



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, APRIL 9, 2024 AT 6:30 PM Village Hall Council Room 250 Williams Street Williams Bay, WI 53191

AGENDA

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

- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Minutes**
 - A. Plan Commission Meeting Minutes of March 12, 2024
- V. **Recommendation and Possible Action for a Condominium Plat**
 - A. APPLICANT: NSH 146 Clover Street, LLC (Owner), Troy A. Witt, DeWitt, LLC (Agent)
TAX KEY: WA 432100001
STREET ADDRESS: 146 Clover St and 116 Cherry St, Village of Williams Bay
Applicant is requesting approval of a Condominium Plat per Section 375-0304 "Final plat/condominium plat review procedure".
- VI. **Recommendation and Possible Action for a Conditional Use Permit**
 - A. APPLICANT: Village of Williams Bay (Owner)
TAX KEY: WWUP 00049
STREET ADDRESS: Harris Road Lift Station 3, Village of Williams Bay
Applicant requests conditional use permits per Section 390-0708.D EC (4) and (5) *Environmental Conservation Overlay District*. The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency power, site work, demolition of existing lift station, and other miscellaneous items of work.
- 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: 04/02/2024 5:00 PM



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION MEETING 3/12/2024 MEETING TUESDAY, MARCH 12, 2024 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

Present: President Bill Duncan, Trustee Lowell Wright, Commissioner Pat Watts, Maggie Gage, Marianne Klemke, Matt Robbins, James Killian

Also Present: Zoning Administrator Bonnie Schaeffer, Clerk Tina Kolls

Excused: Commissioner Jess Haak

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of February 13, 2024

The motion to approve the Plan Commission Meeting Minutes of February 13, 2024, was initiated by Commissioner Gage and seconded by Commissioner Watts. Unanimously carried.

V. Recommendation and Possible Action for a Preliminary Condominium Plat

A. APPLICANT: NSH 146 Clover Street, LLC (Owner), Troy A. Witt, DeWitt, LLC (Agent)

TAX KEY: WA 432100001

STREET ADDRESS: 146 Clover St and 116 Cherry St, Village of Williams Bay

Applicant is requesting approval of a Preliminary Condominium Plat per Section 375-0302 "Preliminary plat/condominium plat review procedure".

The motion to recommend the Village Board approval of a Preliminary Condominium Plat per Section 375-0302 "Preliminary plat/condominium plat review procedure" contingent on the Engineers conditions as proven in the final Plat was initiated by Trustee Wright and seconded by Commissioner Gage. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Commissioner Klemke and seconded by Commissioner Watts at 06:40pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



Planning Request Application Village of Williams Bay

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

www.vi.williamsbay.wi.gov

Phone: 262-245-2700

Request:

Please check all that apply.

- ☐ **Site Plan** [§18.1206] - \$200.00 plus \$.04/sf floor area
- ☐ **Conditional Use Permit (CUP)** [§18.1207] - \$500.00
- ☐ **Certificate of Compliance** [§18.1211] - \$200.00
- ☐ **Temporary Use Permit** [§18.1208] - \$200.00
- ☐ **Preliminary Plat** - \$200.00 plus \$20.00 per lot
- ☐ **Certified Survey Map (CSM)** - \$200.00 plus \$20.00 per lot
- ☐ **Final Plat** - \$100.00 plus \$10.00 per lot
- ☐ **Planned Development Overlay (PDO)** [§18.0709] - \$500.00
- ☐ **Planned Development Amendment** - \$500.00
- ☐ **Zoning Text or Map Amendment** [§18.1204] - \$500.00
- ☐ **Project Concept Review** - \$200.00
- ☐ **Land Use Plan Amendment** - \$500.00
- ☐ **Interpretation** [§18.1216] - \$200.00
- ☐ **Appeal** [§18.1217] - \$500.00
- ☒ **Other: Condominium Plat per** Fee: \$120
Code 375-0308

Date application was received:

Fee Paid:

120.00

Physical Address of Site: 116 Cherry & 146 Clover

Tax Parcel Number: WA-4321-1

Project or Development Name: Williams Bay Health / Sherwood Lodge

Applicant

Name: NSH 146 Clover Street LLC c/o Brian Purtell
Mailing Address: 640 N Vel R. Phillips Ave., Ste. 200
Milwaukee, WI 53203
eMail: bpurtell@nshorehc.com
Phone: 414-690-6315

Owner of Site

Name: NSH 146 Clover Street LLC c/o Brian Purtell
Mailing Address: 640 N Vel R. Phillips Ave., Ste. 200
Milwaukee, WI 53203
eMail: bpurtell@nshorehc.com
Phone: 414-690-6315

Legal Representative

Name: Troy A. Mayne, DeWitt, LLP
Mailing Address: 25 W. Main St., Ste. 800
Madison, WI 53703
eMail: tam@dewittllp.com
Phone: 608-252-9327

Architect, Engineer, Contractor

Name: Travis Plantico (Surveyor - POB)
Mailing Address: 4941 Kirschling Court

Stevens Point, WI 54481
eMail: travis@pobinc.com
Phone: 715-570-2045

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

Lot 1, CSM 4321, Village of Williams Bay, Walworth County, WI

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

Current Zoning of Site: P&I **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: _____

Proposed type of structure of use: Current structures to remain as is

Proposed use of structure or site: Current uses to remain as is

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):

Application is made for condominium plan approval under Section 375-0308 of municipal code.
Condominium would separate the assisted living and skilled nursing facilities into separate condominium units to facilitate financing and potentially separate ownership

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

Zoning, uses and site improvements would not 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):

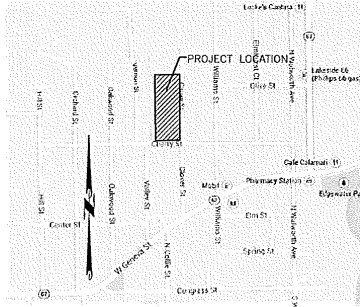
Zoning, uses and site improvements would not change.

Proposed Condominium Plat, Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions and Easements are attached.

Print Applicant's Name: Brian R. Purtell

Signature of Applicant:  **Date:** 3/21/24

LOCATION MAP (NOT TO SCALE)



SHERWOOD WILLIAMS BAY CONDOMINIUM

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797B34, ALL IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

CLIENT

NORTH SHORE HEALTHCARE
640 NORTH VEL R. PHILLIPS AVE., SUITE 200
MILWAUKEE, WI 53201
PHONE NUMBER: 414-962-5250

OWNER

NSH 146 CLOVER STREET LLC
640 NORTH VEL R. PHILLIPS AVE., SUITE 200
MILWAUKEE, WI 53201
PHONE NUMBER: 414-962-5250

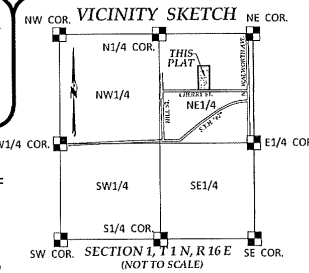
BASIS FOR BEARINGS

THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, BEARS S 03°37'07" E, RECORDED TO BEARS S 03°37'07" E PER CSM NO. 4321.



LEGEND

- 1/4" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 1/4" IRON REBAR FOUND
- ▲ MAG NAIL FOUND
- ◆ COUNTY MONUMENT FOUND
- ▨ ASPHALT AREA
- ▩ CONCRETE AREA
- ▤ BRICK PAVES



SURVEYOR'S CERTIFICATE

I, JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH STATE STATUTE 90.365, DO HEREBY CERTIFY THAT I HAVE SURVEYED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321, AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797B34, ALL IN PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED UPON THE PROPERTY.

THIS PLAT IS A CORRECT REPRESENTATION OF "SHERWOOD WILLIAMS BAY CONDOMINIUM" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE FLOOR PLANS OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

DATED THIS _____ DAY OF _____, 2024.

JORDAN G. BROST, PLS #3009

VILLAGE BOARD APPROVAL CERTIFICATE

RESOLVED, THAT THIS CONDOMINIUM PLAT FOR NORTH SHORE HEALTHCARE IN THE VILLAGE OF WILLIAMS BAY, IS HEREBY APPROVED BY THE VILLAGE BOARD.

APPROVED THIS _____ DAY OF _____, 2024.

WILLIAM DUNCAN, VILLAGE PRESIDENT DATE _____

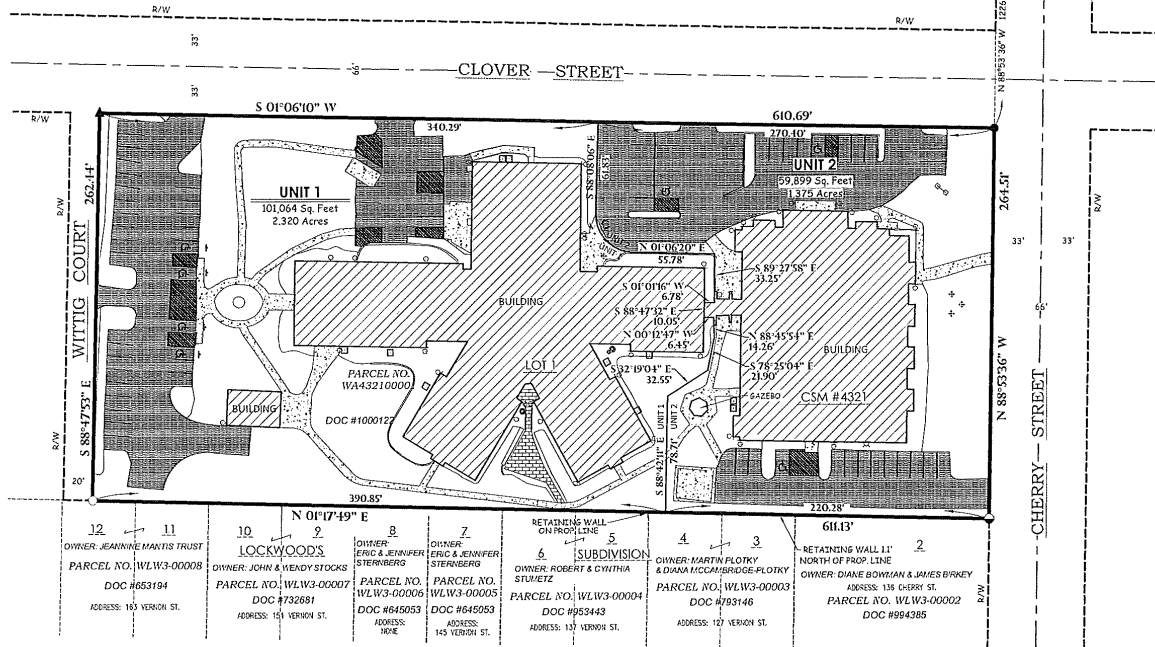
TINA ROLLS, VILLAGE CLERK DATE _____



Land Surveying
Engineering
Jordan G. Brost, PLS #3009
4941 Fischling Court
Stevens Point, WI 54481
715-344-9999 (PH) 715-344-9922 (FX)

