



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING

MONDAY, DECEMBER 4, 2023 AT 6:00 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. **Items for Discussion**
 - A. Consider a Motion to Convene Into Closed Session
 - 1. Pursuant to the exemption contained in Wis. Stats. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
 - Recreation Director position
 - 2. Pursuant to the exemption contained in Wis. Stats. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business.
 - Development Agreement with Constance Woods, LLC
 - B. Motion to reconvene into open session
 - C. Possible discussion of/action for those items discussed in closed session
- V. **PUBLIC COMMENTS**
- VI. **Other Items for Discussion, Consideration, or Action**
 - A. Development Agreement with Constance Woods, LLC
- VII. **Plan Commission**
 - 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.

- B. 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. Minutes

- A. Village Board Meeting Minutes of November 20, 2023

IX. Presentation of accounts and petitions

- A. Payroll ending 11-17-2023 in the amount of \$42,221.89
- B. Accounts Payable Unpaid dated 12-01-2023 in the amount of \$352,393.43

X. Public Hearing - Proposed Village of Williams Bay Annual Budget for Year 2024

- A. Open Public Hearing
- B. 2024 Budget Public Hearing Notice
- C. 2024 Proposed Budget Presentation
- D. Close Public Hearing

XI. Adoption of Year 2024 Annual Budget & Establishing The Property Tax Levy for the Village of Williams Bay

- A. Resolution R-83-23 Adopting The 2024 Annual Budget and Establishing The Property Tax Levy For The Village of Williams Bay

XII. President's Remarks

- A. Request by Williams Bay School to make an informational presentation in 2024 on a possible referendum.

XIII. Ordinances and Resolutions

- A. Resolution R-81-23 Updating Signatory Cards Authorizations With Various Financial Institutions For The Village of Williams Bay

XIV. Public Comments

XV. Other Items for Discussion, Consideration, or Action

- A. Resolution R-84-23 Approving Amendments to the Police Department Hiring and Promotion Procedure Eliminating Requirement to Post Part-Time Employment Applications.
- B. Resolution to Appoint Election Inspectors for the 2024-2025 Term

XVI. Adjournment

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

Posted: 12/01/2023 5:00 PM

(November ____, 2023)

Sent via email: lblackbourn@godfreylaw.com

Attorney Lisle W. Blackbourn
Godfrey Law
354 Seymour Court
Elkhorn, WI 53121

RE: Women's Leadership Center Project

Dave,

Attached you will find the initial draft of a proposed Development Agreement between the Village of Williams Bay and Constance Woods, LLC. The proposed agreement addresses all of the easements requested by the village. I understand that your client may not agree with providing all of the requested easements, in which case, you can propose revisions to the document. The proposed agreement and your proposed revisions would be provided to the village board for its consideration on December 4th.

In the documentation you provided to me on November 22nd, it appeared that your client was concerned about the loss of trees if a drainage easement were granted and if a sanitary sewer easement were granted along the west boundary of the property. The village would not be removing trees within the storm water drainage easement boundary. It is also unlikely that the village would be removing trees within the sanitary sewer main easement proposed to be located adjacent to the west boundary of the property. As noted in Section 2.7 of the agreement, if the village cannot obtain a similar easement on the property adjacent to the west boundary of the property, using the directional drilling method for installation of the sanitary sewer main, it is unlikely that any, or only a very few trees would be removed during the installation process.

Thank you.

Very truly yours,

CONSIGNY LAW FIRM, S.C.

By:

Mark A. Schroeder
email: mschroeder@janesvillelaw.com

MAS/kk
Enclosure

DEVELOPMENT AGREEMENT

This Development Agreement (Agreement) is made this _____ day of _____, 2023 between the Village of Williams Bay, Walworth County, Wisconsin (Village) and Constance Woods, LLC, an Illinois Limited Liability Company (Developer).

RECITALS

WHEREAS, Developer is owner of certain real property in the Village, known as Tax Parcel No. WA 499800001 (the Property), the legal description of which is as follows; and

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. ¼ of the SW. ¼ of Section 1 and the NE. ¼ of the NW. ¼ of Section 12, T.01N., R. 16E., Village of Williams Bay, Walworth County, Wisconsin.
Part of Tax Key No. WAS 00001A.

WHEREAS, Developer has submitted the Site Plan for the Property, incorporated herein as Exhibit 1, which Site Plan has been reviewed by the Village Plan Commission and Village Board; and

WHEREAS, the Village has approved the Site Plan subject to the entering into of this Agreement to govern the obligations of the Village and Developer in the development of the Property consistent with the Site Plan.

NOW, THEREFORE, the Village and Developer agree to the following provisions.

SECTION 1. RESTATEMENT OF RECITALS

1.1. Recitals Incorporated. The Recitals set forth above are incorporated into this Agreement by reference as if set forth in full herein, and are made a part of this Agreement.

SECTION 2. EASEMENTS

2.1. Developer shall grant to Village a new municipal water main easement on the Property as shown on the Site Plan and as provided for in the Municipal Water Main Easement Agreement, incorporated herein as Exhibit 2, which agreement will be accepted by the Village.

2.2. Effective as of the date of completion of the water main and its acceptance by the Village as addressed in Section 4, Developer and Village shall release and terminate the existing water main easement on the Property, as shown on the Site Plan and as provided for in two (2) documents entitled Release and Termination of Existing Water Main Easement, which are incorporated herein as Exhibit 3 and Exhibit 4.

2.3. Developer shall grant to Village a sanitary sewer main easement on the Property adjacent to the Geneva Lake lakeshore, as shown on the Site Plan and as provided for in the Sanitary Sewer Main Easement Agreement, incorporated herein as Exhibit 5, which agreement will be accepted by the Village.

2.4. Developer and Village shall release and terminate the existing sanitary sewer easement on the Property, adjacent to the Geneva Lake Lakeshore, as shown on the Site Plan and as provided for in the Release and Termination of Existing Sanitary Sewer Easement, which is incorporated herein as Exhibit 6.

2.5. Developer shall provide Village with a storm water drainage easement over that part of the western portion of the Property located within the 100-year flood boundary, as determined by the Village Engineer, the boundaries of which are shown on Exhibit 7 which is incorporated herein. Said easement shall prohibit the location of all structures within the easement area, provided that Developer shall be permitted to construct an elevated walkway within the easement area, as shown on Exhibit 1, as approved by the building inspector. Developer shall be responsible for removing debris which is held in place by the support structure of the elevated walkway. At a minimum, debris shall be removed by November 1st of each year.

2.6. Developer shall provide Village with a 10- foot- wide easement for drainage and pedestrian travel located along the north boundary of the Property adjacent to Constance Boulevard. The Village will use these easements for the reconstruction of Constance Boulevard.

2.7. Developer shall provide Village with a 20-foot-wide sanitary sewer main easement adjacent to the west boundary of the Property. The Village will attempt to obtain a similar easement on the parcel adjacent to the west boundary of the Property, and will vacate the easement on the Property if successful. Every effort will be made by the Village to minimize tree removal during construction of the sanitary sewer main, including directional drilling. No trees are anticipated to be removed outside of the easement area addressed in Sections 2.3 and 2.4 Any such trees will be replaced with two trees for each one tree removed, at a mutually agreeable location.

2.8 Developer shall not plant trees within the easements granted in this Section 2.

SECTION 3. SANITARY SEWER MAIN

3.1. Village shall be responsible for, and will undertake all necessary repairs and cleaning of the existing sanitary sewer main on the Property adjacent to the Geneva Lake lakeshore, prior to the occupancy of any structures to be constructed and located on the Property. This shall be at no cost to Developer.

SECTION 4. WATER MAIN

4.1. Village shall provide Developer with the required approval letter needed by the State of Wisconsin Department of Natural Resources (DNR) to permit the new water main at the location as shown on the Site Plan and within the area described in the Municipal Water Main Easement incorporated as Exhibit 2.

4.2. Upon receipt of the DNR approval letter referenced in Section 4.1, Developer agrees to construct, install and furnish a new water main at the location as shown on the Site Plan and within the area described in the Municipal Water Main Easement incorporated as Exhibit 2. Such construction shall be in accordance with plans and specifications on file in the Village Clerk's office and all applicable Federal, State and Village ordinances, specifications, regulations and guidelines for the construction of water systems within the Village.

4.3. Developer agrees to furnish as-built plans of the water main to the Village, including hydrant valve locations and locations of laterals at the water main based on observation notes provided by the Village Engineer.

4.4. Developer agrees to pressure test, leakage test and obtain a clean water sample of the water main, and repair any defects as determined by the Village Engineer, prior to the issuance of building permits and acceptance of the water main by the Village.

4.5. The Village Engineer shall observe construction of the water main, and update the Village GIS and Village records at the Developer's cost.

4.6 Developer agrees to provide Village with a statement of all costs for water main construction suitable for submission to the State of Wisconsin Public Service Commission.

4.7. Upon completion of the water main, and compliance with Sections 4.1 - 4.4, Developer agrees, without charge to the Village, to unconditionally give, grant, convey and fully dedicate same to the Village, free and clear of all encumbrances. This shall include Developer providing the Village with final waivers of lien for all contractors and suppliers associated with the water main construction. After such dedication, the Village shall have the right to connect or integrate other water facilities with the water main as the Village decides, with no payment to or consent required of Developer.

4.8. Developer shall correct defects in the water main which appear within a period of one (1) year from the date of final completion of the water main, and shall pay for any damages resulting therefrom to Village property. The Village may refuse to accept the water main unless and until it conforms to generally accepted industry standards. All guarantees or warranties for materials or workmanship which extend beyond the aforementioned guarantee shall be assigned by the Developer to the Village as beneficiary. This correction period does not affect or bar claims for negligence discovered at a later date.

4.9. The Developer agrees to file with the Village an irrevocable letter of credit from a lending institution approved by the Village for the construction of the water main, prior to the commencement of construction of the water main, in an amount equal to 125% of the costs associated with its construction, as submitted to and approved by the Village Engineer. No construction shall commence until such letter of credit is on file with the Village. The letter of credit shall include additional costs to reasonably compensate the Village for its costs associated with completion of the water main

4.10. If at any time:

1. The Developer does not complete the installation of the water main within one (1) year from the Village's acceptance of the letter of credit unless otherwise extended by this Agreement or by action of the Village Board, or
2. The letter of credit on file with the Village is stated to expire within sixty (60) days and the same has not been extended, renewed or replaced.

The Developer shall be deemed in violation of this Agreement and the Village shall have authority to draw upon the letter of credit. The lending institution providing the letter of credit shall pay to the Village any draw upon demand and upon its failure to do so, in whole or in part, the Village shall be empowered, in addition to its other remedies, without notice or hearing, to impose special assessments in the amount of said completion or satisfaction costs, payable in the next succeeding tax roll.

4.11. The amount of the letter of credit may be reduced by resolution of the Village Board as the costs of construction of the water main are paid for by the Developer, provided that the remaining letter of credit is sufficient to secure payment for any remaining construction required. The Village will not reduce the letter of credit until the Village Engineer approves the water main work.

4.12. The Developer shall name as additional insureds on its general liability insurance policy, the Village, its trustees, officers, agents, employees and independent contractors, including Village Engineer Baxter & Woodman, and give the Village a certificate of insurance evidencing such coverage.

SECTION 5. GENERAL CONDITIONS AND REGULATIONS

5.1. All provisions of the Village's ordinances are incorporated herein by reference, and all such provisions shall bind the parties hereto and be part of this Agreement as fully as if set forth at length herein. This Agreement and all work and improvements hereunder shall be performed and carried out in strict accordance with and subject to the provisions of said ordinances.

5.2. Developer shall not assign this Agreement without the written consent of the Village.

5.3. This Agreement is binding upon the Developer, its heirs and assigns and any and all future owners of the subject Property.

IN WITNESS WHEREOF, the Developer has caused this Agreement to be signed this _____ day of _____, 2023.

DEVELOPER: CONSTANCE WOODS, LLC.

By: _____
Ann M. Drake, Member

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2023 the above-named Ann M. Drake to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission: _____

Accepted pursuant to resolution adopted by the Village Board of the Village of Williams Bay this _____ day of _____, 2023.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest:

By: _____
Tina Kolls, Clerk

STATE OF WISCONSIN)
) ss.:
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2023 the above-named William Duncan and Tina Kolls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin
My Commission: _____



GENERAL NOTES
1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR STREETS AND SANITARY SEWERS.
3. THE PROPOSED SEWER MAIN SHALL BE INSTALLED AT A DEPTH OF 10 FEET BELOW FINISHED GRADE.

SEE PAGE 1

DATE: 10/1/2011
BY: [Signature]

SCALE

EXHIBIT 1

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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Studio

CONSULTANTS

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

GENEVA LAKE

CONSTANCE BLVD

Document Name
**MUNICIPAL WATERMAIN
EASEMENT AGREEMENT**

Document Number

THIS DOCUMENT IS EXEMPT FROM FEE AND RETURN BECAUSE IT IS NOT A CONVEYANCE BY DEFINITION PER WIS. STAT. § 77.21(1).

THIS MUNICIPAL WATERMAIN EASEMENT AGREEMENT ("Agreement") is made this _____ day of _____, 2023, between the VILLAGE OF WILLIAMS BAY, Walworth County, Wisconsin ("Village"), and CONSTANCE WOODS, LLC, an Illinois limited liability company ("Constance Woods").

RECITALS

WHEREAS, the Village is a Wisconsin municipal corporation, organized and existing pursuant to Wis. Stat. Ch. 62, with authority to enter into this Agreement under its zoning ordinances, as well as the general home rule authority vested in it under Wisconsin law; and

WHEREAS, Constance Woods is the titleholder of certain real property located in the Village, more particularly described in the attached Exhibit A incorporated herein ("Property"); and

WHEREAS, Constance Woods, wishes to install a municipal water main and associated facilities (collectively, "Public Water Main Facilities"), which will later be dedicated to the Village.

WHEREAS, the parties wish for the Village to be responsible for operating, maintaining, repairing and replacing the Public Water Main Facilities once said facilities are dedicated to the Village.

WHEREAS, to enable the Village, in its sole discretion, to operate, maintain, repair and replacement the Public Water Main Facilities, Constance Woods is willing to grant a permanent, non-exclusive easement to the Village over a thirty (30) foot-wide portion of the Property, more particularly described in the attached Exhibit B incorporated herein, and depicted in the attached Exhibit C incorporated herein ("Easement Area").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are hereby made.

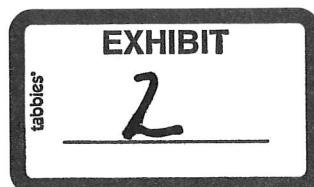
Recording Area

Name and Return Address:

Godfrey, Leibsle, Blackbourn & Howarth, S.C.
Attn: Lisle W. Blackbourn
354 Seymour Court
Elkhorn, WI 53121

WA499800001

Parcel Identification Number (PIN)



1. **Grant of Easement.** Constance Woods hereby grants and conveys to the Village and its agents and licensees, a perpetual, non-exclusive easement and right-of-way, across, under and within the Easement Area, for the purpose of operating, maintaining, repairing, and replacing the Public Water Main Facilities. The Public Water Main Facilities shall be underground and buried to a sufficient depth so as to avoid any interference or restriction with Constance Woods' use of the Easement Area, except that any above-ground Public Water Main Facilities shall be placed at grade.

2. **Maintenance of Public Water Main Facilities.** The Village shall be responsible for the operation, maintenance, repair and replacement of the Public Water Main Facilities, without assessment or cost to Constance Woods. The foregoing notwithstanding, Constance Woods, as a municipal water customer, shall be responsible for all assessments and costs charged in accordance with schedules used throughout the Village for all such customers.

3. **Restoration of Surface.** The Village shall restore any portion of the Property disturbed by activities of the Village within the Easement Area to its condition before the disturbance; provided, however, that the Village shall not replace any trees or shrubbery within the Easement Area. The parties acknowledge and agree that storm water management facilities may be installed over portions of the Easement Area to serve Constance Woods' pending improvements on the Property.

4. **Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Constance Woods and the Village and their respective successors and assigns. Constance Woods and any successor or assign to Constance Woods as fee simple owner of the Property shall cease to have any liability under this Agreement with respect to facts or circumstances arising after Constance Woods or its successor or assign has transferred its fee simple interest in the Property.

5. **Governing Law.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

6. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Walworth County, Wisconsin.

7. **Notices.** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

8. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate

any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.

9. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall be considered one instrument, and shall become a binding agreement when one or more counterparts have been signed by each of the parties and delivered to the other.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

VILLAGE:

VILLAGE OF WILLIAMS BAY, a Wisconsin municipal corporation

By: _____

Attest: _____

APPROVAL OF BOARD OF TRUSTEES

This Agreement was approved by the Board of Trustees of the Village of Williams Bay by Resolution dated the ____ day of _____, 2023.

This instrument was drafted by:

Samantha M. McCoy
GODFREY, LEIBSLE, BLACKBOURN
& HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121
Telephone: (262)723-3220
Facsimile: (262)723-5121
Email: smccoy@godfreylaw.com

Constance Woods, LLC, a Wisconsin limited liability company

By: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 2023, the above named _____, who acknowledged himself to be the Manager of Constance Woods, LLC, a Wisconsin limited liability company, and to me is known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the company.

Notary Public, _____ County,
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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.

EXHIBIT B

LEGAL DESCRIPTION OF EASEMENT AREA

See attached.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, bounded and described as follows:

PERMANENT WATERMAIN EASEMENT (30' width):

The centerline of a permanent watermain easement commencing at the South 1/4 corner of said Southwest 1/4 of Section 1; thence bearing S88°39'51"W, along the South line of said Section 1, a distance of 660.39 feet to the Easterly line of Lot 1 of Certified Survey Map (CSM) No. 4998; thence bearing N00°46'24"W along said line, a distance of 74.98 feet to the Point of Beginning (POB); thence bearing S78°19'05"W, a distance of 23.37 feet; thence bearing N22°39'41"W, a distance of 105.91 feet; thence bearing N67°21'13"W, a distance of 67.00 feet; thence bearing N22°51'38"W, a distance of 74.99 feet; thence bearing N67°21'16"W, a distance of 60.00 feet; thence bearing N90°00'00"W, a distance of 118.00 feet; thence bearing S67°09'58"W, a distance of 16.36 feet to a Point "A"; thence bearing S67°09'58"W, a distance of 89.37 feet; thence bearing S19°29'05"W, a distance of 233.98 feet; thence bearing S87°54'21"W, a distance of 28.36 feet to the Westerly line of said CSM 4998, said point being the Point of Termination of said centerline. The sidelines of which are to be prolonged or shortened to terminate at the property lines of the subject parcel. Also the centerline of a permanent watermain easement commencing at Point "A": thence bearing N22°51'24"W, a distance of 67.10 to the Southerly Right-of-Way (ROW) line of Constance Boulevard, said point being the Point of Termination of said centerline. The sidelines of which are to be prolonged or shortened to terminate at the property lines of the subject parcel; containing 26,098 square feet more or less of land. Subject to, but not limited to, covenants, restrictions and easements of record.



PREPARED FOR:
Constance Woods, LLC.
303 Wacker Drive, Suite 315
Chicago, IL 60601

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

EXHIBIT C

MAP OF EASEMENT AREA

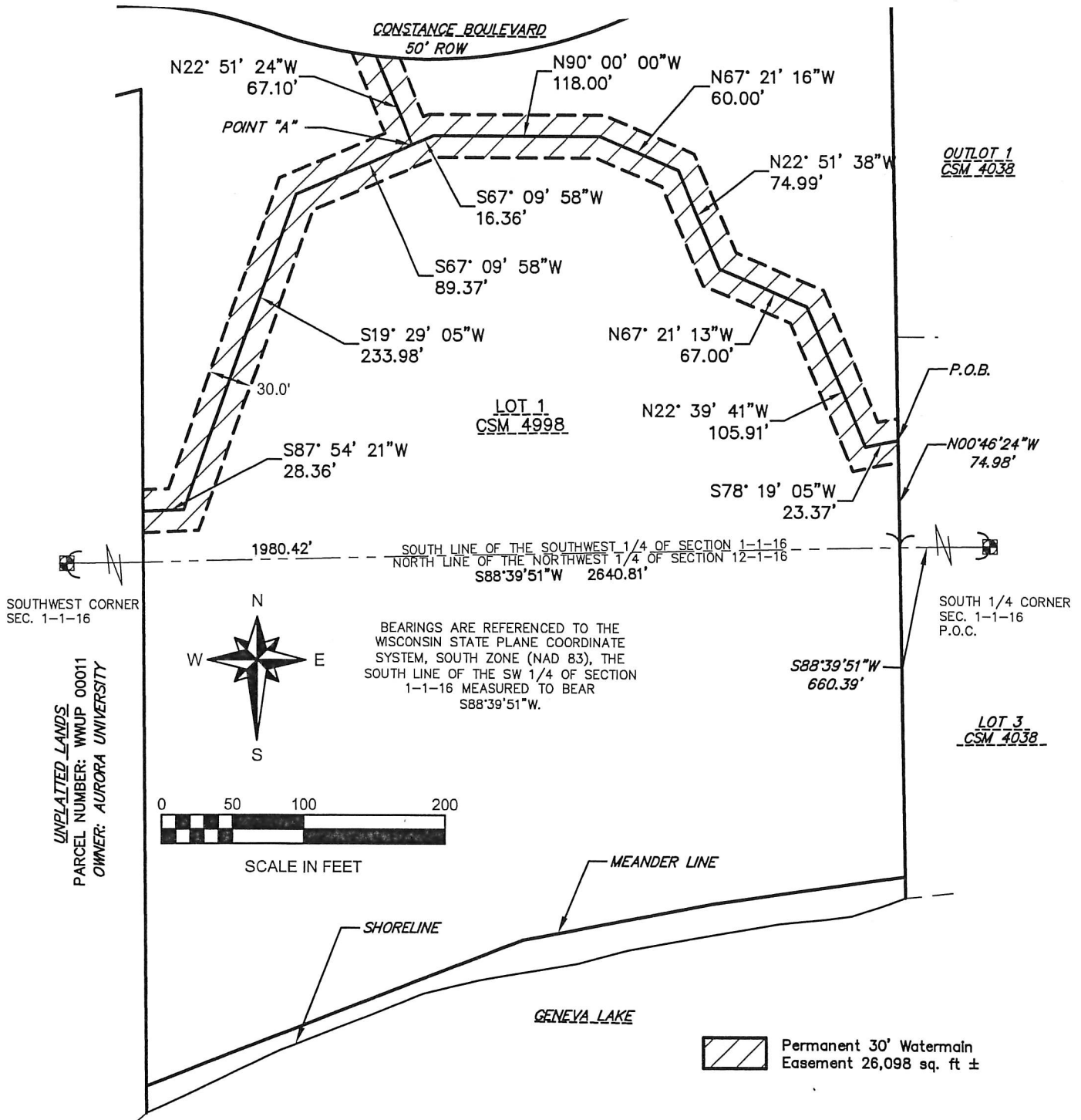
See attached.

PLEASE BE ADVISED THAT THE PARTIES HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIALS ON THE FOLLOWING MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by: _____
_____, agent for Constance Woods

Date: _____.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.



Ruekert•Mielke
www.ruekertmielke.com

PREPARED FOR:
Constance Woods, LLC.
303 Wacker Drive, Suite 315
Chicago, IL 60601

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeway Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/19/23) CHECKED BY: TAYLOR PLACEK (10/19/23)

Document Number

Document Name
**RELEASE AND TERMINATION OF
EXISTING WATERMAIN EASEMENT**

Recording Area

Name and Return Address

Lisle W. Blackbourn

Godfrey, Leibsle, Blackbourn & Howarth, S.C.

354 Seymour Ct., Elkhorn, WI 53121

WA499800001

Parcel Identification Number (PIN)

This instrument was drafted by:
Attorney Samantha M. McCoy
GODFREY, LEIBSLE,
BLACKBOURN & HOWARTH, S.C.
354 Seymour Court
Elkhorn, WI 53121



**RELEASE AND TERMINATION OF
EXISTING WATERMAIN EASEMENT**

THIS RELEASE AND TERMINATION OF EXISTING WATERMAIN EASEMENT is entered into this ____ day of _____, 2023, by and between Constance Woods, LLC (“Constance Woods”) and the Village of Williams Bay (the “Village”).

RECITALS:

- A. WHEREAS**, Constance Woods holds fee simple title to real property commonly known as Tax Key Number WA499800001, as legally described on **Exhibit A** (“Constance Woods Property”);
- B. WHEREAS**, Pursuant Certified Survey Map No. 4998, recorded as Document #1053121 in the office of the Register of Deeds for Walworth County, a portion of the Constance Woods Property is subject to a 30-foot wide Watermain easement, which is legally described on **Exhibit B** and depicted on **Exhibit C** attached hereto and incorporated herein (the “Easement”) for the benefit of the Village; and
- C. WHEREAS**, Constance Woods and the Village are desirous and willing to terminate the Easement.

AGREEMENT:

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

- 1. **Termination of Easement.** Constance Woods and the Village hereby release all their respective rights, title and interest to the Easement and terminate said Easement.

[Signature Pages Follow]

RELEASE AND TERMINATION SIGNATURE PAGE

Dated: _____

Constance Woods, LLC

By: _____

ACKNOWLEDGMENT

State of _____)
 _____) ss.
 _____ County)

Personally came before me this ____ day of _____, 2023, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, Walworth County, WI
My commission _____

RELEASE AND TERMINATION SIGNATURE PAGE

Dated: _____

Village of Williams Bay

By: _____

ACKNOWLEDGMENT

State of _____)
 _____) ss.
 _____ County)

Personally came before me this ____ day of _____, 2023, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, Walworth County, WI
My commission _____

This document drafted by:
Attorney Samantha M. McCoy
Attorneys for Constance Woods, LLC
**GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.**
354 Seymour Court
Elkhorn, WI 53121
Main: (262) 723-3220
Facsimile: (262) 723-5121

EXHIBIT A
Legal Description of Constance Woods Property

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.

EXHIBIT B
Legal Description of Easement Area

See attached.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, bounded and described as follows:

WATERMAIN EASEMENT RELEASE (30' width per document #1053121):

The centerline of a 30 foot watermain easement, as described in Document No. 1053121; commencing at the South 1/4 corner of said Southwest 1/4 of Section 1; thence bearing S88°39'51"W, along the South line of said Section 1, a distance of 660.39 feet to the Easterly line of Lot 1 of Certified Survey Map (CSM) No. 4998; thence bearing N00°46'24"W along said line, a distance of 65.86 feet to the Point of Beginning (POB); thence bearing S85°52'50"W, a distance of 533.39 feet to the Westerly line of said CSM 4998, said point being the Point of Termination of said centerline. The sidelines of which are to be prolonged or shortened to terminate at the property lines of the subject parcel, containing 16,002 square feet more or less of land. Subject to, but not limited to, covenants, restrictions and easements of record.



PREPARED FOR:
Constance Woods, LLC.
303 Wacker Drive, Suite 315
Chicago, IL 60601

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/24/23) CHECKED BY: TAYLOR PLACEK (10/24/23)

EXHIBIT C
DEPICTION OF EASEMENT AREA

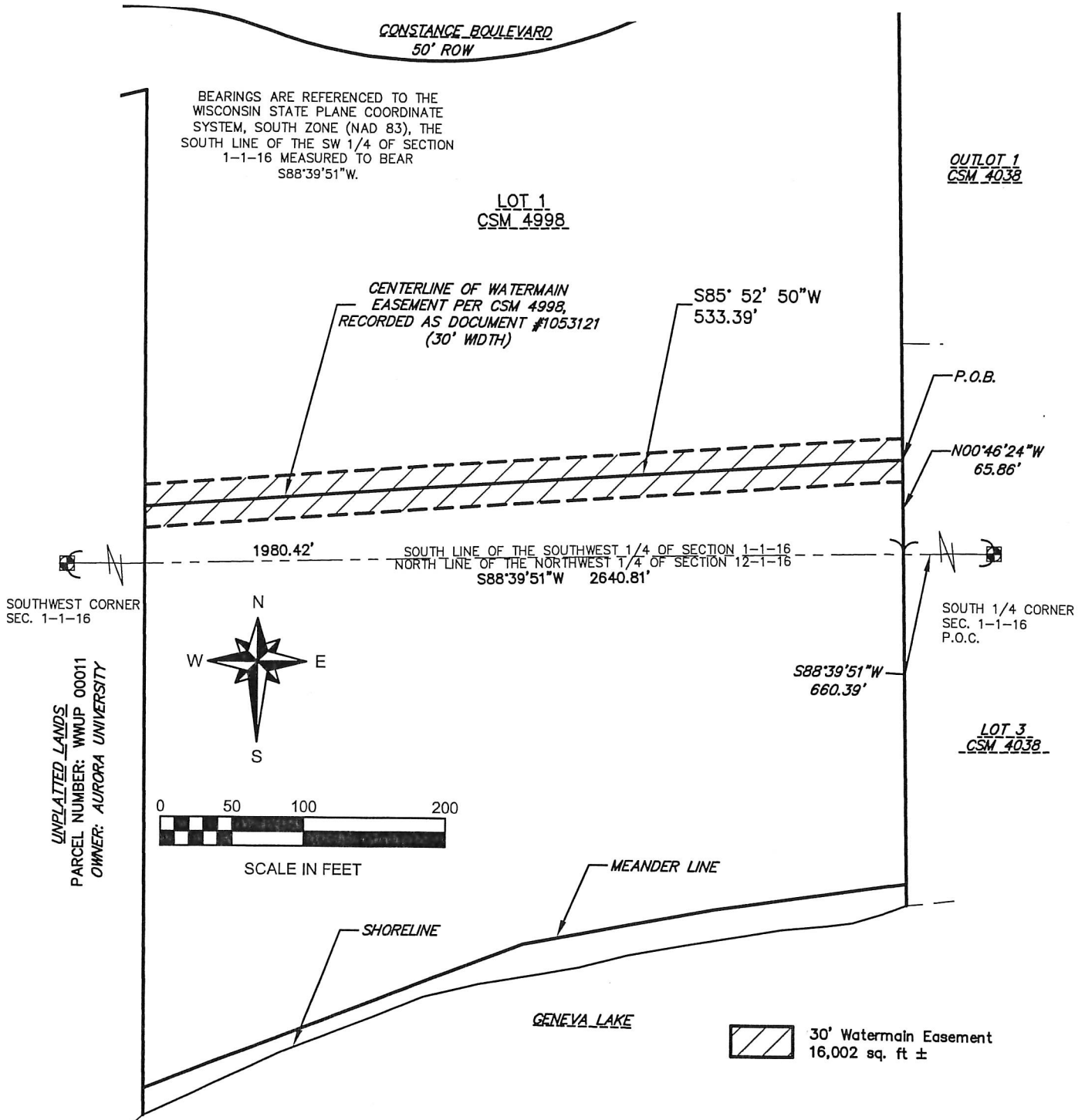
See attached.

PLEASE BE ADVISED THAT THE PARTIES HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIALS ON THE FOLLOWING MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by: _____
_____, agent for Constance Woods

Date: _____

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.



Ruekert•Mielke
www.ruekertmielke.com

PREPARED FOR:
Constance Woods, LLC.
303 Wacker Drive, Suite 315
Chicago, IL 60601

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/24/23) CHECKED BY: TAYLOR PLACEK (10/24/23)

Document Number	Document Name RELEASE AND TERMINATION OF EXISTING WATERMAIN EASEMENT
Recording Area	
Name and Return Address Lisle W. Blackbourn Godfrey, Leibsle, Blackbourn & Howarth, S.C. 354 Seymour Ct., Elkhorn, WI 53121	
WA499800001 Parcel Identification Number (PIN)	

This instrument was drafted by:
Attorney Samantha M. McCoy
GODFREY, LEIBSLE,
BLACKBOURN & HOWARTH, S.C.
354 Seymour Court
Elkhorn, WI 53121



**RELEASE AND TERMINATION OF
EXISTING WATERMAIN EASEMENT**

THIS RELEASE AND TERMINATION OF EXISTING WATERMAIN EASEMENT is entered into this ____ day of _____, 2023, by and between Constance Woods, LLC (“Constance Woods”) and the Village of Williams Bay (the “Village”).

RECITALS:

- A. **WHEREAS**, Constance Woods holds fee simple title to real property commonly known as Tax Key Number WA499800001, as legally described on **Exhibit A** (“Constance Woods Property”);
- B. **WHEREAS**, Document #311353, recorded in the office of the Register of Deeds for Walworth County, granted to the Village Williams Bay a perpetual easement over a portion of the Constance Woods Property, as legally described on **Exhibit B** and depicted on **Exhibit C** attached hereto and incorporated herein, for the purpose constructing and maintaining a watermain (the “Easement”); and
- C. **WHEREAS**, Constance Woods and the Village are desirous and willing to terminate the Easement.

AGREEMENT:

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

- 1. **Termination of Easement.** Constance Woods and the Village hereby release all their respective rights, title and interest to the Easement and terminate said Easement.

[Signature Pages Follow]

RELEASE AND TERMINATION SIGNATURE PAGE

Dated: _____

Constance Woods, LLC

By: _____

ACKNOWLEDGMENT

State of _____)
 _____) ss.
 _____ County)

Personally came before me this ____ day of _____, 2023, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, Walworth County, WI
My commission _____

RELEASE AND TERMINATION SIGNATURE PAGE

Dated: _____

Village of Williams Bay

By: _____

ACKNOWLEDGMENT

State of _____)
) ss.
_____ County)

Personally came before me this ____ day of _____, 2023, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, Walworth County, WI
My commission _____

This document drafted by:
Attorney Samantha M. McCoy
Attorneys for Constance Woods, LLC
**GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.**
354 Seymour Court
Elkhorn, WI 53121
Main: (262) 723-3220
Facsimile: (262) 723-5121

EXHIBIT A
Legal Description of Constance Woods Property

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.

EXHIBIT B
Legal Description of Easement Area

See attached.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, bounded and described as follows:

WATERMAIN EASEMENT RELEASE (undefined width per document #311353):

The centerline of an undefined width watermain easement, as described in Document No. 311353; commencing at the South 1/4 corner of said Southwest 1/4 of Section 1; thence bearing S88°39'51"W, along the South line of said Section 1, a distance of 660.39 feet to the Easterly line of Lot 1 of Certified Survey Map (CSM) No. 4998; thence bearing N00°46'24"W along said line, a distance of 65.86 feet to the Point of Beginning (POB); thence bearing S85°52'50"W, a distance of 533.39 feet to the Westerly line of said CSM 4998, said point being the Point of Termination of said centerline. Subject to, but not limited to, covenants, restrictions and easements of record.



PREPARED FOR:
Constance Woods, LLC.
303 Wacker Drive, Suite 315
Chicago, IL 60601

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/19/23) CHECKED BY: TAYLOR PLACEK (10/19/23)

EXHIBIT C
DEPICTION OF EASEMENT AREA

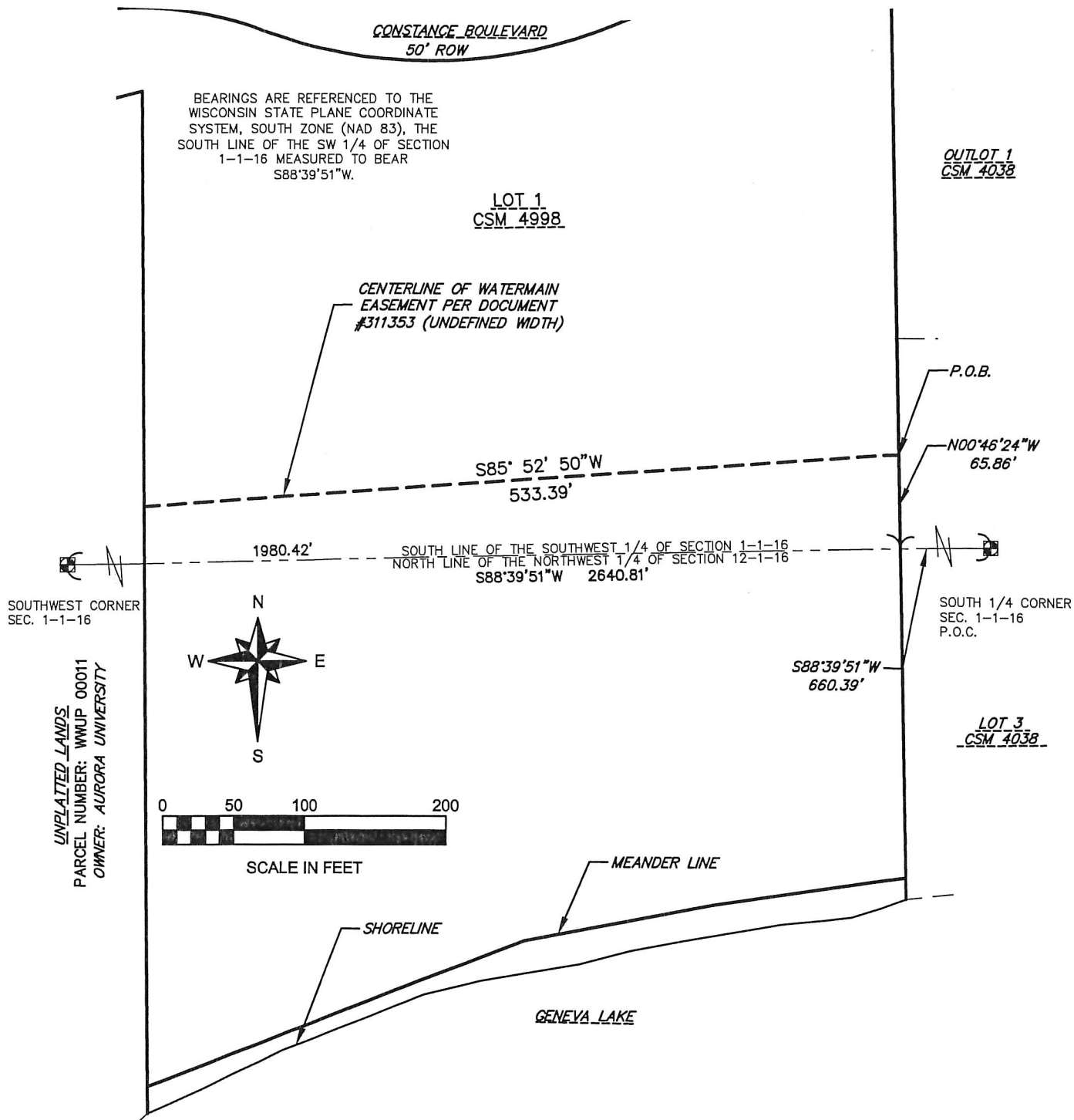
See attached.

PLEASE BE ADVISED THAT THE PARTIES HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIALS ON THE FOLLOWING MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by: _____
_____, agent for Constance Woods

Date: _____

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.



Ruekert • Mielke
www.ruekertmielke.com

PREPARED FOR:
Constance Woods, LLC.
303 Wacker Drive, Suite 315
Chicago, IL 60601

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/19/23) CHECKED BY: TAYLOR PLACEK (10/19/23)

**SANITARY SEWER MAIN EASEMENT
AGREEMENT**

Document Number

Document Name

**THIS DOCUMENT IS EXEMPT FROM FEE AND RETURN
BECAUSE IT IS NOT A CONVEYANCE BY DEFINITION PER WIS.
STAT. § 77.21(1).**

THIS SEWER LATERAL EASEMENT AGREEMENT
("Agreement") is made this _____ day of _____, 2023, by
CONSTANCE WOODS, LLC, a Wisconsin limited liability company
("Constance Woods").

RECITALS:

WHEREAS, Constance Woods owns certain real property
located in the Village of Williams Bay ("Village"), more particularly
described in the attached **Exhibit A** incorporated herein ("Property"); and

WHEREAS, to enable the Village, in its sole discretion, to install public sanitary sewer main
facilities, Constance Woods is willing to grant a permanent, non-exclusive easement for a municipal sanitary sewer
main and all associated facilities and appurtenances (collectively, "Sanitary Sewer Main Facilities") over a twenty
(20) foot-wide portion of the Property, more particularly described in the attached **Exhibit B** incorporated herein,
and depicted in the attached **Exhibit C** incorporated herein ("Easement Area").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged, the following grants, agreements, covenants and restrictions are hereby made.

1. **Grant of Easement.** Constance Woods hereby grants and conveys to the Village and its agents and
licensees, a perpetual, non-exclusive easement and right-of-way, across, under and within the Easement
Area, for the purpose of constructing, operating, maintaining, repairing, and replacing the underground
Sanitary Sewer Main Facilities. The Sanitary Sewer Main Facilities shall be underground and buried to a
sufficient depth so as to avoid any interference or restriction with Constance Woods' use of the Easement
Area, except that any above-ground Sanitary Sewer Main Facilities shall be placed at grade.
2. **Maintenance of Sanitary Sewer Main Facilities.** The Village shall be responsible for the design,
installation, maintenance, repair and replacement of the Sanitary Sewer Main Facilities, without assessment
or cost to Constance Woods. The foregoing notwithstanding, Constance Woods, as a municipal water and
sanitary sewer customer, shall be responsible for all assessments and costs charged in accordance with
schedules used throughout the Village for all such customers.
3. **Restoration of Surface.** The Village shall restore any portion of the Property disturbed by activities of the
Village within the Easement Area to its condition before the disturbance; provided, however, that the
Village shall not replace any trees or shrubbery within the Easement Area. The parties acknowledge and
agree that storm water management facilities may be installed over portions of the Easement Area to serve
Constance Woods' pending improvements on the Property.
4. **Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and
burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by
Constance Woods and the Village and their respective successors and assigns. Constance Woods and any
successor or assign of Constance Woods as a fee simple owner of the Property shall cease to have any

Recording Area

Name and Return Address

Lisle W. Blackburn
GODFREY, LEIBSLE, BLACKBOURN
& HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121

WA499800001

Parcel Identification Number (PIN)

liability under this Agreement with respect to facts or circumstances arising after Constance Woods or its successor or assign has transferred its fee simple interest in the Property.

5. **Governing Law.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.
6. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Walworth County, Wisconsin.
7. **Notices.** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.
8. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.
9. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall be considered one instrument, and shall become a binding agreement when one or more counterparts have been signed by each of the parties and delivered to the other.

(Signature page follows)

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

Village of Williams Bay, a Wisconsin municipal corporation

By: _____

Attest: _____

APPROVAL OF BOARD OF TRUSTEES

This Agreement was approved by the Board of Trustees of the Village of Williams Bay by Resolution dated the ____ day of _____, 2023.

This instrument was drafted by:

Samantha M. McCoy
GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3220
Email: smccoy@godfreylaw.com

Constance Woods, LLC, a Wisconsin limited liability company

By: _____

STATE OF _____)
COUNTY OF _____) ss.

Personally came before me this _____ day of October, 2023, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION OF CONSTANCE WOODS PROPERTY

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.

EXHIBIT B
LEGAL DESCRIPTION OF EASEMENT AREA

See attached.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, bounded and described as follows:

PERMANENT SANITARY SEWER EASEMENT (20' width):

The centerline of a permanent sanitary sewer easement commencing at the North 1/4 corner of said Northwest 1/4 of Section 12; thence bearing S88°39'51"W, along the South line of said Section 1, a distance of 660.39 feet to the Easterly line of Lot 1 of Certified Survey Map (CSM) No. 4998; thence bearing S00°46'24"E along said line, a distance of 228.69 feet to the Point of Beginning (POB); thence bearing S80°50'35"W, a distance of 83.69 feet; thence bearing S79°19'45"W, a distance of 294.19 feet; thence bearing S70°57'50"W, a distance of 151.93 feet; thence bearing S17°15'44"W, a distance of 33.73 feet; thence bearing S66°10'56"W, a distance of 8.10 feet to the Westerly line of said CSM 4998, said point being the Point of Termination of said centerline. The sidelines of which are to be prolonged or shortened to terminate at the property lines of the subject parcel, containing 11,432 square feet more or less of land. Subject to, but not limited to, covenants, restrictions and easements of record.



