



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING

TUESDAY, JANUARY 16, 2024 AT 6:30 PM

Village Hall Council Room

250 Williams Street

Williams Bay, WI 53191

A quorum of the Village Board may be present. No Village Board Business will be discussed.

AGENDA

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of December 12, 2023

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

A. APPLICANT: Casey Tormoen, Upscale Lodging, LLC (Owner) TAX KEY: WOP 00067

STREET ADDRESS: 47 W. Geneva St, Village of Williams Bay

The applicant is requesting approval of a revised site plan and architectural design review for building additions in an existing commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District*.

VI. Public Information Presentation

A. APPLICANT: Aurora University (Owner), Topography, Inc. (Contractual Buyer), Nick Egert (Agent)

TAX KEY: WWUP 00011

STREET ADDRESS: 350 Constance Blvd, Village of Williams Bay

The applicant is presenting conceptual plans for reuse of the Aurora University George Williams campus as a retreat center & amphitheater, a country inn including a restaurant and spa, and a nature preserve.

VII. Adjournment

Bill Duncan
Chairman

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

Posted: 01/03/2024 5:00 PM
Rescheduled from the 1/9/2024 meeting due to weather.
Amended 1/8/2024 Posted: 1/8/2024 5:00 PM



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Phone: 262-245-2700

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

I. Call to Order

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

II. Roll Call

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

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Pat Watts, James Killian

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of November 14, 2023

The motion to approve the Plan Commission Meeting Minutes of November 14, 2023 was initiated by Commissioner Robbins and seconded by Commissioner Haak. Unanimously carried.

V. Recommendation and Possible Action for Certificate of Compliance

A. APPLICANT: Geneva Lake Environmental Agency (Lessee) TAX KEY: WOP 00008

STREET ADDRESS: 105 Elkhorn Rd, Village of Williams Bay

Applicant is requesting a Certificate of Compliance per Section 390.1211.B(1)(b) "New occupancy and use of an existing building when the new use is of a different land use classification".

The motion to recommend Village Board approval of the Certificate of Compliance per Section 390.1211.B(1)(b) "New occupancy and use of an existing building when the new use is of a different land use classification" for the Geneva Lake Environmental Agency (Lessee) Tax Key: WOP 00008 Street Address: 105 Elkhorn Road, Village of Williams Bay was initiated by Commissioner Gage and seconded by Commissioner Klemke. Unanimously carried.

VI. Recommendation for a Zoning Ordinance Text Amendment

A. Open Public Hearing

Ordinance 2023-14 Regarding Shore Yard Standards

President Duncan opened the public hearing at 06:35 pm.

B. Close Public Hearing

President Duncan closed the public hearing at 06:36 pm.

C. Discussion and Possible Recommendation for the Ordinance

The motion to recommend Village Board approval of Ordinance 2023-14 Regarding Shore Yard Standards was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Commissioner Haak and seconded by Commissioner Robbins at 06:45pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:

Please check all that apply.

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

Date application was received:

Fee Paid:

Physical Address of Site:

47 W. Geneva St.

Tax Parcel Number:

WOP00067

Project or Development Name:

Former Bayside Motel

Applicant

Name: Casey Tormoen
Mailing Address: PO Box 8256
Northfield, IL 60093
eMail: casey.tormoen@gmail.com
Phone: (773) 936-5682

Owner of Site

Name: Casey Tormoen
Mailing Address: PO Box 8256
Northfield, IL 60093
eMail: casey.tormoen@gmail.com
Phone: (773) 936-5682

Legal Representative

Name: _____
Mailing Address: NA
eMail: _____
Phone: _____

Architect, Engineer, Contractor

Name: 606 Design - Ricardo Gascon
Mailing Address: 6 N. Western Ave
Chicago, IL 60612
eMail: rgasconjr@606dc.com

Application for Village of Williams Bay

Phone:

~~Casey~~ (312) 945-6061

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

part of the SE 1/4 of the NE 1/4 of section 1, town 1
North, range 16 east, Village of Williams Bay,
Wisconsin

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

Current Zoning of Site: VC

Current Overlay Districts of Site:

Proposed Zoning of Site:

Proposed type of structure or use:

motel

Proposed use of structure or site:

motel

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

The former Bayside Motel will be renovated (4 buildings),
with identical front additions added as a "living room"
with existing "bedroom" renovated with bathroom and
Kitchenette. This will result in 8 "suites" along with
existing "house" unit that has 3 bedrooms / 2 1/2 baths.

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

No change

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

No change

Print Applicant's Name:

Casey Tormoen

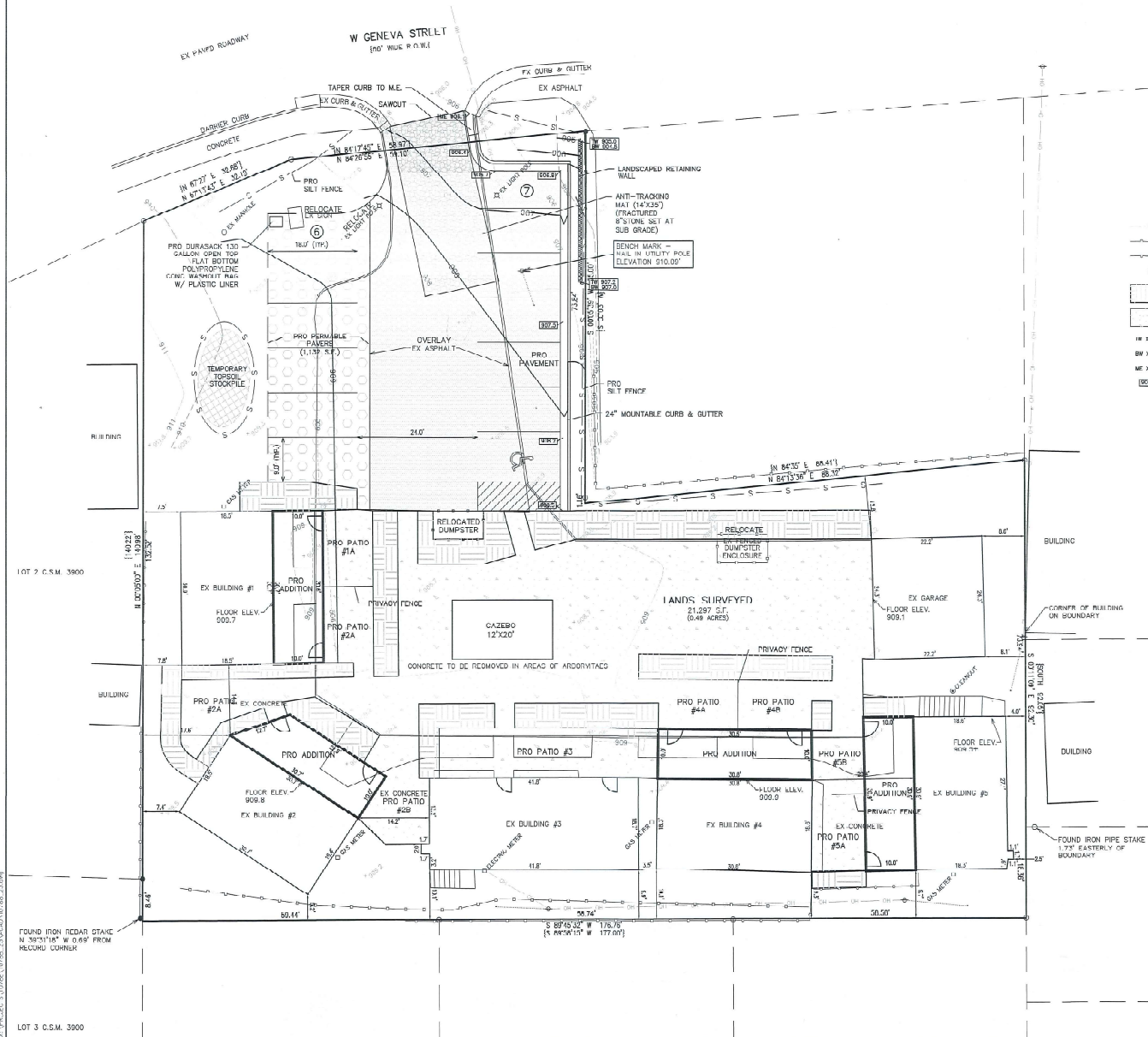
Signature of Applicant:

Casey Tormoen

Date:

8/23/23

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



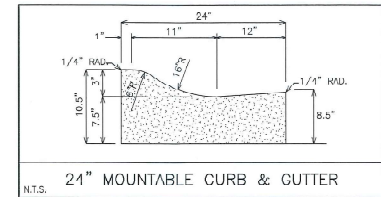
- LEGEND**
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - = UTILITY POLE LOCATED
 - = GUY WIRE LOCATED
 - = OVERHEAD WIRES
 - = ROAD FENCE LOCATION
 - = CHAIN LINK FENCE LOCATED
 - [] = RECORDED AS
 - [] = ARBORVITAE OR SIMILAR PLANT SCREENING
 - [] = POST CONSTRUCTION PATIOS AND WALKS
 - HW EXIST = TOP OF WALL ELEVATION
 - BW EXIST = BOTTOM OF WALL ELEVATION
 - ME EXIST = MATCH EXISTING ELEVATION
 - [] = PROPOSED SPOT ELEVATION

- CONSTRUCTION SEQUENCE**
- 1) SILT FENCING INSTALLED
 - 2) RETAINMENT WALL TRACKING MAT
 - 3) TOPSOIL STRIPPED
 - 4) UTILITIES CONSTRUCTED
 - 5) FOUNDATIONS DUG & POURED
 - 6) WALLS BACKFILLED
 - 7) HOME CONSTRUCTION COMPLETED
 - 8) DRIVE & LANDSCAPING COMPLETED

NOTE: AT SLEEP SLOPES, TEMPORARY SITE STABILIZATION MEASURES SHOULD BE INSTALLED AS SOON AS POSSIBLE AFTER DISTURBANCE.

ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY UNRAILED AND SHARDED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

AREA TO BE RESTORED WITH IMPORTED SCREENED AND SHARDED TOPSOIL (MINIMUM 6" DEPTH) AFTER FOUNDATION AND FRAMING AS SOON AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH TO SUPPLEMENT RESURFACING OF SALVAGED TOPSOIL.



SITE DATA

PARCEL AREA = 21,287 S.F.

EXISTING IMPERVIOUS SURFACE AREA

BUILDING #1	510 S.F.
BUILDING #2	568 S.F.
BUILDING #3	781 S.F.
BUILDING #4	568 S.F.
BUILDING #5	512 S.F.
GARAGE	578 S.F.
PAVED PARKING	2378 S.F.
CONCRETE PARKING	4657 S.F.
CONCRETE DRIVEWAYS	1002 S.F.
TOTAL EXISTING IMPERVIOUS SURFACE AREA	12,514 S.F. (58.8%)

POST CONSTRUCTION IMPERVIOUS SURFACE AREA

BUILDING #1	510 S.F.
BUILDING #2	568 S.F.
BUILDING #3	781 S.F.
BUILDING #4	568 S.F.
BUILDING #5	512 S.F.
GARAGE	578 S.F.
PAVED PARKING	2760 S.F.
CURB & GUTTER	180 S.F.
PATIOS & WALKWAYS	4507 S.F.
CAZERO	240 S.F.
TOTAL POST CONSTRUCTION IMPERVIOUS SURFACE AREA	12,501 S.F. (58.7%)

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE HEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.

DATE: 10/24/2022
 RECORDED: 10/13/2023 TO
 PERMIT PLAT
 CHRISTOPHER A. HODGES, P.L.S. 2780



PLAT OF SURVEY
 47 N GENEVA STREET
 WILLIAMS BAY, WISCONSIN

— WORK ORDERED BY —
 PROMPT PROPERTY SOLUTIONS / CASEY TORMDEN
 1920 WAUNGAN RD #212
 GLENVIEW, IL 60025

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING — ARCHITECTURE — SURVEYING
 7 HEDGECOCK COURT
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 733-2388 FAX: (262) 733-5884

REVISIONS

10-24-23	Rev per city requirements and engineering
11-23-23	Permissible errors, permit requirements, tables, elevation

PROJECT NO.: 10788.23
 DATE: 10/24/2022
 SHEET NO.: 1 OF 1

GENERAL NOTES:

1. ALL DOORS USED AS EXITS SHALL OPEN WITHOUT THE USE OF A KEY IN THE DIRECTION OF EGRESS.
2. ALL INTERIOR FINISHES SHALL BE CLASS 1.
3. OWNER/GC SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. ALL GLAZED DOORS AND Sidelights SHALL HAVE TEMPERED INSULATING GLASS.
5. DIMENSIONS SHOWN ARE TO DRYWALL OR OTHER FINISH MATERIAL UNLESS OTHERWISE NOTED.
6. MIN STAIR TREAD DEPTH = 7" + 1" NOSING; MAX STAIR RISE HEIGHT = 8".
7. HANDRAILS ON STAIRS SHALL BE LOCATED AT 2'-10" ABOVE NOSING.
8. HANDRAILS AT BALCONIES SHALL BE LOCATED AT 3'-6" ABOVE FINISH FLOOR.
9. THE SILL PLATES OF SUB-GRADE PARTITIONS SHALL BE WOLMANIZED LUMBER.
10. ALL BLOCKING TO BE FIRE RETARDANT.
11. VERIFY ALL WINDOW AND DOOR OPENINGS WITH WINDOW AND DOOR MANUFACTURER.