REVISION DATES

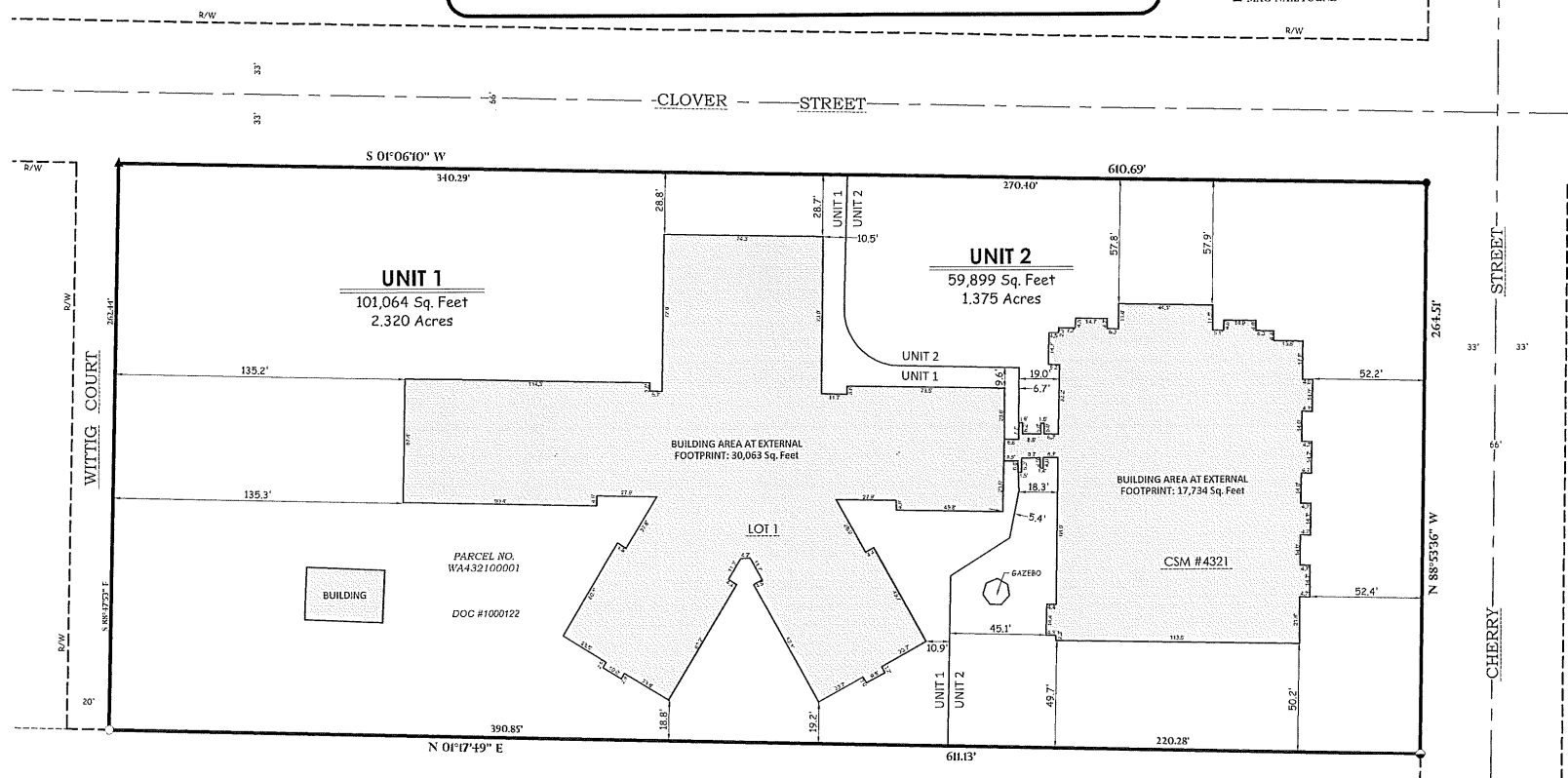
T.D.P. 3-6-24
JOB NO. 23-430



SHEET 1 OF 3

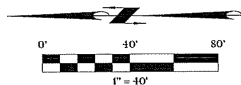
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797134, ALL IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

○ 1-1/4" O.D. IRON PIPE FOUND
 ● 3/4" IRON REBAR FOUND
 ◐ 1-1/4" IRON REBAR FOUND
 ▲ MAG NAIL FOUND



Land Surveying
Engineering
Jordan G. Brost, PLS #3009
4941 Kisching Court
Stevens Point, WI 54481
715.344.9999(Fh) 715.344.9922(Fx)

REVISION DATES	
T.D.P.	3-6-24
JOB NO. 23430	



BUILDING FOOTPRINT DIMENSIONAL DETAIL

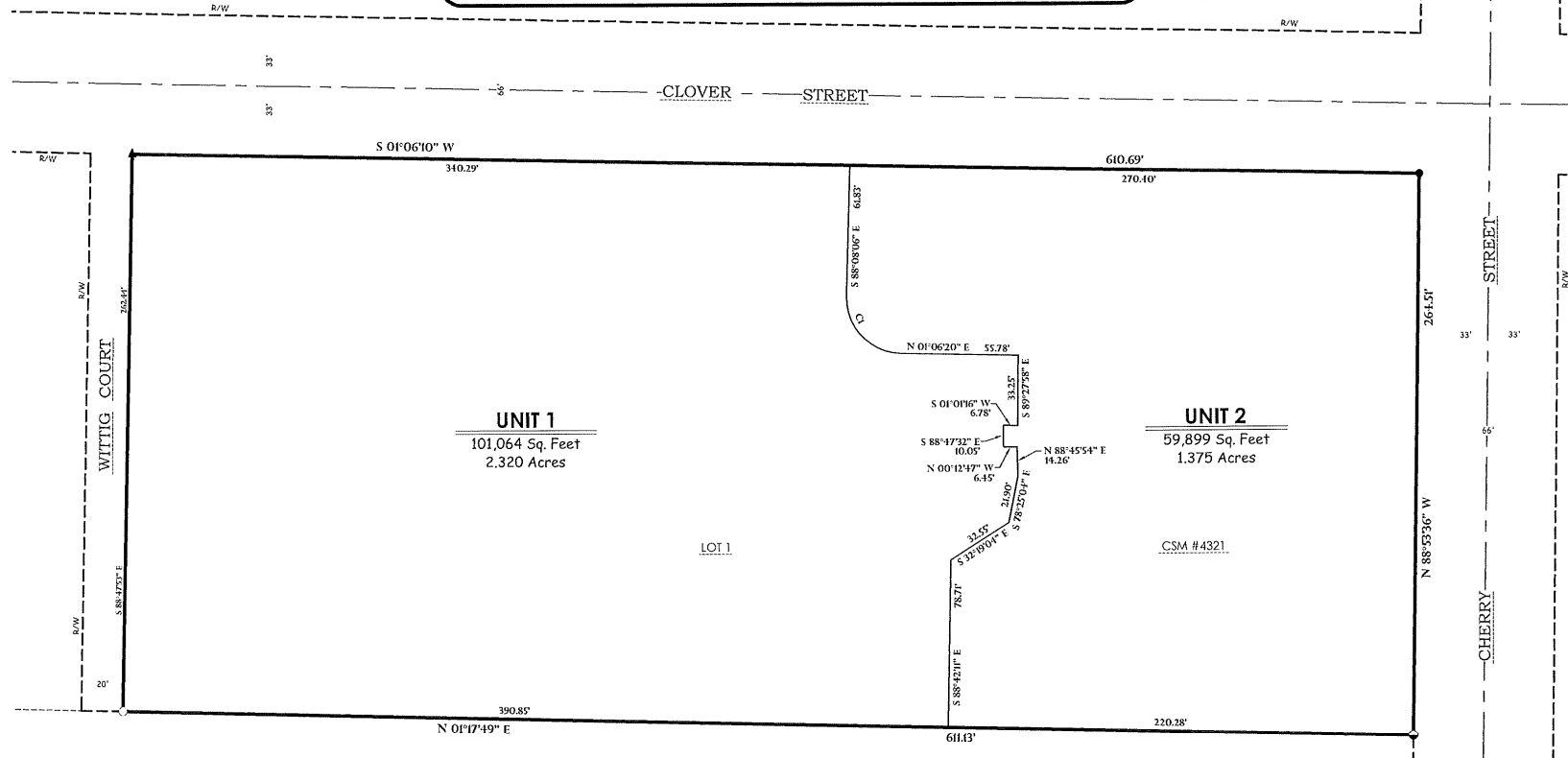
SHEET 2 OF 3

SHERWOOD WILLIAMS BAY CONDOMINIUM

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797B4, ALL IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

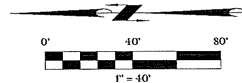
LEGEND

- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 1-1/4" IRON REBAR FOUND
- ▲ MAG NAIL FOUND



Land Surveying
Engineering
Jordan G. Brost, PLS #3009
4941 Fischling Court
Stevens Point, WI 54481
715.344.9992(PH) 715.344.9922(FX)

REVISION DATES	
T.D.P.	3-6-24
JOB NO.	23430



UNITS 1 AND 2 AREA AND DIMENSIONAL DETAIL

SHEET 3 OF 3



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Village Board Meeting April 9, 2024

April 1, 2024

APPLICANT: NSH 146 Clover Street, LLC (Owner), Troy A. Witt, DeWitt, LLC (Agent)

TAX KEY: WA432100001

STREET ADDRESS: 146 Clover St and 116 Cherry St, Village of Williams Bay

Applicant is requesting approval of a Condominium Plat per Section 375-0304 "Final plat/condominium plat review procedure".

