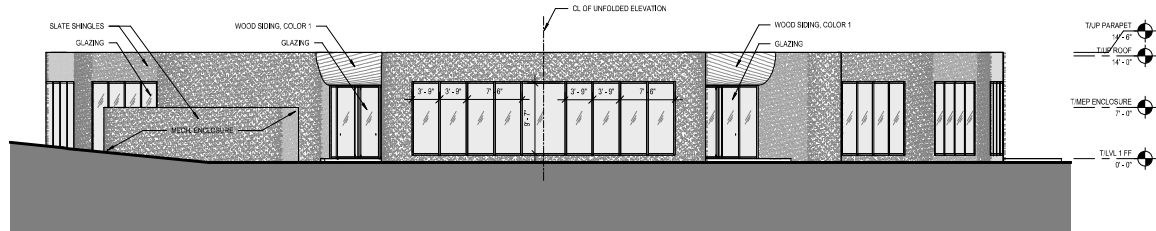
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Chicago, IL 60604 T 608.897.8641

PROJECT NO.:
DRAWN: GSD DATE: 9/8/2023
CHECKED: VVR SCALE:

SHEET TITLE:
CONSTRUCTION DETAILS

DRAWING NUMBER:

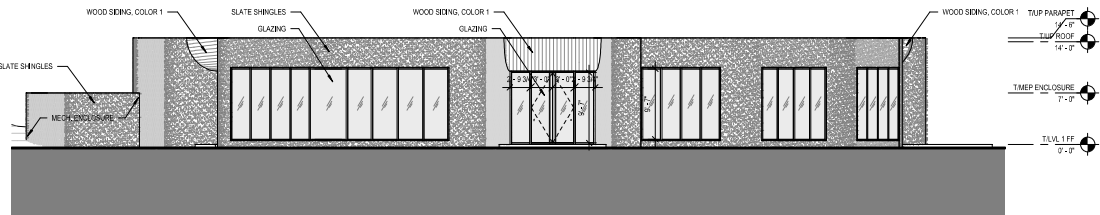
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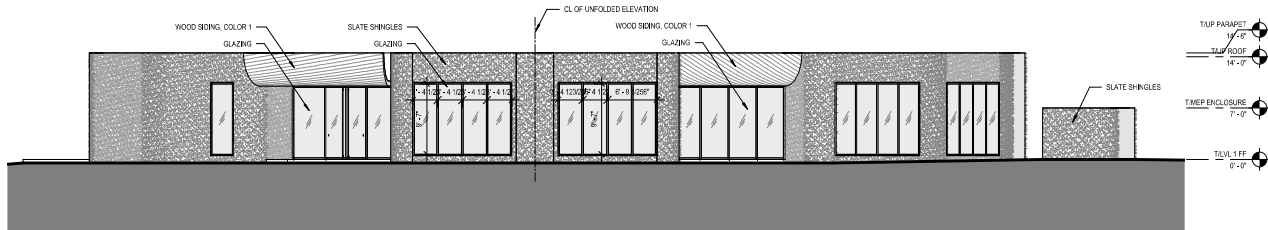
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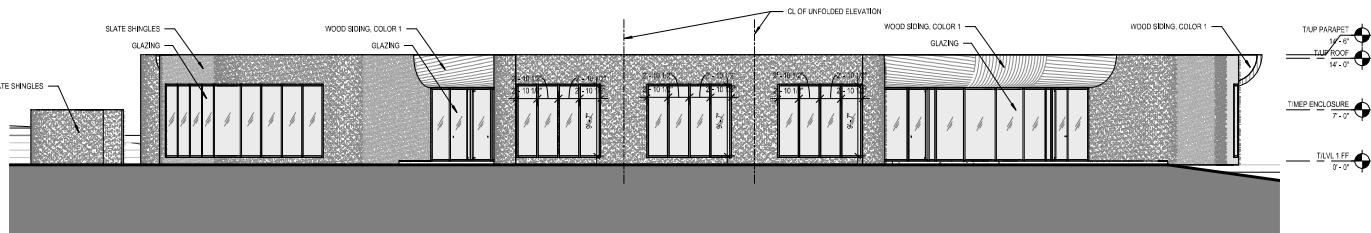
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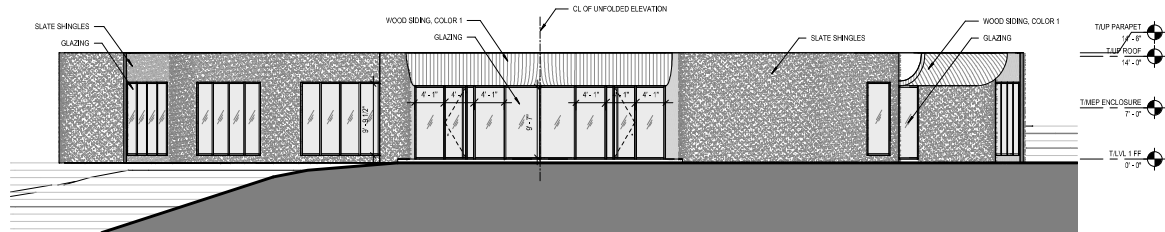
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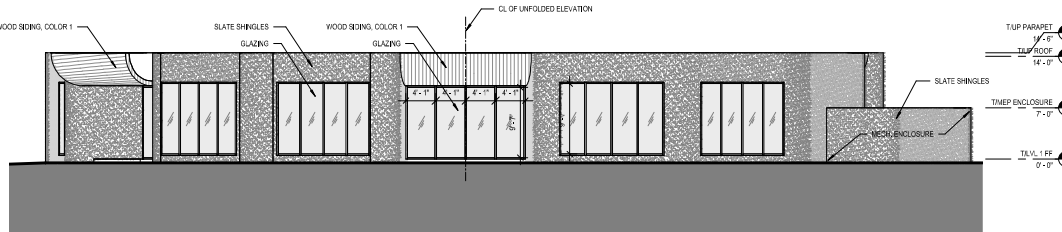
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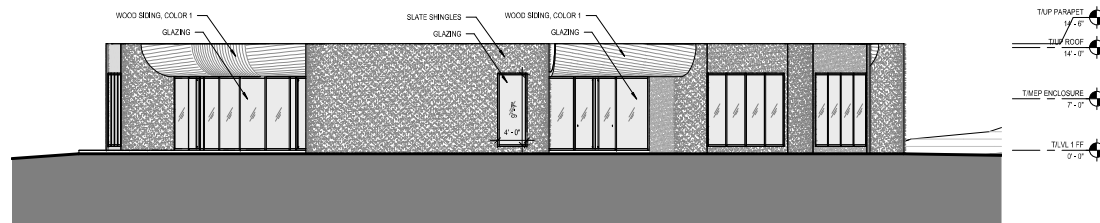
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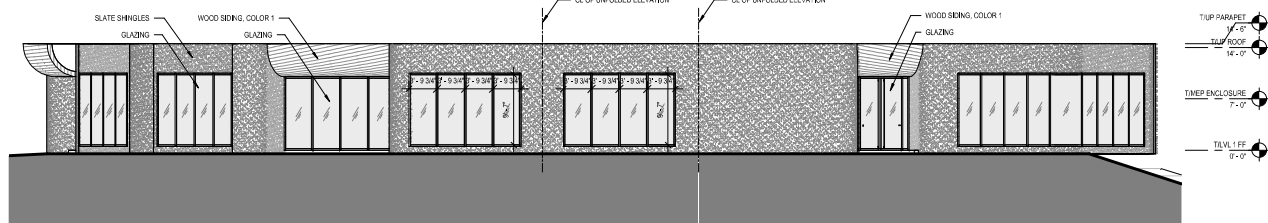
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2 NORTHEAST ELEVATION AT SMALL CONF
SCALE: 1/8" = 1'-0"



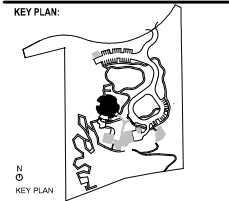
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SCALE: 1/8" = 1'-0"



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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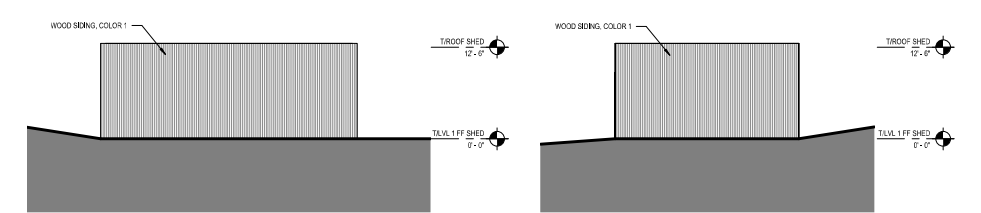
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1	WILLAGE ZONING
NO	ISSUED FOR
DATE	DATE

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CHICAGO, IL 60642
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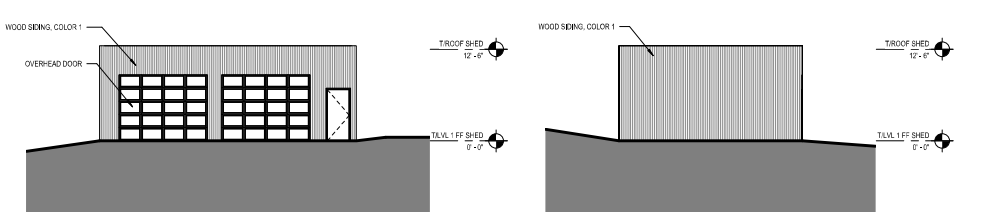
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DRAWING NUMBER:
A-200-CO-Z



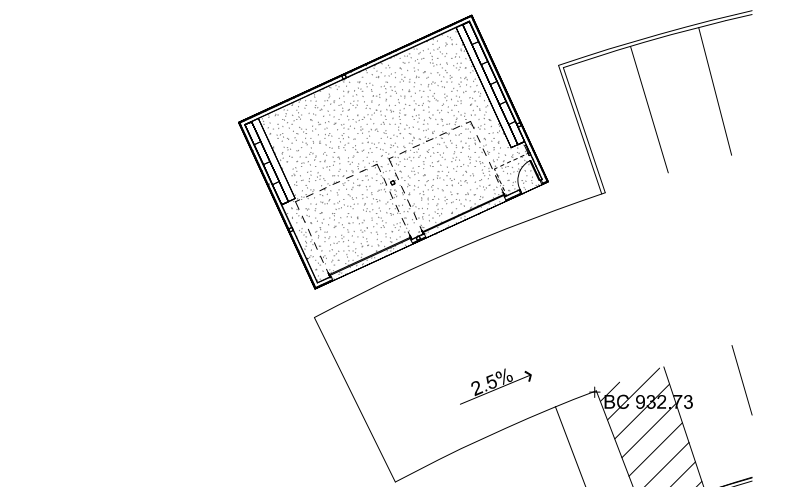
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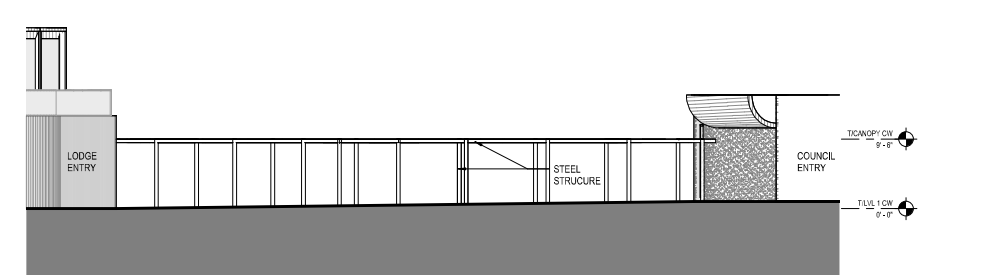


