VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov
Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING

MONDAY, DECEMBER 15, 2025 AT 6:30 PM

Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191

The meeting will be live-streamed on the Village of Williams Bay's YouTube, which can be found here:

https://youtube.com/live/X2s40ZJbWVw?feature=share

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. Meeting Decorum

A. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

V. Minutes

A. Joint Williams Bay Village Board of Trustees and Williams Bay School District Board of Education Meeting Minutes of September 22, 2025

B. Village Board Meeting Minutes of December 1, 2025

VI. Public Comments

A. Public Comments Responses - Responses to Public Comments from the previous Village Board Meeting are included in the Meeting Packet Materials Under this Agenda Item

B. *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment*

period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.

VII. Consent Agenda

A. Approval of Earmarking $4,500 from Public Works 2025 Budget for the Purchase of Trees in 2026

B. R-75-25 Approving the Child Safety Zone Map as Required by Ordinance 299

C. R-77-25 Authorizing The Disposal Of Certain Surplus Personal Property Owned By The Village Of Williams Bay. *Police Department and Public Works Department Items*

D. R-79-25 Resolution Approving A Three-year (3) Agreement Between the Village of Wiliams Bay and the Williams Bay Police Officers Association for Years 2026-2028

E. R-80-25 Approving A Statement of Work From Civic Plus, LLC for Migration of Village Website and Website Services. *Including Web Central Standards Proposal; Master Services Agreement; Website Terms; Audio-Eye Terms and Common-Look Terms*

F. R-85-25 Authorizing A Contract (3-year) with Lake Geneva Pier Company for All Village Piers Annual Installation, Removal and Repairs

VIII. Presentation of accounts and petitions

A. Payroll ending 11-28-2025 in the amount of $51,500.95

B. Accounts Payable Unpaids dated 12-12-2025 in the amount of $118,873.72

C. Library Accounts Unpaids dated 12-11-2025 in the amount of $2,334.66

D. Monthly EFT Payments for November 2025 in the amount of $139,543.56

E. October 2025 Financial Statements

IX. Plan Commission

A. APPLICANT: Mike Condron and John Dwyer (Applicants)
TAX KEY: WOP 00008 and WWUP 00088
STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Williams Bay, Wisconsin 53191
The applicant is requesting a Temporary Use Permit per Section 390.208 “Temporary Use Permit” and Section 390.0316.B Temporary Outdoor Sales for a food vending cart.

B. APPLICANT: Land and Lakes Company (Applicant and Owner), Willabay Meadows (Project)
TAX KEY: IL 500005, WWUP 00084, and JG 3100009A
STREET ADDRESS: Vacant Land off E Geneva Street and Highway 50, Williams Bay, WI 53191
The applicant requests final plat approval per Section 375, Article 3, Article 5, and Section 375-0304, and temporary zoning designation approval upon direct annexation per Section 390-0205 for two parcels, one located in the Town of Linn, and one located in the Town of Geneva.

X. President’s Remarks

A. Acknowledgment of Emily Sanders’s service to the Village

XI. Ordinances and Resolutions

A. 2025-14 An Ordinance Providing For Direct Annexation By Unanimous Consent of Electors and Property Owners of Territory Located in the Town of Geneva, Walworth County, Wisconsin, and Town of Linn, Walworth County, to the Village of Williams Bay, Walworth County, Wisconsin. *Approving Annexation and Temporary Zoning For Willabay Meadows Subdivision*

B. R-81-25 Resolution Approving Final Plat of Subdivision for Willabay Meadows Subdivision

C. R-76-25 Resolution Authorizing Insurance Policy Renewals With League Of Wisconsin Municipalities Mutual Insurance Company (LWMMIC) And R&R Insurance For Year 2026

D. R-78-25 Resolution Authorizing the Village President or Village Administrator to Sign All Documents Necessary to Facilitate the Closing on the Purchase of 121 N. Elkhorn Road

XII. Public Comments

A. *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.*

XIII. Other Items for Discussion, Consideration, or Action

A. Discussion and Possible Action to Extend a Conditional Offer for the Police Officer Position

XIV. Closed Session

A. **Closed Session.** Closed session pursuant to Wis. Stat. Sec. 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Canyon Development, LLC Development Agreement commonly known as Hanson's Addition. *There will be no action taken or discussion following Open Session. The earliest that any action will be taken on this item will be the next regularly scheduled Village Board Meeting on Monday, January 5.*

XV. Open Session

A. **Return to Open Session.** *There will be no action taken or discussion following Open Session. The earliest that any action will be taken on this item will be the next regularly scheduled Village Board Meeting on Monday, January 5.*

XVI. Adjournment

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

Posted: 12/12/2025 5:00 PM

VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES
JOINT WILLIAMS BAY VILLAGE BOARD OF TRUSTEES AND WILLIAMS BAY SCHOOL DISTRICT BOARD OF EDUCATION MEETING 9/22/2025 MEETING

MONDAY, SEPTEMBER 22, 2025 AT 7:00 PM
WILLIAMS BAY SCHOOL DISTRICT
250 THEATRE ROAD
WILLIAMS BAY, WI 53191

I. Call to Order

President Jaramillo called the meeting to order for the Williams Bay Village Board of Trustees at 07:00pm.
Roll Call: President Jaramillo, Trustees Bartholomew, Umans, Wright, Russell and Franzen.
Excused: Trustee Vlach

Vice President Karolyn Nelson called the meeting to order for the Williams Bay School District Board of Education at 07:00pm.

II. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

III. Discussion Items

A. Review of District Finances and Referendum Commitments

The Williams Bay School District Board of Education reviewed the District's finances and referendum commitments.

B. Potential Financial Matters Impacting the Village and the District

Financial matters were discussed by both the Village and the district. The highlights were:

- Current and upcoming referendums
- Water rate increase
- Current Village financial status
- Upcoming School District financial needs

C. School District Playground

The School District Playground was discussed. The highlights were:

- The school is looking to build two playgrounds.
- The playgrounds would be shared spaces with the Village Recreation Department.
- This would be a joint effort with the Village and the School District.
- The funds will be raised through fund-raising.

D. Enhancing Collaboration Between the Village and the School District

IV. Public Comments

There were no public comments.

V. Adjournment

The motion to adjourn the Williams Bay Village Board of Trustees was initiated by Trustee Wright and seconded by Trustee Franzen at 07:46 pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES
VILLAGE BOARD MEETING 12/1/2025 MEETING
MONDAY, DECEMBER 1, 2025 AT 6:30 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

I. Call to Order

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

II. Roll Call

Present: President Adam Jaramillo, Trustees Lowell Wright, Robert Umans, Steven Russell, Mary Bartholomew, Susan Franzen

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Recreation Director Ryan Knop, Library Director Joy Schnupp, Treasurer Jennifer Wiese, Clerk Tina Kolls

Excused: Trustee George Vlach

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Meeting Decorum

A. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

V. Minutes

A. Special Village Board Meeting Minutes of November 12, 2025

The motion to approve the Special Village Board Meeting Minutes of November 12, 2025 was initiated by Trustee Wright and seconded by Trustee Franzen. Trustee Umans abstained. Motion carries.

B. Village Board Meeting Minutes of November 17, 2025

The motion to approve the Village Board Meeting Minutes of November 17, 2025 as corrected was initiated by Trustee Umans and seconded by Trustee Bartholomew. Unanimously carried.

VI. Public Comments

There were no public comments.

A. Public Comments Responses - Responses to Public Comments from the previous Village Board Meeting are included in the Meeting Packet Materials Under this Agenda Item

B. *Individual public comments will be limited to two (2) minutes maximum. If your comments align with*

other comments before you, please consider stating that you are in agreement with those comments. The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.

VII. Presentation of accounts and petitions

A. Payroll ending 11-14-2025 in the amount of $50,247.08

The motion to approve the Payroll ending 11-14-2025 in the amount of $50,247.08 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. Accounts Payable Unpaids dated 11-28-2025 in the amount of $128,819.78

The motion to approve the Accounts Payable Unpaids dated 11-28-2025 in the amount of $128,819.78 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

C. Accounts Payable Prepaids dated 11-17-2025 in the amount of $22,529.73

The motion to approve the Accounts Payable Prepaids dated 11-17-2025 in the amount of $22,529.73 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

VIII. President's Remarks

President Jaramillo commended Public Works and the Police Department for handling the weather so well.

IX. Ordinances and Resolutions

A. 2025-12 An Ordinance Renumbering Sections 128-8 and Creating Section 128-8 of the Code of Ordinances Regulating Licenses for the Sale of Alcohol Beverages. Establishing standards for renewal of unused liquor licenses*. Second reading and possible adoption.*

The motion to approve the second reading of ordinance 2025-12 An Ordinance Renumbering Sections 128-8 and Creating Section 128-8 of the Code of Ordinances Regulating Licenses for the Sale of Alcohol Beverages. Establishing standards for renewal of unused liquor licenses was initiated by Trustee Franzen and seconded by Trustee Wright. Unanimously carried.

The motion to adopt ordinance 2025-12 An Ordinance Renumbering Sections 128-8 and Creating Section 128-8 of the Code of Ordinances Regulating Licenses for the Sale of Alcohol Beverages. Establishing standards for renewal of unused liquor licenses was initiated by Trustee Franzen and seconded by Trustee Wright. Unanimously carried.

B. R-74-25 Resolution to Appoint Chief Inspectors, Election Officials and Special Voting Deputies for the 2026-2027 Election Term

The motion to approve R-74-25 Resolution to Appoint Chief Inspectors, Election Officials and Special Voting Deputies for the 2026-2027 Election Term was initiated by Trustee Franzen and seconded by Trustee Russell. Unanimously carried.

X. Committee Reports

A. Protective Services, Chair - Trustee Vlach

1. Original, Renewal, or Temporary Operator License Application(s)

The motion to approve the Original, Renewal, or Temporary Operator License Application(s) was initiated by Trustee Umans and seconded by Trustee Russell. Unanimously carried.

XI. Public Comments

There were no public comments.

A. *Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments.*

The public may speak on any item that is not included on this agenda as a "Public Hearing or Forum." Anyone who wishes to comment should identify himself or herself and provide his or her local address. Board members may discuss any matter raised by the public. However, the Board will refrain from extensive dialogue and should not take action on matters raised by the public during a public comment period. Referrals to committees or staff members might be made. Members may ask the commenter to clarify his or her remarks. The Board President or the presiding officer will maintain control of the meeting.

XII. Other Items for Discussion, Consideration, or Action

A. Oath of Office for New Hire Williams Bay Patrol Officer Carlton

Clerk Kolls administered the Oath to New Hire Williams Bay Patrol Officer Bailey Carlton.

B. Village Clerk Receipt of Appeal From the Affected Party Requesting Waiver of Chapter 299, Village's Sex Offenders Ordinance.

The motion to deny the Appeal From the Affected Party Requesting Waiver of Chapter 299, Village's Sex Offenders Ordinance was initiated by Trustee Umans and seconded by Trustee Franzen. Unanimously carried.

C. Approval of the Meeting Schedules for Village Board and Joint Meeting of the Village Board Committee of the Whole Meeting Schedules for Year 2026

The motion to approve the Meeting Schedules for Village Board and Joint Meeting of the Village Board Committee of the Whole Meeting Schedules for Year 2026 as corrected was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

XIII. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Franzen at 07:12pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-75-25

A RESOLUTION RE:
ANNUAL APPROVAL OF THE WILLIAMS BAY CHILD SAFETY ZONE MAP

WHEREAS, pursuant to Chapter 299 – Sex Offenders of the Willams Bay Village Code ("***Chapter 299***"), The Village Clerk's office shall maintain an official map showing the child safety zones within the Village ("***Child Safety Zone Map***"); and

WHEREAS, pursuant to Chapter 299, the Village Clerk's office shall update the Child Safety Zone Map at least annually to reflect any changes in the location of child safety zones; and

WHEREAS, on December 1, 2025 the Protective Services Committee reviewed and recommended approval of the attached Child Safety Zone Map dated November 11, 2025; and

WHEREAS, the Village Board desires to approve the Child Safety Zone Map, as recommended for approval by the Protective Services Committee as set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, AS FOLLOWS:

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

Section 2: Annual Approval of Child Safety Zone Map. The Village Board hereby approves the Williams Bay Child Safety Zone Map, dated November 11, 2025 and attached to this Resolution as Exhibit A, which Child Safety Zone Map is to be displayed in the office of the Village Clerk.