The Village Engineer e-mail dated February 7, 2024, had several items that needed to be added to the Final Condominium Plat. These items have been addressed.

Village Attorney Mark Schroeder has reviewed and has no objection to the Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions, and Easements.

Based on the application, the applicant has met all the requirements of Section 375-0308 Condominium Plats and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

OFFICIAL PUBLICATION
FOR THE
VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT
BEFORE THE
PLAN COMMISSION
April 9, 2024 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Village of Williams Bay (Owner)

TAX KEY NUMBER: WWUP 00049

STREET ADDRESS: Harris Road Lift Station 3, Williams Bay, WI 53191

Applicant requests conditional use permits per Section 390-0708.D EC(4) and (5) *Environmental Conservation Overlay District*:

(4) The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power, or water to members, provided that:

(a) The transmission and distribution lines and related facilities cannot as a practical matter be located outside of an EC Overlay District; and

(b) Any filling, excavating, ditching, or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the EC Overlay District.

(5) The construction and maintenance of municipal purpose buildings serving the public, such as nature centers; educational or instructional buildings; natural history museums or display buildings; public equipment storage sheds or buildings; Village assembly buildings to include a Village Hall, Village police or fire station, or other similar structures; together with vehicle parking areas.

The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency power, site work, demolition of existing lift station, and other miscellaneous items of work.

All interested in the above matter are invited to attend. Copies of the application are on file at the Village Hall and are available for public inspection during regular office hours on Monday, Tuesday, Wednesday, Friday from 8:30 am – 5:00 pm and Thursday 8:30 am – 12:00 pm.

Tina Kolls

Village Clerk

Published March 21, 2024 and March 28, 2024

Please do not print contents below the line!

VILLAGE OF WILLIAMS BAY, WISCONSIN

LIFT STATION NO. 3 REPLACEMENT

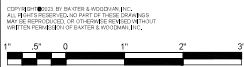


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SITE PLAN		C-1				
MISCELLANEOUS CIVIL DETAILS		C-2 - C-3				
DEMOLITION PLANS						D-1
STRUCTURAL GENERAL NOTES & DETAILS				S-1		
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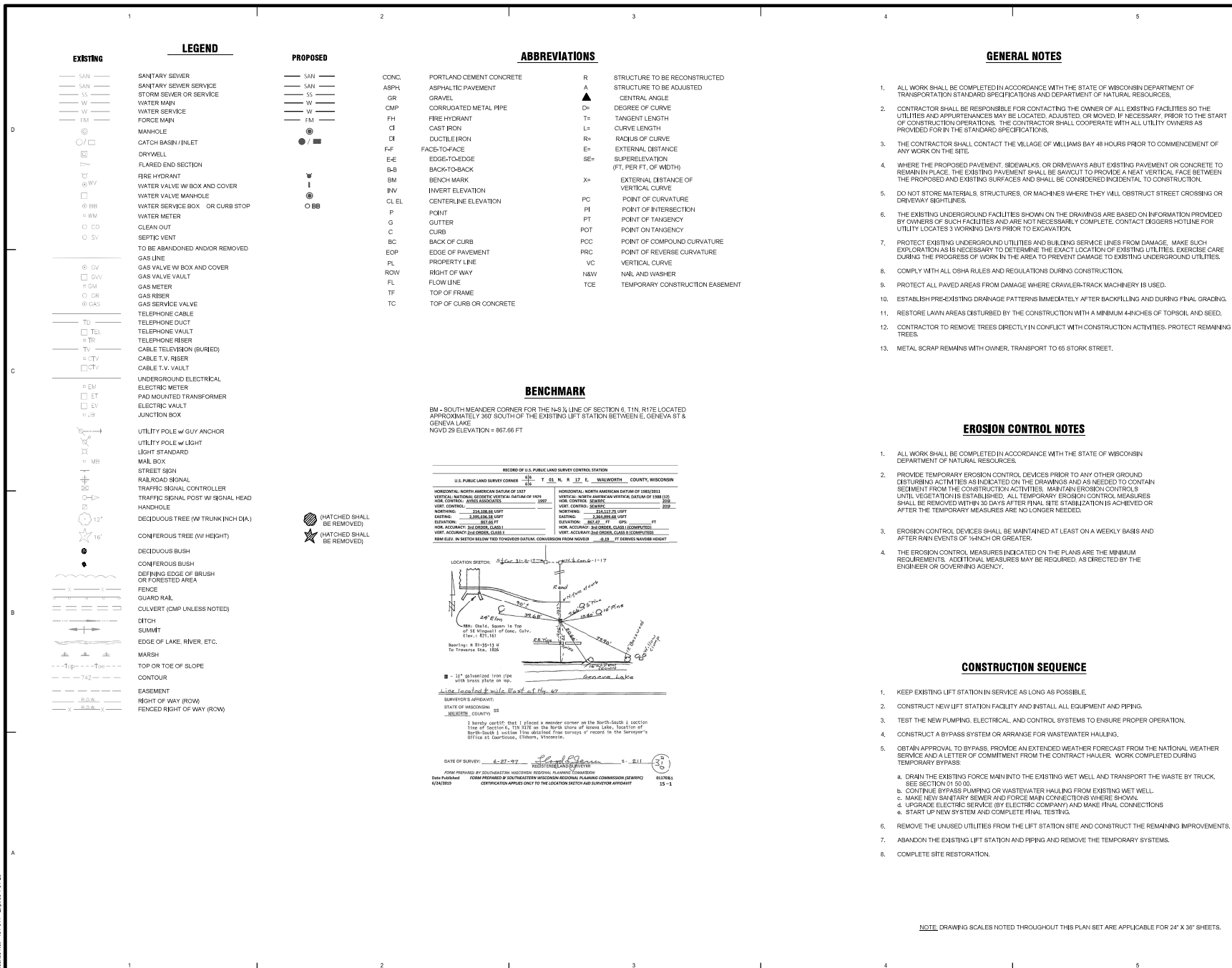
P:\VLM\011104-133\REPLACEMENT\LIFTSTATION\3\3 & 3 PM REPLACEMENT\SHEET\PLAN\COVER SHEET.DWG COVER SHEET
Plotted: 2/1/2024 9:45 PM By: JH-SHARPE
State of Wisconsin - Professional Design Firm
License No. - 484-011 - Expires 1/31/2026

 TO OBTAIN LOCATION OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
BEGIN EXCAVATION
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 19.25(15) (1996)
REQUIRES MIN. OF 1 WORK DAY'S
NOTICE BEFORE YOU EXCAVATE.

NOTES:
WHERE THE DRAWING INCLUDES INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITIES, THE
DRAWING IS FOR INFORMATION ONLY. THE USER OF THE DRAWING IS TO BE RESPONSIBLE FOR VERIFYING THE
INFORMATION IS ACCURATE FOR THE PURPOSES OF THE CONSTRUCTION. THE USER OF THE DRAWING
IS TO BE RESPONSIBLE FOR THE BEST AVAILABLE INFORMATION. THE DRAWING IS FOR INFORMATION ONLY.
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VERIFYING THE INFORMATION IS ACCURATE FOR THE PURPOSES OF THE CONSTRUCTION.




