



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

EXTRATERRITORIAL ZONING MEETING

TUESDAY, APRIL 8, 2025 AT 5:30 PM

Village of Williams Bay and Town of Geneva

Williams Bay Village Hall Council Room – 250 Williams Street

A quorum of the Village Board may be present, no board business will be conducted.

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. Review Minutes

A. Extraterritorial Zoning Meeting Minutes of June 21, 2022

V. Recommendation for an Amendment to a Conditional Use Permit

A. Open Public Hearing - All interested in this matter are invited to attend

APPLICANTS: Inns of Geneva National, LLC (Owner), Garth Chambers, Paloma Geneva National (Applicant)

TAX KEY: JGN6000001

STREET ADDRESS: 1091 Hidden Cottage Circle, Town of Geneva, Walworth County, Wisconsin

The applicant requests an amendment to a Conditional Use Permit per 390.1714, *Conditional Use Permit* and 390.1703.V, B-5, *ETZ Planned Commercial-Recreation Business District* to change one of the buildings containing 16 sleeping units to four (4) cottage-style buildings containing 16 sleeping units (each cottage has 4 bedrooms).

B. Close Public Hearing

C. Discussion and Possible Action for the Conditional Use Amendment Request

VI. Adjournment

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

Posted 03/31/2025



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES ETZ 06/21/22 MEETING

TUESDAY, JUNE 21, 2022 AT 5:45 PM

WILLIAMS BAY VILLAGE HALL COUNCIL ROOM – 250 WILLIAMS STREET

I. Call to Order

Pat Watts called the meeting to order at 5:45pm.

II. Roll Call

Present: Pat Watts, Jess Haak, Phyllis Olson, Dave Van Lue and Joe Kopecky

Also Present: Zoning Administrator Bonnie Schaeffer

Excused: Maggie Gage

III. Pledge of Allegiance

IV. Review Minutes

A. Extraterritorial Zoning Meeting Minutes of July 13, 2021

The motion to the Extraterritorial Zoning Meeting Minutes of July 13, 2021 was initiated by Joe Kopecky and seconded by Jess Haak. Unanimously carried.

V. Recommendation for a Conditional Use Permit

A. Open Public Hearing - All interested in this matter are invited to attend

Pat Watts opened the public hearing at 5:47pm.

APPLICANTS: Calvary Community Church (Owner), John Bakken (Agent)

TAX KEY: JG3100006B

STREET ADDRESS: N2620 Harris Road, Town of Geneva, Walworth County, Wisconsin

The applicant requests a Conditional Use Permit per 390.1714, *Conditional Use Permit* and 390.1703L, P-2, *ETZ Institutional Park District* for building lobby enclosures and regrading the parking lot at an existing church.

John Bakken made a presentation regarding the application.

There was no public input.

B. Close Public Hearing

The motion to the Close Public Hearing was initiated by Joe Kopecky and seconded by Dave Van Lue at 5:52pm. Unanimously carried.

C. Discussion and possible action for the Conditional Use Permit request

The motion to approve the Conditional Use Permit request with the following conditions:

1. The LED illuminated sign must follow the conditions that were placed on the sign at Geneva Ridge.

2. The parking lot lights must conform to the Town of Geneva's existing lighting ordinance.
3. The existing dirt pile must be used as part of the parking lot regrading project.
4. The requirement for turn lanes onto Highway 50 is eliminated due to the downsizing of the project.

was initiated by Joe Kopecky and seconded by Jess Haak. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Jess Haak and seconded by Joe Kopecky at 6:00pm. Unanimously carried.

/s/ Jackie Pankau-Daniels, Village Clerk

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



VILLAGE OF WILLIAMS BAY

Office of the Zoning Administrator

Evaluation Report

April 8, 2025

Village of Williams Bay and Town of Geneva Extraterritorial Zoning Board

March 28, 2025

APPLICANTS: Inns of Geneva National, LLC (Owner), Paloma Geneva National (Applicant)

TAX KEY: JGN 6000001, Geneva Township

STREET ADDRESS: 1091 Hidden Cottage Circle, Town of Geneva, Walworth County, Wisconsin

The applicant requests an amendment to a Conditional Use Permit per 390.1714, *Conditional Use Permit* and 390.1703.V, B-5, *ETZ Planned Commercial-Recreation Business District* to change one of the buildings containing 16 sleeping units to four (4) cottage style buildings containing 16 sleeping units (each cottage has 4 bedrooms).

One of the four buildings is within Williams Bay extraterritorial zoning jurisdiction, and three of the buildings are within Walworth County zoning jurisdiction.

The Town of Geneva recommended approval of this request (see letter dated January 14, 2025).

Walworth County approved the amendment on January 16, 2025.

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

CONDITIONAL USE PERMIT AMENDMENT APPLICATION
INNS OF GENEVA NATIONAL
TOWN OF GENEVA, WALWORTH COUNTY, WI

Prepared for:
Garth L. Chambers
Paloma Geneva National
1221 Geneva National Avenue
South
Lake Geneva, WI 53147

Prepared By:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Prepared for Walworth County:
December 29, 2024
Prepared for Williams Bay:
February 3rd, 2025

Project #240248

© 2024 Vierbicher Associates, Inc.

TABLE OF CONTENTS

Description	Tab #
Narrative	1
1.1 Overview	
1.2 Site Plan	
1.3 Highway Access Locations	
1.4 Drainage Plan	
1.5 Operational Plan	
1.6 Number of Units to be Accommodated	
1.7 Parking	
Williams Bay CUP Application.....	2
Preliminary Plan Set.....	3
2018 Walworth County CUP Approval.....	4
2018 Wetlands Report.....	5

1.0 Narrative

NARRATIVE

1.1 Overview:

Geneva National Resort and Club (the “Club”) owns approximately 133 acres of land. The Club is located within the Geneva National Community consisting of 1,200 homes in the Town of Geneva, WI. The Club includes a Clubhouse, 3 championship golf courses, multiple restaurants, events space, and lodging for overnight guests.

The property under this amendment, Geneva National Condominium Unit 60-01 (“Inns Property”), is part of the Geneva National Community (“Geneva National”), situated in the Town of Geneva, Walworth County, Wisconsin, and is zoned B-5, Planned Commercial Recreation Business District (“B-5 District”), under the Walworth County Shoreland Zoning Ordinance and the Walworth County Zoning Ordinance (collectively, “Zoning Ordinance”). Pursuant to a Conditional Use Permit issued by Walworth County on July 25, 1989, and all subsequent amendments thereto (collectively, “CUP”).

Among the uses granted under the CUP are a “limited-service hotel/motel with up to 125 sleeping rooms,” as Condition Number 6, and an “all-suite conference center, consisting of up to 120 units,” as Condition Number 5 (“Conference Center”) for a total of 245 permitted sleeping units. According to Land Use and Resource Management Staff, a concept map/plan submitted with the original rezone petition and CUP application for Geneva National identifies (i) the Inns Property and (ii) certain real property, Geneva National Condominium 60-02 (“Clubhouse Property”), owned by an affiliate of Inns, Paloma Geneva National, LLC (“Paloma”), collectively as the “Clubhouse Conference Center,” on which the 245 permitted sleeping units are to be located.

The Inns Property had contained 36 sleeping units of the Conference Center in six buildings. In 2018, the Walworth County Zoning Agency, the Town of Geneva, and the Village of Williams Bay agreed to amend the CUP for the Inns Property and the Clubhouse Property by adding 5 buildings containing 84 additional sleeping units to the existing 36 sleeping units for a total of 120 sleeping units and related parking to be constructed as part of the Conference Center.

The Inns Property currently contains 68 sleeping units of the Conference Center consisting of 8 buildings and other improvements. To encourage greater use of the golf courses, the clubhouse and the sleeping units, particularly by groups such as businesses, conventioners, weddings, and family reunions, Inns is introducing “cottage style” overnight stay accommodations on the Inns Property, as envisioned under the CUP.

To better accommodate the demands of today’s traveling golf groups, the Inns submits this amendment to change one of the 5 buildings containing 16 sleeping units under the existing CUP to four (4) cottage style buildings containing 16 sleeping units (each cottage has 4 bedrooms). As reflected in the attached site plan. A four-bedroom cottage is the ideal bedroom count and program for the discerning golf traveling group. The proposed cottage style buildings would be located in the same location as the approved 16-unit building. This modification does not change the total number of sleeping units approved under the current CUP and all other improvements and parking requirements remain the same.

1.2 Site Plan:

See Section 2.0 (Site Plans) for the location and layout of four (4) new cottage style buildings and associated parking.

1.3 Highway Access Locations:

The project site has highway two highway access locations. One is west of the site to State Route 50 via Geneva National Ave W and one is north of the site to Petrie Road via the Avenue of Champions and Geneva National Ave N. Both access locations have gate houses into the Geneva National property.

1.4 Drainage Plan:

Drainage improvements will be included in the project to convey and manage stormwater created both within the project area and around four (4) of the existing golf cottages. Stormwater will be conveyed southwest of the existing cottages into a proposed stormwater management facility that will discharge into a nearby wetland. The proposed stormwater design will improve existing drainage issues experienced at the existing four golf cottages. See Preliminary Grading and Drainage Plan.

1.5 Operational Plan:

Existing operations will service the new units. No additional support required with centralized existing services.

1.6 Number of Users to be accommodated:

There will be 16 new units (4 – 4 unit inns buildings).

1.7 Parking:

Exhibit 2.2 shows a total of 32 surface parking stalls and 8 garage spaces a total of 40 parking stalls to serve the 24 existing units (4 – 6 unit cottages) and the 16 proposed units (4 – 4 unit inns buildings).

2.0 Williams Bay CUP Application



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:

1091 Hidden Cottage Circle, Lake Geneva
WI, 53147

Tax Parcel Number:

JGN 600001

Project or Development Name:

INNS OF GENEVA NATIONAL

Applicant

Name:

PRIMA GENEVA NATIONAL

Mailing Address:

1221 Geneva National Ave, South
Lake Geneva, WI 53147

eMail:

glchambers@gnresort.com

Phone:

262-245-7000

Owner of Site

Name:

INNS OF GENEVA NATIONAL, LLC

Mailing Address:

1221 Geneva National Ave, South
Lake Geneva, WI 53147

eMail:

Phone:

262-245-7000

Legal Representative

Name:

Mailing Address:

eMail:

Phone:

Architect, Engineer, Contractor

Name:

Vierbicher Engineers

Mailing Address:

999 Fourier Drive, Suite 201
Madison, WI 53717

eMail:

spare@vierbicher.com

Phone: 262-408-5659

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

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

Current Zoning of Site: B-5 **Current Overlay Districts of Site:** ETZ

Proposed Zoning of Site: B-5

Proposed type of structure or use: 4 detached cottages each with 4 bedrooms in each building

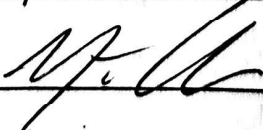
Proposed use of structure or site: Overnight Accommodations

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):

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

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

Print Applicant's Name: GARTHA CHAMBERS

Signature of Applicant:  **Date:** _____

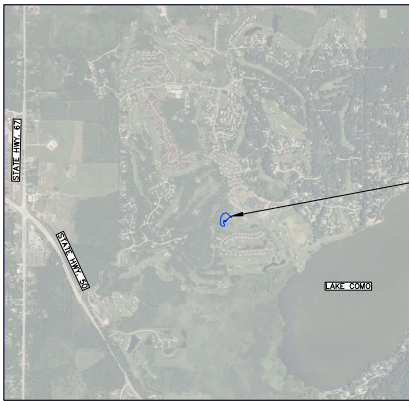
3.0 Preliminary Plan Set

INNS OF GENEVA NATIONAL

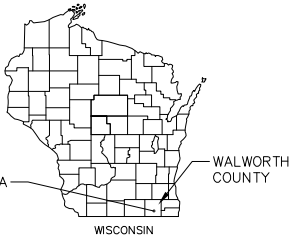
PRELIMINARY PLAN SET

TOWN OF GENEVA, WALWORTH COUNTY, WI

ALL SHEETS ARE HALF SCALE



PROJECT LOCATION



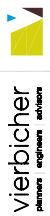
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS OVERVIEW
3	PRELIMINARY SITE PLAN OVERVIEW
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING AND DRAINAGE PLAN