PREPARED FOR:
Constance Woods, LLC.
303 Wacker Drive, Suite 315
Chicago, IL 60601

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/19/23) CHECKED BY: TAYLOR PLACEK (10/19/23)

EXHIBIT C
LEGAL DESCRIPTION & DEPICTION OF EASEMENT AREA

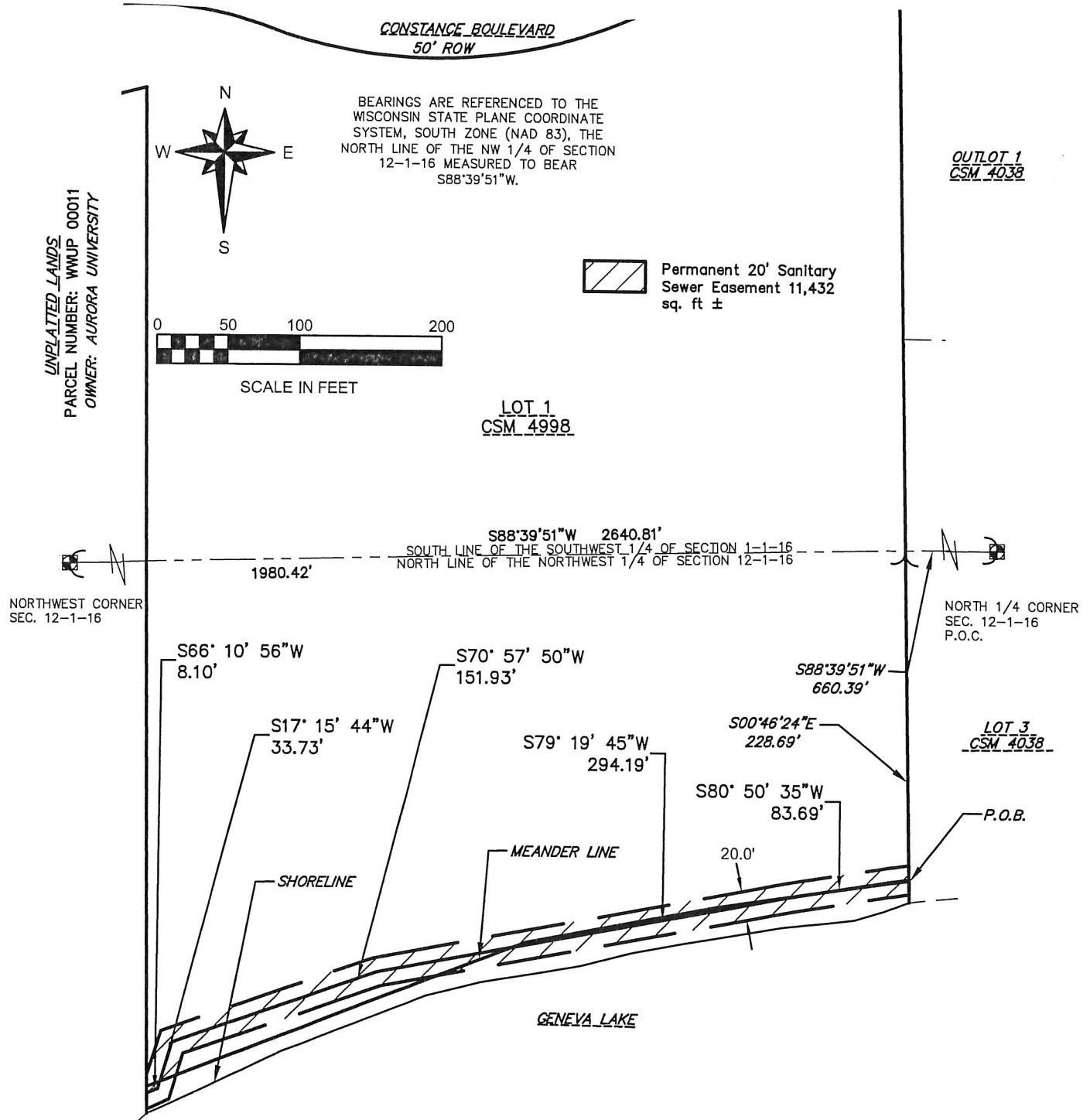
See attached.

NOTE: The undersigned hereby directs viewers to ignore the printed text material on the map portion of the following. With regard to such map portion, only the spatial relationships of the illustrations on the map are presented for your information.

Signed by: _____
_____, agent for Constance Woods, LLC

Date: _____, 2023

Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.



Ruekert • Mielke
www.ruekertmielke.com

PREPARED FOR:
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W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/19/23) CHECKED BY: TAYLOR PLACEK (10/19/23)

Document Number	Document Name RELEASE AND TERMINATION OF EXISTING SANITARY SEWER EASEMENT
Recording Area Name and Return Address Lisle W. Blackbourn Godfrey, Leibsle, Blackbourn & Howarth, S.C. 354 Seymour Ct., Elkhorn, WI 53121	
WA499800001 Parcel Identification Number (PIN)	

This instrument was drafted by:
Attorney Samantha M. McCoy
GODFREY, LEIBSLE,
BLACKBOURN & HOWARTH, S.C.
354 Seymour Court
Elkhorn, WI 53121



RELEASE AND TERMINATION SIGNATURE PAGE

Dated: _____

Constance Woods, LLC

By: _____

ACKNOWLEDGMENT

State of _____)
 _____) ss.
 _____ County)

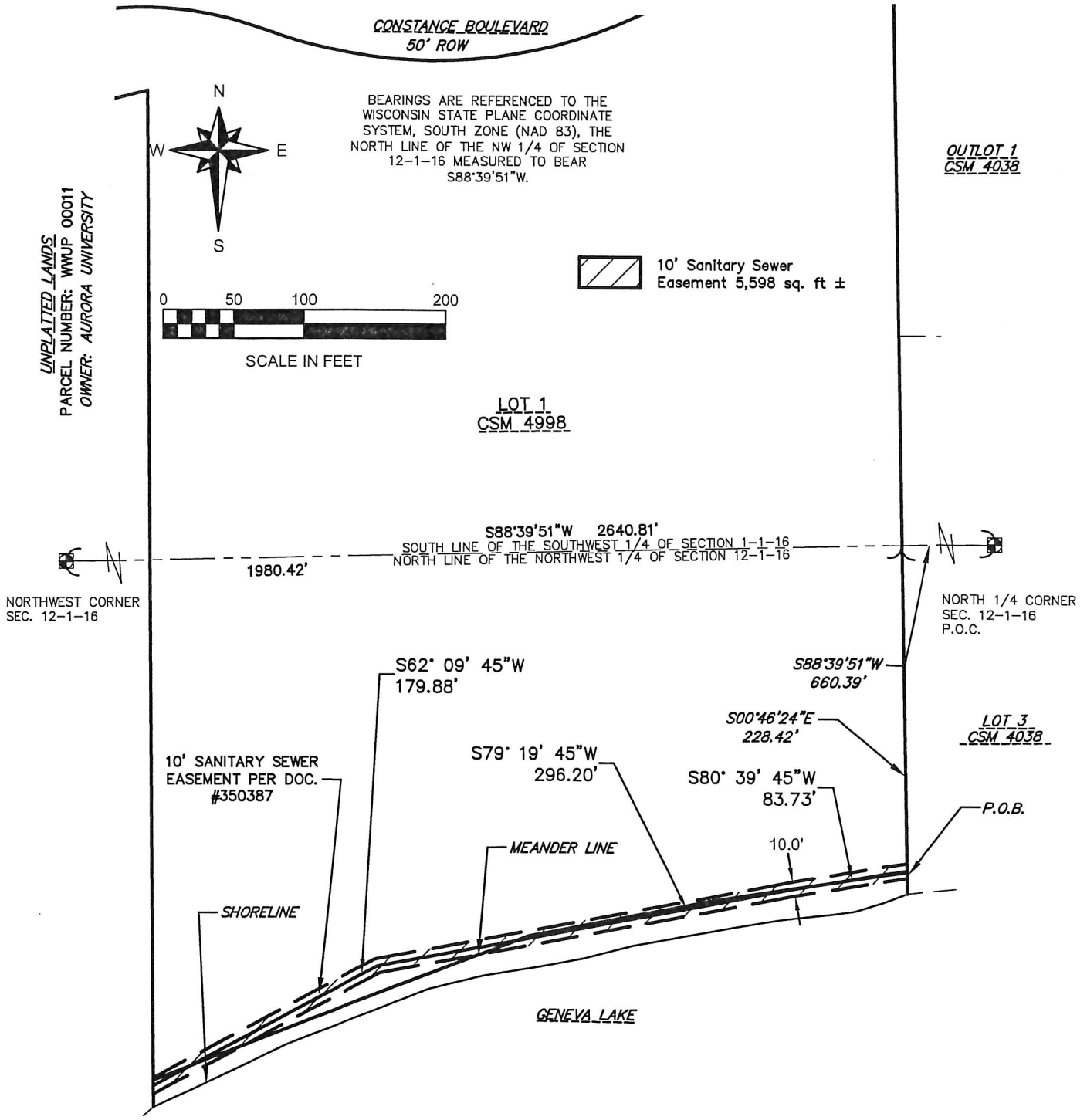
Personally came before me this ____ day of _____, 2023, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, Walworth County, WI
My commission _____

EXHIBIT A
Legal Description of Constance Woods Property

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Being part of Lot 1 of Certified Survey Map No. 4998, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 1N., Range 16E., Village of Williams Bay, Walworth County, Wisconsin.

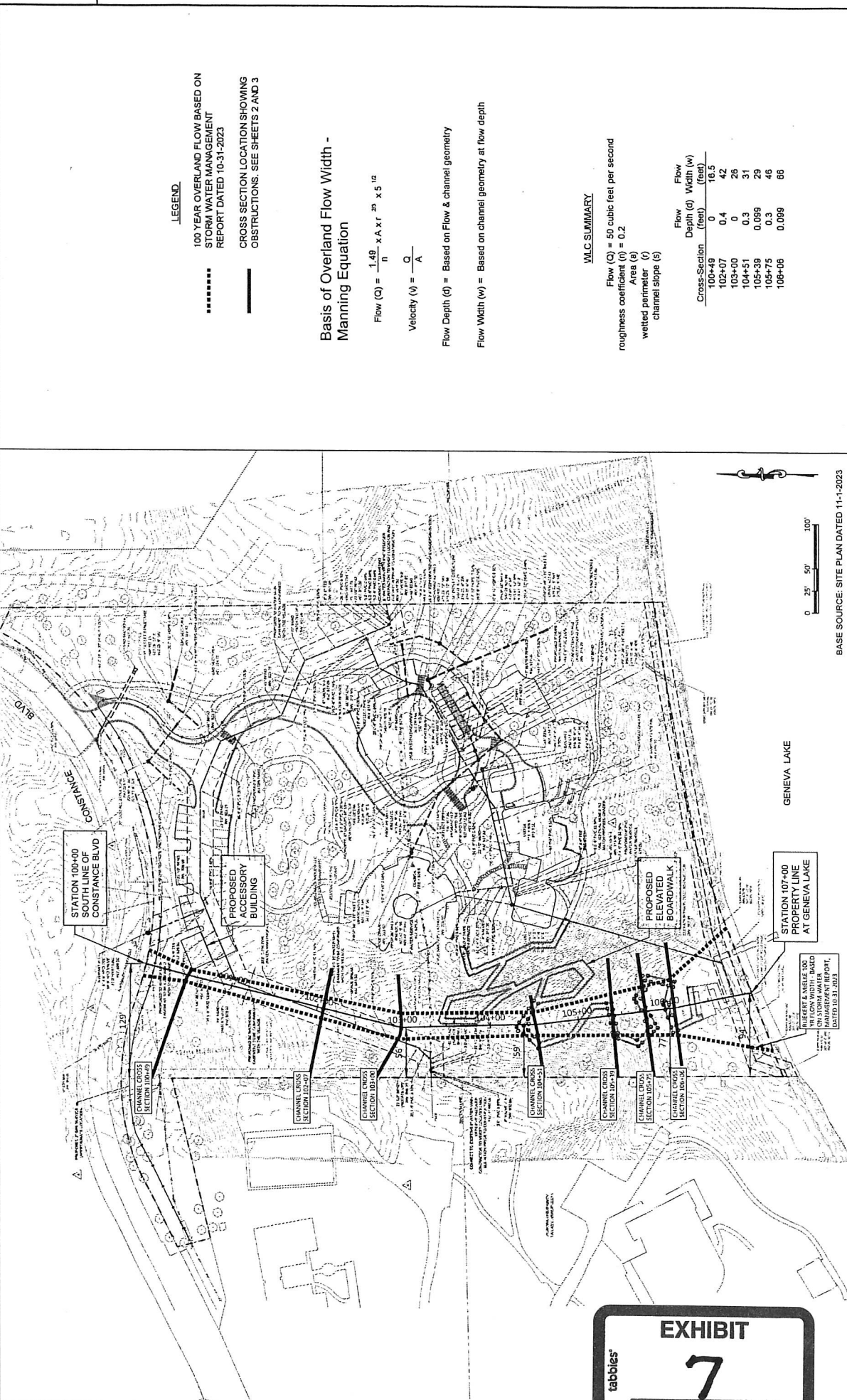


Ruekert•Mielke
 www.ruekertmielke.com

PREPARED FOR:
 Constance Woods, LLC.
 303 Wacker Drive, Suite 315
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 W233 N2080 Ridgeview Pkwy.
 Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ P.L.S. (10/19/23) CHECKED BY: TAYLOR PLACEK (10/19/23)



LEGEND

- 100 YEAR OVERLAND FLOW BASED ON STORM WATER MANAGEMENT REPORT DATED 10-31-2023
- CROSS SECTION LOCATION SHOWING OBSTRUCTIONS. SEE SHEETS 2 AND 3

Basis of Overland Flow Width - Manning Equation

$$\text{Flow (Q)} = \frac{1.49}{n} \times A \times r^{2/3} \times S^{1/2}$$

$$\text{Velocity (V)} = \frac{Q}{A}$$

Flow Depth (d) = Based on Flow & channel geometry

Flow Width (w) = Based on channel geometry at flow depth

WLS SUMMARY

Flow (Q) = 50 cubic feet per second
roughness coefficient (n) = 0.2
Area (a)
wetted perimeter (p)
channel slope (s)

Cross-Section	Flow Depth (d) (feet)	Flow Width (w) (feet)
100+49	0	16.5
102+07	0.4	42
103+00	0	26
104+51	0.3	31
105+39	0.099	29
105+75	0.3	46
106+06	0.099	86

BASE SOURCE: SITE PLAN DATED 11-1-2023

COUNTY: WALWORTH

VILLAGE OF WILLIAMS BAY

PROJECT NO: 222626

FILE NAME: P:\W\MSV222626-WOMENS LEADERSHIP CENTER (WLC) LAYOUT NAME - 01

PLOT BY: JORDAN SHARPE

PLOT DATE: 11/23/2023 12:43 PM

WOMENS LEADERSHIP CENTER (WLC)

WEDGET/CAOS SHEET 42

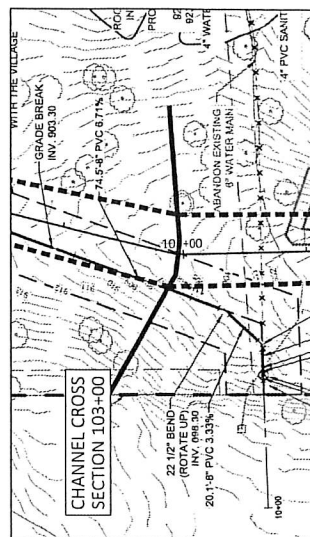
SHEET 1 OF 3

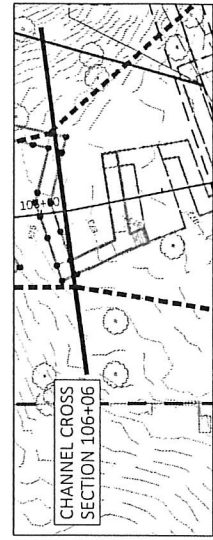
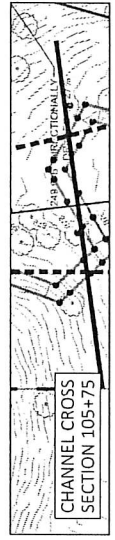
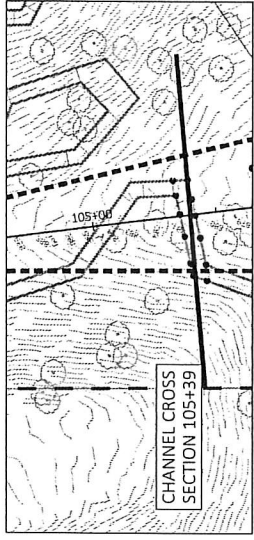
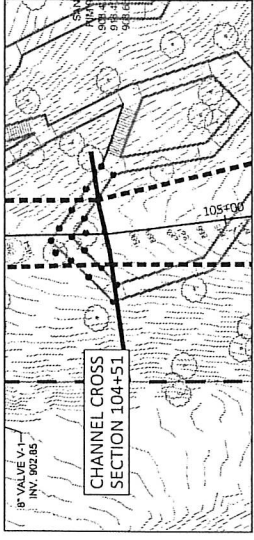
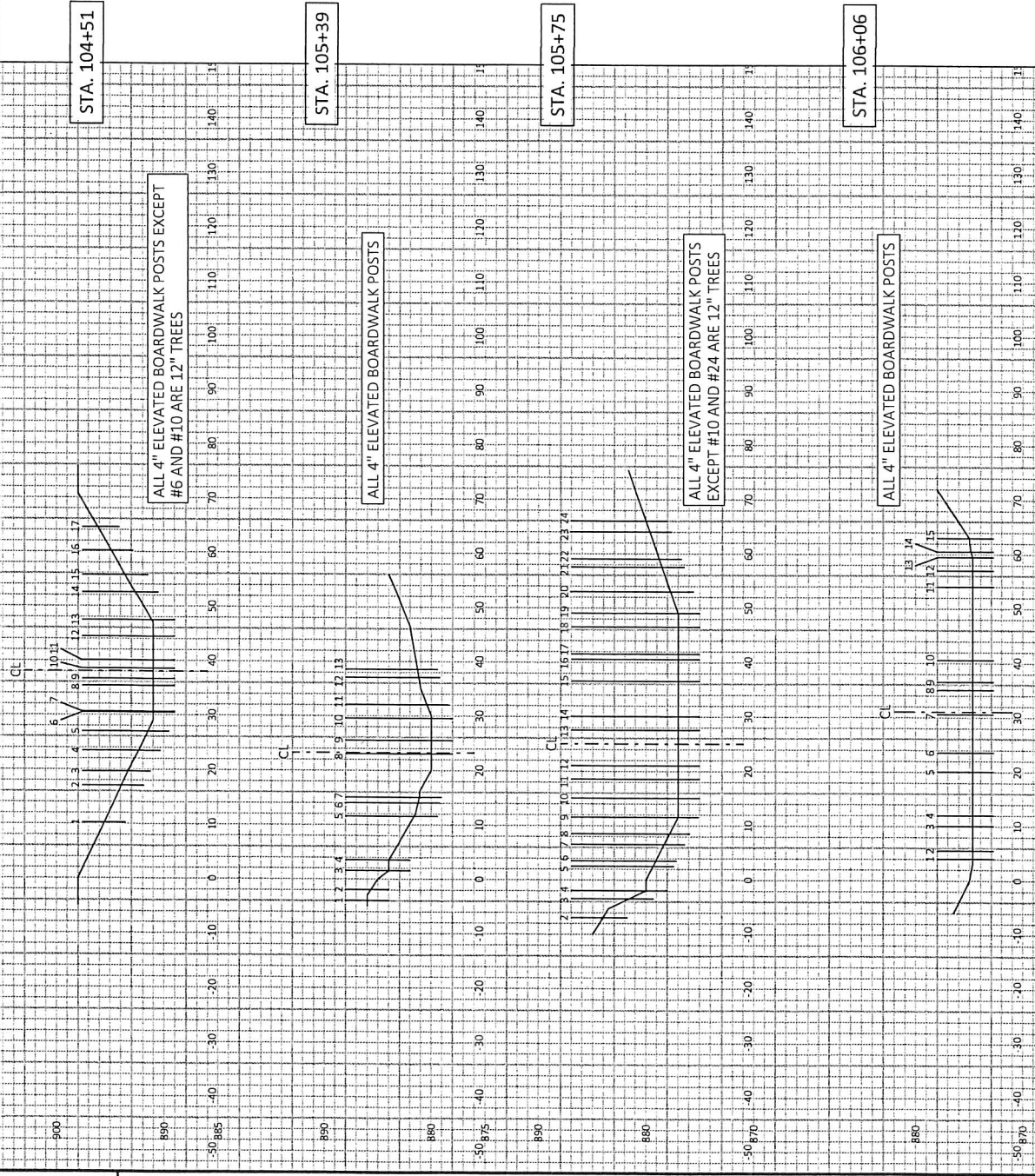
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tabbies®

EXHIBIT

7





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

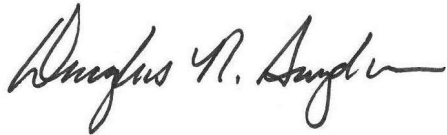
Dear Ms. Schaeffer:

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

P:\WLMSV\222626-Womens Leadership Ce\Contingent Approval Recommendation.docx

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.

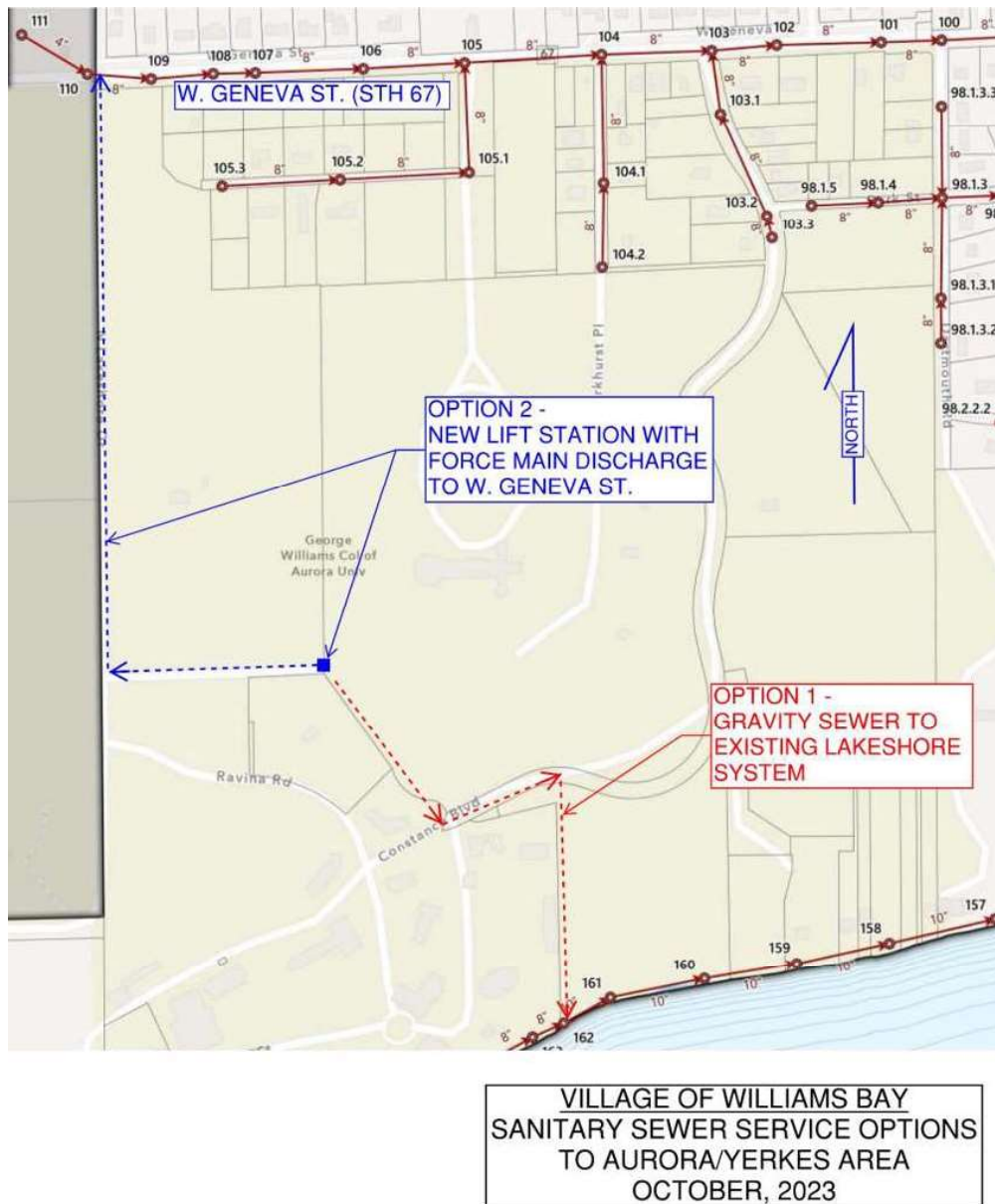
Existing Drainage and Future Reconstruction of Constance Boulevard: See Reference 4 and 5 on the attached site plan.

- 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.

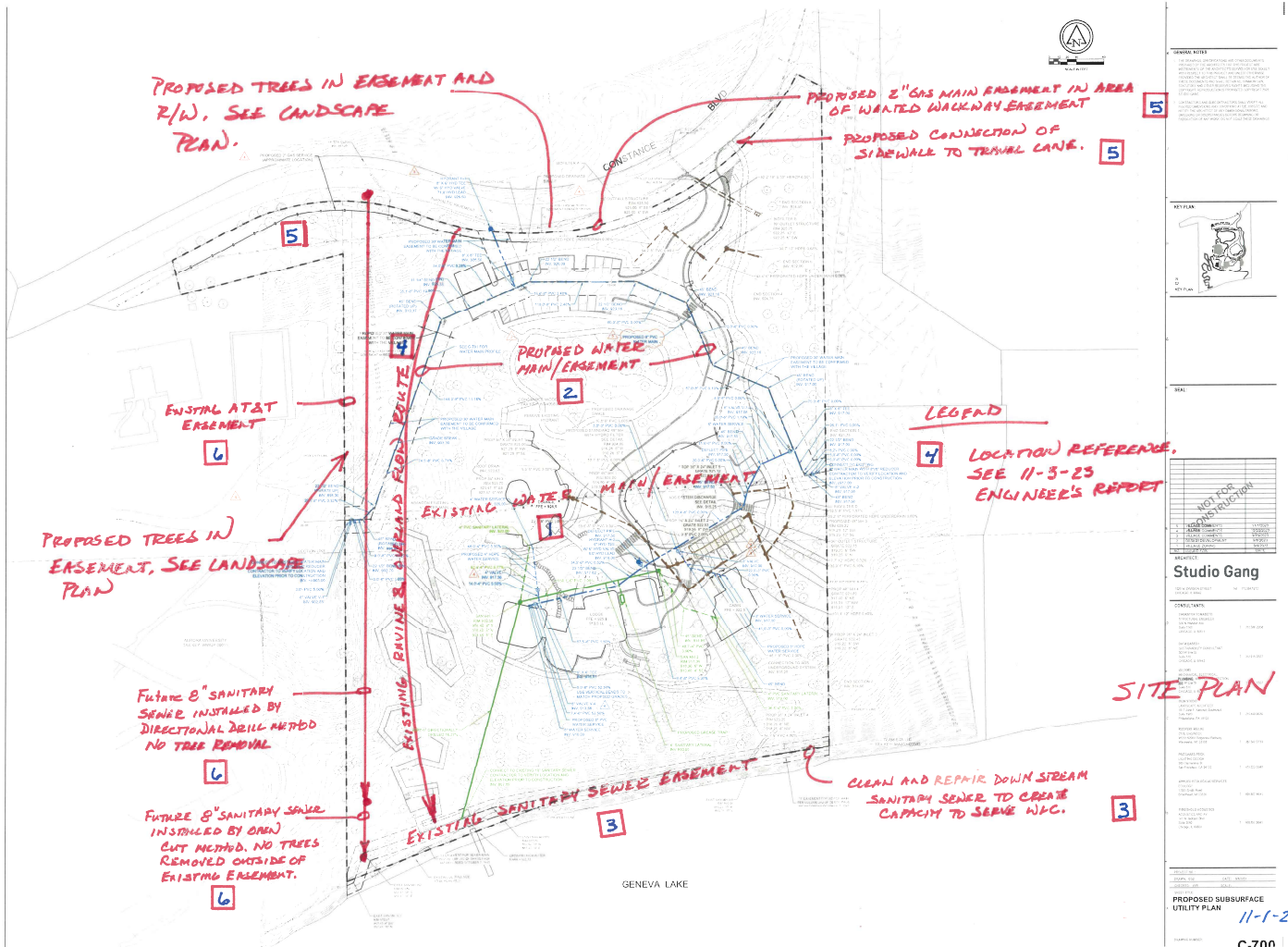


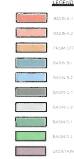
VILLAGE OF WILLIAMS BAY
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- This proposed 20-ft minimum exclusive easement for sanitary sewer near the west property line may prevent the Village from spending an additional \$2 million for a sewage lift station and force main connection to W. Geneva 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.





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 CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DESIGN.

4. THE DESIGNER HAS ASSUMED THAT THE SITE IS FREE OF ALL OBSTACLES AND THAT THE PROPOSED DESIGN WILL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

5. THE DESIGNER HAS ASSUMED THAT THE SITE IS FREE OF ALL OBSTACLES AND THAT THE PROPOSED DESIGN WILL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



SCALE



STUDIO GANG

CONSULTANTS	DATE	REVISION
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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.

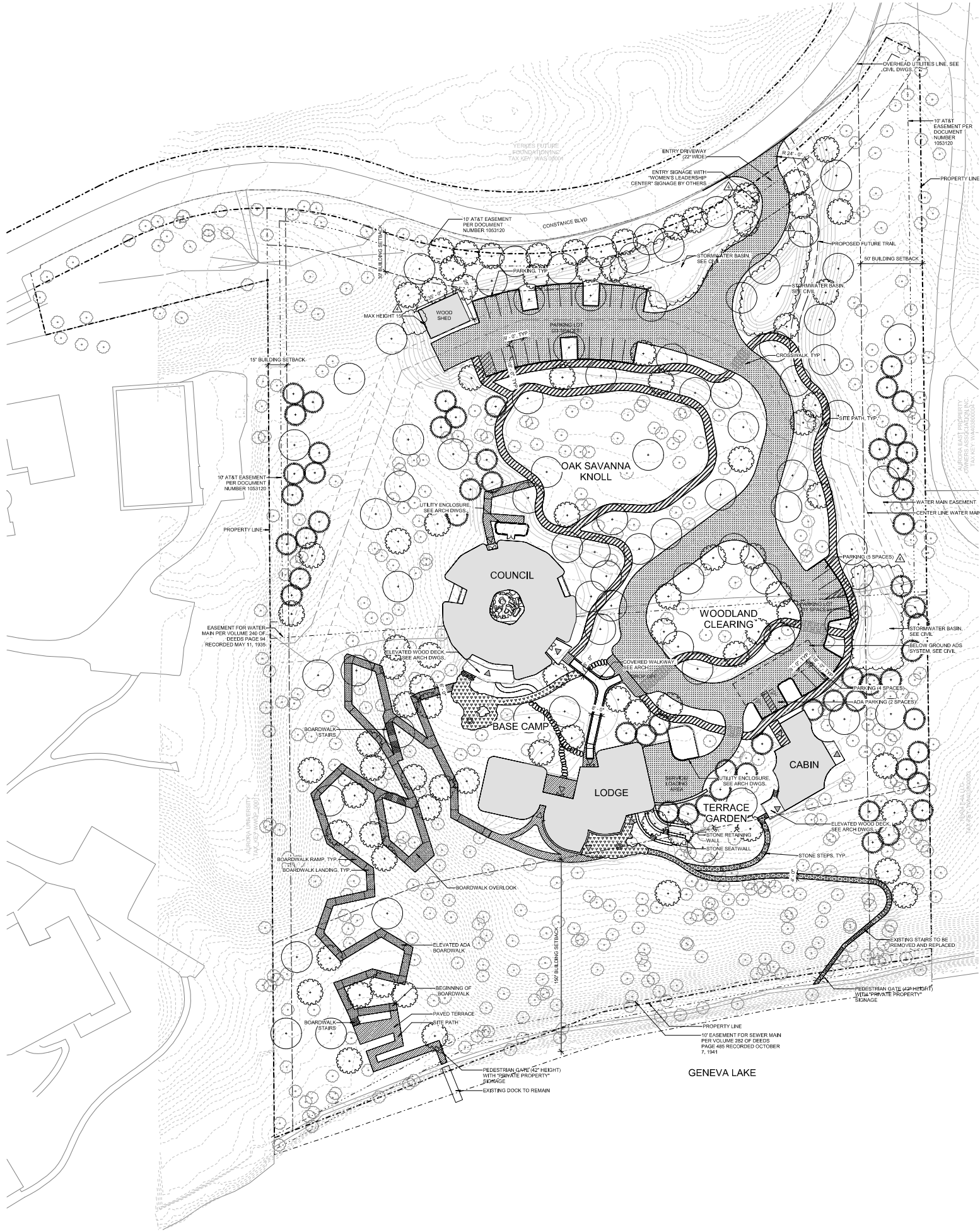
Staff Comments:

- 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. 1003121, and being part of Block A and part of Block C of Ankeness' 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. WIS 00001A

LEGEND

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

NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
- DO NOT SCALE OFF DRAWINGS. USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
- EXISTING CONDITIONS BASED ON SURVEY PROVIDED BY RUIBERT & MIELKE, DATED FEBRUARY 6, 2023. VERIFY EXISTING CONDITIONS IN THE FIELD. ALL WORK PERFORMED IN PUBLIC RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF LOCAL ZONING AND CODES. THE CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
- PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW-GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- ZONING SETBACK SUMMARY:
CONSTANCE BLVD: 30'
GENEVA LAKE: 150'
EAST: 50'
WEST: 15'
- SEE CIVIL PLANS FOR UTILITY PLAN, EROSION, STORMWATER AND GRADING PLANS
- SEE L-901 FOR GROUNDCOVER PLANTING PLAN

SITE DATA

SITE AREA: 376,112SF (8.63 ACRES)
ADJACENT ZONING:
NORTH: P & I (VERKES FUTURE FOUNDATIONS)
SOUTH: OPEN SPACE (GENEVA LAKE)
EAST: SF-2 (SINGLE FAMILY RESIDENTIAL)
WEST: P & I (GEORGE WILLIAMS COLLEGE)
PRINCIPAL BUILDINGS:
COUNCIL: 8,540SF
LODGE: 13,100SF
CABIN: 3,640SF
TOTAL: 25,280SF
ACCESSORY BUILDING:
GARAGE: 675SF
BUILDING SETBACKS (MIN.):
CONSTANCE BLVD: 30'
GENEVA LAKE: 150'
EAST: 50'
WEST: 15'
BUILDING HEIGHTS:
LODGE: 24'-0"
COUNCIL: 14'-0"
CABIN: 22'-0"
FAR: .07
SITE COVERAGE: 18% (BUILDINGS AND PAVEMENT)
BUILDING COVERAGE: 7%
LANDSCAPE SURFACE RATIO: 81%
MAXIMUM BUILDING HEIGHT: 24'-0" (MEASURED AT THE FRONT OF THE LODGE)
PARKING: 34 SPACES
LOADING: 1 DOCK/AREA

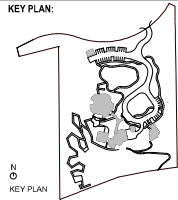
WOMEN'S LEADERSHIP CENTER

259 Constance Blvd
Williams Bay, WI 53191

GENERAL NOTES

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KEY PLAN:



SEAL:



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/06/2023
2	ISSUED FOR PERMIT	08/06/2023
3	ISSUED FOR PERMIT	08/06/2023
4	ISSUED FOR PERMIT	08/06/2023
5	ISSUED FOR PERMIT	08/06/2023
6	ISSUED FOR PERMIT	08/06/2023
7	ISSUED FOR PERMIT	08/06/2023
8	ISSUED FOR PERMIT	08/06/2023
9	ISSUED FOR PERMIT	08/06/2023
10	ISSUED FOR PERMIT	08/06/2023
11	ISSUED FOR PERMIT	08/06/2023
12	ISSUED FOR PERMIT	08/06/2023
13	ISSUED FOR PERMIT	08/06/2023
14	ISSUED FOR PERMIT	08/06/2023
15	ISSUED FOR PERMIT	08/06/2023
16	ISSUED FOR PERMIT	08/06/2023
17	ISSUED FOR PERMIT	08/06/2023
18	ISSUED FOR PERMIT	08/06/2023
19	ISSUED FOR PERMIT	08/06/2023
20	ISSUED FOR PERMIT	08/06/2023

ARCHITECT:

Studio Gang

1501 W. GARDEN STREET
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DATA BASED SUSTAINABILITY CONSULTANT 303 W. Erie St Suite 200 CHICAGO, IL 60642	T 312.915.0557
JB HHS MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION 303 W. Erie St Suite 200 CHICAGO, IL 60642	T 312.915.0557
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PROJECT NO.: 22013	DATE: 08/06/2023
DRAWN: PG, ES	CHECKED: SL
SCALE: 1" = 30'-0"	
SHEET TITLE: SITE PLAN	

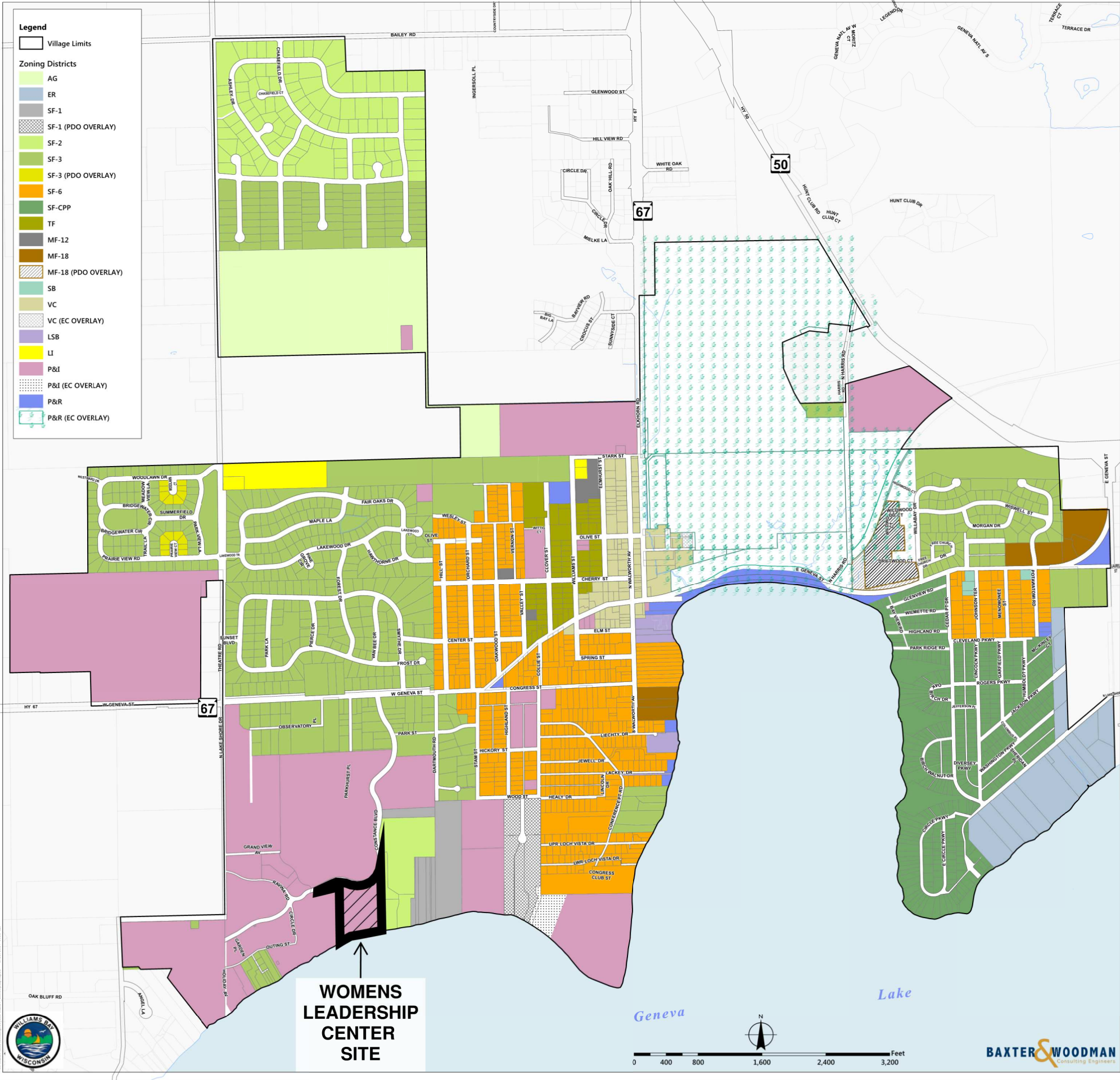
DRAWING NUMBER:

L-100

ZONING MAP

Village of Williams Bay, Wisconsin

Effective Date: May 15, 2017



- | | | |
|---|--|---|
|  | 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 DRIVEWAYS SHALL BE MAINTAINED AS EXISTING UNLESS OTHERWISE DISTURBED SHALL BE TOPSOILED TO MATCH EXISTING CONDITIONS.
2. ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION. TREES SPECIFICALLY DESIGNATED TO BE REMOVED PRIOR TO CONSTRUCTION SHALL BE REMOVED PRIOR TO AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE REMOVAL OF TREES. P.L.B.'S, VERTY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. P.L.B. = PLANT BED. MOUNT ALL PLANT BEDS TO A DEPTH OF 2" BEDS SHALL BE SET 1" MIN AWAY FROM ALL TREES. TREES SHALL BE PROTECTED, AND FOLLAGE OF ALL PERENNIALS SHALL BE PROTECTED. TREES SHALL BE PROTECTED IN LAMINATE QUANTITIES SUFFICIENT TO MATCH EXISTING PLANTING. SEE ATTACHED DRAWINGS.
4. ALL MATERIALS SHALL BE REMOVED TO HARD LUMPS OF CLAY STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROCKS, AND OTHER MATERIALS THAT WOULD BE HARMFUL, OR PREVENT THE GROWTH OF PLANTS. MAINTAIN A MINIMUM DISTANCE OF LAWN AND PLANTING AREAS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND GARDENERS ASSOCIATION, 10TH EDITION.
6. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUTED DRAWING. TREES SHALL BE PLANTED WITHIN 14 DAYS OF THE DATE OF AS TO ORIGINAL GRADE PRIOR TO DIGGING.
7. TREES SHALL BE BAYED TO PROTECT FROM CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
8. TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON SITE.
9. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
10. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

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 INCLUDED FOR HIGH
INTENSITY MESIC FOREST AND TERRACE GARDEN
ONLY

MEDIUM INTENSITY INTERVENTION:
RESTORATION SCALE WORK AND STRATEGIC PLANTINGS
OF UNDERSTORY SHRUBS AND TREES

- TREES TO BE 2-4" CAL.
- SHRUBS TO BE 1-3 GAL.
- GRASSES, GROUNDCOVERS, HERBACEOUS
PLANTS TO BE LANDSCAPE PLUGS
- INCLUDE OVERSEED
- DISTURBED SLOPES GREATER THAN 3:1 TO
INCLUDE EROSION CONTROL NETTING

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.

N
○
KEY PLAN



8/4/2023

[illegible]

Studio Gang

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PROJECT NO. : 22013

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

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

SHEET TITLE

PLANTING PLAN - TREE AND GROUNDCOVERS

DRAWING NUMBER

L-901

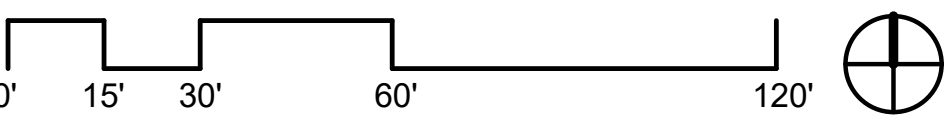
[illegible]

TREE SCHEDULE - CONIFERS					
Plant Code	Plant Scientific Name	Plant Common Name	Count	Installed Size	Comments
ADBN	<i>Adonis balsamea</i>	Balsam Fir	19	8'	
PGI	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	11	7'	
PhSI	<i>Pinus strobus</i>	Eastern White Pine	23	7'	
ThG	<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	28	7"	<varies>
ClKe	<i>Castanopsis kentuckia</i>	Kentucky Yellowwood	18	2.5" caliper	
CoDi	<i>Cornus alternifolia</i>	Pagoda Dogwood	16	2.5" caliper	
HaVi	<i>Hamelis virginiana</i> 'Sunglow'	'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 McNair'	Fort McNair Horsechestnut	3	4" caliper	
CaCa	<i>Caprinus caroliniana</i>	American Hornbeam	5	4" caliper	
CaPa	<i>Caprinus acer</i>	American Beech	14	2" caliper	
NySa	<i>Nyssa sylvatica</i>	Black Tupelo	6	4" caliper	
OsVi	<i>Osyriza virginiana</i>	American Hophornbeam	11	4" caliper	
PlSy	<i>Platanus occidentalis</i>	American Sycamore	15	2" caliper	
PlSa	<i>Platanus occidentalis</i>	American Sycamore	14	4" caliper	
QuBi	<i>Quercus bicolor</i>	Swamp White Oak	3	2" caliper	
QuBi	<i>Quercus bicolor</i>	Swamp White Oak	2	4" caliper	
QaMi	<i>Quercus macrocarpa</i>	Bur Oak	5	4" caliper	
QaMi	<i>Quercus macrocarpa</i>	American Linden	2	4" caliper	

Total Proposed Trees: 219

[illegible]

- GENERAL NOTES:**
1. REFER TO CALL DRAWINGS FOR EXACT LOCATION OF EXISTING UTILITY POLES, MANHOLES AND EQUIPMENT.
 2. COORDINATE A TIME SCHEDULE WITH ALL AFFECTED ELECTRICAL, SEWER, ROUTING AND EARTH ENGINEERING. VERIFY WITH CALL DRAWINGS. COORDINATE EXACT LOCATION OF MANHOLES AND ROUTE OF THE CONDUITS WITH CALL DRAWINGS.
 3. A SINGLE CONDUIT RUN SHALL NOT HAVE MORE THAN (10) 90 DEGREE BENDS. PREPARE PRECAST CONCRETE RIGID BOTTOM MANHOLES AS REQUIRED.
 4. CONDUITS SHALL BE BURIED A MINIMUM OF 30" BELOW FINISH GRADE UNLESS OTHERWISE SPECIFIED.
 5. REFER TO REFER DRAWING FOR CONDUIT COLOR AND QUALITY.
 6. REFER TO SHEET LAD FOR FIBER OPTICS AND ADDITIONAL INFORMATION ON FIBER CONTRIBUTION TO THE BUILDING.
 7. COORDINATE EXACT LOCATION OF THE EQUIPMENT WITH CALL DRAWINGS.
 8. ALL UNDERGROUND HANDHOLES SHALL BE HEAVY DUTY TRAFFIC GRADE. PROVIDE PRECAST CONCRETE COORDINATE EXACT LOCATION OF HANDHOLES AND ROUTE OF THE CONDUITS WITH CALL DRAWINGS.
 9. PROVIDE CONDUIT PULP FOR UTILITY TRANSFORMERS. COORDINATE EXACT LOCATION OF TRANSFORMERS WITH CALL DRAWINGS AND INSTALLATION OF SECONDARY CABLE FOR INSTALLATION.