Nicholas P. Snyder
02-01-24
PROJECT MANAGER



[illegible]

PLAN SHEET DESIGNATION

G	-	GENERAL
C	-	CIVIL
L	-	LANDSCAPE
I	-	INSTRUMENTATION
T	-	TELECOMMUNICATIONS
S	-	STRUCTURAL
A	-	ARCHITECTURAL
M	-	MECHANICAL
P	-	PLUMBING
H	-	HVAC
F	-	FIRE PROTECTION
E	-	ELECTRICAL
R	-	RESOURCE
Q	-	EQUIPMENT
D	-	DEMOLITION

PROJECT NO:	0211304.00
SCALE:	AS NOTED
DRAWING DATE:	01/31/2024
DESIGNED BY:	JWM
DRAWN BY:	JMS
CHECKED BY:	DRS

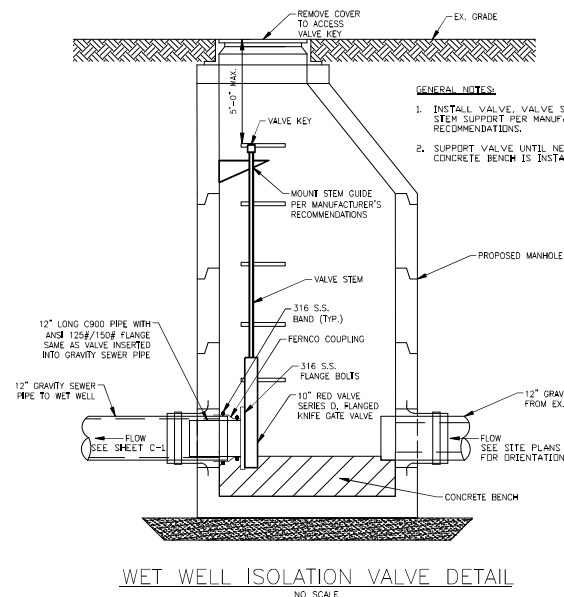
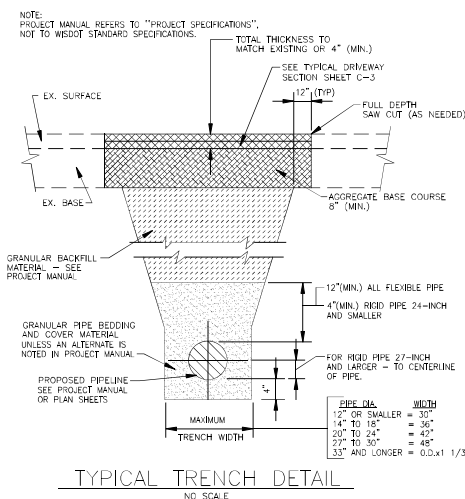
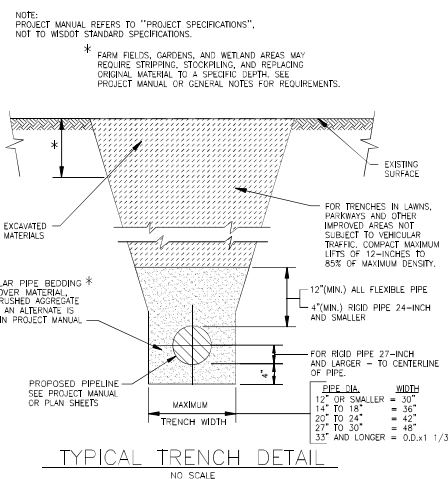
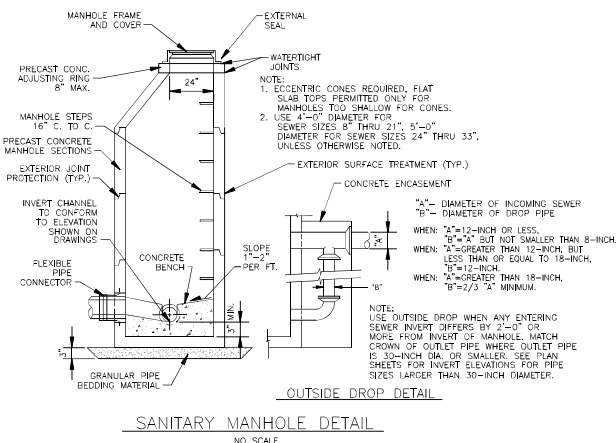
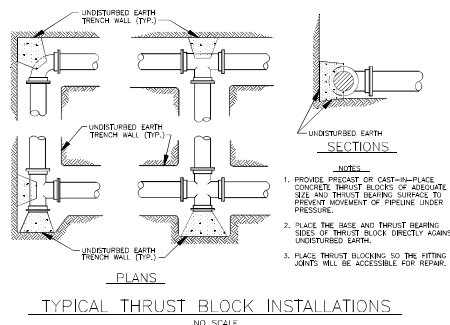
CLIENT

**VILLAGE OF WILLIAMS BAY,
WISCONSIN**

LIFT STATION NO. 3 REPLACEMENT

SHEET TITLE

MISCELLANEOUS CIVIL DETAILS





NO SCALE



NO SCALE

NOTE:
SILT FENCE INSTALLATION SHALL
COMPLY WITH AASHTO STANDARD
SPECIFICATION 288-00.



GENERAL NOTES:

1. AGGREGATE SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE WITH ALL MATERIAL RETAINED ON 3-INCH SIEVE.
2. CONTRACTOR MAY USE DRIVEWAY SUB BASE AS CONSTRUCTION ENTRANCE IN LIEU OF DETAIL.

NO SCALE

CONSULTANTS

MILESTONE

FOR BIDDING

[illegible]

PLAN SHEET DESIGNATION

- G - GENERAL
- C - CIVIL
- L - LANDSCAPE
- I - INSTRUMENTATION
- T - TELECOMMUNICATIONS
- S - STRUCTURAL
- A - ARCHITECTURAL
- M - MECHANICAL
- P - PLUMBING
- H - HVAC
- F - FIRE PROTECTION
- E - ELECTRICAL
- R - RESOURCE
- Q - EQUIPMENT
- D - DEMOLITION

PROJECT NO: 0211304.00

SCALE: AS NOTED

DESIGNED BY: JWM

CHECKED BY:	DRS
-------------	-----

CLIENT _____

VILLAGE OF WILLIAMS BAY,
WISCONSIN

LIFT STATION NO. 3 REPLACEMENT

SHEET TITLE

MISCELLANEOUS CIVIL DETAILS

C-3

P:\W\B\211304-LS3 Remodeling\CA\REV\T03_EXISTING BLDG\EXISTING BLDG.dwg
1/20/2024 3:28:43 PM

CONSULTANTS

MILESTONE

FOR BIDDING

REVISIONS

DESCRIPTION

NO. DATE

* REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWING



PLAN SHEET DESIGNATION

- G - GENERAL
- C - CIVIL
- L - LANDSCAPE
- T - TELECOMMUNICATIONS
- S - STRUCTURAL
- A - ARCHITECTURAL
- M - MECHANICAL
- P - PLUMBING
- H - HVAC
- F - FIRE PROTECTION
- E - ELECTRICAL
- R - RESOURCE
- Q - EQUIPMENT
- D - DEMOLITION

PROJECT NO: 021130420

SCALE: AS NOTED

DRAWING DATE: 01/31/2024

DESIGNED BY: JWM

DRAWN BY: JMS

CHECKED BY: DRS

CLIENT

**VILLAGE OF WILLIAMS BAY,
WISCONSIN**

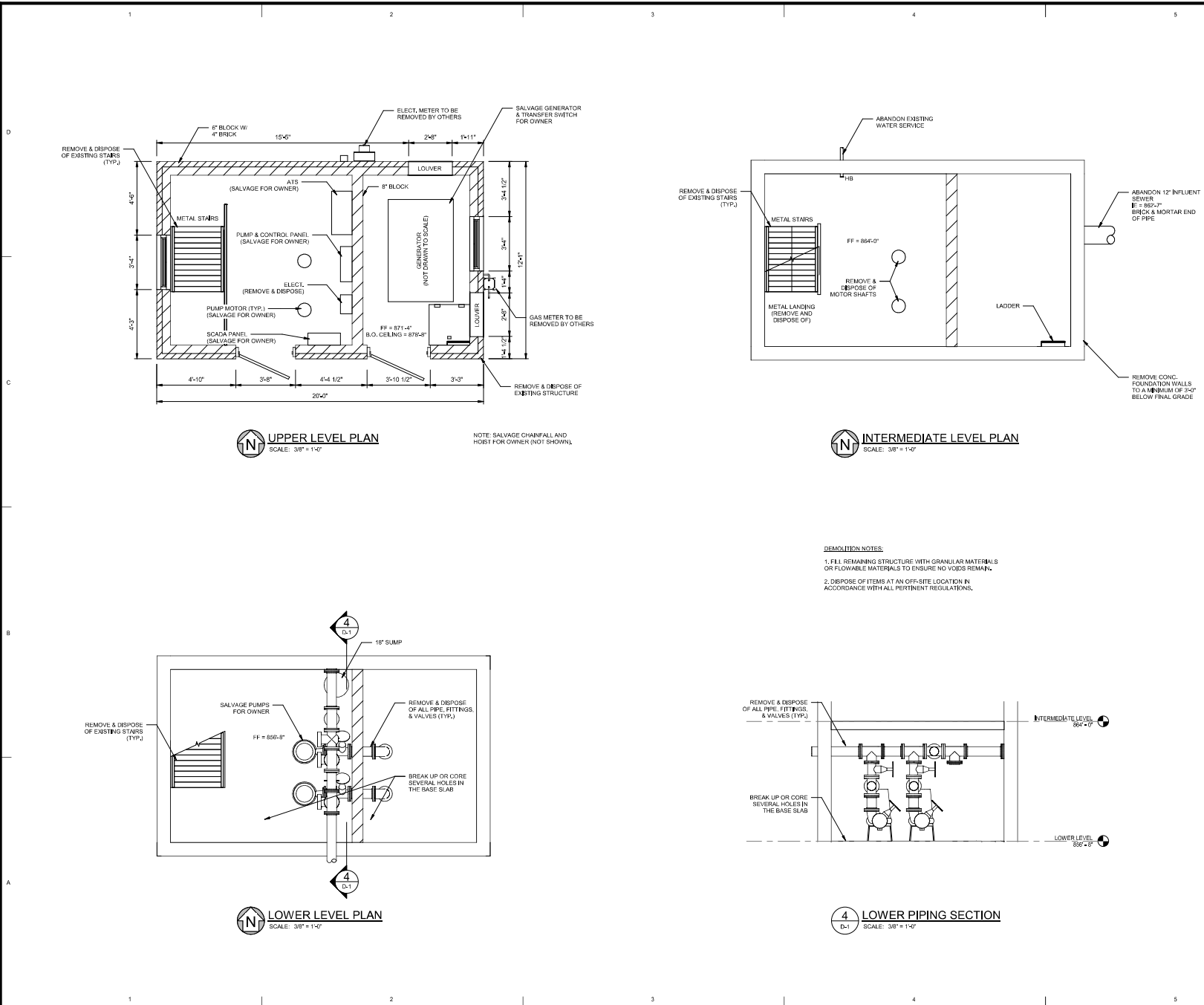
LIFT STATION NO. 3 REPLACEMENT

SHEET TITLE

EXISTING LIFT STATION

DEMOLITION PLAN

D-1



UPPER LEVEL PLAN
SCALE: 3/8" = 1'-0"