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

Approved by the Village Board of the Village of Williams Bay this 15th day of December 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A

WILLIAMS BAY CHILD SAFETY ZONE MAP

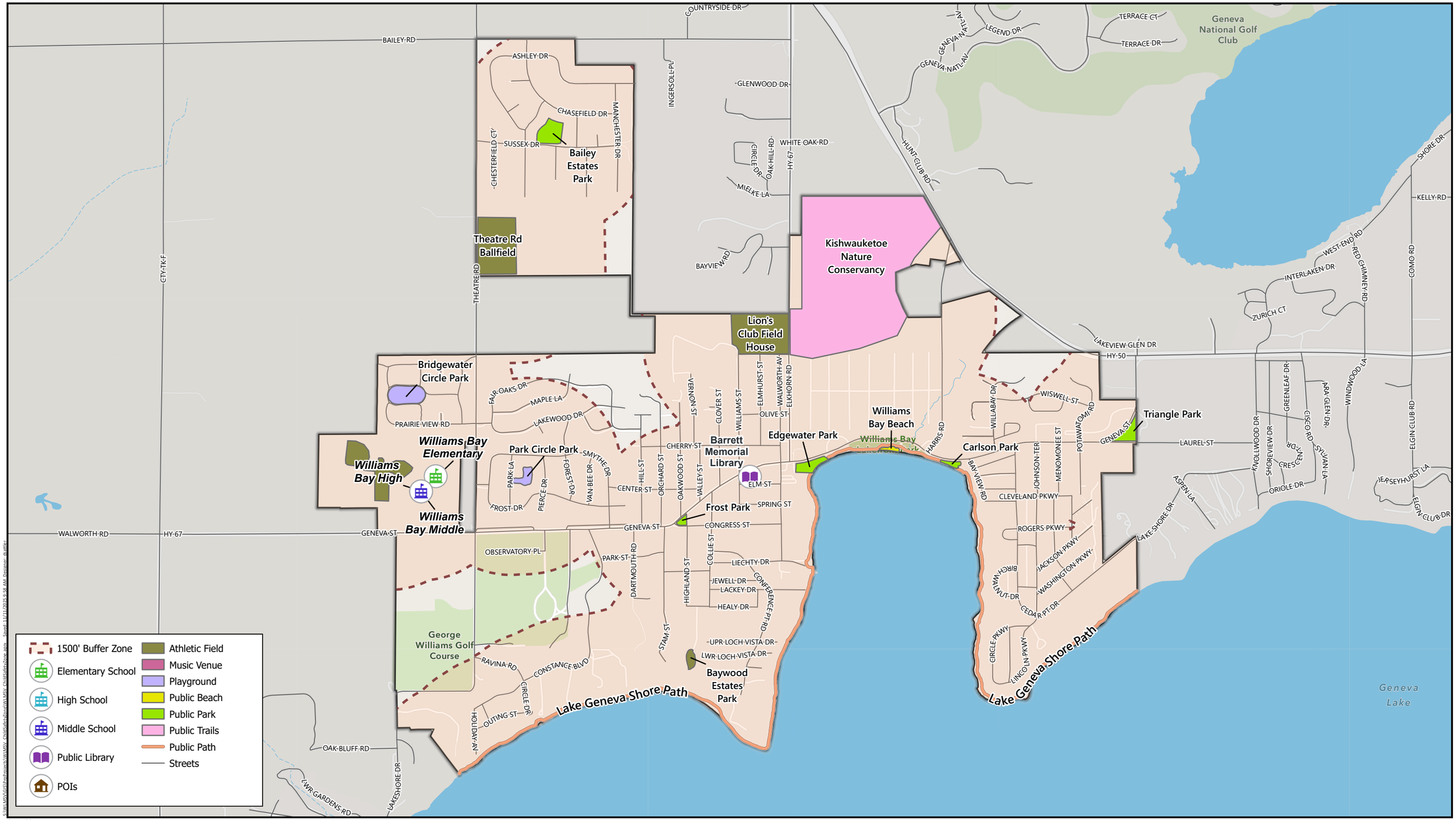
(Dated November 11, 2025)

CHILD SAFETY ZONES

1500' BUFFER

Village of Williams Bay

Walworth County, WI



Source(s):

N

November 11, 2025

0 500 1,000 2,000 Feet

BAXTER & WOODMAN Consulting Engineers

VILLAGE OF WILLIAMS BAY
ORDINANCE NO. R-77-25

A RESOLUTION AUTHORIZING THE DISPOSAL OF CERTAIN SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF WILLIAMS BAY
(Police & Public Works Departments)

WHEREAS, the Village of Williams Bay (the "Village") is the owner of the personal property (**Exhibit A**), and by this reference incorporated herein (the "Property"); and

WHEREAS, the Village desires to sell the Property; and

WHEREAS, pursuant to Wisconsin Statutes Chapter 61.34, the President and Board of Trustees of the Village of Williams Bay find that the Property is no longer necessary or useful to the Village of Williams Bay, and the best interests of the Village of Williams Bay will be served by its sale or disposal;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated into and made a part of this Resolution by this reference.

SECTION TWO: Transfer & Disposal of Property. Pursuant to Wisconsin Statutes Chapter 61.34, the President and Board of Trustees of the Village of Williams Bay authorize the sale or disposal of the Property.

SECTION THREE: Authority of the Village Administrator. The Village Administrator is hereby authorized and directed to sell the Property by means of sealed or open bids, auction, or any other lawful means. Upon the sale of the Property, the Village Administrator is authorized and directed to convey and transfer title of the Property to the purchasers. All proceeds from sales will be accounted for the General Fund.

SECTION FOUR: Effective Date. This Resolution shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Approved by the Village Board of the Village of Williams Bay this 15th day of December 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

Exhibit A
Public Works, Recreation & Fire Departments Items

Williams Bay Police Department Items for Disposal 11/20/2025

Item #	Quantity	Manufacture	Condition	Description
5	1	FORD	Used - Poor	2016 Ford Explorer Police Interceptor
6	1	Setina	Used - Fair	Front partition for 2016 Ford Explorer, includes gun lock
7	1	SoundOff	Used - Fair	Lightbar and Controller head Model EPL9000
8	1	Kenwood	Used - Fair	8x NX5400 K2 Portable Radios
9	1	Kenwood	Used - Fair	1x NX5300-K2 Portable Radio
10	2	AlcoSensor	Used	AlcoSensor III Intoximeter
11	1	Raleigh	Used - Fair	Bicycle - former police use.
12	1	CopBox	Used - Fair	CopBox Storage solution - 2016 Explorer

Williams Bay Public Works Department Item for Disposal

Vintage 1930's-1940's? Waukesha power unit - Water Dept

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-79-25

APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF WILLIAMS BAY AND THE WILLIAMS BAY POLICE OFFICERS ASSOCIATION 2026-2028

WHEREAS, The Williams Bay Police Officers Association ("Association"), , and the Village of Williams Bay ("Village") have had a three-year (3) Bargaining Unit Agreement ("Agreement) since year 1999 that has been amended and renewed every three (3) years; and

WHEREAS, The Association, affiliated with the Wisconsin Professional Police Association/Law Enforcement Employees Relations Division, herein WPPA submitted a proposal with amendments to the current Agreement for years 2026, 2027 and 2028 ; and

WHEREAS, Village representatives responded to these amendments and the Association has agreed with the Village's responses; and

WHEREAS, the Association submitted the Agreement Between the Village of Williams Bay and the Williams Bay Police Officers Association 2026-2028; and

WHEREAS, on December 1, 2025, Protective Services Committee and the Finance & Personnel Committee having reviewed the provisions of the proposed Agreement for 2026-28 and having recommended approval of the Agreement for years 2026-28, and

WHEREAS, the Village Board of the Village of Williams Bay, as recommended by Committees, having reviewed the provisions of the proposed Agreement for years 2026-28 and having determined that said provisions are in the best interests of the Village.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby resolve as follows:

The Agreement between the Village and the Association for years 2026-2028 (**Exhibit A**), is hereby approved.

IT IS FURTHER RESOLVED that the Village President and Village Clerk are authorized to sign the Agreement on behalf of the Village of Williams Bay.

Approved by the Village Board of the Village of Williams Bay this 15th day of December, 2025.

VILLAGE OF WILLIAMS BAY

By:_____
Adam Jaramillo, President

Attest:

By:_____
Tina Kolls, Clerk

EXHIBIT A

AGREEMENT BETWEEN THE VILLAGE OF WILLIAMS BAY AND THE WILLIAMS BAY POLICE OFFICERS ASSOCIATION 2026-2028

Agreement between the

VILLAGE OF WILLIAMS BAY

and the

WILLIAMS BAY POLICE OFFICERS ASSOCIATION

2026-2028

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AGREEMENT BETWEEN THE VILLAGE OF WILLIAMS BAY AND THE WILLIAMS BAY POLICE OFFICERS ASSOCIATION

This Agreement made and entered into at Williams Bay, Wisconsin, by and between the Village of Williams Bay, hereinafter referred to as "Employer," and the Williams Bay Police Officers Association, a labor organization representing all full-time sworn law enforcement officers having arrest powers employed by the Village of Williams Bay, hereinafter referred to as "ASSOCIATION."

It is the purpose of this Agreement and the desire of both parties thereto to protect and promote the interests of the general public to whom the parties provide service, to maintain harmonious labor relations, to obtain complete agreement covering wages, hours of work and conditions of employment, to provide for the well-being of the Employee and to allow the Employer to operate and manage its affairs as efficiently and flexibly as possible.

ARTICLE I - VILLAGE RECOGNITION

The Village of Williams Bay recognizes all full-time sworn law enforcement officers having arrest powers employed by the Village of Williams Bay (hereinafter referred to as Employees or Employee), of the Williams Bay Police Department, excluding the Chief of Police and Lieutenant, as a collective bargaining unit, as defined in Wisconsin Statute 111.70 and agree to comply with all provisions of said statute in bargaining with said Employees.

ARTICLE II- COLLECTIVE BARGAINING REPRESENTATIVE

The Employer recognizes the ASSOCIATION, a locally formed labor organization, as the collective bargaining representative for the Employees in the collective bargaining unit set forth in ARTICLE I of this Agreement.

ARTICLE III - SALARIES

A) Salaries shall be paid as listed in Exhibit "A," attached hereto and made a part hereof, on an every other week basis. Salaries for each year thereafter shall be determined through negotiations, taking cost of living and individual Employee's merit into consideration, but shall not be less than the increase in the cost of living as measured by the Consumer Price Index, Urban Wage Earner for Milwaukee, Wisconsin, comparing January of the preceding year with January of the year in question.

B) Any Officer acting as an FTO (Field Training Officer) will be compensated $3.00 per hour while training a new Officer.

ARTICLE IV - GRADES

To progress from one grade to the next grade on the pay scale (Exhibit A, attached hereto) requires the Employees to:

A. Complete one full uninterrupted 12-month period of employment at present grade; and
B. Demonstrate satisfactory work performance for the 12-month period of employment at present grade as evaluated by the Chief of Police.

ARTICLE V - WORKING HOURS

Employees shall work five (5) days, followed by two (2) days off; work five (5) days, followed by two (2) days off; and work five (5) days followed by three (3) days off. This work schedule is the equivalent of 1991 hours per year, but for purposes of bi-weekly pay and reporting to the Wisconsin Retirement System, shall be the equivalent of 80 hours per pay period and 2080 hours per year.

ARTICLE VI - OVERTIME

It is the policy of the Employer to avoid the necessity of overtime. The exclusive authority to determine what overtime and when overtime is to be worked is vested in the Chief of Police and the Employer. Employees shall be required to work overtime when requested by the Chief of Police or his/her representative. Overtime will be computed on the basis of actual hours worked unless otherwise specifically provided herein.

Employees shall receive compensatory time off or pay at a rate of one and one-half the time worked for overtime worked. If an Employee is called to work for Court testimony or other work purposes outside his/her regularly scheduled hours of work by the Chief, he/she shall be compensated with a minimum of two (2) hours overtime or compensatory time off at the discretion of the Chief of Police.

When specifically required by the Chief of Police to attend training or educational activities (in service or specialized training) outside normal duty hours, Employees shall be entitled to receive compensatory time off on a time and one-half basis. This training or educational activity applies only to required training. It does not apply to schools attended by the Employee on his/her own or to the voluntary education undertaken by an Employee and covered in Article XXIV herein.

All compensatory time off shall be within the guidelines as set forth in the Fair Labor Standards Act.

Banked compensatory time is capped at 80 hours. Any accumulated hours above 80 will be paid out. Officers can refill the compensatory time bank, up to the 80-hour cap. Compensatory time can be carried over into the new year, up to 80 hours.

ARTICLE VII- UNIFORM AND GUN ALLOWANCE

The Employee shall be entitled to a uniform allowance in such amount as is necessary to acquire one complete uniform set as set forth in Appendix "B," attached hereto.

After the first year of employment, the Employee shall be entitled to an annual uniform maintenance allowance, for replacing, repairing, or cleaning uniform items not to exceed the sum of Nine Hundred Dollars ($900) per calendar year.