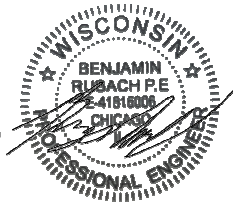
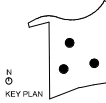
**WOMEN'S
LEADERSHIP CENTER**
327 Constance Blvd
Williams Bay, WI 53191

Lincoln Road Enterprises

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**NOT FOR
CONSTRUCTION**

[illegible]

ARCHITECT:

Studio Gang

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ASSOCIATE ARCHITECTS
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PROJECT NO. : 22013

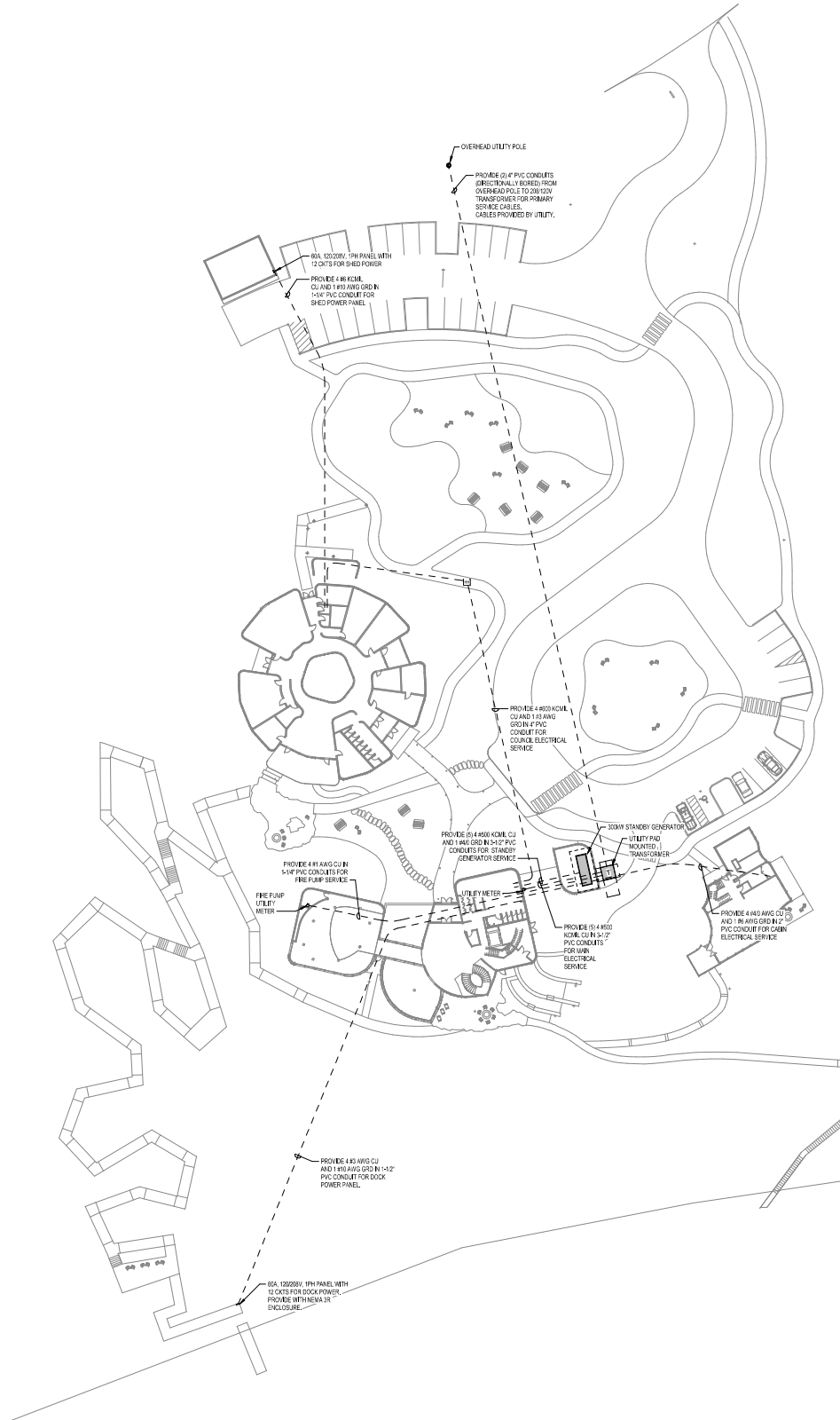
DRAWN: ?? DATE: 8.4.2023

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

SHEET TITLE:
ELECTRICAL SITE PLAN

ELECTRICAL SITE PLAN

DRAWING NUMBER:



① ELECTRICAL SITE PLAN
1" = 30'-0"

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.

2.

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.

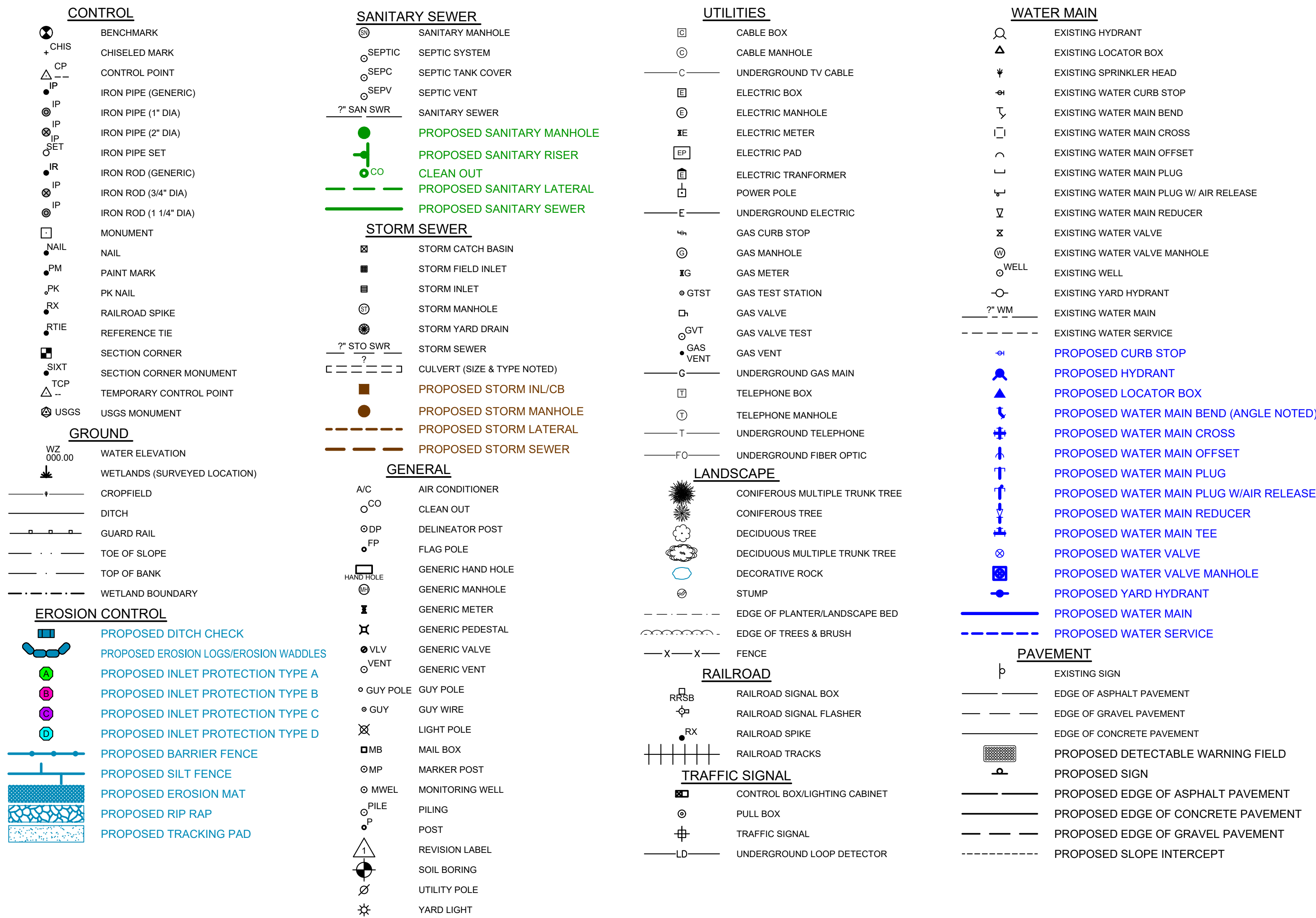
SANITARY SEWER PIPE:
SDR 26 ASTM D-3034.

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.

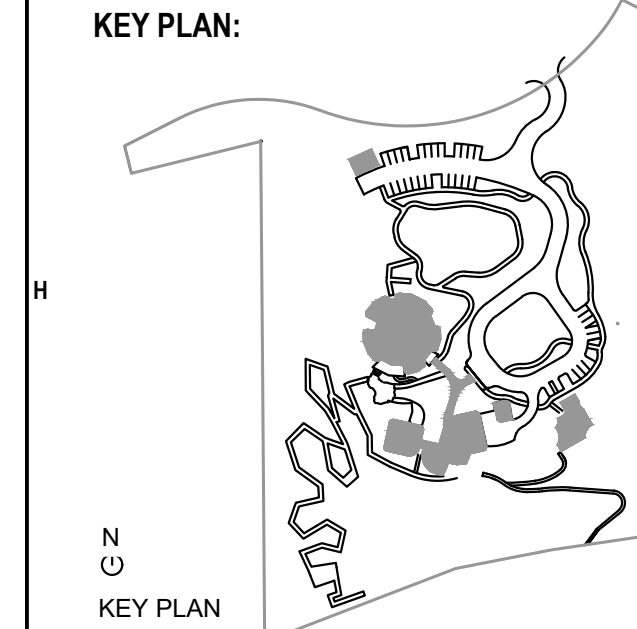
LEGEND - CIVIL ENGINEERING DRAWINGS



GENERAL NOTES

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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

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PROJECT NO.:
DRAWN: GGD
CHECKED: VVR

DATE: 9/6/2023
SCALE:

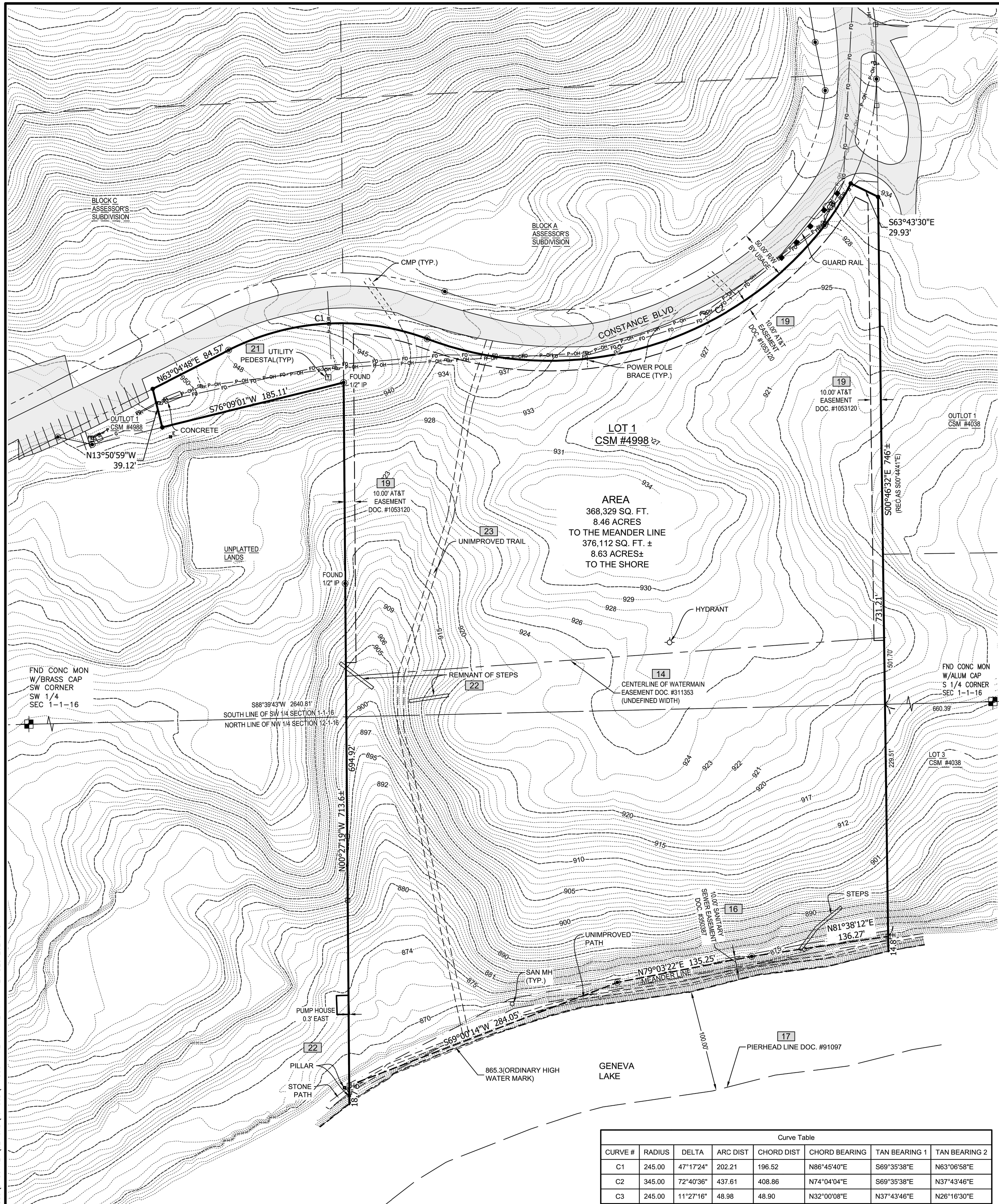
SHEET TITLE:

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..

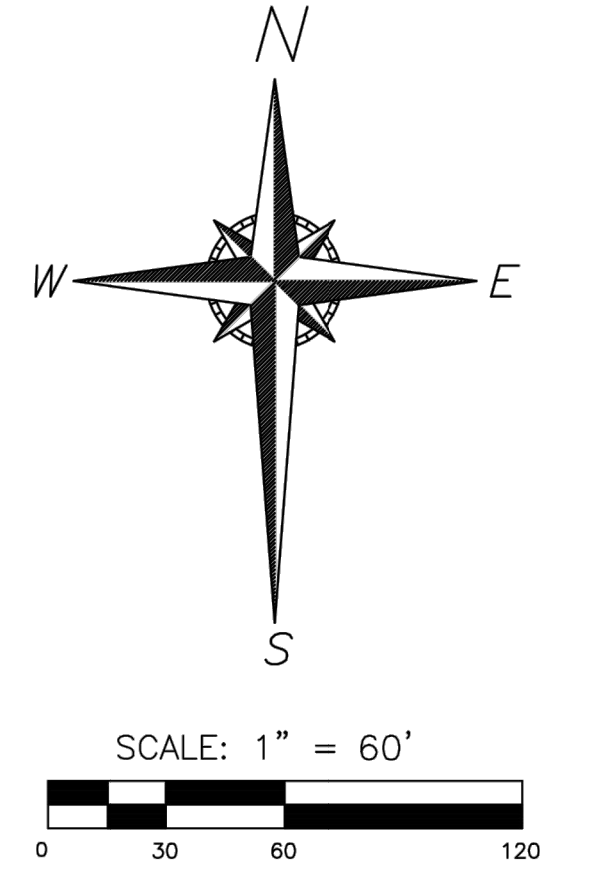
To: CONTANCE WOODS LLC, a Wisconsin limited liability company
UNIVERSITY OF CHICAGO, an Illinois Corporation
CHICAGO TITLE INSURANCE COMPANY

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.

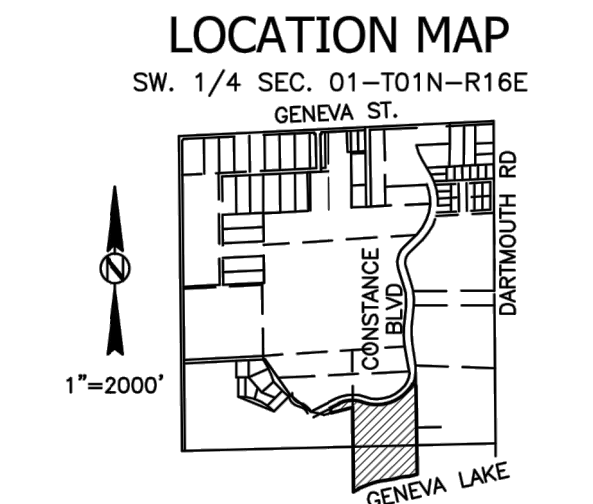
DATED THIS 12TH DAY OF NOVEMBER, 2021.
REVISED THIS 21ST DAY OF DECEMBER, 2021.



KEITH A. KINDRED, PLS S-2082



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 01-01-16 AS N85°30'43"E, VERTICAL DATUM NOVD 29.



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



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.

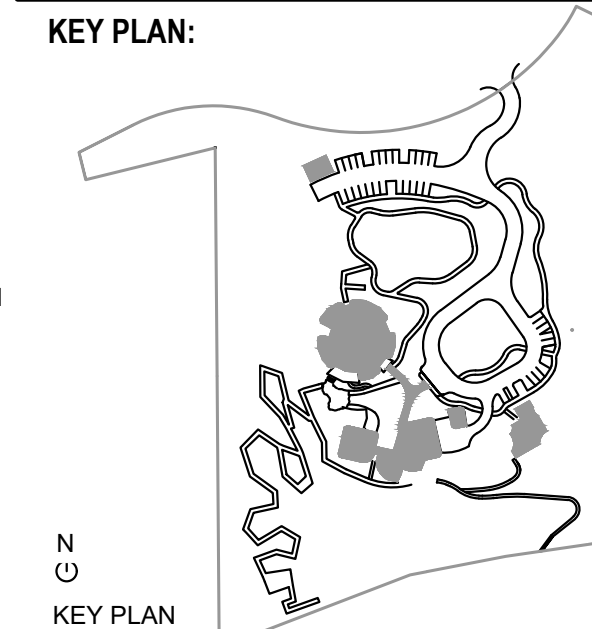
SHEET

1

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KEY PLAN:



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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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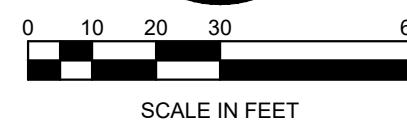
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Chicago, IL 60604
T 608.897.8641

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

TITLE:
TOPOGRAPHIC SURVEY

DRAWING NUMBER:

C-100



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KEY PLAN:

The key plan shows a site layout with a large building footprint on the right, a smaller building footprint on the left, and a winding path or road at the bottom. The site is bounded by a line on the top and right. The text 'KEY PLAN' is visible at the bottom left of the page.

[illegible]

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THRESHOLD ACoustICS ACoustICS AND AV 141 W. Jackson Blvd. Suite 200 Chicago, IL 60604	T 608.697.8641	

PROJECT NO. : _____

DRAWN: GGD DATE: 9/8/2023

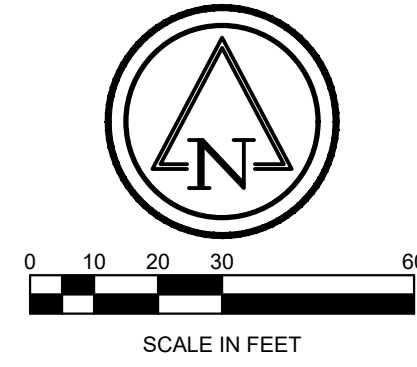
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SHEET TITLE:

EXISTING CONDITIONS

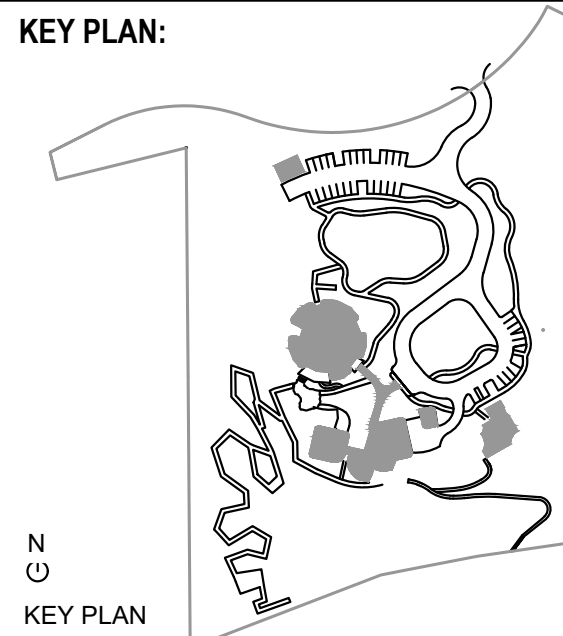
DRAWING NUMBER

C-200



NOTE:
1. SEE L030 FOR TREE REMOVAL PLAN.

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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		

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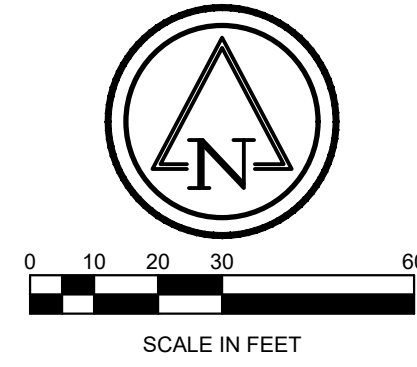
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DRAWN: GGD
CHECKED: VVR
DATE: 9/8/2023
SCALE:
SHEET TITLE:
REMOVAL AND DEMO PLAN

DRAWING NUMBER:

C-300

YERKES FUTURE
FOUNDATION INC
TAX KEY: WAS 00001

AURORA EAST PROPERTY
OWNERS ASSOCIATION INC.
TAX KEY: WA403800004

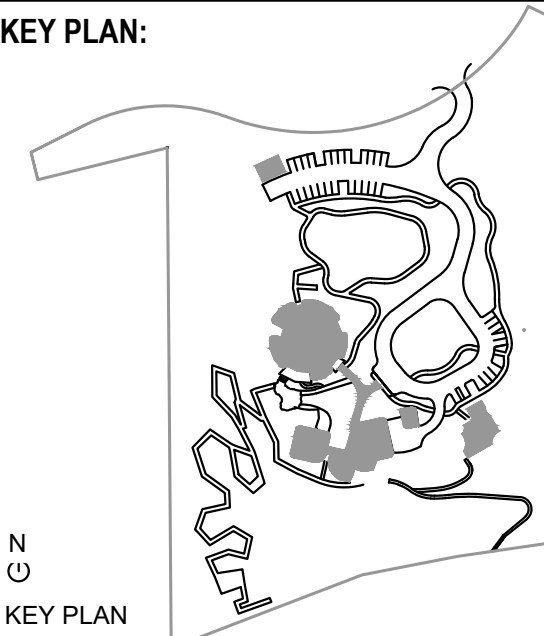


- LEGEND
- PROPOSED BUILDING
 - ASPHALTIC PAVEMENT
 - REJECT CURB AND GUTTER
 - PROPOSED STONE TRAIL
 - PROPOSED CUT STONE
 - PROPOSED FLAGSTONE
 - PROPOSED BOARD WALK

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

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PROJECT NO.:
DATE: 9/8/2023

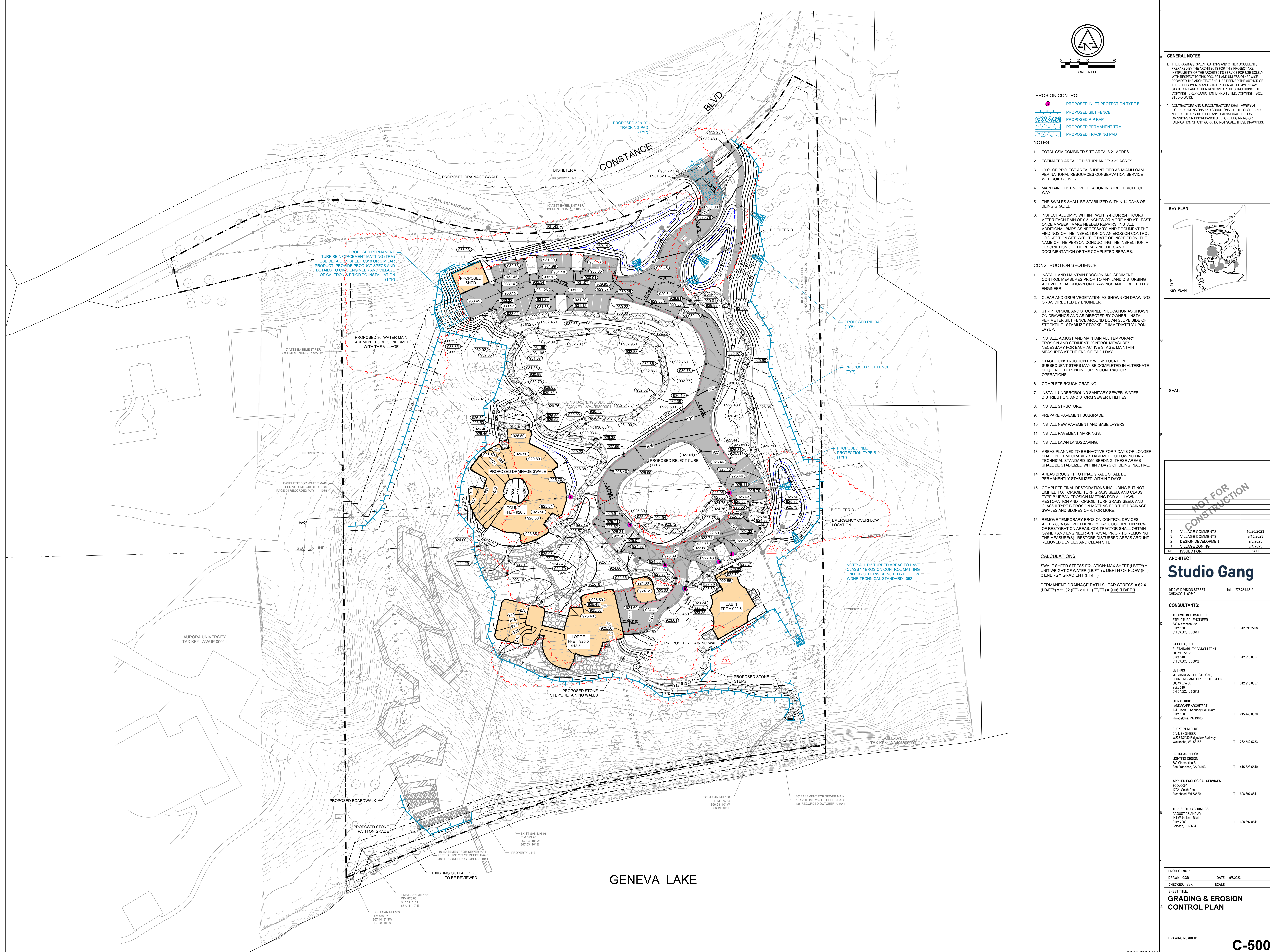
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CHECKED: VVR
SCALE:

SHEET TITLE:
SITE PLAN - CIVIL

DRAWING NUMBER:

C-400

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- 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.

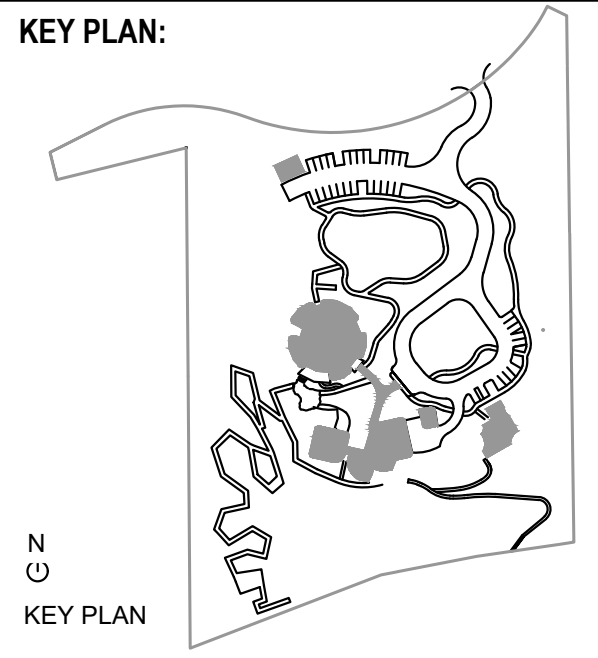
- CONSTRUCTION SEQUENCE**
- INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
 - CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
 - STRIP TOPSOIL AND STOCKPILE IN LOCATION AS SHOWN 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 1059 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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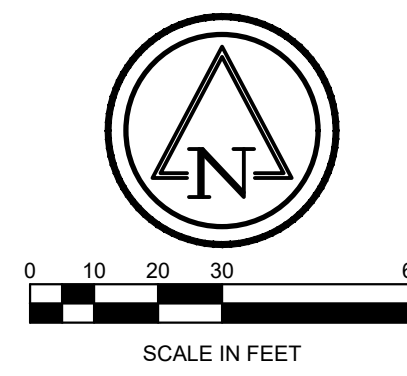


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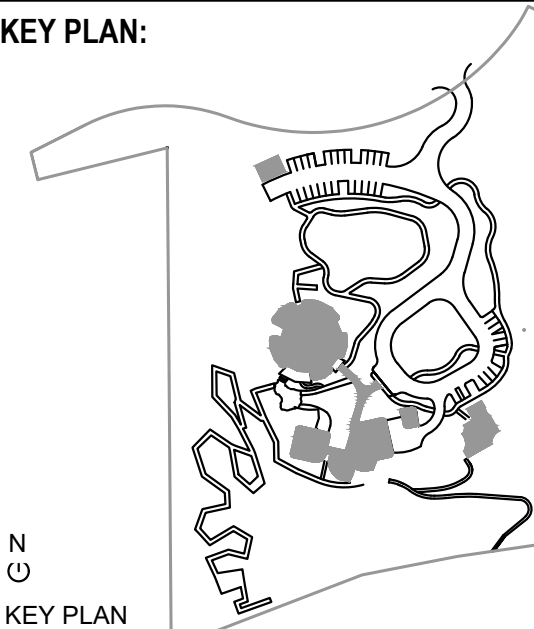
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SHEET TITLE:	SCALE:
GRADING & EROSION CONTROL PLAN	



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KEY PLAN:



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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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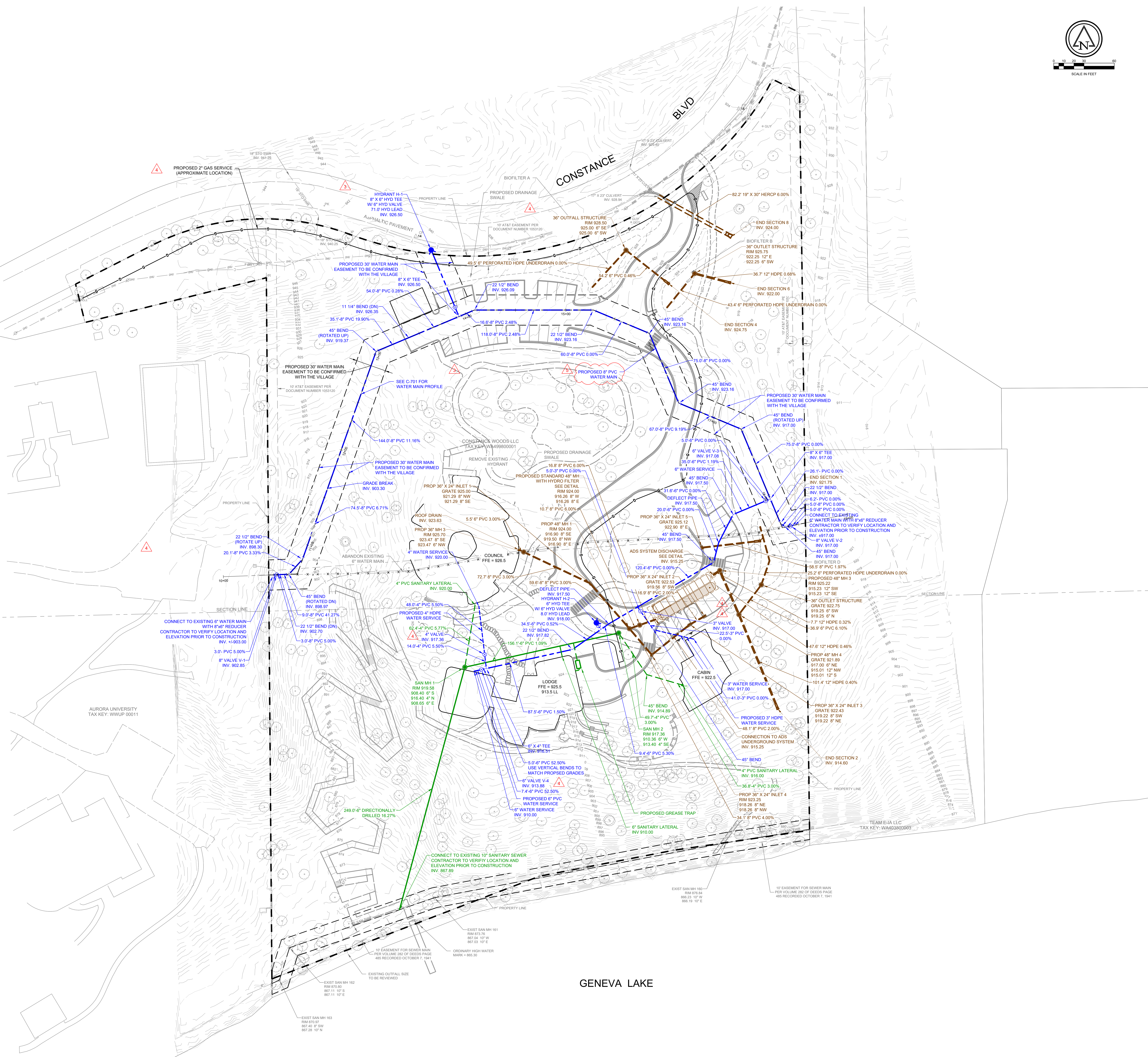
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SHEET TITLE:
**PROPOSED SUBSURFACE
UTILITY PLAN**

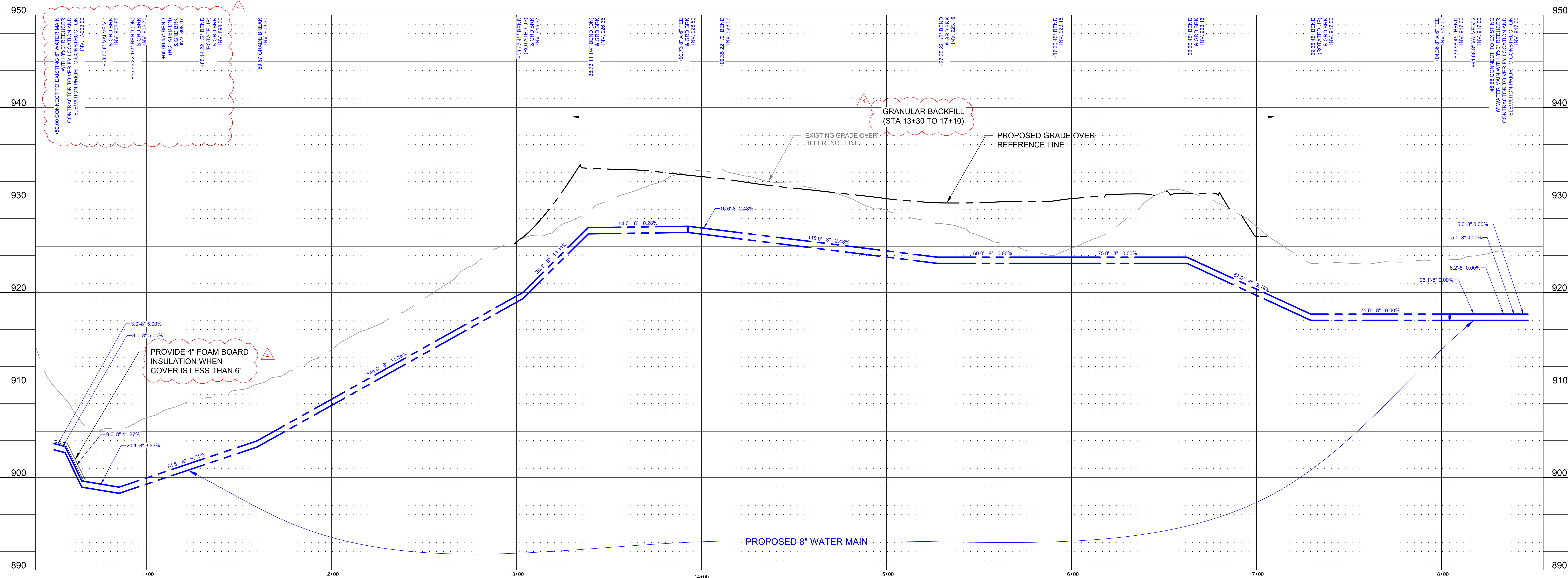
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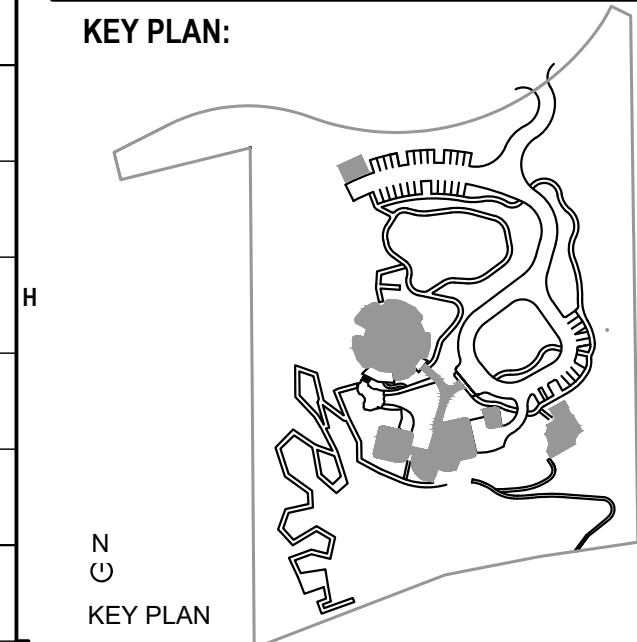