PERFORMANCE OF THE WORK

1. ALL PARTIES PERFORMING WORK OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL, LOCAL, STATE AND NATIONAL CODES, STANDARDS, AND ORDINANCES.
2. PERFORMANCE OF THE WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS.
3. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
4. INVESTIGATE EXISTING CONDITIONS, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT, NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
5. ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE A CONDITION OF THE FULFILLMENT OF THE CONTRACT.
6. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND THE ARCHITECT.
7. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. PRINTED DRAWINGS MAY BE REPRODUCED AT A SCALE DIFFERENT THAN INTENDED BY THE ORIGINAL DRAWING. SUBMIT WRITTEN REQUEST FOR RESOLUTION OF ANY DIMENSIONAL DISCREPANCIES FROM THE ARCHITECT.
8. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. VERIFY ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO EXISTING CONDITIONS, LAYOUT OF THE WORK, AND WORK ALREADY INSTALLED BEFORE PROCEEDING WITH NEW WORK.

LIMIT OF WARRANTY OF ARCHITECT'S/ENGINEER'S WORK PRODUCT:

THE ARCHITECT/ENGINEER AND HIS CONSULTANTS DO NOT WARRANTY OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT/ENGINEER FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT THE ARCHITECT/ENGINEER OR IN CONTRADICTION TO THE WORK PRODUCT OR THE RECOMMENDATIONS OF THE ARCHITECT/ENGINEER SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

COORDINATION AND SUBSTITUTION

1. COORDINATE WORK OF ALL TRADES WITH ONE ANOTHER IN ORDER TO AVOID INTERFERENCES TO PRESERVE MAXIMUM HEAD ROOM AND TO AVOID OMISSIONS.
2. PROPOSED CHANGES TO ANY CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS, ETC., SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT.

NOTE:

THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME TO THE ARCHITECT/ENGINEER. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITION. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK. CONTRACTOR MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO BID SUBMISSIONS.

THE INFORMATION SHOWN IN THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE SHOP DRAWINGS ARE FOR BIDDING PURPOSES ONLY. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE SHOP DRAWINGS COORDINATED WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DESIGN FOR REVIEW AND APPROVAL BY THE A/E OF RECORDS.

LIABILITY INSURANCE:

PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT); THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT: THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT/ENGINEER AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT/ENGINEER MAY BECOME LIABLE ON AN ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS. IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT/ENGINEER, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOMSOEVER; AND THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND, PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEYS FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT/ENGINEER AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH.48 SEC.45-49 ILLINOIS REVISED STAT.) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING).

PROJECT ADDRESS:

47 W. GENEVA ST.
WILLIAMS BAY, WI

SCOPE OF WORK:

INTERIOR ALTERATIONS AND 1-STORY FRAME ADDITION
TO AN EXISTING 1-STORY FRAME & MASONRY 2-UNIT BUILDING.
MECHANICAL, ELECTRICAL & PLUMBING PER PLANS.

CONSTRUCTION TYPE V - (WOOD FRAME)
OCCUPANCY TYPE - R-1

ZONING STATISTICS:

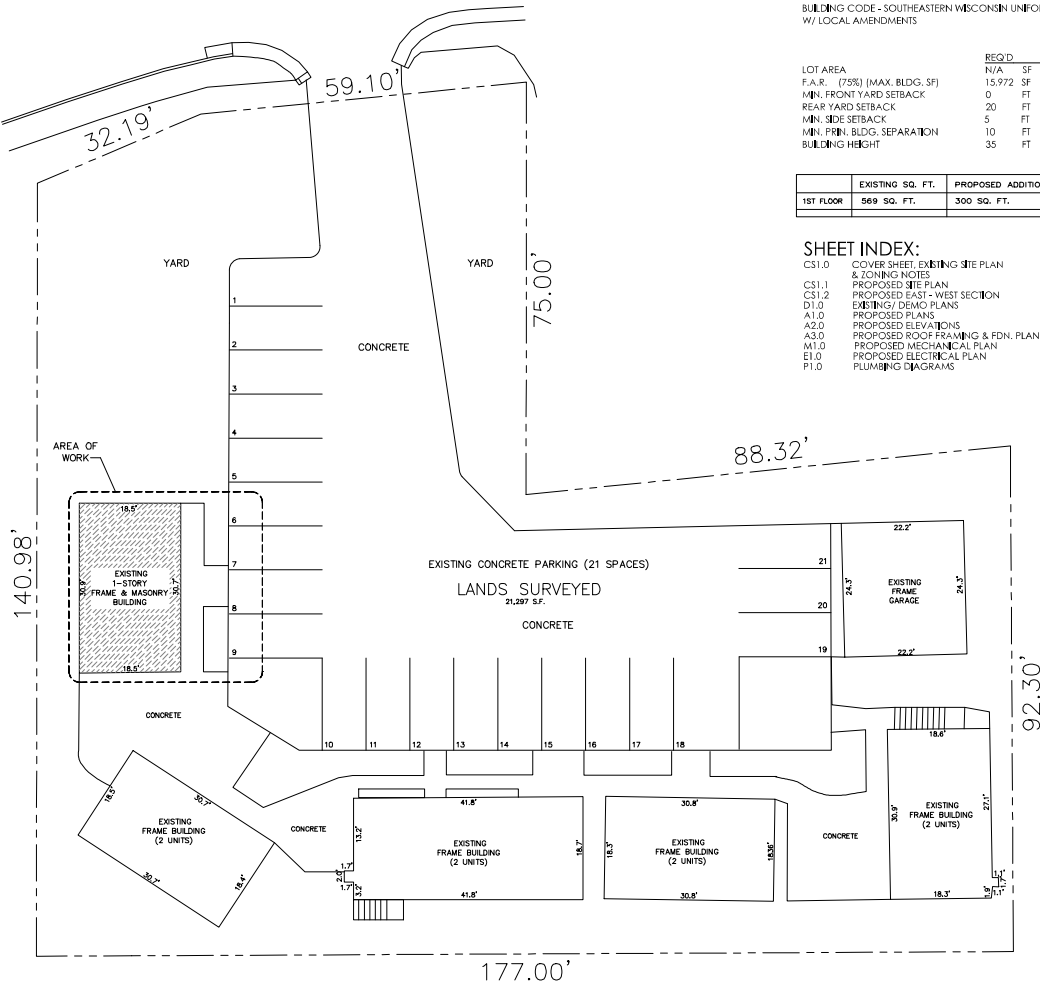
ZONING DISTRICT: VC - VILLAGE CENTER
BUILDING CODE - SOUTHEASTERN WISCONSIN UNIFORM BUILDING CODE
LOCAL AMENDMENTS

	REQ'D	EXIST'G	PROPOSED
LOT AREA	N/A SF	21,297 SF	N/A SF
F.A.R. (75%) (MAX. BLDG. SF)	15,972 SF	3,600 SF	3,870 SF
MIN. FRONT YARD SETBACK	0 FT	64.5 FT	64.5 FT
REAR YARD SETBACK	20 FT	51.6 FT	51.6 FT
MIN. SIDE SETBACK	5 FT	7.73 FT	7.73 FT
MIN. FRONT BLDG. SEPARATION	10 FT	14.23 FT	14.23 FT
BUILDING HEIGHT	35 FT	12 FT	12 FT

	EXISTING SQ. FT.	PROPOSED ADDITION	PROPOSED TOTAL SQ. FT.
1ST FLOOR	569 SQ. FT.	300 SQ. FT.	869 SQ. FT.

SHEET INDEX:

- CS1.0 COVER SHEET, EXISTING SITE PLAN & ZONING NOTES
- CS1.1 PROPOSED SITE PLAN
- CS1.2 PROPOSED EAST - WEST SECTION
- D1.0 EXISTING/ DEMO PLANS
- A1.0 PROPOSED PLANS
- A2.0 PROPOSED ELEVATIONS
- A3.0 PROPOSED ROOF FRAMING & FDN. PLAN
- M1.0 PROPOSED MECHANICAL PLAN
- E1.0 PROPOSED ELECTRICAL PLAN
- P1.0 PLUMBING DIAGRAM



1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

ARCHITECT'S CERTIFICATION AND SEAL:
I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE JURISDICTION IN WHICH THESE PLANS ARE TO BE USED, AND THAT I AM AWARE OF THE PENALTIES FOR VIOLATING THE SAME. I HAVE SIGNED THESE PLANS AND I HAVE APPLICABLE CODES AND ORDINANCES OF THE JURISDICTION OF WILLIAMS BAY, WISCONSIN.

SEAL OF CARLOS PINA
DATE: 07/14/2023

CARLOS PINA
12568-S
CHICAGO
IL
ARCHITECT

47 W GENEVA ST.
WILLIAMS BAY, WI 53191

TEL: 312.545.6001
F: 312.524.1302
www.bobconstruction.com
6 N. Western Avenue
Chicago, IL 60612

606
DESIGN + CONSTRUCTION

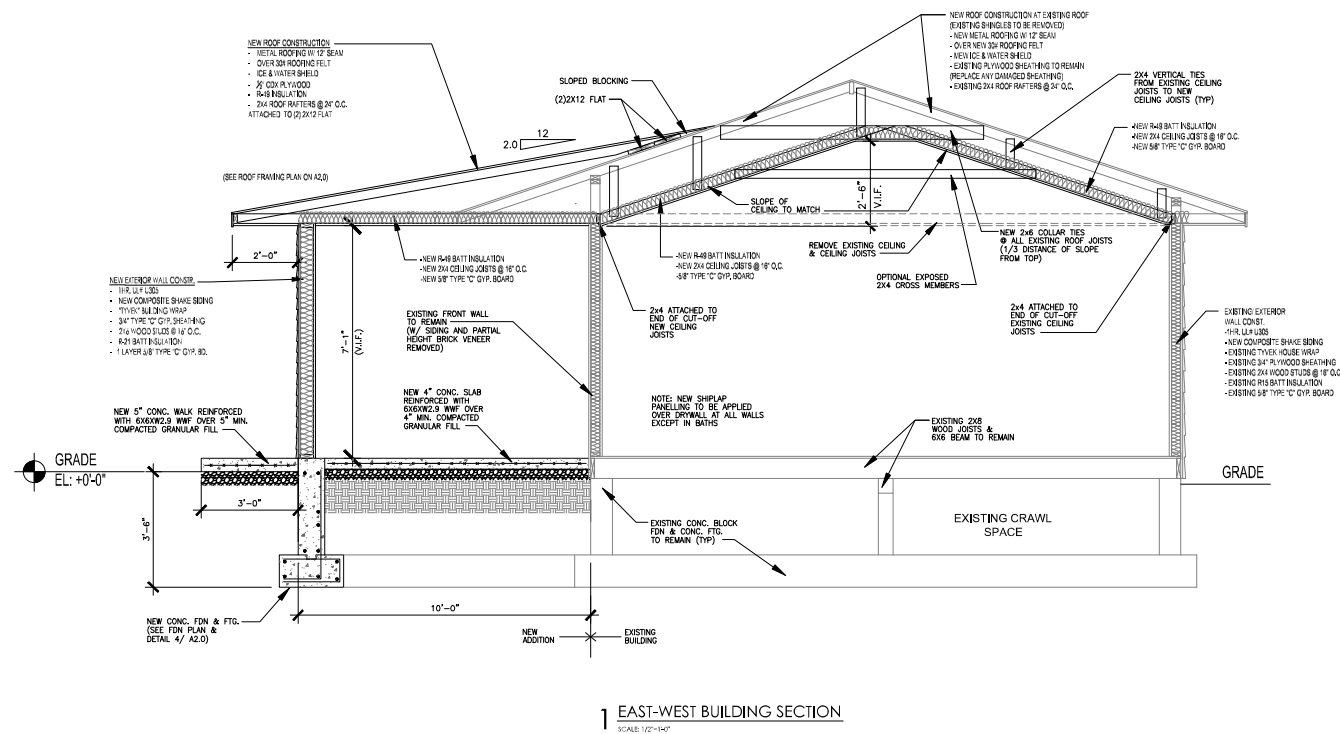
CARLOS PINA

CARLOS PINA
1017 N. WEBSTER AVE
CHICAGO, IL 60614
773-325-3031
Cpin@606cd.com

PROJECT ARCHITECT:
CP
DRAFTER/PERSON:
RGA
APPROVED:
JP

PREPARED FOR:
-
LOCATION:
47 W GENEVA ST.
WILLIAMS BAY, WI 53191
JOB NUMBER:
28 - 2023

CS1.0

[illegible]