The uniform allowance shall be accumulated in a drawing account for maintaining or replacing uniform items listed in Appendix "B," attached hereto, and shall be paid on the presentation of an itemized expense voucher.

All uniform and equipment purchases must first have the approval of the Chief of Police and must be in conformity with the department's uniform and equipment specifications as established by the Chief of Police and the Employer.

Employees may be allowed to carry over from year to year any unused balance in their clothing allowance for the purpose of establishing an account to purchase a ballistic vest. Said account shall not exceed Eight Hundred Dollars ($800.00.) If the cost of a replacement vest exceeds the amount in the vest account, the employee may use money from his/her clothing allowance to pay the difference. This account will be reduced to a zero balance after the purchase of a vest. Upon termination, the uniforms and police equipment as set forth in Appendix "B" shall remain the property of the Employee. Any

unused accumulation in the drawing accounts shall always remain the property of the Employer, and under no circumstances is it to be considered as salary. Employees shall be entitled to purchase a duty firearm from their annual clothing allowance. The firearm must conform to department policy and be carried on-duty. Upon purchase of said firearm, the serial number shall be logged with the Chief of Police. In the event the employee wishes to replace or upgrade said firearm, he/she must make notification to the Chief of Police and seek approval from the Village Board. The existing firearm shall be traded-in and the value applied toward a subsequent purchase. Upon resignation of employment, the firearm shall be returned to the Chief of Police. At the discretion of the Village board, an employee who resigns in good standing or retirement, the Village Board may award the firearm to the employee.

ARTICLE VIII- VACATIONS

The Employee shall be entitled to the following annual vacation in accordance with his/her continuous service with the Employer:

Five (5)	Days off after one year of continuous service.
Ten (10)	Days off after two years of continuous service.
Fifteen (15)	Days off after five years of continuous service.
Twenty (20)	Days off after ten years of continuous service.
Twenty-five (25)	Days off after twenty years of continuous service.

Vacations must be taken in the year in which they accrue, unless prior approval has been obtained from the Chief of Police and the Employer. Vacations shall be earned and accrued as from the date of Employee's employment (latest date of hire). Vacations not taken in the year in which they accrue will be forfeited without additional compensation to Employees unless prior approval has been obtained to carry them over. The School Resource Officer (SRO) has the option of receiving payment in lieu of vacation time off up to 10 vacation days per year contingent on notification to the Chief of Police by November 1st.

ARTICLE IX - HOLIDAYS

The Employees shall receive paid compensation for eight (8) additional hours of work for each of the following listed holidays:

New Year's Day	Labor Day
Friday before Easter	Thanksgiving
Easter	Christmas Eve
Memorial Day	Christmas Day
Independence Day	New Year's Eve

Any Officer that works on a listed Holiday is paid time and one-half (1.5) for all hours worked. Officers will have the option to take a day off within 60 days after the Holiday, using the 8 hours of Holiday pay. If staffing levels do not allow the Officer to take the Holiday in time off, the 8 hours will then be paid.

ARTICLE X - LONGEVITY INCENTIVE

All Employees shall receive longevity benefits according to the following schedule which shall be in addition to the Employee's current annual salary:

One percent (1%) - After each four years of continuous service to Employer. Employees hired after 01/01/2017 are not eligible for this Incentive.

ARTICLE XI - PENSION

The Employer shall participate in the Wisconsin Retirement System (WRS). The Employer shall pay to the WRS an amount equal to the full employer contribution for all employees. Employees shall contribute the full employee share as determined by WRS for protective employees.

ARTICLE XII - INSURANCE

The Employer shall provide the Employees with Medical and Hospitalization Insurance provided by a provider of the Employer's choice. Employees shall pay 12% of the monthly premium (with the Employer to pay 88% of the applicable monthly premium):

The Employer shall provide the Employees with life insurance in the amount of their preceding year's salary rounded to the next thousand from the Wisconsin Retirement System. The Employer shall pay the monthly premium for such policy.

The Employer shall provide the Employees with dental insurance provided by a provider of the Employer's choice with the Employer's Health Insurance for family or individual as appropriate. The Employer shall pay 88% of the monthly premium for such policy; employees shall pay 12% of the premium.

Upon retirement as an Employee of Employer, Employees shall be allowed to continue in the Village group health plan if eligible for such coverage until such time as the Employee is eligible for Medicare benefits. Retirement means that the Employee is eligible to collect benefits from the Wisconsin Retirement System (WRS). The Employee shall pay the premiums for such continuance of Village group health coverage insurance.

ARTICLE XIII - SICK LEAVE

Employees shall receive one day per month of service up to 120 days for periods of absence resulting from non-occupational medical disability. Employees claiming the benefit of sick leave shall notify the Chief of Police or his/her representative prior to two hours before their normal starting time of their need to be absent. In the event that the Employee has not given such notification, sick leave may be granted at the discretion of the Chief of Police if the circumstances justify the failure to give said notice. The use of sick time shall, at the discretion of the Chief of Police, be allowed for illnesses incurred by members of the Employee's "immediate family." "Immediate Family" shall consist of the Employee's Mother, Father, Grandmother, Grandfather, Mother-In-Law, Father-In-Law, Brother, Sister, Spouse, or Child. Any Employee off work on sick leave shall, whenever possible, notify the Chief of Police or his/her representative of his/her intent to return to work on the day prior thereto. Upon request by the Chief of Police, the Employee must furnish a written physician's statement which contains the physician's opinion that the Employee is medically disabled and unable to work because of such medical disability as a condition of obtaining sick leave benefit. As a condition of returning to regular duty from sick leave, the Chief may require an Employee to provide a doctor's certificate certifying that the Employee is physically and/or mentally capable of performing his/her duties as a Police Officer. Upon termination of employment, employees shall receive the cash equivalent of one half (50%) of their unused accumulated sick days, not to exceed 60 days

Employees retiring after 20 years of service shall receive the cash equivalent of fifty-five (55%) of their accumulated sick days, not to exceed 66 days. The Village shall establish a sick time bank and record all sick leave accumulated. Employees can only accumulate (bank) a maximum of 120 days of unused sick leave days. Employees hired prior to12-31-01 will be paid for any sick leave days accumulated over 120 days as a day worked at straight time during the month following such monthly accumulation over 120 days. Time spent on sick leave does not count for overtime calculation purposes.

ARTICLE XIV - FUNERAL LEAVE

Employees shall be entitled to time off with pay up to a maximum of three workdays to arrange for or attend the funeral of the Employee's Father, Mother, Grandfather, Grandmother, Spouse, Child, Brother, Sister, Mother-In-Law, Father-In-Law; and up to a maximum of one workday for the funeral of the Employee's Brother-In-Law or Sister-In-Law. The leaves provided for in this Article shall apply only to days that the Employee is regularly scheduled to work and shall not apply to overtime hours or to days when the Employee is on vacation, off duty, off for a holiday, on sick leave, military leave, or on any type of paid or unpaid leave of absence. Time off without pay may be allowed to an Employee by the Chief of Police or his/her representative up to a maximum of three days when necessary to arrange for or attend the funeral of more remote members of the family than listed above, and the Chief of Police or his/her representative may further allow such additional time off without pay as he may deem necessary in special circumstances in connection with the provisions of this Article.

ARTICLE XV - MILITARY LEAVE

Full-time Employees shall be entitled to re-employment after completion of military service as provided by Wisconsin State Statute 45.50.

ARTICLE XVI-WORKER'S COMPENSATION

Employees are entitled to Worker's Compensation coverage. The Employer shall pay to full-time Employees eligible for Worker's Compensation payments for temporary total disability the difference between their regular pay and the amount paid by Worker's Compensation for such temporary total disability for a period not to exceed three months.

ARTICLE XVII - SENIORITY

Seniority is defined as the status attained by length of continuous service of an Employee, beginning with the latest date of hire. When dates of hire are identical, the order of rank within the hiring pool shall be used. Seniority shall be used in determining rates of pay and length of vacation, as provided elsewhere in the Agreement. The Chief of Police will assign vacation periods and shift selection giving consideration to Employee choice and request. In the event of a conflicting request, seniority will be considered by the Chief in assigning vacations if such requested period is otherwise available.

New Employees shall be on probation for the first twelve months of their employment or until they have completed their recruit training (if required), whichever is later. Probationary Employees may be terminated at any time for any reason at the sole discretion of the Employer.

New Employees shall not attain any seniority until they have completed their probationary period. Following successful completion of their probationary period, the new Employee's seniority shall be retroactive to their latest date of hire.

Employees shall lose their seniority for any of the following reasons:

A. Discharge.

B. Resignation.

C. Retirement.

D. Unexcused failure to return to work after expiration of a vacation period, leave of absence or period for which Worker's Compensation was paid, or failing to report to work within five days after notice of recall from layoff.

E. On layoff, for a continuous period of time equivalent to 24 calendar months.

F. If an employee is promoted outside of the union, their seniority shall be frozen at the level in place at the date of promotion and will be reinstated if the employee returns to an association position.

ARTICLE XVIII - DISCIPLINE AND DISCHARGE

No Employee who has completed his/her probationary period shall be disciplined or discharged except for cause. Disciplinary matters shall be handled in accordance with 62.13(6m) Wisconsin Statute as adopted by Village Ordinance.

ARTICLE XIX - GRIEVANCE PROCEDURES

The grievance procedure provided in this Article shall apply only to grievances involving the interpretation or application of a specific provision of this Agreement and not discipline, dealt with in Article XVIII in this Agreement. Grievances shall be processed in the following manner (time limits set forth shall be exclusive of Saturdays, Sundays, or Holidays).

Step 1. The Employee shall take the grievance up orally with the Chief of Police within five (5) days of the grievant' s knowledge of the occurrence of the event causing the grievance. The Chief of Police shall attempt to make a mutually satisfactory adjustment and, in any event, shall be required to give an answer within five (5) days.

Step 2. The grievance shall be considered settled in Step 1, unless, within five days after the Chief's answer is due, the grievance is reduced to writing and presented to the Chief of Police for written reply. The Chief of Police shall respond in writing within 15 days.

Step 3. The grievance shall be considered settled in Step 2, unless, within five (5) days from the date of the Chiefs written answer or the last date due, the grievance is presented in writing to the Village Clerk who shall forward it to the appropriate committee of the Employer. Such committee shall respond in writing to the Employee's representative or the Employee within 15 days.

Step 4. The grievance shall be considered settled in Step 3, unless, within ten (10) days from the date of the Employer's committee's answer or ten (10) days from the last date due, the dissatisfied party shall request in writing to the other that the dispute be submitted to an arbitrator. No later than 15 days after the written response required in Step 4, either party can request a list of five arbitrators from the staff of the Wisconsin Employment Relations Commission (WERC). In the event five arbitrators are not available, a list of three shall be requested. The appealing party shall begin the process of alternately striking names form the list, and the last remaining name shall be appointed as the arbitrator to hear the case.

The grievant shall present the grievance in writing to the Wisconsin Employment Relations Commission, for the purpose of the Commission appointing an arbitrator to arbitrate the grievance pursuant to the Wisconsin Employment Relations Arbitration Service provided for in Wisconsin Statutes. The party requesting an arbitrator shall supply a copy of said request to the other party involved in the grievance. If said time limit expires, the grievance shall be considered settled.

The arbitrator so elected shall hold a hearing at a time and place convenient to the parties and shall take such evidence as in his or her judgment is appropriate for the disposition of the dispute. Statement of position may be made by parties and witnesses may be called. The arbitration award shall be final and binding on the parties.

The arbitrator shall not add to, subtract from, or modify the language of *this* Agreement, in arriving at the determination of any issue presented that is proper for final and binding arbitration. The arbitrator will expressly confine him/herself to the precise issue(s) submitted for arbitration.

All expenses which may be involved in the arbitration proceedings shall be borne by the parties equally. However, the expense relating to the calling of witnesses, the obtaining of depositions, attorney fees, or any other similar expenses shall be borne by the party at whose request such expenses are required.

When a grievance is appealed to Step 2, it shall state the specific provision(s) of the Agreement alleged to have been violated.

All appeals of duly filed grievances not submitted by the grievant or his/her representative within the time limit specified shall be determined to be abandoned grievances and, as such, considered as being resolved in favor of the Employer.

Any time limit can be modified by mutual written agreement, signed by the parties.

ARTICLE XX - DUES DEDUCTION

Dues Deduction: The Village agrees to deduct monthly dues in the amount certified by the WPPA/LEER from the pay of employees who individually sign a dues deduction authorization form where the Employee is knowingly and affirmatively consenting to the deduction of dues from the employee's paycheck, including any Local Association dues which the employee has authorized to be deducted in conjunction with the WPPA/LEER dues.

The Village shall deduct the combined dues amount each month for each employee requesting such deduction, upon receipt of such form and shall remit the total of such deductions, with a list of employees from whom such sums have been deducted, to the WPPA/LEER or Local Association if applicable, in one lump sum not later than the 15th of each month.