NOTE: SALVAGE CHAIRFALL AND
HOBST FOR OWNER (NOT SHOWN)

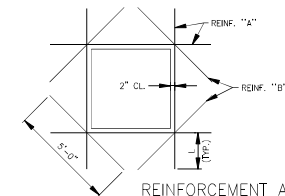
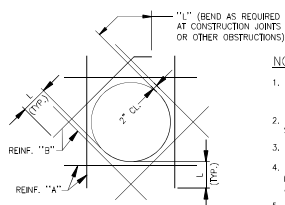
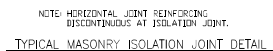
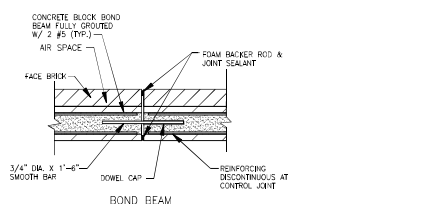
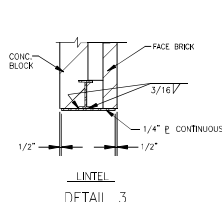
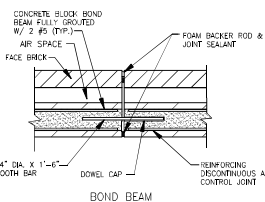
INTERMEDIATE LEVEL PLAN
SCALE: 3/8" = 1'-0"

DEMOLITION NOTES:

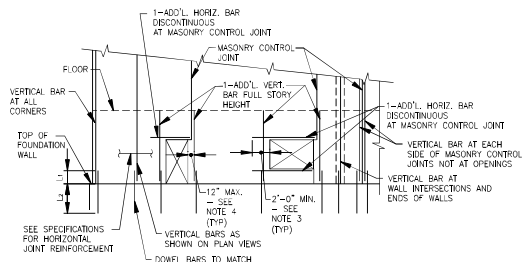
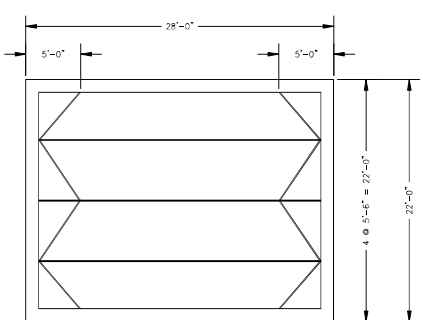
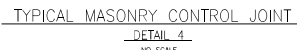
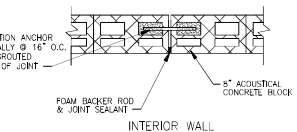
1. FILL REMAINING STRUCTURE WITH GRANULAR MATERIALS
OR FLOWABLE MATERIALS TO ENSURE NO VOIDS REMAIN.
2. DISPOSE OF ITEMS AT AN OFF-SITE LOCATION IN
ACCORDANCE WITH ALL PERTINENT REGULATIONS.

LOWER LEVEL PLAN
SCALE: 3/8" = 1'-0"

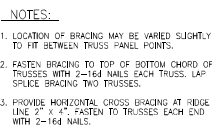
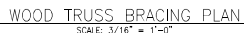
4 LOWER PIPING SECTION
SCALE: 3/8" = 1'-0"



BAR SIZE	"L" DIMENSION
#4	26"
#5	32"
#6	39"
#7	45"
#8	52"



BAR SIZE	"L ₁ " DIMENSION	"L ₂ " DIMENSION
#4	20"	26"
#5	25"	32"
#6	30"	39"
#7	36"	46"



STRUCTURAL GENERAL NOTES

- ```

DESIGN LOAD DATA (IBC 2015)
1. OCCUPANCY CATEGORY III
2. FLOOR LIVE LOAD (L) 125 P.S.F.
3. ATTIC LIVE LOAD (L) 20 P.S.F.
4. ROOF LIVE LOAD (Lr) 20 P.S.F.
5. ROOF SNOW LOAD (S) 30 P.S.F.
6. A. GROUND SNOW LOAD (Pg) 25.4 P.S.F.
 B. FLAT ROOF SNOW LOAD (Pf)
 C. SLOPE EXPOSURE FACTOR (Ce) 1.0
7. D. IMPORTANCE FACTOR (I) 1.0
 E. THERMAL FACTOR (Ct) 1.0
8. WIND LOAD (W)
 A. ULTIMATE DESIGN WIND SPEED (Vult) 120 MPH
 B. NOMINAL DESIGN WIND SPEED (Vnom) 93 MPH
 C. EXPOSURE CATEGORY C
9. EARTHQUAKE LOAD (E) 1.25
 A. IMPORTANCE FACTOR (I)
 B. MAPPED SPECTRAL RESPONSE
 SS = 0.009g
 SI = 0.051g
 B
 C. SITE CLASS
 D. SPECTRAL RESPONSE COEFFICIENTS
 SIS = 0.05g
 SDI = 0.006g
 B
 E. SEISMIC DESIGN CATEGORY B
10. F. BASIC SEISMIC FORCE RESISTING SYSTEM
 INTERMEDIATE REINFORCED MASONRY SHEAR WALLS
11. G. SEISMIC RESPONSE COEFFICIENT (Cn) 0.0377
 H. RESPONSE MODIFICATION FACTOR (R) 3.5
12. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
 ANALYSIS.
13. REFER TO INDIVIDUAL STRUCTURE DRAWINGS FOR ADDITIONAL SUPERIMPOSED
 LOADS.

```

- EARTH WORK:**
1. ALLOWABLE NET SOIL BEARING PRESSURE = 2,000 P.S.F. MINIMUM UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
  2. UNDERCUT AREAS BELOW PROPOSED STRUCTURES TO SATISFY SOIL MATERIAL REQUIREMENTS OF EACH FOOT OF EXCAVATION TO BE WITHIN THE LIMITS OF PROPOSED STRUCTURE. 12 INCHES FOR EVERY FOOT OF UNDERCUT.
  3. DENSITY EXPLORE GRANULAR SOILS ENCOUNTERED AT BASE OF EXCAVATIONS TO BE A MINIMUM OF 15% COMPACTED TO MEET THE REQUIRED EQUIPMENT BACKFILL AND FILL AREAS BELOW PROPOSED STRUCTURE WITH COMPACTED FILL TO BACKFILL MATERIAL TO THE PLATED SUBGRADE ELEVATION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
  4. PLACE BACKFILL AND FILL MATERIAL SUCH THAT DIFFERENTIAL PRESSURE ON EXISTING FOUNDATIONS DOES NOT EXCEED 10% OF ALLOWABLE SOIL BEARING.
  5. SEE INDIVIDUAL STRUCTURE DRAWINGS FOR ADDITIONAL EXCAVATION BACKFILL.

- CONCRETE WORK:
1. PROVIDE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH  $f'_{c} = 4000$  PSI.
  2. PROVIDE REINFORCING BARS IN COMPLIANCE WITH ASTM A615 GRADE 60.
  3. REINFORCING BAR JOINTS ARE DIMENSIONED WITH THE HORIZONTAL LEG FIRST.
  4. PROVIDE REINFORCING BARS WITH THE BAR LENGTH LISTED IN THE FOLLOWING TABLE UNLESS OTHERWISE SHOWN ON THE DRAWINGS!
- | LAP SPICE IN BAR DIAMETERS |                    |                      |
|----------------------------|--------------------|----------------------|
| BAR SIZE                   | TOP BARS (EXPOSED) | OTHER BARS (EXPOSED) |
| #4 AND SMALLER             | 64 (7T)            | 49 (5T)              |
| LARGER THAN #6             | 80 (9C)            | 62 (7X)              |
- \* TOP BARS ARE HORIZONTAL BARS PLACED ABOVE MORE THAN 12 INCHES OF FRESH CONCRETE. HORIZONTAL WALL REINFORCING BARS ARE EXCEPTED.
5. PROVIDE ADDITIONAL REINFORCING AT OPENINGS IN ACCORDANCE WITH TYPICAL DETAIL UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
  6. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS AND EMBEDDED ITEMS IN CONCRETE WORK NOT SHOWN.

- MASONRY WORK:
1. PROVIDE TEMPORARY LATERAL SUPPORT FOR MASONRY WALLS UNTIL ROOF STRUCTURE IS CONSTRUCTED.
  2. MASONRY WALLS ARE LOAD BEARING UNLESS OTHERWISE NOTED.
  3. PROVIDE STEEL BRACING FOR MASONRY WALLS IN ACCORDANCE WITH LATEL SCHEDULES SHOWN ON THE DRAWINGS.
  4. INSTALL STEEL LINTELS WITH THE WALLS ABOVE THE VERTICAL.
  5. PROVIDE WEIR FLASHING AND WEIR VENTS ABOVE OPENINGS AND AT BASE OF MASONRY WALLS.
  6. REFER MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS AND EMBEDDED ITEMS IN MASONRY WORK NOT SHOWN.
  7. ACCEIDENTAL CONCRETE BULLSEISE ITEMS:
  8. INSTALL STANDARD UNITS FOR BASE COURSE.
  9. INSTALL STANDARD UNITS WITH FUNNEL SHAPED SLOTS POINTING DOWNWARD TOWARD BASE COURSE.
  10. INSTALL STANDARD UNITS AND STANDARD BULLSEISE UNITS IN RUNNING BOND WITH ACCEIDENTAL UNITS AROUND PERIMETER OF OPENINGS AND WALL TRANSITIONS.