GENEVA LAKE



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

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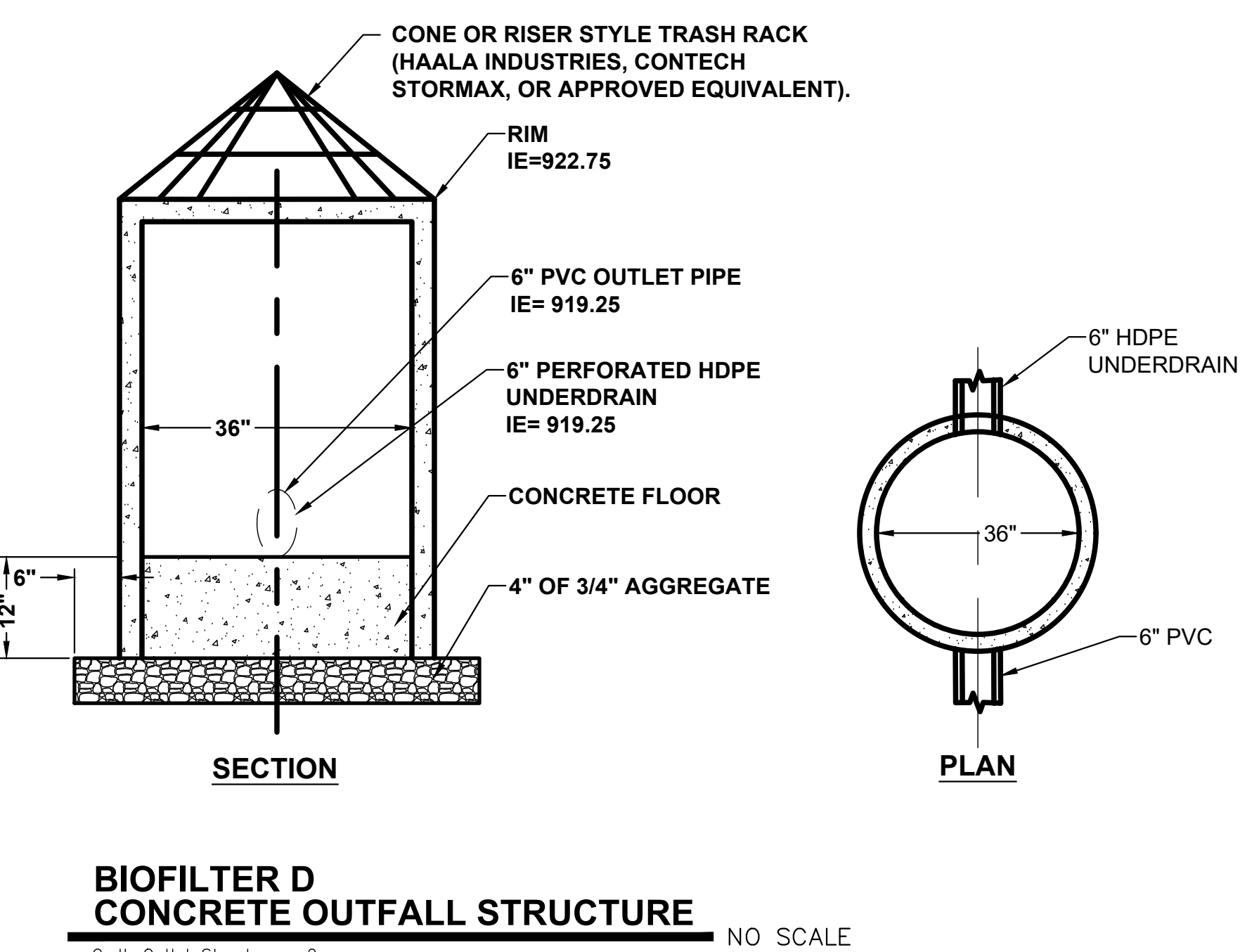
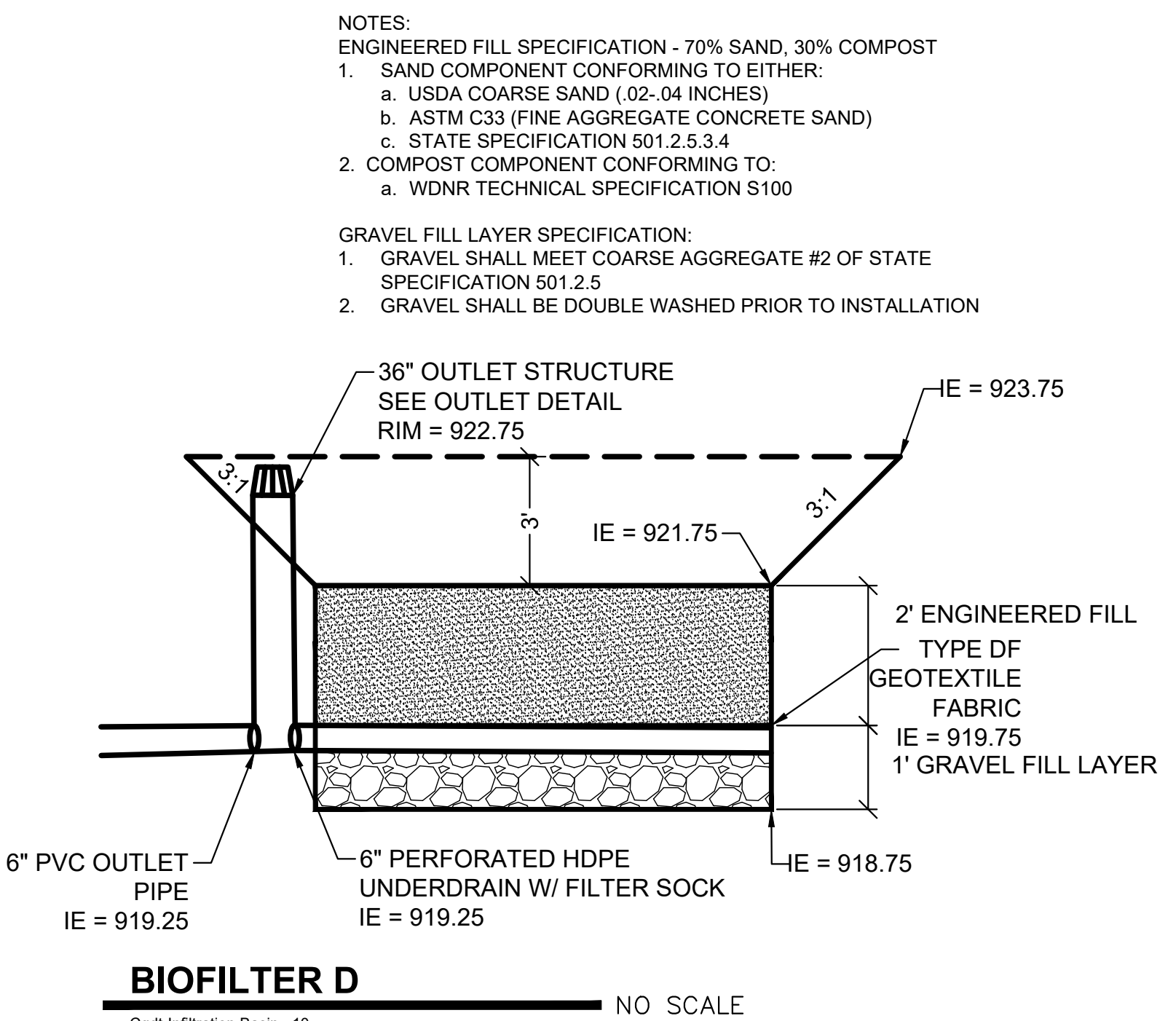
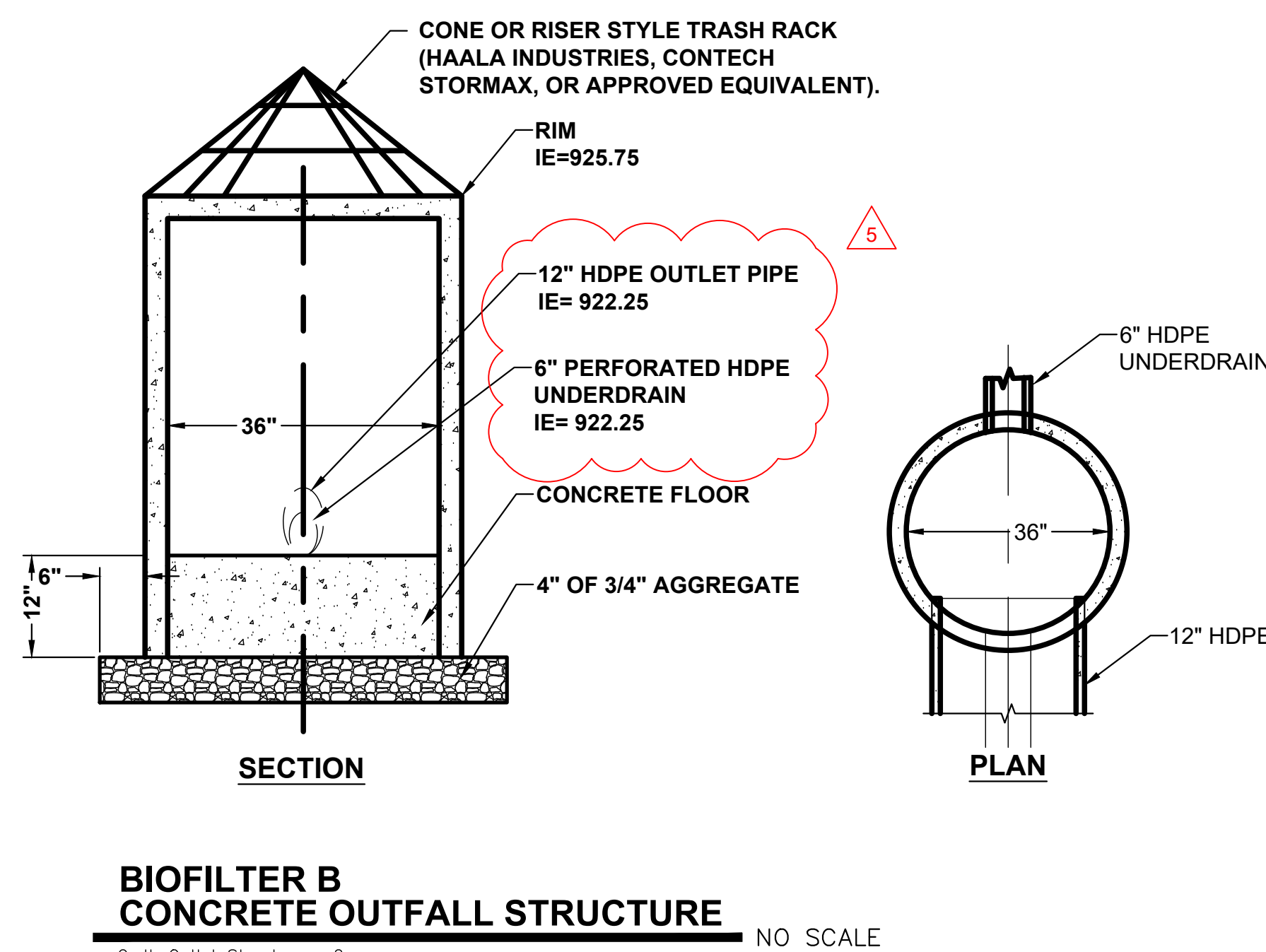
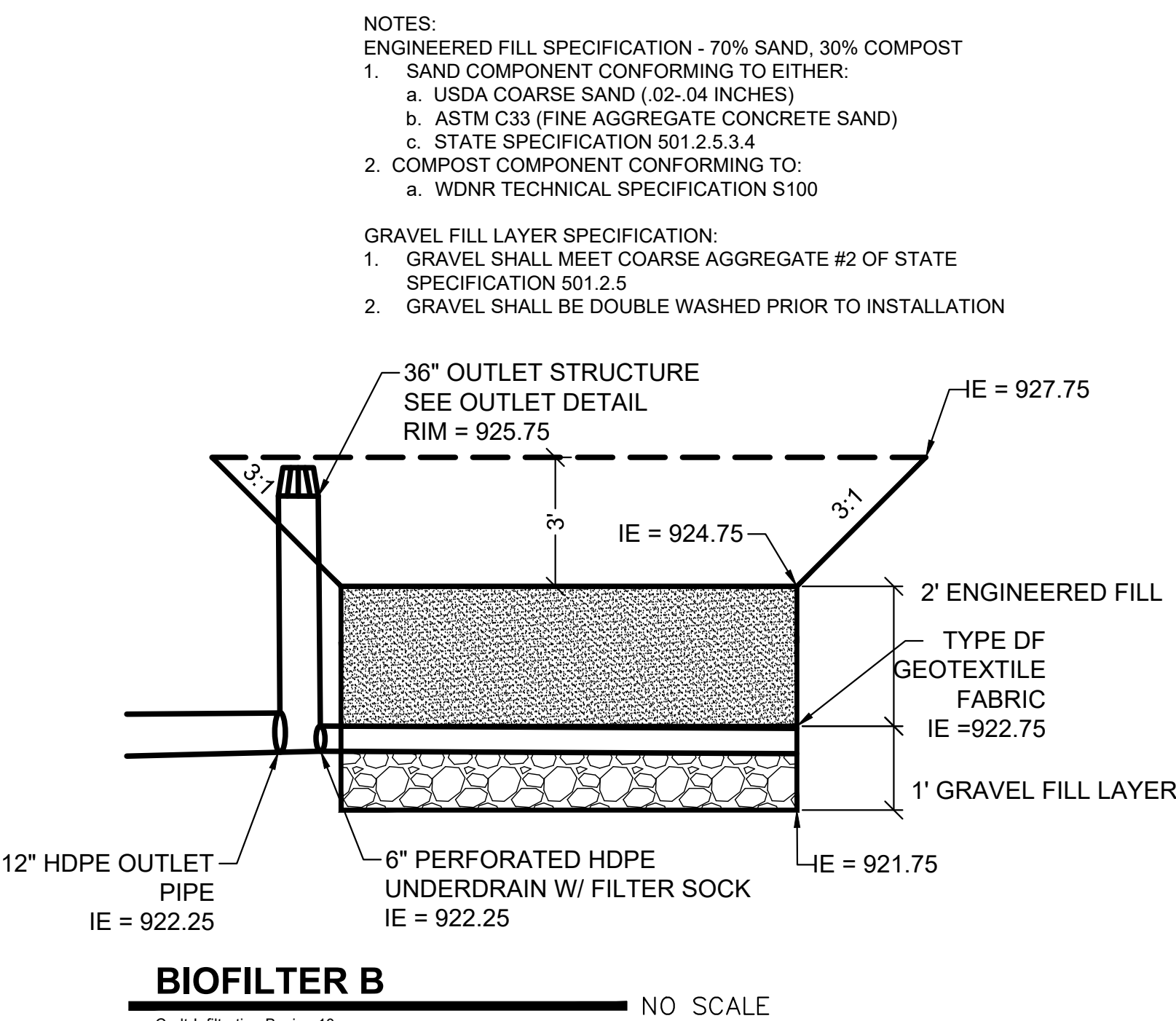
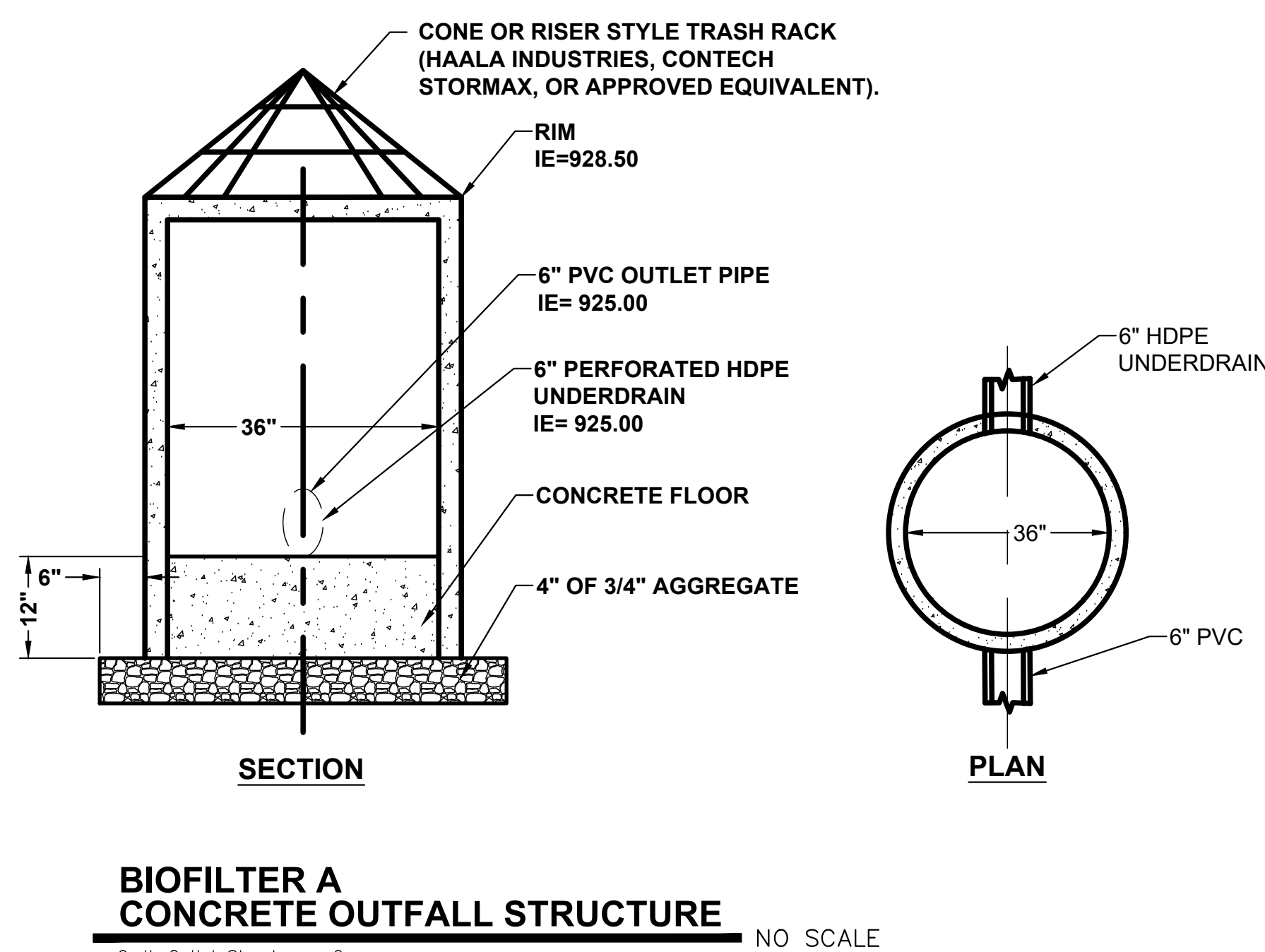
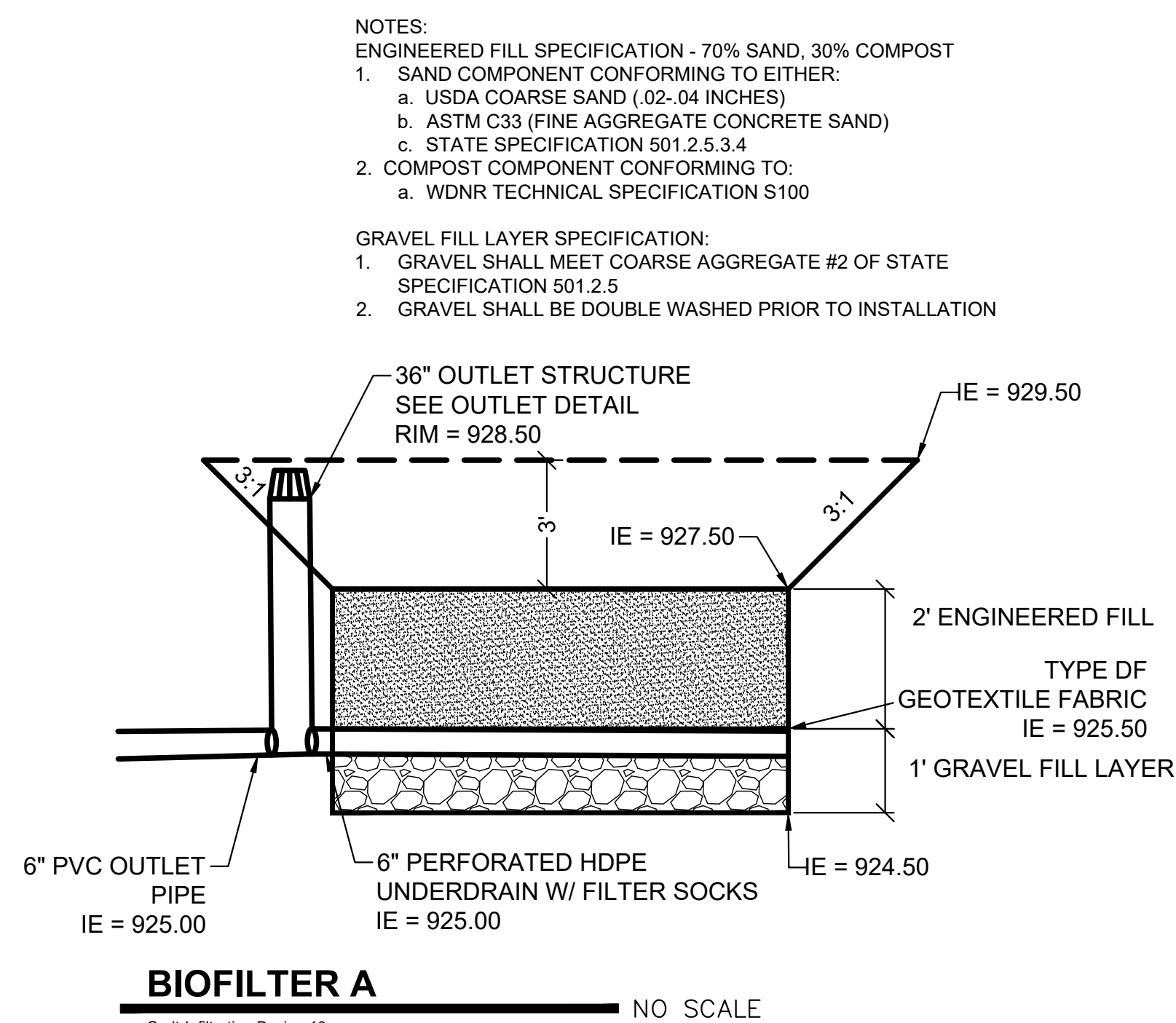
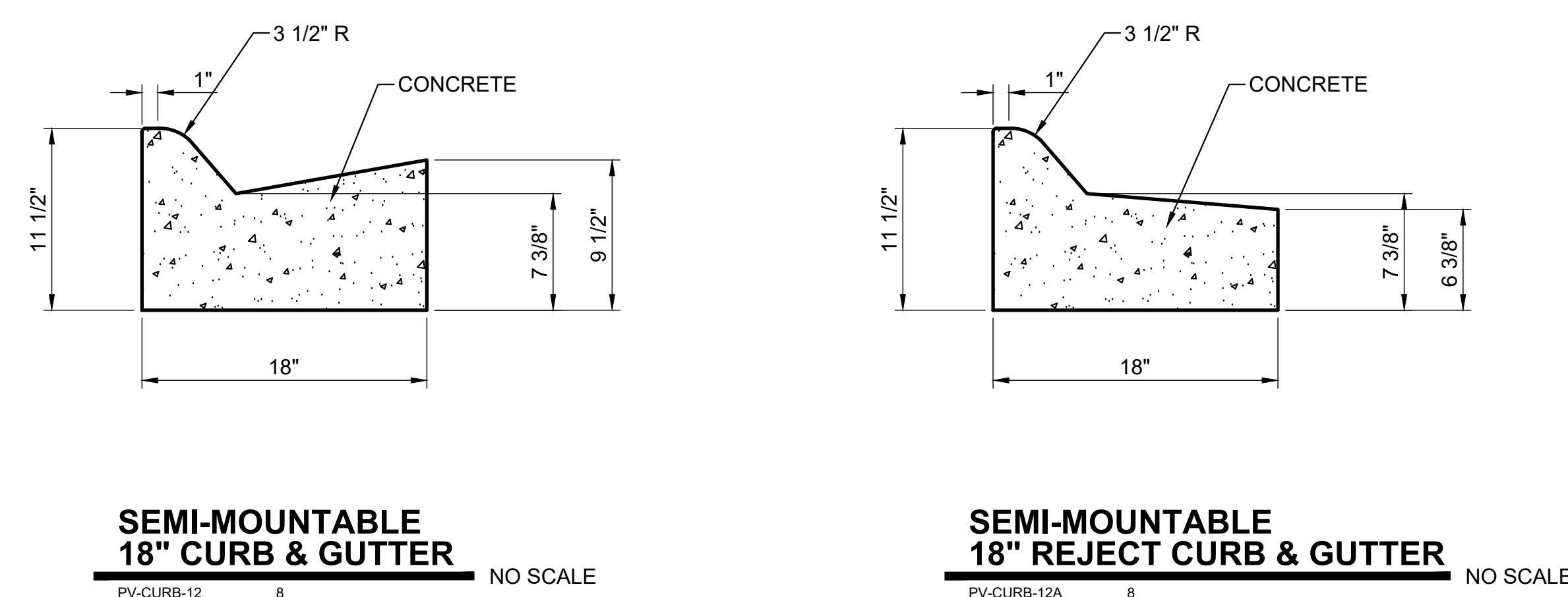
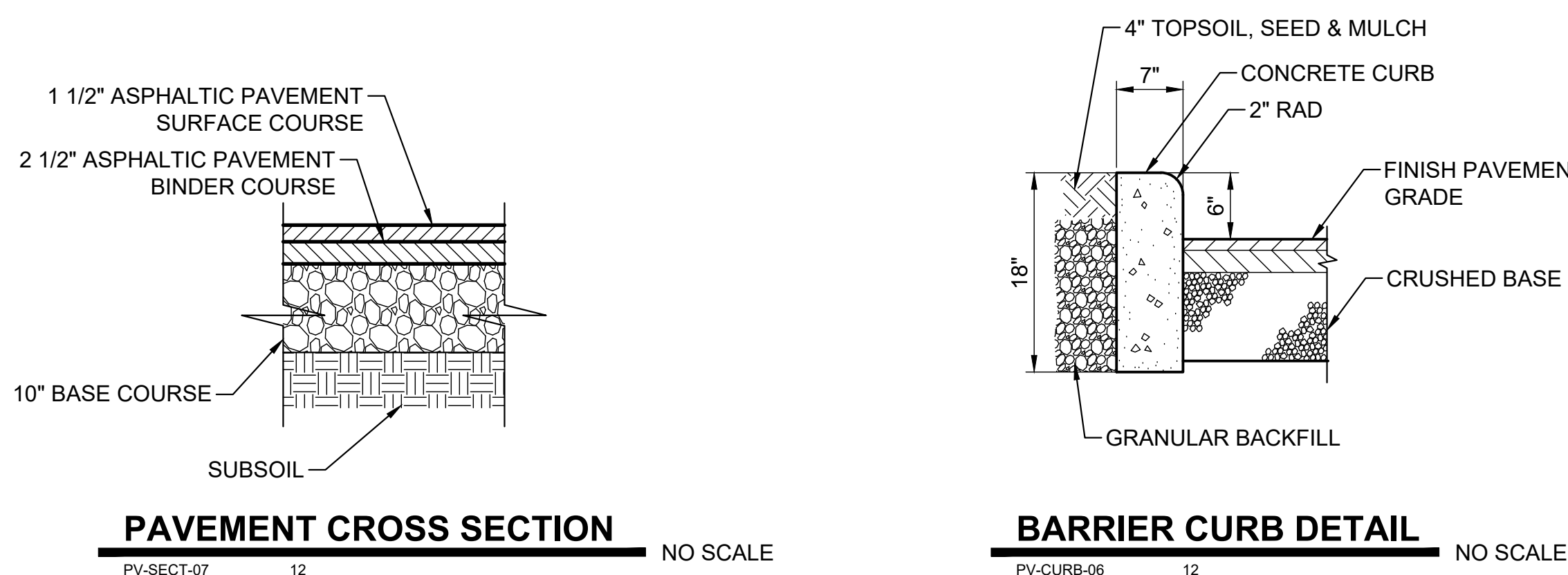
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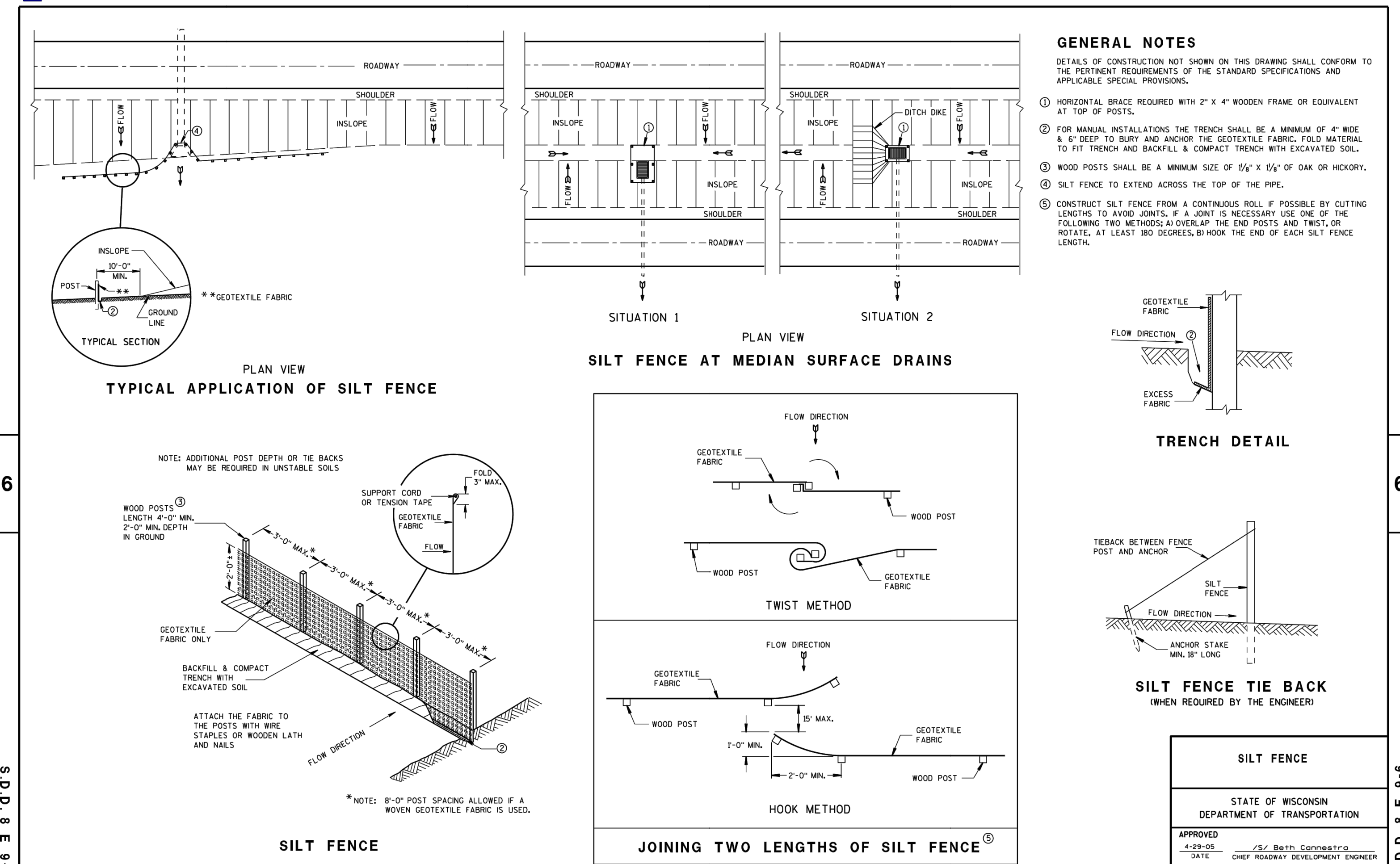
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SUITE 2000
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**PROPOSED WATER MAIN
PROFILE**

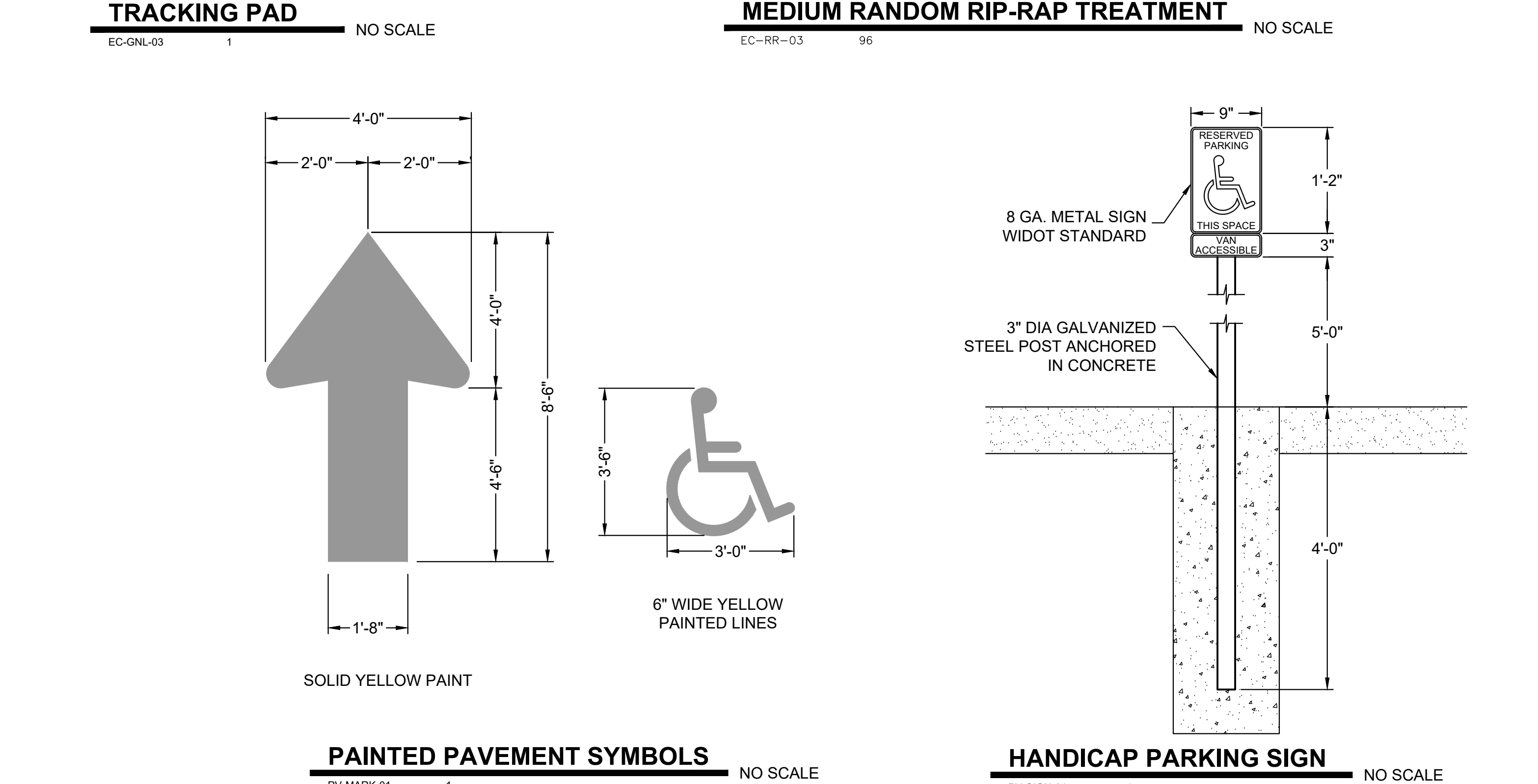
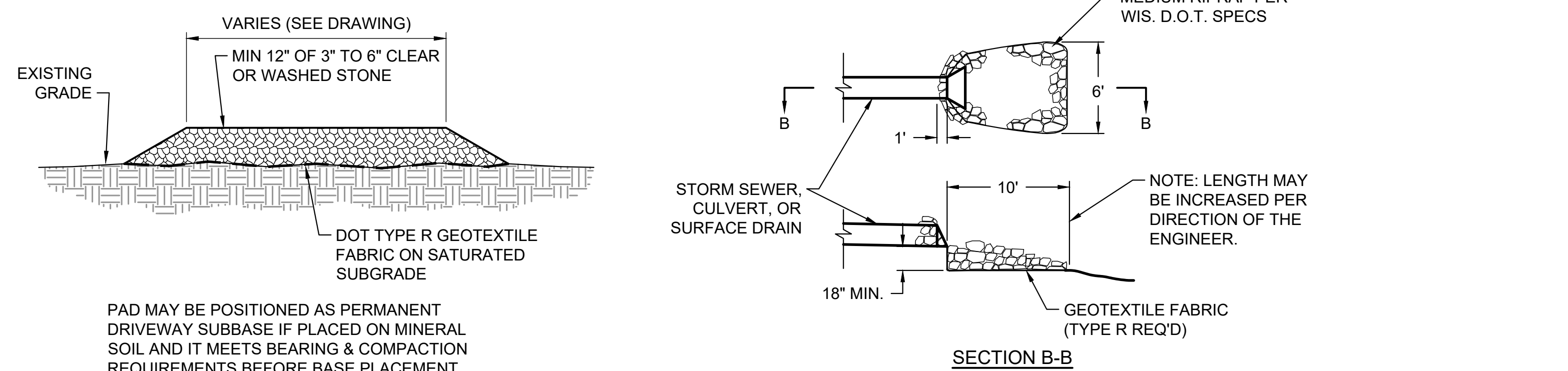
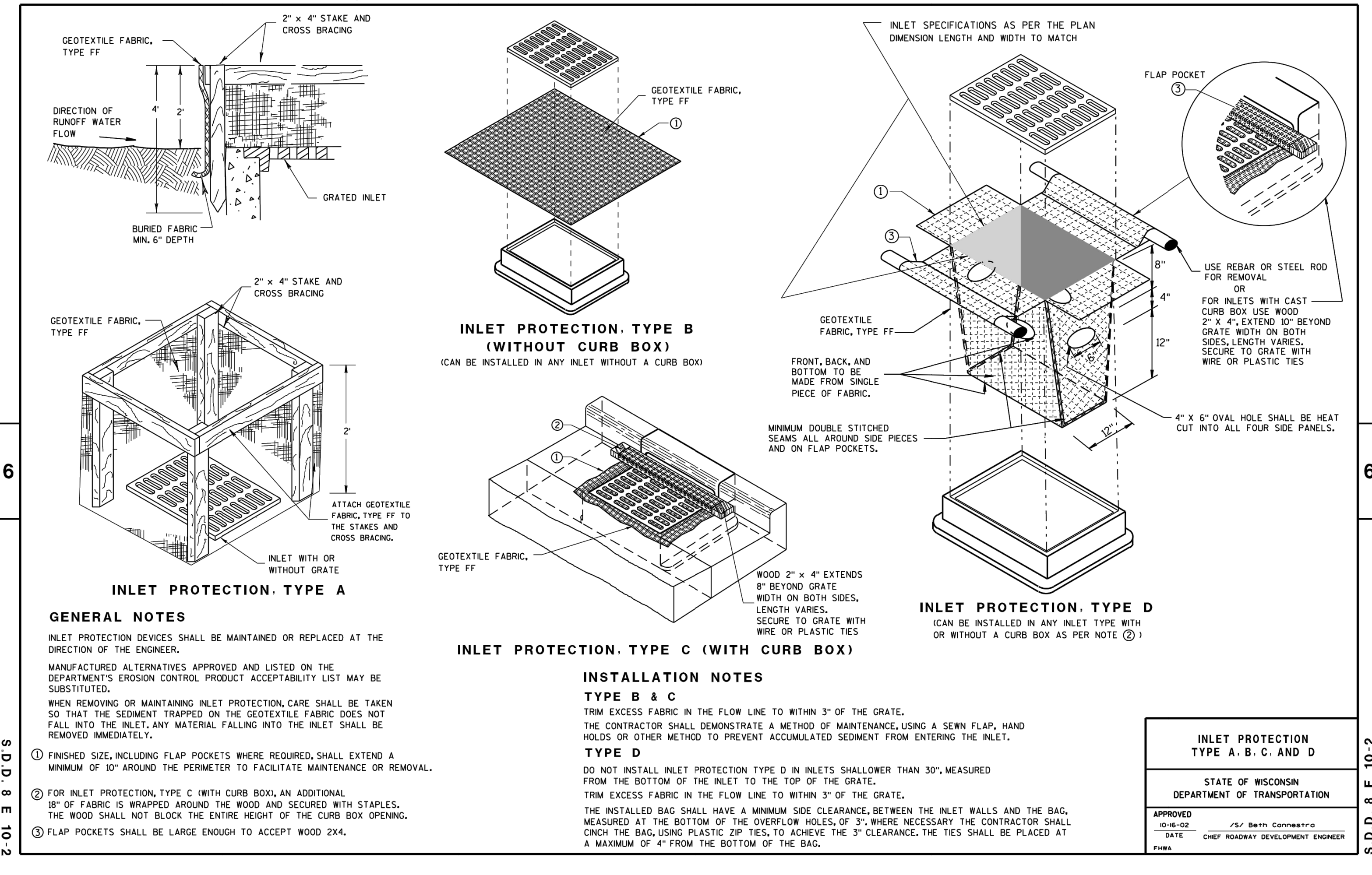
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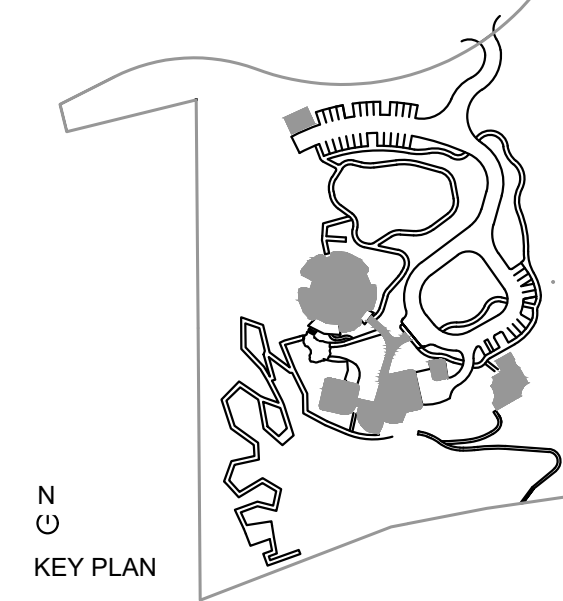
SDD 8e10 Inlet Protection Type A, B, C and D



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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

ARCHITECT:

Studio Gang

1520 W. DIVISION STREET
CHICAGO, IL 60642

CONSULTANTS:

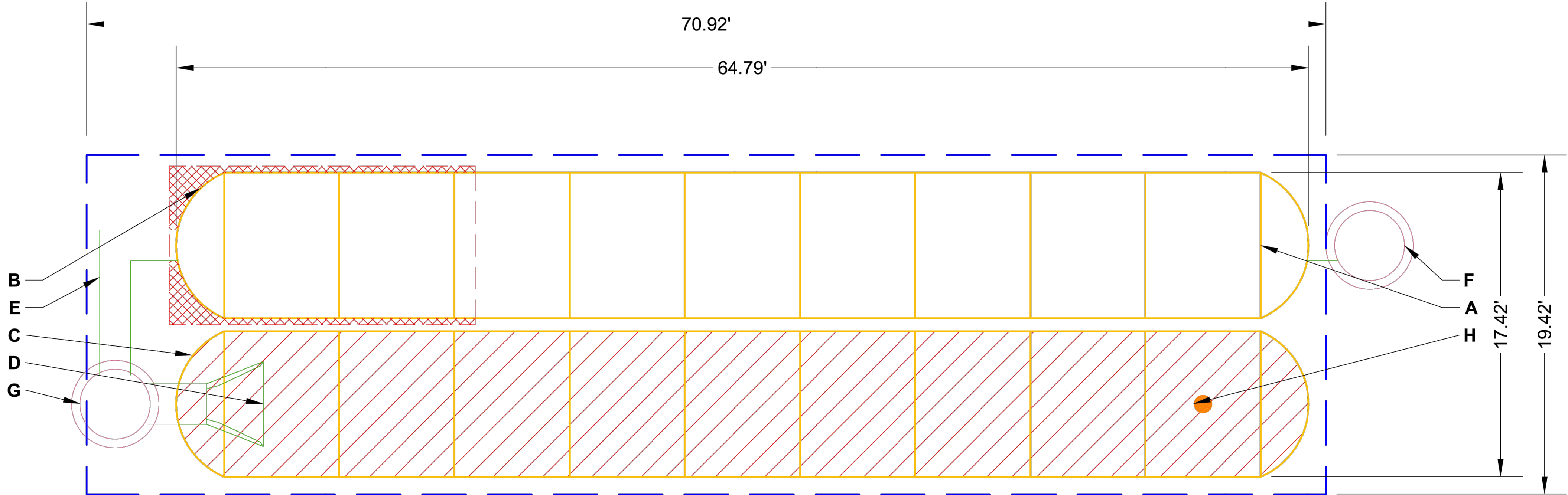
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PROJECT NO.:	DATE: 9/10/2023
DRAWN: GSD	CHECKED: VWR
SHEET TITLE:	SCALE:

CONSTRUCTION DETAILS

DRAWING NUMBER:

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)	18" BOTTOM CONNECTION INVERT:	916.00	CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.5 CFS IN	
180.7	SYSTEM PERIMETER (ft)	BOTTOM OF MC-7200 CHAMBER:							
		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
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WILLIAMS BAY, WI, USA
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PROJECT #: CHECKED: N/A

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ADS

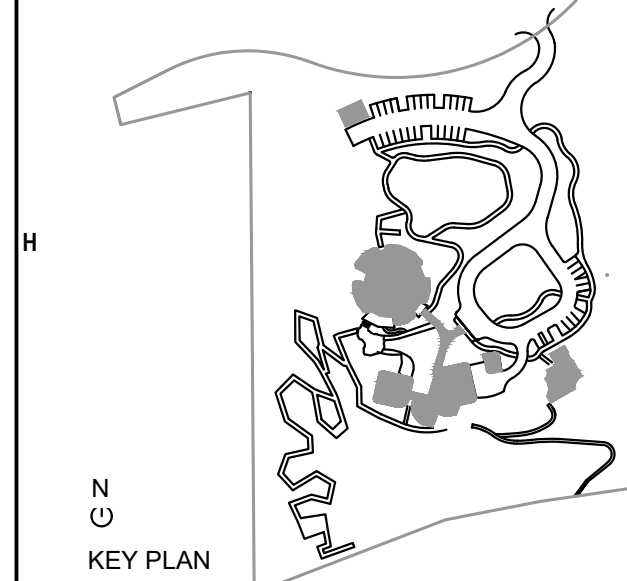
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2 OF 5

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KEY PLAN:



SEAL:

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4	VILLAGE COMMENTS
3	VILLAGE COMMENTS
2	DESIGN DEVELOPMENT
1	VILLAGE ZONING
NO.	ISSUED FOR
	DATE

ARCHITECT:

Studio Gang

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D	THORNTON TOMASETTI STRUCTURAL ENGINEER 330 N. Wabash Ave Suite 1000 CHICAGO, IL 60611	T 312.596.2208
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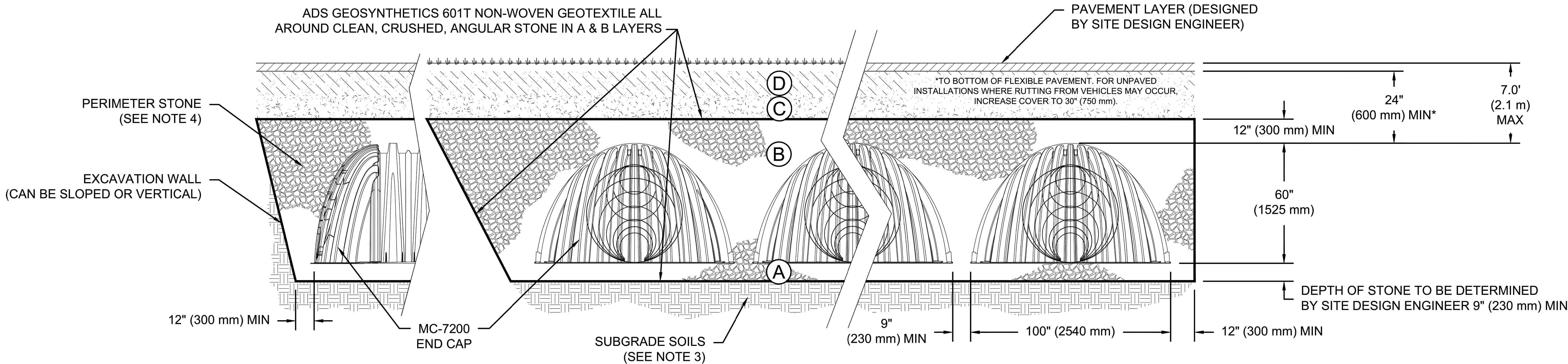
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C-803