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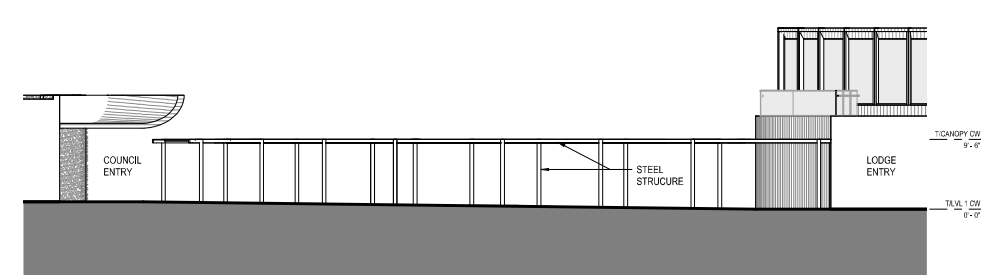
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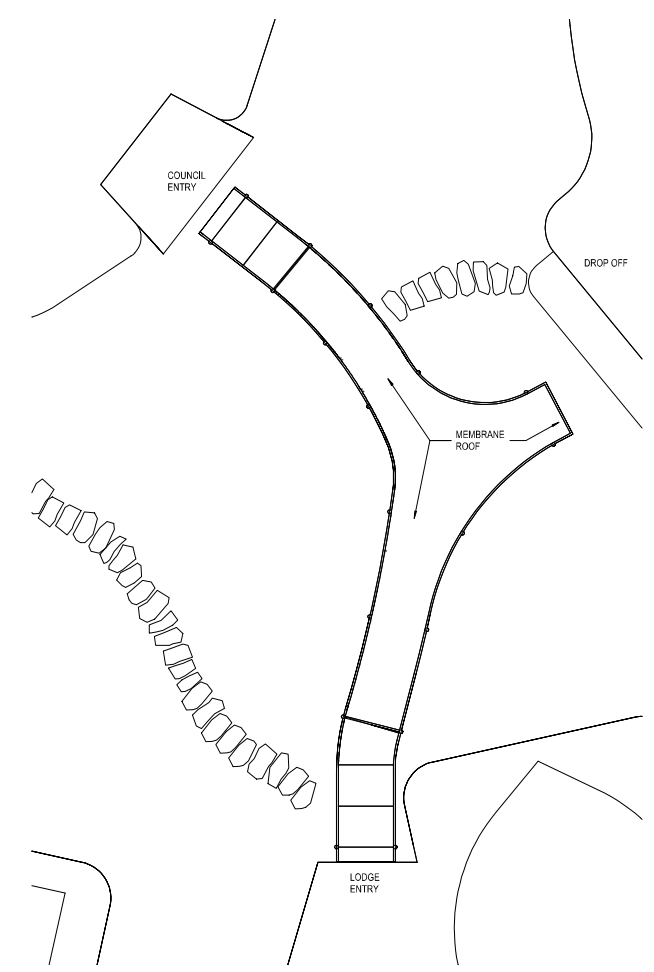
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7 COVERED WALKWAY ELEVATION EAST
SCALE: 1/8" = 1'-0"



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



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

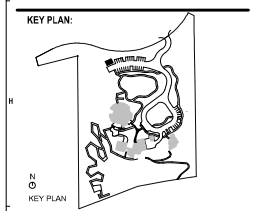
EXTERIOR MATERIALS LEGEND
GLAZING: CLEAR LOW-IRON IGU, WITH LOW-E COATING AND BIRD PROTECTION FRIT
METAL: SMOOTH SURFACE CORROSION-RESISTANT PANELIZED
WOOD SIDING: NATURAL WOOD SIDING WITH VERTICAL SHIPLAPPED BOARDS, IN NEUTRAL COLOR TONE RANGE TBD (BROWNS, GREYS, BLACKS, BEIGES)

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38.04.2023	DATE

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Tel 773.394.1212

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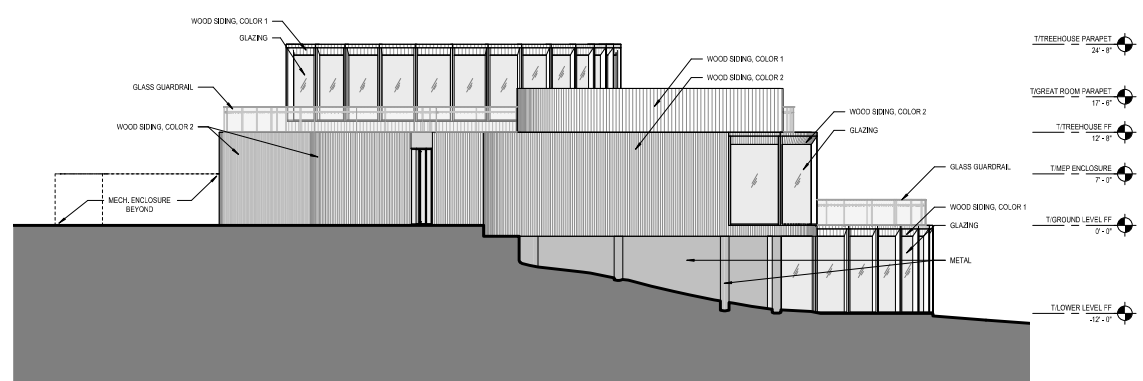
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PROJECT NO. : 22013
DRAWN: Author
DATE: 08/04/2023
CHECKED: Checker
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SHEET TITLE:
SITE STRUCTURES PLANS & ELEVATIONS

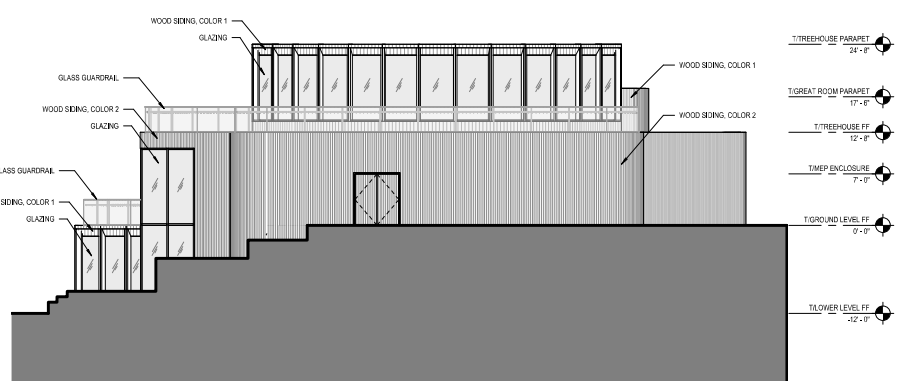
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A-200-SITE-Z

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)

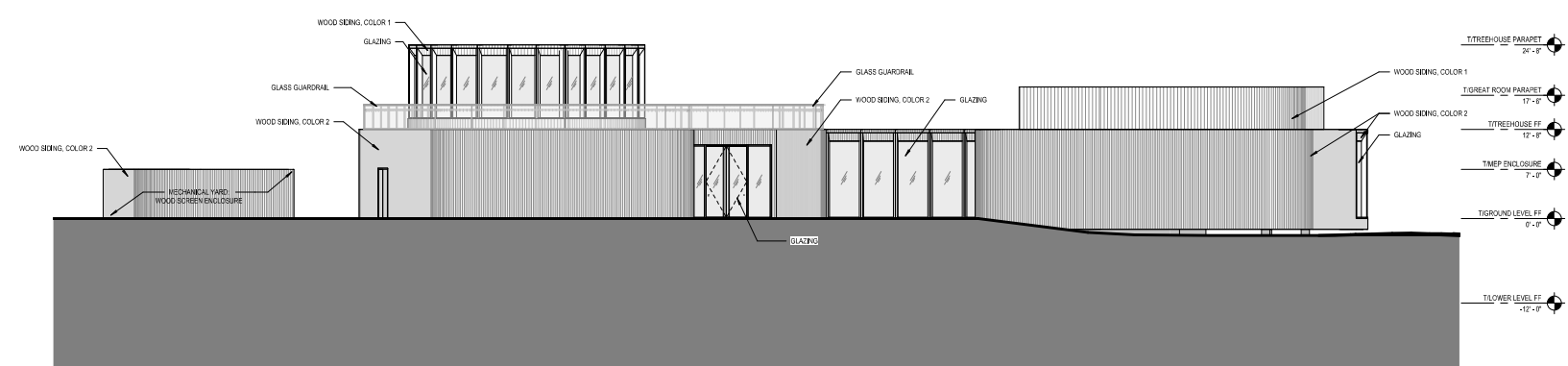
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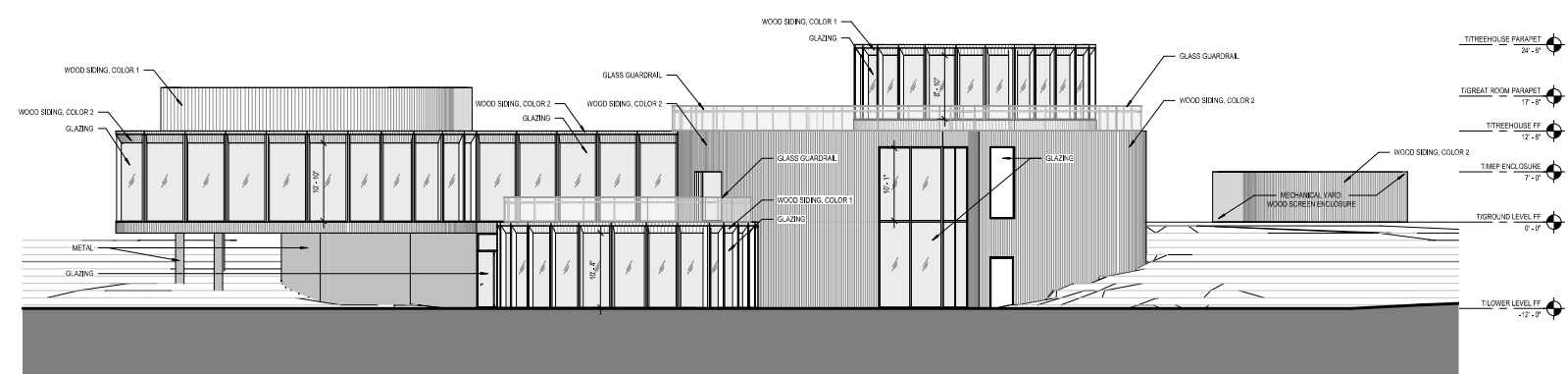
4 WEST ELEVATION
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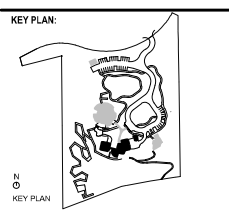
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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NO.	ISSUED PLAN
DATE	08/04/2023

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PROJECT NO. : 22013	DATE: 08/04/2023
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SHEET TITLE:
**BUILDING ELEVATIONS
LODGE**

DRAWING NUMBER:
A-200-LO-Z

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KEY PLAN:

N

KEY PLAN

[illegible]