NOT FOR CONSTRUCTION



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK ON THESE PLANS OR SOIL BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-0511

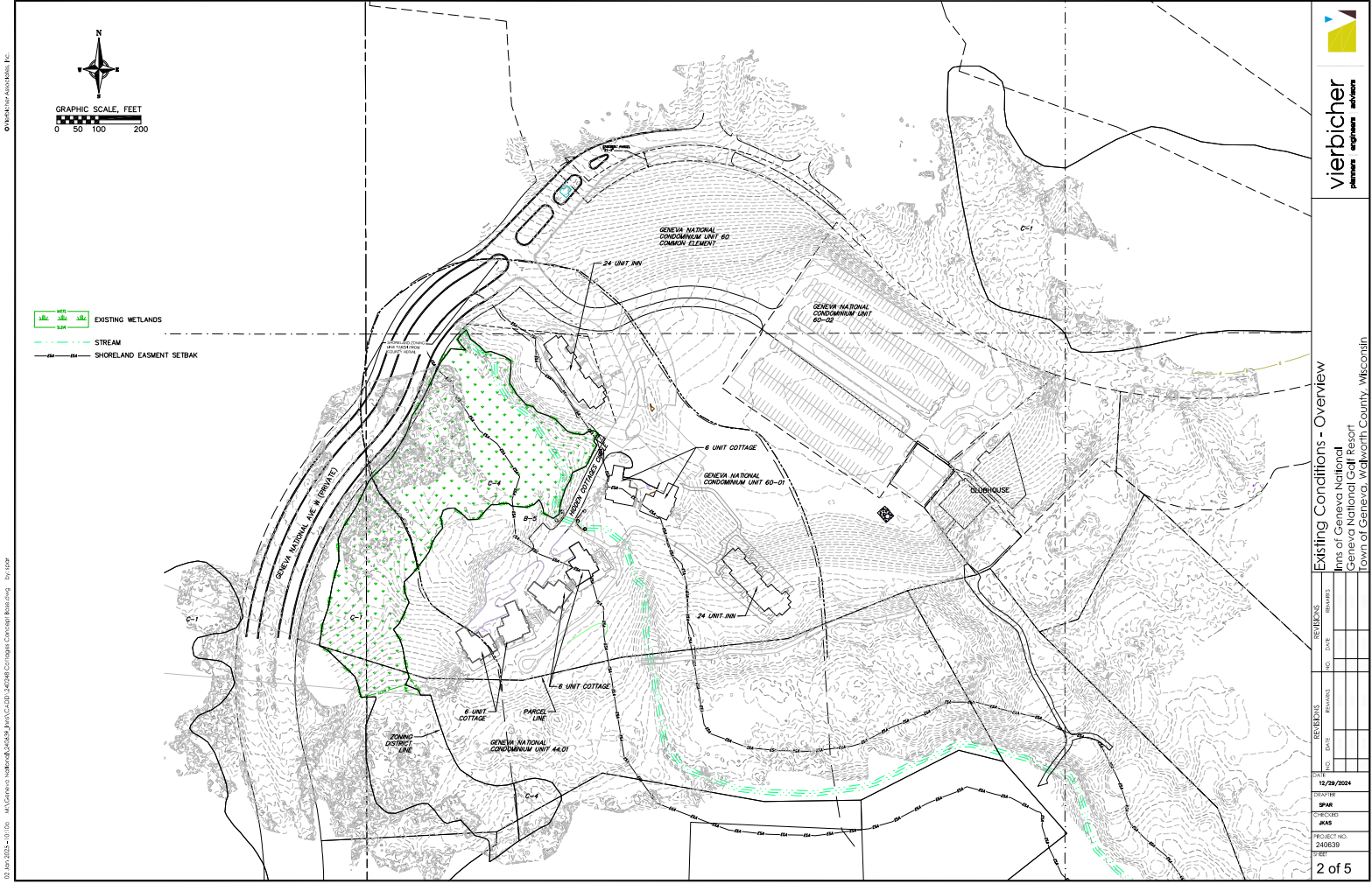


TITLE SHEET

Inns of Geneva National
Geneva National Golf Resort
Town of Geneva, Walworth County, Wisconsin

REVISIONS
NO. DATE
1 12/29/2024

DESIGNED BY
JMS
PROJECT NO.
240620
SHEET
1 OF 5





vierbicher
planning • engineering • architecture

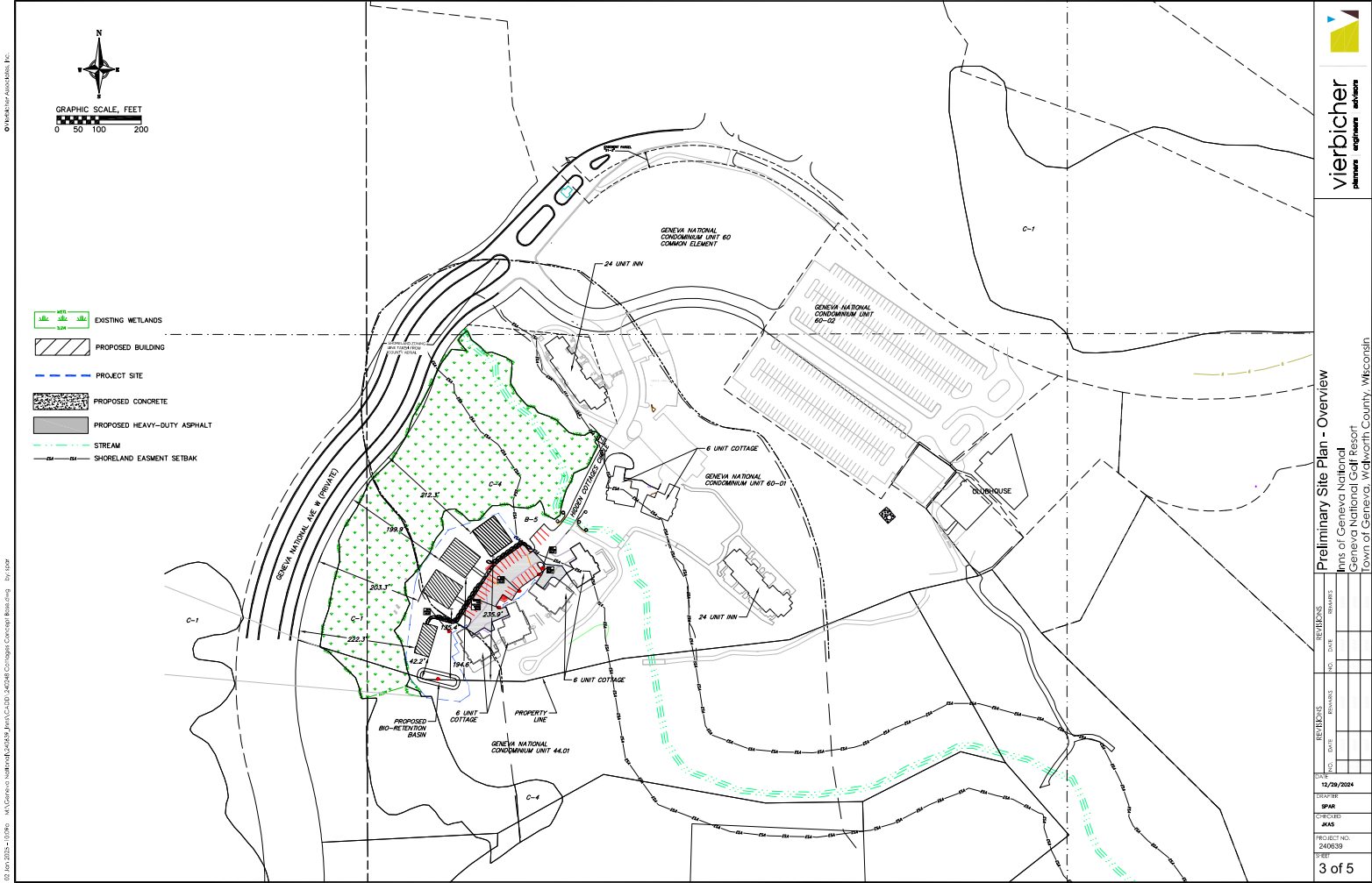
Existing Conditions - Overview

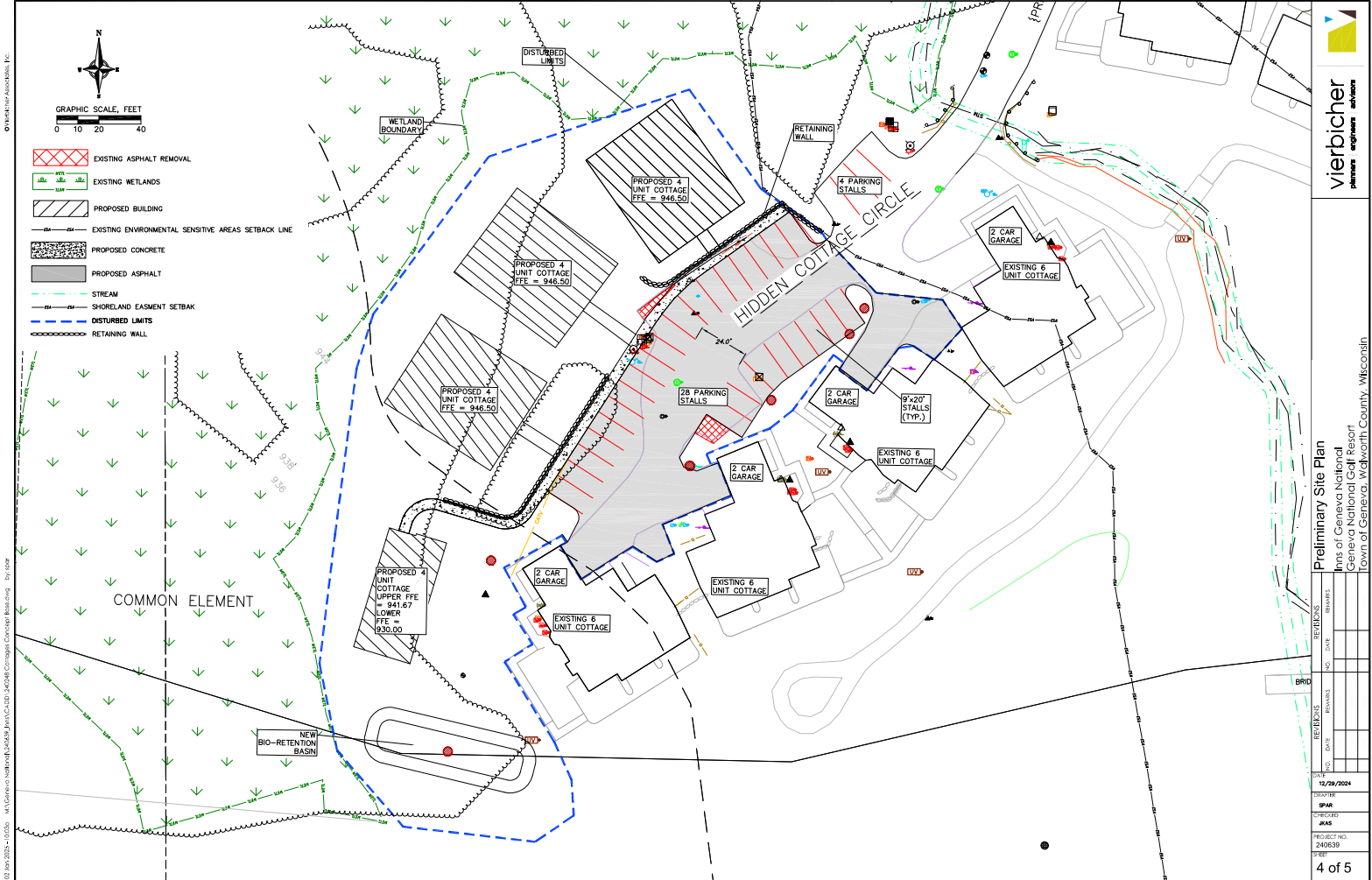
Geneva National Golf Resort
Town of Geneva, Walworth County, Wisconsin