Authorization of dues deduction by a member may be revoked upon notice in writing to the Employer, WPPA or to the Local Association and with the understanding that the deduction will cease as

reasonably as practical after receipt of written notice of revocation.

No employee shall be required to join the Association, but membership in the Association shall be made available to all employees in the bargaining unit who apply consistent with either the WPPA or local Association Constitution and By-Laws. No employee shall be denied membership because of race, creed, color, sex or other legally protected class status. It is expressly understood and agreed that WPPA/LEER will refund to the Village or the employee involved any dues erroneously deducted by the employer and paid to WPPA/LEER and/or the Local Association. WPPA/LEER shall indemnify and hold the Village harmless against any and all third-party claims, demands, suits, order, judgments or any other forms of liability against or incurred by the Village, including all costs of defense and attorney's fees, which may arise out of Employer's compliance with this Article.

ARTICLE XXI - RIGHTS OF EMPLOYER

The rights, functions, and authority to manage all operations and functions of the Employees are vested in the Employer and include, but are not limited to, the following:

A. To prescribe and administer rules and regulations essential to the accomplishment
B. of the providing of police services desired by the Employer. To manage and otherwise supervise all Employees.
C. To hire, promote, transfer, train, assign, and retain Employees and to suspend, demote, dismiss, or take other disciplinary action against Employees as circumstances warrant for cause.
D. To lay off Employees.
E. To maintain the efficiency and economy of the Village operations entrusted to the Chief of Police.
F. To determine the methods, means, and personnel by which such operations are to be conducted.
G. To take whatever action may be necessary to carry out the objectives of the Employer in emergency situations.
H. To exercise discretion in the operation of the Village budget, organization, assignment of personnel, and the technology of work performance.
I. At the Chiefs discretion, experienced officers may be hired and placed into a grade level in Appendix A and a vacation credit taking into account the previous years of experience.

ARTICLE XXII-MATTERS NOT COVERED

Matters not expressly covered by this Agreement which are proper subjects for collective bargaining shall not be affected by this Agreement. All mandatory customs, agreements, procedures, and personnel policies observed and recognized during previous years, whether subject to formal agreements or not, between the Employer and the Employees, and not specifically covered by this Agreement shall continue in full force and effect.

ARTICLE XXIII - AMENDMENTS AND SAVINOS CLAUSE

This Agreement may not be amended, altered, or added to, except by the mutual consent of the parties in writing.

If any Article of this Agreement or any addenda thereto should be held invalid by operation of law or any tribunal of competent jurisdiction, or if compliance with or enforcement of any Article should be restrained by such tribunal, the remainder of this Agreement and addenda shall not be affected thereby.

ARTICLE XXIV - EDUCATIONAL INCENTIVE

For those Employees who wish to continue their education in police-related subjects and education approved by the Chief of Police, the Employer will reimburse the Employee for 75% of tuition and material costs. Employees shall pay 25% of costs.

Upon completion of an associate degree, employee wages shall be increased by $1,000.00 per year. Upon completion of a B.S. degree, employee wages shall be increase by $1,500.00 per year. Employee shall receive only the highest amount for which Employee is qualified.

ARTICLE XXV - PERSONAL DAYS

The Chief of Police has the authority to grant three (3) personal leave days per year because of extreme conditions, without loss of pay.

ARTICLE XXVI-SCHOOL RESOURCE OFFICER

The officer selected to serve as School Resource Officer shall be selected and appointed by the Chief of Police. The position will be posted, and volunteers will be considered. Only those police officers with two (2) or more years of experience as a police officer will be considered for future appointments to the position of School Resource Officer (SRO).

1. The School Resource Officer will be assigned to work at the Williams Bay School. The School Resource Officer must notify Dispatch when they report for duty.
2. The School Resource Officer will wear his/her uniform while assigned to work at the Williams Bay School, as determined by the Chief of Police.
3. The School Resource Officer will be assigned to a 5-2, 5-2 work schedule, and work 7:00 a.m. to 4:00 p.m., Monday to Friday, corresponding to the school class schedule. During the summer months when school is not in session, the School Resource Officer will return to uniform patrol duties and work a 5-2, 5-2, 5-3 work schedule.
4. Due to the increase in hours which occurs from the change to a 5-2, 5-2 nine (9) hour work schedule, the School Resource Officer will receive twenty-one (21) additional eight (8) hour compensatory days off during the year. The School Resource Officer will take these compensatory days during the school year when school is not in session.
5. The job duties of the School Resource Officer shall be designated by the Chief of Police.
6. Whenever possible, the School Resource Officer will try to take vacation and other benefit days on days when school is not in session.
7. The step and rate of pay in existence at the time of appointment to the position of School Resource Officer shall be the step and rate of pay for performing the duties of the School Resource Officer, however, the incumbent shall receive any wage increases or step movement which are provided for under the terms of the collective bargaining agreement.
8. If the incumbent wishes to stop being the School Resource Officer, they shall make a written request to the Chief of Police. If the Chief of Police agrees to the request the Officer shall be allowed to return to their former position without loss of seniority or benefits. The Chief of Police reserves the right to keep the incumbent in the School Resource Officer position until a successor has been selected and appointed by the Chief of Police.
9. The Village of Williams Bay reserves the right to reduce staffing by eliminating the least senior officer if the School Resource Officer (SRO) position is eliminated.
10. The School Resource Officer (SRO} will be assigned in the school for a two (2) year term. The SRO, with the approval of the School District Administrator and the Chief of Police shall have the option to re-apply for an additional term after the first 2 years have expired.
11. Every effort will be made to return the SRO back to their preferred assigned shift when school is not in session between June-August. When the SRO's 2-year assignment has expired every effort will be made to return the officer to their previously assigned shift.
12. The SRO has the ability to work OT shifts /Holidays w/ Holiday pay) and Grant Shifts.
13. If SRO takes a day off, it could be filled with a full-time officer.
14. Should the SRO program be eliminated after the first term, that officer will be retained by the Village of Williams Bay.
15. The SRO may be required by the Chief of Police to attend specialized training.

ARTICLE XXVII - DURATION

This Agreement shall become effective January 1, 2025 and shall remain in full force and effect up to and including December 31, 2028 and shall continue in full force and effect thereafter from year to year, unless written notice is given by either party at least 180 days prior to a termination date.

DATED this 15th day of December 2025

VILLAGE OF WILLIAMS BAY	ASSOCIATION
_____	_____
Village President	Union President
Attest:	Attest:
_____	_____
Village Clerk	WPPA LEER Representative

APPENDIX"A"

	Effective Jan. 1, 2026		Effective Jan 1, 2027		Effective Jan 1, 2028	
Wage increase	3.00%		3.00%		4.00%	
	Yearly	**Hourly**	**Yearly**	**Hourly**	**Yearly**	**Hourly**
Start Patrol w/o cert	$66,272.84	$33.29	$68,261.02	$34.28	$70,991.46	$35.66
Start Patrol w/ cert	$67,862.04	$34.08	$69,897.91	$35.11	$72,693.82	$36.51
Grade 1 (after 1 year)	$72,818.36	$36.57	$75,002.91	$37.67	$78,003.03	$39.18
Grade 2 (after 2 years)	$76,065.11	$38.20	$78,347.06	$39.35	$81,480.94	$40.92
Grade 3 (after 3 years)	$80,563.84	$40.46	$82,980.75	$41.68	$86,299.98	$43.35
Grade 4 (after 4 years)	$82,217.05	$41.29	$84,683.56	$42.53	$88,070.91	$44.23
Sergeant	$85,764.67	$43.08	$88,337.61	$44.37	$91,871.11	$46.14

Starting Investigator will be paid his/her present Grade plus 2%

Starting Sergeant will be paid his/her present Grade plus 4%

APPENDIX "B"

Initial Issue Uniform List

Item	Quantity
Summer Shirts	3
Winter Shirts	3
Trousers	3
Neck Ties	2
Winter Coat	1
Vest (non-ballistic)	1
Jacket (Spring/Fall)	1
Summer Ball Cap (optional)	1
Winter Ball Cap (optional)	1

Equipment issued and owned by and to be returned to the Village

Shirt Badge	2
Collar Insignia/Set	1
Name Tag	1
Department Identification Care	1
Hand Cuffs	1

The following items may be purchased from the clothing allowance with prior approval from the Chief of Police.

Gun Belt
Holster
Ammunition Pouch
Handcuff Case
Uniform Shoes & Boots
Handcuffs
Batons
Flashlights
Turtleneck Undershirts
Turtleneck Dickeys
Gloves-Summer & Winter
Squad Bags
Trigger Lock for Service Weapons
Sunglasses

Other Belt accessories that are approved for duty use by the Chief of Police
Other personal equipment used during employment.

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-80-25

RESOLUTION APPROVING A STATEMENT OF WORK FROM CIVICPLUS, LLC FOR MIGRATION OF VILLAGE WEBSITE AND WEBSITE SERVICES

WHEREAS, on August 23, 2021 the Village of Williams Bay first entered into an agreement with CivicPlus LLC ("CivicPlus") for the creation of a new Village website which has renewed annually each year since; and

WHEREAS, CivicPlus recently notified the Village of Williams Bay the current website platform Drupal 7 is no longer supported and will begin failing in the coming year; and

WHEREAS, CivicPlus provided the attached Statement of Work (SOW) Q-94589-1 for the creation of a new Web Central based website migration of materials from the existing website to a new Village website with a new platform; and

WHEREAS, the Department of Justice updated Title II of the Americans' with Disabilities Act to set new standards for municipal organizations to meet in April 2026 (under 50k pop) requiring compliance with WCAG 2.1 Level AA, which Williams Bay WI website will meet after migration with AudioEye enabled; and

WHEREAS, under the SOW, the contract and migration, the initial term will break down as follows: Year 1 (Initial term) – 8/23/2025 thru 1/1/2027; Year 2 – 1/2/2027 thru 1/1/2028 and Year 3 & Ongoing will renew on 1/1 annually, and

WHEREAS, on December 1, 2025 the Finance and Personnel Committee determined that it is in the best interests of the Village and its residents to recommend approval of the SOW in accordance with the Proposal; and

WHEREAS, on the Village Board, as recommended by the Finance & Personnel Committee, has determined that it is in the best interests of the Village and its residents to approve the SOW in accordance with the Proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated herein as if fully set forth.

SECTION TWO: Approval; Authorization. The SOW submitted by CivicPlus is hereby authorized in substantially the form attached hereto as Exhibit A. The Village President and Village Clerk are hereby authorized and directed to execute and attest, respectively, the SOW in its final form on behalf of the Village.

SECTION THREE: Effective Date. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

Approved by the Village Board of the Village of Williams Bay this 15th day of December 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A

STATEMENT OF WORK (SOW) FROM CIVICPLUS, LLC FOR MIGRATION OF VILLAGE WEBSITE AND WEBSITE SERVICES

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work

Quote #: Q-94589-1
Date: 3/10/2025 9:54 AM
Expires On: 12/19/2025

Client:
Village of Williams Bay, WI

Bill To:
WILLIAMS BAY VILLAGE, WISCONSIN

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Corey Abbate		corey.abbate@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Meeting Migration	All publicly available word / pdf formatted meetings and agendas migrated
1.00	Group Training	3 seats of pre-scheduled joint training sessions up-to 3-hours per session
1.00	Content Migration	All publicly available non-time sensitive published content migrated while maintaining formatting. Spelling & Links check completed.
1.00	Migration Standard Implementation	System Modification Implementation

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	SSL Management CivicPlus Provided	SSL Management CivicPlus Provided: https://www.williamsbay.org/
1.00	Municipal Websites Central : Starter Standard Annual Fee	Municipal Websites Central : Starter Standard Annual Fee
1.00	DNS and Domain Hosting Annual Fee	DNS and Domain Hosting Annual Fee: https://www.williamsbay.org/
1.00	Municipal Websites Central: Starter Hosting and Security Annual Fee	Municipal Websites Central: Module Based Hosting and Security Annual Fee
1.00	Guardian Security (Cloudflare WAF/CDN)	Cloudflare Tier 1 WAF/CDN security protection
1.00	AudioEye Managed	AudioEye Managed: https://www.williamsbay.org/

QTY	PRODUCT NAME	DESCRIPTION
1.00	CommonLook Web Simplified + Advanced Editor	Word/Powerpoint Remediation Tool Software License

Initial Term	8/23/2025 - 1/1/2027, Renewal Term 1/2 each calendar year
Initial Term Invoice Schedule	Year One Annual Total invoiced upon the signature date of this Agreement, subject to proration if the term begins at signing. Subsequent Annual Totals invoiced every 12 months starting at Renewal Term.