47 W GENEVA ST.
WILLIAMS BAY, WI 53191

T: 312-244-6001
F: 312-244-3062
www.606dc.com

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Chicago, IL 60612

bob
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1017 N. WEBSTER AVE
CHICAGO, IL 60614
773-936-3011
cpina0606dc.com

PROJECT ARCHITECT:
CP
DRAFTPERSON:
BSA
APPROVED :
JG

PREPARED FOR :

LOCATION :
47 W GENEVA ST.
WILLIAMS BAY, WI 53191

JOB NUMBER :
26 - 2023



CS1.2

SEE DOCUMENTS PREPARED BY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS AND ALL OTHER CONSULTANTS FOR ADDITIONAL DEMOLITION WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION OF STRUCTURE, HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, MECHANICAL, AND ALL MATERIALS AND SYSTEMS, COORDINATE DEMOLITION OF ALL TRADES,

2. ALL ITEMS THAT ARE NOT INDICATED TO BE REMOVED (INCLUDING ITEMS TO BE SALVAGED), SHALL BE CAREFULLY PROTECTED FROM DAMAGE DURING DEMOLITION, AND CAUTION SHALL BE USED TO ELIMINATE THE RISK OF DAMAGE TO ITEMS THAT WILL BE MAINTAINED AND SURFACES THAT REMAIN, SHALL BE REFINISHED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AND ARCHITECT AT NO ADDITIONAL COST.

3. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC., SHALL BE REMOVED PRIOR TO TENANT, ALL SALVAGEABLE AND REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR DESIGNER SHALL BE DISPOSED OF BY THE CONTRACTOR.

WHERE DEMOLITION AND/OR REMOVAL OF EXISTING CONSTRUCTION IS INDICATED IT IS INTENDED TO SHOW THE GENERAL NATURE OF EXISTING CONDITIONS AND EXTENT OF WORK. IT IS NOT TO BE CONSIDERED A RECORD DRAWING OF EXISTING CONDITIONS,

5. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED, CONDITIONS EXISTING AT THE TIME OF INSPECTION SHALL BE THE BASIS. THERE WILL BE MAINTAINED BY THE OWNER INsofar AS PRACTICABLE, HOWEVER, VARIATIONS WITHIN THE STRUCTURE MAY OCCUR BY THE OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO THE START OF DEMOLITION WORK, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE CONDITIONS PRIOR TO BEGINNING THE PROGRESS OF THE WORK.

6. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS FOR ALL DEMOLITION AND REMOVAL WORK FOR THE OWNER'S INFORMATION. THE SCHEDULE SHALL INDICATE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT AND ALL TRADES, INCLUDING SHUTOFF, CAPING, DISCONTINUITY OF UTILITIES, AND THE CONSTRUCTION OF ANY TEMPORARY UTILITIES AND PROTECTIVE MEASURES.

7. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF PROPOSED METHODS AND SEQUENCE OF OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND FOR CONDUCTING APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE AND EXTENT OF THE WORK TO BE REMOVED.

8. THE CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL MECHANICAL, ELECTRICAL AND PLUMBING SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED, REMOVE ALL HVAC AND PLUMBING EQUIPMENT AND RELATED DUCTWORK, AND PIPING IN ALL AREAS WHERE WORK IS TO BE REMOVED. THE CONTRACTOR SHALL REMOVED BY THE OWNER AND/OR BUILDING MANAGEMENT,

9. PROVIDE TEMPORARY AND PERMANENT SUPPORT AS NECESSARY TO MAINTAIN THE INTEGRITY OF ADJACENT AND EXISTING STRUCTURES, THIS INCLUDES, BUT IS NOT LIMITED TO PROVIDING SUPPORT BRACING, FRAMING, LUGS, BEAMS AND/OR COLUMNS, AND THE ADEQUATE SUPPORT OF PARTITIONING, BEARING WALLS, WALL OPENINGS, FLOOR OPENINGS, AND/OR BUILDING STRUCTURE.

10. PROVIDE CLEAN AND STRAIGHT CUT BETWEEN EXISTING AREAS TO REMAIN AND EXISTING AREAS TO BE DEMOLISHED.

11. DEMOLITION WORK SHALL BE CARRIED OUT IN A CAREFUL AND ORDERLY MANNER TO AVOID DAMAGE TO ADJACENT AREAS. THE CONTRACTOR SHALL FOLLOW BY STATE AND LOCAL AUTHORITIES, CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PERSONS AND PROPERTY WITHIN THE BUILDING.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL WALLS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE & COUNTY, DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS.

14. EXISTING WALLS AND CEILINGS SCHEDULED TO REMAIN THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS REQUIRED TO BE ACCESSIBLE TO THE ADJACENT AREAS. THE CONTRACTOR AND MATERIALS THAT CAN NOT BE REPAIRED SHALL BE REPLACED WITH NEW MATERIALS.

15. CONTRACTOR SHALL PATCH AND REPAIR ALL FLOOR SURFACES AS MAY BE REQUIRED AT AREAS OF EXISTING WALLS OR FLOORING SCHEDULED TO BE REMOVED.

16. CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS MAY BE REQUIRED FOR INSTALLATION OF NEW UNDER SLAB SANITARY WASTE AND VENT PIPING, BACKFILL AND PATCH FLOOR SURFACES AS REQUIRED TO CREATE A SMOOTH CONTINUOUS FLOOR FINISH, LEVEL WITH EXISTING ADJACENT FLOOR SURFACES.

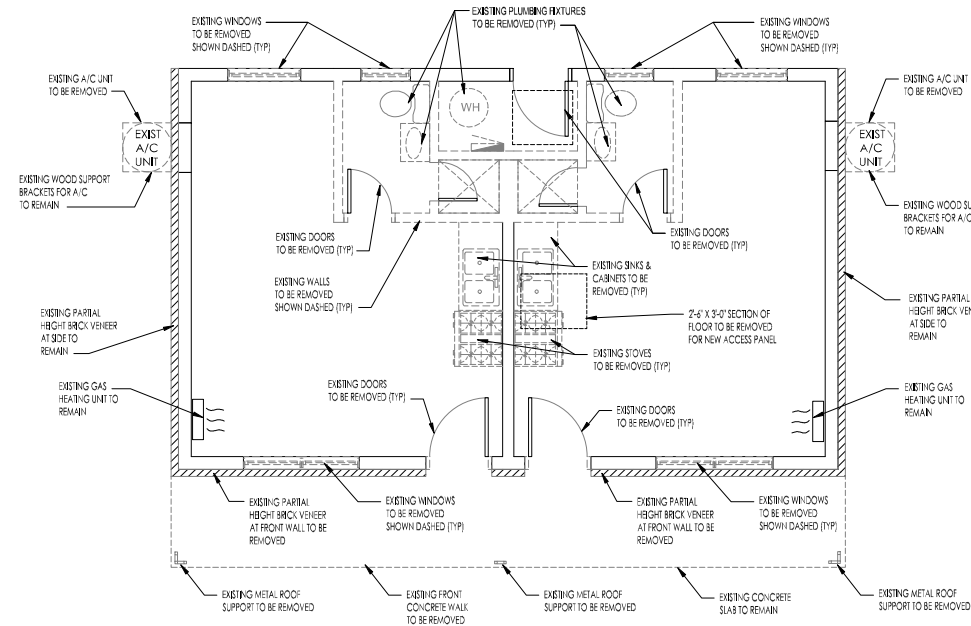
17. ALL HAZARDOUS MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER.

18. IT IS THE INTENTION THAT UPON COMPLETION OF DEMOLITION, THE BUILDING BE FREE AND CLEAR OF ALL STRUCTURE AND FINISHES NOT SCHEDULED TO BE REUSED IN THE NEW DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY AND ALL ITEMS AS REQUIRED TO ACHIEVE SUCH A STATE.

19. THE CONTRACTOR SHALL CONSULT WITH THE OWNER FOR THE DISPOSITION OF ALL ITEMS NOT SCHEDULED FOR REUSE.

20. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ITEMS TO BE REMOVED HAVE BEEN INSPECTED AND APPROVED BY THE OWNER. TAKE PRECAUTIONS TO AVOID DAMAGING THOSE ITEMS WHICH HAVE BEEN SPECIFIED BY THE OWNER TO BE SALVAGED, STOCKPILED.

21. IT IS THE INTENTION THAT ALL FLOOR DRAINS AND FLOOR CLEANOUTS REMAIN IN PLACE UNLESS NOTED OTHERWISE ON THE PLANS, REMOVE GRAVEL AND COVERS AS REQUIRED FOR LEANING AND REPLACEMENT, THE CONTRACTOR SHALL REMOVE ALL STRUCTURE, INCLUDING SHORING AND MAINTAIN SHORING IN PLACE UNTIL NEW SUPPORTS ARE INSTALLED.



1 EXISTING/ DEMO PLAN 

KEY NOTES:

////	EXISTING MASONRY WALL TO REMAIN
==	EXISTING WALL TO REMAIN
----	EXISTING WALL TO BE DEMOLISHED

[illegible]

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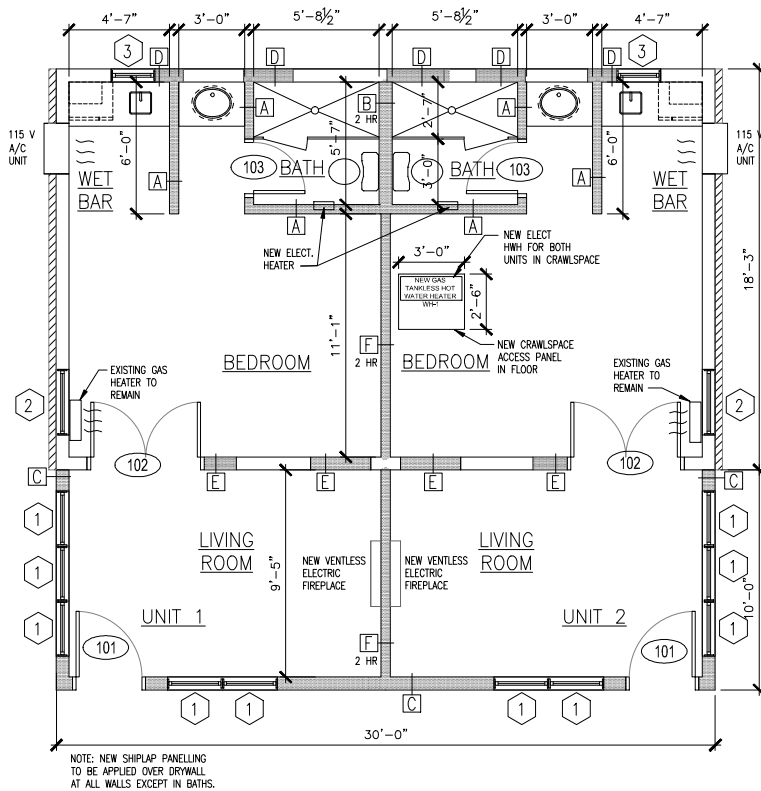
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PROJECT ARCHITECT:
CP
DRAFTPERSON:
BSA
APPROVED :
JG

PREPARED FOR :
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=
LOCATION :
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JOB NUMBER :
26 - 2023

D1.0



1 PROPOSED FLOOR PLAN
SCALE: 3/8"=1'-0"

DOOR SCHEDULE

NO.	LOCATION	SIZE	MATERIAL	TYPE	QTY.	FINISH		FRAME DATA		FINISH		NOTES
						INT.	EXT.	MAT'L	TYPE	INT.	EXT.	
101	FRONT ENTRY	3'-0" X 6'-8" X 1 1/4"	WOOD	HINGE	2	PNT.		WOOD	-	PNT.		NEW
102	BEDROOM	5'-0" X 6'-8" X 1 1/4"	WOOD	DBL. HINGE	2	PNT.		WOOD	-	PNT.		NEW
103	BATH	2'-4" X 6'-8" X 1 1/4"	WOOD	HINGE	2	PNT.		WOOD	-	PNT.		NEW

1. OWNER/CONTRACTOR TO VERIFY SIZE OF ALL OPENINGS IN FIELD.
2. DOOR HARDWARE FOR EXIT DOORS TO ALLOW EGRESS WITHOUT THE USE OF A KEY.
3. B-LABEL DOOR WITH SELF-CLOSING HARDWARE.