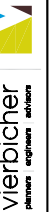
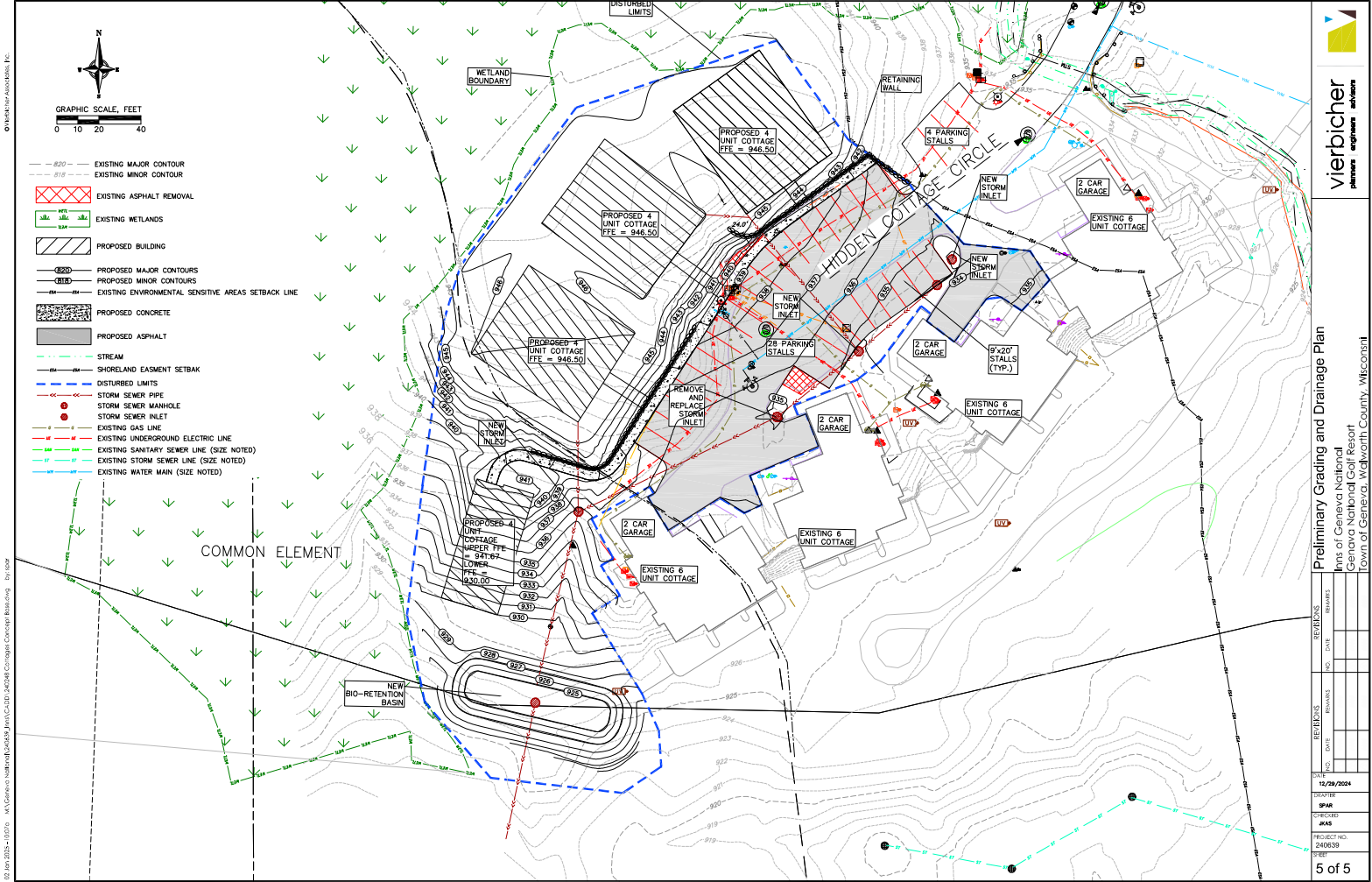
REV	DATE	REVISIONS	BY	CHK	APP
1	12/29/2024				

PROJECT NO.
2400039

2 of 5







Preliminary Grading and Drainage Plan
Twp of Geneva National
Geneva National Golf Resort
Town of Geneva, Walworth County, Wisconsin

4.0 2018 Walworth County CUP Approval



Land Use and Resource
Management Department

NAME: Inns of Geneva National, LLC and
Paloma Hotel Management, LLC

TOWN: Geneva

The property owner is requesting to rezone approximately 3.60 acres of B-5 Planned Commercial-Recreation Business District and C-4 and C-1 Lowland Resource Conservation Districts (shoreland and non-shoreland wetlands) to the B-5, C-1 and C-4 Districts in order to match wetland boundaries to delineated field conditions. The rezoning is accompanied by a petition to amend an existing conditional use for the units of the approved conference center to be served by shared parking and to allow outdoor food and beverage during lawn activities. The property owner is requesting conditional use approval to allow shared parking between the units within a condominium. The petition includes a request to reduce the required parking by as much as 40 percent (29% shown on the site plan) due to the same guests using the facilities at the same time between the condominium units. The shared parking requires a 29% or 169 parking space parking lot area to be located and deed restricted as Banked Area for Future Parking should the shared parking agreement get dissolved and the total required parking therefore become required to be installed.

Parts of Tax Parcels JG 4200001 through 9 and 16 and 17; and J GN5300001N through 81N and J GN5300001S through 116S.

Has been APPROVED subject to the following conditions:

General:

1. The conditional use is amended for approval of shared parking, outdoor food and beverage during outdoor lawn activities and modification of the building locations and interior setbacks as a PRD in the B-5 District as per plan submitted meeting all additional conditions.
2. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance including the Shared Parking requirements. All parking must be graded and surfaced so as to be dust free. All parking must be in compliance with County requirements prior to use of this approval.
3. The site plan must show land banked reserved area to balance the required parking. The shared parking banked area shall occur on the common element and shall be deed restricted from further use so long as parking is shared between the individual owned units. This Planned Residential Development conditional use is approved as condominium subject to a condominium declaration. The proper preservation, care and maintenance by the original and all subsequent owners of the exterior design of the condominium and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the condominium declaration.

4. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. No soil may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the covenants and restrictions or other documents governing this development. The plat prepared for this development must show the location and label each stormwater best management practice planned to serve the development.
5. The conditional use approval provides for interior setback modification for all setbacks as shown on the approved plan.
6. The outdoor patio and lawn areas shall be use from May 1st to October 31st of each year. Hours of operation on the patio shall be 9:00 a.m. to 11:00 p.m.
7. The conditional use approval shall allow for outdoor food and beverage in the outdoor activities areas identified on the site plan. All outdoor seating and all outdoor food and beverage consumption must be on the patio and lawn areas or within the designated outdoor area as specified on approved conditional use plans according to the plans of operation.
8. The patios must meet with the commercial building code including all proposed lighting. Open flame tiki torches may not be used as lighting.
9. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
10. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

11. The parking shown for the golf course, club house and sales academy are insufficient and must rely on shared parking with the neighboring condo unit. The calculation of the required parking indicates 581 parking stalls required with 412 stalls (including the 106 from the east parking lot) designated on the site plan for a requested shared parking reduction of 29% (169 stalls). The project plan must show the 29% reduction (169 parking stall) as a land bank reserve area in the common element of the condominium in order to qualify for the shared parking reduction. The 169 stall parking lot must be shown meeting size, access and setback standards in the common element and be dedicated as reserve area for parking but would not be required to be installed unless shared parking as shown on the approved plan is dissolved between the sharing property unit owners.
12. Any changes of the future main conference center building as approved to a golf stay and play club house will require additional conditional use review.
13. There shall be no fill allowed in the 75 foot shoreyard setback area for construction of stormwater basins to serve the development.
14. The development must comply with all requirement of the Walworth County Conservation Office Preliminary Stormwater Review Letter dated March 13, 2018 and revised April 11, 2018.

Dated this 24th day of April, 2018



COUNTY ZONING AGENCY
TIM BRELLENTIN, CHAIRMAN

cc: Atty James P. Howe, GODFREY LEIBSLE BLACKBOURN & HOWARTH
354 Seymour Court, Elkhorn, WI 53121
Town of Geneva, Joseph F. Kopecky, Chairman, N3496 Como Road, Lake Geneva, WI 53147
Town of Geneva, Debra L. Kirch, Clerk, N3496 Como Road, Lake Geneva, WI 53147

GENEVA NATIONAL CONDOMINIUM NO. 60
WALWORTH COUNTY, WISCONSIN
LOCATED IN PART OF THE NORTHWEST 1/4,
SOUTHWEST 1/4, and SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 29, AND PART OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 30, TOWN 2 NORTH, RANGE 17 EAST,
WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION:
Being all of Geneva National Condominium No. 42, all of Geneva National Condominium No. 42 Addendum No 1,
Geneva National Condominium No. 53N, Geneva National Condominium No. 53S, part of Geneva National
Condominium 44 and Units 28-01, 28-02, 28-05 and 28-06 of the Amended & Restated Condominium Plat for
Geneva National Condominium No. 28, all located in part of the Northwest $\frac{1}{4}$ Southwest $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the
Southwest $\frac{1}{4}$ of Section 29, and part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Town 2 North, Range 17
East, Walworth County, Wisconsin, more particularly described as follows:

Beginning at the most northerly corner of Geneva National Condominium No. 28 recorded as Document 28939,
Volume 629, Page 3891 in the Walworth County Register of Deeds office; thence along the Southerly line of

on a curve; thence with said curve to the left a length of 125.84', said curve having a radius of 858.00', a chord that

the south line of Geneva National Avenue; thence with said curve to the right a length of 384.95', said curve having

distance of 185.56' to a point on a curve; thence with said curve to the right a length of 167.37', said curve having a

distance of 74.27' to a point on a curve; thence with said curve to the left a length of 102.09', said curve having a

distance of 331.79' to a point on a curve; thence with said curve of the right a length of 266.13', said curve having a

distance of 29.44' to the point of beginning. Said Condominium contains 959,646 S.F., 22.03 acres more or less.

SURVEYORS CERTIFICATE:
I hereby certify that at the direction of Geneva National Development
Corporation No. 42, Inc., A Wisconsin Corporation, which is the declarant in the
Condominium Declaration, this Plat has been prepared and that this Plat is a
correct representation of the Condominium described to the best of my
professional knowledge and belief and that the identification and location of
each unit and the common elements can be determined from the Plat.

Dated this _____ day of _____, 2018.