	Annual Subscription	One Time Fees	Annual Total
Year One	USD 3,539.48	USD 0.00	USD 3,539.48
Year Two	USD 8,043.30		USD 8,043.30
Subtotal			USD 11,582.78
Annual Recurring Services Starting Year 3			USD 8,445.47
Renewal Procedure		Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date	
Annual Uplift		5% to be applied in year 3	

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at https://www.civicplus.help/hc/en-us/p/legal-stuff (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-94589-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit https://www.civicplus.com/verify/

Authorized Client Signature	CivicPlus
By (please sign):	By (please sign):
_____	_____
Printed Name:	Printed Name:
_____	_____
Title:	Title:
_____	_____
Date:	Date:
_____	_____

Organization Legal Name:

_____
Billing Contact:

_____
Title:

_____
Billing Phone Number:

_____
Billing Email:

_____
Billing Address:

_____

_____
Mailing Address: (If different from above)

_____

_____
PO Number: (Info needed on Invoice (PO or Job#) if required)

_____

CivicPlus Master Services Agreement

This Master Services Agreement (this "Agreement") governs all Statements of Work ("SOW") entered into by and between CivicPlus, LLC ("CivicPlus") and the customer entity identified on the SOW ("Customer"). This Agreement governs the use and provision of any Services purchased by Customer, as described in any signed SOW, and the effective date of this Agreement shall commence on the date of signature of the SOW ("Effective Date"). If a SOW has not been executed, then the Effective Date shall be determined as the start date of implementation of any software solution by CivicPlus for Customer. CivicPlus and Customer referred to herein individually as "Party" and jointly as "Parties".

Recitals

I. WHEREAS, CivicPlus is engaged in the business of developing and providing access to proprietary community engagement and government content, workflow, and general management software solutions, platforms and associated services (the "Services"); and

II. WHEREAS, Customer wishes to engage CivicPlus for the procurement of the Services and/or receive a license subscription for the ongoing use of the Services, as set forth in the SOW;

NOW, THEREFORE, Customer and CivicPlus agree as follows:

Agreement

Term & Termination

1. This Agreement shall commence on the Effective Date and shall remain in full force and effect for as long as any SOW is in effect between CivicPlus and Customer, or Services are being provided by CivicPlus to Customer, unless terminated in accordance with this §1 or as otherwise provided in this Agreement (the "Term"). Either Party may terminate this Agreement or any SOW as set forth in such SOW, or at its discretion, effective immediately upon written notice to the other Party, if the other Party materially breaches any provision of this Agreement and does not substantially cure the breach within thirty (30) days after receiving notice of such breach. A delinquent Customer account remaining past due for longer than 90 days is a material breach by Customer and is grounds for CivicPlus termination. CivicPlus reserves the right to withhold, remove and/or discard Customer Data without notice for any breach, including, without limitation, Customer's non-payment. Upon termination for Customer's breach, Customer's right to access or use Customer Data immediately ceases, and CivicPlus shall have no obligation to maintain or forward any Customer Data.

2. Upon termination of this Agreement or any SOW for any reason, (a) the licenses granted for such relevant SOW by §11 below will terminate and Customer shall cease all use of the CivicPlus Property and Services associated with the terminated SOW and (b) any amounts owed to CivicPlus for work performed prior to termination shall immediately become due in full and payable. If Customer has paid in advance for the Services, and this Agreement terminates due to material breach of this Agreement by CivicPlus, CivicPlus shall refund Customer a prorated amount of any amount already paid. Upon termination by Customer for convenience or due to material breach by Customer, in addition to any remedy

provided in this Agreement or provided in law or equity, CivicPlus shall be entitled to retain any amounts already paid. Sections 7, 8, 10, 14, 15, 18, 32 -34, 40, and 42 will survive any expiration or termination of this Agreement.

3. At any time during the Term, CivicPlus may, immediately upon notice to Customer, suspend Customer and any of its Users access to any Service due to a threat to the technical security or technical integrity of the Services.

Invoicing & Payment Terms

4. Customer will pay the amounts owed to CivicPlus for the development and implementation of the Customer's Services, as defined in the SOW ("Project Development"), subscription and licensing, and annual hosting, support and maintenance services ("Annual Recurring Services") in accordance with the payment schedule set forth on the applicable SOW. Invoices shall be sent electronically to the individual/entity designated in the SOW's contact sheet that is required to be filled out and submitted by Customer (the "Contact Sheet"). Customer shall provide accurate, current and complete information of Customer's legal business name, address, email address, and phone number in the Contact Sheet upon submission of a signed SOW. Customer will maintain and promptly update the Contact Sheet information if it should change. Upon Customer's request, CivicPlus will mail hard-copy invoices for a $5.00 convenience fee to be added to the mailed invoice.

5. Each SOW will state the amount of days from date of invoice payment is due. Unless otherwise limited by law, a finance charge of 1.5 percent (%) per month or the maximum rate permitted by applicable law, whichever is less, will be added to past due accounts from due date until paid. Payments received will be applied first to finance charges, then to the oldest outstanding invoice(s). If the Customer's account exceeds 60 days past due, support will be discontinued until the Customer's account is made current. If the Customer's account exceeds 90 days past due, CivicPlus may suspend in progress Project Development and Annual Recurring Services will be discontinued, and the Customer will no longer have access to the Services until the Customer's account is made current. Customer will be given 15 days' notice prior to discontinuation of Services for non-payment.

6. During the performance of Project Development, if Customer requests a change that requires repeated efforts to previously approved work product and such change causes CivicPlus to incur additional expenses (i.e. airline change fees, resource hours, consultant fees, Customer does not show up for scheduled meetings or trainings), Customer agrees to reimburse CivicPlus for such additional expenses. CivicPlus shall notify Customer prior to incurring such expenses and shall only incur those expenses which are approved by Customer.

Ownership & Content Responsibility

7. Upon full and complete payment of amounts owed for Project Development under the applicable SOW, Customer will own any website graphic designs, Services content, module content, importable/exportable data, and archived information ("Customer Content") created by CivicPlus on behalf of Customer pursuant to this Agreement. "Customer Content" also includes, without limitation, any elements of text, graphics, images, photos, audio, video, designs, artworks, logos, trademarks, services marks, and other materials or content which Customer provides to CivicPlus for processing, transmission, storage, or inputs into any website, software or module in connection with any Services. Customer Content excludes any content in the public domain and any content owned or licensed by CivicPlus, whether in connection with providing Services or otherwise.

8. Upon completion of the Project Development, Customer will take over the management and control of the Services and Customer will assume full responsibility for Customer Content maintenance and administration. Customer, not CivicPlus, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and

intellectual property ownership or right to use of all Customer Content. Customer hereby grants CivicPlus a worldwide, non-exclusive right and license to reproduce, distribute and display the Customer Content as necessary to provide the Services. Customer represents and warrants that Customer owns all Customer Content or that Customer has permission from the rightful owner to use each of the elements of Customer Content and that Customer has all rights necessary for CivicPlus to use the Customer Content in connection with providing the Services. Customer agrees that CivicPlus shall not be responsible or liable for the content of messages created by Customer or by Customer's Users or end-users who access Service. Notwithstanding the foregoing, CivicPlus retains the right, but not the obligation, to remove any Customer Content that is libelous, harassing, abusive, fraudulent, defamatory, excessively profane, obscene, abusive, hate related, violent, harmful to minors, that advocates racial or ethnic intolerance, intended to advocate or advance computer hacking or cracking, or other material, products or services that violate or encourage conduct that would violate any laws or third-party rights.

9. At any time during the term of the applicable SOW, Customer will have the ability to download the Customer Content and export the data that is processed through the Services ("Customer Data"). Customer may request CivicPlus to perform the export of Customer Data and provide the Customer Data to Customer in a commonly used format, at any time, for a fee to be quoted at time of request and approved by Customer. Upon termination of the applicable SOW for any reason, whether or not Customer has retrieved or requested the Customer Data, CivicPlus reserves the right to permanently and definitively delete the Customer Content and Customer Data held in the Services thirty (30) days following termination of the applicable SOW. During the thirty (30) day period following termination of the SOW, regardless of the reason for its termination, Customer will not have access to the Services.

10. Intellectual Property in the software or other original works created by or licensed to CivicPlus, including all software source code, documents, and materials used in performing the Services ("CivicPlus Property") will remain the property of CivicPlus. CivicPlus Property specifically excludes Customer Content. Customer shall not (i) license, sublicense, sell, resell, reproduce, transfer, assign, distribute or otherwise commercially exploit or make available to any third party any CivicPlus Property in any way, except as specifically provided in the applicable SOW; (ii) adapt, alter, modify or make derivative works based upon any CivicPlus Property; (iii) create internet "links" to the CivicPlus Property software or "frame" or "mirror" any CivicPlus Property administrative access on any other server or wireless or internet-based device that may allow third party entities, other than Customer, to use the Services; (iv) reverse engineer, decompile, disassemble or otherwise attempt to obtain the software source code to all or any portion of the Services; (v) make any attempt to gain unauthorized access to the Services and/or any of CivicPlus' systems or networks; or (vi) access any CivicPlus Property in order to: (a) build a competitive product or service, (b) build a product using similar ideas, features, functions or graphics of any CivicPlus Property, or (c) copy any ideas, features, functions or graphics of any CivicPlus Property. The CivicPlus name, the CivicPlus logo, and the product and module names associated with any CivicPlus Property are trademarks of CivicPlus, and no right or license is granted to use them outside of the licenses set forth in this Agreement.

11. Provided Customer complies with the terms and conditions herein, the relevant SOW, and license restrictions set forth in §10, CivicPlus hereby grants Customer a limited, nontransferable, nonexclusive, non-assignable license to access and use the CivicPlus Property associated with any valid and effective SOW, for the term of the respective SOW. The license set forth herein, shall only apply to the extent that Customer is using the Services for legitimate business use as intended by the purpose of the Services and not for the purpose of comparing the Services to a competitor or similar product of CivicPlus. Customer hereby warrants and affirms its purpose in accessing or otherwise using the Services is for their intended purpose only and understands and agrees that any other use shall be considered fraud.

12. All CivicPlus helpful information and user's guides for the Services ("Documentation") are maintained and updated electronically by CivicPlus and can be accessed through the CivicPlus "Help Center". CivicPlus does not provide paper copies of its Documentation. Customer and its Users are granted a limited license to access Documentation as needed. Customer shall not copy, download, distribute, or make derivatives of the Documentation.

13. Customer acknowledges that CivicPlus may continually develop, alter, deliver, and provide to the Customer ongoing

innovation to the Services, in the form of new features and functionalities. CivicPlus reserves the right to modify the Services from time to time. Any modifications or improvements to the Services listed on the SOW will be provided to the Customer at no additional charge. In the event that CivicPlus creates new products or significant enhancements to the Services ("New Services"), and Customer desires these New Services, then Customer will have to pay CivicPlus the appropriate fee for the access to and use of the New Services. CivicPlus shall use its reasonable best efforts to provide workarounds in the event any modification to the Services causes Customer to lose substantial functionality of the Services.

14. CivicPlus in its sole discretion, may utilize all comments and suggestions, whether written or oral, furnished by Customer to CivicPlus in connection with its access to and use of the Services (all reports, comments and suggestions provided by Customer hereunder constitute, collectively, the "Feedback"). Customer hereby grants to CivicPlus a worldwide, non-exclusive, irrevocable, perpetual, royalty-free right and license to incorporate the Feedback in the CivicPlus products and services.

Indemnification

15. CivicPlus will defend at its expense or settle any third-party claim against Customer alleging that the Services provided under this Agreement infringe intellectual property rights. CivicPlus will pay infringement claim defense costs, CivicPlus–negotiated settlement amounts, and damages finally awarded by a court. CivicPlus has no obligation for any claim of infringement arising from Customer's use of the Services for purposes not contemplated by this Agreement. CivicPlus's indemnification obligations under this Section 15 are conditioned upon the Customer (i) promptly notifying the CivicPlus of any claim in writing; (ii) cooperating with CivicPlus in the defense of the claim; and (iii) granting CivicPlus sole control of the defense or settlement of the claim. The indemnification obligations of CivicPlus herein shall not apply to any claims of intellectual property infringement related to Customer Content.

Responsibilities of the Parties

16. CivicPlus will not be liable for any act, omission of act, negligence or defect in the quality of service of any underlying carrier, licensor or other third-party service provider whose facilities or services are used in furnishing any portion of the Service received by the Customer.

17. CivicPlus will not be liable for any failure of performance that is caused by or the result of any act or omission by Customer or any entity employed/contracted on the Customer's behalf. During Project Development, Customer will be responsive and cooperative with CivicPlus to ensure the Project Development is completed in a timely manner.