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

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DESCRIPTION
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888-892-2694
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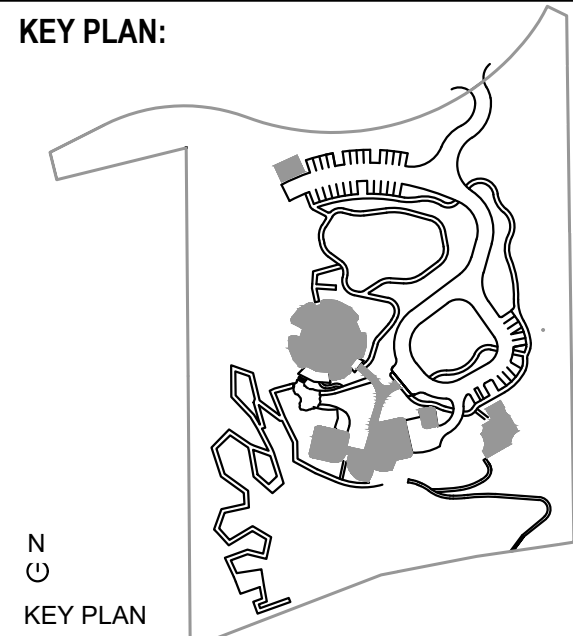


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ARCHITECT:

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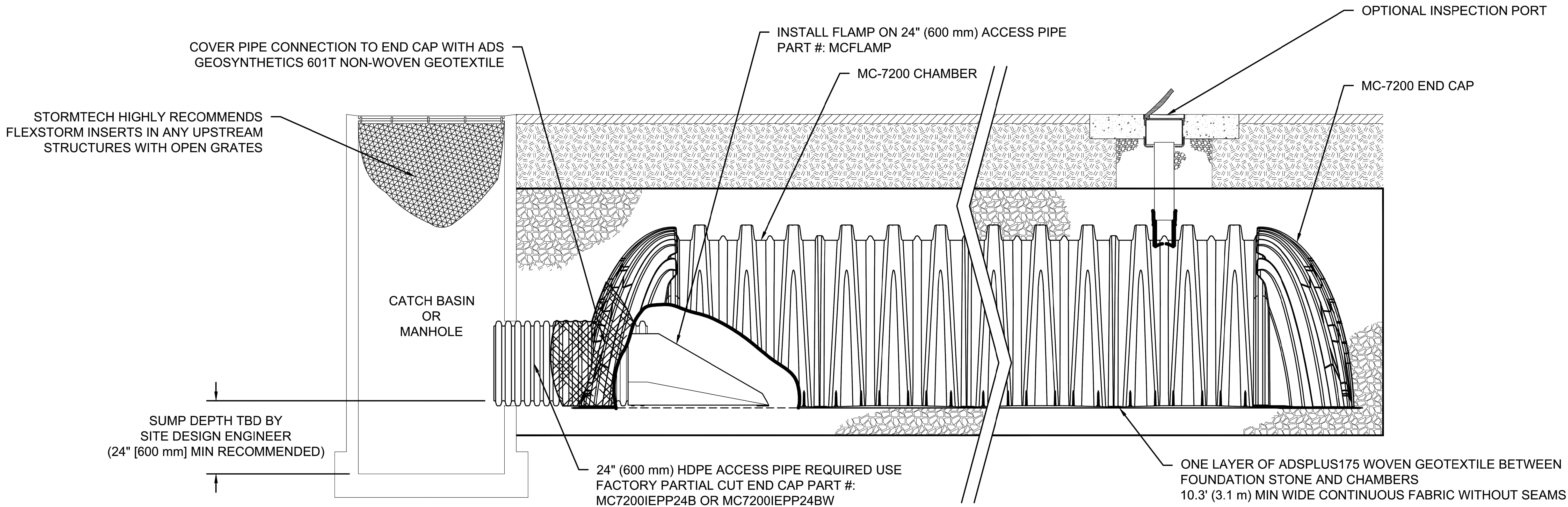
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PROJECT NO.:
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CONSTRUCTION DETAILS

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C-804



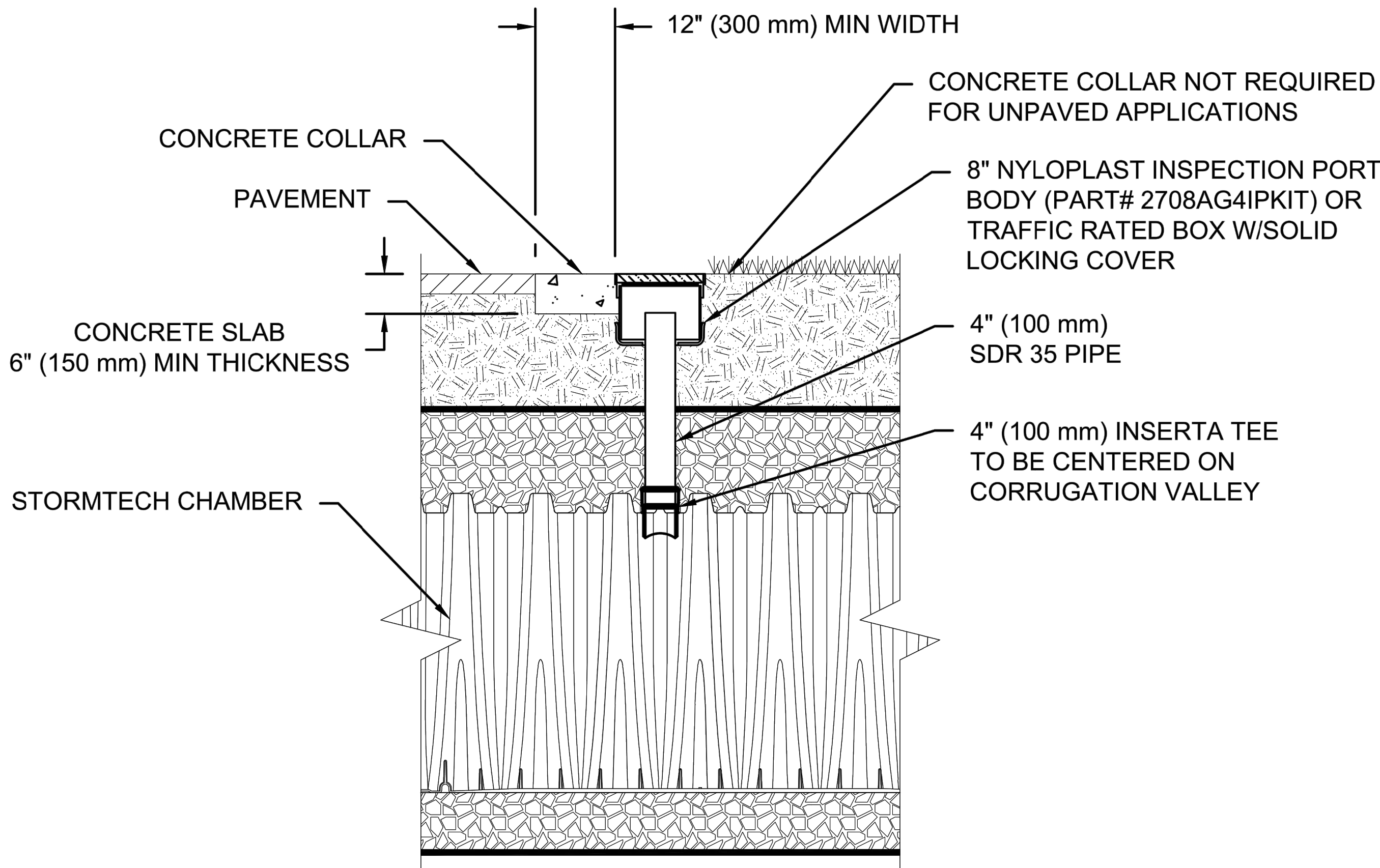
MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

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.



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

WOMEN'S LEADERSHIP CENTER

WILLIAMS BAY, WI, USA

DATE:

DRAWN: JN

PROJECT #:

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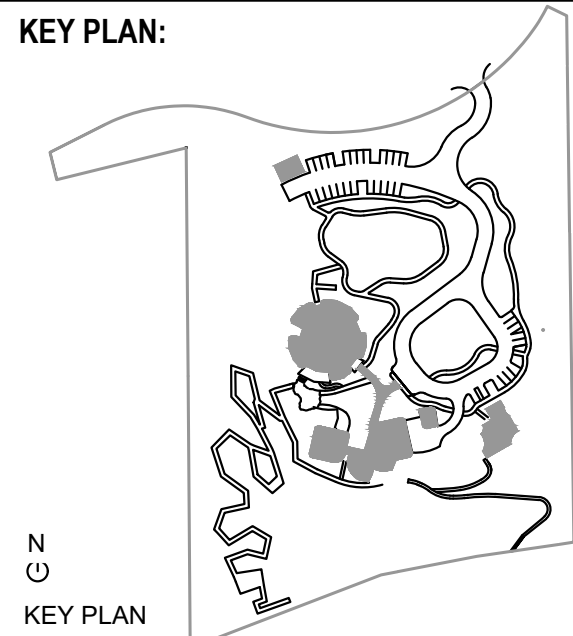
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SHEET
4 OF 5

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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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
APPLIED ECOLOGICAL SERVICES ECOLOGY 17921 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: GSD DATE: 9/8/2023

CHECKED:

VVR

SHEET TITLE:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C-805

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS
12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.86" (22 mm)
MC7200IEPP08T		8" (200 mm)	40.50" (1029 mm)
MC7200IEPP08B	---		1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)		38.37" (975 mm)
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T		12" (300 mm)	35.69" (907 mm)
MC7200IEPP12B	---		1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)		32.72" (831 mm)
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T		18" (450 mm)	29.36" (746 mm)
MC7200IEPP18TW			
MC7200IEPP18B	---		1.97" (50 mm)
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW			
MC7200IEPP24B		---	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

NTS

STORMTECH END CAP

12" (300 mm) MIN INSERTION

MANIFOLD STUB

MANIFOLD HEADER

12" (300 mm) MIN SEPARATION

MANIFOLD HEADER

MANIFOLD STUB

12" (300 mm) MIN INSERTION

12" (300 mm) MIN SEPARATION

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

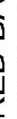
DATE:	DRAWN: JN
PROJECT #:	CHECKED: N/A
REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE	

[illegible]

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Chamber System

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PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL

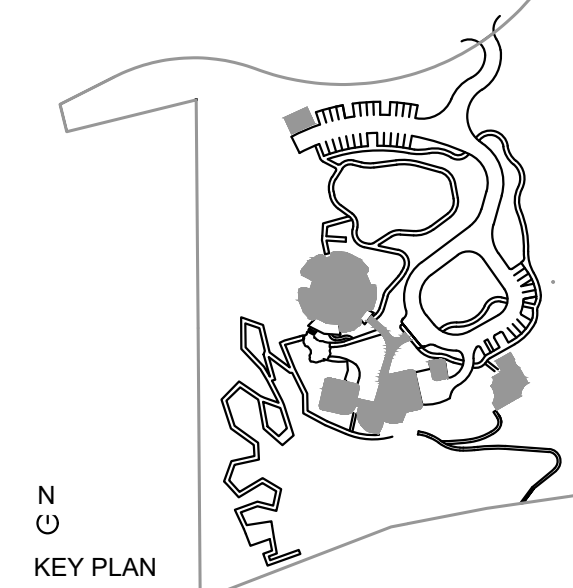
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SHEET
5 OF 5

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KEY PLAN:



SEAL:

4	VILLAGE COMMENTS		10/20/2023
3	VILLAGE COMMENTS		9/15/2023
2	DESIGN DEVELOPMENT		8/6/2023
1	VILLAGE ZONING		8/4/2023
NO.	ISSUED FOR		DATE

ARCHITECT:

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Suite 2080
Chicago, IL 60604
T 608.897.864

PROJECT NO. : _____

DRAWN: GGD DATE: 9/8/2023

CHECKED: VVR SCALE:

SHEET TITLE:

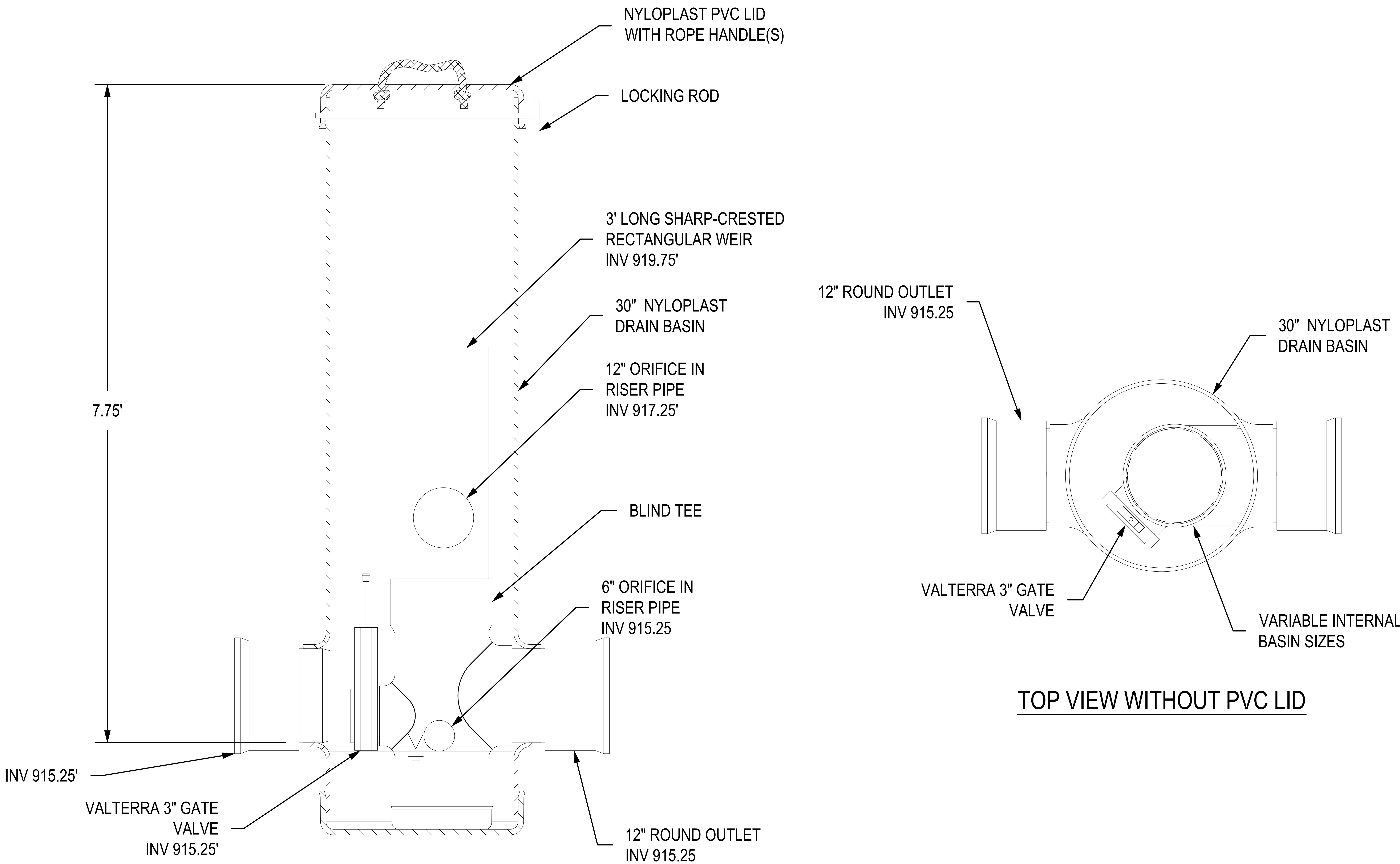
CONSTRUCTION DETAILS

DRAWING NUMBER

C-806



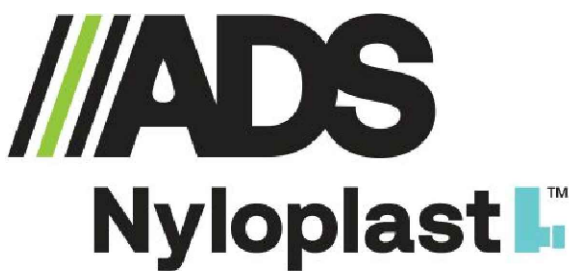
NYLOPLAST WATER CONTROL STRUCTURE WITH ORIFICE IN RISER PIPE



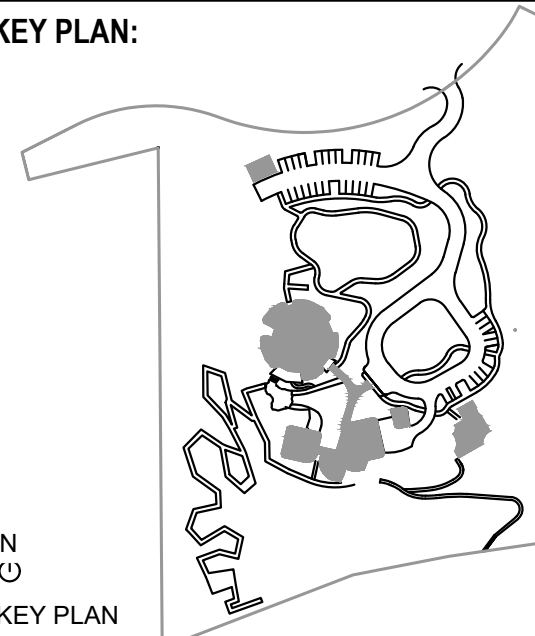
- 1 - REMOVABLE STAND PIPE AND OUTLET SIZE ARE RESTRICTED BY FLOW CONTROL STRUCTURE SIZE.
- 2 - REMOVABLE STAND PIPE HEIGHT CAN VARY ACCORING TO PLAN DETAILS.
- 3 - FLOW CONTROL STRUCTURE TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
- 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

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SEAL:

NOT FOR CONSTRUCTION	
2	VILLAGE COMMENTS 11/11/2023
1	VILLAGE COMMENTS 10/20/2023
NO.	ISSUED FOR DATE

ARCHITECT:

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Chicago, IL 60604 T 608.897.8641

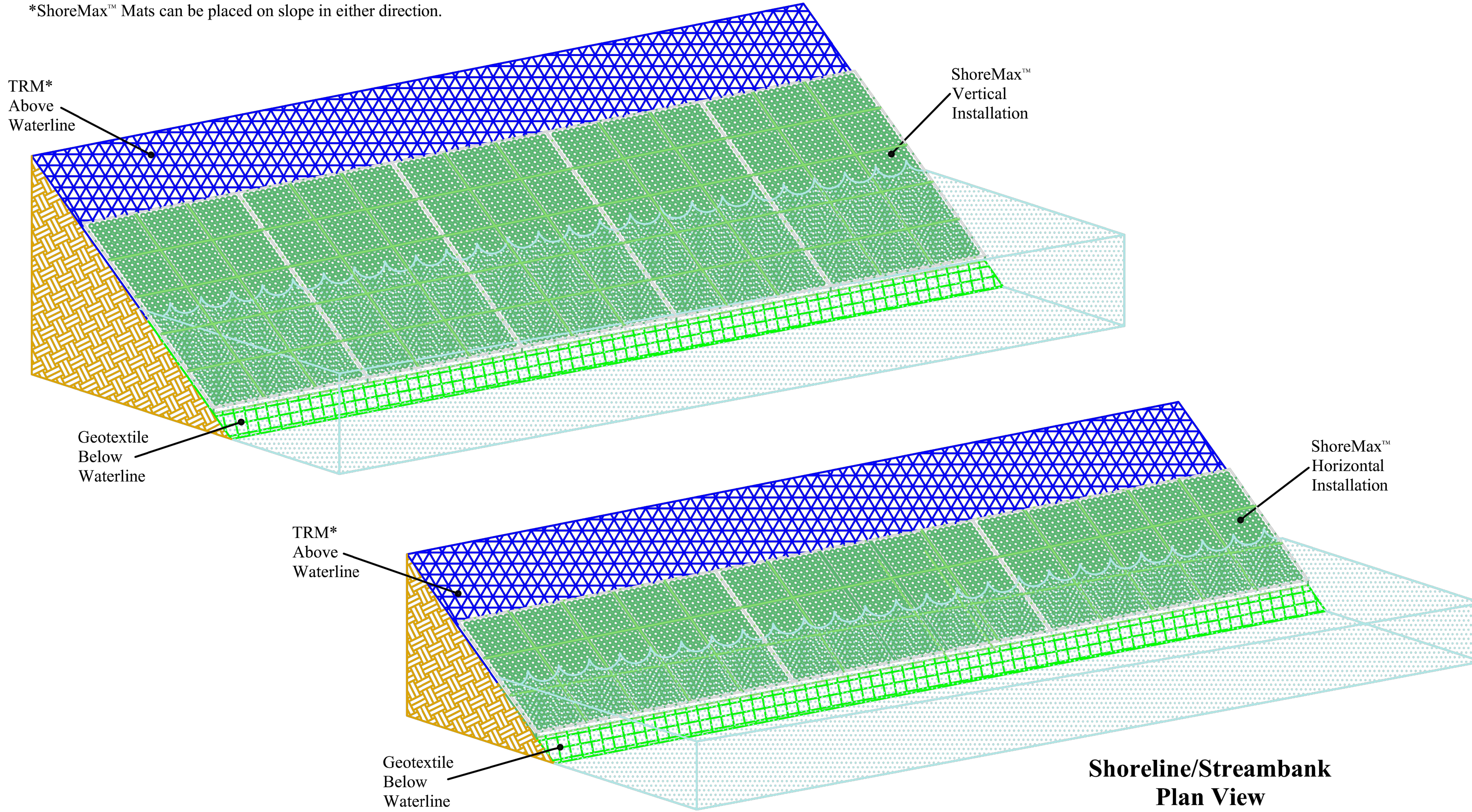
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SHEET TITLE:
CONSTRUCTION DETAILS

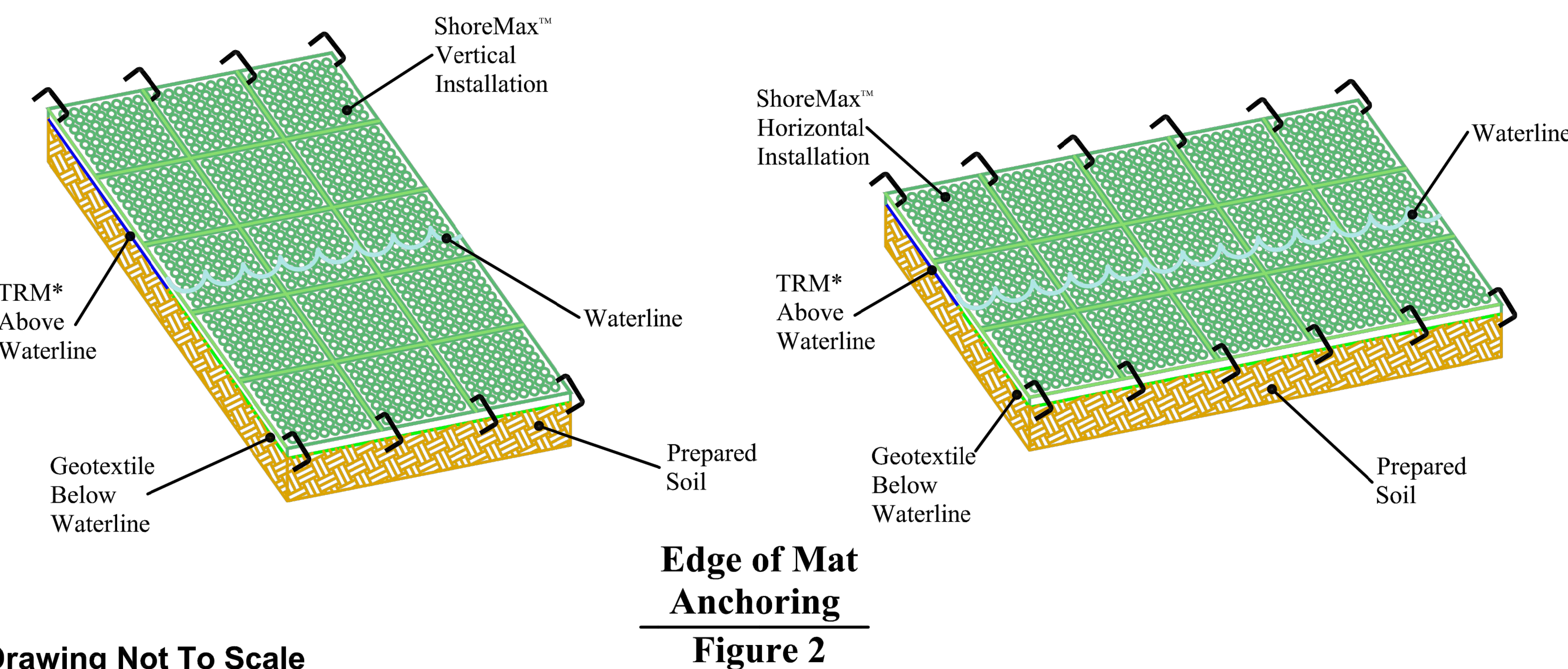
DRAWING NUMBER:

C-809

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

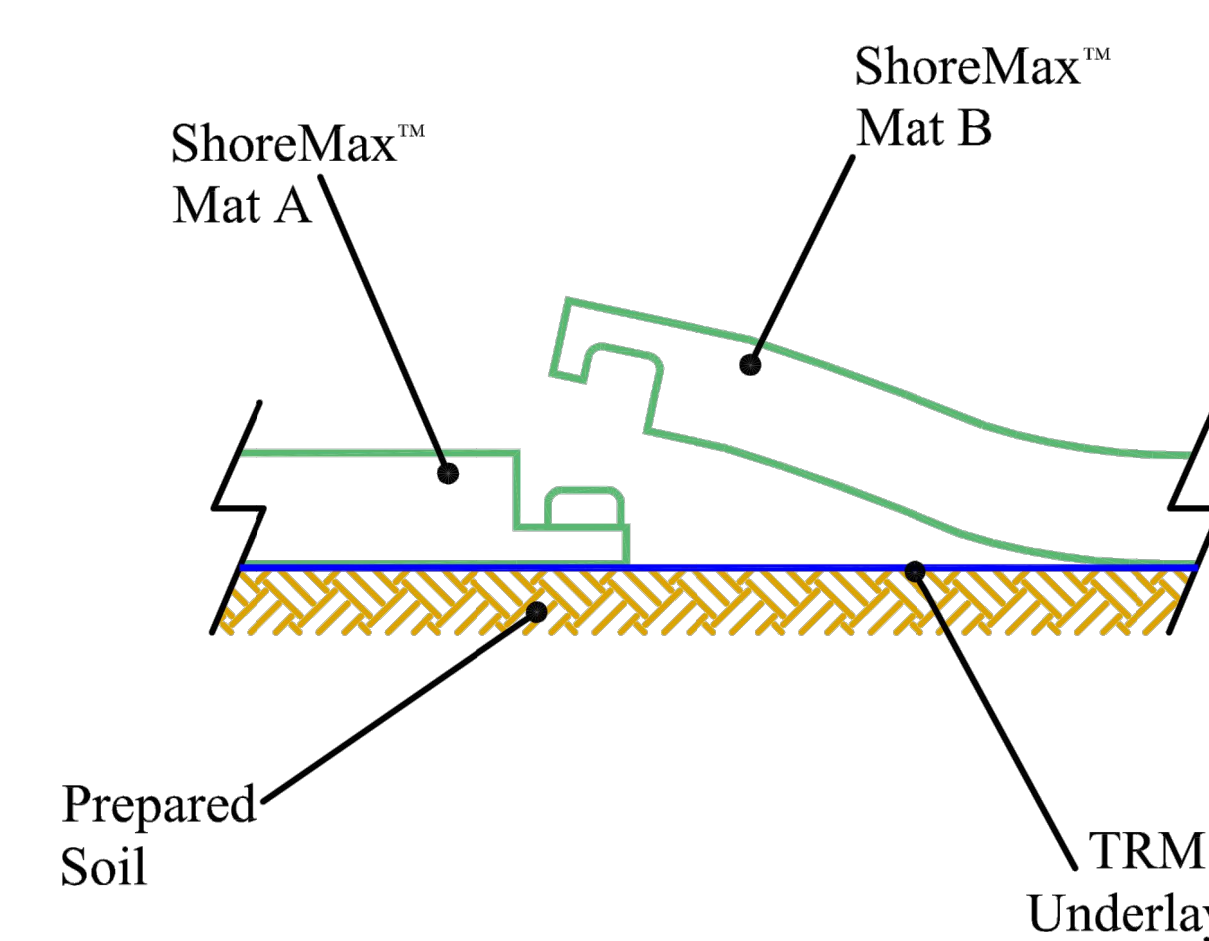


Shoreline/Streambank
Plan View
Figure 1



Drawing Not To Scale

Edge of Mat
Anchoring
Figure 2



Integrated Panel
Interlock System
Figure 3

ShoreMax™

SHORELINE/ STREAMBANK/LEEVE 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:

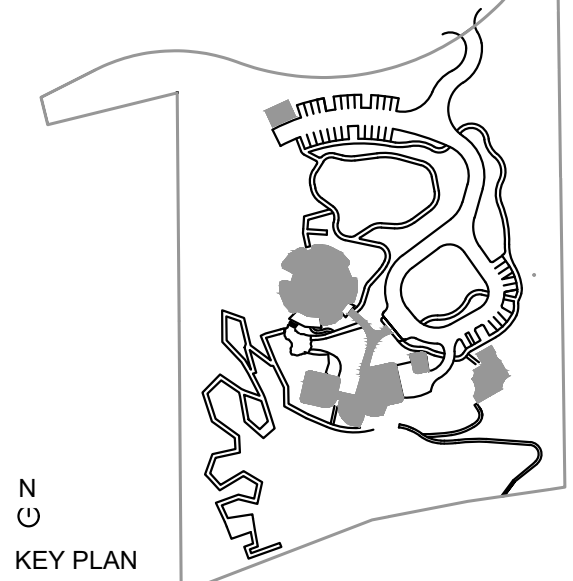
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

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KEY PLAN:



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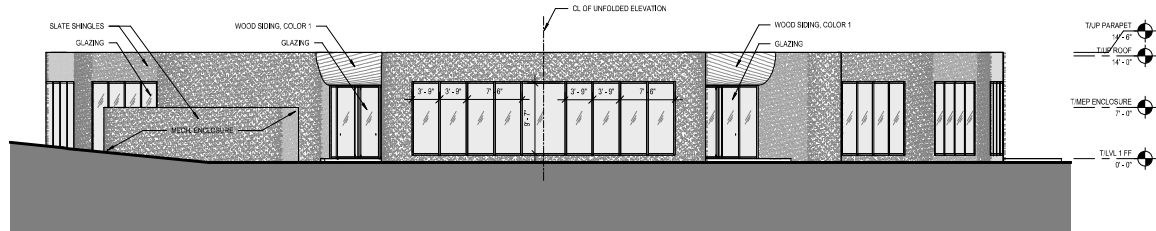
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PROJECT NO.:
DRAWN: GSD DATE: 9/8/2023
CHECKED: VVR SCALE:

SHEET TITLE:
CONSTRUCTION DETAILS

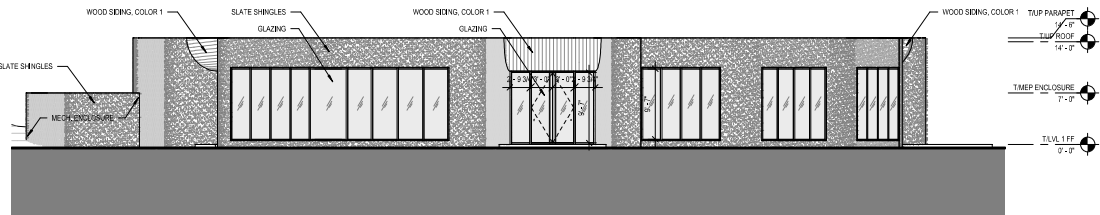
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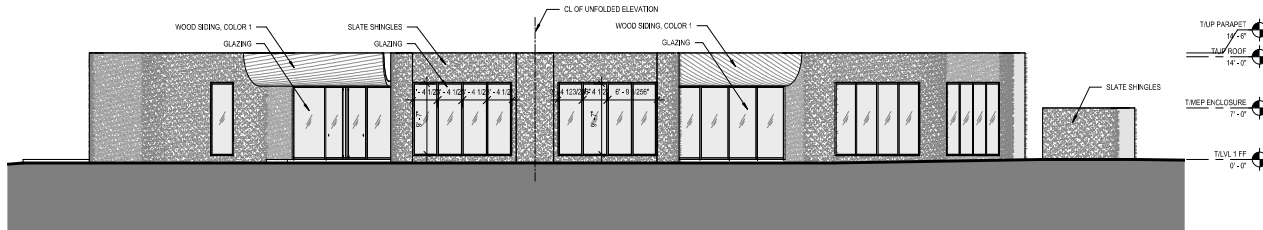
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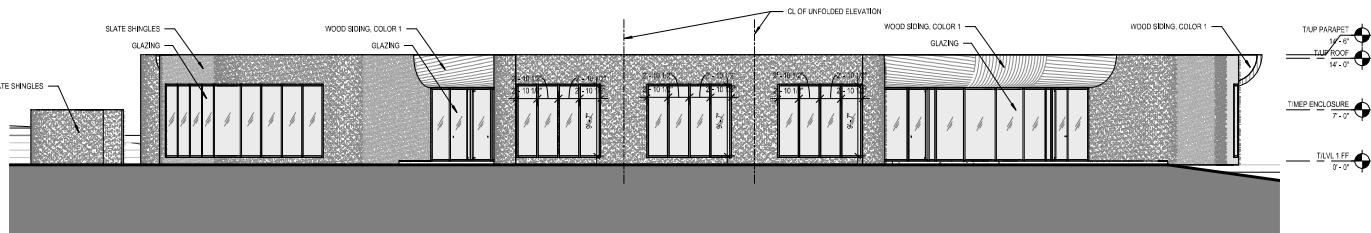
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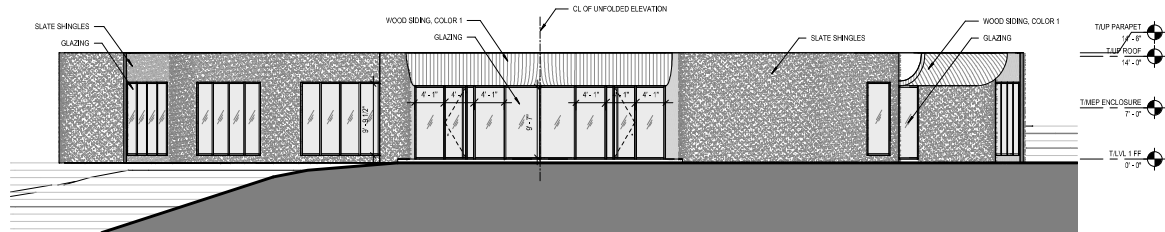
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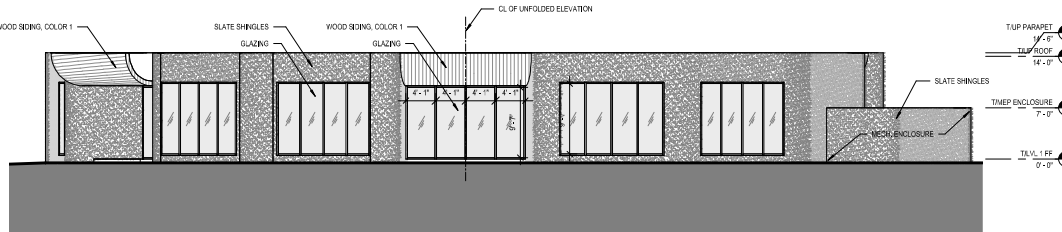
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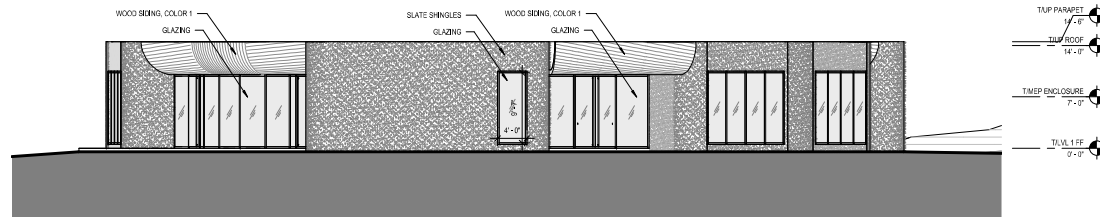
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SCALE: 1/8" = 1'-0"



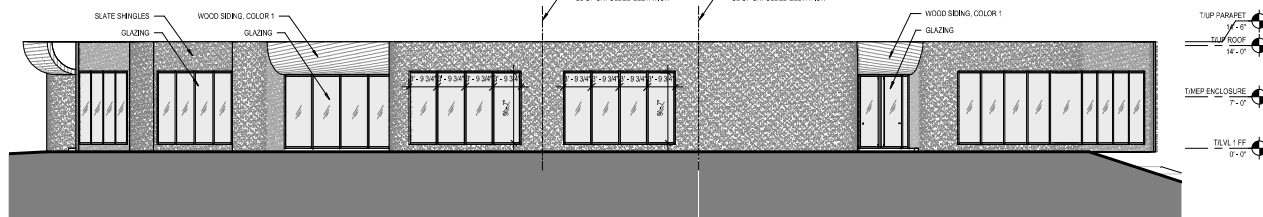
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SCALE: 1/8" = 1'-0"



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



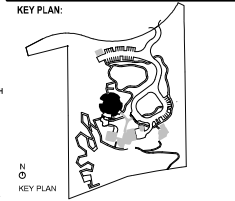
5 SOUTH ELEVATION AT RESTROOM
SCALE: 1/8" = 1'-0"



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

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

WOMEN'S LEADERSHIP CENTER
327 Constance Blvd
Williams Bay, WI 53191
GENERAL NOTES
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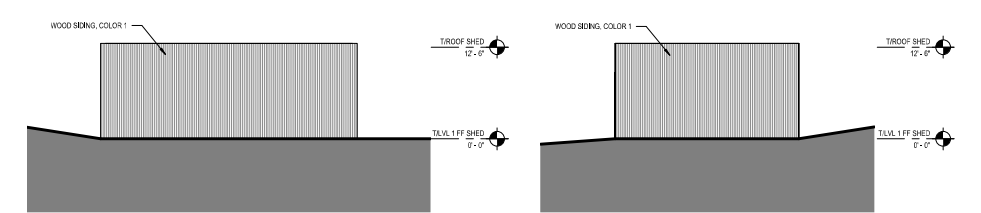
NOT FOR CONSTRUCTION	
1	VILLAGE ZONING
NO	ISSUED PLAN
DATE	08/04/2023

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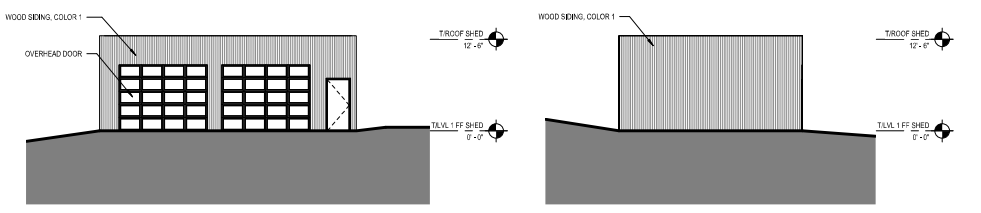
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SHEET TITLE: BUILDING ELEVATIONS COUNCIL	

DRAWING NUMBER:
A-200-CO-Z



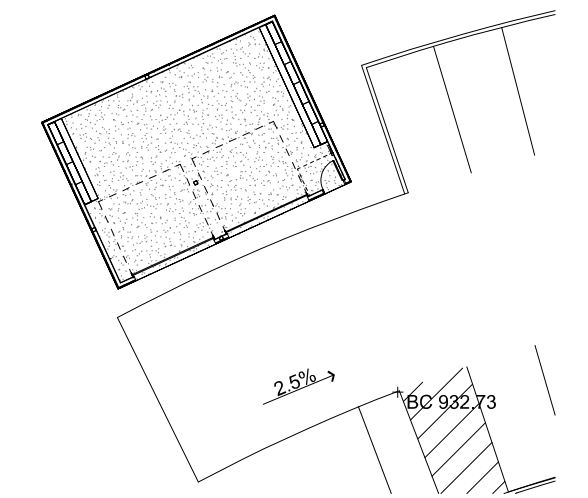
3 SHED ELEVATION NORTH
SCALE: 1/8" = 1'-0"

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

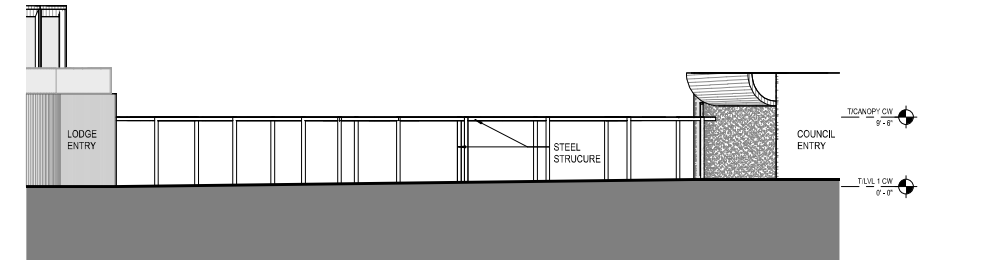


4 SHED ELEVATION SOUTH
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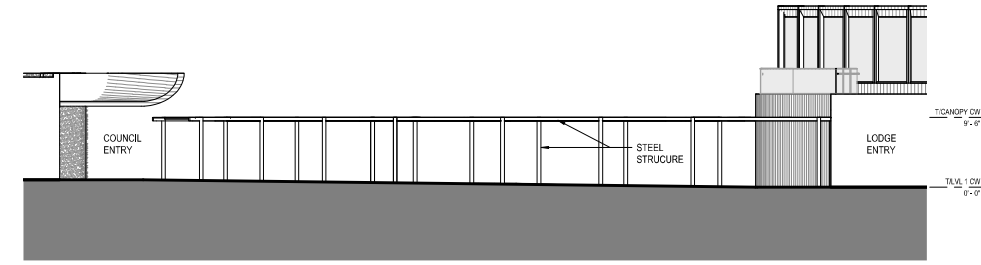
5 SHED ELEVATION WEST
SCALE: 1/8" = 1'-0"



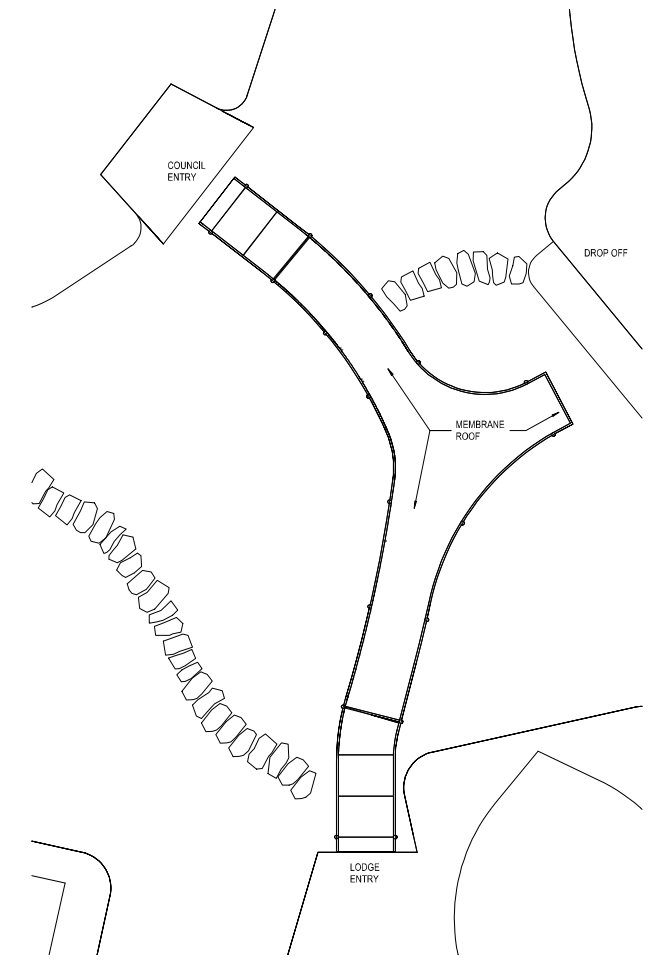
1 SHED OVERALL PLAN
SCALE: 1/8" = 1'-0"



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



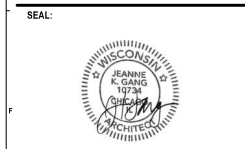
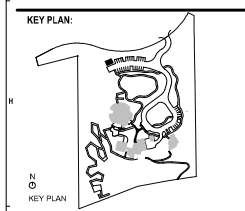
8 COVERED WALKWAY ELEVATION WEST
SCALE: 1/8" = 1'-0"