LAST REVISED: 6/7/2018
DATE: 03/21/2018

SHEET 2 OF 2
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, R.L.S., S-1931

5.0 2018 Wetlands Report



Wetland & Waterway Consulting, LLC

Dave Meyer

S83 W23915 Artesian Avenue • Big Bend, WI 53103

262-719-4286 • Fax 262-364-2197

E-Mail • dave@wetlandwi.com

12-30-17

Mr. Garth Chambers
Paloma Geneva National, LLC
1221 Geneva National Ave. South
Lake Geneva, WI 53147

Dear Mr. Chambers:

Wetland & Waterway Consulting (WWC) has conducted a wetland delineation on property located in Secs. 29 and 30, T2N, R17E, Town of Geneva, Walworth County. The delineation was conducted on 10-12-17 at your request. This site is under consideration for future development; therefore, location of the wetlands prior to construction is necessary. The purpose of the delineation was to identify and flag all wetlands within the boundaries identified on the attached maps.

Investigator

Dave Meyer, lead delineator, is an independent environmental consultant providing wetland delineations, environmental permitting services, site assessments, and planning advice. He obtained a master's degree in Natural Resources Management from Southern Illinois University-Carbondale in 1977. Mr. Meyer has held technical and administrative positions in wetland and water resources specialties with the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers. He has satisfactorily completed the Reg IV Wetland Delineation training offered by the U.S. Army Corps of Engineers, the Advanced Wetland Delineation training conducted by the University of Wisconsin-LaCrosse in 2002 and 2007, the USACOE/WIDNR 1987 Wetland Delineation Manual Midwest Region Supplement Training in 2009, the USACOE/WIDNR 1987 Wetland Delineation Manual Northcentral/Northeast Region Supplement Training in 2010, the Basic Hydric Soil ID training conducted by the University of Wisconsin-LaCrosse in 2011, the Wetland Training Institute's Advanced Hydrology for Jurisdictional Determinations in 2016, and the SEWRPC Environmental Corridor Delineation Workshops in 2004 and 2015. Mr. Meyer is recognized by the Wisconsin Department of Natural Resources as an Assured Delineator.

Methods

The site visit was conducted according to the guidelines identified in the U.S. Army Corps of Engineers' 1987 manual and the Northcentral/Northeast Regional Supplement. The plot size used was a 30 foot radius circle for trees, shrub/saplings, and woody vines, and a 5 foot radius circle for herbaceous vegetation. Resources utilized in the investigation included the NRCS county soil survey, Wisconsin Wetland Inventory mapping, topo mapping, aerial photos, county plat mapping, *The Vegetation of Wisconsin, Wetland Plants and Plant Communities of Minnesota and Wisconsin – 3rd Edition*, *A Field Guide to Wildflowers of Northeastern and Northcentral North America*, and *Plants of the Chicago Region*. Sampling points were located in the areas that exhibited wetland characteristics as well as upland characteristics. Data was collected on the vegetation, soils, and hydrology at each sampling point. The wetlands were identified using the technical approach described in the USACOE 1987 Manual. The

wetland boundary was flagged using breaks in topography, transitions between hydric and upland vegetation, identification of wetland hydrology, and the presence of hydric soils. Roadside ditches were identified if they displayed hydric vegetation. Flags were placed in the middle of the ditches at their beginning and ending points for the surveyor to locate. If the ditch was very long or had unusual bends or turns in it, additional flags were placed within the central parts of the ditch to assist in its location. The flags were located in the field by a registered land surveyor and a wetland map was produced which identifies all flagged wetland complexes and ditches within the subject boundaries. Refer to the wetland map attached to the end of this report for locations.

Results and Discussion

* This approximately 5.77 acre vacant site is situated on the south side of Geneva National Avenue on the Geneva National Condominiums property. The majority of the site is occupied by a wet depressional basin with an unnamed creek flowing parallel to the northern boundary. The creek ranges between 2 and 4 feet wide with a sand and gravel substrate. The water levels were a maximum of 6 inches at the time of the delineation. See Photo E. The wetland complex is bordered by stands of upland hardwood trees and shrubs on the west, south, and east sides and by mowed and maintained lawn on the north. Condominiums are present offsite along the eastern boundary of the subject parcel.

* This site has not been previously delineated.

* The soil types mapped within the project boundaries are Miami loam (MwC2, MwD2), Miami silt loam (MyB), Palms muck (Pa), and Pella silt loam (Ph).

* No roadside ditches are present within the subject parcel boundaries. The ROW along the entire distance of the south side of Geneva National Avenue slopes down to the wetland complex at between 10% and 20% slopes. The ROW along the west side of Hidden Cottage Circle is flat and does not have any ditch present.

* The Wisconsin Wetland Inventory map shows an S3K wetland occupying the center of the subject site. The actual wetland boundaries that were found and flagged included all of this area as well as additional area to the south and east as shown on the attached wetland map. This complex also extends offsite to the south for undetermined distances.

*** The following wetland complex was flagged and is present on the parcel:**

A 3.06 acre wetland complex occupies the majority of this site. It consists of a stand of lowland hardwood trees and shrubs (DP #'s 2 and 4), sedge meadow with scattered shrubs (DP #6), and shallow water marsh (DP #8). Soil types mapped within the wetland are Pella silt loam and Palms muck. Flags were placed around the topo break along the upper edge of the depressional basin which coordinated well with discernable shifts in vegetation, hydrology, and soils from hydric to upland conditions. See Photos A and D.

Dominant vegetation at DP #'s 2 and 4 is common buckthorn, green ash, black willow, and black walnut in the tree stratum; common buckthorn, Bell's honeysuckle, red osier dogwood, and glossy buckthorn in the sapling/shrub stratum; and white snakeroot, grassleaf goldenrod, green ash, and clearweed in the herbaceous stratum. Soils meet the F3, A11, and A12 indicators. Hydrology indicators present are High Water Table, Saturation, Geomorphic Position, and the FAC-Neutral Test.

Dominant vegetation at DP #6 is red osier dogwood in the sapling/shrub stratum and lake sedge in the herbaceous stratum. Soils meet the A1 and A3 indicators. Hydrology indicators present are High Water Table, Saturation, Geomorphic Position, and the FAC-Neutral Test.

Dominant vegetation at DP #8 is red osier dogwood in the sapling/shrub stratum and narrowleaf cattail in the herbaceous stratum. Soils meet the F3 and A11 indicators. Hydrology indicators present are High Water Table, Saturation, Geomorphic Position, and the FAC-Neutral Test.

The adjacent upland areas surrounding the perimeter of the wetland consist of stands of upland hardwood trees and shrubs (DP #'s 1, 3, and 5) and mowed lawn (DP #7).

Dominant vegetation in the upland hardwood stands is mulberry, black cherry, shagbark hickory, and white oak in the tree stratum; Bell's honeysuckle and common buckthorn in the sapling/shrub stratum; and Pennsylvania sedge, white snakeroot, white avens, green ash, and Kentucky bluegrass in the herbaceous stratum. At DP #1 the soils meet the A11 soil indicators. However, neither vegetation nor hydrology indicators are present. At DP #3 vegetative indicators are present, but soil and hydrology indicators are not present. At DP #5 indicators are not present in the vegetative, soil, and hydrology parameters. See Photo B.

The mowed lawn area on the north side of the site is dominated by Kentucky bluegrass and tall fescue. Neither soil nor hydrology indicators are present. See Photo C.

Precipitation Data

Precipitation data from the websites of the USDA Natural Resource Conservation Service, the National Oceanic and Atmospheric Administration (NOAA), and Burlington WETS station W11205 was examined. This antecedent data was reviewed and considered while making determinations concerning the presence and/or absence of wetlands during the field investigation.

Because the antecedent precipitation was drier than normal, direct observation of saturated soils and/or water standing on the surface was not expected. Other primary indicators as well as the secondary indicators were searched for in order to provide evidence of hydrology.

Note that when a site is delineated in the first half of the month, the previous 3 months are taken into consideration.

Condition Value Dry = 1 Normal = 2 Wet = 3

	Month	Normal	3 yrs. In 10 less than	3 yrs. In 10 more than	Observed precip.	Condition dry, wet, normal	Condition value	Month weight value	Product of previous two columns
1st prior month	September	3.27	1.69	3.99	0.43	dry	1	3	3
2nd prior month	August	4.16	2.92	4.93	2.24	dry	1	2	2
3rd prior month	July	3.77	2.58	4.49	13.93	wet	3	1	3
								sum	8
		If sum is							
		6 - 9	drier than normal						
		10 - 14	normal						
		15 - 18	wetter than normal						

Conclusion

Antecedent precipitation was drier than normal.

Conclusion

The wetland lines staked in the field and referred to in this report are the best estimate of the wetland boundaries based on the conditions present at the time of delineation. The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under your local county, town, city, or village. Because this delineation was conducted by Mr. Meyer, an Assured Delineator, obtaining a concurrence letter from the Wisconsin Department of Natural Resources is not necessary. Concurrence with these wetland lines by the U.S. Army Corps of Engineers, however, must be obtained before undertaking any alterations or modifications of this property. Activities affecting wetlands or surface waters may require permits from the U.S. Army Corps of Engineers, the Wisconsin Department of Natural Resources, and local municipal authorities. The client must obtain authorization from all proper

regulatory authorities before altering, modifying, or using the property. If the required authorizations are not obtained, Wetland & Waterway Consulting, LLC shall not be liable or responsible for any resulting damages.

Sincerely,


Dave Meyer

Attachments

1. Data points
2. Soil Survey maps
3. Wisconsin Wetland Inventory map
4. USGS topo map
5. Location map
6. Site photographs
7. Literature cited
8. Delineation checklist
9. Wetland boundary map

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth Sampling Date: 10-12-17
 Applicant/Owner: _____ State: WI Sampling Point: #140
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30+24 N 7E
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex
 Slope (%): 18 Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Miami Silty loam MyB NWI Classification: None
 Are climatic/hydrologic conditions of the site typical for this time of the year? _____ (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? circumstances" present? Y
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u>
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living ☐ Drift Deposits (B3) ☐ Roots (C3) ☐ Algal Mat or Crust (B4) ☐ Presence of Reduced Iron (C4) ☐ Iron Deposits (B5) ☐ Recent Iron Reduction in Tilled ☐ Inundation Visible on Aerial ☐ Soils (C6) ☐ Imagery (B7) ☐ Thin Muck Surface (C7) ☐ Sparsely Vegetated Concave ☐ Other (Explain in Remarks) ☐ Surface (B8)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery ☐ (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)
Field Observations: Surface water present? Yes ☐ No ☒ Depth (inches): _____ Water table present? Yes ☐ No ☒ Depth (inches): _____ Saturation present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Indicators of wetland hydrology present? <u>N</u>	
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION - Use scientific names of plants

Sampling Point: 1

50/20 Thresholds				
	20%	50%		
Tree Stratum	1	2		
Sapling/Shrub Stratum		1		
Herb Stratum	1	2		
Woody Vine Stratum				

Dominance Test Worksheet				
Number of Dominant Species that are OBL, FACW, or FAC:	1	(A)		
Total Number of Dominant Species Across all Strata:	7	(B)		
Percent of Dominant Species that are OBL, FACW, or FAC:	14	(A/B)		

Prevalence Index Worksheet				
Total % Cover of:				
OBL species	x 1 =			
FACW species	x 2 =			
FAC species	x 3 =			
FACU species	x 4 =			
UPL species	x 5 =			
Column totals	(A)	(B)		
Prevalence Index = B/A =				

Hydrophytic Vegetation Indicators:				
Rapid test for hydrophytic vegetation				
Dominance test is >50%				
Prevalence index is ≤3.0*				
Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)				
Problematic hydrophytic vegetation* (explain)				
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic				

Definitions of Vegetation Strata:				
Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.				
Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.				
Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.				
Woody vines - All woody vines greater than 3.28 ft in height.				