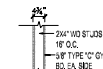
WINDOW SCHEDULE

NO.	LOCATION	SIZE (W X H)	MATERIAL	TYPE	FINISH		AREA (SF)		NOTES
					INT.	EXT.	LIGHT	VENT	
1	LIVING RM	2'-6" X 4'-0"	WD	DBL. HUNG	-	-	10	5	NEW
2	BEDROOM	3'-0" X 4'-0"	WD	DBL. HUNG	-	-	12	6	NEW
3	WET BAR	2'-0" X 3'-0"	WD	DBL. HUNG	-	-	6	3	NEW

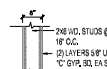
1. WINDOWS TO HAVE U=30 OR BETTER.
2. OWNER/CONTRACTOR TO VERIFY SIZE OF ALL OPENINGS IN FIELD.
3. SAFETY NOTE: SAFETY GLASS REQUIRED FOR ALL GLASS WITH SILL <2'-0" AFF. TYP.

WALL TYPES

NOTE: NEW SHIP LAP PANELING TO BE APPLIED OVER DRYWALL AT ALL WALLS EXCEPT IN BATHS.



A TYPICAL INTERIOR WALL
1 HR UL # U305



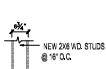
B PLUMBING & DEMISING WALL
2 HR UL # U301



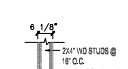
C NEW EXTERIOR WALL
1 HR UL # 305



D EXTERIOR WALL INFILL
1 HR UL # 305



E INTERIOR WALL INFILL
1 HR UL # U305



F INTERIOR DEMISING WALL
2 HR UL # U301

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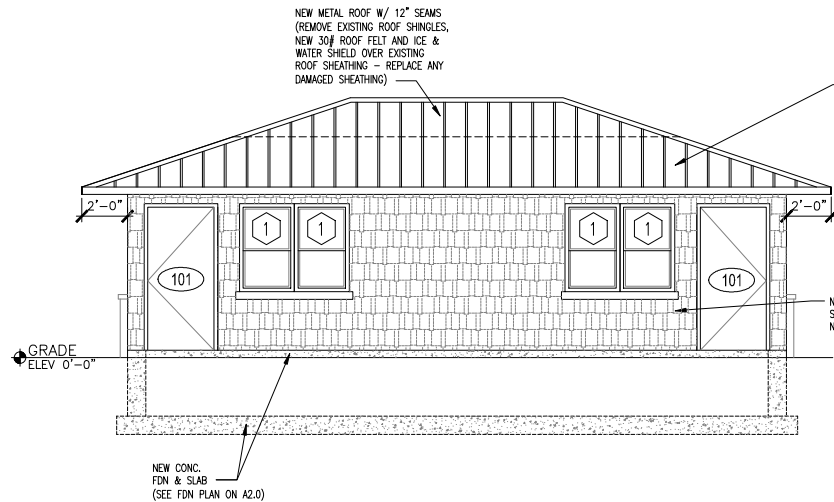
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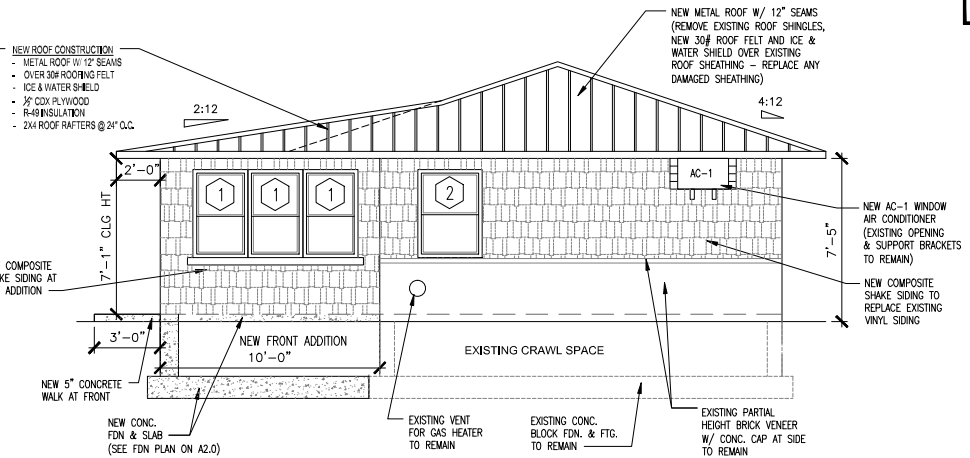
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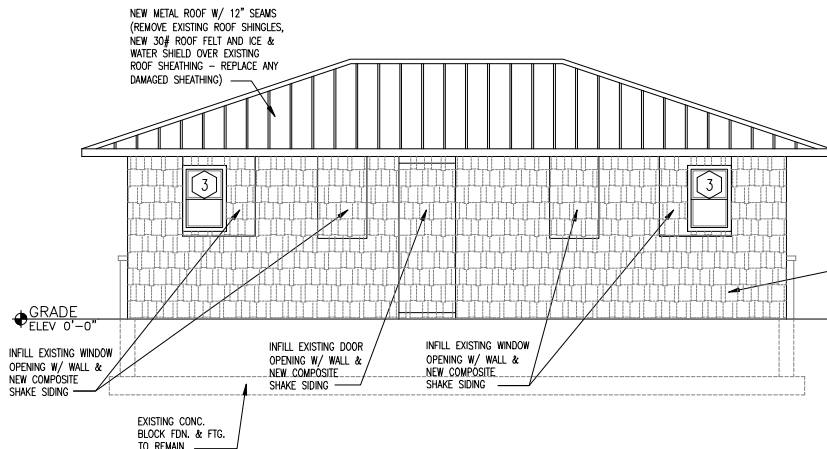
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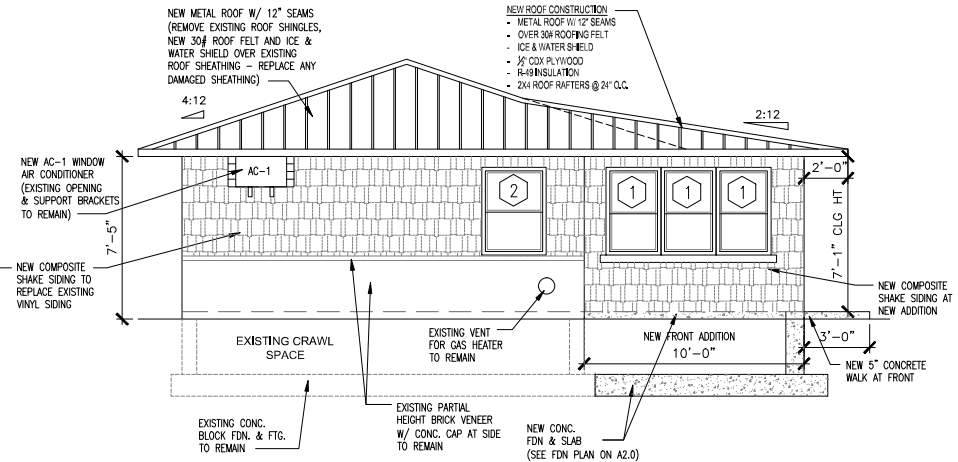
1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

NO.	REVISION	DATE	DESCRIPTION
1	1	7-4-2023	FOR PERM.

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A2.0

WOOD:
Southern Yellow Pine, pressure treated using ACQ-C, ACQ-D, CBA-A, or CA-B preservative. Grade No. 1 or better shall be used for columns, and Grade No. 2 or better shall be used for all other members.
FASTENERS:
Fasteners shall be as follows:
Nails- Stainless steel or hot-dipped galvanized, sized as specified in details.
Deck Screws- 2 1/2" to 3 1/2" long, #8 size minimum, stainless steel or hot-dipped galvanized.
Lags- Stainless steel or hot-dipped galvanized, sized as specified in details. Material shall be SAE Grade 2.
Hex Bolts- Stainless steel or hot-dipped galvanized, sized as specified in details. Material shall be ASTM A307.

CONCRETE:
Concrete, whether prepackaged or Red-Mix, shall have a compressive strength of 3,500 pounds per square inch 28 days after placement, and shall have 5% to 8% air entrainment.
REINFORCEMENT BARS:
Reinforcement bars shall be ASTM A615, Grade 60 steel, epoxy coated. Minimum splice length is 30 bar diameters.
MASONRY:
Masonry units shall comply with applicable ASTM standards, and mortar shall be Type M or S, with Fm = 1,150 pounds per square inch.

METAL CONSTRUCTION CONNECTORS:
These shall be stainless steel, hot-dipped galvanized or Triple Zinc Galvanized (G-185), Simpson Strong Tie, United Steel Products or equal, to be used for joist hanger, column base, metal strap, and metal angle connections. Note that if hot-dipped galvanized or Triple Zinc Galvanized connectors are used, all of the fasteners for that connection must be hot-dipped galvanized as well, since stainless steel could damage the galvanizing.

FLASHING AND SEALANTS:
Flashing shall be 28 GA. stainless steel (0.015 inch minimum thickness ASTM A167, Type 304) or 16-oz cold rolled copper (0.021 minimum thickness, ASTM B 370). Corlate Coatings' CCW-705 Self-Adhering Vapor/Air Barrier System or equal shall be used for the vapor barrier at the ledger beam connections. Sealant shall be 100% Silicone Rubber Sealant with a 50 year durability guarantee.

STRUCTURAL STEEL:
All structural steel shall be ASTM A-36, coated with a rust prohibited primer with a minimum dry thickness of 3 mils.

SOIL:
Allowable soil bearing pressure of 3,000 PSF assumed for the design of concrete footings (verify in field by soil engineering). Contractor to locate utilities prior to start of excavation. Contractor to notify digger 312-744-7000, 48 hours prior to excavation.

MISCELLANEOUS:
Unless otherwise noted, all details, sections and notes on drawings are intended to be typical for similar situations. The Contractor/Owner shall analyze all dimensions and layout to determine and verify stair and step layout and general configuration of the new stair, deck and walkway. Any discrepancy or problem shall be brought to the attention of the Architect.

GENERAL NOTES:

1. FOR DOOR AND WINDOW SCHEDULES, SEE SHEET A1.0.
2. FOR WALL TYPES, SEE SHEET A1.0.
3. THE CEILING HEIGHT REFERRED TO IN THE PLANS IS TO THE B/O THE JOIST AND DOES NOT ALLOW FOR REQUIRED FURNISHING FOR ELECTRICAL, MECHANICAL, PLUMBING OR STRUCTURE.
4. INSTALL 4" DIA. PERIMETER DRAIN TILE SYSTEM AROUND FOUNDATION PER PLAN, CONNECT TO SUMP.
5. IF SLEEPING UNDER CONCRETE SLAB OR THRU FOUNDATION IS REQUIRED FOR DOWNSPOUTS, GAS LINE, ELECTRICAL LINE, AIR CONDITIONING CONDENSER LINE, ETC. PLUMBING CONTRACTOR TO PROVIDE 6" DIA. PVC SLEEVE (OR AS REQUIRED). CONCRETE CONTRACTOR TO VERIFY PRIOR TO POUR.