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T 608.897.9600

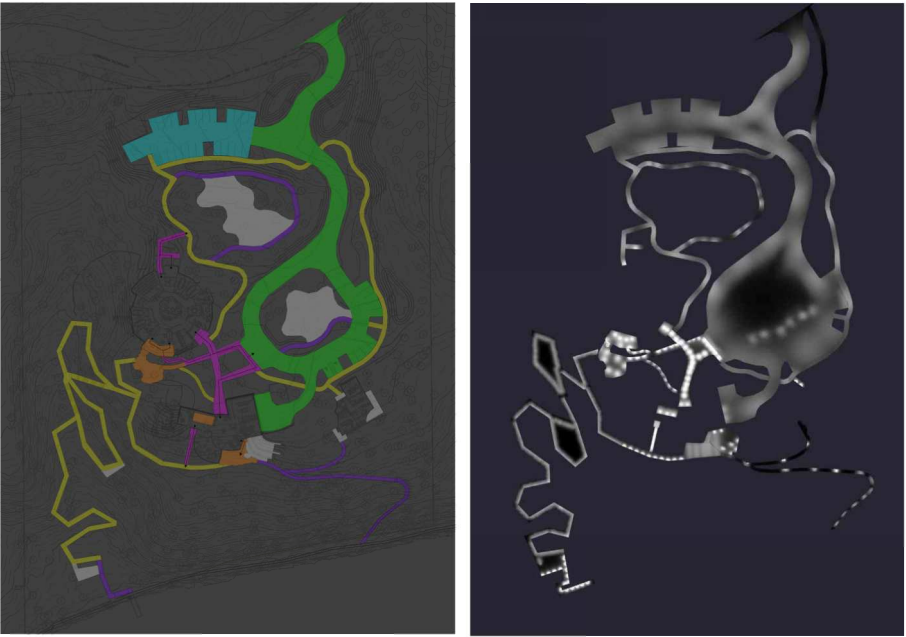
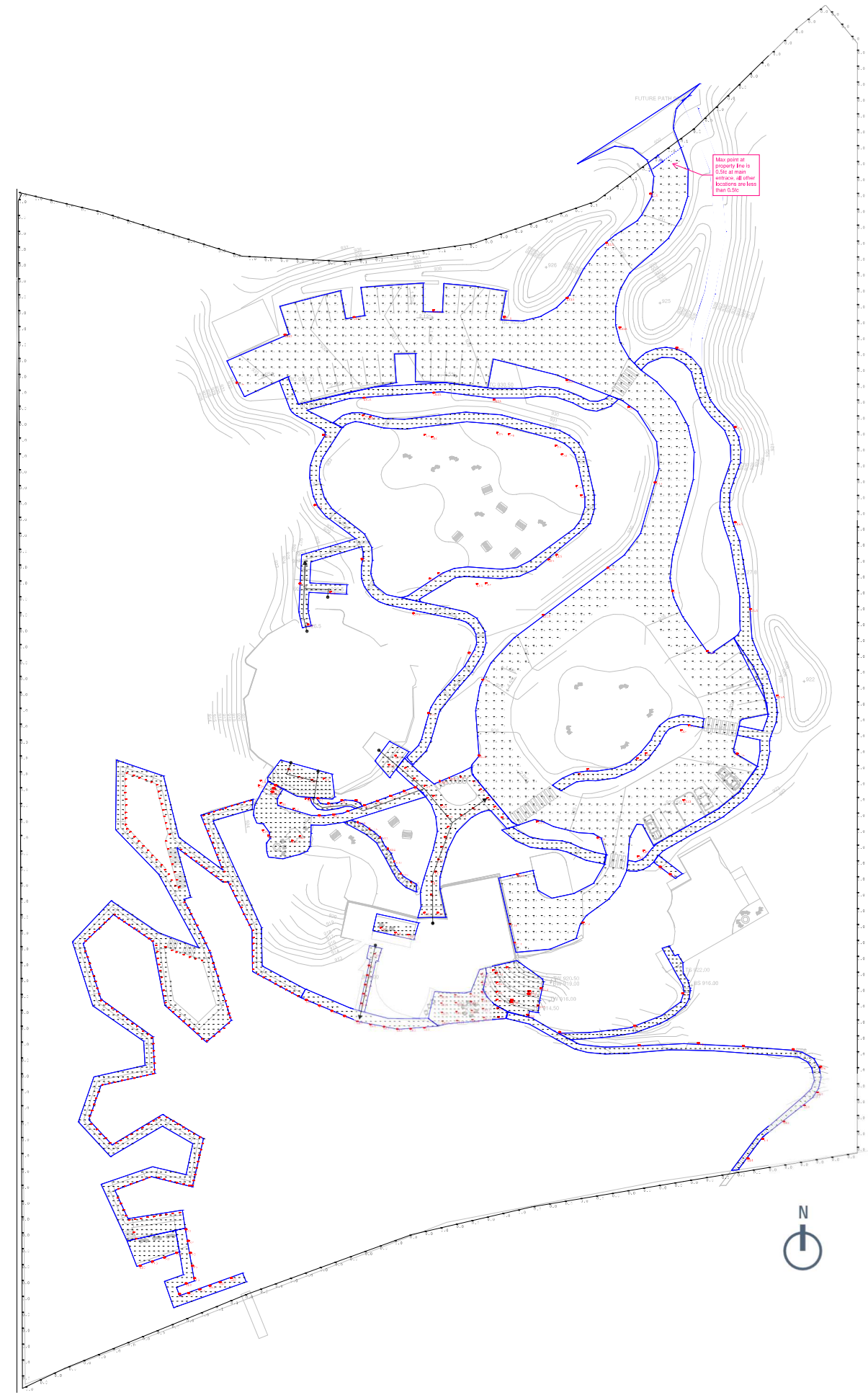
THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2080
Chicago, IL 60604
T 608.897.95

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

SHEET TITLE:
BUILDING ELEVATIONS
CABIN

A-200-CA-Z





Calculation Summary					Target Light Levels				
Label	CalcType	Units	Avg	Max	Min				
Boardwalk Deck, Top	Illuminance	Fc	2.22	17.2	0.0				
Boardwalk Deck, Top	Illuminance	Fc	1.26	37.6	0.0				
Boardwalk Top	Illuminance	Fc	1.18	5.2	0.0				
Cabin Entry Top	Illuminance	Fc	2.98	18.1	0.5				
Council Stone Path Top	Illuminance	Fc	1.98	13.0	0.4				
Council Canopy Top	Illuminance	Fc	3.40	17.1	1.4				
Council Egress Top	Illuminance	Fc	3.60	7.8	1.0				
Council Entry Top	Illuminance	Fc	3.97	9.3	0.8				
Council Ext 1 Top	Illuminance	Fc	2.38	15.5	0.5				
Covered Walkway Top	Illuminance	Fc	4.97	12.1	1.0				
Lodge Ext 1 Top	Illuminance	Fc	3.88	7.7	1.5				
Lodge Ext 2 Top	Illuminance	Fc	0.85	32.5	0.0				
Lodge Path 2 Top	Illuminance	Fc	0.27	9.5	0.0				
Lodge to Boardwalk 2 Top	Illuminance	Fc	1.97	10.5	0.3				
Lodge Entry Top	Illuminance	Fc	5.08	23.2	1.2				
Lodge Steps Top	Illuminance	Fc	1.26	6.5	0.1				
Lodge Terrace Top	Illuminance	Fc	1.77	2.8	0.8				
Pedestrian Path 2 Top	Illuminance	Fc	0.94	1.2	0.7				
Pedestrian Path 1 Top	Illuminance	Fc	1.20	3.0	0.3				
Pedestrian Path 2 Top	Illuminance	Fc	1.48	7.6	0.3				
Property Line	Illuminance	Fc	0.01	0.3	0.0				
Road 1 Top (includes parking)	Illuminance	Fc	0.28	5.8	0.2				
Savanna Knoll 1 Top	Illuminance	Fc	0.95	3.8	0.1				
Woodland Clearing 1 Top	Illuminance	Fc	1.17	3.8	0.2				
StatArea 1 (0.4 shi)	Illuminance	Fc	1.34	37.6	0.0				

Target Light Levels				
Primary Pathway	11c min egress path, 30c avg.			
Primary Gathering Area	0.50c min, 11c avg.			
Secondary Pathway	0.30c min, 11c avg.			
Roadway	0.20c min, 0.50c avg.			
Parking	0.20c min, 0.50c avg, to match roadway			
Tertiary Pathway	01c min, indicator lighting for navigation at night			
Secondary Gathering Area	01c min, landscape lighting for ambience at night			
Site Wide	Avg to not to exceed 2.40c			
42" Egress Path	Architect to Verify			

Luminaire Schedule									
Symbol	Qty	Tag	Description	Label		Lumens	Watts	LLD	LOD
1	1	LE10	DELTA LIGHT RECESSED STEPLIGHT	304330183	@ 0.5' AFG	116	11	0.850	0.850
2	26	LE11	TEGAN CATERINARY	tegan-lighting-exterior-exton_1	@ 10' AFG	205	5.3	0.850	0.850
3	13	LE14	BEGA BOLLARD LOW OUTPUT	77221_BUGA-IES-1	@ 2.5' AFG	643	10	0.850	0.850
4	2	LE14	TARGETT WALL MOUNT	1E3528DA90	@ 10' AFG	452	7	0.850	0.850
5	14	LE8	DELTA LIGHT MICRO DOWNLIGHT	BV8-GTH-33033-350	@ 10' AFG	567	8	0.850	0.850
6	12	LE2	LANDSCAPE FORMS 12' POLE	IES_ML18B1TII	@ 15.5' AFG	2371	28	0.850	0.850
7	283	LE5	KLIPPOD HANDRAIL LIGHT	LP040C-Dr-PClens-Asy	@ 2.5' AFG	130	2	0.850	0.850
8	20	LE7	DELTA LIGHT MICRO DOWNLIGHT	193519230-B-350	@ 10' AFG	479	7	0.850	0.850
9	10	LE18	LANDSCAPE FORMS 18' POLE	IES_ML18B1TIV	@ 15.5' AFG	2387	40	0.850	0.850
10	17	LE1A	LANDSCAPE FORMS 16' POLE	IES_ML18B1TII	@ 15.5' AFG	2371	28	0.850	0.850
11	24	LE5	TARGETT MONOPOINT	BLTRPFEL2MF30	@ 12' AFG	689	12	0.850	0.850
12	13	LE12	BELUX STAKE LIGHT	FL05-R04H0300XX	@ 2' AFG	229	5	0.850	0.850
13	45	LE3	BEGA BOLLARD	77221_BEGA-IES	@ 2.5' AFG	643	10	0.850	0.850
14	10	LE6	TARGETT MONOPOINTS	TARGETT-BLTRPFEL2MF30	@ 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 0.51c 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 0.31c
 - (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

307 Constance Blvd
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KEY PLAN:

SEAL:

NOT FOR CONSTRUCTION

1 15000 FOR PERMITS 23.08.04

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

DRAWING NUMBER:

November 1, 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 October 24, 2023:

1. Sheet C-500 (Grading & Erosion Control Plan): We normally do not allow new structures in the 100-year overland flow route. Please show the following to confirm the new structures will not cause onsite or offsite issues:

- a. Plan view of the boundary of the 100-year overland flow route with existing and planned obstructions.

Exhibit 2 of the Storm Water Management Report (pg. 15) has been updated to show the 100-year overland flow route boundary. Additionally, sheets have been added to Appendix E (pgs. 225-229) to show the four cross-sections referenced in Exhibit 2 with existing trees and proposed boardwalk pilings. These documents are included with this letter for reference. A Manning roughness coefficient (n) of 0.15 was used in our channel analysis, which is a typical n-value for medium dense brush and dense willows in natural stream channels.