Hydrophytic vegetation present?				
N				

Tree Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
85 = Total Cover				

Sapling/Shrub Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
60 = Total Cover				

Herb Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
100 = Total Cover				

Woody Vine Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
= Total Cover				

Remarks: (Include photo numbers here or on a separate sheet)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth Sampling Date: 10-12-17
 Applicant/Owner: _____ State: WI Sampling Point: #2 wet
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30 T24N R7E
 Landform (hillslope, terrace, etc.): depressional basin Local relief (concave, convex, none): Concave
 Slope (%): 10 Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Palm muck Pa NWI Classification: S3K
 Are climatic/hydrologic conditions of the site typical for this time of the year? _____ (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? circumstances" present? Y
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	If yes, optional wetland site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☒ High Water Table (A2) ☐ Aquatic Fauna (B13) ☒ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living ☐ Drift Deposits (B3) ☐ Roots (C3) ☐ Algal Mat or Crust (B4) ☐ Presence of Reduced Iron (C4) ☐ Iron Deposits (B5) ☐ Recent Iron Reduction in Tilled ☐ Inundation Visible on Aerial ☐ Soils (C6) ☐ Imagery (B7) ☐ Thin Muck Surface (C7) ☐ Sparsely Vegetated Concave ☐ Other (Explain in Remarks) ☐ Surface (B8)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery ☐ (C9) ☐ Stunted or Stressed Plants (D1) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)
Field Observations: Surface water present? Yes <u>Y</u> No <u>Y</u> Depth (inches): _____ Water table present? Yes <u>Y</u> No <u>Y</u> Depth (inches): <u>17</u> Saturation present? Yes <u>Y</u> No <u>Y</u> Depth (inches): <u>Surface</u> (includes capillary fringe)	Indicators of wetland hydrology present? <u>Y</u>	
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION - Use scientific names of plants

Sampling Point: 2

50/20 Thresholds				
Tree Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1	<i>Juglans nigra</i>	10	✓	FACU
2				
3				
4	<i>Rhamnus cathartica</i>	10	✓	FAC
5				
6				
7				
8				
9				
10		20	= Total Cover	

Sapling/Shrub Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1	<i>Lonicera x bella</i>	15	✓	FACU
2				
3				
4	<i>Rhamnus cathartica</i>	20	✓	FAC
5				
6	<i>Cornus stolonifera</i>	40	✓	FACW
7				
8				
9				
10		75	= Total Cover	

Herb Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1	<i>Ageratina altissima</i>	50	✓	FACU
2				
3				
4	<i>Rhamnus cathartica</i>	5		FAC
5				
6	<i>Phalaris arundinacea</i>	20		FACW
7				
8	<i>Pilea fontana</i>	20		FACW
9				
10	<i>Euthamia pinnatifida</i>	30	✓	FAC
11				
12	<i>Scirpalatrovirens</i>	10		OBL
13				
14				
15		135	= Total Cover	

Woody Vine Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
			= Total Cover	

50/20 Thresholds		
Tree Stratum	20%	50%
Tree Stratum	2	2
Sapling/Shrub Stratum	2	1
Herb Stratum		2
Woody Vine Stratum		

Dominance Test Worksheet	
Number of Dominant Species that are OBL, FACW, or FAC:	4 (A)
Total Number of Dominant Species Across all Strata:	7 (B)
Percent of Dominant Species that are OBL, FACW, or FAC:	57 (A/B)

Prevalence Index Worksheet	
Total % Cover of:	
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column totals	(A) (B)
Prevalence Index = B/A =	

Hydrophytic Vegetation Indicators:	
☒ Rapid test for hydrophytic vegetation	
☒ Dominance test is >50%	
☒ Prevalence index is ≤3.0*	
☐ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)	
☐ Problematic hydrophytic vegetation* (explain)	
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	

Definitions of Vegetation Strata:	
Trea - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	
Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.	
Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.	
Woody vines - All woody vines greater than 3.28 ft in height.	

Hydrophytic vegetation present?	
	Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-13	10YR2/1	100					Silt/loam	
13-24	10YR5/1	85	10YR4/6	15	C	M	clay/loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ Depleted Below Dark Surface (A11)
☒ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR R, MLRA 149B)
- ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth State: WI Sampling Date: 10-12-17
 Applicant/Owner: _____ Sampling Point: #36P
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30 T24N R17E
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex
 Slope (%): 20 Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Miamisilt loam Mx13 NWI Classification: None
 Are climatic/hydrologic conditions of the site typical for this time of the year? _____ (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? circumstances" present? Y
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>N</u>
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	
If yes, optional wetland site ID: _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living ☐ Drift Deposits (B3) ☐ Roots (C3) ☐ Algal Mat or Crust (B4) ☐ Presence of Reduced Iron (C4) ☐ Iron Deposits (B5) ☐ Recent Iron Reduction in Tilled ☐ Inundation Visible on Aerial ☐ Soils (C6) ☐ Imagery (B7) ☐ Thin Muck Surface (C7) ☐ Sparsely Vegetated Concave ☐ Other (Explain in Remarks) ☐ Surface (B8)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery ☐ (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)
Field Observations: Surface water present? Yes _____ No <u>/</u> Depth (inches): _____ Water table present? Yes _____ No <u>/</u> Depth (inches): _____ Saturation present? Yes _____ No <u>/</u> Depth (inches): _____ (includes capillary fringe)		Indicators of wetland hydrology present? <u>N</u>
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION - Use scientific names of plants

Sampling Point: 3

50/20 Thresholds				
Tree Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1	<i>Quercus alba</i>	85	✓	FACU
2				
3				
4				
5				
6				
7				
8				
9				
10		85	= Total Cover	

Sapling/Shrub Stratum				
Sapling/Shrub Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1	<i>Rhamnus cathartica</i>	90	✓	FAC
2				
3	<i>Ulmus americana</i>	20		FACW
4				
5				
6				
7				
8				
9				
10		110	= Total Cover	

Herb Stratum				
Herb Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1	<i>Fraxinus pennsylvanica</i>	10	✓	FACW
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		10	= Total Cover	

Woody Vine Stratum				
Woody Vine Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
			= Total Cover	

50/20 Thresholds		
	20%	50%
Tree Stratum		1
Sapling/Shrub Stratum		1
Herb Stratum		1
Woody Vine Stratum		

Dominance Test Worksheet	
Number of Dominant Species that are OBL, FACW, or FAC:	2 (A)
Total Number of Dominant Species Across all Strata:	3 (B)
Percent of Dominant Species that are OBL, FACW, or FAC:	66 (A/B)

Prevalence Index Worksheet	
Total % Cover of:	
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column totals	(A) (B)
Prevalence Index = B/A =	

Hydrophytic Vegetation Indicators:	
Rapid test for hydrophytic vegetation	
Dominance test is >50%	
Prevalence index is ≤3.0*	
Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)	
Problematic hydrophytic vegetation* (explain)	
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	

Definitions of Vegetation Strata:	
Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	
Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.	
Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.	
Woody vines - All woody vines greater than 3.28 ft in height.	

Hydrophytic vegetation present?	
Y	

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-9	10YR 3/2	100					silt/loam	
9-15	10YR 4/3	100					silt/loam	
15-24	10YR 3/3	100					silt/loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR R, MLRA 149B)
- ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? ✓

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth Sampling Date: 10-12-17
 Applicant/Owner: _____ State: WI Sampling Point: #9 wet
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30 T24N R17E
 Landform (hillslope, terrace, etc.): depressional basin Local relief (concave, convex, none): concave
 Slope (%): 5/10 Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Pella silt loam Ph NWI Classification: None
 Are climatic/hydrologic conditions of the site typical for this time of the year? _____ (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? circumstances" present? Y
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living ☐ Drift Deposits (B3) ☐ Roots (C3) ☐ Algal Mat or Crust (B4) ☐ Presence of Reduced Iron (C4) ☐ Iron Deposits (B5) ☐ Recent Iron Reduction in Tilled ☐ Inundation Visible on Aerial ☐ Soils (C6) ☐ Imagery (B7) ☐ Thin Muck Surface (C7) ☐ Sparsely Vegetated Concave ☐ Other (Explain in Remarks) ☐ Surface (B8)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery ☐ (C9) ☐ Stunted or Stressed Plants (D1) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)
Field Observations: Surface water present? Yes ☐ No ☒ Depth (inches): _____ Water table present? Yes ☐ No ☒ Depth (inches): _____ Saturation present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Indicators of wetland hydrology present? <u>Y</u>	
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION - Use scientific names of plants

 Sampling Point: 4

Tree Stratum					Plot Size ()		Absolute % Cover	Dominant Species	Indicator Status
1	<i>Fraxinus pennsylvanica</i>		15	✓	FACW				
2									
3									
4	<i>Salix nigra</i>		20	✓	OBC				
5									
6									
7	<i>Rhamnus cathartica</i>		10		FAC				
8									
9									
10	<i>Ulmus americana</i>		10		FACW				
			55	= Total Cover					

Sapling/Shrub Stratum					Plot Size ()		Absolute % Cover	Dominant Species	Indicator Status
1	<i>Rhamnus cathartica</i>		35	✓	FAC				
2									
3									
4	<i>Rhamnus Frangula</i>		15	✓	FAC				
5									
6	<i>Lonicera x bella</i>		10		FACW				
7									
8									
9									
10									
			60	= Total Cover					

Herb Stratum					Plot Size ()		Absolute % Cover	Dominant Species	Indicator Status
1	<i>Fraxinus pennsylvanica</i>		30	✓	FACW				
2									
3	<i>Pilea Fontana</i>		20	✓	FACW				
4									
5									
6	<i>Phalaris arundinacea</i>		5		FACW				
7									
8									
9									
10	<i>Agrostis altissima</i>		20	✓	FACW				
11									
12	<i>Rhamnus cathartica</i>		5		FAC				
13									
14									
15									
			80	= Total Cover					

Woody Vine Stratum					Plot Size ()		Absolute % Cover	Dominant Species	Indicator Status
1									
2									
3									
4									
5									
				= Total Cover					

50/20 Thresholds		
	20%	50%
Tree Stratum		2
Sapling/Shrub Stratum	1	1
Herb Stratum		3
Woody Vine Stratum		

Dominance Test Worksheet		
Number of Dominant Species that are OBL, FACW, or FAC:	6	(A)
Total Number of Dominant Species Across all Strata:	7	(B)
Percent of Dominant Species that are OBL, FACW, or FAC:	86	(A/B)

Prevalence Index Worksheet		
Total % Cover of:		
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column totals	(A)	(B)
Prevalence Index = B/A =		

Hydrophytic Vegetation Indicators:

☒ Rapid test for hydrophytic vegetation

☒ Dominance test is >50%

☒ Prevalence index is $\leq 3.0^*$

☐ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

☐ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? 7

Remarks: (Include photo numbers here or on a separate sheet)

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

**Location: PL=Pore Lining, M=Matrix

Indicators for Problematic Hydric Soils:

- *Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Hydric soil present?