LOADING SCHEDULE:

BASEMENT LEVEL:
DEAD 40 PSF (INCLUDES 4" CONC. SLAB)
LIVE 30 PSF (ENTERTAINMENT / GAME ROOM)
FIRST LEVEL:
DEAD 10 PSF (INCLUDES SHEATHING / FINISHES)
LIVE 40 PSF (LIVING ROOMS / SLEEPING AREAS)
ROOF:
DEAD 15 PSF (INCLUDES DECK / INSULATION)
LIVE 25 PSF (PG) + DRIFTING SNOW

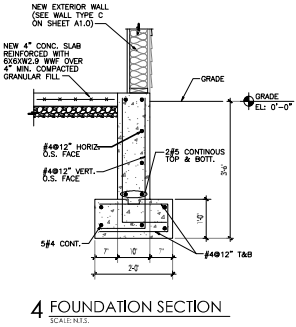
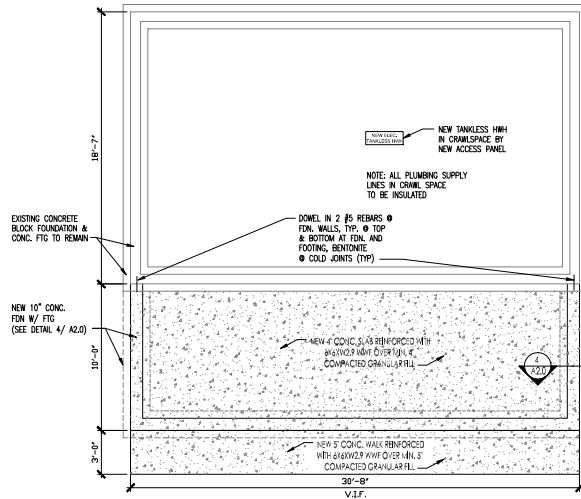
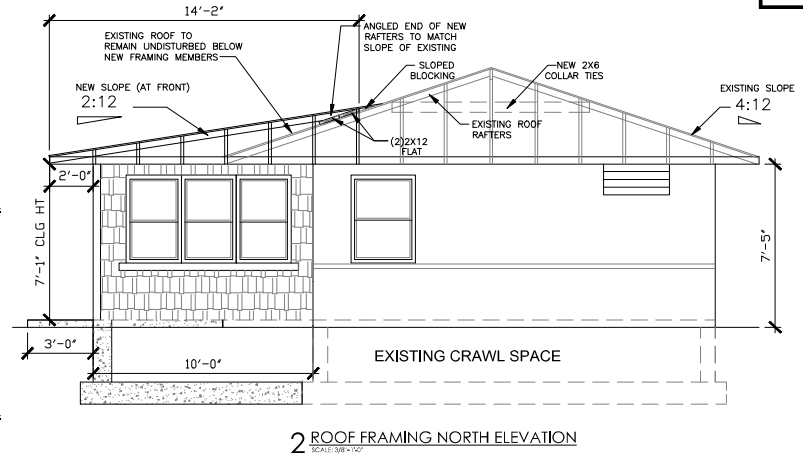
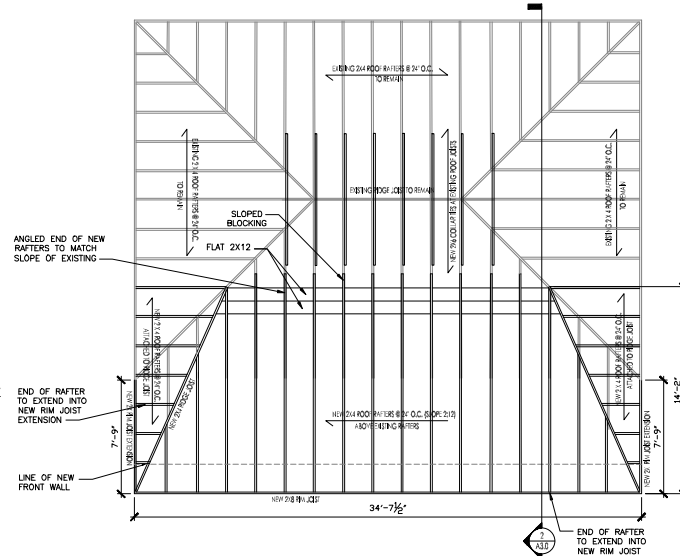
WIND:
MAIN WIND SYSTEM = 20 PSF
WIND: COMPONENT / CLADDING AREA = 20 SQ.FT.
OTHER THAN CORNER = 25 PSF
AT CORNER = 30 PSF
UP/LIFT = 40 PSF (NET UP/LIFT @ ROOF OVER HANGS)
RAILINGS:
50 LBUM FT. (ALL DIRECTIONS)
200 LB PL LOAD (ALL DIRECTIONS)
PORCH:
100 PSF (LIVE)
10 PSF (DEAD)
RAILING:
50 PSF CONTINUOUS
200 PSF CONCENTRATED

STRUCTURE / FRAMING NOTES:

1. METAL POST BASES ARE REQUIRED FOR WOOD COLUMNS THAT COME IN CONTACT WITH CONCRETE. PROVIDE 2 1/2" CLEARANCE TO CONCRETE.
2. PROVIDE JOIST HANGERS AT ALL FLUSH FRAMING CONDITIONS.
3. BLOCK ALL COLUMNS TO STRUCTURAL MEMBERS AND/ OR SILL PLATES. BLOCKING TO BE MINIMUM SIZE OF COLUMN ABOVE.
4. ALL COLUMNS TO HAVE A MINIMUM 6" X 10" X 1/2" CAP PLATE AND MINIMUM 8" X 8" X 1/2" BEARING PLATE.
5. FOOTING COLUMN F1: 3 1/2" DIA. STD. WT. STEEL PIPE COLUMN ON 4'-0" X 4'-0" X 1'-0" CONCRETE FOOTING WITH (5) #5 BARS EACH WAY TOP AND BOTTOM.
6. FOOTING COLUMN F2: 3 1/2" DIA. STD. WT. STEEL PIPE COLUMN ON 4'-0" X 6'-0" X 1'-0" CONCRETE FOOTING WITH (5) #5 BARS EACH WAY TOP AND BOTTOM.

Item	SSI Model#	USP Model#	Gage	Installation Hardware
Single Joist Hanger 1	LUS210Z or SS	JUS210TZ, SS 18	4-10d	(Joist), 8-10d (Header)
Double Joist Hanger 2	LUS210-22 or SS	JUS210-2TZ, SS	18	6-16d (Joist), 8-16d (Header)
Single Joist Hanger 3	LUS28-Z	JUS28TZ, SS	18	4-10d (Joist), 6-10d (Header)
Double Joist Hanger 4	LUS28-2Z	JUS28-2TZ	18	4-16d (Joist), 6-16d (Header)
Metal Angle 1	A20 Z	A20 TZ	16	10-10d, 5 each leg
Metal Angle 2	A23 Z	A23 TZ	18	*8-10d x 1 1/2", 4 each leg
Metal Angle 3	T49 Z or KT	SA29 TZ	12	5-1" dia x 1 1/2" wood screw
Column Base, 6x6 post	CBSQ6-SDS2 HDG	CBSQ6-SDS2 TZ	12	14-1" dia x 2" wood screws
Post Base, Railing post	PBS44A HDG	WAS 44 TZ	12	14-16d, 2 1/2" dia bolts
Metal Strap	MST12 Z or SS	MST12 TZ, SS	18	10-10d
Post Base Plate	CPS 4	CPB44	-	4-10d

SSI: SIMPSON STRONG TIE
USP: USP STRUCTURAL CONNECTORS



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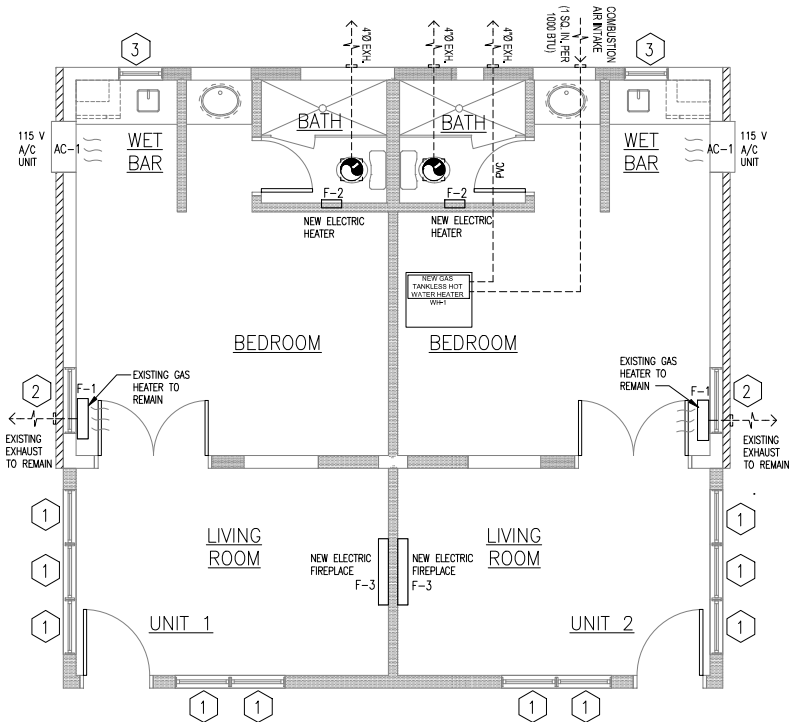
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JOB NUMBER:
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A3.0



1 FIRST FLOOR MECHANICAL PLAN
SCALE: 3/8"=1'-0"

WINDOW SCHEDULE

NO.	WINDOW DATA				FINISH		AREA (SF)	NOTES
	LOCATION	SIZE (W X H)	MATERIAL	TYPE	INT	EXT		
1	LIVING RM	2'-0"X4'-0"	WD	DBL. HUNG	---	---	10	NEW
2	BEDROOM	3'-0"X4'-0"	WD	DBL. HUNG	---	---	12	NEW
3	WET BAR	2'-0"X3'-0"	WD	DBL. HUNG	---	---	6	NEW

1. WINDOWS TO HAVE U=30 OR BETTER
2. OWNER/CONTRACTOR TO VERIFY SIZE OF ALL OPENINGS IN FIELD.
3. SAFETY NOTE: SAFETY GLASS REQUIRED FOR ALL GLASS WITH SLL <2'-0" AFF. TYP.

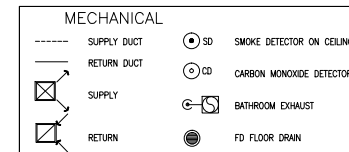
LIGHT & VENTILATION DATA										HEATING DATA	
LOCATION	USE OF SPACE	FLOOR AREA (A) SQ.FT.	REQUIRED LIGHT (0.08(A))	REQUIRED VENT (0.04(A))	ACTUAL LIGHT	ACTUAL VENT	MEDH EXHAUST CFM	ACTUAL CFM	ACTUAL HEAT LOSS (IN BTU)	REQD. HEAT SUPPLY (IN CFM @ 1.27 F.T.)	NOTES
UNIT 1, UNIT 2											
1ST FLOOR	LIVING RM.	120	9.6	4.8	70	35	0	0	4800	85.2	F-3 ELECTRIC FIREPLACE HEATER, 5200 BTU
1ST FLOOR	BEDROOM/ WET BAR	203	16.2	8.1	18	9	0	0	8120	144	F-1 GAS DIRECT VENT HEATER, 14,000 BTU (9000 BTU OUTPUT)
1ST FLOOR	BATH	32	---	---	0	0	48	50	1120	23	F-2 WALL MOUNTED HARDWIRED ELECT HEATER 3,412
TOTAL		355						90	14,040		TOTAL BTU = 18,412
115K TOTAL HEAT LOSS									16,146		

RESIDENTIAL - EQUIPMENT SCHEDULE										
NO	DESCRIPTION	QTY	MFR	MODEL NO.	INPUT (BTU/H)	OUTPUT (BTU/H)	FAN (CFM)	CFM CAPACITY	LOCATION	NOTES
F-1	DIRECT VENT GAS HEATER	2	WILLIAMS	---	14,000 BTU	9,800 BTU	---	---	BEDROOM & WET BAR	EXISTING TO REMAIN
F-2	WALL MTD. ELECTRIC HEATER	2	KING ELEC. OR EQ.	W1215-1-W	---	3,412	---	85 CFM	BATH	NEW, HARDWIRED
F-3	ELECTRIC FIREPLACE HEATER	2	XTRAPOWER OR EQ.	5200 BTU/H	---	5200 BTU	---	---	FRONT LIVING RM	NEW, 1500 WATTS
EF-1	EXHAUST FAN	2	NUTONE OR EQ.	600W	---	---	50	---	BATH	NEW
AC-1	AIR CONDITIONER	2	GC	AC0900A	---	8,000 BTU	---	---	WET BAR/ BDRM	---
WH-1	TANKLESS HOT WATER HEATER (GAS)	1	RHEEM OR EQUAL	EC02000A0-1	---	---	---	---	CRAWL SPACE UNIT 2	ONE HIGH TO SERVICE BOTH UNITS

WATER HEATER SCHEDULE							
NO.	DESCRIPTION	QTY	MFR	MODEL NO.	TANK SIZE	BTU	LOCATION
WH-1	TANKLESS WATER HEATER	1	RHEEM OR EQUAL	EC02000A0-1	8.5 GPM	---	CRAWL SPACE

REFRIGERATION SCHEDULE

UNIT	NO	UNITS	MFR	MFR/NO.	UNIT WT (lb)	REFRIG. WT (oz)	VOLTS	LOCATION	REFRIG. COOLED
AC-1	2	GC	AC0900A	---	48	R410A	---	115	WINDOW UNIT