- CARPENTRY WORK:
1. PROVIDE KILN DRIED (19% MAX. MC) DOUGLAS FIR-LARCH, GRADE NO. 2 OR BETTER WOOD FRAMING FOR STUDS, PLATES, HEADERS, RAFTERS, JOISTS AND POSTS.
  2. PROVIDE A-C EXT-APA GRADE OR BETTER PLYWOOD SHEATHING FOR INTERIOR APPLICATIONS. AND C-D EXT-APA GRADE OR BETTER PLYWOOD SHEATHING FOR EXTERIOR APPLICATIONS.

- WOOD TRUSSES:
1. ROOF TRUSSES ARE SHOP FABRICATED AND THE DESIGN IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSSES SHOWN ON THE DRAWINGS ARE FOR GENERAL ARRANGEMENT PURPOSES ONLY. (REFER TO THE PROJECT MANUAL SECTION 06 17 53).
  2. PROVIDE FLOOR AND WALL MOUNTED SUPPORTS FOR PIPING. DO NOT SUPPORT PIPING FROM WOOD TRUSSES EXCEPT WHERE SHOWN.

- HELICAL PILES:
1. INSTALL HELICAL PILES PER SPECIFICATIONS AT LOCATIONS AS SHOWN ON THE DRAWINGS.
  2. PILE SCHEDULE:

| PILE | QUANTITY | ALLOWABLE<br>LOAD<br>(KIPS) | MIN. SHAFT<br>DIAMETER<br>(IN) | LEAD<br>SECTION<br>HELICES | ESTIMATED<br>LENGTH<br>(FT) |
|------|----------|-----------------------------|--------------------------------|----------------------------|-----------------------------|
| A    | 14       | 30                          | 2½"                            | 10"-12"-14"                | 20                          |
| B    | 14       | 30                          | 2½"                            | 10"-12"-14"                | 10                          |
| C    | 7        | 50                          | 2½"                            | 12"-14"-14"                | 10                          |

CONSULTANTS

| MILESTONE |       |
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FOR BIDDING

[illegible]PLAN SHEET DESIGNATION  
GENERAL

- G - GENERAL
- C - CIVIL
- L - LANDSCAPE
- I - INSTRUMENTATION
- T - TELECOMMUNICATIONS
- S - STRUCTURAL
- A - ARCHITECTURAL
- M - MECHANICAL
- P - PLUMBING
- H - HVAC
- F - FIRE PROTECTION
- E - ELECTRICAL
- R - RESOURCE
- Q - EQUIPMENT
- D - DEMOLITION

PROJECT NO: 0211304.00

SCALE: AS NOTED

DRAWING DATE: 01/31/2024

DRAWN BY: JMS

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| CHECKED BY: | DRS |
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CLIENT

VILLAGE OF WILLIAMSBURG

## VILLAGE OF WILLIAMSBURG

WISCONSIN

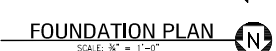
**Abstract**

### LIFT STATION NO. 3 REPLACEMENT

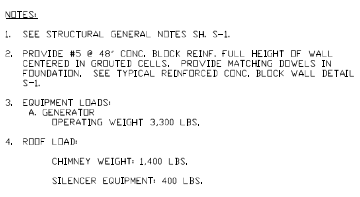
SHEET TITLE

**STRUCTURAL GENERAL NOTES  
& DETAILS**

S-1



**S-2**



| LINTEL SCHEDULE        |                     |                            |                      |
|------------------------|---------------------|----------------------------|----------------------|
| SPAN (S)               | WALL TYPE           | SECTION                    | REMARKS              |
| $S \leq 2'-0"$         | 8" BLOCK & 4" BRICK | 3L's 4" X 3 1/2" X 1/4" JL |                      |
| $2'-0" < S \leq 6'-4"$ | 8" BLOCK & 4" BRICK | WG X 15 W/ 1/4" PL         | SEE DETAIL 3 SH. S=1 |
| $S \leq 6'-4"$         | 8" BLOCK            | 2L's 4" X 3 1/2" X 1/4" JL |                      |

CONSULTANTS

MILESTONE

FOR BIDDING

REVISIONS

DESCRIPTION

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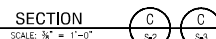
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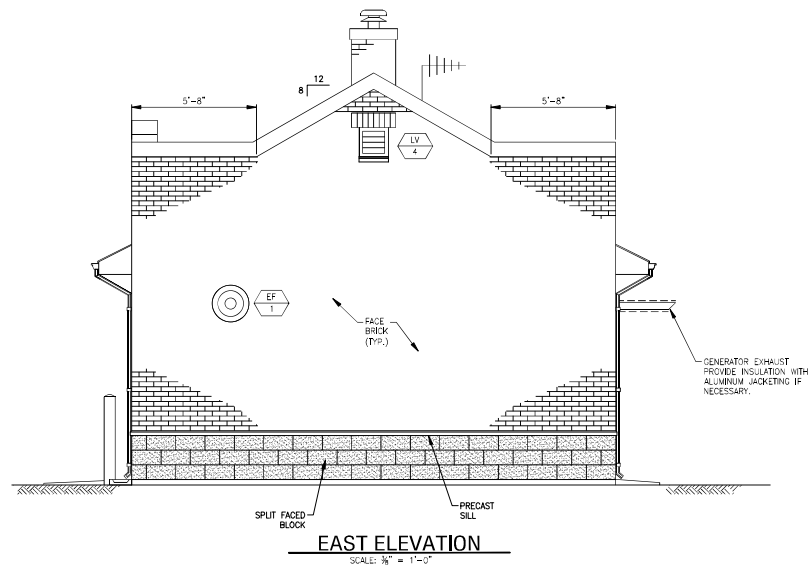
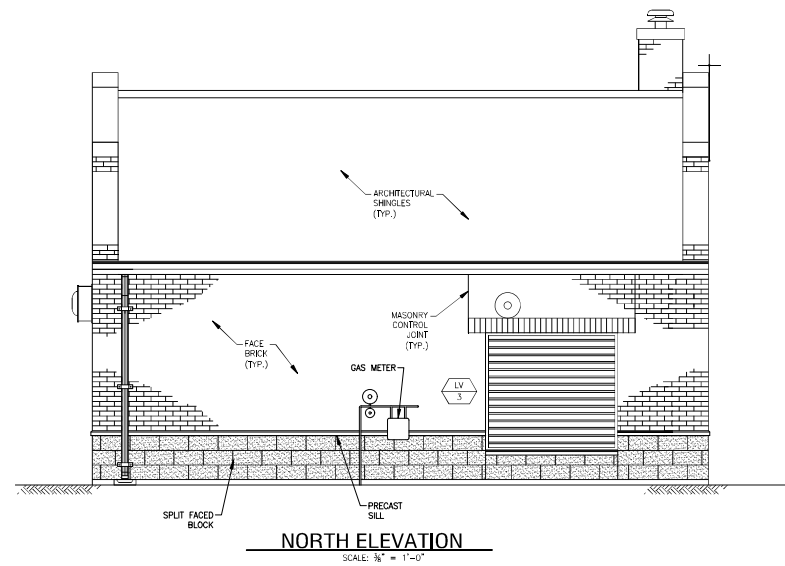
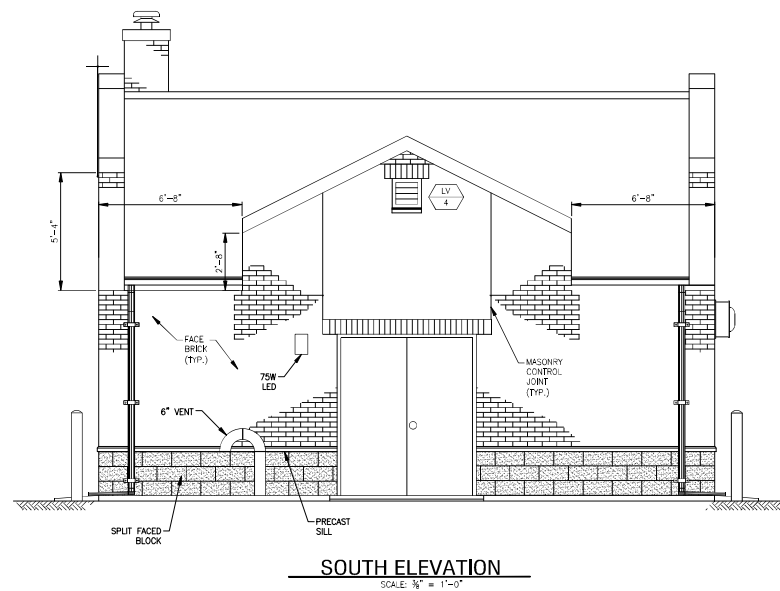
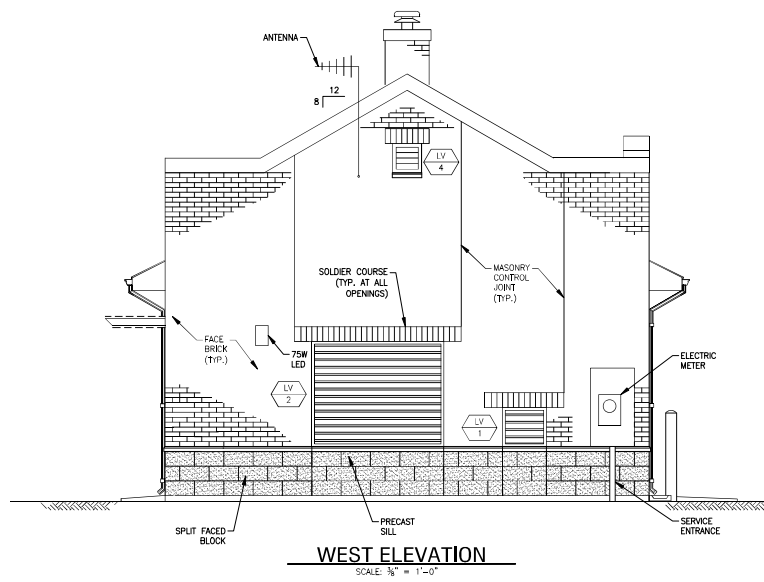


SEE STRUCTURAL GENERAL NOTES SHEET S-1.