As shown in Exhibit 2, the 100-year overland flow route is contained within the WLC property, and the proposed boardwalk will not cause any issues onsite or offsite to the neighboring property to the west. The hydraulic grade line (HGL) for the 100-year storm event varies from a water depth of 1.91' near the proposed shed (cross-section A-A) to 0.98' near the bottom of the drainage path discharging to Geneva Lake (cross-section D-D). The table below summarizes the results of the 100-year overland flow route analysis:

Channel Cross-Section	Location	Bottom of Channel Elevation	Top of Channel Elevation		100-Yr Channel Elevation	100-Yr Water Depth
			West P/L	East-structure elevation		
A-A	50' South of P/L (west of prop. shed)	931.24	947.5	933.39	933.15	1.91 ft
B-B	300' South of P/L (west of Council bldg)	905.18	922.55	926.50	907.05	1.87 ft
C-C	470' South of P/L (west of Lodge bldg)	890.64	909.46	913.00	891.86	1.22 ft
D-D	90' North of Geneva Lake	873.38	880.68	-	874.36	0.98 ft

Additionally, Chapter 88, Drainage of Lands, of the Wisconsin Statutes protects public and private property rights and interests by addressing potential obstructions. Section 88.90 states "Whenever any natural watercourse becomes obstructed so that the natural flow of water along the same is retarded by the negligent action of the owner, occupant or person in charge of the land on which the obstruction is located, the owner or occupant of any lands damaged by such obstruction may request the removal thereof by giving notice in writing to such owner, occupant or person in charge of the land on which the obstruction is located."

- b. The location, size, and details for the structural elements that are within or just outside the overland flow boundary including the boardwalk, boardwalk support posts, and support post foundations.

See above. Details are provided with updated plan sheets and SWMR.

- c. Verification from the designer of the boardwalk structure that the supports are properly located for the structural design. We will likely recommend an as-built survey.

A final design submittal, including support calculations, sealed by a Professional Engineer licensed in the State of Wisconsin will be provided during the building permit submittal process. At this time, we anticipate the 6' wide boardwalk will be supported by 3" dia. helical support piles with 10' post spacing. Any required bracing between posts will be installed above the 100-year overland flow elevation. The current boardwalk design detail sheet L-880 is included in this submittal for reference.

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

- a. Show water main alignment stationing.

Plan sheet has been updated to show water main alignment stationing.

- b. Biofilter A

- Verify that the outlet control structure rim elevation is 928.50 matching the calculations.

Calculations are correct, sheet C-700 corrected to show 928.50 rim elevation.

- The plan shows an 8-inch outlet pipe, but the details and calculations show a 6-inch pipe. Verify that the calculations are correct.

Calculations are correct, sheet C-700 corrected to show 6-inch pipe.

- The Hydrocad calculations show a 4-inch underdrain; the plans and WinSLAMM calculations show a 6-inch underdrain. Verify that the calculations are correct.

WinSLAMM calculations are correct, Hydrocad calculations corrected to show 6-inch pipe.

- c. Biofilter B: Verify that the outlet control structure rim elevation is 925.75, matching the calculations.

Calculations are correct, sheet C-700 corrected to show 925.75 rim elevation.

- d. Biofilter D: Verify that the outlet control structure rim elevation is 922.75 matching the calculations.

Calculations are correct, sheet C-700 corrected to show 922.75 rim elevation.

- 3. Sheet C-800 (Construction Details) - Biofilter B: Verify that the 12-inch and 6-inch pipe invert elevations are 922.25 on the "Biofilter B concrete outfall structure detail."

Calculations and Sheet C-700 are correct, sheet C-800 corrected to show 922.25 invert.

- 4. Sheet C-809 (Construction Details): Provide the outlet structure details to match the calculations.

Sheet C-809 updated to match calculations and show 915.25 invert.

5. Stormwater Management Report - Storm channel analysis:

- a. Tie the location of the analyzed cross-sections to the property lines. They are not shown on Exhibit 2 as noted in the response letter.

Exhibit 2 (pg. 15 of the SWMR and included with this letter) has been updated to show the four analyzed cross-sections (A-A, B-B, C-C and D-D).

- b. Include existing and proposed obstacles (existing trees and underbrush, proposed building fill, proposed boardwalk, proposed boardwalk support posts, and proposed support post bases) in the calculations to determine the boundary of the 100 year overland flow route.

Sheets added to Appendix E (pgs. 225-229) and included in this letter to show the four cross-sections referenced in Exhibit 2 with existing trees and proposed boardwalk pilings. The 100-year overland flow boundary was also drawn and added to Exhibit 2. The n-value of the cross-section model is approximately double what it should be ($n=0.15$ is equivalent to dense brush with many downed trees). This provides an extremely conservative estimate and that is what is shown in Appendix E and Exhibit 2. Please note, the scaling on the cross-section views are very different in the model versus the sheets added to Appendix E with the trees and boardwalk shown.

Please feel free to contact me if you have any questions on the submitted information.

Respectfully,

RUEKERT & MIELKE, INC.

Violet V. Razo

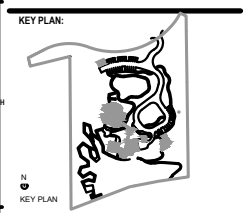
Digitally signed by Violet V. Razo
DN: C=US,
E=VRazo@ruekert-mielke.com,
CN=Violet V. Razo
Date: 2023.11.01 11:35:26-05'00'

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



- LEGEND
- BASIN A-1
 - BASIN A-2
 - FROM OFF SITE
 - BASIN B-1
 - BASIN B-2
 - BASIN C-1
 - BASIN C-2
 - BASIN D-1
 - BASIN D-2
 - UNDETAINED

- GENERAL NOTES
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SEAL:

4	VILLAGE COMMENTS	10/25/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	8/9/2023
1	VILLAGE COMMENTS	8/2/2023

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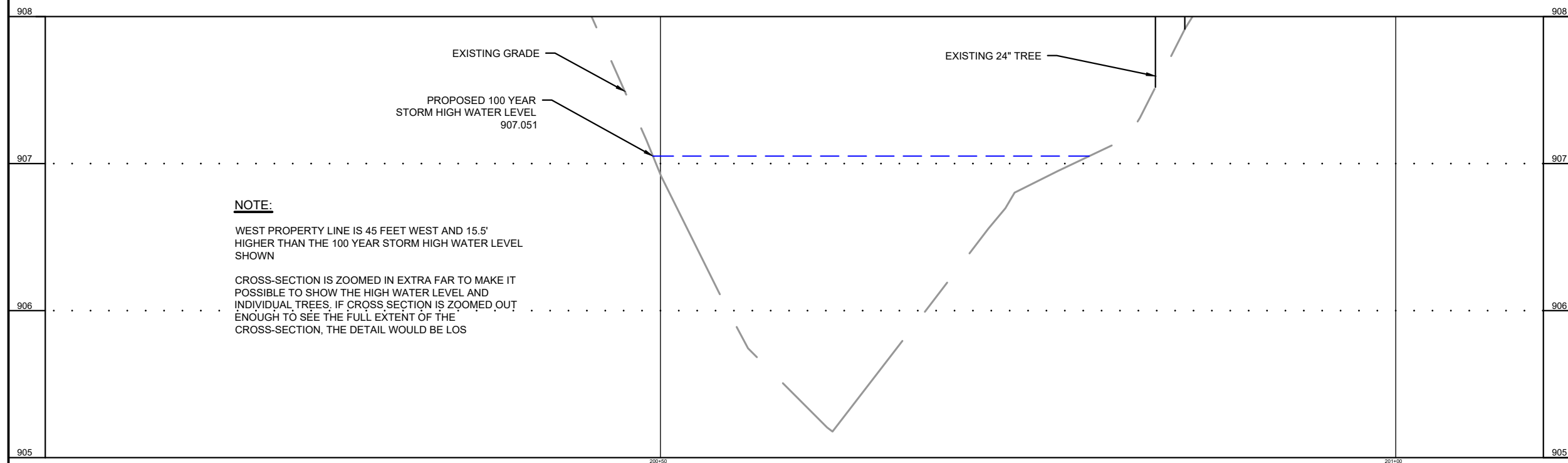
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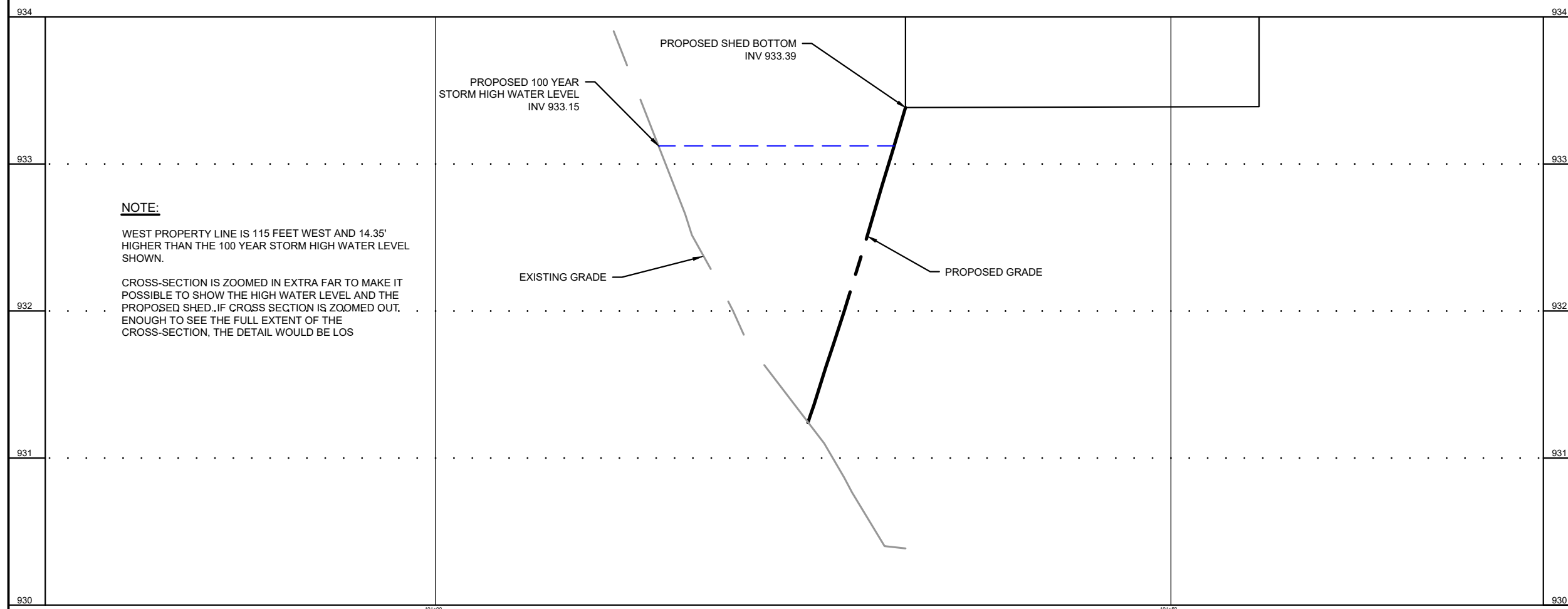
PROJECT NO.:
DRAWING: GSD
CHECKED: VVB
SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

DRAWING NUMBER:

GENEVA LAKE



CROSS SECTION B-B
HORZ 1" = 2.5'; VERT 1" = 0.25'



CROSS SECTION A-A
HORZ 1" = 2.5'; VERT 1" = 0.25'

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KEY PLAN:



SEAL:

[illegible]

ARCHITECT:

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PROJECT NO. :

DRAWN: GGD DATE: 9/8/2023

CHECKED: VVR SCALE:

SHEET TITLE:

DRAWING NUMBER:

Channel Report

Project filename: Channel model.cst

Culvert Studio v 2.0.0.29

10-27-2023

Channel Cross Section A-A

Channel 1

USER-DEFINED

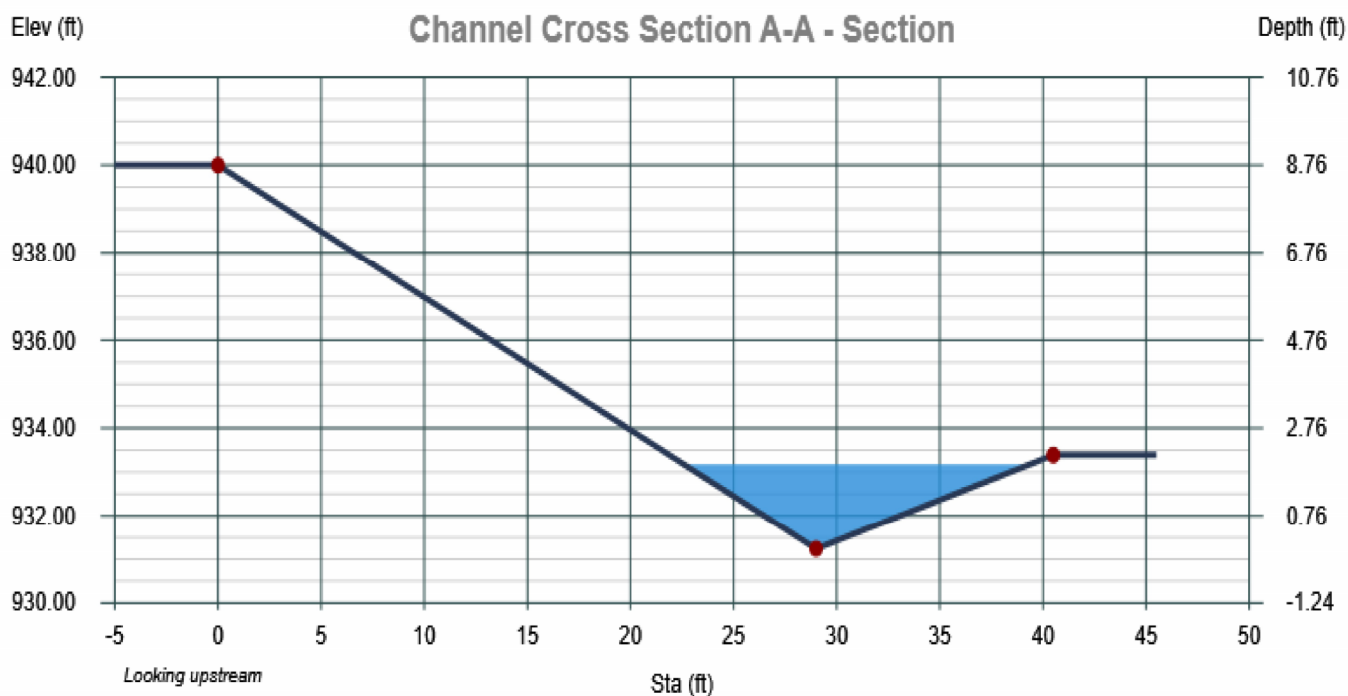
Total Depth = 8.76 (ft)
 Invert Elevation = 931.24 (ft)
 Channel Slope = 0.106 (ft/ft)
 Manning's n = Composite

DISCHARGE

Method = Known Q
 Known Q = 48.13 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Top Width	Crit Depth	HGL	EGL
(cfs)	(ft)	(sqft)	(ft/s)	(ft)	Composite	(ft)	(ft)	(ft)	(ft)
48.13	1.91	15.79	3.05	17.00	0.150	16.54	1.51	933.15	933.29



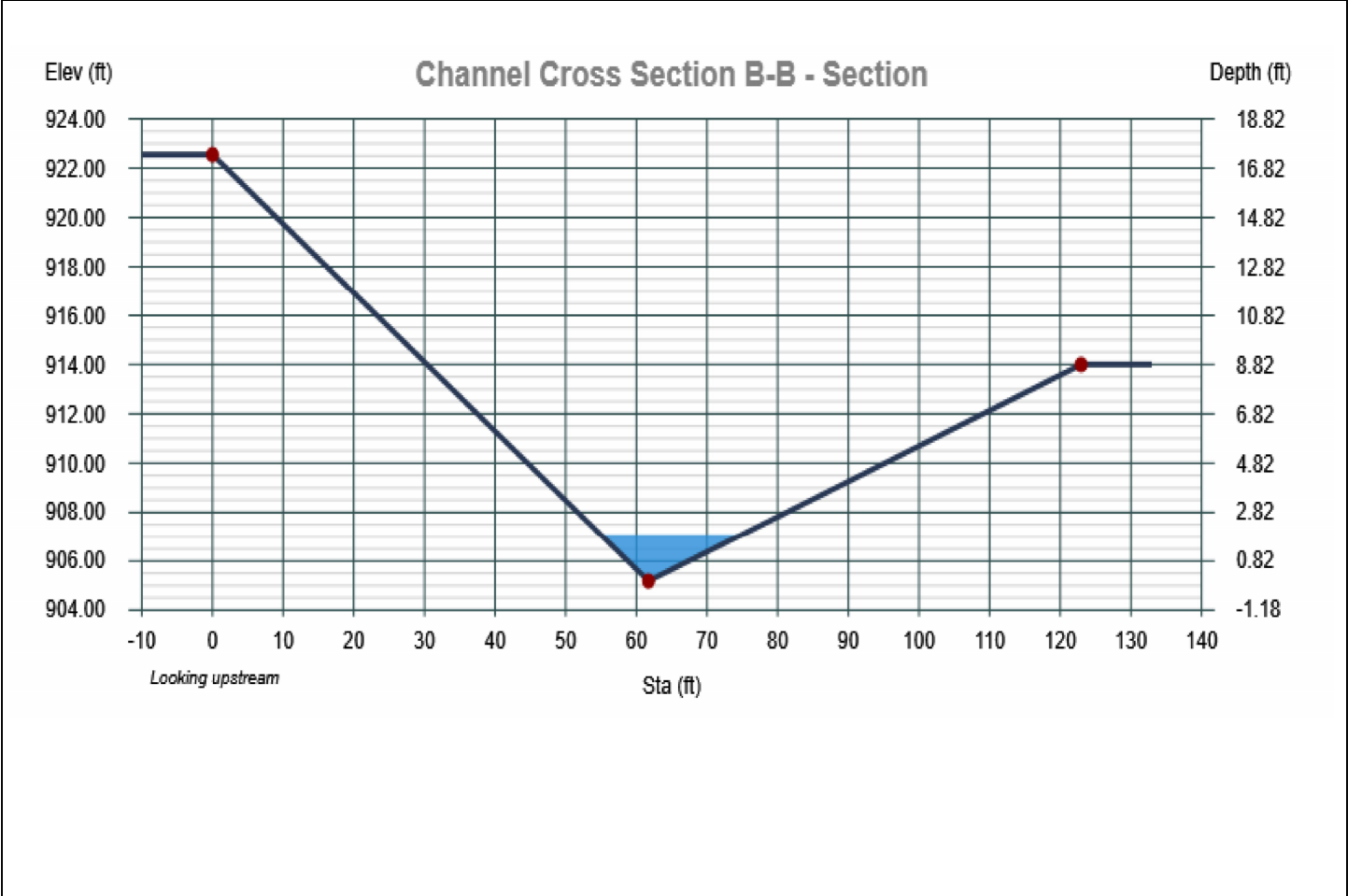
Channel Cross Section B-B

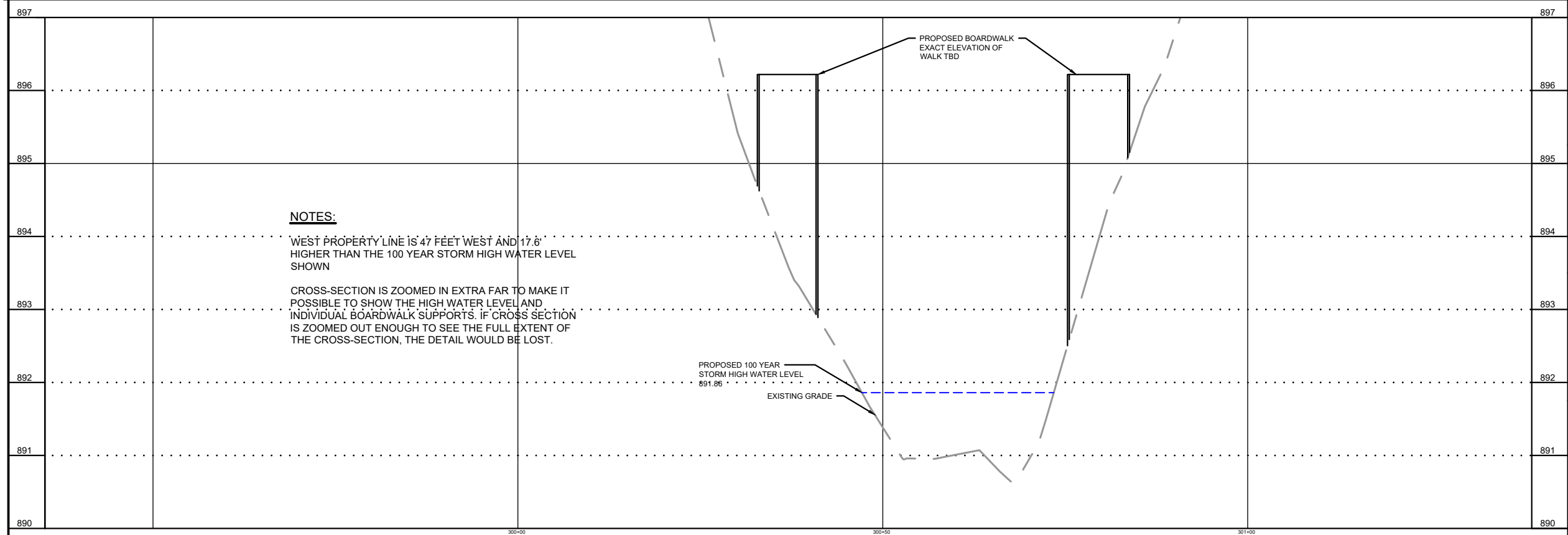
Channel 2

USER-DEFINED		DISCHARGE	
Total Depth	= 17.37 (ft)	Method	= Known Q
Invert Elevation	= 905.18 (ft)	Known Q	= 52.93 cfs
Channel Slope	= 0.097 (ft/ft)		
Manning's n	= Composite		

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Top Width	Crit Depth	HGL	EGL
(cfs)	(ft)	(sqft)	(ft/s)	(ft)	Composite	(ft)	(ft)	(ft)	(ft)
52.93	1.87	18.35	2.88	20.02	0.150	19.63	1.45	907.05	907.18

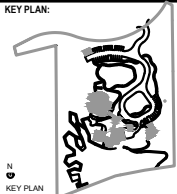




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KEY PLAN:

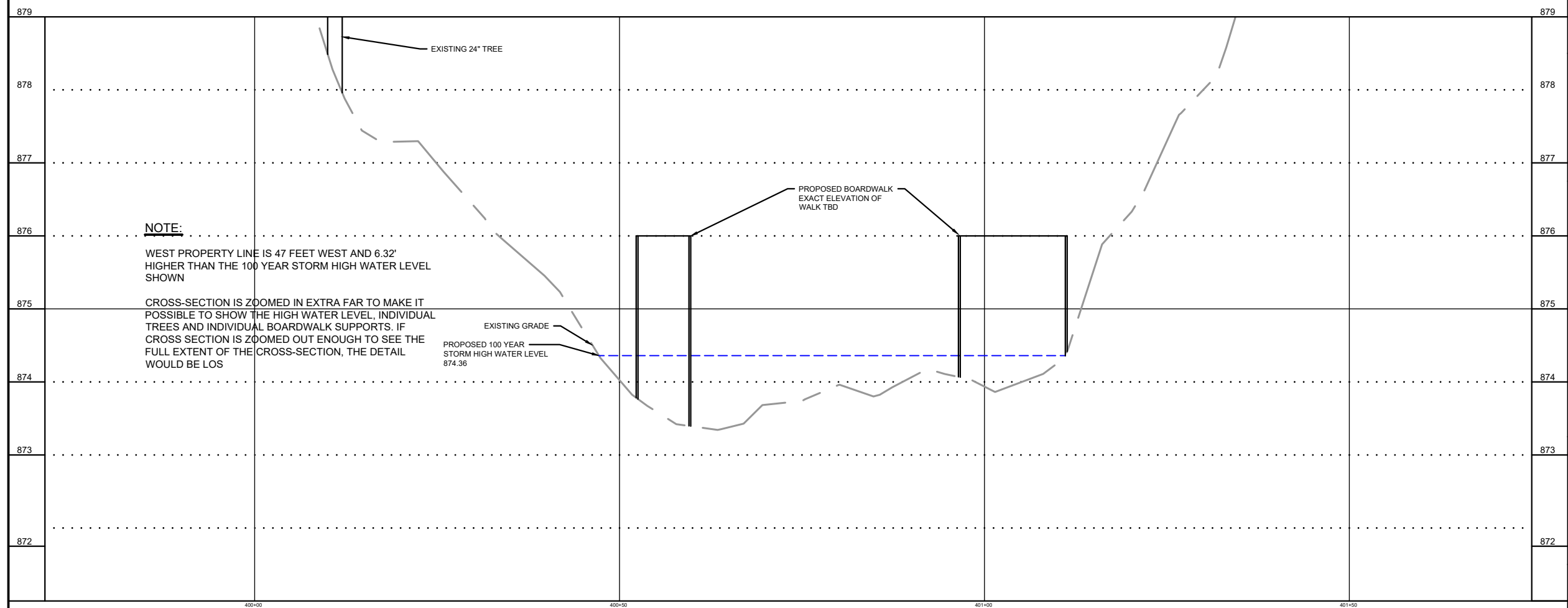


N
KEY PLAN

SEAL:

SECTION C-C

HORZ 1" = 2.5', VERT 1" = 0.25'



5	WATER MAIN STATIONING	10/31/2023
4	VILLAGE COMMENTS	10/20/2023
3	VILLAGE COMMENTS	9/15/2023
2	DESIGN DEVELOPMENT	9/8/2023
1	VILLAGE COMMENTS	9/15/2023
NO.	ISSUED FOR	DATE

ARCHITECT:

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PROJECT NO. :

DRAWN: GGD DATE: 9/8/2023

CHECKED: VVR SCALE:

SHEET TITLE:

DRAWING NUMBER:

Channel Report

Project filename: Channel model.cst

Culvert Studio v 2.0.0.29

10-27-2023

Channel Cross Section C-C

Channel 3

USER-DEFINED

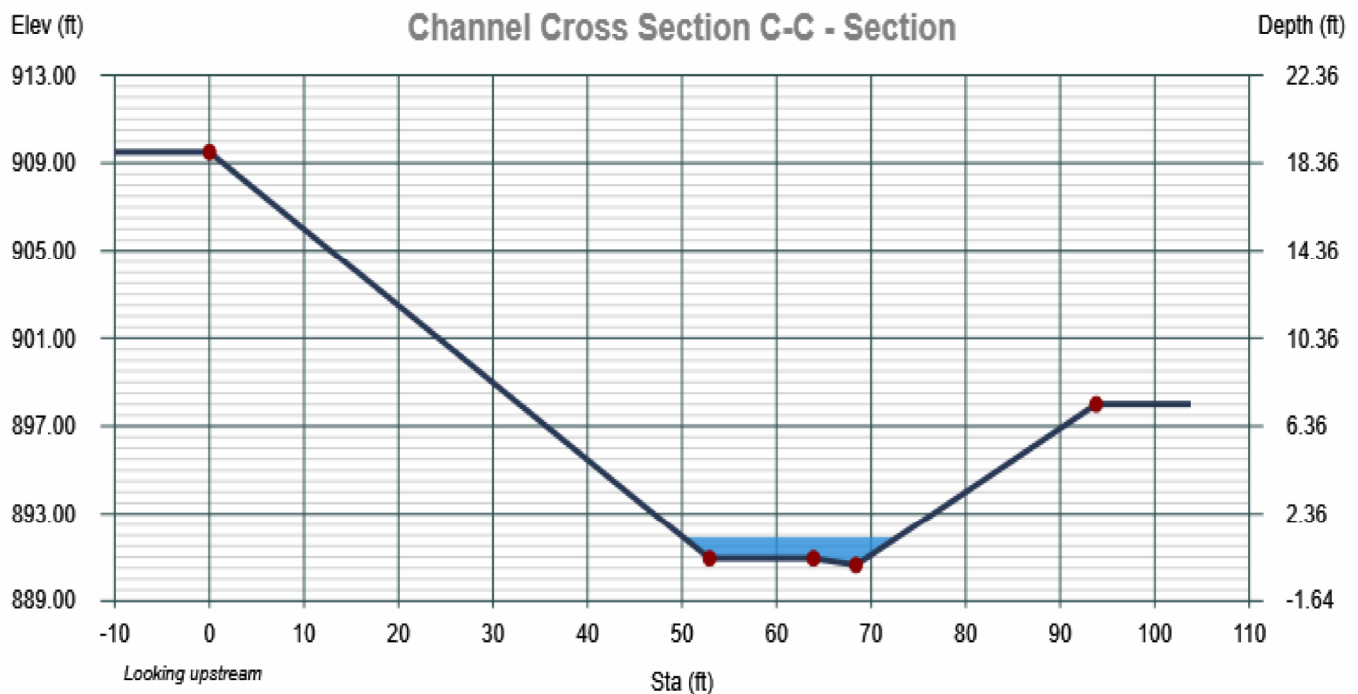
Total Depth = 18.87 (ft)
Invert Elevation = 890.64 (ft)
Channel Slope = 0.127 (ft/ft)
Manning's n = Composite

DISCHARGE

Method = Known Q
Known Q = 57.73 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Top Width	Crit Depth	HGL	EGL
(cfs)	(ft)	(sqft)	(ft/s)	(ft)	Composite	(ft)	(ft)	(ft)	(ft)
57.73	1.22	18.71	3.09	22.67	0.150	22.33	0.95	891.86	892.01



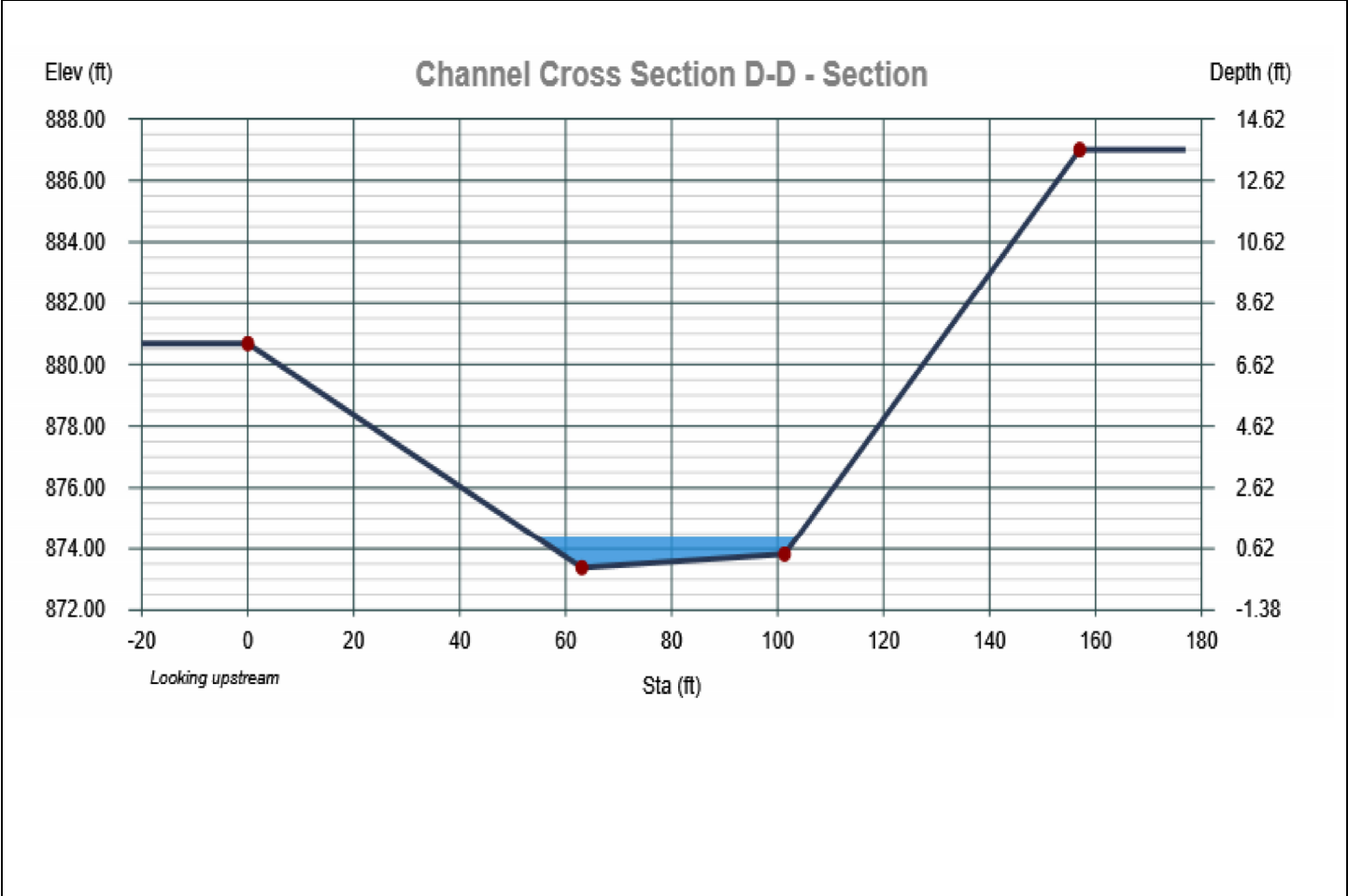
Channel Cross Section D-D

Channel 4

USER-DEFINED		DISCHARGE	
Total Depth	= 13.62 (ft)	Method	= Known Q
Invert Elevation	= 873.38 (ft)	Known Q	= 67.33 cfs
Channel Slope	= 0.069 (ft/ft)		
Manning's n	= Composite		

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Top Width	Crit Depth	HGL	EGL
(cfs)	(ft)	(sqft)	(ft/s)	(ft)	Composite	(ft)	(ft)	(ft)	(ft)
67.33	0.98	33.84	1.99	49.13	0.150	49.00	0.66	874.36	874.42





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.

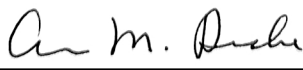
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

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)

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.

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

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 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

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 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.