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

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

WOMEN'S LEADERSHIP CENTER
327 Constance Blvd
Williams Bay, WI 53191
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NOT FOR CONSTRUCTION	
1	WALKWAY PLAN
NO.	ISSUED PLAN
DATE	08/04/2023

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PROJECT NO.: 22013
DRAWN: Author
DATE: 08/04/2023
CHECKED: Checker
SCALE: 1/8" = 1'-0"
SHEET TITLE:
SITE STRUCTURES PLANS & ELEVATIONS

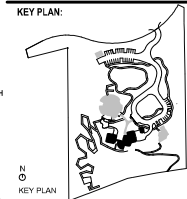
DRAWING NUMBER:
A-200-SITE-Z

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

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Williams Bay, WI 53191

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

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

EXTERIOR MATERIALS LEGEND

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

METAL: SMOOTH SURFACE CORROSION-
RESISTANT PANELIZED

WOOD SHINGLES: NATURAL WOOD SHINGLES, TAPERED AND LAPPED, IN NATURAL COLOR TONE RANGE FROM TBD (BROWNS, GREYS, BLACKS BEIGES)

WOMEN'S
LEADERSHIP
CENTER

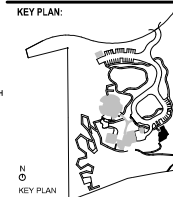
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KEY PLAN:



SEAL:

[illegible]

1	VILLAGE ZONING	09.04.2023
NO	ISSUED FOR	DATE

ARCHITECT

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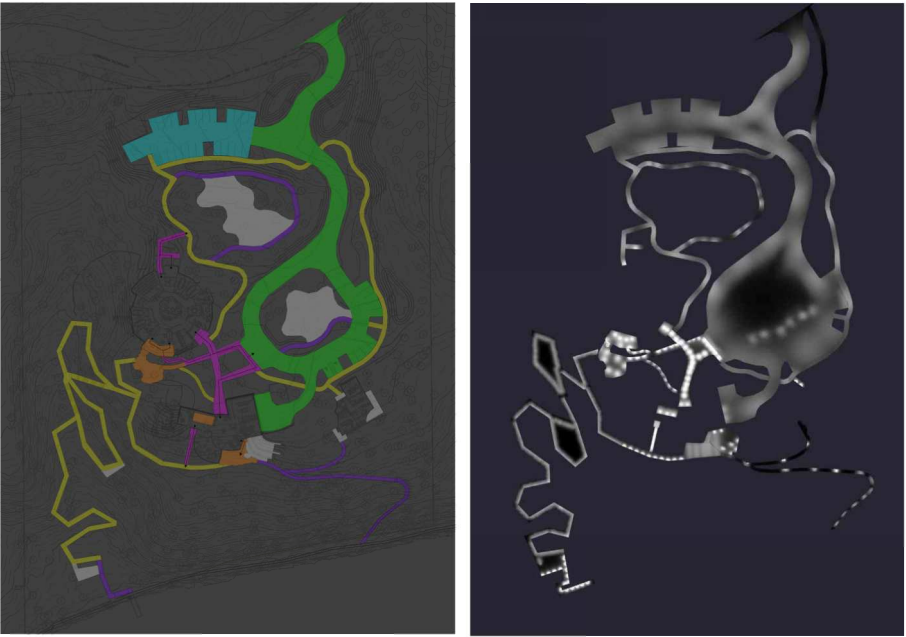
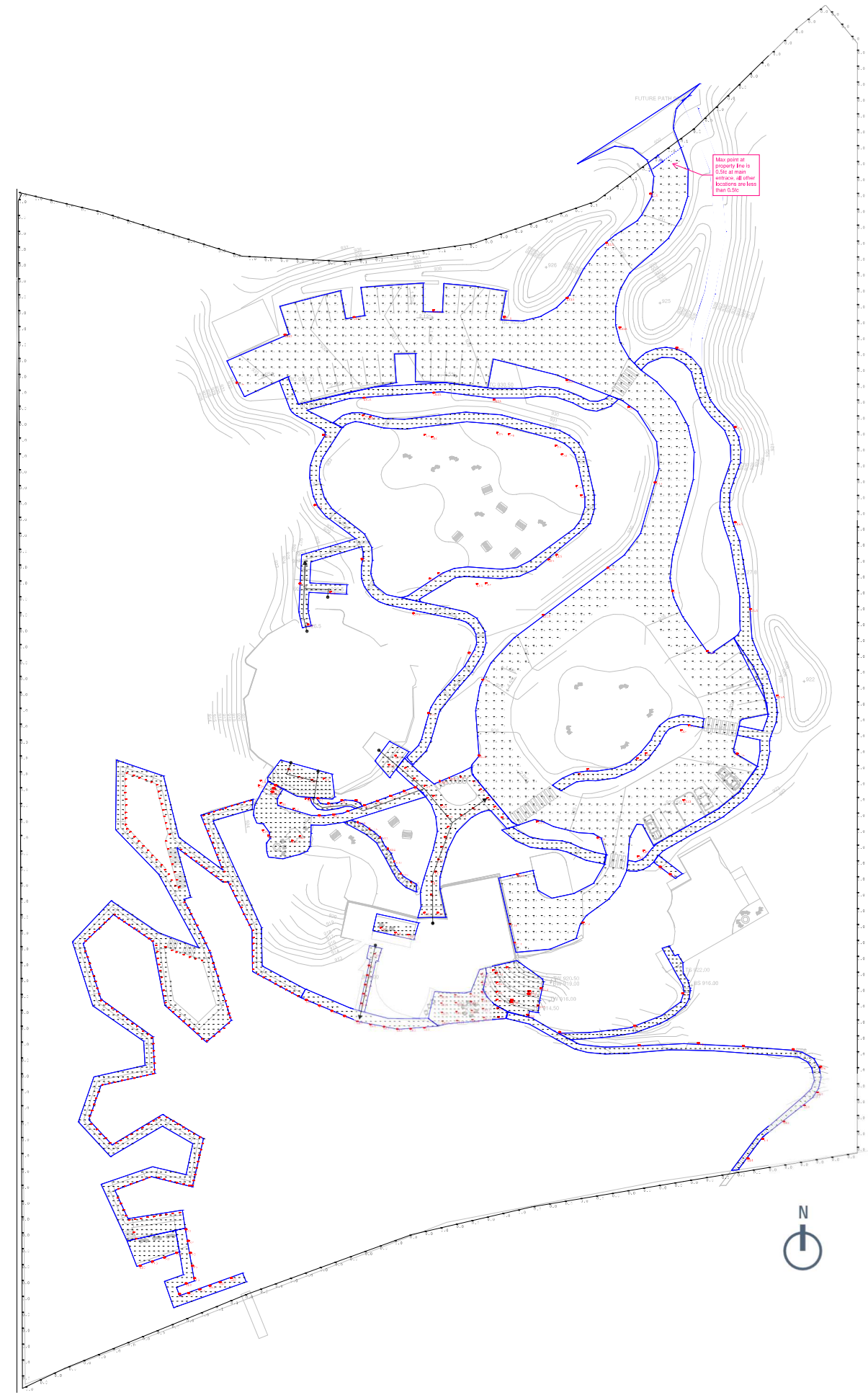
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Chicago, IL 60604
T 608.897.854

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

SHEET TITLE:
BUILDING ELEVATIONS
CABIN

DRAWING NUMBER

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 CANYARY	tegan-lighting-exterior-exten_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	687	8	0.850	0.850
6	12	LE2	LANDSCAPE FORMS 12' POLE	IES-IML18B1TII	@ 15.5' AFG	2371	28	0.850	0.850
7	283	LE5	KLIPPOD HANDRAIL LIGHT	LPO140-Dr-PClens-Asy	@ 2.5' AFG	130	2	0.850	0.850
8	20	LE7	DELTA LIGHT MICRO DOWNLIGHT	193519230-B-300	@ 10' AFG	479	7	0.850	0.850
9	10	LE1B	LANDSCAPE FORMS 12' POLE	IES-IML18B1TIV	@ 15.5' AFG	2387	40	0.850	0.850
10	17	LE1A	LANDSCAPE FORMS 16' POLE	IES-IML18B1TII	@ 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	FLCS-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	TARGET-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

337 Constance Road
Wilmette, IL 60091

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KEY PLAN:

SEAL:

NOT FOR CONSTRUCTION

1 1500L FOR PERM 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.

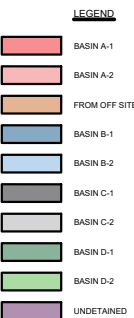
Respectfully,

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



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N
KEY PLAN

NO.	ISSUES FOR	DATE
1		
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3		
4	VILLAGE COMMENTS	10/28/2023
5	VILLAGE COMMENTS	8/18/2023
6	VILLAGE COMMENTS	8/18/2023
7	DESIGN DEVELOPMENT	8/18/2023
8	VILLAGE ZONING	8/4/2023
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Studio Gang

CONSULTANTS:

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MECHANICAL, ELECTRICAL,
PLUMBING, AND FIRE PROTECTION
303 W Erie St
Suite 510
CHICAGO, IL 60642

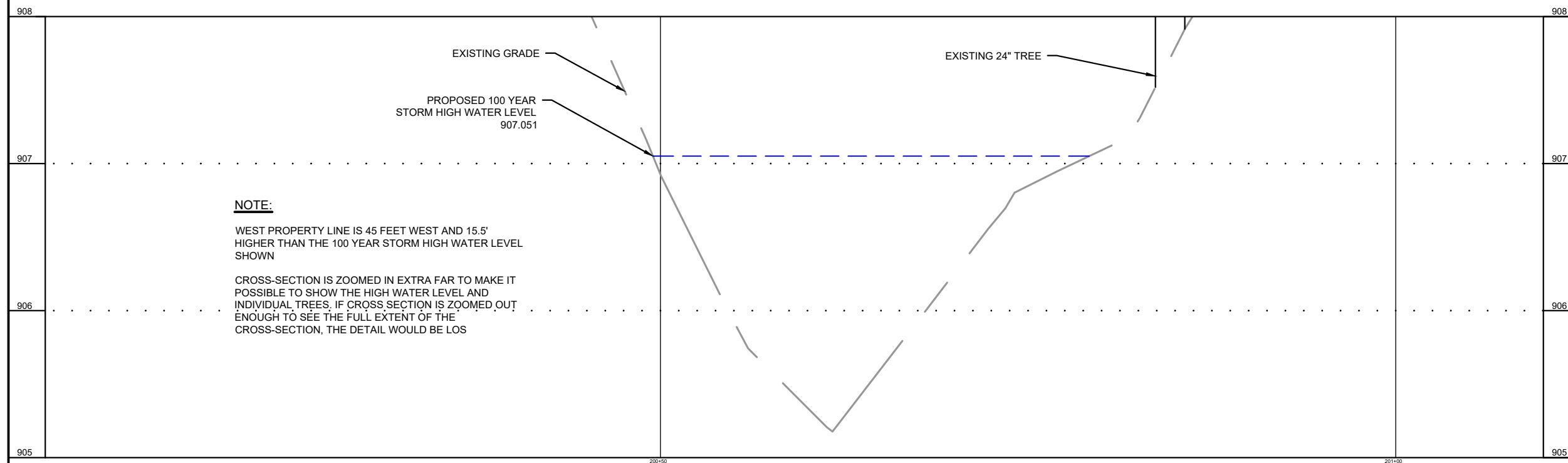
RUEKERT MIELKE
CIVIL ENGINEER
W233 N2080 Ridgeway Parkway
Waukesha, WI 53188

APPLIED ECOLOGICAL SERVICES
ECOLOGY
17921 Smith Road
Brookfield, WI 53005

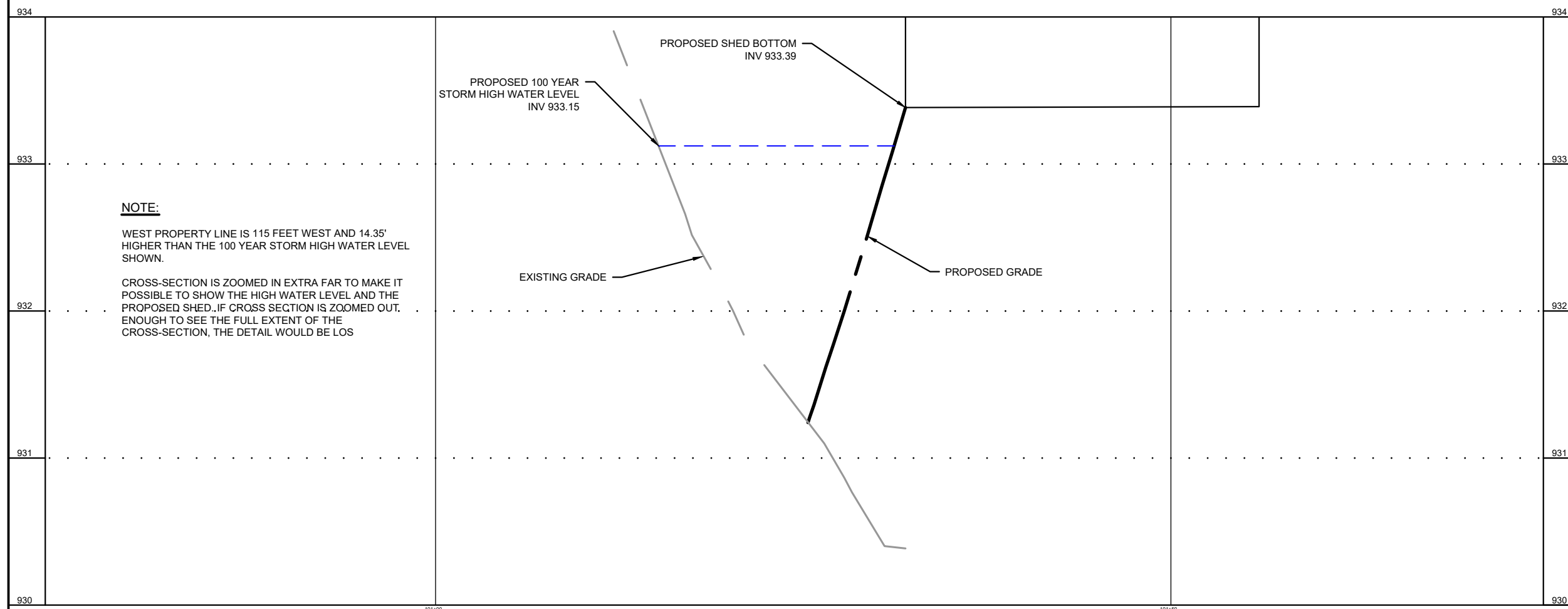
THRESHOLD ACOUSTICS
ACOUSTICS AND AV
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Suite 2080
Chicago, IL 60604

PROJECT NO. :	
DRAWN: GGD	DATE: 9/8/2023
CHECKED: VVR	SCALE:
SHEET TITLE:	
GRADING & EROSION CONTROL PLAN	

C-500 Page 104 of 198



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



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

GENERAL NOTES

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KEY PLAN:



SEAL:

[illegible]

ARCHITECT:

Studio Gang

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THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2080
Chicago, IL 60604
T 608.897.8641

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

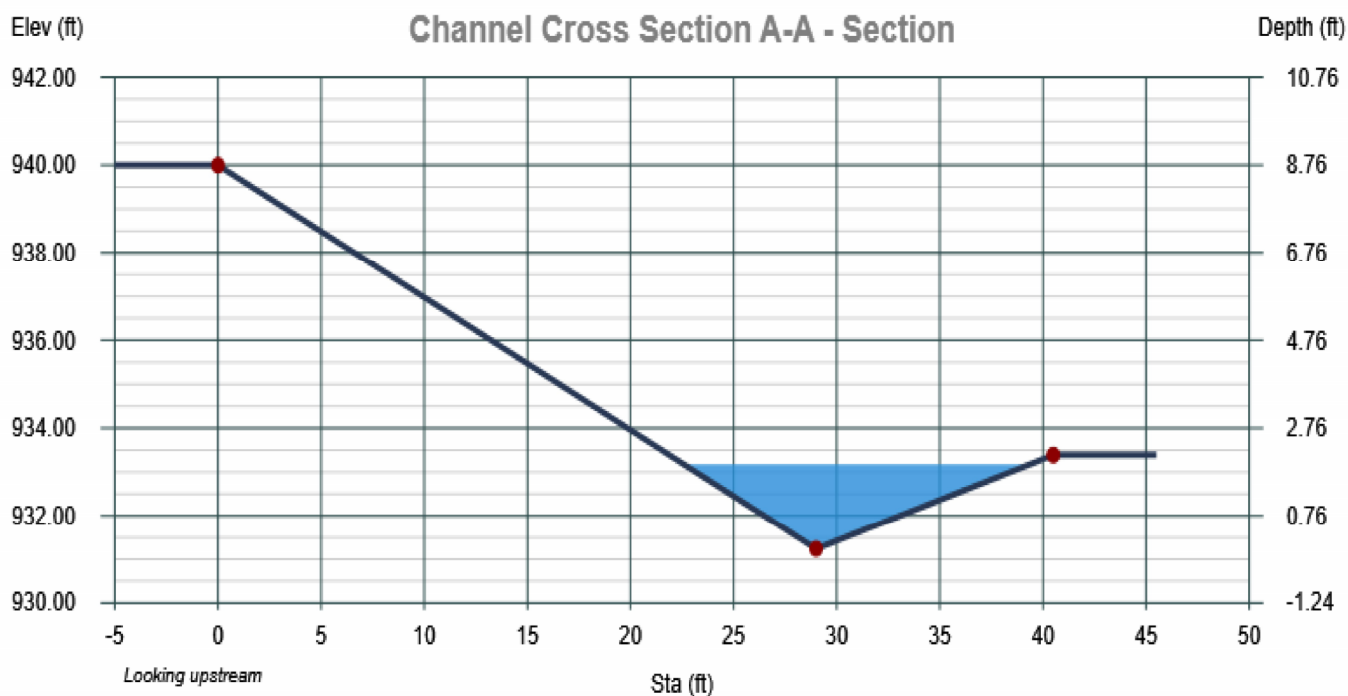
Total Depth = 8.76 (ft)
 Invert Elevation = 931.24 (ft)
 Channel Slope = 0.106 (ft/ft)
 Manning's n = Composite

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 Report

Project filename: Channel model.cst

Culvert Studio v 2.0.0.29

10-27-2023

Channel Cross Section B-B

Channel 2

USER-DEFINED

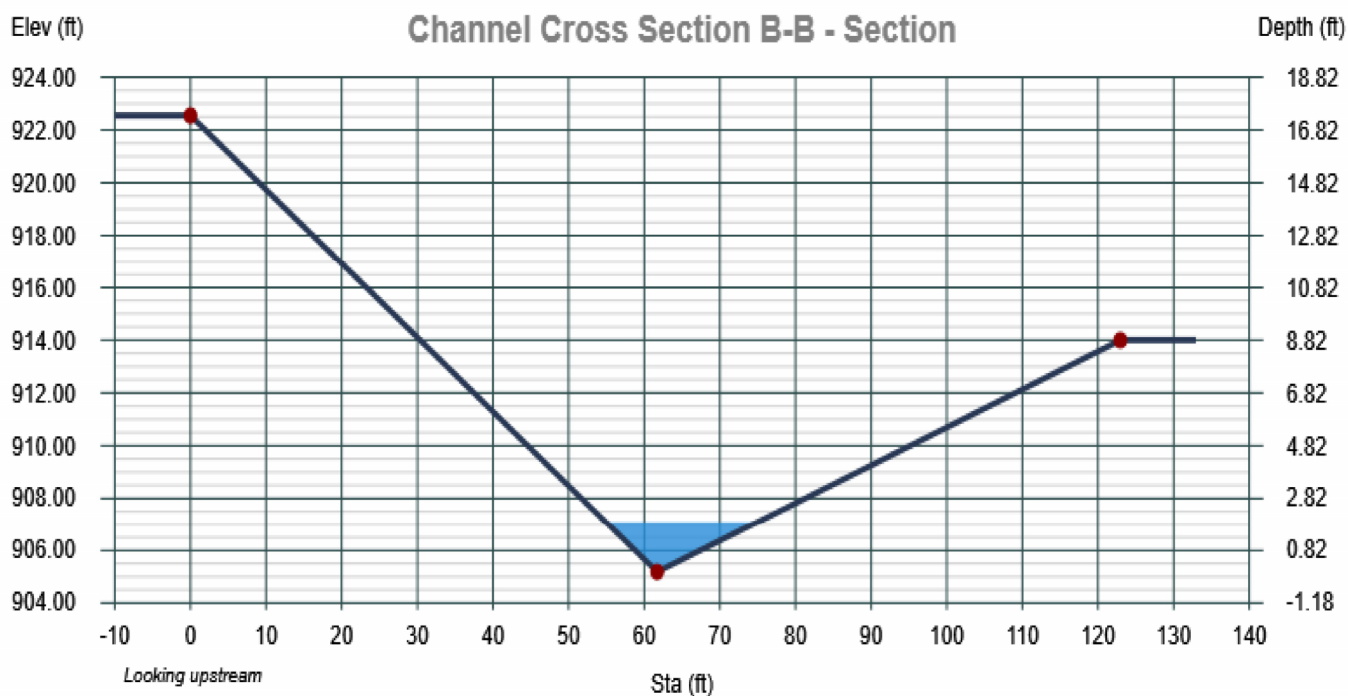
Total Depth = 17.37 (ft)
Invert Elevation = 905.18 (ft)
Channel Slope = 0.097 (ft/ft)
Manning's n = Composite

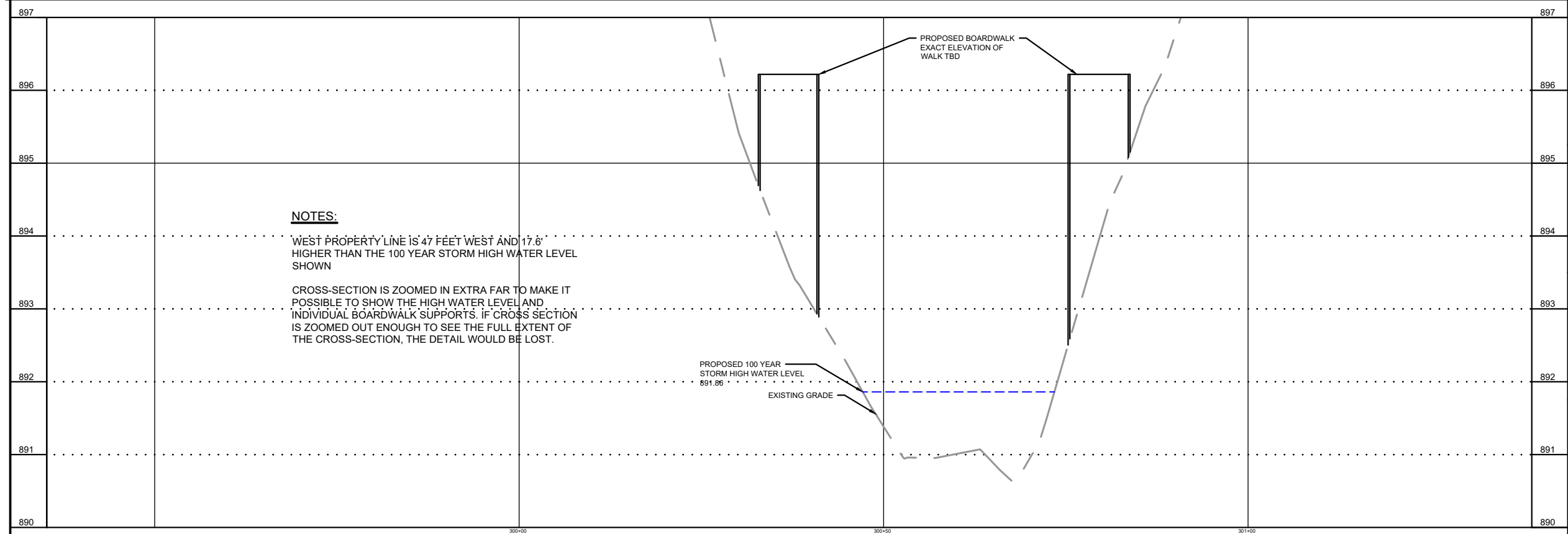
DISCHARGE

Method = Known Q
Known Q = 52.93 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)
52.93	1.87	18.35	2.88	20.02	0.150	19.63	1.45	907.05	907.18





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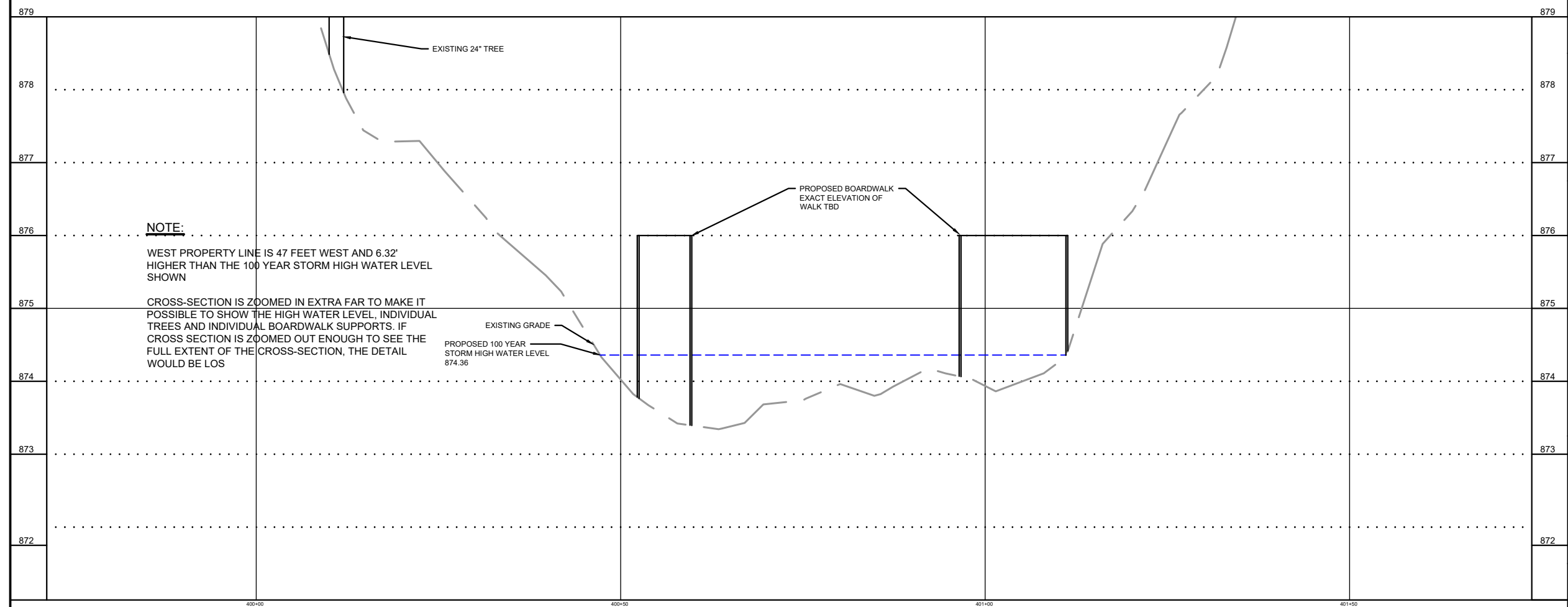
KEY PLAN:



SEAL:

SECTION C-C

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



SECTION D-D

HORZ 1" = 5', VERT 1" = 0.4'

[illegible]

ARCHITECT:

Studio Gang

1520 W. DIVISION STREET Tel 773.384.1212

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ACOUSTICS AND AV
141 W Jackson Blvd
Suite 2080
Chicago, IL 60604
T 608.897.8641

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

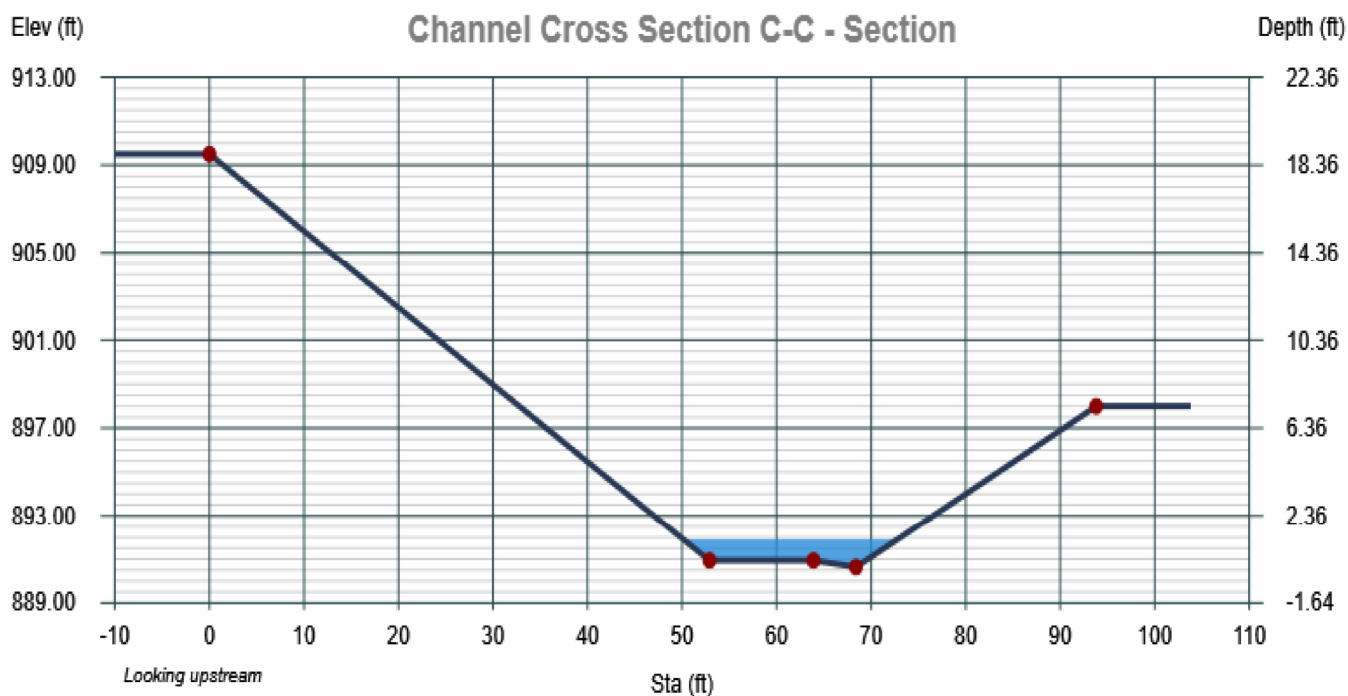
Total Depth = 18.87 (ft)
 Invert Elevation = 890.64 (ft)
 Channel Slope = 0.127 (ft/ft)
 Manning's n = Composite

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



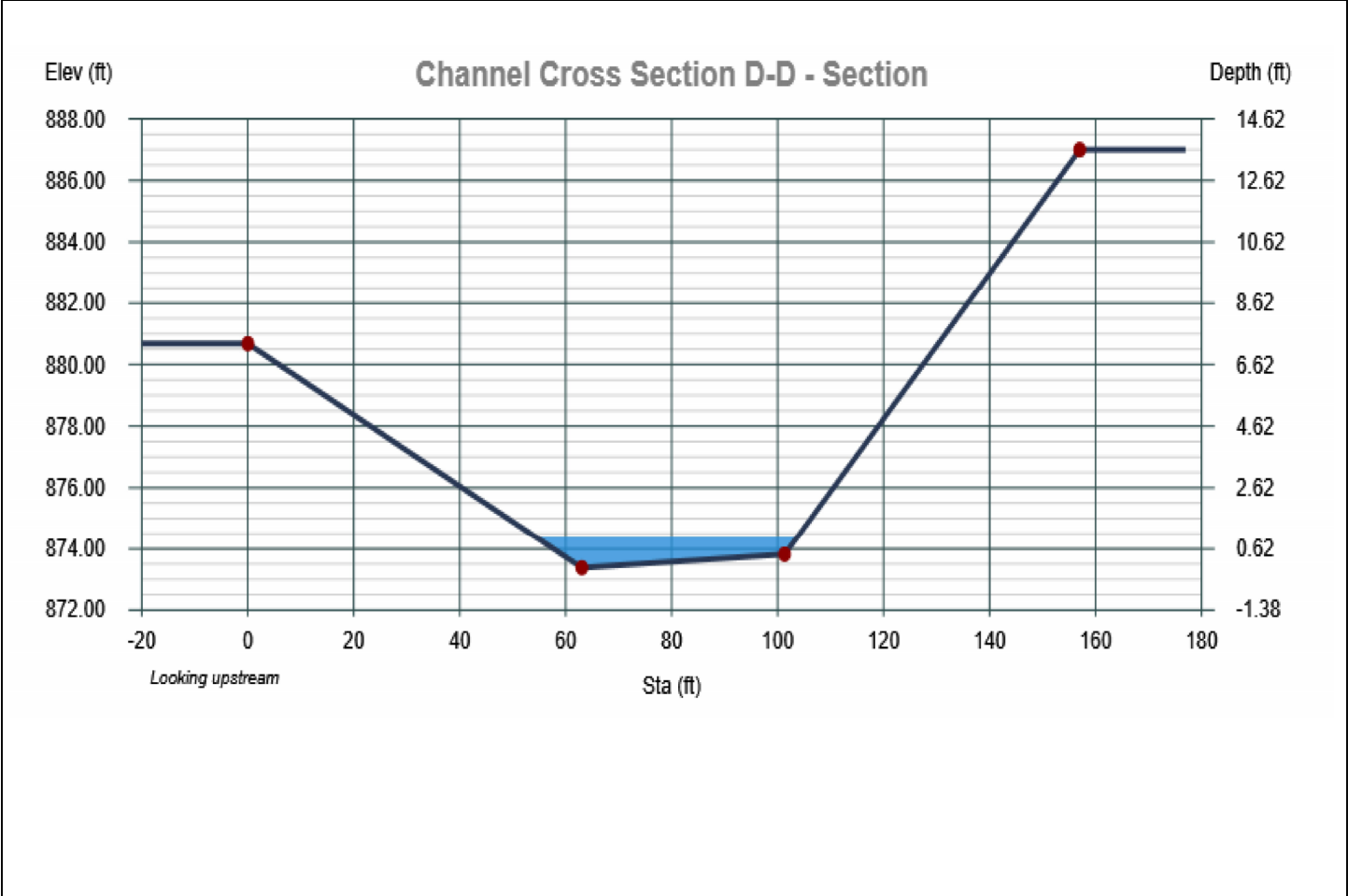
Channel Cross Section D-D

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.

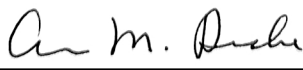
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

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.

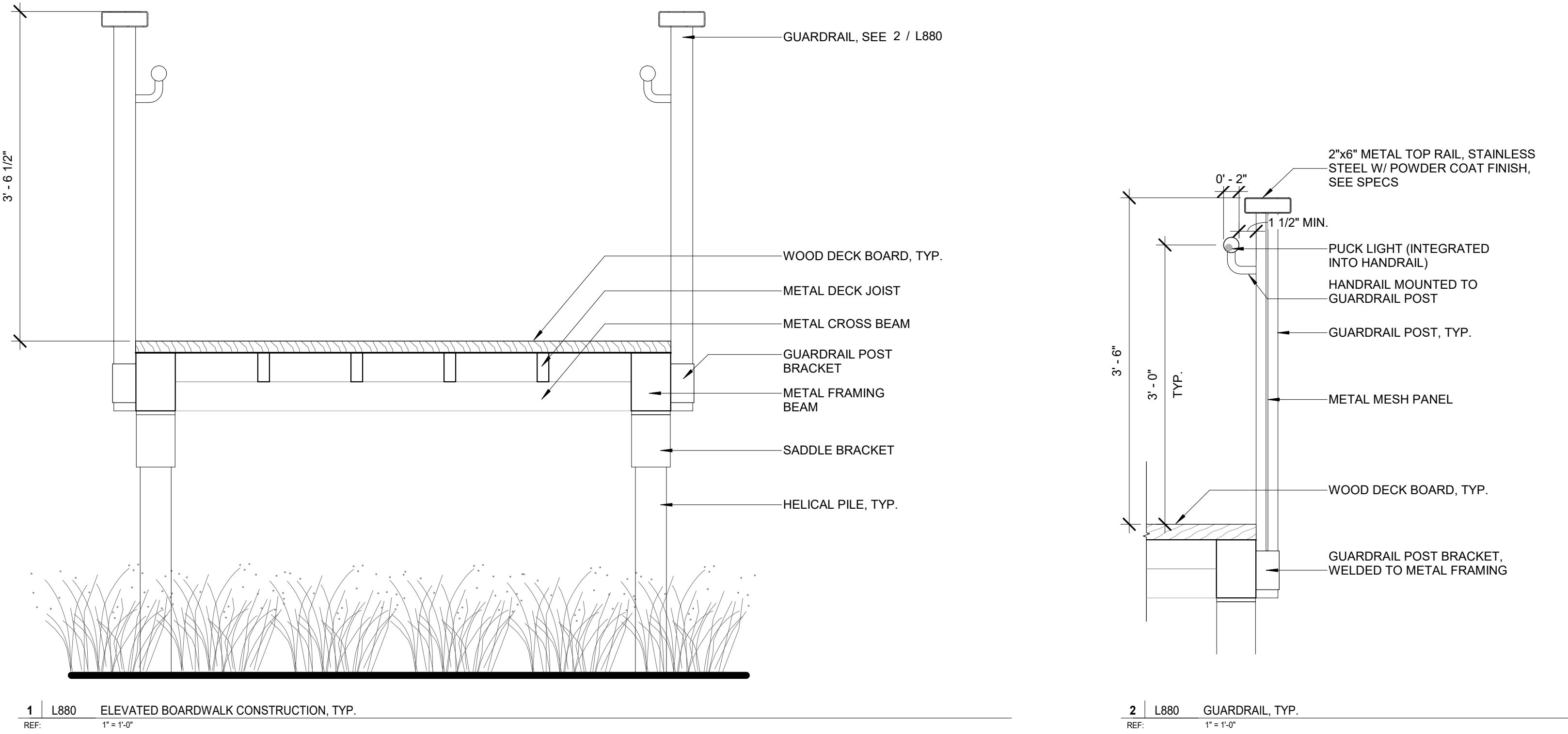
Determination of required buffer yard. The determination of buffer yard requirements is a two-staged process. First, the required level of buffer yard opacity is determined using Figure 390-0909A.^[1] Opacity is a quantitatively derived measure that indicates the degree to which a particular buffer yard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

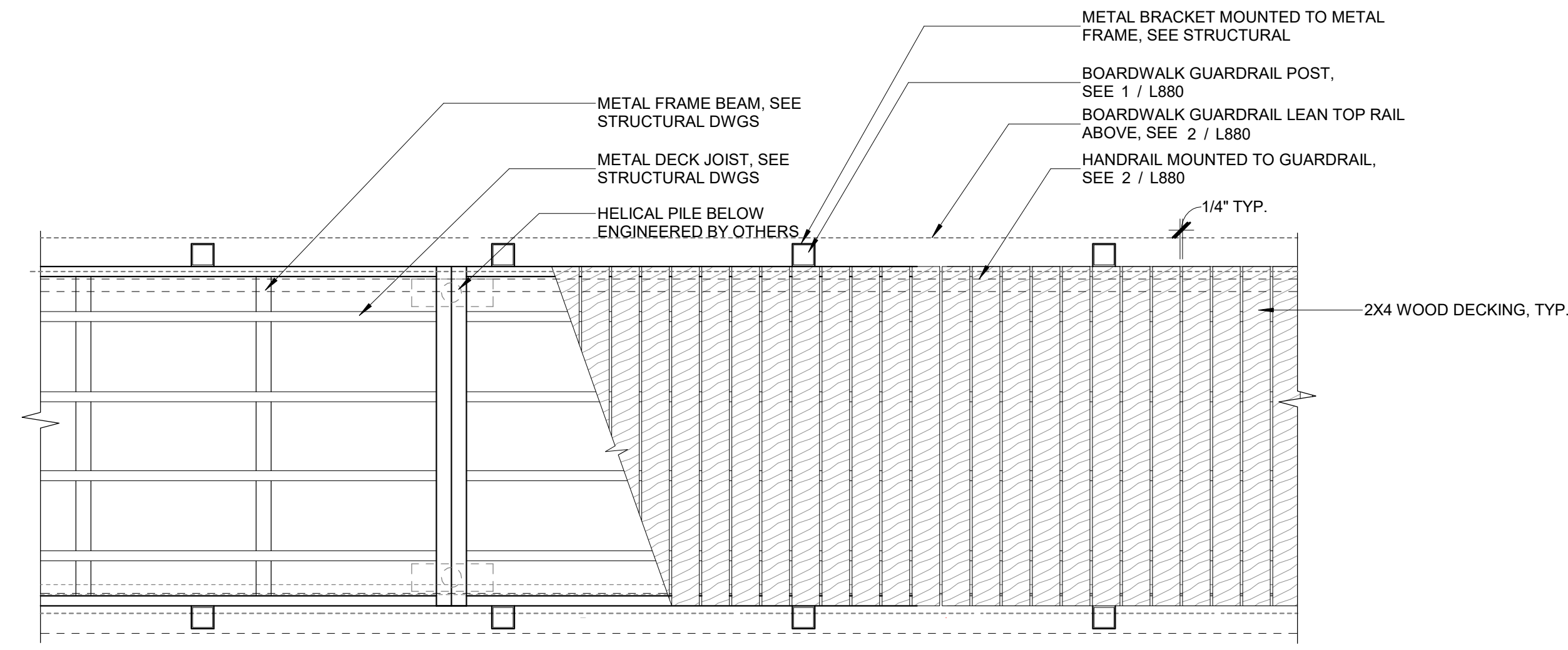
Identification of required level of opacity. Figure 390-0909A shall be used to determine the minimum level of opacity for the required buffer yard. The required level of opacity is determined by the value given in the cell of the table at which the column heading along the top row of the table (representing 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

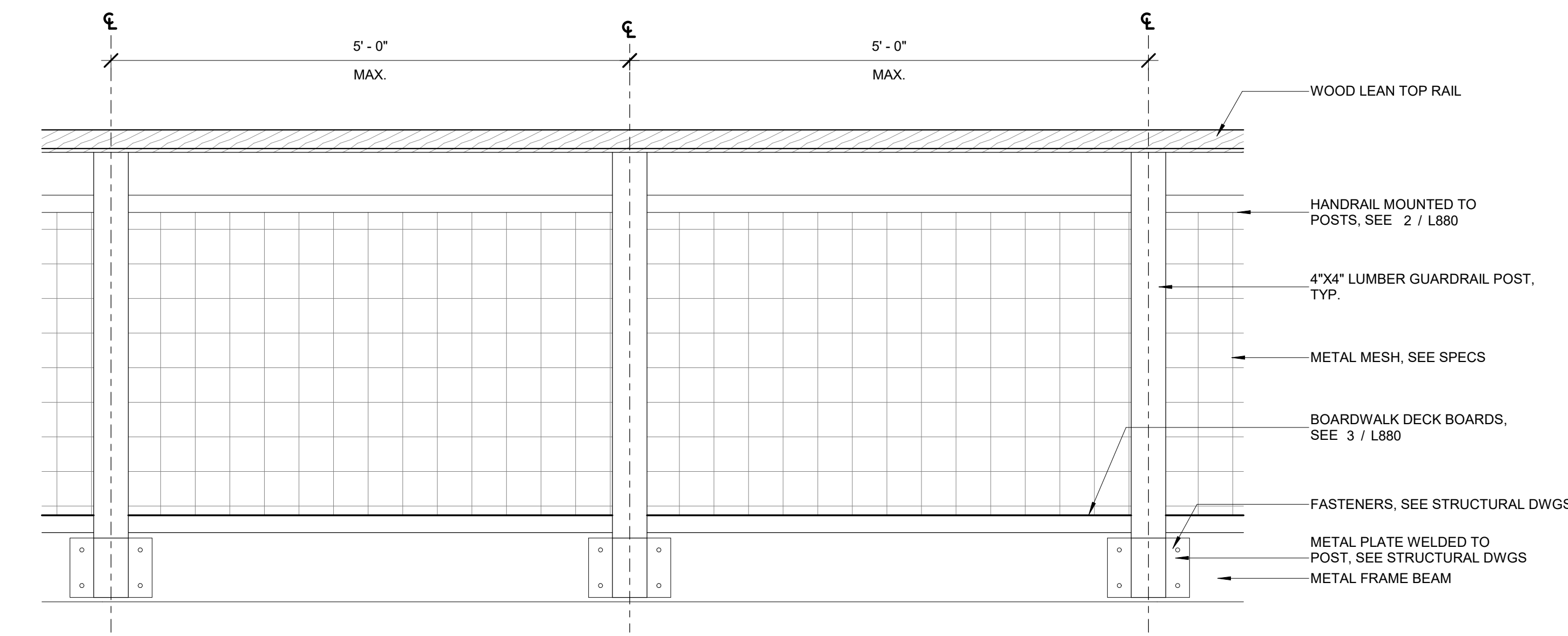


1 | L880 ELEVATED BOARDWALK CONSTRUCTION, TYP.
REF: 1' x 1'-0"