**BAXTER & WOODMAN**  
Consulting Engineers

CONSULTANTS

MILESTONE

FOR BIDDING

[illegible]

PLAN SHEET DESIGNATION

|   |   |                    |
|---|---|--------------------|
| G | - | GENERAL            |
| C | - | CIVIL              |
| L | - | LANDSCAPE          |
| I | - | INSTRUMENTATION    |
| T | - | TELECOMMUNICATIONS |
| S | - | STRUCTURAL         |
| A | - | ARCHITECTURAL      |
| M | - | MECHANICAL         |
| P | - | PLUMBING           |
| H | - | HVAC               |
| F | - | FIRE PROTECTION    |
| E | - | ELECTRICAL         |
| R | - | RESOURCE           |
| Q | - | EQUIPMENT          |
| D | - | DEMOLITION         |

PROJECT NO: 0211304.00

SCALE: AS NOTED

|               |            |
|---------------|------------|
| DRAWING DATE: | 01/31/2024 |
| DESIGNED BY:  | JWM        |

|           |     |
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| DRAWN BY: | JMS |
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CHECKED BY: DRS

## CLIENT

## VILLAGE OF WILLIAM

**WISCONSIN**

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

1. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

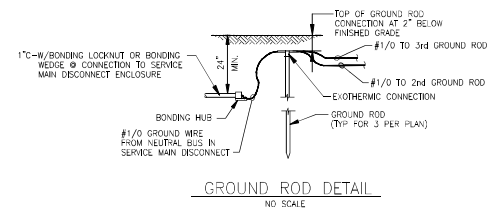
LIST STATION NO. 3 PERLA

LIFT STATION NO. 3 REFLA

1. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

|                                        |                                                                               |                                             |                                                          |
|----------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------|
| A. LOW PROFILE CABINET                 | E. WALL MOUNTED THERMOSTAT WITH "AUTO/OFF" SYSTEM AND "AUTO/ON" FAN SWITCHES. | J. 30 DEGREE DOWNTURN NOZZLE                | N. BAKED-ON POLYESTER COATING                            |
| B. VERTICAL LOUVER BLADES              | F. NEMA 4X THERMOSTAT                                                         | K. 60 DEGREE DOWNTURN NOZZLE                | O. HIGH EFFICIENCY W/ CONDENSATE DRAIN                   |
| C. STAINLESS STEEL HEAT EXCHANGER      | G. UNIT MOUNTED THERMOSTAT                                                    | L. 90 DEGREE DOWNTURN NOZZLE                | P. CONDENSATE NEUTRALIZING KIT                           |
| D. MOUNT WITH FOUR VIBRATION ISOLATORS | H. VERTICAL CONCENTRIC VENT                                                   | M. STAINLESS STEEL SECONDARY HEAT EXCHANGER | Q. STEP-DOWN TRANSFORMER SHIPPED LOOSE FOR FIELD INSTALL |
|                                        | I. HORIZONTAL CONCENTRIC VENT                                                 |                                             | R. WATERLESS TRAP                                        |





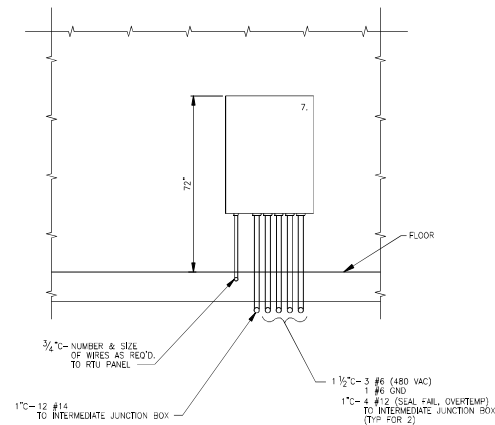
1. ALL ELECTRICAL WORK AND EQUIPMENT IN RAW SEWAGE WET WELL SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (N.E.C.) ARTICLE 500 REQUIREMENTS FOR CLASS I, DIVISION 1, GROUP D HAZARDOUS LOCATIONS.
2. SUPPORT ALL CABLES IN WET WELL W/STL. STL. OPEN-WEAVE MESH CABLE GRIPS (KELLEMS, OR EQUAL).
3. ALL UNDERGROUND CONDUITS FROM 90° ELBOWS BELOW INTERMEDIATE JUNCTION BOXES (AS EXPOSED INSIDE) WET WELL TO BE PVC COATED REINFORCED GALV. STEEL W/PLASTIC INSUL. BUSHING AT END IN WET WELL WHERE CABLES ENTER. SUPPORT CONDUITS IN WET WELL FROM TOP SLAB W/STL STL. IMBEDDED ROGS & PINS. W/STL STL. BEND EXPOSED CONDUITS IN WET WELL SO THAT ENDS WHERE CABLES ENTER ARE NOT GREATER THAN 4" BELOW TOP SLAB @ MATCH COVER FRAME.
4. PROVIDE MOISTURE SEAL (DUCT-SEAL, OR EQUAL) IN EACH INTERMEDIATE JUNCTION BOX WHERE CABLES FROM WET WELL ENTER JUNCTION BOX.
5. LIGHTING FIXTURES, RECEPTACLES & RELATED SWITCHES:
  - a. INSTALL WHERE SHOWN & CONNECT TO 120V BRANCH CIRCUITS AND/OR SWITCHES INDICATED.
  - b. PROVIDE WIRES, CONDUITS, ETC. (NOT SHOWN) AS REQUIRED FOR PROPER OPERATION OF EQUIPMENT.
  - c. INSTALL CONDUITS CONCEALED IN FLOOR, WALLS & CEILING.
  - d. INSTALL CONDUITS & ROYES SO AS NOT TO INTERFERE WITH INSTALLATION, OPERATION & MAINTENANCE OF EQUIPMENT.
6. SHARED NEUTRALS ARE NOT PERMITTED. PROVIDE SEPARATE NEUTRAL WIRE FOR EA. 120V BRANCH CIRCUIT.
7. ROUTE WIRES TO PENDANT MOUNTED LIGHTING FIXTURES THROUGH ONE PENDANT - FLEXIBLE CONDUIT WHIPS ARE NOT PERMITTED.
8. PROVIDE MIN. 12" LONG LIQUID-TIGHT FLEXIBLE CONDUIT AT ALL HARD-WIRED CONNECTIONS TO ENGINE-GENERATOR.
9. PROVIDE AND INSTALL SCADA ANTENNA 17'-0" A.F.G. ATTACHED TO GARLE POINT ANTENNA TO THE WEST CONNECTIONS PROVIDED ON DRAWING.
10. PROVIDE ANTENNA TOWER TO FREQUENCY PROVIDED BY OWNER.
11. PROVIDE ARC FLASH LABELING REQUIRED BY NEC.
12. PROVIDE A REGISTERED ELECTRICIAN TO VERIFY AND MODIFY CONDUIT SIZES PRIOR TO CONCRETE PAYMENT.
13. CONTRACTOR TO INSTALL TWO RUNS OF 4" DUCT FROM THE CABINET TO THE TRANSFORM POLE PER THE UTILITIES REQUIREMENTS.