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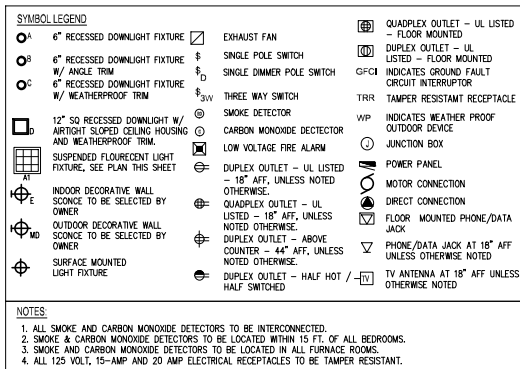
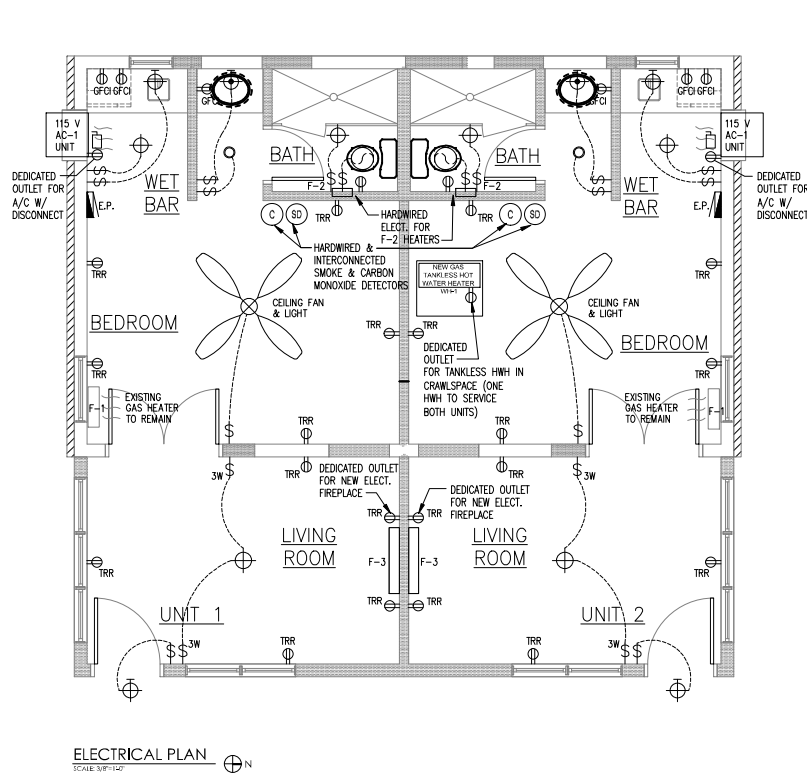
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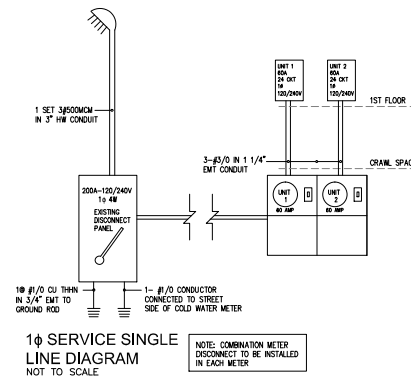


M1.0



TYP. PANEL DIAGRAM @ UNIT 1 & 2

60amp, 120/240volt, 1phase, 24circuit panel		200A MAIN BREAKER	
1	15A	2	1 SPARE
3	15A	4	1 SPARE
5	15A	6	1 SPARE
7	15A	8	1 SPARE
9	15A	10	1 SPARE
11	20A	12	1 SPARE
13	15A	14	
15	15A	16	
17	20A	18	
19	20A	20	
21	20A	22	
23	15A	24	



LIGHTING NOTES

1. PROVIDE ALL FIXTURES COMPLETE WITH LAMPS.
2. ALL INCANDESCENT LAMPS SHALL BE RATED 120 VOLTS.
3. ALL BALLASTS SHALL BE HIGH POWER FACTOR, FLUORESCENT BALLASTS FOR T8 LAMPS TO BE OSRAM/SYLVANIA OR MAGNATEK FULL-OUTPUT ELECTRONIC, EXCEPT OUTDOOR FIXTURES TO BE ZERO-DEGREE MAGNETIC BALLASTS.
4. PROVIDE ALL REQUIRED MOUNTING OR HANGING HARDWARE.
5. COORDINATE AND VERIFY ALL FIXTURE INFORMATION, TYPES AND FINAL LOCATIONS WITH THE REFLECTED CEILING PLAN AND OWNER SELECTED FIXTURES.
6. LAMPS SHALL BE AS MANUFACTURED BY SYLVANIA, WESTINGHOUSE, GENERAL ELECTRIC, OR APPROVED EQUAL.

POWER NOTES

1. SEE ELEVATIONS FOR COORDINATION OF MOUNTING HEIGHTS OF ALL DEVICES.
2. SEE MECHANICAL AND PLUMBING PLANS TO COORDINATE LOCATIONS AND REQUIREMENT OF ANY MECHANICAL AND PLUMBING EQUIPMENT.
3. SEE PANEL SCHEDULES FOR ADDITIONAL REQUIREMENT.
4. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXISTING CIRCUITS AND REUSE WHERE EVER POSSIBLE FOR EXISTING OR RELOCATED EQUIPMENT. PANEL SCHEDULES & CIRCUITS ARE FOR REFERENCE ONLY.
5. PROVIDE TAMPER RESISTANT RECEPTACLES WHERE REQUIRED.



REVISIONS

NO.	DATE	DESCRIPTION
1	7-4-2023	FOR PERMIT

47 W GENEVA ST.
WILLIAMS BAY, WI 53191

T: 312.945.6961
F: 312.944.9662
www.606design.com
6 N. Western Avenue
Chicago, IL 60612

606
DESIGN + CONSTRUCTION

CARLOS PINA

CARLOS PINA
1017 W. WEBSTER AVE
CHICAGO, IL 60614
773-830-3071
cpina@606dc.com

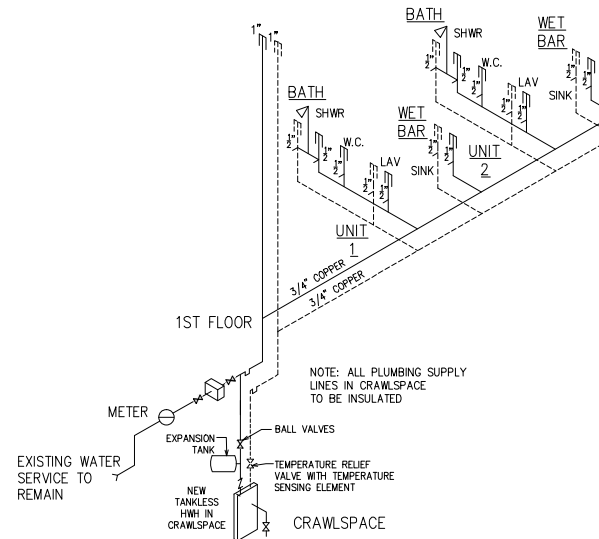
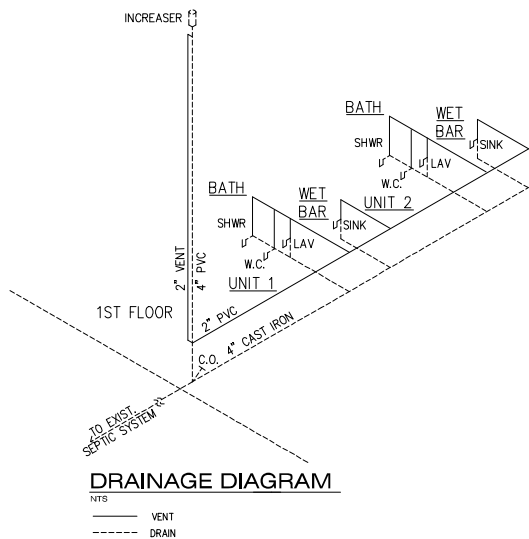
PROJECT ARCHITECT:
CP
DRAWN BY:
JG

APPROVED BY:
JG
PREPARED FOR:
-
LOCATION:
47 W GENEVA ST.
WILLIAMS BAY, WI 53191
JOB NUMBER:
26 - 2023

E1.0

PLUMBING NOTES: GENERAL

- ALL WATER HEATERS SHALL HAVE UL APPROVED T&P RELIEF VALVES
- ALL WATER HEATERS, CLOTHES WASHERS AND FURNACES, NOT LOCATED ON A CONCRETE FLOOR WITH ADJACENT FLOOR DRAIN, SHALL BE INSTALLED IN A GALVANIZED SHEET METAL DRAIN PAN NOT LESS THAN 1 1/2" DEEP OVER A FLOOR DRAIN OR INDIRECT WASTE RECEPTOR
- INSTALL GAS VALVE AT EACH GAS BURNING APPLIANCE OR PIECE OF EQUIPMENT, INCLUDING RANGES, OVENS, CLOTHES DRIERS, FURNACES AND WATER HEATERS
- INSTALL GRAY BOX FOR EACH AUTOMATIC CLOTHES WASHER
- INSTALL WATER SUPPLY LINE WITH SHUT-OFF VALVE FOR EACH REFRIGERATOR ICE MAKER
- WATER PIPING IN EXTERIOR WALLS AND OVER GARAGE TO BE INSULATED.



PLUMBING SCHEDULE				
	EXISTING	NEW	TOTAL	F.U.'s
LAVATORY	2	0	2	2@1EA=2
SINKS	2	0	2	1@2EA=2
WATER CLOSET	2	0	2	2@3EA=6
SHOWER	2	0	2	2@2EA=4
TOTAL	8	0	8	14

14 F.U. = 10.4 GPM
10.4 GPM REQUIRES 3/4" SERVICE LINE



REVISIONS	DATE	DESCRIPTION
1	1-4-2023	FOR PERMIT

47 W GENEVA ST.
WILLIAMS BAY, WI 53191

T: 312.935.6061
F: 312.944.9602
www.606.com
6 N. Western Avenue
Chicago, IL 60612

606
DESIGN + CONSTRUCTION

CARLOS PINA

CARLOS PINA
1017 W. WEBSTER AVE
CHICAGO, IL 60614
773-830-3071
cpina@606.com

PROJECT ARCHITECT:
CP
DRAFTER/PERSON:
JSA
APPROVED :
JG
PREPARED FOR :
-
LOCATION :
47 W GENEVA ST.
WILLIAMS BAY, WI 53191
JOB NUMBER :
26 - 2023

P1.0

Bonnie Schaeffer

From: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Sent: Sunday, November 26, 2023 9:50 AM
To: Bonnie Schaeffer
Cc: Prompt Property Solutions Casey Tormoen
Subject: RE: Bayside Motel - Request for Information
Attachments: Re: Bayside Motel - Request for Information; Bayside Motel Site Plan.pdf; Bayside Motel Building Plans.pdf

Follow Up Flag: FollowUp
Flag Status: Completed

Hi Bonnie,

We recommend approval of the attached site plan with the following conditions:

- Obtain WDOT approval to work in the West Geneva Street right-of-way.
- Verify that the building inspector will allow one set of plans with all buildings.

Our review did not include in depth field verification of existing conditions, elevation topography as shown on the plans. The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions, as well as providing a design that meets all applicable codes and standards.

Douglas R. Snyder, P.E.
Vice President



direct: 815.444.3349 | mobile: 262.492.1462
email: dsnyder@baxterwoodman.com
www.baxterwoodman.com
256 S. Pine St., Burlington, WI 53105

This email and any attachments are confidential and are intended solely for the use of the intended addressee(s). If you have received this email in error, please notify the sender immediately or call 262-763-7834 and delete this email. If you are not the intended recipient(s), any use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. The integrity and security of this message cannot be guaranteed on the Internet. Thank You.

From: Prompt Property Solutions Casey Tormoen <casey@promptpropertysolutions.com>
Sent: Saturday, November 25, 2023 7:55 AM
To: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Cc: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>
Subject: Re: Bayside Motel - Request for Information

*** CAUTION: Think Security! This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Hi Doug,

I did do the dig test at 47 W Geneva, Williams Bay in the proposed new parking expansion area. See attached photos and notes below-

1) During the dig, the first approximate 1 1/2' was top soil, black/brown soil, then it became a sandy soil with small rocks mixed in as far down as 3'. I filled the first hole with water and it slowly drained in approximately 35 minutes. The second hole was the same mix of soil and drained in about 40 minutes. Please let me know if you have any questions.