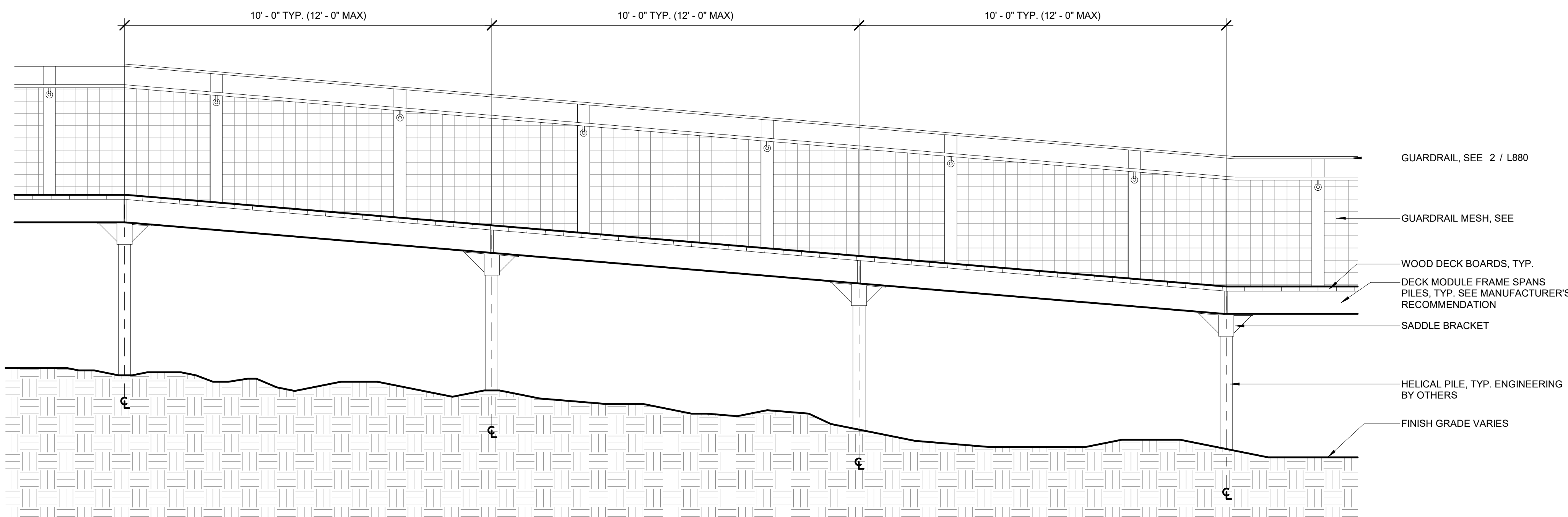
2 | L880 GUARDRAIL, TYP.
REF: 1' x 1'-0"



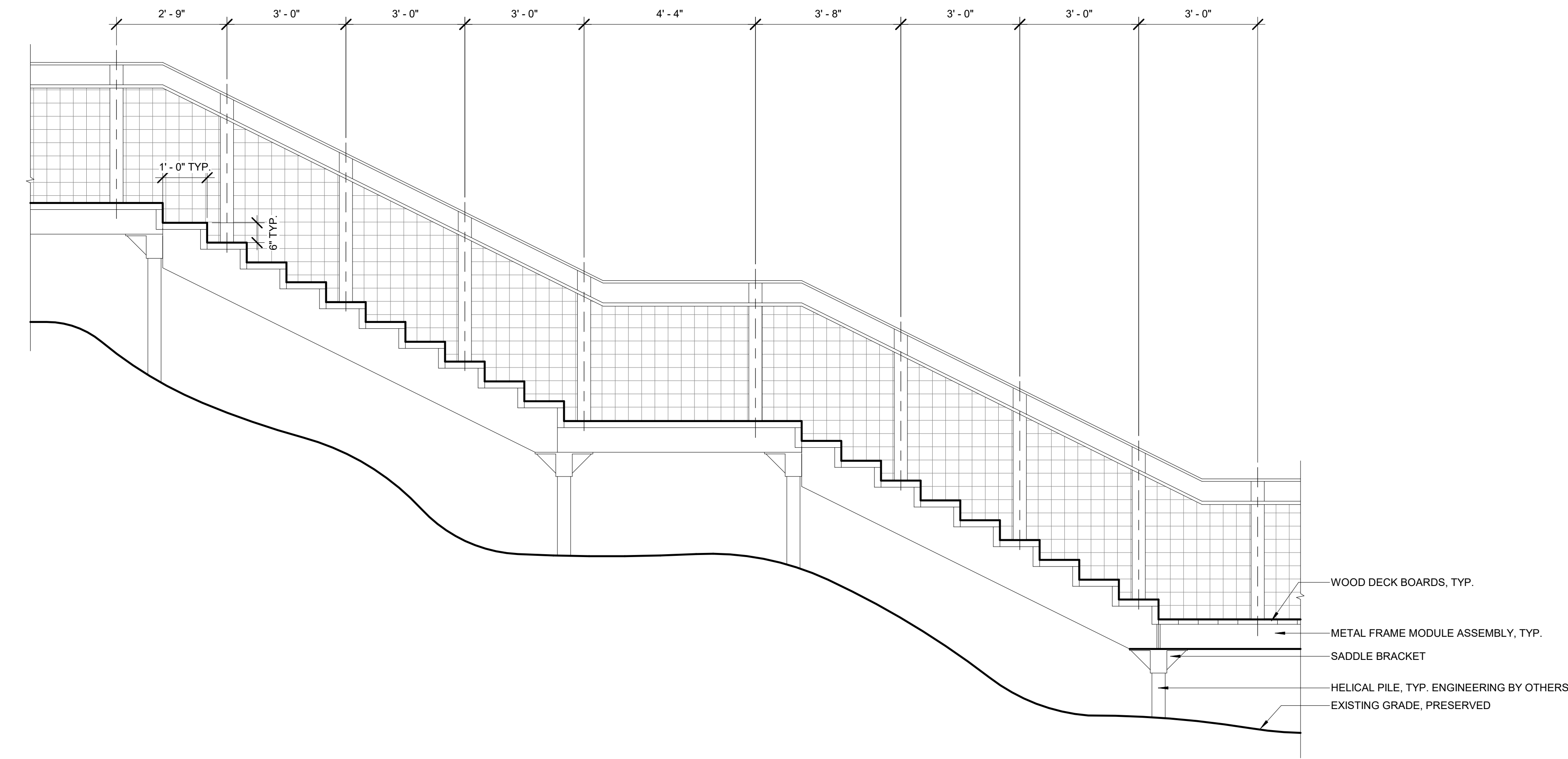
3 | L880 BOARDWALK PLAN, TYP.
REF: 12' x 1'-0"



4 | L880 BOARDWALK GUARDRAIL ELEVATION, TYP.
REF: 1' x 1'-0"



5 | L880 BOARDWALK ELEVATION AT LANDING, TYP.
REF: 12' x 1'-0"



6 | L880 BOARDWALK DECKING PLAN, TYP.
REF: 12' x 1'-0"

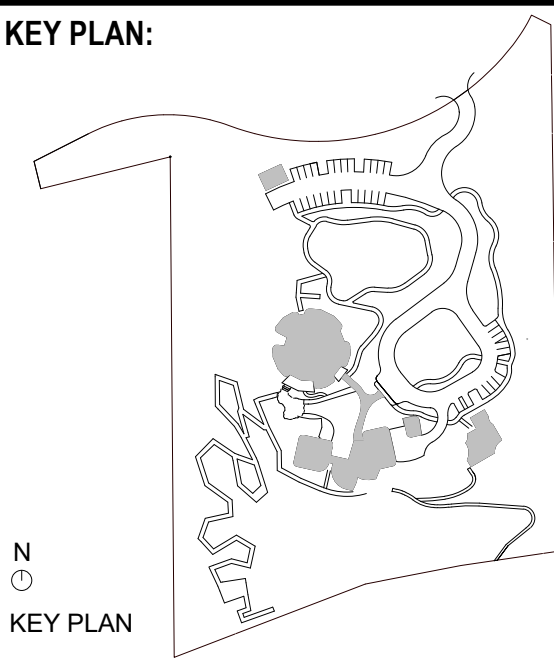
WOMEN'S LEADERSHIP CENTER

259 Constance Blvd
Williams Bay, WI 53191

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 FIGURED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION OF ANY WORK. DO NOT SCALE THESE DRAWINGS.

KEY PLAN:



SEAL:

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

ARCHITECT:

Studio Gang

1520 W. DIVISION STREET
CHICAGO, IL 60642

CONSULTANTS:

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Suite 1500
CHICAGO, IL 60611

DATA BASED+
SUSTAINABILITY CONSULTANT
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CHICAGO, IL 60642

db | HBS
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PLUMBING, AND FIRE PROTECTION
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LANDSCAPE ARCHITECT
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Philadelphia, PA 19103

RUEKERT MELKE
CIVIL ENGINEER
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Waukegan, WI 53186

FRITCHARD PECK
LIGHTING DESIGN
385 Cermak Drive
San Francisco, CA 94103

APPLIED ECOLOGICAL SERVICES
ECOLOGY
17921 Smith Road
Brookfield, WI 53005

THRESHOLD ACOUSTICS
ACOUSTICS AND AV
141 W. Jackson Blvd
Suite 200
Chicago, IL 60604

PROJECT NO. : 22013

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

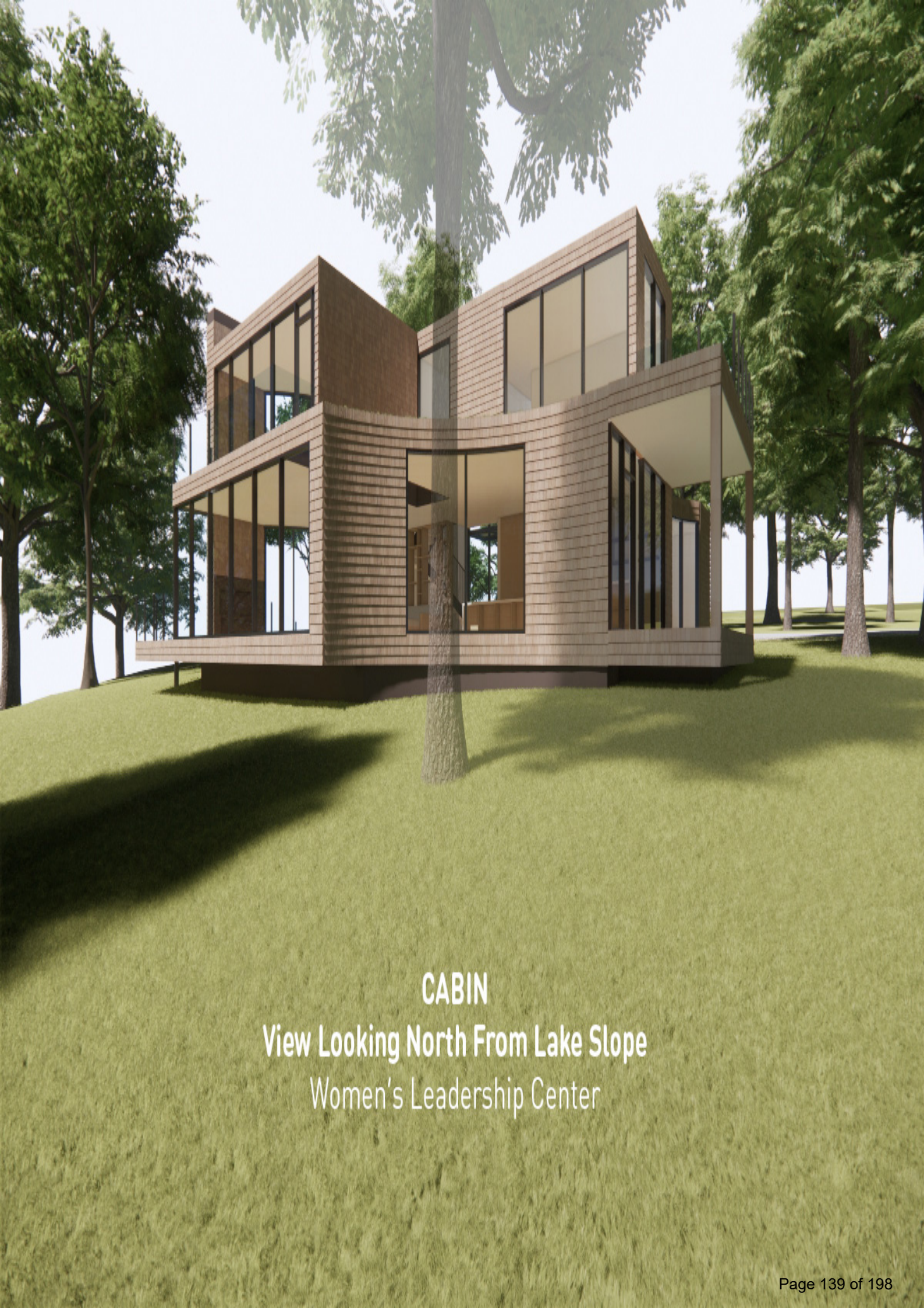
CHECKED: SL SCALE: As indicated

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

Women's Leadership Center

At Williams Bay

November 16, 2023

Mr. Bill Duncan, Village President
and Trustees
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191
bduncan@vi.williamsbay.wi.gov

RE: Women's Leadership Center – Response to Baxter & Woodman letter to the Village dated 11-7-23

Dear President Duncan and Trustees:

Prior to the Plan Commission meeting on November 14, 2023, we received the above-referenced letter and provided a response to this letter and the referenced Engineers Report to Committee from Baxter & Woodman dated 11-3-23. During the meeting on the 14th, there was general agreement with the Plan Commission and Baxter and Woodman that items 1-4 and 8-10 have been addressed in the affirmative and do not need further discussion. So, we are left with the Village-requested easements in items 5-7. We assert that these three easements will have a profound impact on our project, are outside the parameters of the Villages ordinances and if all three were enacted, would encumber nearly 25% of the Women's Leadership Center's property. Also, the work in these easements is likely to remove 45 additional existing trees and potentially up to 80 trees.

The Women's Leadership Center purchased the property primarily because of the site's unique topography and woodland character. Our design team has carefully crafted a plan, 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) with 6.8% being the buildings. We have tagged and surveyed 808 existing trees and propose to only remove 23% (allowed 30% max.) or 186 (does not include invasive and dead trees). We propose installing 219 new trees (more than 1/1 replacement). The storm water control system is focused on water quality and infiltration that meet the regulatory requirements. Our use is consistent with the existing zoning, the Comprehensive Land Use Plan and will support the local economy. We are not requesting to sub-divide or rezone our property.

There is a request for an extremely wide drainage easement (item #5) along our west property line. The entire area that is draining through this "ravine" feature is 14 acres. Some of this

area is our property, some on the George Williams College property and some to the north of Constance Blvd. Our engineer has studied the 100- year storm event requested by Baxter & Woodman. Ruekert & Mielke has stated there is no danger of flooding to our buildings or George Williams College or property to the north of Constance Blvd. There is almost 70' of grade change from Constance Blvd. to the lake, making it nearly impossible for offsite and on-site surface water to be impeded and back up on to the ROW or properties upstream and adjacent. The Ruekert & Mielke cross sections B-B and C-C demonstrate the 100-year event will be 15-22 feet below our buildings and the George Williams College property, taking into account the existing trees and proposed boardwalk.

We are aware of Wisconsin Statutes Ch. 88, under § 88.90 which 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." With the aforementioned analysis by Ruekert & Mielke and Wisconsin law 88.90, we simply cannot understand why the requested easement is necessary. It is my understanding that a drainage easement can only be requested when a property is subdivided, and the Women's Leadership Center is not requesting to subdivide or rezone our property. The Women's Leadership Center is not required to allow the pass through or discharge of any additional property runoff, other than the existing 14 acres that is draining through our property currently.

Item #6 is requesting we provide a 10' dedication or easement for a future path along Constance Blvd. The Village's 5 year Capital Improvement Plan from 8-15-20 does not include any discussion of a project on this street. The Comprehensive Plan (adopted 4-3-23) shows a future on street bike route. Within the Transportation Chapter there are policies listed on page 60; those of interest are 1, 3 & 8 which bear directly to our disagreement with this request. To our knowledge, the Village has not conducted any public meetings to present this idea to the Community and notify all property owners along this street that they will be asked to provide the same dedication or easement. An easement for a potential future path creates tremendous liability for the WLC as an "attractive nuisance" (whether the path is realized or not). Since the 2020 Capital Improvement Plan is silent on this improvement and there has not been a public process to support this request consistent with the policies noted above in the Comprehensive Plan, the Women's Leadership Center does not agree to a dedication or easement at this time.

The requested 20' easement for a future sanitary sewer along our west property line (item #7) is not caused by our project or intended future development on our property. The sole beneficiaries are properties to the north and west of our site. Given the lack of contributory factors by our project, it would seem reasonable to find another location for this sewer line when there is a real request to serve the intended areas to the north and west.

As designed, our project will have 81% open space and will have a net gain of trees (preserved and new). We will be restoring almost all of the property with native woodland grasses, shrubs and forbs. The additional requested Village easements would take almost 25% of our property while we are only building on 19% (buildings and pavement). The Women's Leadership Center does not agree the Village's additional easement requests (items

5-7) are reasonable or legal, given our proposed low-density project and the Village has not shown any connection or impact caused by our project to substantiate these requests. The pending conditional use permit application and proposed site plan reflect not only the significant expenditures we have already made to get to this point, but also our commitment to make a substantial future investment in the community through development of the Women's Leadership Center. That commitment, however, is not without limitations.

It is our sincere hope the Village will abandon these requests and allow our project to move forward. We look forward to our meeting with the Village Board on the 20th and our team will be prepared to answer any questions.

Thank you for your support,

A handwritten signature in black ink, appearing to read "Ann Drake". The signature is fluid and cursive, with the first name "Ann" and last name "Drake" clearly distinguishable.

Ann Drake
President and Founder
Women's Leadership Center at Williams Bay

CC: Jim D'Alessandro (jdalessandro@vi.williamsbay.wi.gov)
Adam Jaramillo (ajaramillo@vi.williamsbay.wi.gov)
Steven Russell (srussell@vi.williamsbay.wi.gov)
Robert Umans (rumans@vi.williamsbay.wi.gov)
George Vlach (gvlach@vi.williamsbay.wi.gov)
Lowell Wright (lwright@vi.williamsbay.wi.gov)
Bonnie Schaeffer (zoning@vi.williamsbay.wi.gov)



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES VILLAGE BOARD MEETING 11/20/2023 MEETING MONDAY, NOVEMBER 20, 2023 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

Present: President Bill Duncan, Trustees George Vlach, Jim D'Alessandro, Lowell Wright, Robert Umans, Adam Jaramillo, Steven Russell

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Village Board Meeting Minutes of November 6, 2023

The motion to approve the Village Board Meeting Minutes of November 6, 2023 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

V. Consent Agenda

The motion to approve the Consent Agenda was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- A. Consideration of a request by a Kishwaukee Nature Conservancy full-time employee for up to one week of unpaid time-off on an ongoing annual basis

VI. Presentation of accounts and petitions

A. Accounts Payable Prepaids

- 1. 11/10/2023 in the amount of \$41.47

The motion to approve the Accounts Payable Prepaids dated 11/10/2023 in the amount of \$41.47 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

- 2. 11/13/2023 in the amount of \$1,108.00

The motion to approve the Accounts Payable Prepaids dated 11/13/2023 in the amount of \$1,108.00 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. Payroll ending 11/03/2023 in the amount of \$46,504.63

The motion to approve the Payroll ending 11/03/2023 in the amount of \$46,504.63 was initiated by Trustee Wright

and seconded by Trustee Umans. Unanimously carried.

C. Accounts Payable Unpaid dated 11/17/2023 in the amount of \$206,194.19

The motion to approve the Accounts Payable Unpaid dated 11/17/2023 in the amount of \$206,194.19 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

D. Library Accounts Payable dated 11/16/2023 in the amount of \$2,272.00

The motion to approve the Library Accounts Payable dated 11/16/2023 in the amount of \$2,272.00 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

VII. Plan Commission

A. APPLICANT: Mike Condrón 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.

The motion to approve the request for a Temporary Use Permit per Section 390.208 "Temporary Use Permit" and Section 390.0316.B Temporary Outdoor Sales for a food vending cart for a one year term was initiated by Trustee D'Alessandro and seconded by Trustee Wright. Unanimously carried.

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.

The request 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 deferred until the December 4th Village Board Meeting.

C. 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 request for approval of a site plan for development in the P & I Public and Institutional District per Section 390-1206 Site Plan was deferred until the December 4, 2023 Village Board Meeting.

VIII. PUBLIC COMMENTS

There were no public comments.

IX. President's Remarks

The President had no remarks.

X. Committee Reports

A. Finance & Personnel, Chair - Trustee Wright

1. Recommendation for approval of the draft 2024 budgets. For public hearing and adoption on 12/4/2023 Village Board Agenda

Trustee Wright explained that the Budget is balanced and is available for viewing. Trustee Wright explained that there would be a public hearing in regard to the 2024 Village Budget on December 4, 2023.

2. Recommendation for approval of using \$105,000 of the \$276,000 Village American Rescue Plan Act

(ARPA) funds by the following five (5) projects:

The motion to the Recommendation for approval of using \$105,000 of the \$276,000 Village American Rescue Plan Act (ARPA) funds by the following five (5) projects: was initiated by None and seconded by None. Unanimously carried.

a. Southwick Creek at Geneva Lake Pedestrian Bridge Replacement: \$20,000

The motion to approve funding the Southwick Creek at Geneva Lake Pedestrian Bridge Replacement: \$20,000 from the Village American Rescue Plan Act (ARPA) funds was made by Committee, no second required. Unanimously carried.

b. Removal and replacement of Lakefront railroad tie: \$15,000

The motion to approve funding the removal and replacement of Lakefront railroad tie: \$15,000 from the Village American Rescue Plan Act (ARPA) funds was made by the Committee, no second required. Unanimously carried.

c. Tax Increment Finance (TIF) District Study: \$30,000

The motion to approve funding the Tax Increment Finance (TIF) District Study: \$30,000 from the Village American Rescue Plan Act (ARPA) funds was made by Committee, no second required. Unanimously carried.

d. Downtown Master Plan Study: \$20,000

The motion to approve funding the Downtown Master Plan Study: \$20,000 from the Village American Rescue Plan Act (ARPA) funds was made by Committee, no second required. Unanimously carried.

e. Fire Department Study: \$15,000

The motion to approve funding the Fire Department Study: \$15,000 from the Village American Rescue Plan Act (ARPA) funds was made by Committee, no second required. Unanimously carried.

3. R-79-23 Resolution approving renewal with current insurers

The motion to approve Resolution R-79-23 approving renewal with current insurers was made by Committee, no second required. Unanimously carried.

4. R-73-23 Resolution approving a Proposal for Arbitrage Rebate Services from Bingham Arbitrage Rebate Services, Inc.

The motion to approve Resolution R-73-23 approving a Proposal for Arbitrage Rebate Services from Bingham Arbitrage Rebate Services, Inc was made by Committee, no second required. Unanimously carried.

5. R-64-23 Resolution Approving Lifeguard Services Agreement for the 2024 Summer Season

The motion to approve Resolution R-64-23 Approving Lifeguard Services Agreement for the 2024 Summer Season was made by Committee, no second required. Unanimously carried.

6. R-74-23 Resolution Approving 2024 Clean Boats Clean Waters (CBCW) Grant Collaboration

The motion to approve Resolution R-74-23 approving 2024 Clean Boats Clean Waters (CBCW) Grant Collaboration was made by Committee, no second required. Unanimously carried.

7. R-76-23 Resolution Authorizing Village Utility Rate Study Engagement Letter from Baker Tilly

The motion to approve Resolution R-76-23 Authorizing Village Utility Rate Study Engagement Letter from Baker Tilly was made by Committee, no second required. Unanimously carried.

8. R-78-23 Resolution Approving Baxter & Woodman Engineering Services Work Order for Clover Street and Williams Street Water Main Loop Design

The motion to approve Resolution R-78-23 Approving Baxter & Woodman Engineering Services Work Order for Clover Street and Williams Street Water Main Loop Design was made by Committee, no second required. Unanimously carried.

B. Protective Services, Chair - Trustee Vlach

1. Consideration of a Liquor License for Ganesh Food, Inc. d/b/a Bayside Mart

The motion to approve the Liquor License for Ganesh Food, Inc. d/b/a Bayside Mart was made by Committee, no second required. Unanimously carried.

2. Consideration of a Tobacco License for Ganesh Food, Inc. d/b/a Bayside Mart

The motion to approve the Tobacco License for Ganesh Food, Inc. d/b/a Bayside Mart was made by Committee, no second required. Jaramillo abstained. Motion carries.

3. R-77-23 Resolution Authorizing the Purchase of Village Radios Through Walworth County

The motion to approve Resolution R-77-23 Authorizing the Purchase of 4 additional Village Radios through Walworth County was initiated by Trustee Vlach and seconded by Trustee Wright. Unanimously carried.

4. R-70-23 Resolution Approving Mack Glass Community d/b/a Worlds Tallest Glass Tree Temporary Class "B" and "Class B" Retailer's License Application for December 1st - 3rd

The motion to approve Resolution R-70-23 Approving Mack Glass Community d/b/a Worlds Tallest Glass Tree Temporary Class "B" and "Class B" Retailer's License Application for December 1st - 3rd was made by Committee, no second required. Unanimously carried.

5. R-71-23 Resolution Approving Mack Glass Community d/b/a Worlds Tallest Glass Tree Temporary Class "B" and "Class B" Retailer's License Application for December 8th - 10th

The motion to approve Resolution R-71-23 Approving Mack Glass Community d/b/a Worlds Tallest Glass Tree Temporary Class "B" and "Class B" Retailer's License Application for December 8th - 10th was made by Committee, no second required. Unanimously carried.

6. R-72-23 Resolution Approving Williams Bay Civic League Temporary Class "B"/"Class B" Retailer's License Application for Worlds Tallest Glass Tree December 15th - 17th

The motion to approve Resolution R-72-23 Approving Williams Bay Civic League Temporary Class "B"/"Class B" Retailer's License Application for Worlds Tallest Glass Tree December 15th - 17th was made by Committee, no second required. Unanimously carried.

C. Parks & Lakefront, Chair - Trustee Russell

1. R-67-23 Resolution Approving the Edgewater Park Use and Policy Contract for 2024 Farmers Market

The motion to approve Resolution R-67-23 Approving the Edgewater Park Use and Policy Contract for 2024 Farmers Market was made by Committee, no second required. Trustee D'Alessandro Abstained. Motion carries.

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

1. Ordinance #2023-13 Amending The Village Code Increasing The Village Treasurer Position From The Current One (1) Year Term to A Three (3) Year Term (Second Reading)

The motion to approve the second reading of Ordinance #2023-13 Amending The Village Code Increasing The Village Treasurer Position From The Current One (1) Year Term to A Three (3) Year Term was initiated by Trustee Jaramillo and seconded by Trustee Umans. Trustee D'Alessandro No. Motion carries.

The motion to adopt Ordinance #2023-13 Amending The Village Code Increasing The Village Treasurer Position From The Current One (1) Year Term to A Three (3) Year Term was initiated by Trustee Vlach and seconded by Trustee Umans. Trustee D'Alessandro No. Motion carries.

2. R-75-23 Resolution Approving the Annual update of the Child Safety Zone Map as required by Ordinance 299

The motion to approve Resolution R-75-23 Approving the Annual update of the Child Safety Zone Map as required by Ordinance 299 was made by Committee, no second required. Unanimously carried.

E. Water & Sewer, Chair - Trustee Umans

1. No Report

F. Streets & Highways, Chair - Trustee D'Alessandro

1. R-65-23 Resolution Approving North Walworth St Use and Policy Contract for Cinco De Mayo Event May 4, 2024

The motion to approve Resolution R-65-23 Approving North Walworth St Use and Policy Contract for Cinco De Mayo Event May 4, 2024 was made by Committee, no second required. Unanimously carried.

XI. Public Comments

XII. Other Items for Discussion, Consideration, or Action

A. R-80-23 Resolution Authorizing A Proposal from Public Administration Associates (PAA) for a Shared

Public Safety Facility with the Village of Fontana

The motion to approve Resolution R-80-23 Authorizing A Proposal from Public Administration Associates (PAA) for a Shared Public Safety Facility with the Village of Fontana was initiated by Trustee Wright and seconded by Trustee Vlach. Unanimously carried.

XIII. Adjournment

The motion to adjourn was initiated by Trustee Jaramillo and seconded by Trustee Vlach at 08:21pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

Pay Period Date: 11/4/2023 - 11/17/2023
 Pay Date: 11/24/2023

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$766.13	\$0.00	\$62.63	\$703.50
General Administration	\$8,019.64	\$0.00	\$3,686.62	\$4,333.02
KNC	\$2,168.00	\$0.00	\$684.83	\$1,483.17
Lakefront/Beach	\$3,073.40	\$0.00	\$1,104.16	\$1,969.24
Library	\$7,768.75	\$0.00	\$2,605.48	\$5,163.27
Municipal Court	\$1,259.42	\$0.00	\$166.38	\$1,093.04
Parks	\$1,226.40	\$0.00	\$169.00	\$1,057.40
Police	\$24,466.52	\$155.11	\$8,143.01	\$16,478.62
Protective Services (F&R)	\$0.00	\$0.00	\$0.00	\$0.00
Public Works/W&S	\$11,500.24	\$255.66	\$4,270.03	\$7,485.87
Recreation Department	\$3,331.70	\$0.00	\$876.94	\$2,454.76
Village Board	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Wages				\$42,221.89

Payroll Register - Detail by Department

GL Account and Title	Description	Amount	GL Period
1123			
AFLAC			
100-21259 AFLAC PAYABLE	EMPLOYEE PREMIUM	327.63	1123
Total AFLAC:		327.63	
ALLEN TREE SERVICE			
100-51405-000 BILLABLE SERVICES	REMOVAL OF 2 TREES - 115 CH	1,430.00	1123
Total ALLEN TREE SERVICE:		1,430.00	
AMAZON CAPITAL SERVICES			
100-55210-160 REC DEPT SUPPLIES	OFFICE / SOCCER SUPPLIES	214.39	1123
200-57935-150 WATER PLANT REPAIRS/MAINT	SUPPLIES	29.63	1123
100-54310-150 STREETS EQUIP REPAIRS/MAINT	TAIL LIGHT KIT	52.00	1123
100-54310-150 STREETS EQUIP REPAIRS/MAINT	STREETS SUPPLIES	12.88	1123
100-54310-150 STREETS EQUIP REPAIRS/MAINT	TOOL	21.29	1123
100-54310-150 STREETS EQUIP REPAIRS/MAINT	TOOL	17.18	1123
100-54310-150 STREETS EQUIP REPAIRS/MAINT	TOOL	14.79	1123
Total AMAZON CAPITAL SERVICES:		362.16	
ARBOR VISTA NURSERY			
100-56130-000 TREE ENHANCEMENT	TREES	2,220.00	1123
Total ARBOR VISTA NURSERY:		2,220.00	
BAUMBACH FLOORING			
400-58100-150 LIBRARY BLDG REPAIRS & MAINT	REPLACE LIBRARY KIDS AREA	3,034.00	1123
Total BAUMBACH FLOORING:		3,034.00	
BAXTER WOODMAN			
100-51405-000 BILLABLE SERVICES	HEALY DEVELOPEMENT	1,392.75	1123
100-51405-000 BILLABLE SERVICES	140 LINCOLN PKWY	240.00	1123
100-51405-000 BILLABLE SERVICES	HEALY DEVELOPEMENT	45.00	1123
100-51405-000 BILLABLE SERVICES	82 UPPER LOCH VISTA	420.00	1123
300-58965-140 SEWER CAPITAL OUTLAY	LIFT STATION 3 REMODEL	2,625.00	1123
200-57610-140 WATER FUND CAPITAL OUTLAY	WELL 2 PUMP REPLACEMENT	720.00	1123
200-57610-140 WATER FUND CAPITAL OUTLAY	CORROSION CONTROL TREAT	8,250.00	1123
200-57610-140 WATER FUND CAPITAL OUTLAY	CORROSION CONTROL TREAT	558.26	1123
100-51405-000 BILLABLE SERVICES	226 CIRCLE PKWY	512.75	1123
200-57610-140 WATER FUND CAPITAL OUTLAY	LIME REACTOR CLEANING	932.75	1123
100-51405-000 BILLABLE SERVICES	WOMENS LEADERSHIP	9,549.78	1123
500-55410-140 PARKS/CAPITAL OUTLAY	THEATRE RD TENNIS COURTS	2,100.00	1123
100-54100-300 ENGINEERING	CHILD SAFETY ZONE MAP	70.00	1123
Total BAXTER WOODMAN:		27,416.29	
CINTAS OH			
100-54310-160 STREETS SUPPLIES	STREET SUPPLIES	84.19	1123
200-57935-150 WATER PLANT REPAIRS/MAINT	WATER PLANT SUPPLIES	60.92	1123
Total CINTAS OH:		145.11	
DK CONTRACTORS			
500-54310-130 CAPITAL PROJECT MISC EXPENSE	THEATRE RD TENNIS & BASKE	207,007.20	1123

GL Account and Title	Description	Amount	GL Period
Total DK CONTRACTORS:		207,007.20	
ELKHORN NAPA AUTO PARTS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	BATTERY & SUPPLIES	302.76	1123
200-57933-150 WATER TRANSP REPAIRS/MAINT	BATTERY	42.06	1123
100-54310-150 STREETS EQUIP REPAIRS/MAINT	SUPPLIES	19.71	1123
Total ELKHORN NAPA AUTO PARTS:		364.53	
GORDON FLESCH			
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER CHARGES	207.73	1123
100-55210-200 REC DEPT TELEPHONE	REC DEPT COPIER CHARGES	9.72	1123
Total GORDON FLESCH:		217.45	
GOV TEMPS USA LLC			
100-51400-000 RECRUITING FEES	INTERIM TREASURER	5,890.50	1123
100-51400-000 RECRUITING FEES	INTERIM TREASURER	2,117.50	1123
Total GOV TEMPS USA LLC:		8,008.00	
INITIAL DESIGNS CUSTOM EMBROIDERY			
100-52360-160 RESCUE DEPT SUPPLIES	SUPPLIES	112.96	1123
Total INITIAL DESIGNS CUSTOM EMBROIDERY:		112.96	
JANESVILLE INDUSTRIAL SUPPLY			
400-58100-175 JANITORIAL SERVICES	CLEANING SERVICES-LIBRARY	675.00	1123
400-58100-175 JANITORIAL SERVICES	LIBRARY CARPET CLEANING	1,048.75	1123
100-51720-175 JANITORIAL SERVICES	CLEANING SERVICES-LIONS FI	435.74	1123
100-51730-175 JANITORIAL SERVICES	CLEANING SERVICES-VILLAGE	675.00	1123
Total JANESVILLE INDUSTRIAL SUPPLY:		2,834.49	
JEFFERSON FIRE & SAFETY			
100-52320-150 FIRE DEPT REPAIRS/MAINT	FIRE DEPT REPAIRS/MAINT	495.00	1123
Total JEFFERSON FIRE & SAFETY:		495.00	
LAKESIDE INTERNATIONAL TRUCKS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	CORE CHARGEBACK	300.00	1123
Total LAKESIDE INTERNATIONAL TRUCKS:		300.00	
LEAK LOCATORS OF MONTANA			
200-57651-150 WATER MAINS REPAIRS/MAINT	AQUA TEST	4,771.00	1123
Total LEAK LOCATORS OF MONTANA:		4,771.00	
L-R METER TESTING & REPAIR			
200-57653-151 WATER METER TESTING	METER TESTING	3,219.50	1123
Total L-R METER TESTING & REPAIR:		3,219.50	
NORTHERN LAKE SERVICE INC.			
200-57623-170 WATER TESTING	LEAD & COPPER ANALYSIS	165.00	1123

GL Account and Title	Description	Amount	GL Period
Total NORTHERN LAKE SERVICE INC.:		165.00	
PETERNELL, LORI			
100-51410-110 GEN ADMIN WAGES	PAYROLL/TREASURER ASSIST	7,900.00	1123
Total PETERNELL, LORI:		7,900.00	
PETE'S TIRE ELKHORN LLC			
100-55410-150 PARKS REPAIRS/MAINT	PARKS - REPAIR	381.25	1123
Total PETE'S TIRE ELKHORN LLC:		381.25	
ROBERT W BAIRD & CO			
500-50000-140 Capital Improvements	CAPITAL IMPROVEMENT PLAN	5,000.00	1123
Total ROBERT W BAIRD & CO:		5,000.00	
ROTE OIL CO.			
100-52320-180 FIRE DEPT FUEL	FIRE DIESEL	118.85	1123
100-54310-180 STREETS FUEL	STREETS DIESEL	1,188.53	1123
230-58100-180 KNC FUEL	KNC DIESEL	23.77	1123
100-52360-180 RESCUE DEPT FUEL	RESCUE DIESEL	118.85	1123
100-55410-180 PARKS FUEL	PARKS DIESEL	831.97	1123
300-58967-000 SEWER FUEL EXPENSE	SEWER DIESEL	95.08	1123
Total ROTE OIL CO.:		2,377.05	
SCHAEFFER MUNICIPAL SERVICES LLC			
100-53100-210 ZONING INSPECTION CONTRACT	ZONING CONTRACT FEES	900.00	1123
Total SCHAEFFER MUNICIPAL SERVICES LLC:		900.00	
SIREN SERVICES			
100-52320-150 FIRE DEPT REPAIRS/MAINT	FIRE DEPT REPAIRS	1,831.93	1123
100-52320-150 FIRE DEPT REPAIRS/MAINT	FIRE DEPT REPAIRS	1,700.77	1123
Total SIREN SERVICES:		3,532.70	
TRIEBOLD OUTDOOR POWER			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	REPAIR PARTS	812.16	1123
Total TRIEBOLD OUTDOOR POWER:		812.16	
VELOCITY			
100-52120-130 POLICE IT EXPENSE	POLICE IT SERVICES	607.50	1123
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	GENERAL GOVT IT SERVICES	898.50	1123
200-57921-130 WATER IT EXPENSE	WATER DEPT IT	117.00	1123
100-52320-130 FIRE DEPT IT	FIRE DEPT IT	54.00	1123
100-55210-130 REC DEPT IT	REC DEPT IT	163.50	1123
100-55411-130 LAKEFRONT IT	BEACH/LAKEFRONT IT	54.00	1123
100-52120-130 POLICE IT EXPENSE	MUNICIPAL COURT IT	58.50	1123
100-52360-130 RESCUE DEPT IT EXPENSE	RESCUE DEPT IT	21.00	1123
230-58100-200 KNC PHONE EXPENSE	KNC PHONE EXPENSE	21.00	1123
100-52120-130 POLICE IT EXPENSE	POLICE IT SERVICES	315.00	1123
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	GENERAL GOVT IT SERVICES	630.00	1123
100-52320-130 FIRE DEPT IT	FIRE DEPT IT	135.00	1123

GL Account and Title	Description	Amount	GL Period
Total VELOCITY:		3,075.00	
VERONA SAFETY SUPPLY			
100-55410-125 PARKS UNIFORMS	SAFETY GLOVES	24.73	1123
100-54310-125 STREETS UNIFORMS	SAFETY GLOVES	24.73	1123
200-57903-125 WATER METER READING - UNIFORMS	SAFETY GLOVES	24.73	1123
Total VERONA SAFETY SUPPLY:		74.19	
VILLAGE OF FONTANA			
120-52320-165 EMS IGA EXPENDITURES	PFC LEGAL FEES	1,134.38	1123
120-52320-165 EMS IGA EXPENDITURES	SEPTMEBER 2023 EMS SERVIC	63,114.62	1123
Total VILLAGE OF FONTANA:		64,249.00	
Total 1123:		350,731.67	
1223			
ASSOCIATED APPRAISAL CONSULTANTS			
100-51520-000 ASSESSOR CONTRACT	MONTHLY BILLING	1,661.76	1223
Total ASSOCIATED APPRAISAL CONSULTANTS:		1,661.76	
Total 1223:		1,661.76	
Grand Totals:		352,393.43	

Village Board Approval Date: _____

**VILLAGE OF WILLIAMS BAY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village Board of the Village of Williams Bay on Monday, December 4, 2023 at 6:30 p.m. or as soon thereafter as matter can be heard at the Village Hall located at 250 Williams St, Williams Bay, WI 53191. The purpose of the public hearing is to solicit public comment on the Village's 2023 Annual Property Tax Levy and Budget. A copy of the proposed **2024** Annual Budget is available for public inspection in the office of the Village Clerk in the Village Hall during normal business hours; Monday, Tuesday, Wednesday and Friday 8:30am - 5:00pm, Thursday 8:30am -12:00pm. The Village has met the requirements of Wisconsin Statute 65.90(3)(a).

FURTHER NOTICE IS HEREBY GIVEN that at such time and place, any interested party may participate in person by attorney or agent. A summary of the proposed budget and tax levy is listed below. The Village may elect to change the proposed budget and tax levy prior to the public hearing.

The schedule below summarizes the **2024** budget as proposed.

GENERAL FUND:	2024 BUDGET	2023 ESTIMATED	2023 BUDGET	% BUDGET CHANGE
REVENUES				
Tax Levy				
General Fund Levy:	1,763,209	1,776,259	1,776,259	-0.73%
TOTAL TAX LEVY	1,763,209	1,776,259	1,776,259	-0.73%
Delinquent PP taxes	50	44	-	0.00%
Utility Tax Equivalent	100,800	132,721	100,800	0.00%
Room Tax	48,000	69,264	52,000	-7.69%
Cable Franchise Fees	50,000	72,690	51,000	-1.96%
Mercy Pilot	56,000	55,813	55,000	1.82%
Intergovernmental	463,544	285,525	571,743	-18.92%
Licenses & Permits	154,170	231,990	170,875	-9.78%
Fines & Forfeitures	30,267	49,258	42,250	-28.36%
Public Charges for Services	387,500	558,628	376,215	3.00%
Commercial Income	435,000	634,046	332,945	30.65%
Miscellaneous Revenue	23,000	27,638	2,102,707	-98.91%
Operating Transfers out			(1,515,332)	-100.00%
Surplus	750	900	-	0.00%
OTHER REVENUES	1,749,081	2,118,516	2,340,203	-25.26%
TOTAL REVENUES	3,512,290	3,894,775	4,116,462	-14.68%
EXPENDITURES				
General Government	989,060	1,259,433	608,463	62.55%
Public Safety	1,364,886	1,254,266	1,441,050	-5.29%
Public Works	651,976	723,262	627,068	3.97%
Culture, Recreation & Education	291,900	381,289	937,631	-68.87%
Leisure Activities	178,808	175,763	353,962	-49.48%
Contingency	35,660	83,444	148,288	-75.95%
Sinking Funds Contribution	-	-	-	0.00%
Other financing uses	-	-	-	
TOTAL EXPENDITURES	3,512,290	3,877,457	4,116,462	-14.68%
REVENUE IN EXCESS or (SHORTFALL) OF EXPENDITURES	0	17,318	-	0.00%
FUND BALANCE JANUARY 1	1,934,204	1,916,886	1,916,886	
FUND BALANCE DECEMBER 31	1,934,204	1,934,204	1,916,886	

	Estimated Fund Balance January 1, 2024	2024 Proposed		Estimated Fund Balance Dec. 31, 2024	Property Tax Contribution
		Total	Total		
		Revenues	Expenditures		
Governmental funds:					
General Fund	1,934,204	3,512,290	3,512,290	1,934,204	1,763,209
Police donations Fund	(1,841)	1,841	-	-	-
Fire department donations fund	59,139	-	-	59,139	-
Rescue Squad donation fund	10,999	-	-	10,999	-
DARE fund	2,711			2,711	-
ARPA Fund	-	280,220	280,220	-	-
Fire Dues (2%) Fund	65,306	26,000	16,460	74,846	-
Act 102 Fund	10,813			10,813	-
Recycling Fund	46,848	106,225	106,225	46,848	97,725
Library fund	207,690	376,880	376,880	207,690	242,877
Fireworks Fund	3,993			3,993	-
EMS fund	474,898	930,633	930,633	474,898	928,077
Capital Projects Fund	2,610,325	2,518,087	2,518,087	2,610,325	-
Capital Equipment Fund	39,020	-	-	39,020	-
Debt Service Fund General	489,289	899,347	899,347	489,289	899,347
Total Fund Balance	5,953,394	8,651,523	8,640,142	5,964,775	3,931,235
	Estimated Fund Balance January 1, 2024	2024 Proposed		Estimated Fund Balance Dec. 31, 2024	Property Tax Contribution
		Total	Total		
		Revenues	Expenditures		
Proprietary funds:					
Water	4,162,383	1,135,488	1,361,376	3,936,495	-
Wastewater (sewer)	3,568,857	1,353,995	1,300,885	3,621,967	-
Total Fund Balance	7,731,240	2,489,483	2,662,261	7,558,462	-



Public Hearing 2023 Proposed Village Budget

DECEMBER 4, 2023
6:30 PM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191



Agenda

- Proposed Budget – Summary
 - General Fund Revenues & General Fund Expenditures
 - Recycling Fund Revenues/Expenditures
 - Debt Service Fund Revenues/Expenditures
 - Library Fund Revenues/Expenditures
- EMS Referendum Information
- Levy Limit Calculation
- Proposed Budget – Detail of Capital Projects - Borrowing
- Tax Summary
- Village of Williams Bay Levy History
- Village of Williams Bay Mill Rate
 - 2014 – 2023
 - Local share of tax rate example



Proposed Budget Summary

General Fund - Summary



THE GENERAL FUND PRESENTS A **BALANCED BUDGET** WITH REVENUES AND EXPENDITURES TOTALING \$3,512,290.