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth Sampling Date: 10-12-17
 Applicant/Owner: _____ State: WI Sampling Point: #5 HP
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30 T24N R17E
 Landform (hillslope, terrace, etc.): level Local relief (concave, convex, none): none
 Slope (%): _____ Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Miami loam Mwcg NWI Classification: None
 Are climatic/hydrologic conditions of the site typical for this time of the year? _____ (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? circumstances" present? Y
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u>
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	
If yes, optional wetland site ID: _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living ☐ Drift Deposits (B3) ☐ Roots (C3) ☐ Algal Mat or Crust (B4) ☐ Presence of Reduced Iron (C4) ☐ Iron Deposits (B5) ☐ Recent Iron Reduction in Tilled ☐ Inundation Visible on Aerial ☐ Soils (C6) ☐ Imagery (B7) ☐ Thin Muck Surface (C7) ☐ Sparsely Vegetated Concave ☐ Other (Explain in Remarks) ☐ Surface (B8)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery ☐ (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)
Field Observations: Surface water present? Yes _____ No <u>/</u> Depth (inches): _____ Water table present? Yes _____ No <u>/</u> Depth (inches): _____ Saturation present? Yes _____ No <u>/</u> Depth (inches): _____ (includes capillary fringe)		Indicators of wetland hydrology present? <u>N</u>
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION - Use scientific names of plants

Sampling Point: 5

Tree Stratum					50/20 Thresholds	
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	20%	50%	
1 <i>Carya ovata</i>	25	/	FACU	1	1	
2						
3						
4 <i>Quercus alba</i>	60	/	FACU		1	
5						
6						
7						
8						
9						
10	85	= Total Cover				

Sapling/Shrub Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
= Total Cover				

Herb Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1 <i>Poa pratensis</i>	90	/	FACU	
2				
3				
4 <i>Carex blanda</i>	10		FAC	
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15	100	= Total Cover		

Woody Vine Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
= Total Cover				

50/20 Thresholds

Tree Stratum

Sapling/Shrub Stratum

Herb Stratum

Woody Vine Stratum

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species x 1 =

FACW species x 2 =

FAC species x 3 =

FACU species x 4 =

UPL species x 5 =

Column totals (A) (B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

— Rapid test for hydrophytic vegetation

— Dominance test is >50%

— Prevalence index is ≤3.0*

— Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

— Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-7	10YR2/2	100					Silt/loam	
7-24	10YR4/3	100					Silt/loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- | | |
|---|--|
| ☐ Histisol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth State: WI Sampling Date: 10-12-17
 Applicant/Owner: Meyer Sampling Point: #6 wet
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30 T24N R17E
 Landform (hillslope, terrace, etc.): depression, flat Local relief (concave, convex, none): concave
 Slope (%): 10 Lat.: 43° 10' N Long.: 89° 10' W Datum: NAD83
 Soil Map Unit Name: Palm muck Pa NWI Classification: None
 Are climatic/hydrologic conditions of the site typical for this time of the year? Yes (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Yes Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? Yes circumstances" present? Yes
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☒ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)		Secondary Indicators (minimum of two required) ☐ Water-Stained Leaves (B9) ☐ Aquatic Fauna (B13) ☐ Marl Deposits (B15) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)		☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)	
Field Observations: Surface water present? Yes <u>Yes</u> No <u>No</u> Depth (inches): <u>16</u> Water table present? Yes <u>Yes</u> No <u>No</u> Depth (inches): <u>16</u> Saturation present? Yes <u>Yes</u> No <u>No</u> Depth (inches): <u>Surface</u> (includes capillary fringe)				Indicators of wetland hydrology present? <u>Y</u>	
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:					
Remarks:					

VEGETATION - Use scientific names of plants
Sampling Point: 6

Tree Stratum					50/20 Thresholds	
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status		20%	50%
1				Tree Stratum		
2				Sapling/Shrub Stratum		1
3				Herb Stratum		1
4				Woody Vine Stratum		
5				Dominance Test Worksheet		
6				Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A)		
7				Total Number of Dominant Species Across all Strata: <u>2</u> (B)		
8				Percent of Dominant Species that are OBL, FACW, or FAC: <u>100</u> (A/B)		
9				Prevalence Index Worksheet		
10				Total % Cover of:		
				OBL species <u> </u> x 1 = <u> </u>		
				FACW species <u> </u> x 2 = <u> </u>		
				FAC species <u> </u> x 3 = <u> </u>		
				FACU species <u> </u> x 4 = <u> </u>		
				UPL species <u> </u> x 5 = <u> </u>		
				Column totals (A) <u> </u> (B) <u> </u>		
				Prevalence Index = B/A = <u> </u>		
				Hydrophytic Vegetation Indicators:		
				☒ Rapid test for hydrophytic vegetation		
				☒ Dominance test is >50%		
				☒ Prevalence index is ≤3.0*		
				☐ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)		
				☐ Problematic hydrophytic vegetation* (explain)		
				*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic		
				Definitions of Vegetation Strata:		
				Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.		
				Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.		
				Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.		
				Woody vines - All woody vines greater than 3.28 ft in height.		
				Hydrophytic vegetation present? <u> + </u>		

Sapling/Shrub Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
				= Total Cover

Herb Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
				= Total Cover

Woody Vine Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
				= Total Cover

Remarks: (Include photo numbers here or on a separate sheet)

6

[illegible]

**Location: PL=Pore Lining, M=Matrix

indicators for Problematic Hydric Soils:

- | | | |
|--|---|---|
| ☒ Histisol (A1) | ☐ Polyvalue Below Surface | ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☒ Histic Epipedon (A2) | ☐ (S8) (LRR R, MLRA 149B) | ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☒ Black Histic (A3) | ☐ Thin Dark Surface (S9) | ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Hydrogen Sulfide (A4) | ☐ (LRR R, MLRA 149B) | ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Stratified Layers (A5) | ☐ Loamy Mucky Mineral (F1) | ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Depleted Below Dark Surface (A11) | ☐ (LRR K, L) | ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Thick Dark Surface (A12) | ☐ Loamy Gleyed Matrix (F2) | ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Matrix (F3) | ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Dark Surface (F6) | ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Sandy Redox (S5) | ☐ Depleted Dark Surface (F7) | ☐ Red Parent Material (TF2) |
| ☐ Stripped Matrix (S6) | ☐ Redox Depressions (F8) | ☐ Very Shallow Dark Surface (TF12) |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | | ☐ Other (Explain in Remarks) |

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth Sampling Date: 10-12-17
 Applicant/Owner: _____ State: WI Sampling Point: #7UP
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30 T24N R7E
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex
 Slope (%): 5 Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Miami loam MWC2 NWI Classification: None
 Are climatic/hydrologic conditions of the site typical for this time of the year? _____ (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? circumstances" present? Y
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u>
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	
If yes, optional wetland site ID: _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living ☐ Drift Deposits (B3) ☐ Roots (C3) ☐ Algal Mat or Crust (B4) ☐ Presence of Reduced Iron (C4) ☐ Iron Deposits (B5) ☐ Recent Iron Reduction in Tilled ☐ Inundation Visible on Aerial ☐ Soils (C6) ☐ Imagery (B7) ☐ Thin Muck Surface (C7) ☐ Sparsely Vegetated Concave ☐ Other (Explain in Remarks) ☐ Surface (B8)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery ☐ (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)
Field Observations: Surface water present? Yes ☐ No ☒ Depth (inches): _____ Water table present? Yes ☐ No ☒ Depth (inches): _____ Saturation present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Indicators of wetland hydrology present? <u>N</u>	
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION - Use scientific names of plants

Sampling Point: 7

50/20 Thresholds				
Tree Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		= Total Cover		

Sapling/Shrub Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		= Total Cover		

Herb Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		= Total Cover		

Woody Vine Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		= Total Cover		

Tree Stratum
Sapling/Shrub Stratum
Herb Stratum
Woody Vine Stratum

Dominance Test Worksheet
Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across all Strata: 2 (B)
Percent of Dominant Species that are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index Worksheet
Total % Cover of:
OBL species x 1 =
FACW species x 2 =
FAC species x 3 =
FACU species x 4 =
UPL species x 5 =
Column totals (A) (B)
Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:
Rapid test for hydrophytic vegetation
Dominance test is >50%
Prevalence index is ≤3.0*
Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
Problematic hydrophytic vegetation* (explain)
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:
Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.
Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Indicators for Problematic Hydric Soils:

- | | | |
|--|---|---|
| ☐ Histisol (A1) | ☐ Polyvalue Below Surface | ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ (S8) (LRR R, MLRA 149B) | ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Black Histic (A3) | ☐ Thin Dark Surface (S9) | ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Hydrogen Sulfide (A4) | ☐ (LRR R, MLRA 149B) | ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Stratified Layers (A5) | ☐ Loamy Mucky Mineral (F1) | ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Depleted Below Dark Surface (A11) | ☐ (LRR K, L) | ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Thick Dark Surface (A12) | ☐ Loamy Gleyed Matrix (F2) | ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Matrix (F3) | ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Dark Surface (F6) | ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Sandy Redox (S5) | ☐ Depleted Dark Surface (F7) | ☐ Red Parent Material (TF2) |
| ☐ Stripped Matrix (S6) | ☐ Redox Depressions (F8) | ☐ Very Shallow Dark Surface (TF12) |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | | ☐ Other (Explain in Remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Type: _____
Depth (inches): _____

Hydric soil present? ☒

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Geneva National City/County: Walworth State: WI Sampling Date: 10-12-17
 Applicant/Owner: _____ Sampling Point: #8 wet
 Investigator(s): Meyer Section, Township, Range: Sec. 29+30 T24N R17E
 Landform (hillslope, terrace, etc.): depressional basin Local relief (concave, convex, none): concave
 Slope (%): 10 Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Palmi muck Pa NWI Classification: S3K
 Are climatic/hydrologic conditions of the site typical for this time of the year? _____ (If no, explain in remarks)
 Are vegetation N, soil N, or hydrology N significantly disturbed? Are "normal
 Are vegetation N, soil N, or hydrology N naturally problematic? circumstances" present? Y
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☒ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)		Secondary Indicators (minimum of two required) ☐ Water-Stained Leaves (B9) ☐ Aquatic Fauna (B13) ☐ Marl Deposits (B15) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D5) ☐ Microtopographic Relief (D4)
Field Observations: Surface water present? Yes <u>Y</u> No <u>Y</u> Depth (inches): _____ Water table present? Yes <u>Y</u> No <u>Y</u> Depth (inches): <u>15</u> Saturation present? Yes <u>Y</u> No <u>Y</u> Depth (inches): <u>Surf Face</u> (includes capillary fringe)		Indicators of wetland hydrology present? <u>Y</u>	
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION - Use scientific names of plants

Sampling Point: 8

Tree Stratum					50/20 Thresholds	
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status		20%	50%
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
				= Total Cover		

Sapling/Shrub Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
				= Total Cover

Herb Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
				= Total Cover

Woody Vine Stratum				
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status	
1				
2				
3				
4				
5				
				= Total Cover

50/20 Thresholds

Tree Stratum _____

Sapling/Shrub Stratum 1

Herb Stratum 1

Woody Vine Stratum _____

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species _____ x 1 = _____

FACW species _____ x 2 = _____

FAC species _____ x 3 = _____

FACU species _____ x 4 = _____

UPL species _____ x 5 = _____

Column totals (A) _____ (B) _____

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☒ Rapid test for hydrophytic vegetation

☒ Dominance test is >50%

☒ Prevalence index is $\leq 3.0^*$

☐ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

☐ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR2/1	100					silt/loam	
8-24	10YR5/1	90	10YR4/4	10	C	M	clay/loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☒ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR R, MLRA 149B)
- ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Loamy Gleyed Matrix (F2)
☒ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? ☒

Remarks:



Surface Water Data Viewer Map



- Legend**
- NRCS Wisconsin Soils
 - Soil Mapping Unit
 - Water
 - Index to EN_Image_Basemap_Leaf Off

Notes

0.1 0 0.03 0.1 Miles
NAD_1983_HARN_Wisconsin_TM
1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wis.gov/legal/>

Soil Map—Walworth County, Wisconsin



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/29/2017
Page 1 of 3

Map Unit Legend

Walworth County, Wisconsin (WI127)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MwC2	Miami loam, 6 to 12 percent slopes, eroded	1.9	33.1%
MwD2	Miami loam, 12 to 20 percent slopes, eroded	0.1	2.2%
MyB	Miami silt loam, 2 to 6 percent slopes	0.1	2.4%
Pa	Palms muck, 0 to 2 percent slopes	1.9	31.9%
Ph	Pella silt loam, 0 to 2 percent slopes	1.8	30.5%
Totals for Area of Interest		5.8	100.0%