Thank you,

Casey Tormoen
Prompt Solutions Company
PO Box 8256
Northfield, IL 60093
T - 847-559-9220

On Wed, Nov 15, 2023 at 8:57 AM Prompt Property Solutions Casey Tormoen <casey@promptpropertysolutions.com> wrote:

Yes thanks Doug. I appreciate that. We'll either provide pert test or dig/fill results to you.

On Wed, Nov 15, 2023, 8:29 AM Douglas R. Snyder <dsnyder@baxterwoodman.com> wrote:

Casey,

Reasoning: I don't want to see you install permeable pavement and have it heaving when it freezes because the water does not drain.

Doug

From: Douglas R. Snyder
Sent: Tuesday, November 14, 2023 7:59 PM
To: Prompt Property Solutions Casey Tormoen <casey@promptpropertysolutions.com>
Cc: Warren Hansen <warren@farrishansen.com>; Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>; chris@farrishansen.com
Subject: RE: Bayside Motel - Request for Information

Casey,

Impervious Areas: Please have Warren arrange for a perk test at two locations, or alternatively dig a hole 3 feet deep; describe what you see for material (clay, sand, etc) and then flood it with water and time it to see how long it takes to have no standing water in it.

Building Plans: Check with the building inspector—he may make you change the cover to include all buildings.

Doug

From: Prompt Property Solutions Casey Tormoen <casey@promptpropertysolutions.com>
Sent: Tuesday, November 14, 2023 7:41 PM
To: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Cc: Warren Hansen <warren@farrishansen.com>; Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>; chris@farrishansen.com
Subject: Re: Bayside Motel - Request for Information

*** **CAUTION: Think Security!** This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Hi Doug,

Here are some of our responses-

Are you requesting approval for the final site plan based on additions to Buildings 2 through 5 also? BUILDING 1,2,4, AND 5 ARE IDENTICAL SIZE AND SHAPE 2 UNIT MOTEL ROOM BUILDINGS. THOSE WILL BE RENOVATED IDENTICALLY INCLUDING THE ADDITION. BUILDING 3 IS A TWO STORY HOUSE WITH NO RENOVATIONS OR ADDITIONS.

You are showing newly created impervious areas. What information do you have showing that these areas will infiltrate when you remove the pavement? WE ARE PLANNING TO REMOVE SOME AREAS THAT CURRENTLY HAVE CONCRETE THAT WILL BE REMOVED, ADD SOIL, AND PLANT SHRUBS. FARRIS HANSEN IS SAYING WE COULD GET SOIL TESTS. IS THAT WHAT YOU ARE REQUIRING?

You are proposing work in the WDOT right-of-way. Please provide a permit allowing the work and additional drainage. FARRIS HANSEN IS APPLYING FOR THIS PERMIT AND WE WILL FORWARD THAT INFORMATION TO YOU. THE PARKING LOT WORK WOULD BE ONE OF THE LAST ITEMS WE'D DO, PROBABLY 12-15 MONTHS FROM NOW.

I appreciate your review of the project, and please forward any further questions. If it would help to sit down in your office to review, please let me know.

Thank you,

Casey Tormoen

Prompt Solutions Company

PO Box 8256

Northfield, IL 60093

T - 847-559-9220

On Mon, Nov 13, 2023 at 10:40 AM Douglas R. Snyder <dsnyder@baxterwoodman.com> wrote:

Few questions on the attached plans:

Are you requesting approval for the final site plan based on additions to Buildings 2 through 5 also?

You are showing newly created impervious areas. What information do you have showing that these areas will infiltrate when you remove the pavement?

You are proposing work in the WDOT right-of-way. Please provide a permit allowing the work and additional drainage.

Doug

From: Bonnie Schaeffer <zoning@vi.williamsbay.wi.gov>

Sent: Wednesday, November 8, 2023 12:39 PM

To: Douglas R. Snyder <dsnyder@baxterwoodman.com>

Cc: Prompt Property Solutions Casey Tormoen <casey@promptpropertysolutions.com>; Warren Hansen

<warren@farrishansen.com>

Subject: Bayside Motel

***** CAUTION: Think Security!** This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Hi Doug,

Please review and comment on the attached plans for site alterations and building additions at the former Bayside Motel.

Thank you,

Please note that my office hours have changed.

Bonnie Schaeffer

Zoning Administrator

Office Hours Tues 2:00 - 5:00 pm W 11:00 am - 1:00 pm

262-245-2700

November 8, 2023

Bayside Motel

47 W Geneva St

Williams Bay, WI 53191

Dear Village Plan Commission,

Our plan is to completely renovate the former Bayside Motel into upscale lodging for visitors to Williams Bay. The existing “motor lodge” design will be transformed into a hotel “suites” property with 8 two room suites, approximately 420 sf each, plus the existing larger two story “lodge”. The existing motel rooms will be renovated to have an upscale bathroom and kitchenettes, along with an added front living room area with mostly windows and electric fireplaces and entry to the unit. Each suite will have an additional private outside patio area in front of the unit surrounded by arborvitae for privacy. The extra large existing finished garage and open existing concrete area in front of the suites, an area approximately 30’x123’ will be open patio area lined with evergreens for privacy with firepits, gazebo, grill, and garden areas for patrons to use while staying. We’ll have a solar landscape lighting system for common areas and parking lot. The existing front parking lot will be expanded to allow for 13 parking spaces, 2 more than required and landscaped near sidewalk to screen the parking spaces.

We hope to be the lodging of choice in the downtown area year round for people visiting family, vacationers, the new Women’s Leadership Center, and Yerkes Observatory. We plan on participating in community events, promoting area tourism activities, and offering an upscale option for staying in downtown Williams Bay.

Sincerely,

Casey Tormoen

Upscale Lodging LLC



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting January 9, 2024

January 2, 2024

APPLICANT: Casey Tormoen, Upscale Lodging, LLC (Owner)

TAX KEY: WOP 00067

STREET ADDRESS: 47 W. Geneva St, Village of Williams Bay

The applicant is requesting approval of a revised site plan and architectural design review for building additions in an existing commercial development in the Village Center District per Section 390-1206 *Site Plan* and Section 390-0705 *VCO Village Center Design Overlay District*.

Staff Comments:

- The application is complete and includes all information outlined in Section 390-1206.D.
- In summary, the applicant is proposing the following site plan and architectural changes:
 1. Construct additions to four of the buildings to convert them from studios to one-bedroom units. The existing vinyl siding will be replaced by composite shake siding and new metal roofing material will be used.
 2. The existing motel rooms will be renovated to have an upscale bathroom and kitchenettes, along with an added front living room area with mostly windows and electric fireplaces and entry to the unit.
 3. Each suite will have an additional private outside patio area in front of the unit surrounded by arborvitae for privacy.
 4. The existing finished garage and open existing concrete area in front of the suites, an area approximately 30'x123' will be open patio area lined with evergreens for privacy with firepits, gazebo, grill, and garden areas for patrons to use while staying.
 5. Install a solar landscape lighting system for common areas and parking lot.
 6. The existing front parking lot will be expanded to allow for 13 parking spaces, 2 more than required and landscaped near sidewalk to screen the parking spaces.
- The Village Engineer memo dated November 26, 2023, recommends 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

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org

Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

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

EGERT LAW, S.C.
835 Geneva Parkway North, Suite 1
Lake Geneva, WI 53147

Nicholas A. Egert, Attorney

Debora K. Arnold, Paralegal
Jean C. Rossmiller, Legal Assistant
Carrie A. Vorpapel, Legal Assistant

Telephone: 262-248-6600
Facsimile: 262-248-6262
info@egertlawfirm.com

December 27, 2023

VIA E-MAIL ONLY

Bonnie Schaeffer
Village Hall
PO Box 580
Williams Bay, WI 53191

Re: Aurora University/George Williams College Campus

Dear Bonnie:

Here are the materials for the Public Informational Meeting on January 9th in front of the Plan Commission regarding Aurora University/George Williams College Campus. Enclosed are 12 hard copies. An electronic copy will also be emailed to you.

I represent Topography, Inc. ("Topography"), who is under contract to acquire the property in question. Topography is proposing the establishment of a new nature preserve along with the continuation of the existing lodging, conference, event, and amphitheater uses. More details about Topography and their proposal are provided in the attached materials.

Please let me know if you have any questions.

Sincerely,



Nicholas A. Egert

NAE/cav
Enclosures

The Preserve at Williams Bay

GENEVA LAKE, WISCONSIN
DECEMBER 2023



TOPOGRAPHY

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TOPOGRAPHY

ABOUT TOPOGRAPHY



Opportunity to create something that:

- Aligns with consumer preferences for luxury travel
- Addresses a gap in the hospitality market
- Promotes environmentally sustainable design and operation

Key attributes:

- Country escapes located in beautiful and protected environments
- Luxurious accommodations and wellness
- Wide range of activities onsite and offsite
- Strong connections to local community
- Locally sourced and delicious menu

Our leadership team has:

- Significant experience developing and managing award-winning five-star hotels in rural environments
- Strong understanding of the target market

THE TOPOGRAPHY TEAM



Liam Krehbiel
Founder & CEO

Liam Krehbiel is the founder and CEO of Topography. He is also the co-owner of Ballyfin, a five-star hotel set on 600 acres of countryside in Ireland. Prior to launching Topography, Liam was the founder and CEO of A Better Chicago. Earlier in his career, Liam held roles at Bain & Company, William Blair & Company and the Edna McConnell Clark Foundation.



Beverley & Shaun Matthews
Executive Directors

Beverley and Shaun work with Liam to set the overall direction of Topography, as well as oversee the company's day-to-day operations. Over the course of their careers, Beverley and Shaun have developed, managed, and advised some of the most extraordinary resorts in the world such as Necker Island (Caribbean), Aman Resorts (Utah, Wyoming & the Caribbean), Twin Farms (Vermont), and Ballyfin (Ireland).

HISTORICAL CONCEPTS

ARCHITECTURE & PLANNING



James L. Strickland
Founder

James founded Historical Concepts in 1982 with a commitment to creating timeless homes inspired by historic precedent and in-formed by the grace and charm of the South. Since then, the firm has won many awards and publications and James was personally recognized by Southern Accents "Masters of the House" feature. He has taught at the Georgia Institute of Technology and is a Yale School of Architecture graduate.



Andrew B. Cogar
President

Andrew has been with Historical Concepts for 23 years. He is a Trustee Emeritus of the ICAA's Southeast Chapter, a founding member of the Atlanta chapter of the Congress for the New Urbanism and a member of the American Institute of Architects and the Design Leadership Network. He has been recognized as one of Atlanta Homes & Lifestyles "20 under 40" and the Atlanta Business Chronicle's "40 under 40" program.



Kevin P. Clark
Senior Principal

Kevin has been with Historical Concepts for 20 years. He is a member of the American Institute of Architects, Urban Land Institute, Institute of Classical Architecture & Art, Founding member of Atlanta chapter of Congress for the New Urbanism and Co-Chair of the 18th Annual Congress in Atlanta. He is also a guest lecturer at the University of Georgia and Georgia Institute of Technology and a LEED Accredited Professional.

OUR CONCEPT

We propose reimagining the George Williams College campus as a beautiful, low density, and environmentally sustainable destination for visitors and locals to enjoy.