PLAN

SCALE:  $\frac{3}{8}" = 1'-0"$

N

GROUND ROD DETAIL  
NO SCALE



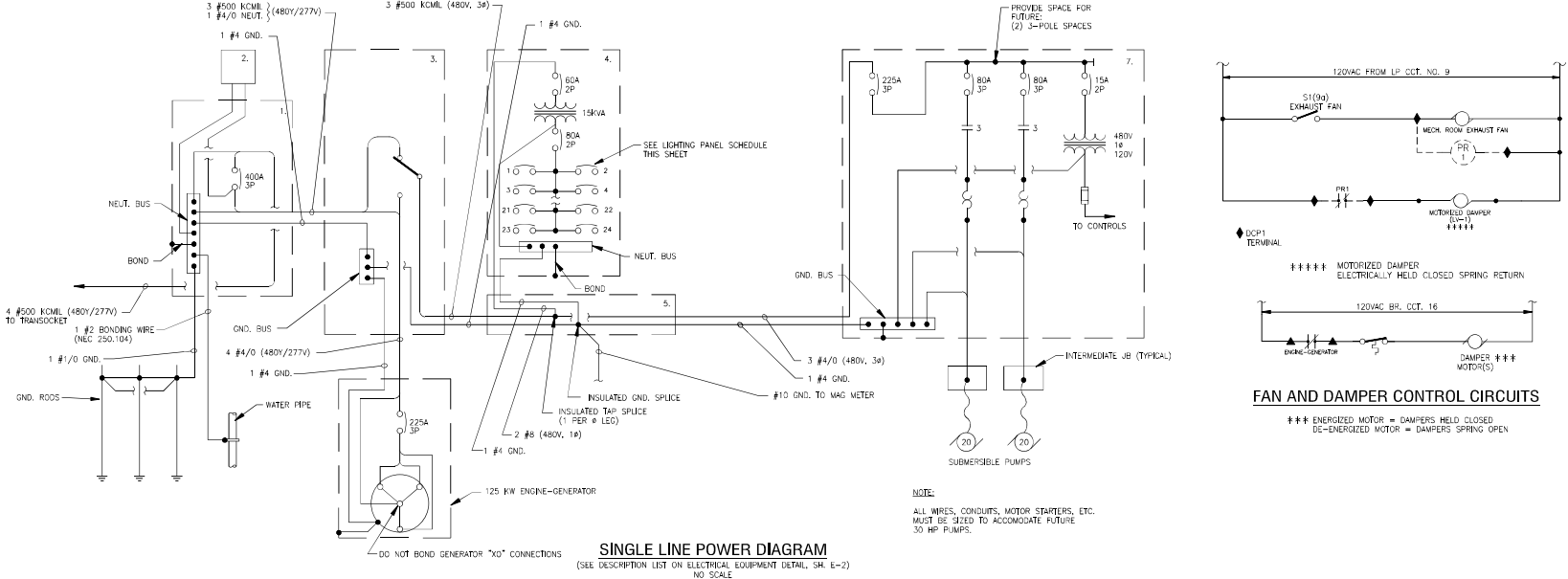
JUNCTION BOX: NEMA-4X, 16" H. X 14" W. X 6" D.  
TYPE 304 STN. STL. W/HTGD COVER (HOFFMAN CHNFS  
SERIES, OR EQUAL) - MTD. ON BACK PANEL W/STN. STL.  
HEX BOLTS, FLAT WASHERS, LOCK WASHERS & HEX NUTS  
PROVIDE PERM. ENGRAVED NAMEPLATE ON COVER TO READ  
AS SHOWN - PROVIDE GND. LUG & SCREW COMPRESSION  
TERMS. INSIDE BOX FOR CONNECTION OF ALL PUMP POWER  
CABLE & PUMP SENSOR CABLE LEADS TO WIRES RUNNING  
TO PUMP CONTROL PANEL.



SCALE:  $\frac{1}{2}'' = 1'-0''$

1. PVC PUMP CABLE CONDUITS:
- PROVIDE LARGE RADIIUS BENDS FROM BELOW INTERMEDIATE JUNCTION BOX TO ENTRY INTO WET WELL.
  - TERMINATE END IN WET WELL IN W/EAST EDGE OF ACCESS COVER FRAME, & 6" MAX. BELLOW TOP SLAB.
  - SUPPORT IN WET WELL FROM TOP SLAB W/STN. STL. THREADED ROD & STN. STL. CLAMP.
  - PROVIDE FORMATION HAVING 6" MIN. SEPARATION BETWEEN EA. PUMP POWER CABLE CONDUIT & ANY OTHER CONDUIT RUNNING PARALLEL WITH IT.
  - PROVIDE PLASTIC INSULATING BUSHING ON EA. END OF CONDUIT.
  - SUPPORT EA. CABLE IN WET WELL FROM HOOKS, STN. OR AT ACCESS COVER FRAME W/IRIDLEDS, OR EQUAL, STN. STL. OPEN WEAR MESH CABLE GRP.
  - PROVIDE LOCUS OF PIPING (LENGTH AS REQ'D.) OF 1/2" DIA. CARBON "K" FIBRE, OR RESISTENT FLEXIBLE CONDUIT SELECTED (W/IRIDLEDS) TO PROTECT CABLES FROM WEARS EXPOSED TO SUNLIGHT.

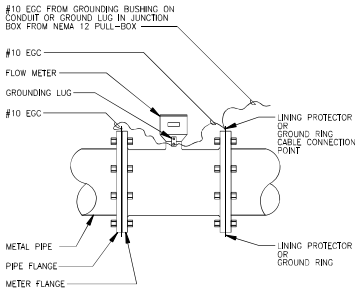
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**SINGLE LINE POWER DIAGRAM**

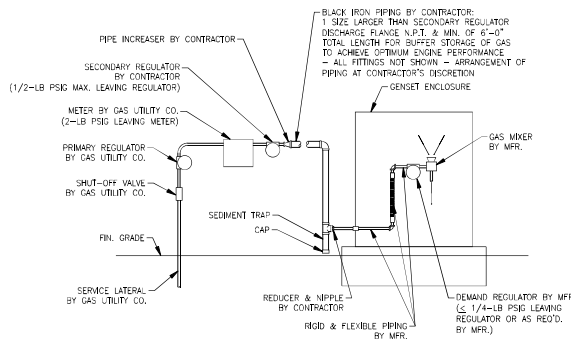
(SEE DESCRIPTION LIST ON ELECTRICAL EQUIPMENT DETAIL, SH. E-2)  
NO SCALE

| LIGHTING PANEL SCHEDULE |         |               |          |          |          |            |                  |      |       |        |    |
|-------------------------|---------|---------------|----------|----------|----------|------------|------------------|------|-------|--------|----|
| PANEL NAME              | VOLTAGE | PHASE         | WIRE     | BUS SIZE | MAIN OCP | AIC RATING |                  |      |       |        |    |
| LP                      | 120/208 | 1             | 3        | 100A     | MCB      | 10,000     |                  |      |       |        |    |
| NEMA 1                  |         |               |          |          |          |            | SURFACE MOUNTING |      |       |        |    |
| COPPER GROUND BAR       |         |               |          |          |          |            | R=MS             |      |       |        |    |
| CODE                    | W/LIGHT | R=RECEPTACLES | M=MOTORS | K=KES    |          |            |                  |      |       |        |    |
| WIRE                    | PHASE   | VA            | PHASE    | VA       | WIRE     | PHASE      | VA               | WIRE | PHASE | VA     |    |
| INTERIOR LIGHTS         | L       | 1             | 20       | 1        | 640      | A          | 600              | 2    | 20    | 1      | 1K |
| EXTERIOR LIGHTS         | L       | 1             | 20       | 3        | 150      | B          | 600              | 4    | 20    | 1      | 1K |
| INTERIOR RECEPTACLES    | R       | 1             | 20       | 5        | 900      | A          | 3,500            | 6    | 30    | 1      | 1K |
| EXTERIOR RECEPTACLES    | R       | 1             | 20       | 7        | 900      | B          | 1,500            | 8    | 20    | 1      | 1K |
| EXHAUST FAN DAMPER      | W       | 1             | 20       | 9        | 698      | A          | 1,200            | 10   | 15    | 1      | 1K |
| FLOW METER              | K       | 1             | 15       | 11       | 100      | B          | 1,500            | 12   | 20    | 1      | 1K |
| SPARE                   | S       | 1             | 20       | 13       |          | A          | 1,000            | 14   | 20    | 1      | 1K |
| SPARE                   | S       | 1             | 20       | 15       |          | B          | 1,612            | 20   | 1     | 1      |    |
| SPARE                   | S       | 1             | 20       | 17       |          | A          | 15               |      |       |        |    |
| SPARE                   | S       | 1             | 20       | 19       |          | B          | 20               |      |       |        |    |
| SPARE                   | S       | 1             | 20       | 21       |          | A          | 22               |      |       |        |    |
| SPARE                   | S       | 1             | 20       | 23       |          | B          | 24               |      |       |        |    |
| PHASE A                 | 6,336   | RECEPT-VAD    | 100%     |          |          | 1,800      | TOL VA           |      |       | 11,086 |    |
| PHASE B                 | 4,750   | LIGHTS-VAD    | 100%     |          |          | 790        | DEMAND VA        |      |       | 11,491 |    |
| PHASE C                 | N/A     | MOTOR-VAD     | 50%      |          |          | 1,261      | DEMAND VA        |      |       | 18     |    |
| TOTAL CONNECTED LOAD    | 11,086  | OTHER-VAD     | 100%     |          |          | 7,100      | DEMAND VA        |      |       | 32     |    |
|                         |         |               |          |          |          |            |                  |      |       |        |    |
| RECEPTACLE TOTAL VA     |         |               |          |          |          |            | 1,800            |      |       |        |    |
| LIGHTING TOTAL VA       |         |               |          |          |          |            | 790              |      |       |        |    |
| MOTOR TOTAL VA          |         |               |          |          |          |            | 1,261            |      |       |        |    |
| OTHER TOTAL VA          |         |               |          |          |          |            | 9,100            |      |       |        |    |
| TOTAL VA                |         |               |          |          |          |            | 13,086           |      |       |        |    |



**FLOW METER GROUNDING DETAIL**

NO SCALE



**ELEMENTARY GAS SERVICE DIAGRAM**

FOR GENSETS

NO SCALE



# VILLAGE OF WILLIAMS BAY

## *Office of Zoning Administrator*

### Evaluation Report Village Board Meeting April 9, 2024

April 1, 2024

APPLICANT: Village of Williams Bay (Owner)

TAX KEY: WWUP 00049

STREET ADDRESS: Harris Road Lift Station 3, Village of Williams Bay

Applicant requests conditional use permits per Section 390-0708.D EC(4) and (5) *Environmental Conservation Overlay District*:

(4) The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power, or water to members, provided that:

(a) The transmission and distribution lines and related facilities cannot as a practical matter be located outside of an EC Overlay District; and

(b) Any filling, excavating, ditching, or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the EC Overlay District.

(5) The construction and maintenance of municipal purpose buildings serving the public, such as nature centers; educational or instructional buildings; natural history museums or display buildings; public equipment storage sheds or buildings; Village assembly buildings to include a Village Hall, Village police or fire station, or other similar structures; together with vehicle parking areas.

The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency power, site work, demolition of existing lift station, and other miscellaneous items of work.

Per Section 390-1207 (2), The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

(a) Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the

Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

(b) Will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.

(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

(e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Based on the application, the applicant has met all the requirements of Section 390-1207 (2) and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer  
Zoning Administrator