THE 2023 BUDGET SHOWN FOR COMPARISON ON THE NEXT TWO SLIDES INCLUDES \$928,007 IN EMS TAX LEVY AND RELATED EXPENDITURES ALONG WITH CAPITAL PROJECTS COSTS, NET OF RELATED DEBT. THESE IMPACT THE COMPARISONS OF THE 2024 AND 2023 BUDGETS.



General Fund - Revenues

	2023 Estimated Actual	2023 Adopted Budget	2024 Proposed Budget	Budget - % Change
General Property Tax	1,776,259	2,704,336**	1,763,209	-34.80%
Other Taxes	330,533	258,950	254,850	-1.58%
Intergovernmental Revenues	285,525	358,897	463,544	29.16%
Licenses & Permits	231,990	180,875	154,170	-14.76%
Fines & Forfeitures	49,258	42,250	30,267	-28.36%
Public Charges for Services	558,628	376,215	387,500	3.00%
Miscellaneous Revenues	28,538	14,250	23,750	66.67%
Commercial	634,044	332,645	435,000	30.77%
Operating Transfer(s) In	0	50,000	0	-100.00%
TOTAL REVENUES	3,894,775	4,318,418	3,512,290	-18.67%

** Includes \$928,077 for EMS Referendum, this is in a separate fund for 2024 budget purposes.

General Fund - Expenditures



	2023 Estimated Actual	2023 Adopted Budget	2024 Proposed Budget	% Change
General Government	1,259,433	637,533	989,060	55.14%
Public Safety	1,254,266	2,243,868	1,364,886	-39.17%
Public Works	723,262	632,414	651,976	3.09%
Culture, recreation & education	381,289	329,502	291,900	-11.41%
Leisure	175,763	162,268	178,808	10.19%
Contingency	83,444	148,288	35,660	-75.95%
TOTAL EXPENDITURES	3,877,457	4,153,873	3,512,290	-15.45%

Recycling Fund Revenues & Expenditures



	2023 Estimated Actual	2023 Adopted Budget	2024 Proposed Budget	% Change
General Property Taxes	84,464	84,464	97,725	15.70%
Recycling Grant	8,500	8,500	8,500	0%
Transfer from Fund Balance	11,225	16,261	0	-100.00%
TOTAL REVENUES	104,189	109,225	106,225	-2.75%

	2023 Estimated Actual	2023 Adopted Budget	2024 Proposed Budget	% Change
TOTAL EXPENDITURES	104,189	109,225	106,225	-2.75%

Debt Service Fund

Revenues, Expenditures



	2023 Adopted Budget	2024 Proposed Budget	% Change
General Property Taxes	899,461	899,347	-.012%
Fund Balance	0	0	
TOTAL REVENUES	899,461	899,347	-.012%

	2023 Adopted Budget	2024 Proposed Budget	% Change
Principal	611,427	640,015	4.67%
Interest and Fees	288,034	259,332	-9.96%
TOTAL EXPENDITURES	899,461	899,347	-.012%

Library Fund Revenues, Expenditures



	2023 Estimated Actual	2023 Adopted Budget	2024 Proposed Budget	% Change
General Property Taxes	222,112	222,112	242,877	16.26%
Library Operating Revenues	119,536	117,449	117,347	-21.58%
Library Donation Revenues	18,274	14,401	14,000	-36.11%
Library Reserves	0	0	2,656	***%
TOTAL REVENUES	359,922	353,962	376,880	-2.58%

	2023 Estimated Actual	2023 Adopted Budget	2024 Proposed Budget	% Change
Library Operating Expenditures	343,108	341,599	366,258	-2.44%
Library Donation Expenditures	11,900	12,363	10,622	-6.34%
TOTAL EXPENDITURES	355,008	353,962	376,880	-2.58%

EMS Referendum Information



IN NOVEMBER 2022, THE VOTERS OF WILLIAMS BAY APPROVED THE REFERENDUM TO EXCEED THE **LEVY LIMIT BY \$928,077** ON AN ON-GOING BASIS TO FUND 24-HOUR EMERGENCY MEDICAL SERVICES. THIS LEVY IS INCLUDED IN A SEPARATE EMS FUND FOR THE 2023 LEVY.



LEVY LIMIT CALCULATION = 0.53% Increase

Village of Williams Bay - Levy Limit increase calculations for 2023 levy

Section A - 2023 LEVY LIMIT WORKSHEET

2022 PAYABLE 2023 ACTUAL LEVY PLUS 2023 PERSONAL PROPERTY AID (\$2,691.28)	\$3,913,064
EXCLUDE PRIOR YEAR LEVY FOR UNREIMBURSED EXPENSES RELATED TO AN EMERGENCY	\$0
EXCLUDE 2022 LEVY FOR NEW GENERAL OBLIGATION DEBT	\$899,461
2022 PAYABLE 2023 ADJUSTED ACTUAL LEVY	\$3,013,603
0% GROWTH PLUS TERMINATED TID 0.000%	\$3,013,603
NET NEW CONSTRUCTION .696% + TERMINATED TID 0.000%	\$3,034,578
GREATER OF LINE 5 OR LINE 6	\$3,034,578
2023 LEVY LIMIT BEFORE ADJUSTMENTS LESS 2024 PERSONAL PROPERTY AID (\$2,691.28)	\$3,031,887
TOTAL ADJUSTMENTS (FROM SECTION D OF THE LEVY LIMIT WORKSHEET)	\$899,348
2023 PAYABLE 2024 ALLOWABLE LEVY	\$3,931,235

PERCENTAGE INCREASE IN THE LEVY

INCREASE

\$20,861

PERCENTAGE INCREASE IN LEVY

.53%

Proposed Budget Detail of Capital Projects - Borrowing



THE VILLAGE'S CAPITAL IMPROVEMENT PLAN IS
BUDGETING TOTAL OUTLAY EXPENDITURES OF \$2,518,087.

\$2,352,721 IS TO BE FUNDED WITH BOND PROCEEDS,
\$85,635 FROM A COUNTY GRANT FOR RADIOS AND
\$79,731 IN PROJECTED INTEREST EARNINGS ON UNSPENT
BONDS.



Tax Summary

	2023 Adopted Budget	2024 Proposed Budget	% Change
Property Taxes Levied for Municipality	3,910,373	3,931,235	0.53%
Total 2024 Anticipated Expenditures – General, recycling, library, EMS and debt service funds			\$5,825,375
Less: Total 2024 Anticipated Non-Property Tax Revenues			\$(1,894,140)
Amount Required for Levy			\$3,931,235



Village of Williams Bay Levy History

Year	General Fund	Capital Equipment Fund	Library Fund	Recycling Fund	EMS Fund	Debt Service Fund	Total Levy
2024	\$1,763,209	\$0	\$242,877	\$97,725	\$928,077	\$899,347	\$3,931,235
2023	\$1,776,259	\$0	\$222,112	\$84,464	\$928,077	\$899,461	\$3,910,373
2022	\$1,720,376	\$25,745	\$191,044	\$111,335	\$0	\$705,386	\$2,753,886
2021	\$1,650,106	\$53,058	\$191,626	\$108,536	\$0	\$686,367	\$2,689,693
2020	\$1,596,816	\$108,748	\$189,092	\$92,236	\$0	\$704,646	\$2,691,538
2019	\$1,562,124	\$86,851	\$185,333	\$98,650	\$0	\$693,593	\$2,626,551
2018	\$1,583,073	\$69,281	\$189,950	\$83,350	\$0	\$576,726	\$2,502,380

Village of Williams Bay Mill Rate = \$3.44



Year	Mill Rate per \$1000
2023	\$3.44
2022	\$3.46
2021	\$3.60
2020	\$3.57
2019	\$3.60
2018	\$3.60
2017	\$3.45
2016	\$3.30
2015	\$3.24
2014	\$3.21



Village of Williams Bay Mill Rate

- The local net tax rate is estimate to be **\$3.44 per thousand** dollars of assessed value.
- A home assessed at \$350,000 will pay approximately \$1,205 a year in local taxes or \$3.30/day for Village Services.

- ✓ Police Protection 24/7/365
- ✓ Fire Protection 24/7/365
- ✓ Rescue Squad Service 24/7/365
- ✓ Building/Zoning Inspection Department
- ✓ Well-maintained parks and lakefront

- ✓ Curbside Garbage Collection
- ✓ Curbside Leaf Collection
- ✓ Curbside Brush Collection
- ✓ Snow Plowing
- ✓ Street Rehabilitation

- ✓ Recreation Department
- ✓ Municipal Court
- ✓ Library
- ✓ Geneva Lake Agencies
- ✓ Capital Projects



Discussion



Questions?

Comments?



VILLAGE OF WILLIAMS BAY
2024 BUDGET PROPOSAL DEPARTMENT SUMMARY

11/29/2023

Tax Levy		2024 BUDGET	2023 Budget
		\$	\$
TOTAL TAX LEVY		3,031,888	3,010,912
<A>	Tax Levy > To Library Fund	(242,877)	(222,112)
	Tax Levy > To Recycling Fund	(97,725)	(70,513)
<C>	Tax Levy > To Emergency Management Svcs	<u>(928,077)</u>	<u>NA</u>
<D>	Balance to General Fund ↓	1,763,209	2,718,287

General Fund by Dept.

General & Admin-Revenue	1,007,909	854,284
General & Admin-Operating Transfers In	9,500	50,000
General & Admin-Expense	979,736	1,776,834
General & Admin-Net	37,673	(872,550)

Recreation Dept-Revenue	39,650	44,665
Recreation Dept-Expense	178,808	162,268
Recreation Dept-Net	(139,158)	(117,603)

Public Works Dept-Revenue	0	0
Public Works Dept-Expense	651,976	632,414
Public Works Dept-Net	(651,976)	(632,414)

Police Dept-Revenue	74,655	75,288
Police Dept-Expense	1,230,903	1,058,647
Police Dept-Net	(1,156,248)	(983,359)

Lakefront-Revenue	589,100	549,845
Lakefront-Expense	291,900	329,502
Lakefront-Net	297,200	220,343

Protective Services-Revenue	0	0
Protective Services-Expense	133,983	150,258
Protective Services-Net	(133,983)	(150,258)

Municipal Court-Revenue	28,267	40,000
Municipal Court-Expense	44,984	43,950
Municipal Court-Net	(16,717)	(3,950)

TOTAL REVENUES	3,512,290	1,614,082
TOTAL EXPENSE	3,512,290	4,153,873
GENERAL FUND NET	0	164,545

Enterprise Funds:

Water Utility-Public Charges Revenue	963,200
Water Utility-Other Revenue	172,288
Water Utility-Debt Service (Principal + Interest)	469,506
Water Utility-Capital Outlay	50,936
Water Utility-Expense	840,934
WATER UTILITY-Net	(225,888)

Sewer Utility-Public Charges Revenue	1,249,600
Sewer Utility-Other Revenue	104,395
Sewer Utility-Debt Service (Principal + Interest)	218,766
Sewer Utility-Capital Outlay	0
Sewer Utility-Expense	1,082,119
SEWER UTILITY-Net	53,110

Other Funds:

Debt Service Tax Levy Revenue	899,347
Debt Service-Expense	899,347
Debt Service-Net	0

<A>

Library Fund Tax Levy Revenue	242,877
Library Fund-County Revenue	113,847
Library Fund-Donation Revenue	17,500
Library Reserves	2,656
Library Fund-Expenditures	376,880
Library Fund-Net	0

Recycling Tax Levy Revenue	97,725
Recycling -Grant Revenue	8,500
Recycling -Expense	106,225
Recycling-Net	0

<C>

Emergency Management Svcs-Tax Levy Revenue	930,633
Emergency Management Svcs-Expense	930,633
Emergency Management Services-Net	0

American Rescue Plan Act-Grant Revenue	4,000
American Rescue Plan Act- Operating Transfer In	276,220
American Rescue Plan Act-Expense	280,220
American Rescue Plan-Net	0

Kishwauketoe Conservancy-Revenue	98,011
Kishwauketoe Conservancy-Expense	98,011
Kishwauketoe Conservancy-Net	0

Fire Dept 2% Dues-Revenue	26,000
Fire Dept 2% Dues-Expense	16,460
Fire Dept 2% Dues-Net	9,540

Village of Williams Bay

Narrative on 2023 versus 2024 budget comparisons

December 4, 2023 budget hearing

The Village was able to complete a balanced general fund budget totaling \$3,512,290 for 2024. Per the 2022 audit, the general fund reported expenditures totaling \$3,311,867.

Details of significant variations between the 2023 and 2024 budget for general fund line items follows:

General fund revenues

General property taxes: The 2023 budget with removal of referendum levy totaling \$928,077 is \$1,776,259. This is comparable to the 2024 budgeted levy of \$1,763,209.

Intergovernmental – Increase includes additional shared revenue and state aid

Licenses and permits – 2024 is budgeting a decrease of \$20,000 in relation to the 2023 budget for building permits

Fines and Forfeitures – 2024 budget is \$10,000 less in court fines.

Commercial – this includes revenues related to interest/investment income and boat slip rental. The 2024 budget includes \$93,000 in additional investment income due to increased interest rates and \$23,000 in additional boat slip rental fees.

General fund expenditures

General government, public safety, and contingency: The 2023 budget classifications differ from 2024. For these categories. Additionally, the 2023 budget presented and approved includes \$763,532 in intergovernmental EMS payments. These intergovernmental EMS payments are accounted for in a separate fund for 2023 skew the 2023 general fund budget.

Overall – The 2024 budget decreased by \$641,583. When you remove the \$763,532 EMS payment from the \$4,153,873 total in the 2023 budget, the total equals \$3,390,341. This is more comparable to the 2024 budget for the general fund and shows an increase of \$121,949 or 3.6%.



VILLAGE OF WILLIAMS BAY

RESOLUTION

R-83-23

ADOPTING THE 2024 ANNUAL BUDGET AND ESTABLISHING THE PROPERTY TAX LEVY FOR THE VILLAGE OF WILLIAMS BAY

WHEREAS, the Annual Budget for the 2024 fiscal year is has been prepared in accordance with requirements of Chapter 46-6 of the Municipal Code of the Village of Williams Bay; and

WHEREAS, the Protective Services Committee, Water & Sewer Committee, Finance & Personnel Committee; and the Village Board has reviewed the proposed revenues from all sources and the proposed expenditures for all purposes and has directed that the proposed budget be adjusted accordingly; and

WHEREAS, a public hearing on the Annual Budget was held December 4, 2023 after due and proper notice of said hearing having been given in accordance with the provisions of Section 65.90(3)(a), Wisconsin Statutes; and

WHEREAS, it is necessary to levy a property tax in the amount of \$3,031,888 to fund the expenses of Village government as contained in the 2024 Annual Budget. The levy shall be allocated as follows:

General Fund Levy:	\$1,763,209
Recycling Fund Levy:	\$97,725
Library Fund Levy:	\$242,877
Emergency Management Services (EMS) Fund Levy:	\$928,077

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, THAT:

SECTION 1: Adoption of 2024 Annual Village Budget & Establishment of The Property Tax Levy.

The Village Board of the Village of Williams Bay, Wisconsin adopts the 2024 Annual Budget and establishes the property tax levy, a summary of which is attached hereto as Exhibit A and made a part hereof, is hereby approved.

SECTION 2: Effective Date. This Resolution shall be in full force and effect from December 4, 2023 and after its passage and approval in the manner provided by law.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Village Clerk

EXHIBIT A

Village of Williams Bay Annual Budget and Property Tax Levy 2024

(Attached)

**VILLAGE OF WILLIAMS BAY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village Board of the Village of Williams Bay on Monday, December 4, 2023 at 6:30 p.m. or as soon thereafter as matter can be heard at the Village Hall located at 250 Williams St, Williams Bay, WI 53191. The purpose of the public hearing is to solicit public comment on the Village's 2023 Annual Property Tax Levy and Budget. A copy of the proposed **2024** Annual Budget is available for public inspection in the office of the Village Clerk in the Village Hall during normal business hours; Monday, Tuesday, Wednesday and Friday 8:30am - 5:00pm, Thursday 8:30am -12:00pm. The Village has met the requirements of Wisconsin Statute 65.90(3)(a).

FURTHER NOTICE IS HEREBY GIVEN that at such time and place, any interested party may participate in person by attorney or agent. A summary of the proposed budget and tax levy is listed below. The Village may elect to change the proposed budget and tax levy prior to the public hearing.

The schedule below summarizes the **2024** budget as proposed.

GENERAL FUND:	2024 BUDGET	2023 ESTIMATED	2023 BUDGET	% BUDGET CHANGE
REVENUES				
Tax Levy				
General Fund Levy:	1,763,209	1,776,259	1,776,259	-0.73%
TOTAL TAX LEVY	1,763,209	1,776,259	1,776,259	-0.73%
Delinquent PP taxes	50	44	-	0.00%
Utility Tax Equivalent	100,800	132,721	100,800	0.00%
Room Tax	48,000	69,264	52,000	-7.69%
Cable Franchise Fees	50,000	72,690	51,000	-1.96%
Mercy Pilot	56,000	55,813	55,000	1.82%
Intergovernmental	463,544	285,525	571,743	-18.92%
Licenses & Permits	154,170	231,990	170,875	-9.78%
Fines & Forfeitures	30,267	49,258	42,250	-28.36%
Public Charges for Services	387,500	558,628	376,215	3.00%
Commercial Income	435,000	634,046	332,945	30.65%
Miscellaneous Revenue	23,000	27,638	2,102,707	-98.91%
Operating Transfers out			(1,515,332)	-100.00%
Surplus	750	900	-	0.00%
OTHER REVENUES	1,749,081	2,118,516	2,340,203	-25.26%
TOTAL REVENUES	3,512,290	3,894,775	4,116,462	-14.68%
EXPENDITURES				
General Government	989,060	1,259,433	608,463	62.55%
Public Safety	1,364,886	1,254,266	1,441,050	-5.29%
Public Works	651,976	723,262	627,068	3.97%
Culture, Recreation & Education	291,900	381,289	937,631	-68.87%
Leisure Activities	178,808	175,763	353,962	-49.48%
Contingency	35,660	83,444	148,288	-75.95%
Sinking Funds Contribution	-	-	-	0.00%
Other financing uses	-	-	-	
TOTAL EXPENDITURES	3,512,290	3,877,457	4,116,462	-14.68%
REVENUE IN EXCESS or (SHORTFALL) OF EXPENDITURES	0	17,318	-	0.00%
FUND BALANCE JANUARY 1	1,934,204	1,916,886	1,916,886	
FUND BALANCE DECEMBER 31	1,934,204	1,934,204	1,916,886	

	Estimated Fund Balance January 1, 2024	2024 Proposed		Estimated Fund Balance Dec. 31, 2024	Property Tax Contribution
		Total	Total		
		Revenues	Expenditures		
Governmental funds:					
General Fund	1,934,204	3,512,290	3,512,290	1,934,204	1,763,209
Police donations Fund	(1,841)	1,841	-	-	-
Fire department donations fund	59,139	-	-	59,139	-
Rescue Squad donation fund	10,999	-	-	10,999	-
DARE fund	2,711			2,711	-
ARPA Fund	-	280,220	280,220	-	-
Fire Dues (2%) Fund	65,306	26,000	16,460	74,846	-
Act 102 Fund	10,813			10,813	-
Recycling Fund	46,848	106,225	106,225	46,848	97,725
Library fund	207,690	376,880	376,880	207,690	242,877
Fireworks Fund	3,993			3,993	-
EMS fund	474,898	930,633	930,633	474,898	928,077
Capital Projects Fund	2,610,325	2,518,087	2,518,087	2,610,325	-
Capital Equipment Fund	39,020	-	-	39,020	-
Debt Service Fund General	489,289	899,347	899,347	489,289	899,347
Total Fund Balance	5,953,394	8,651,523	8,640,142	5,964,775	3,931,235
	Estimated Fund Balance January 1, 2024	2024 Proposed		Estimated Fund Balance Dec. 31, 2024	Property Tax Contribution
		Total	Total		
		Revenues	Expenditures		
Proprietary funds:					
Water	4,162,383	1,135,488	1,361,376	3,936,495	-
Wastewater (sewer)	3,568,857	1,353,995	1,300,885	3,621,967	-
Total Fund Balance	7,731,240	2,489,483	2,662,261	7,558,462	-

VILLAGE OF WILLIAMS BAY

11/29/2023

2024 BUDGET PROPOSAL DEPARTMENT SUMMARY

Tax Levy		2024 BUDGET	2023 Budget
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Sewer Utility-Expense	1,082,119
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<A>

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<C>

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Emergency Management Svcs-Expense	930,633
Emergency Management Services-Net	0

American Rescue Plan Act-Grant Revenue	4,000
American Rescue Plan Act- Operating Transfer In	276,220
American Rescue Plan Act-Expense	280,220
American Rescue Plan-Net	0

Kishwauketoe Conservancy-Revenue	98,011
Kishwauketoe Conservancy-Expense	98,011
Kishwauketoe Conservancy-Net	0

Fire Dept 2% Dues-Revenue	26,000
Fire Dept 2% Dues-Expense	16,460
Fire Dept 2% Dues-Net	9,540

Williams Bay School District

P.O. Box 1410
Williams Bay, WI 53191
www.williamsbayschools.org

Dr. William White
District Administrator
500 W. Geneva Street
Phone: (262) 245-1575
Fax: (262) 245-5877

Mrs. Emily Soley-Johnson
Middle/High School Principal
500 W. Geneva Street
Phone: (262) 245-6224
Fax: (262) 245-5877

Dr. Ali Bond
Elementary Principal
250 Theatre Road
Phone: (262) 245-5571
Fax: (262) 245-1839

Mr. Chris Colosimo
Director of Special Education
500 W. Geneva Street
Phone: (262) 245-6224
Fax: (262) 245-5877

Mrs. Jennifer Frederick
Business Manager
500 W. Geneva Street
Phone: (262) 245-1575
Fax: (262) 245-5877

November 6, 2023

Dear Mr. Lothspeich and President Duncan,

At this time, the Williams Bay School District anticipates going to referendum in April 2024. While the School Board will not officially vote on whether to go to referendum as well as the actual referendum question until January, we wanted to reach out to get on your calendar for early 2024.

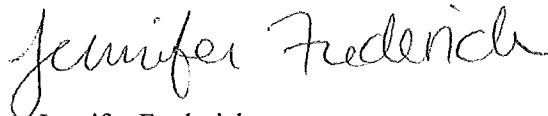
In order to inform as many community members as possible about the District's needs and potential solution, we would like the opportunity to present at a Village Board meeting in February or March 2024. Please email Jennifer Frederick at jfrederick@williamsbayschool.org to confirm the meeting details if you are able to accommodate us. We can keep our presentation to 15 minutes or less and would appreciate the opportunity to share our needs with your Board and community attendees.

We look forward to hearing from you regarding the date and time of a meeting that works for your municipality. Thank you!

Sincerely,



William White
Superintendent
Williams Bay School District



Jennifer Frederick
Business Manager
Williams Bay School District



Wisconsin Department of Public Instruction
PI-1508 TAX LEVY CERTIFICATION
ss. 24.71, 120.17(8)

Instructions: This form must be signed in the presence of a notary public, and delivered to the clerk of each municipality having territory within the school district on or before **November 10**
(Ref Wisconsin Statute s.120.12(3))

2023-2024 School Year

① Municipal Clerk:

TINA KOLLS
250 WILLIAMS ST, PO BOX 580
WILLIAMS BAY, WI 53191

② Municipality: Village of Williams Bay

③ County: Walworth

The levy is distributed using the same percentage as the equalized valuation.

Entire School District

Portion of School District Lying Within Municipality

Column 1

Column 2

④ Equalized Valuation (TID Out) Tax Apportionment
(October Certification)

\$1,948,893,976.00

\$1,396,515,100.00

⑤ Percent of Entire School District

100.0000000%

71.656802%

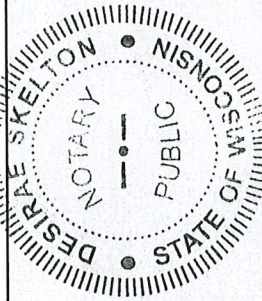
⑥ Total Levy

\$10,012,740.00

\$7,174,809.29

CERTIFICATION

I HEREBY CERTIFY the amount shown on Line 6, Column 2, above, to be assessed against the taxable property of that portion of the school district lying within the municipality, as required by s. 120.17(8). The state superintendent, pursuant to s. 120.06, has certified to me the equalized valuations shown on Line 4, which I have used to determine the portion of the school district levy to be paid by the municipality.



Name of School District

School District Clerk

F R O M

Williams Bay School District (6482)

Ed Nichols

Signature of School District Clerk

Signature of Notary Public

Signed before me this date

My Commission Expires

NOTARY SEAL

11-04-2023

12-18-2026

Wisconsin Statutory References:

s. 120.17(8)
s. 120.44
s. 121.06(2)

Mail tax settlement to:

District Administrator
Williams Bay School District

Williams Bay, WI 53191

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-81-23**

**A RESOLUTION UPDATING SIGNATORY CARDS
WITH VARIOUS FINANCIAL INSTITUTIONS**

WHEREAS, the Village of Williams Bay maintains financial accounts with various institutions and authorizes certain individuals as agents ("**Agents**") to act on behalf of the Village in making withdrawals, deposits, and other customary transactions; and

WHEREAS, the Village currently maintains accounts with First National Bank & Trust ("**First National**"), First National Investment Services – Cetera Investment Services, LLC ("**Cetera**"), and Associated Bank ("**Associated**"), (collectively, "**Financial Institutions**"); and

WHEREAS, the Village desires to update its signature cards, authorizations and account agreements with the Financial Institutions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, THAT:

Section 1: Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2: Change of Agents. The Agents listed below are individually authorized to act on behalf of the Village with respect to accounts at the Financial Institutions, in accordance with the Village Code and the account agreements with each respective Financial Institution:

AUTHORIZED SIGNATURES – VILLAGE OF WILLIAMS BAY:

Lowell Wright, Village Trustee (elected)

Sample Signature

Robert Umans, Village Trustee (elected)

Sample Signature

David Lothspeich, Village Manager (appointed)

Sample Signature

Jennifer Wiese, Village Treasurer (appointed)

Sample Signature

AUTHORIZED TO VERIFY:

Identical to those Authorized to Originate.

SPECIAL INSTRUCTIONS:

Require two signatures or other authorizations, one from elected and one from appointed officials (any combination) for all transactions. Specifically one of the elected and one of the appointed officials to release collateral, purchase or sell investments and further that the Village Administrator can wire or transfer to and from one Village of Williams Bay financial institution and account to another Village of Williams Bay financial institution and account, and that if a check is issued for maturing principal or interest funds it be made payable solely to Village of Williams Bay for that maturing principal and/or interest funds.

Notwithstanding the foregoing, the Agents shall only be authorized to deposit Village funds in these accounts to the extent that such accounts are fully insured in accordance with applicable law.

Section 3: Effective Date. This Resolution shall be in full force and effect from December 6, 2023 and after its passage and approval in the manner provided by law.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-84-23**

**A RESOLUTION APPROVING AMENDMENTS TO
THE WILLIAMS BAY POLICE DEPARTMENT HIRING AND PROMOTION PROCEDURE**

WHEREAS, the Village has previously adopted Williams Bay Police Department Hiring And Promotion Procedure Policy (the "**Policy**") setting forth the general policies of the Police Department regarding the terms of employment hiring and promotion with the Village; and

WHEREAS, on October 2, 2023, as recommended by the Protective Services Committee, the Village Board approved a motion approving waiver of the Williams Bay Police Department Hiring Process and Procedure requiring the posting of part-time Police Department positions open prior to accepting employment applications; and

WHEREAS, the Village Board desires to amend the Policy to reflect this approval;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, THAT:

SECTION 1: Amended Police Department Hiring and Promotion Procedure Policy.

The amended Policy is hereby approved, which new Policy is attached as Exhibit A to this Resolution.

SECTION 2: Effective Date. This Resolution shall be in full force and effect from December 4, 2023 and after its passage and approval in the manner provided by law.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A

WILLIAMS BAY POLICE DEPARTMENT HIRING AND PROMOTION PROCEDURE POLICY
(Attached)

WILLIAMS BAY POLICE DEPARTMENT HIRING AND PROMOTION PROCEDURE

A Hiring - General Policy:

The Williams Bay Police Department, hereafter known as the "Department," recruits and selects applicants on the basis of skill, training, ability, attitude and character, without discrimination. Employment decisions are based on merit and Village needs and not on race, color, citizenship status, national origin, ancestry, gender, veteran status, sexual orientation, age, religion, creed, physical or mental disability, marital status, political affiliation, genetic information or any other factor protected by law.

B. Exceptions and Special Cases

Commentary: The following is intended as highlighting certain exceptions set forth in Wisconsin Statute Chapter 111. It is not intended as all-inclusive. Additionally, absence of a reference herein to a specific statutory exception is not intended as a waiver or to disavow any of the provisions therein.

1. It is not employment discrimination because of age to do any of the following:

a. To exercise an age distinction of not younger than 21 years of age at the time of application (see Wisconsin Statute Section 111.33(2) (f))

2. It is not employment discrimination because of disability to do the following:

a. Refuse to hire, employ, admit or license any individual, to bar or terminate from employment, membership or licensure any individual, or to discriminate against any individual in promotion, compensation or in terms, conditions or privileges of employment if the disability is reasonably related to the individual's ability to adequately undertake the job-related responsibilities of that individual's employment, membership or licensure. (See Wisconsin Statute Section 111.34).

Commentary: The Department shall not require or conduct a medical examination or make inquiries of a job applicant concerning the nature or severity of a disability until the selection process is complete. Upon selection, the job is offered under the condition that the applicant is qualified under subparagraph 2 above. The department shall adhere to the rules of the "Americans with Disabilities Act" of 1990.)

3. It is not employment discrimination because of marital status to prohibit an individual from directly supervising or being directly supervised by his or her spouse. (See Wisconsin Statute Section 111.345).

4. Employment discrimination because of creed includes but is not limited to, refusing to reasonably accommodate an employee's or prospective employee's religious observance or practice unless the employer can demonstrate that the accommodations impose an undue hardship upon the employer's program, enterprise or business. (See Wisconsin Statute section 111.337).
5. It is not employment discrimination because of arrest record or conviction record to do any of the following:
 - a. Refuse to employ or license, or to suspend from employment or licensing, any individual who is subject to a pending criminal charge if the circumstance of the charge substantially relate to the circumstances of the particular job or licensed activity.
 - b. To refuse to employ or license, or to bar or terminate from employment or licensing any individual who has been convicted of any felony, misdemeanor or other offense, the circumstances of which relate to the circumstance of the particular job or licensed activity.
 - c. To refuse to employ or license, or to bar or terminate from employment or licensing, any individual who is not bondable under a standard fidelity bond, or an equivalent bond, where such bondability is required by State or Federal law, administrative regulations, or established business practice of the employer. (See Wisconsin Statute Section 111.335).
6. With respect to discrimination based on sex or sexual orientation, please note Wisconsin Statute Section 111.36.

C. Hiring

1. Procedures: The following procedures will be followed when hiring officers for the Village of Williams Bay Police Department.
 - a. The Process
 1. The Protective Services Committee shall authorize the advertisement for the job vacancy (~~either advertisement required for~~ full-time only, not required for part-time). The notice shall be posted in two (2) different periodicals and the Wisconsin Law Enforcement Network (WILENET), and shall state the description and requirements of the position along with a statement of notice of the department's equal opportunity hiring practice.
 2. The applications will be provided at the police department at no charge to persons requesting them.

3. The Chief of Police and/or designee shall set a deadline for the return of the applications.
4. Applications will be screened by the Chief of Police and/or designee and reviewed to ensure that the requirements set by the Protective Services Committee are met and facts submitted are verified. The Protective Services Committee may require physical, medical, or psychological testing as deemed appropriate.
5. The Protective Services Committee may make a recommendation for hire based on their review of the applications and information obtained during the screening process. The Protective Services Committee may require written and oral testing which the department shall offer at no cost to the applicant, as well as interviews.
6. The Protective Services Committee and the Finance and Personnel Committee may make a joint recommendation for hire to the Village Board.
7. The Village Board shall approve the hiring of the selected candidate or, if the Village Board does not approve the hiring recommendation, it shall instruct the Protective Services Committee to conduct further efforts to locate and present a suitable candidate for the open position.

b. Positions Available (Full-Time and Part-Time)

1. A full-time vacancy for employment with the Williams Bay Police Department may be filled from either outside the department or the roster of part time employees. If no reserve-part time employees are qualified (as set by the Protective Services Committee) or if the Protective Services Committee otherwise elects, special notice and procedure will be set by the Committee consistent with the procedure for notice of hiring of part-time officers above, and the provisions of this sub-section.
2. Part-time employees qualified for promotion to full-time employment, as well as other qualified people shall:
 - a. Participate in a written test, if required, or designated by the Protective Services Committee, designed to test for knowledge related to the job. Passing scores shall be set by Protective Services Committee.
 - b. Those applicants successfully interviewed by the Chief of Police and attaining a passing score on a written exam will be offered an oral exam to be conducted by a panel consisting of 5 persons to include the Chief of Police, Protective Services Committee designee, Finance and Personnel Committee designee, a law enforcement professional, and a full-time. Village of Williams Bay resident, to be appointed by the Village President and approved by the Village Board by a two-thirds (2/3rds) vote for a term of three (3) years, who must have a general knowledge of the requirements needed to fulfill the job description.

c. The scores of the written test and the oral examination shall be weighed at 40% each and 20% shall be given for educational and job experience as determined by the Committee. If the Protective Services Committee does not request a written testing procedure to be conducted, the scores shall be weighted at 60% *oral* and 40% other.

d. Veteran points shall be given to eligible veterans as stated in Wisconsin Statutes Section 230.16(7) and (7m). The points shall be added to the TOTAL points of the hiring process. For example, if a written test is required, the points shall be computed as listed below:

40% = 100 points Written

40% = 100 points Oral Interview

20% = 50 points Personal Evaluation

TOTAL 100% = 250 points + Veterans Points

e. Applicants eligible for hire but not hired by the Village shall be placed on an eligibility list which will be kept in the Village of Williams Bay Police Department. Such eligibility list shall indicate the date on which the applicants became eligible. Applicants names shall be removed from the list after one (1) year from the date placed on the list. While on the eligibility list, applicants may be provided notice of new job openings by mail to their last known address. The applicants will then have an affirmative obligation to apply for the new opening before they will be considered by the Protective Services Committee for part-time or full time positions. Placement on an eligibility list may result only in individuals receiving notice of subsequent job openings. No rights are created by the Department's maintenance of the eligibility list. Further, the Protective Services Committee and the Williams Bay Police Department specifically state that this provision is intended as a courtesy to applicants only-and that a failure to provide notice of a job availability to a person on the eligibility list shall not have any consequences.

f. Applicants shall be notified no more than 10 days following final determination. Offers of employment shall be conditioned on successful completion of such things as background checks, physical aptitude tests and/or any other Village of Williams Bay employment requirements.

g. All appointments shall be probationary for the first year of employment in that position, excluding the position of Chief of Police.

D. Standards for Employment

1. Officer (Sworn Law Enforcement Officer)

- a. A vacancy within the Williams Bay Police Department may be filled from within if it is determined that there exists a sufficient number of qualified candidates to ensure a high level of quality by promotion. If the Protective Services Committee determines THAT there exists a need to go outside for increasing the list of qualified candidates, it shall advertise and follow the procedures of this policy.
- b. Must possess all requirements and have the ability to perform duties as defined in the position description for officer.

2. Investigator

- a. A vacancy within the Williams Bay Police Department may be filled from within if it is determined that there exists a sufficient number of qualified candidates to ensure a high level of quality by promotion. If the Protective Services Committee determines that there exists a need to go outside for increasing the list of qualified candidates, it shall advertise and follow the procedures of this policy.
- b. Must possess all requirements and have the ability to perform duties as defined in the position description for officer and the position description for Investigator.
- c. Eligibility for this position includes all officers in good standing who have completed their probationary period with this department, or if opened to the outside, must have a minimum of five (5) years continuous full-time experience with a single department.
- d. Candidates currently on the department must then participate in the promotion process as stated in this policy.
- e. Candidates must possess a minimum of an associate's degree in a criminal justice or related field from an accredited college/university and have experience and specialized training related to the position.

3. Sergeant

- a. A vacancy within the Williams Bay Police Department may be filled from within if it is determined that there exists a sufficient number of qualified candidates to ensure a high level of quality by promotion. If the Protective Services Committee determines that there exists a need to go outside for increasing the list of qualified candidates, it shall advertise and follow the procedures of this policy.
- b. Must possess all requirements and have the ability to perform duties as defined in the position description for officer and the position description for Sergeant.

- c. Candidates must have a minimum of five (5) years continuous full-time employment with the Williams Bay Police Department or if opened to outside the Williams Bay Police Department, have the same number of continuous years with a single department.
- d. Candidates currently on the department roster must then participate in the promotion process as stated in this policy.
- e. Candidates must possess a minimum of a bachelor's degree in a criminal justice related field from an accredited college/university.

4. Lieutenant

- a. A vacancy within the Williams Bay Police Department may be filled from within if it is determined that there exists a sufficient number of qualified candidates to ensure a high level of quality by promotion. If the Protective Services Committee determines that there exists a need to go outside for increasing the list of qualified candidates, it shall advertise and follow the procedures of this policy.
- b. Must possess all requirements and have the ability to perform duties as defined in the position description for officer and the position description for Lieutenant.
- c. Eligibility for this position includes all officers in good standing who have completed their probationary period with this department, or if opened to the outside, must have a minimum of five (5) years continuous full-time experience with a single department.
- d. Candidates currently on the department roster must then participate in the process as stated in this policy.
- e. Candidates must possess a minimum of a bachelor's degree in a criminal justice related field from an accredited college/university.

5. Chief

- a. A vacancy within the Williams Bay Police Department may be filled from within if it is determined that there exists a sufficient number of qualified candidates to ensure a high level of quality by promotion. If the Protective Services Committee determines that there exists a need to go outside for increasing the list of qualified candidates, it shall advertise and follow the procedures of this policy.
- b. Must possess all requirements and have the ability to perform duties as defined in the position description for officer and the position description for Chief of Police.
- c. Candidates must have a minimum of ten (10) years continuous full-time employment with the Williams Bay Police Department or if opened to outside the Williams Bay Police Department, have the same number of continuous years with a single department.

- d. Candidates currently on the department roster must then participate in the process as stated in this policy.
- e. Candidates must possess a minimum of a bachelor's degree in a criminal justice related field from an accredited college/university.
- f. If the candidate is required to participate in an oral exam, the Chiefs position on the exam committee will be replaced by a village president appointed individual and approved by a two-thirds (2/3rds) vote of the Village Board.
- g. Appointment to the position of Chief of Police must be approved by a two-thirds (2/3rds) vote of the Village Board.

E. Promotion - General Policy:

Vacancies shall be filled on the basis of merit, experience, education, training, written examination (if required), oral examination and personal evaluation for the purpose of best filling the position which is open. Promotion should be in recognition of past competence and future potential. The Village prohibits discrimination of any type and affords equal opportunities to employees and applicants without regard to race, color, citizenship status, national origin, ancestry, gender, veteran status, sexual orientation, age, religion, creed, physical or mental disability, marital status, political affiliation, genetic information or any other factor protected by law. Friendships or relationships will not be allowed to influence a promotional decision.

1. Procedures

a. Position/Job Posting (Full-time positions only)

- 1. The job will be posted in an area easily accessible to all employees, as well as advertised as directed by the Protective Services Committee, hereafter known as the "Protective Services Committee."
- 2. The job posting will be kept open for a minimum of ten days.
- 3. The job posting will consist of title, benefits, and requirements.
- 4. Employee(s) interested in the promotion shall submit a resume and letter of interest to the Chief of Police or designee.

b. Written Examination (if required)

- 1. After the minimum ten days posting, all individuals who express interest in the position will be notified of a testing date, time and place.
- 2. A written examination shall be given which shall seek to determine an officer's knowledge in the area he/she is seeking promotion.

3. Failure to obtain a passing score will result in disqualification of that promotional candidate. Nothing shall prevent the candidate from taking that test again at the next promotional testing period.

c. Oral Interview

1. Within fourteen days of the issuance of the written examination results, the successful candidates shall be invited to an interview with the Chief of Police.
2. The Chief of Police will make his/her recommendation to the Protective Services Committee and the Finance and Personnel Committee for approval and forwarding to the full board.

d. Personal Evaluation

1. Appointments shall be made within thirty to sixty days of the initial job posting. Appointments shall be based on scores in the following manner:
2. All promotional appointments shall be probationary for the first year of employment in that position, excluding the position of Chief of Police.
3. The Protective Services Committee may require physical, medical, or psychological testing as deemed appropriate.
4. The Protective Services Committee and the Finance and Personnel Committee shall forward their recommendation of the selected candidate for promotion to the Williams Bay Village Board for approval.
5. The Williams Bay Village Board shall approve the promotion of the selected candidate or, if the Village Board does not approve the promotion, it shall instruct the Protective Services Committee to conduct further efforts to locate and present a suitable candidate for the open position.

RESOLUTION
R-82-23

A RESOLUTION TO APPOINT ELECTION INSPECTORS FOR THE 2024-2025 TERM

WHEREAS, Wisconsin State Statutes require the appointment of election inspectors; and

WHEREAS, the below individuals have indicated their willingness to serve the Village of Williams Bay in the capacity of Election Inspector; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Village Board of the Village of Williams Bay hereby appoints the following individuals as Election Inspectors for a two-year term which will run from January 1, 2024 to December 31, 2025:

Chief Inspector:

1. Rena Monroe – Unaffiliated
2. Mercy Stevenson - Unaffiliated

18. John Bluemke - Unaffiliated
19. Jo Ann Bourgeois - Unaffiliated
20. Nancy Bucuk - Unaffiliated

Election Inspector:

1. Crissy Handley – Republican
2. William Hunt – Republican
3. Claus Wellhausen – Republican
4. Kim Travis – Republican
5. Debra Black – Republican
6. David Black – Republican
7. Amy DeVries - Republican
8. Suzanne Arnold - Democratic
9. Cora Byrnes - Democratic
10. Patrick Byrnes - Democratic
11. Bruce Creed - Democratic
12. Sonya Dailey - Democratic
13. Patricia Heise - Democratic
14. Brian Heise - Democratic
15. Nancy Vier - Democratic
16. Rita Rhode - Democratic
17. Elizabeth Bianchi-Knod - Unaffiliated

21. Eric Carlson - Unaffiliated
22. Rose Estrada - Unaffiliated
23. Christine Gooding-Farley - Unaffiliated
24. Cathleen Johnson - Unaffiliated
25. Robert Kantor - Unaffiliated
26. John Laughlin - Unaffiliated
27. Cathee Laughlin - Unaffiliated
28. Charles LeMoine - Unaffiliated
29. Susan Pegel - Unaffiliated
30. James Riedel - Unaffiliated
31. Patricia Schneider - Unaffiliated
32. Conor Shea - Unaffiliated
33. Roxanne Stroud - Unaffiliated
34. Kathryn Tenyer - Unaffiliated
35. Susan Vavra - Unaffiliated
36. Susan Steele - Unaffiliated
37. George Mackey - Unaffiliated
38. Carol Mackey - Unaffiliated

Passed and adopted this 4th day of December 2023.

VILLAGE OF WILLIAMS BAY:

William Duncan, President

ATTEST:

Tina Kolls, Clerk