18. Customer agrees that it is solely responsible for the end-user's personal data that Customer decides to solicit, collect, store, or otherwise use in connection with any Service provided by CivicPlus. Customer understands and agrees that CivicPlus provides certain solutions with increased security measures for the solicitation and storage of any sensitive data, and it is Customer's responsibility to determine whether the data it solicits and collects should be stored in such solutions. Customer understands and agrees that CivicPlus does not have knowledge or control over what type of data Customer solicits therefore CivicPlus has no responsibility for the use or storage of end-users' personal data in connection with the Services or the consequences of the solicitation, collection, storage, or other use by Customer or by any third party of any personal data. Customer has the sole control and responsibility over the determination of which data and information shall be included in the content that is to be transmitted and stored by CivicPlus. Customer shall not provide to CivicPlus or allow to be provided to CivicPlus any content that (a) infringes or violates any 3rd party's intellectual property rights, rights of publicity or rights of privacy, (b) contains any defamatory material, or (c) violates any federal, state, local, or foreign laws, regulations, or statutes.

19. Customer is responsible for all activity that occurs under Customer's accounts by or on behalf of Customer. Customer agrees to (a) be solely responsible for all designated and authorized individuals chosen by Customer ("User") activity, which must be in accordance with this Agreement and the CivicPlus Terms of Use; (b) be solely responsible for Customer Data; (c) obtain and maintain during the term all necessary consents, agreements and approvals from end-users, individuals or any other third parties for all actual or intended uses of information, data or other content Customer will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify CivicPlus promptly of any known unauthorized access or use of the foregoing; (e) use commercially reasonable efforts to prevent unauthorized access to or use of the Services and CivicPlus Property and shall promptly notify CivicPlus of any unauthorized access or use of the Services and/or CivicPlus Property and any loss or theft or unauthorized use of any User's password or username and/or personal information; and (f) use the Services only in accordance with applicable laws and regulations.

20. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or CivicPlus Property.

21. CivicPlus shall not be responsible for any act or omission of any third-party vendor or service provider that Customer has selected to integrate any of its Services with.

22. Customer understands that CivicPlus must fastidiously allocate resources across all of its customers and specifically reserves necessary resources for Customer's Project Development. If any professional services, such as consulting or training, purchased by Customer are not used during the Project Development phase solely due to the inaction or unresponsiveness of Customer, then these services shall expire 30 days after completion of Project Development. The Customer may re-schedule any unused professional services during this 30-day period as mutually agreed upon by the Parties. Any professional services that have not been used or rescheduled shall be marked as complete and closed upon the expiration of the 30-day period.

Data Security

23. CivicPlus shall, at all times, comply with the terms and conditions of its Privacy Policy. CivicPlus will maintain commercially reasonable administrative, physical, and technical safeguards designed to protect the security and confidentiality of Customer Data. CivicPlus will not modify Customer Data or disclose Customer Data, except (a) in order to provide the Services; (b) to prevent or address service or technical problems in connection with support matters; (c) as specifically directed or expressly permitted in writing by Customer, (d) in compliance with our Privacy Policy; or (f) if compelled by law. Notwithstanding the foregoing, CivicPlus reserves the right to delete, suspend, or block known malicious accounts without Customer authorization. Customer understands that CivicPlus has no obligation to provide the Services or maintain the Customer Data, information or other material if Customer's accounts are past due and unpaid as set forth in this Agreement.

24. Customer acknowledges and agrees that CivicPlus utilizes third-party service providers to host and provide the Services and store Customer Data and the protection of such data will be in accordance with such third party's safeguards for the protection and the security and confidentiality of Customer's Data. Notwithstanding anything to the contrary, CivicPlus shall have the right to collect and analyze data and other information relating to the provision, use and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Customer Data and data derived therefrom), and CivicPlus will be free (during and after the term hereof) to use such information and data to improve and enhance the Services and for other development, diagnostic and corrective purposes in connection with the Services and other CivicPlus offerings.

25. CivicPlus may offer Customer the ability to use third-party applications in combination with the Services. Any such third-party application will be subject to acceptance by Customer. In connection with any such third-party application

agreed to by Customer, Customer acknowledges and agrees that CivicPlus may allow the third-party providers access to Customer Data as required for the interoperation of such third-party application with the Services. The use of a third-party application with the Services may also require Customer to agree to a separate agreement or terms and conditions with the provider of the third-party application, which will govern Customer's use of such third-party application.

26. In the event of a security breach due to the negligence, malicious actions, omissions, or misconduct of CivicPlus, CivicPlus, as the data custodian, will comply will all remediation efforts as required by applicable federal and state law.

CivicPlus Support

27. CivicPlus will use commercially reasonable efforts to perform the Services in a manner consistent with applicable industry standards, including maintaining Services availability 24 hours a day, 7 days a week with 99.9% uptime. Customer will have 24/7 access to the online CivicPlus Help Center (civicplus.help) to review use articles, software best practices, receive maintenance release notes, as well as submit and monitor omni-channel support tickets and access solution specific support contact methods (https://www.civicplus.help/hc/en-us/requests/new).

28. CivicPlus provides live support engineers based in the domestic United States to respond to basic questions concerning use and configuration, to diagnose software code-related errors, and proactively identify potential systems issues. CivicPlus support engineers serve a preliminary function in the agile development process and escalate defects to software developers or architects for remediation. For security purposes, CivicPlus support engineers are not permitted to modify user accounts, and permissions nor distribute access outside of accounts established by means of a support interaction for testing. Customer delegated Users may receive tutorials and guidance on account modifications but will perform the action themselves.

29. CivicPlus support hours span between the hours of 7 am to 7 pm CST, but may vary by product. Customer may access the CivicPlus Help Center (civicplus.help) to obtain each product's support hours. After hours support is available by toll- free phone call only. Non-emergency support requested outside of support hours will be subject to additional fees, such fees will be quoted to Customer at the time of the request and will be subject to Customer acceptance and invoiced the next business day following the non-emergency support. CivicPlus shall have the sole discretion to determine in good faith whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services outlined in any SOW.

30. If a reported problem cannot be solved during the first support interaction, Customer will be provided a ticket number that will be used as communication method throughout ticket escalation until a solution is provided. Support service does not include support for errors caused by third party products or applications for which CivicPlus is not responsible.

Marketing

31. Customer hereby authorizes CivicPlus to include CivicPlus's name and logo inconspicuously within the Customer's instance of the Services. Customer may publicly refer to itself as a customer of the CivicPlus Services, including on Customer's website and in sales presentations. Notwithstanding the foregoing, each Party hereby grants the other a limited, worldwide, license to use the other's logo in conformance with such Party's trademark usage guidelines and solely for the purposes of providing the Services. In no event will either Party issue a press release publicly announcing this relationship without the approval of the other Party, such approval not to be unreasonably withheld.

Limitation of Liability

32. CivicPlus' liability to Customer arising out of or related to this Agreement, or any associated SOW, will not exceed the amounts paid by Customer for the Annual Recurring Services in the year prior to such claim of liability.

33. In no event will CivicPlus be liable to Customer for any consequential, indirect, special, incidental, or punitive damages arising out of or related to this Agreement.

34. The liabilities limited by Section 32 and 33 apply: (a) to liability for negligence; (b) regardless of the form of action, whether in contract, tort, strict product liability, or otherwise; (c) even if Customer is advised in advance of the possibility of the damages in question and even if such damages were foreseeable; and (d) even if Customer's remedies fail of their essential purposes. If applicable law limits the application of the provisions of this Limitation of Liability section, CivicPlus' liability will be limited to the maximum extent permissible.

Warranties and Disclaimer

35. Each person signing the SOW, or otherwise agreeing to the terms of this Agreement, represents and warrants that he or she is duly authorized and has legal capacity to execute and bind the respective Party to the terms and conditions of the SOW and this Agreement. Each Party represents and warrants to the other that the execution and delivery of the SOW and the performance of such Party's obligations thereunder have been duly authorized and that this Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms. Customer represents and warrants that Customer has not provided any false information to gain access to the Service and that Customer's billing information provided on the Contact Sheet is correct; and it has all necessary rights in the Customer Content to permit Customer's use of the Service and to grant the licenses contained in this Agreement without infringing the intellectual property or other rights of any third parties, violating any applicable laws, or violating the terms of any license or agreement to which it is bound.

36. CivicPlus warrants that the Services will perform substantially in accordance with documentation and marketing proposals, and free of any material defect. CivicPlus warrants to the Customer that, upon notice given to CivicPlus of any defect in design or fault or improper workmanship, CivicPlus will remedy any such defect. CivicPlus makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than CivicPlus, even in a situation where CivicPlus approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by CivicPlus.

37. The Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by CivicPlus or by third-party providers, or because of other causes beyond CivicPlus's reasonable control, but CivicPlus shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption. HOWEVER, SERVICE PROVIDER DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES.EXCEPT FOR THE EXPRESS WARRANTIES IN THIS AGREEMENT, THE SERVICES ARE PROVIDED "AS IS AND CIVICPLUS HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

38. EACH PROVISION OF THIS AGREEMENT THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS AGREEMENT BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY CIVICPLUS TO CUSTOMER AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN

THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS AGREEMENT.

Force Majeure

39. No party shall have any liability to the other hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by force majeure, meaning any act of God, storm, pandemic, fire, casualty, unanticipated work stoppage, strike, lockout, labor dispute, civil disturbance, riot, war, national emergency, act of public enemy, internet service provider failure or delay, third party application failure, denial of service attack, or other cause of similar or dissimilar nature beyond its control.

Taxes

40. The amounts owed for the Services exclude, and Customer will be responsible for, all sales, use, excise, withholding and any other similar taxes, duties and charges of any kind imposed by any federal, state or local governmental entity in connection with the Services (excluding taxes based solely on CivicPlus's income). If the Customer is tax-exempt, the Customer must provide CivicPlus proof of their tax-exempt status, within fifteen (15) days of contract signing, and the fees owed by Customer under this Agreement will not be taxed. If such exemption certificate is challenged or held invalid by a taxing authority then Customer agrees to pay for all resulting fines, penalties and expenses.

Other Documents

41. This Agreement, including all exhibits, amendments, and addenda hereto and all SOWs, constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, proposals or representations, written or oral, concerning its subject matter. No modification, amendment, or waiver of any provision of this Agreement or any SOW will be effective unless in writing and signed by each Party. However, to the extent of any conflict or inconsistency between the provision in the body of this Agreement and any exhibit, amendment, or addenda hereto or any SOW, the terms of such exhibit, amendment, addenda or SOW will prevail. Notwithstanding any language to the contrary therein, no terms or conditions stated in a Customer purchase order or other order documentation (excluding SOWs) will be incorporated into or form any part of this Agreement, all such terms or conditions will be null and void, unless such term is to refer and agree to this Agreement.

Interlocal Purchasing Consent/ Cooperative Purchasing

42. With the prior approval of CivicPlus, which may be withheld for any or no reason within CivicPlus's sole discretion, this Agreement and any SOW may be extended to any public entity in Customer's home-state to purchase at the SOW prices and specifications in accordance with the terms stated herein.

43. To the extent permitted by law, the terms of this Agreement and set forth in one or more SOW(s) may be extended for use by other local government entities upon execution of a separate agreement, SOW, or other duly signed writing by and between CivicPlus and such entity, setting forth all of the terms and conditions for such use, including applicable fees and billing terms.

Miscellaneous Provisions

44. The invalidity or unenforceability, in whole or in part, of any provision of this Agreement shall not void, affect the validity or enforceability of any other provision of this Agreement.

45. The Parties negotiated this Agreement with the opportunity to receive the aid of counsel and, accordingly, intend this Agreement to be construed fairly, according to its terms, in plain English, without constructive presumptions against the drafting Party. The headings of Sections of this Agreement are for convenience and are not to be used in interpreting this Agreement. As used in this Agreement, the word "including" means "including but not limited to."

46. The Parties will use reasonable, good faith efforts to resolve any dispute between them in good faith prior to initiating legal action.

47. This Agreement and any SOW, to the extent signed and delivered by means of a facsimile machine or electronic mail, shall be treated in all manner and respects as an original agreement or instrument and shall be considered to have the same binding legal effect as if it were the original signed version thereof delivered in person. The Parties agree that an electronic signature is the legal equivalent of its manual signature on this Agreement and any SOW. The Parties agree that no certification authority or other third party verification is necessary to validate its electronic signature and that the lack of such certification of third party verification will not in any way affect the enforceability of the Parties' electronic signature or any resulting agreement between CivicPlus and Customer.

48. Due to the rapidly changing nature of software as a service and digital communications, CivicPlus may unilaterally update this Agreement from time to time. In the event CivicPlus believes such change is a material alteration of the terms herein, CivicPlus will provide Customer with written notice describing such change via email or through its website. Customer's continued use of the Services following such updates constitutes Customer's acceptance of the same. In the event Customer rejects the update to the terms herein, Customer must notify CivicPlus of its objection within ten (10) days receipt of notice of such update.