NATURE PRESERVE

- Convert former golf course to a 90-acre nature preserve open to the public
- Create a path that connects the Geneva Lake Shore Path to the nature preserve

RETREAT CENTER & AMPHITHEATER

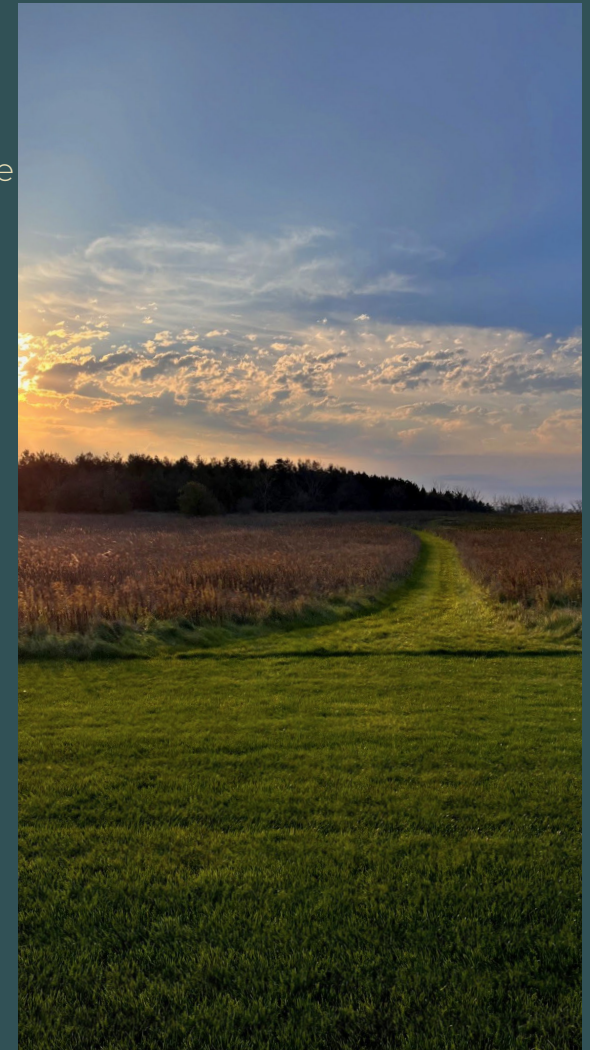
- A retreat & performing arts center for learning, seminars, meetings and events

COUNTRY INN

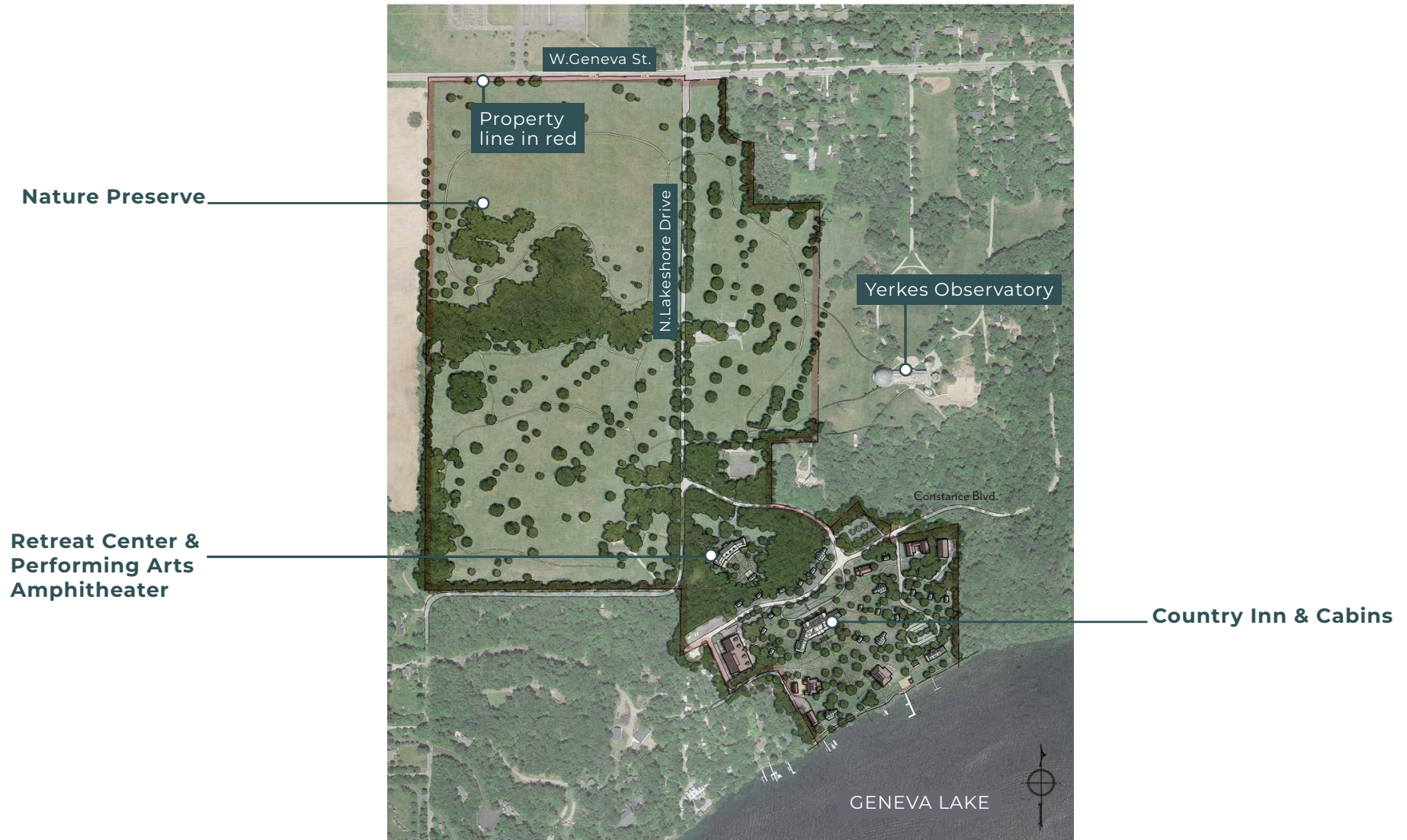
- Mix of bedrooms and cabins
- Restaurant
- Full-service spa
- Outdoor and indoor activities

COMMUNITY ENGAGEMENT

- Hiring and sourcing locally
- Preserving green spaces
- Supporting local non profits
- Growing the local tax base



CONCEPT SITE PLAN



NATURE PRESERVE

Nature Preserve

- Convert former golf course to a 90-acre nature preserve that's open to the public
- Place nature preserve under permanent conservancy
- Create a path that connects the Geneva Lake Shore Path to the nature preserve
- Re-wild area, planting with native grasses and carving paths to highlight specimen trees
- Ensure sensitivity to dark sky requirements of Yerkes Observatory
- Explore potential partnership with Yerkes Observatory on new paths



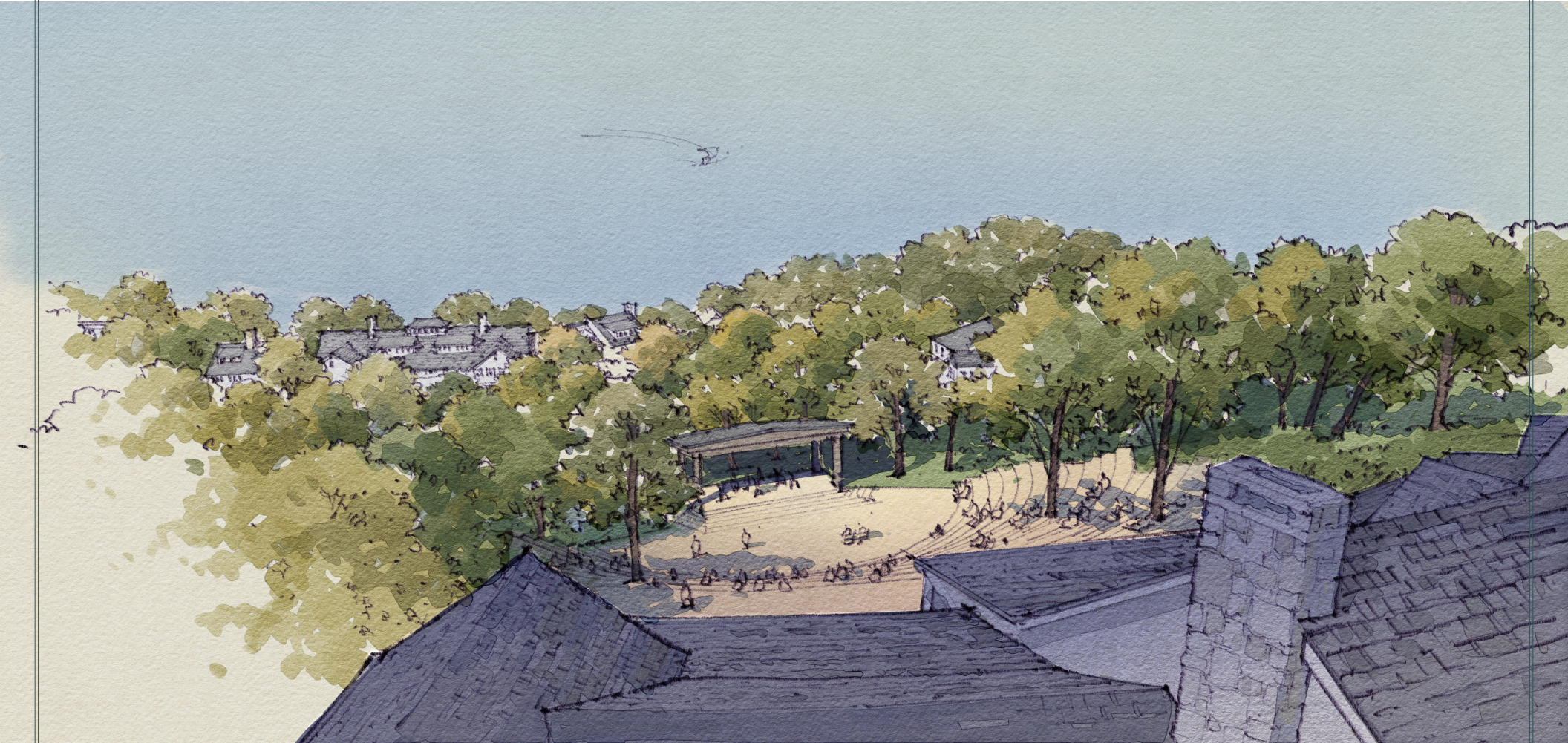
RETREAT CENTER & AMPHITHEATER

Retreat Center & Performing Arts Amphitheater

- Relocate Music by the Lake to top of hill overlooking Geneva Lake, co-located with Retreat Center
- Program to include:
 - event space
 - meeting rooms
 - catering services
 - restrooms



SITE PERSPECTIVE OVER AMPHITHEATER



COUNTRY INN & CABINS



Country Inn & Cabins

- 52 accommodations
- Restaurant
- Spa
- Indoor Activities
- Water Safety Patrol (to remain)

Existing Building
 New building

SITE COVERAGE



Existing
9.0 acres of buildings,
driveways and parking lots



Proposed
6.3 acres of buildings,
driveways and parking lots

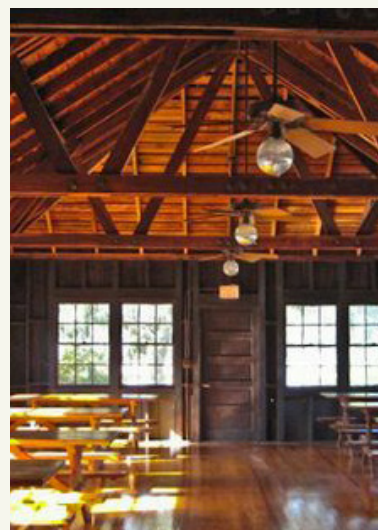
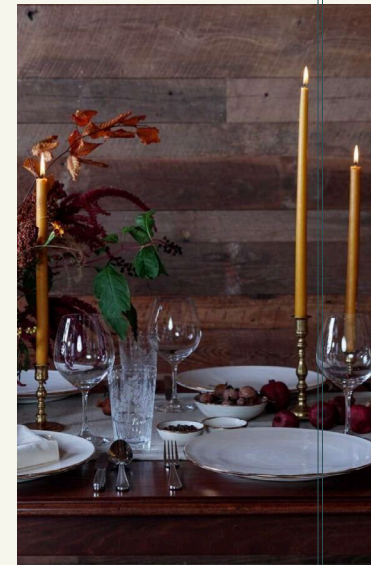
SITE PERSPECTIVE FROM THE LAKE



SITE & GENERAL CHARACTER



SITE & GENERAL CHARACTER





BENEFITS TO WILLIAMS BAY COMMUNITY

Reduce property density

- Reduce building square footage from 109,143 sqft to 94,000 sqft
- Reduce number of bedrooms from 65 to 52
- Reduce building, driveway and parking lot coverage from 9.0 acres to 6.3 acres

Preserve lands and increase public access

- Re-wild 90 acres and convert to a nature preserve open to the public
- Put a permanent conservation easement on the nature preserve so that it cannot be developed in the future
- Create a path connecting the Geneva Lake Shore Path to the Nature Preserve

Sustain and increase public event opportunities

- Continue and improve Music by the Lake concert series
- Create a new Retreat Center, which will host a range of events. Open to public by reservation

Increase local tax base

- Occupancy tax (5% of hotel room revenue)
- Sales tax (5.5% of property revenue)
- Property tax

Sustain and increase community support

- Hire and source locally
- Establish a mutually beneficial long-term partnership with Water Safety Patrol to ensure continuity of their services to the lake community
- Host local nonprofit events and meetings at Retreat Center at discounted rates
- Provide financial support to local nonprofit organizations

The Preserve

at

Williams Bay

GENEVA LAKE, WISCONSIN



All images are inspirational



TOPOGRAPHY