Report—Hydric Soil List - All Components

Hydric Soil List - All Components--WI127-Walworth County, Wisconsin					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
MwC2: Miami loam, 6 to 12 percent slopes, eroded	Miami	100	Till plains	No	—
MwD2: Miami loam, 12 to 20 percent slopes, eroded	Miami	100	Till plains	No	—
MyB: Miami silt loam, 2 to 6 percent slopes	Miami	100	Till plains	No	—
Pa: Palms muck, 0 to 2 percent slopes	Palms-Muck	75-95	Interdrumlins	Yes	1,3
	Houghton-Muck	3-15	Depressions	Yes	1,2,3
	Adrian	2-10	Interdrumlins	Yes	1,3
Ph: Pella silt loam, 0 to 2 percent slopes	Pella	80-91	Drainageways	Yes	2,3
	Kendall	5-9	Drainageways	No	—
	Lamartine	4-8	Drainageways	No	—
	Palms-Muck	1-3	Depressions	Yes	1,3

Data Source Information

Soil Survey Area: Walworth County, Wisconsin

Survey Area Data: Version 13, Sep 27, 2016





Surface Water Data Viewer Map



NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability, and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

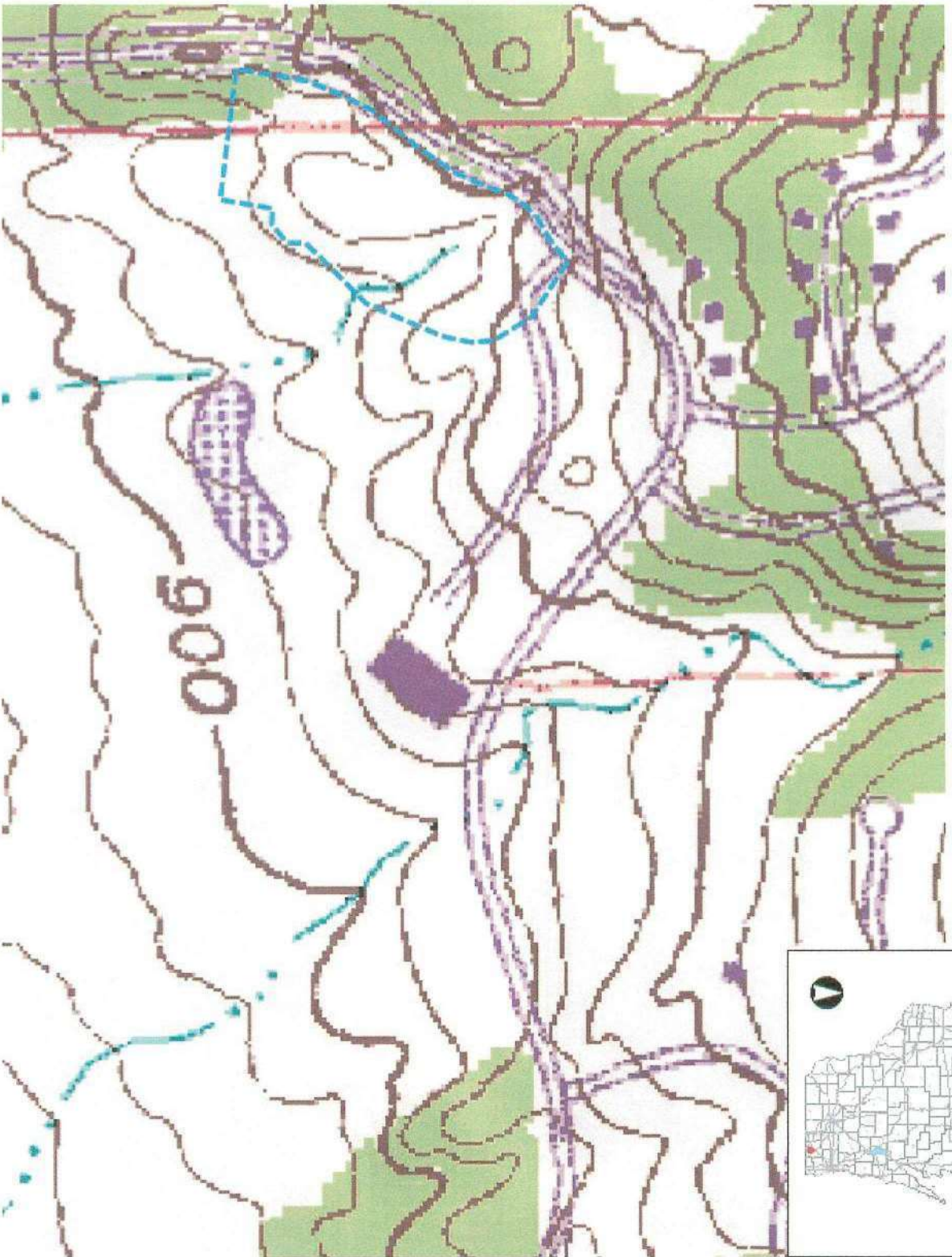
Legend

- Welland Class Points
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Welland too small to delineate
- Filled Points
- Welland Class Areas
 - Welland
 - Upland
- Filled Areas
- Index to EN_Image_Basemap_Leaf Off

Notes



Surface Water Data Viewer Map



NAD_1983_HARN_Wisconsin_TM

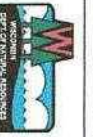
1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wis.gov/legal/>

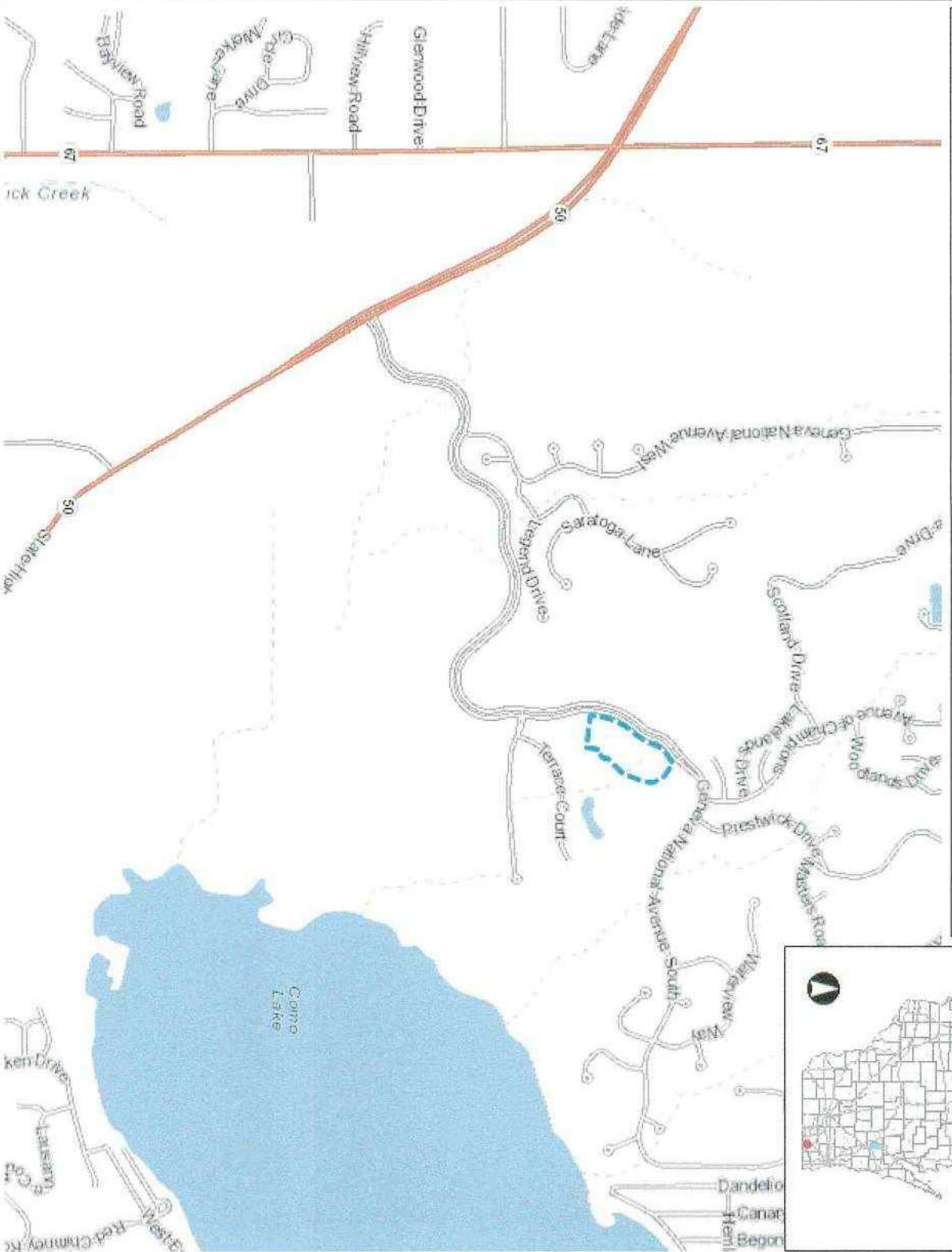


Legend

Notes



Surface Water Data Viewer Map



Legend

- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

Notes

0.5 0 0.25 0.5 Miles
NAD_1983_HARN_Wisconsin_TM
1: 15,840

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wis.gov/legal/>

PHOTOGRAPHS

Photo A.....Typical view of the wetland complex on subject property (DP #'s 2, 4, 6).

Photo B.....Typical view of upland areas described at DP #'s 1, 3, and 5.

Photo C.....Viewing northwest across site in vicinity of DP #7.

Photo D.....Viewing south across DP #8.

Photo E.....Viewing east along unnamed intermittent creek on subject property.











LITERATURE CITED

- Curtis, John. 1971. *The Vegetation of Wisconsin*. University of Wisconsin Press, Madison, Wisconsin. 173 pp.
- Eggers, Steve and Donald Reed. 2011. *Wetland Plants and Plant Communities of Minnesota and Wisconsin – 3rd Edition*. St. Paul District, U.S. Army Corps of Engineers, St. Paul, MN 478 pp.
- Peterson, Roger and Margaret McKenny. 1968. *A Field Guide to Wildflowers of Northeastern and Northcentral North America*. Houghton Mifflin Company, Boston, Mass. 420 pp.
- Swink, Floyd and Gerould Wilhelm. 1994. *Plants of the Chicago Region*. The Morton Arboretum, Lisle, Illinois. 921 pp.

WETLAND DELINEATION CONFIRMATION REQUEST CHECKLIST

Introductory Section

- Why the delineation was undertaken
- Date the field work was completed
- Who conducted the fieldwork
- Qualifications

Methods used during the wetland delineation

- Description of methods
- Sources Reviewed (WWI mapping, Soil Survey, etc.)
- Description of any site specific agency guidance (site meetings, etc.)

Results and Discussion

- Antecedent hydrologic condition analysis
- Previous wetland delineation mapping
- Existing environmental mapping (WWI mapping, Soil Survey, etc.)
- Amount and types of wetland located within the project area
- Discussion explaining how the wetland/upland boundary was differentiated
- Disturbed and problematic areas encountered during the delineation
- Other water resources located in the project area (navigable streams, etc.)