Accessibility

49. CivicPlus will monitor material legislative and regulatory developments that may affect generally applicable accessibility requirements for its products included in the Services, as set forth in the SOW, where such requirements clearly apply to the functionality of such products, CivicPlus will make reasonable updates to support compliance. This may include consideration of the United States Department of Justice's Final Rule on ADA Title II, to the extent it is applicable to the CivicPlus products.

Master Service Agreement and Statement of Work

Addendum

THIS Master Services Agreement and Statement of Work Addendum ("Addendum") hereby sets forth the (i) additional terms and conditions applicable to the Master Services Agreement, found at: https://www.civicplus.help/hc/en-us/p/legal-stuff, and/or Statement of Work ("Agreements") and/or (ii) amendments to specific provisions of the terms and conditions which exist in the Agreements (collectively, the "Special Terms"), as described below, as agreed upon by CivicPlus and Williams Bay, WI. The Special Terms shall be deemed to amend, modify, supplement, replace and/or supersede (as applicable) any inconsistent provisions of the Agreements, to the extent of the inconsistency.

ALL TERMS AND CONDITIONS OF THE AGREEMENTS NOT EXPRESSLEY MODIFIED HEREIN SHALL REMAIN IN FULL FORCE AND EFFECT.

Capitalized terms used and not defined herein shall have the meanings assigned to them in the Agreements (to which this Addendum is attached and incorporated).

1. ADDITIONAL SECTIONS

49. CivicPlus will monitor material legislative and regulatory developments that may affect generally applicable accessibility requirements for its products included in the Services, as set forth in the SOW, where such requirements clearly apply to the functionality of such products, CivicPlus will make reasonable updates to support compliance. This may include consideration of the United States Department of Justice's Final Rule on ADA Title II, to the extent it is applicable to the CivicPlus products.

2. AMENDMENTS

The terms and conditions of the Agreement are hereby amended as follows:

Document and Section	Amended Language
MSA § 32	CivicPlus' liability to Customer arising out of or related to this Agreement, or any associated SOW, will not exceed the amounts paid by Customer for the Annual Recurring Services in the year prior to such claim of liability.

Acceptance

IN WITNESS WHEREOF, the Parties have caused this Addendum to be executed by their duly authorized representatives as of the dates below.

Customer	**CivicPlus**
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

General Municipal Website (CivicEngage) Terms

Due to the multiparty dependency of Project Development, CivicPlus will not migrate, convert, or port content or information that could reasonably be construed as time-sensitive, such as calendar or blog content, during Project Development.
The Customer allows CivicPlus to display a “Government Websites by CivicPlus” insignia, and a web link at the bottom of the completed web pages. The Customer understands that the pricing structure provided under this Statement of Work "SOW" assumes such perpetual permission.

Evolve

1. CivicPlus is not responsible for any act or omission of any third-party vendor or service provider that the Customer has selected to integrate the Municipal Website Evolve services with. If the Customer’s Services include Process Automation and Digital Services (CivicOptimize), the terms for such Services, set forth in the Process Automation and Digital Services section shall apply.

CivicPlus Mobile App

2. The Customer is responsible for the registration and account management of the Customer’s app account on the respective distribution platform (App Store, Google Play). CivicPlus may manage the Google Play distribution platform. CivicPlus, in its sole discretion, may transfer management and ownership responsibilities to Customer or an approved third party of any mobile app platform used by Customer after providing thirty (30) days’ written notice to Customer of such change.
3. If the Customer desires to use the App Store, the Customer is responsible for the set up the Apple Developer Account as follows:
    1. Set up an Apple Developer Account
    2. Identify CivicPlus and OneBlink as a developer on the account
    3. Work with CivicPlus Implementation team to customize the App Store descriptions, settings and content.
    4. Work with CivicPlus Implementation team to update the App Store descriptions, settings and content.
    5. If the Customer identifies as a non-profit organization, Apple will waive the annual fee. However, if the Customer is identified as a for-profit organization and must pay the annual fee, the payment must be set up to auto-renew. CivicPlus shall not manage the Customer account. CivicPlus shall only use the Customer’s Apple Developer Account to deploy the Customer’s CivicPlus Mobile App.

6. If the Customer receives emails or requests from Apple regarding the Customer's Apple Developer Account, it is the Customer's responsibility to respond directly to Apple. In the event the communication specifically involves the deployment of the CivicPlus Mobile App, the Customer shall immediately forward such communication to CivicPlus to ensure the CivicPlus Mobile App remains live and up-to-date.

4.

5. The Customer represents that it has all intellectual property rights in any the Customer data and content to be added to the Services. It is solely the Customer's responsibility to seek the permission of any third-party data and/or content owner used by the Customer.

   The Customer understands that the hosting for the Services are provided by the app distribution platform and not CivicPlus. CivicPlus shall not be liable for any downtime of the Services provided to the Customer.

Design Center Pro

6. If the Customer's use of the Design Center Pro module results in a loss in website or software function or other issue requiring CivicPlus resources to remedy, the Customer will be charged CivicPlus's standard hourly rate at such time for such resources.

CivicPlus Pay / Process Automation Pay / Pay

7. CivicPlus Pay Services enables the Customer to receive online credit card payments for certain services or products the Customer provides via the Customer websites or recreation management system supported by CivicPlus. As such, through the Services, CivicPlus facilitates an automated process for redirecting credit card payments to the Customer's chosen payment gateways / merchant account processors ("Gateway"). For card payments, CivicPlus will redirect any payments processing to the Customer's Gateway, and the Gateway presents the payment form page and processes the card payment. CivicPlus does not transmit, process, or store cardholder data and does not present the payment form. CivicPlus implements and maintains Payment Card Industry (PCI) compliant controls for the system components and applications that provide the redirection services only.

8. The Customer will enter into a merchant account agreement with a Gateway provider that is within CivicPlus's network of integrated Gateways. ("Integrated Partner"). Such agreement's terms and conditions will solely enure to the benefit and obligation of the Customer; CivicPlus shall not be a party to such agreement. CivicPlus will facilitate contact between the Customer and the selected Integrated Partner for contracting purposes and shall integrate the Integrated Partner's Gateway system into the

Customer's Services. The Customer agrees to assume responsibility for ensuring execution of a Gateway contract with the Customer's select Gateway provider, to comply with all terms and conditions of such contract, and pay all fees required to maintain the services. The Customer acknowledges that the fees set forth in the applicable SOW do not include any transaction, processing, or other fees imposed by the Customer's Gateway.

9. The Customer is solely responsible for their relationship with their selected Gateway. In no event will CivicPlus:
    1. take part in negotiations,
    2. pay any fees incumbent on the Customer or merchant account, or
    3. acquire any liability for the performance of services of any chosen Gateway, including those Integrated Partners.
10. The Customer acknowledges switching to a different Gateway after signing this SOW may incur additional fees and require a written and signed modification to this SOW. The Customer shall continue to be responsible for negotiating and executing any Gateway agreement as described herein for any additional Gateway changes. The Customer understands and agrees that CivicPlus is not liable for any failure of service or breach of security by any Gateway provider selected by the Customer, whether such provider is an Integrated Partner or not.

Chatbot

11. The Customer understands that the Chatbot Services are not intended to collect, and CivicPlus discourages the Customer from soliciting and collecting, any personally identifiable information ("PII"), protected health information ("PHI"), payment card industry information ("PCI") or any other financial data from its users. CivicPlus cannot monitor and control the Customer's actions; therefore, in the event the Customer solicits and stores any PII, PHI, PCI, or other financial data, it is at the Customer's sole discretion and risk. The Customer as the data owner, and not CivicPlus, is solely responsible for the applicable laws and regulations regarding any data breach involving such data, including breach notification and credit monitoring requirements.
12. The Customer understands that the Services must crawl over the Customer's entire site and scrape information for successful performance. The Customer shall be solely responsible for obtaining permission from any third party whose content may be crawled and/or scraped by the usage of the Services. In no event shall CivicPlus be liable to the Customer or any third-party, for any claim, action, liability, or damages, arising out of or related to the Services crawling over and/or scraping any third-party system and/or content. The cost of the Services listed in the applicable SOW is for one domain, limited

to ten crawled websites, if the Customer requires more domains or crawled websites, the Customer should reach to the Customer's designated CivicPlus representative.

13. CivicPlus and/or its partners shall have the right to collect and analyze data and other information relating to the provision, use, and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning the Customer data and data derived therefrom), and CivicPlus and/or its partners will be free (during and after the term hereof) to:
    1. use such information and data to improve and enhance the Services and for other development, diagnostic and corrective purposes in connection with the Services and other CivicPlus offerings, and
    2. disclose such data solely in aggregate or other de-identified form in connection with its business. No rights or licenses are granted except as expressly set forth herein.
14. CivicPlus shall not be responsible or liable for the content of messages created by the Customer, or by end-users who access the Service.

Recurring Redesign

15. Starting after continuous service for the period of months explicitly stated in the Recurring Redesign line item on the applicable SOW (the "Redesign Term"), the Customer shall be entitled to receive a website redesign at no additional cost. The Customer may initiate the website redesign any time after completion of a Redesign Term. Upon the initiation of an eligible redesign project, the Customer may begin accumulating eligibility towards a subsequent redesign after continuous service of a subsequent Redesign Term. Redesigns that include additional features not purchased on the original website SOW may be subject to additional charges.
16. Additional features include, but are not limited to, additional modules and integration of third-party software. Recurring Redesigns are eligible for the website, subsite, and department headers encompassed in the Customer's website at the time of recurring redesign was purchased or included in the applicable SOW in which the redesign was purchased. Any subsequently purchased website, subsite, and department header may be included in the Customer's redesign at an additional fee.

Encrypted Forms

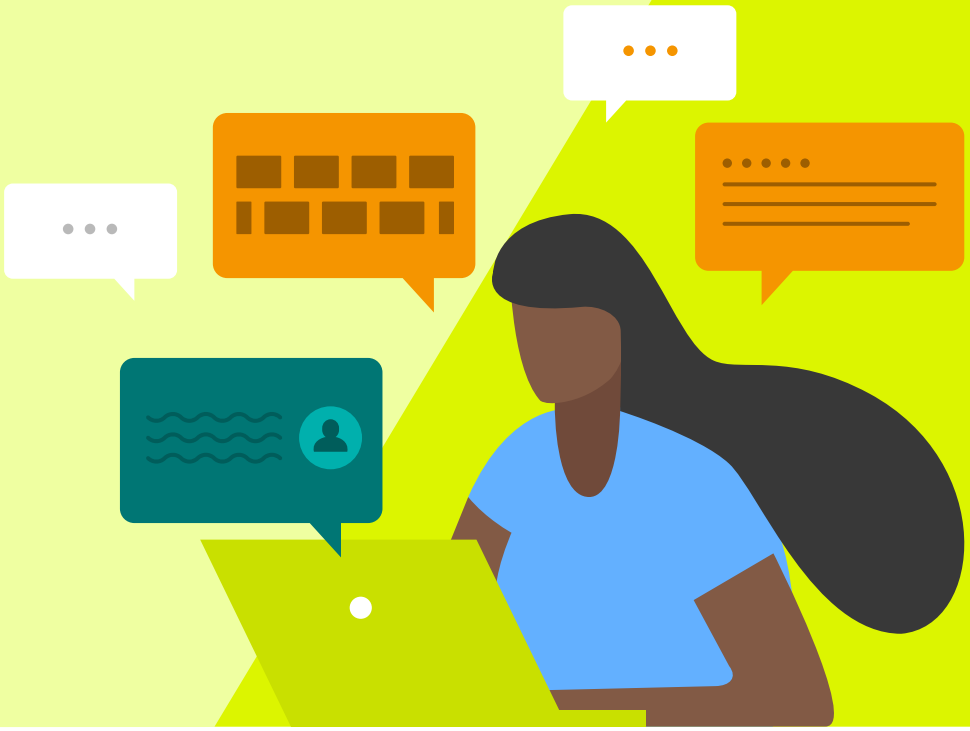
17. The Customer acknowledges and understands use of the Encrypted Forms Services is contingent on a current, valid subscription of CivicPlus' Platinum Hosting & Security upgrade for the CivicPlus Municipal Websites (CivicEngage), and that any termination or

suspension of such Platinum Hosting & Security upgrade shall likewise immediately terminate or suspend the use of the Encrypted Forms.