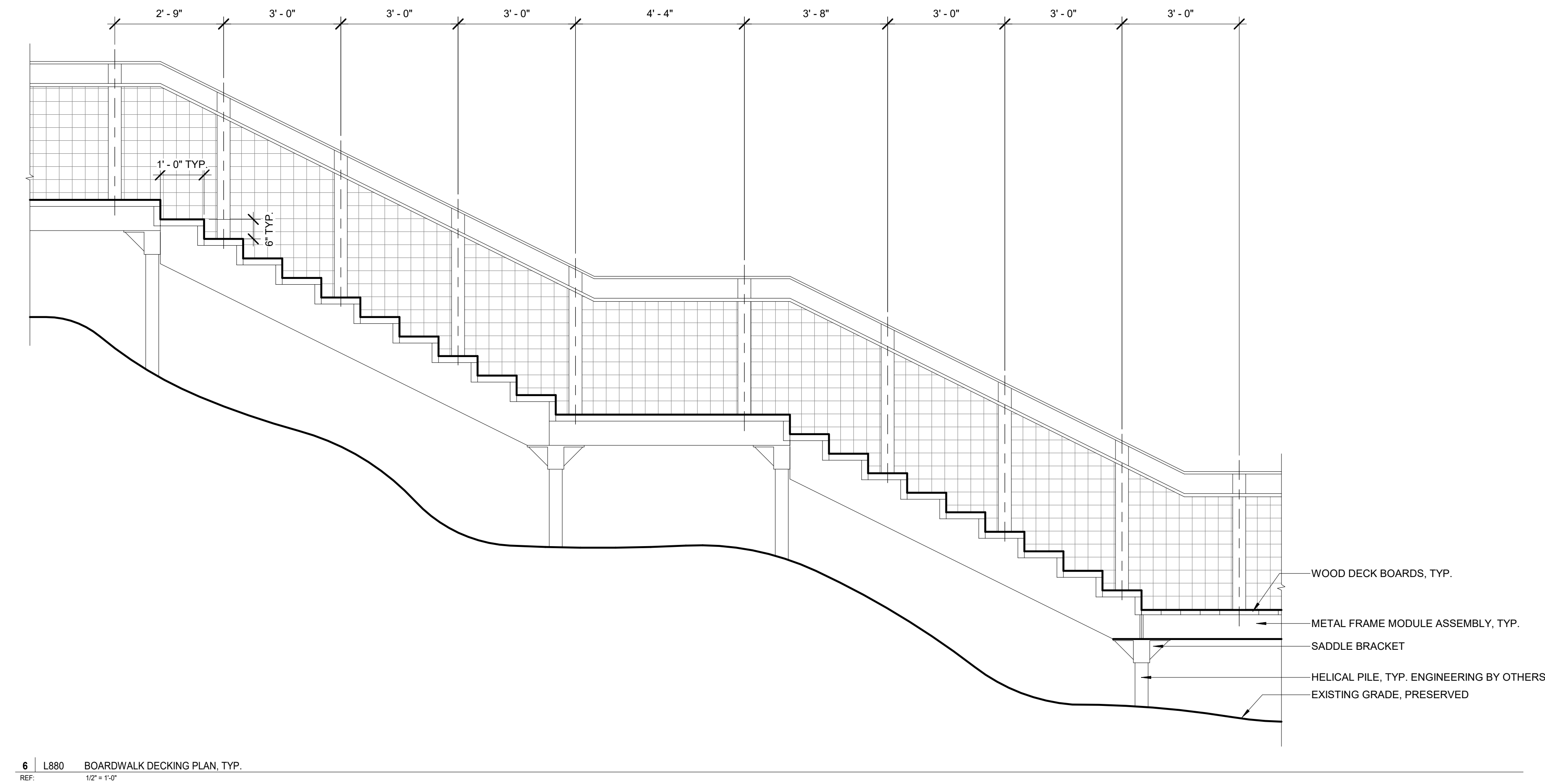
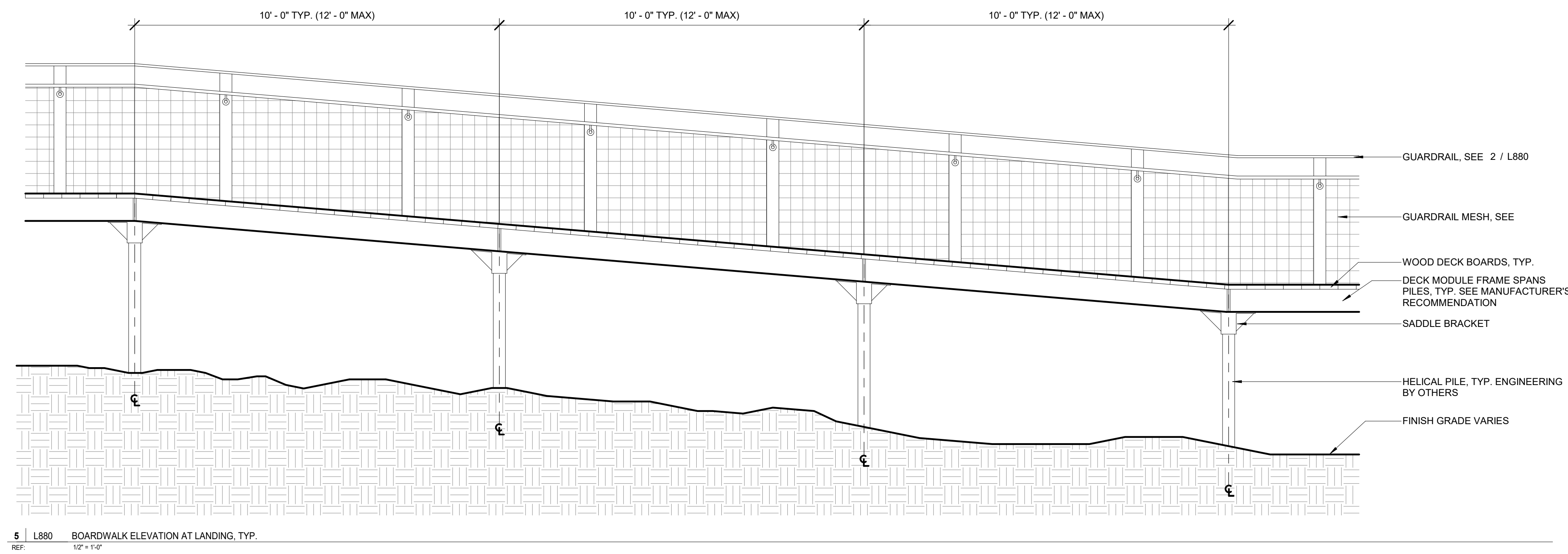
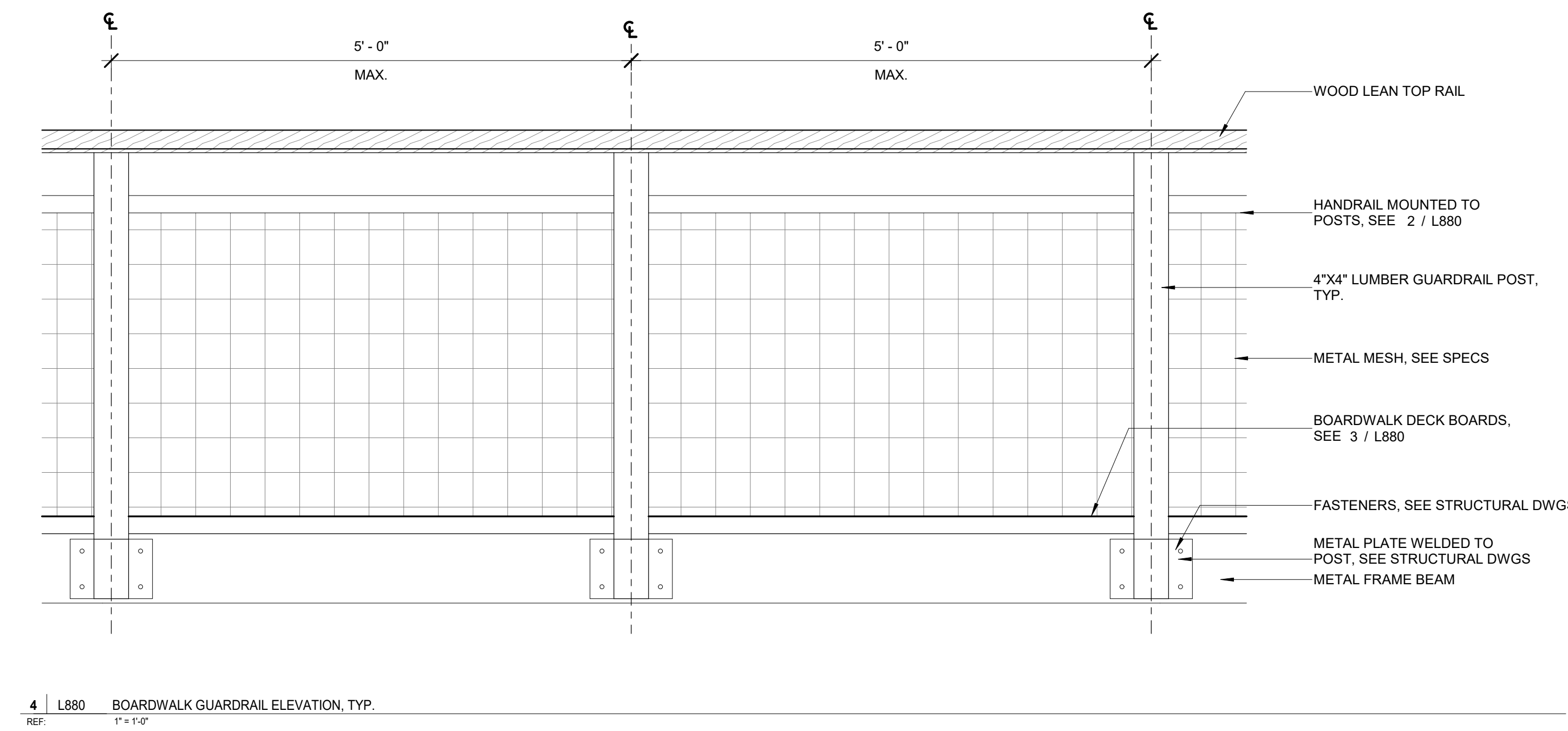
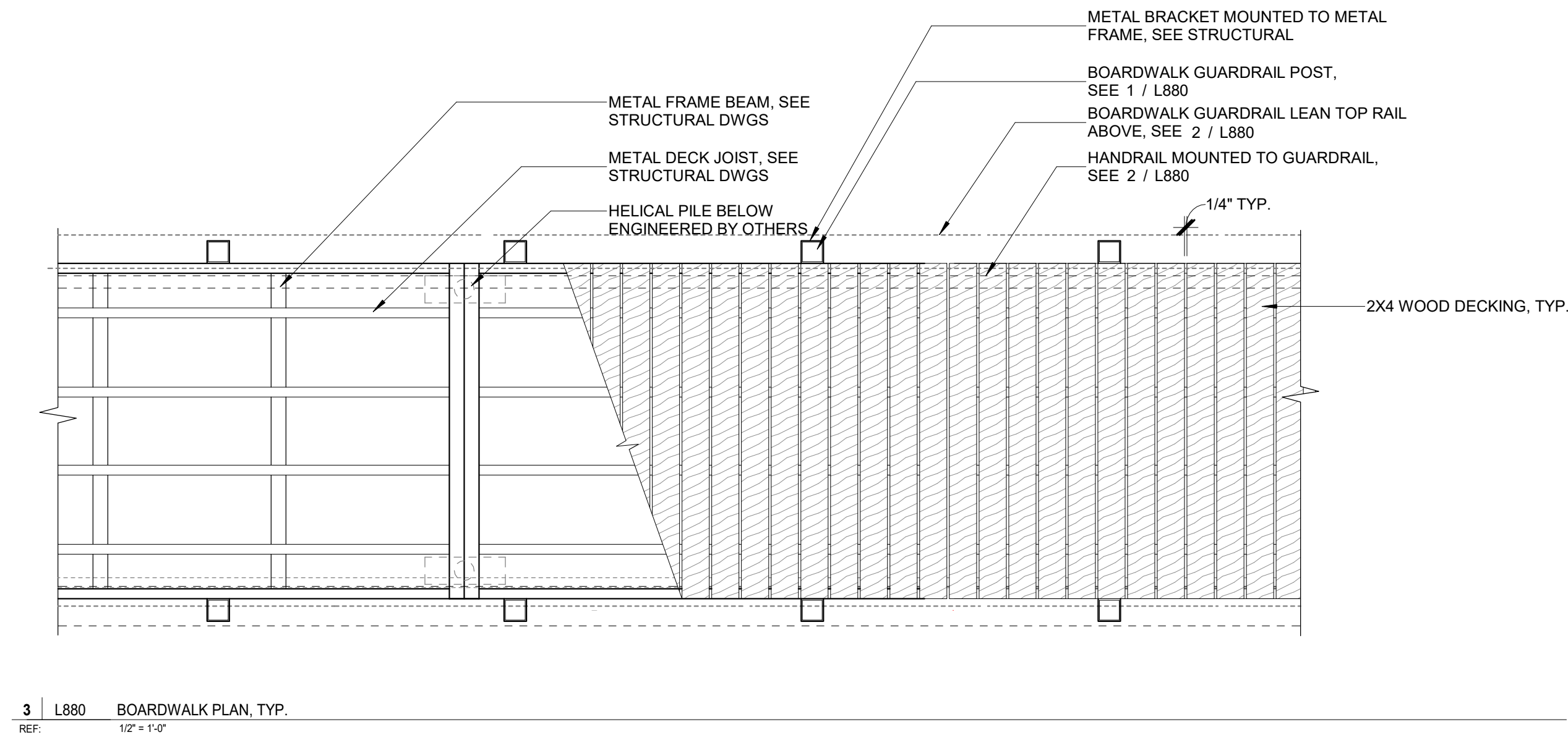
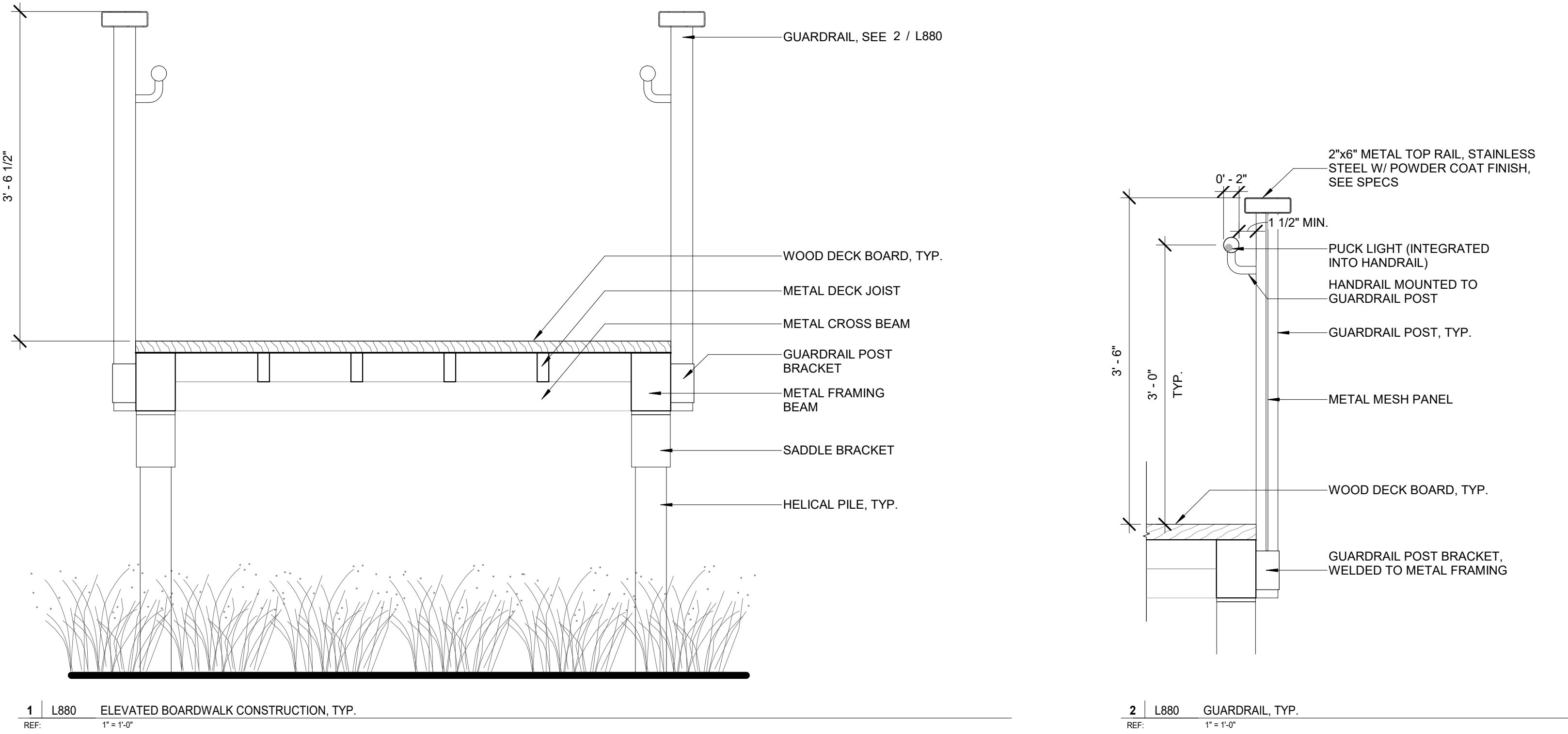
Determination of required buffer yard. The determination of buffer yard requirements is a two-staged process. First, the required level of buffer yard opacity is determined using Figure 390-0909A.^[1] Opacity is a quantitatively derived measure that indicates the degree to which a particular buffer yard 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