Topographic mapping

WWI mapping

Soil survey mapping

Wetland Delineation map

Data Forms

Site Photos

Previous delineation information

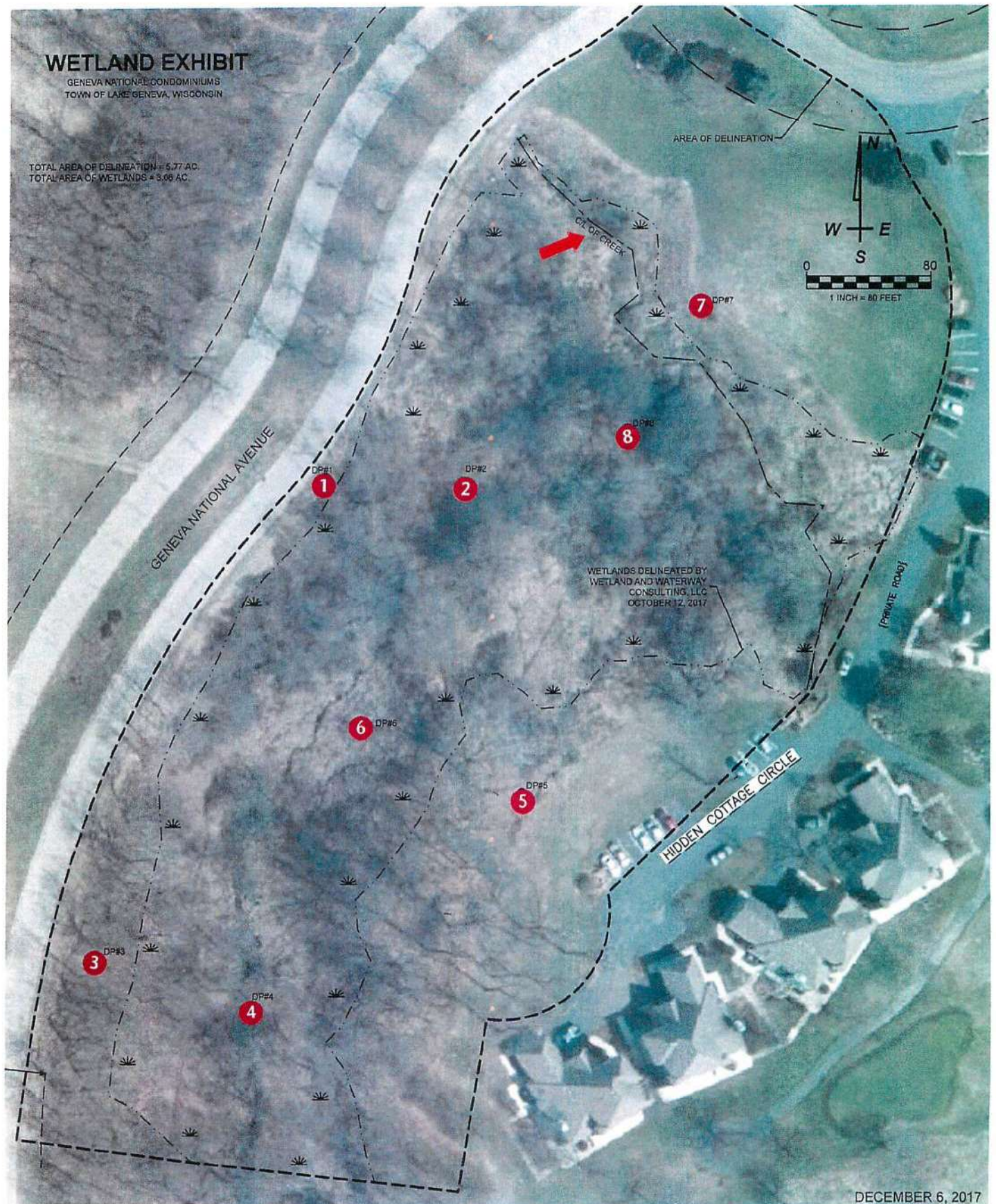
FSA Slide Review

Literature Cited

WETLAND EXHIBIT

GENEVA NATIONAL CONDOMINIUMS
TOWN OF LAKE GENEVA, WISCONSIN

TOTAL AREA OF DELINEATION = 5.77 AC.
TOTAL AREA OF WETLANDS = 3.08 AC.



DECEMBER 6, 2017



WALWORTH COUNTY

WISCONSIN

Land Use & Resource Management

AMENDED 1/16/2025 – To convert previous Building “A6.5” in the western portion of JGN 6000001 into 4 buildings with 4 units in each building. (See #1)

NAME: Inns of Geneva National, LLC and
Paloma Hotel Management, LLC

TOWN: Geneva

The property owner is requesting to rezone approximately 3.60 acres of B-5 Planned Commercial-Recreation Business District and C-4 and C-1 Lowland Resource Conservation Districts (shoreland and non-shoreland wetlands) to the B-5, C-1 and C-4 Districts in order to match wetland boundaries to delineated field conditions. The rezone is accompanied by a petition to amend an existing conditional use for the units of the approved conference center to be served by shared parking and to allow outdoor food and beverage during lawn activities. The property owner is requesting conditional use approval to allow shared parking between the units within a condominium. The petition includes a request to reduce the required parking by as much as 40 percent (29% shown on the site plan) due to the same guests using the facilities at the same time between the condominium units. The shared parking requires a 29% or 169 parking space parking lot area to be located and deed restricted as Banked Area for Future Parking should the shared parking agreement get dissolved, and the total required parking therefore become required to be installed.

Parts of Tax Parcels ~~JG 4200001 through 9 and 16 and 17; and J GN5300001N through 81N and J GN5300001S through 116S~~
JGN 6000001 and JGN 6000002.

Has been APPROVED subject to the following conditions:

General:

1. The conditional use is amended for approval of shared parking, outdoor food and beverage during outdoor lawn activities and modification of the building locations and interior setbacks as a PRD in the B-5 District as per plan submitted, **and as amended 1/16/25 to convert previous Building “A6.5” in the western portion of JGN 6000001 into 4 buildings identified as ‘cottages’ with 4 ‘sleep room’ units in each building, totaling the same number of units as the previously approved Building “A6.5” and meeting all additional conditions.**

2. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance including the Shared Parking requirements. All parking must be graded and surfaced so as to be dust free. All parking must be in compliance with County requirements prior to use of this approval.
3. The site plan must show land banked reserved area to balance the required parking. The shared parking banked area shall occur on the common element and shall be deed restricted from further use so long as parking is shared between the individual owned units. This Planned Residential Development conditional use is approved as condominium subject to a condominium declaration. The proper preservation, care and maintenance by the original and all subsequent owners of the exterior design of the condominium and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the condominium declaration.
4. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. No soil may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the covenants and restrictions or other documents governing this development. The plat prepared for this development must show the location and label each stormwater best management practice planned to serve the development.
5. The conditional use approval provides for interior setback modification for all setbacks as shown on the approved plan.
6. The outdoor patio and lawn areas shall be use from May 1st to October 31st of each year. Hours of operation on the patio shall be 9:00 a.m. to 11:00 p.m.
7. The conditional use approval shall allow for outdoor food and beverage in the outdoor activities areas identified on the site plan. All outdoor seating and all outdoor food and beverage consumption must be on the patio and lawn areas or within the designated outdoor area as specified on approved conditional use plans according to the plans of operation.
8. The patios must meet with the commercial building code including all proposed lighting. Open flame tiki torches may not be used as lighting.
9. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

10. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

11. The parking shown for the golf course, club house, and sales academy are insufficient and must rely on shared parking with the neighboring condo unit. The calculation of the required parking indicates 581 parking stalls required with 412 stalls (including the 106 from the east parking lot) designated on the site plan for a requested shared parking reduction of 29% (169 stalls). The project plan must show the 29% reduction (169 parking stall) as a land bank reserve area in the common element of the condominium in order to qualify for the shared parking reduction. The 169 stall parking lot must be shown meeting size, access and setback standards in the common element and be dedicated as reserve area for parking but would not be required to be installed unless shared parking as shown on the approved plan is dissolved between the sharing property unit owners.
12. Any changes of the future main conference center building as approved to a golf stay and play club house will require additional conditional use review.
13. There shall be no fill allowed in the 75-foot shoreyard setback area for construction of stormwater basins to serve the development.
14. The development must comply with all requirements of the Walworth County Conservation Office Preliminary Stormwater Review Letter dated March 13, 2018 and revised April 11, 2018.

Dated this 24th day of April, 2018

/S/

COUNTY ZONING AGENCY
TIM BRELLENTHIN, CHAIRMAN

Dated this 16th day of January, 2025



COUNTY ZONING AGENCY
RICK STACEY, CHAIRMAN

cc: Steven Parse, 600 W Virginia St Suite 601, Milwaukee, WI 53204
Town of Geneva, Joseph F. Kopecky, Chairman, N3496 Como Road, Lake Geneva, WI 53147
Town of Geneva, Debra L. Kirch, Clerk, N3496 Como Road, Lake Geneva, WI 53147

Town of Geneva

Debra L. Kirch, CMC/WCMC, Clerk/Treasurer

N3496 Como Road
Lake Geneva, WI 53147
(262) 248-8497
ct@townofgeneva.wi.gov

January 14, 2025

Kate Hastings
Walworth County Land Use and
Resource Management Department
100 West Walworth Street
Elkhorn, WI 53121

Re: Amend Conditional Use – The Inns of Geneva National, 1041 Hidden Cottage Cir, JGN 6000001

The Inns of Geneva National 1041 Hidden Cottages Circle are requesting to amend the current Conditional Use. Current zoning B-5. This property is in the ETZ with Williams Bay. They want to change one building which would have 16 sleeping units to four (4) cottage style buildings with each cottage having four (4) bedrooms. Project #240248 Garth Chambers presented the request. Public hearing held. Garth Chambers stated the four cottages with four rooms each would cater to the traveling golf groups. Walworth County Zoning is requesting to change the parking spaces to 24-foot separation between parking stalls from the planned 22-feet. Dave stated the 4-buildings give the project more residential character than one tall building with 16 units. Mary said there were calls on the posted sign. All comments about the sign were positive. There were no more comments about this request.

At their meeting held December 16, 2024, the Plan Commission took the following action:

- Motion (Commissioner Dave Van Lue/Commissioner Tammy Olson) made a motion to recommend to the Town Board to approve The Inns of Geneva National request to amend the Conditional Use to allow four (4) cottage style buildings with each cottage having four (4) bedrooms. Project #240248. Motion passed 5-0-1 (Kopecky).

Three of the buildings will be under Walworth County Zoning and one building will be in the Williams Bay ETZ.

At their meeting held January 13, 2025, the Town Board took the following action:

- Motion (Supervisor Larry K Kulik/Supervisor Mark Scerba) to approve The Inns of Geneva National's request to amend the Conditional Use to allow four (4) cottage style buildings with each cottage having four (4) bedrooms to replace the one (1) sixteen (16) unit building. Project #240248. Approved 5-0.

Respectfully submitted,



Debra L. Kirch, CMC/WCMC
Clerk/Treasurer
Town of Geneva

cc: Chambers, Williams Bay ETZ

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

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT
BEFORE THE
EXTRATERRITORIAL ZONING BOARD

April 8, 2025 at 5:30 PM
Village Hall Council Room
250 Williams Street

APPLICANTS: Inns of Geneva National, LLC (Owner), Paloma Geneva National (Applicant)

TAX KEY: JGN 6000001, Geneva Township

STREET ADDRESS: 1091 Hidden Cottage Circle, Town of Geneva, Walworth County, Wisconsin

The applicant requests an amendment to a Conditional Use Permit per 390.1714, *Conditional Use Permit* and 390.1703.V, B-5, *ETZ Planned Commercial-Recreation Business District* to change one of the buildings containing 16 sleeping units to four (4) cottage style buildings containing 16 sleeping units (each cottage has 4 bedrooms).

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
Municipal Clerk
Published March 20 and March 27, 2025