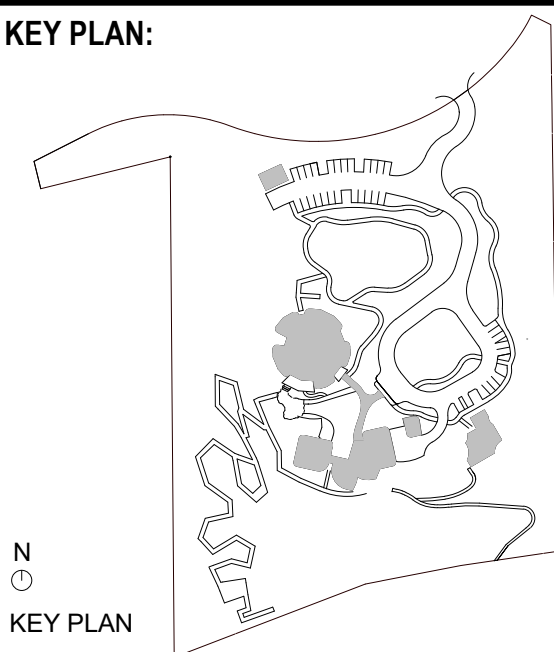
WOMEN'S LEADERSHIP CENTER

259 Constance Blvd
Williams Bay, WI 53191

GENERAL NOTES

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KEY PLAN:



SEAL:

NOT FOR CONSTRUCTION	
2	DESIGN DEVELOPMENT
NO.	ISSUED FOR
09/08/2023	DATE

ARCHITECT:

Studio Gang

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ACOUSTICS AND AV
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PROJECT NO. : 22013

DRAWN: PG, ES DATE: 09/08/2023

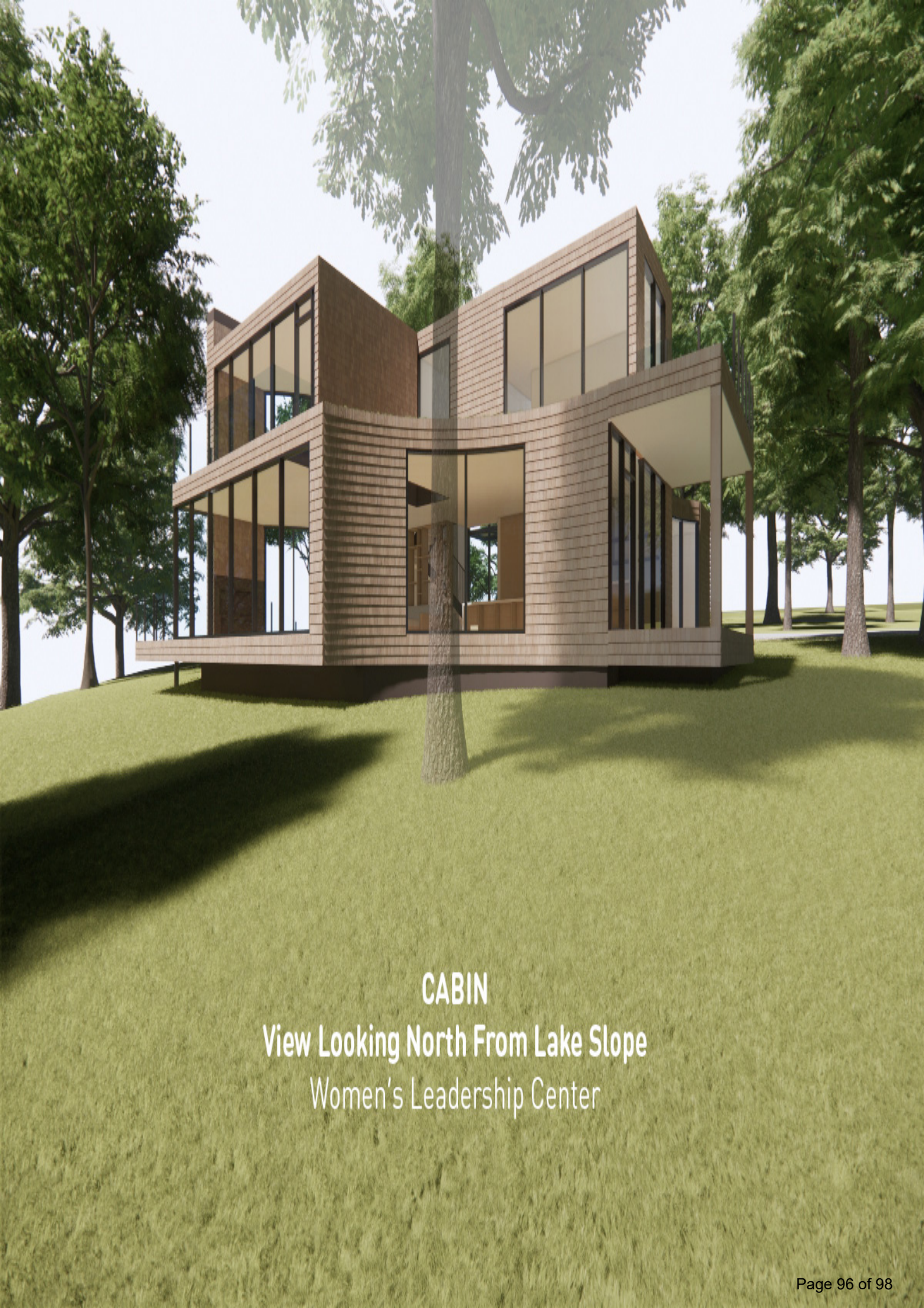
CHECKED: SL SCALE: As indicated

SHEET TITLE:

DETAILS - BOARDWALK

DRAWING NUMBER:

L880



CABIN

View Looking North From Lake Slope

Women's Leadership Center



COUNCIL

View Looking Northwest From Dropoff
Women's Leadership Center



LODGE

View Looking Northeast From Lake Slope
Women's Leadership Center