18. The Customer is responsible for the updating and accuracy of their public-facing privacy policy.
19. The Customer acknowledges that any forms to be used in the Services must be created in the Encrypted Forms module, and such forms cannot be unencrypted or exported to unencrypted modules.
20. CivicPlus strongly recommends the Customer completes a Privacy Impact Statement (PIA), which shall detail the Customer's privacy practices and policies surrounding the use of, and any data stored within or collected by the Services. The Customer further warrants appropriate employees will be adequately trained on the use and deployment of the Services.
21. The Customer and CivicPlus each jointly acknowledge that for the duration of the applicable SOW, CivicPlus shall serve as the "Data Custodian" and is solely responsibility for the appropriate security controls, including safe custody, transport, and storage of data. The Customer shall serve as the "Data Owner", and is solely responsible for the operational and privacy specific controls, including data collection, content, context, and use. Notwithstanding the foregoing, the Customer acknowledges that CivicPlus cannot detect or prevent unauthorized individuals accessing any CivicPlus system through use of valid log-in credentials as set up by the Customer. The Customer has sole responsibility for maintaining the security of such log-in credentials, and assigning and defining roles and permission to each individual end-users.
22. The Customer acknowledges that due to the nature of the encryption employed in the Services, CivicPlus staff are unable to access any data submitted or stored within the Services.
23. The Customer understands and agrees that the Services are not intended to collect or store any credit card information, or related identifiable or financial information and that the Customer shall not collect or store any such information in the Encrypted Forms. For the sake of clarity, the Encrypted Forms are not Payment Card Industry Data Security Standards (PCI DSS) or Health Insurance Portability and Accountability Act (HIPAA) compliant, and the Customer shall not use it for PCI DSS or HIPAA purposes.

CIVICPLUS | audioeye

10 Min Read



Automated Accessibility Remediation by First-Hand Users of Assistive Technology

Unlock digital accessibility excellence with CivicPlus® and AudioEye

By harnessing the combined power of CivicPlus' local government expertise and AudioEye's accessibility know-how, you can make addressing website accessibility challenges an effortless, automated process.

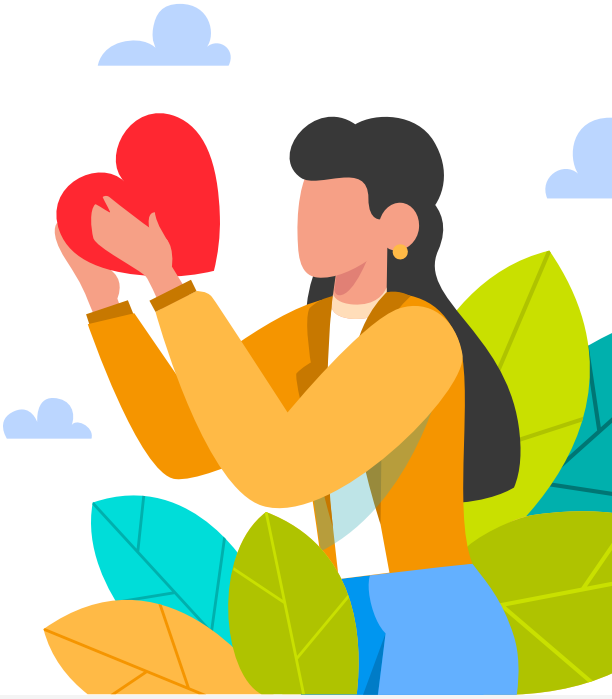
What's Your Long-Term Accessibility Plan?

Consider:

- Do you monitor your website content continuously for accessibility compliance?
- Do you have accessibility experts and legal support available to fix issues 24/7?
- Do you have in-depth knowledge of Web Content Accessibility Guidelines (WCAG) 2.2 and other state and federal regulations regarding digital accessibility?
- Does your parks and recreation software provide compliant digital interactions for your residents?

Dependable Compliance and Accessibility Solutions

Websites are no longer static entities but living documents that continuously grow with updates and enhancements in an ever-evolving landscape of accessibility legislation. Identifying issues of accessibility on a government website is only half the battle. Once accessibility barriers are identified, they need to be fixed. Once fixed, the website will then require consistent monitoring to ensure that any new content meets accessibility standards. Delivering accessible and usable content is an ongoing commitment to your residents, and with the help of AudioEye, CivicPlus offers an end-to-end solution for digital accessibility, all while accommodating lean budgets and a hands-off approach.



Three Core AudioEye Benefits:

- **Focus on digital accessibility:** AudioEye specializes in providing powerful accessibility solutions. Even in cases where time and resources are limited, AudioEye offers a specialized suite of features tailored to your needs.

- **User testing and insights:** AudioEye's A11iance user testing feature offers a solution to address your website's accessibility concerns. It leverages the firsthand experiences of individuals who use assistive technology, ensuring that your website complies with accessibility standards and provides an excellent user experience for residents with diverse accessibility needs.

- **Certified accessible by AudioEye:** The AudioEye Trusted Certification accounts for continuous automated testing and response processes for accessibility barriers that arise, conforming with WCAG, and delivering equal access to all users.



Five Key AudioEye Features:

AudioEye, our powerful accessibility solution partner, offers a wide range of features to enhance web accessibility compliance. Find five key features below:

- **Expert Accessibility Remediation:** Go beyond platform-specific website remediation. The A11iance tester community reviews CivicPlus websites and helps inform AudioEye's product suite decision-making.
- **AudioEye-Trusted Certification:** Display your commitment to accessibility through an AudioEye-Trusted Certification — the only site certification in the accessibility industry.
- **Accessibility Legal Support and Help Desk:** Our team of legal experts will analyze claims for validity and assist you in responding line-by-line to your demand letter or legal request. Help desk staff provide end-user (resident) support from a team of experts capable of taking action. This bridge between local governments and disabled residents is often the first thing the Department of Justice (DOJ) looks for when investigation and enforcing accessibility policy.
- **AudioEye Toolbar:** The free assistive tools embedded in the AudioEye Ally toolbar support the individualized needs of website users that leverage assistive technology and other tools to engage with digital content.
- **Comprehensive Conformance Reporting:** Receive a summary of conformance evaluations and clickable tutorials and links directly to your pages, with instructions for implementing source code fixes.

CivicPlus, in partnership with AudioEye, offers an end-to-end for your digital accessibility needs. Our suite of features, combined with the expertise of AudioEye, guarantees that your website will be consumable for every member of your community.



About CivicPlus

CivicPlus® is a trusted technology company dedicated to empowering government staff and powering exceptional digital experiences for residents. With a comprehensive suite of solutions that combine to form THE Modern Civic Experience Platform, we strive to create one-stop, frictionless, interactions that delight residents and help staff collaborate and work efficiently. As a result, government administrations that choose CivicPlus realize greater trust and satisfaction among their community members.

Backed by over 25 years of experience and leveraging the insights of more than 950 team members, our solutions are chosen by over 12,500 global entities and are used daily by over 340 million people in the U.S. and Canada alone. For more information, please visit civicplus.com.

About AudioEye

AudioEye is a technology company providing digital accessibility solutions and is the industry's first and only single solution that is fully compatible with WCAG 2.1, as well as with new and updated digital accessibility standards.



AudioEye - Managed for Municipal Websites Hosted by CivicPlus

AudioEye Services are performed by AudioEye, Inc. (“AudioEye”), for whom CivicPlus is an authorized reseller.

In no event will AudioEye, CivicPlus, any of their affiliates, or any of their respective directors, officers, shareholders, employees, and agents (collectively, the “AudioEye Parties“), be liable for any damages (whether direct or otherwise) or subject to any indemnification, hold harmless or defense obligations arising out of, relating to or resulting from any third party claim alleging that any website, tool or application subject to any AudioEye offering is not compliant with any laws, regulations, guidelines or standards relating to accessibility, including without limitation the Americans with Disabilities Act, the Unruh Civil Rights Act, the Rehabilitation Act or any web content accessibility guidelines (“Accessibility Claim”) and Customer covenants not to bring or assert any claim against AudioEye or the AudioEye Parties relating to such Accessibility Claim.

If AudioEye or Customer or any parent or affiliate receives any communication, or as a defendant is served with a complaint, alleging an Accessibility Claim, Customer will promptly provide CivicPlus and AudioEye with a copy of such communication or complaint. In connection with any Accessibility Claim, none of the CivicPlus or Customer or any parent or affiliate or employee of any such entity or person will refer to AudioEye or the services performed by AudioEye without AudioEye having an opportunity to review and comment upon such reference.

Without limitation and unless otherwise provided in a separate agreement, the Service does not provide accessibility or compliance, or otherwise remediate, the following: (1) any documents, spreadsheets, pdfs, or other non-website content or files accessible via the Authorized Domain, (2) any videos or other multimedia files accessible via the Authorized Domain (including embedded videos or multimedia files from third-party platforms), (3) any non-website applications, (4) any domains linked from the Authorized Domain that is not an Authorized Domain (including Google Maps or Instagram), (5) any third-party content or widget including plug-ins, iframes or applications, (6) any plug-ins, iframes or applications that use the flash format, or (7) a java application that operates in a separate window.

Services Ordered

On behalf of CivicPlus, AudioEye will provide the Services listed below to the Customer. AudioEye retains the right to change the Services subject to the terms of the Agreement.

Feature	Description

Find	
Active Monitoring	• Anonymously records potential accessibility issues based on prescribed WCAG elements anytime an end-user visits a page within the Authorized Domain • Results based on pages actually used (Example: more monitoring on a home page and less on a blog from 3 years ago)
Manual Testing * Monthly Template Reviews	• Functional usability testing conducted by assistive technology (AT) testers on templates on which the Authorized Domain is based • Code review of templates by accessibility engineers
Fix	
Auto Remediations	• Fixes that are applied to every page within an Authorized Domain • Automatically remediates common issues
Manual Remediations * Template Specific	Remediations applied to templates on which the authorized domains are based according to test results from Manual Testing
Report	
Dashboard	• Reporting insights • Resources & Documentation • Training Materials
OnSite Scanner	• Real-time testing results
Toolbar	
Visual Toolkit	Allows end users to fix visual issues on the Authorized Domain

Help Desk	Gives end-users the ability to report an accessibility issue to AudioEye and the site owner; available 24/7
Documentation	
Sustainable Testing and Remediation (“STAR”) Plan	• Default documentation for responding to a demand letter or complaint • Outlines how AudioEye enables site owners with a plan to sustain compliance
Certification Statement	• Delivered through the toolbar • Shows end-users that AudioEye is certifying compliance with WCAG standards
Accessibility Statement	• Statement that a site owner can integrate within their site • Demonstrates that a site is committed to providing an accessible experience
Training	
Online Training Library	Pre-made documentation and videos that show site owners how to fix certain issues, and why they matter
Premium Support	
Online/ZenDesk	• Direct connection with an expert and dedicated Partner Account Manager • Priority support to resolve issues or questions when they arise
Legal Support Services	
Advanced Legal	• If a demand letter/lawsuit is received the AudioEye team will activate and respond line by line to the letter and provide support throughout the process

	• AudioEye will also fully remediate new validated issues on the site so site owners can show consistent progress and intent to be fully accessible

Compliance Plan Statement

While no offering guarantees compliance, AudioEye's solution provides services according to an accessibility compliance plan for your website. Specifically, AudioEye defines "compliance" by referencing well-established industry standards and long-standing models that define the required processes and procedures that comprise a successful website accessibility strategy. Those compliance elements, which are listed below, are typically outlined within mutually agreed upon accessibility resolution agreements executed between disability advocates and organizations seeking to fulfill their obligations to ensure an optimal and equitable experience for individuals with disabilities. These standards are as follows:

Compliance Element	AudioEye Solution
Effectuate and Maintain a Comprehensive Plan	Sustainable Testing and Remediation (STAR) Plan Framework
Work with Accessibility Specialists	International Association of Accessibility Professionals (IAAP) Certified Experts (SMEs) design your STAR Plan.
Accessibility Training & Tooling	• Online Training Library • AudioEye Toolbar • On-site Scanner
Provide a Public "Grievance Process"	24/7 Fully Managed Help Desk in Toolbar
Publish and Maintain Digital Accessibility Policy Statement	• Compliance Statement • Accessibility Statement Template

Periodic SME Manual Auditing	Periodic technical analysis and functional usability testing (manual testing) conducted by Assistive Technology (AT) testers on templates and/or domains**
Fixing Reported Issues	• AI/Auto Remediations • Manual Remediations** • Fix at Source Reporting/Guidance**
Conformance with Prevailing Digital Accessibility Standards (Current as of Effective Date: Web Content Accessibility Guidelines “WCAG” 2.1 Level AA)	STAR Plan achieves & sustains substantial conformance to eliminate existing, and mitigate future, digital access barriers
* Certain accessibility issues may need to be resolved by the Customer at the source level. ** Tier-specific services; May require the purchase of additional add-on services.	



CL PDF

The world's leading PDF remediation software plugin for Adobe Acrobat, enabling users to test, repair, and report on accessible PDF documents.



Faster & Better.

Don't let Acrobat slow you down.

Adobe Acrobat has incredible functionality—in almost every way. However, when it comes to ensuring PDFs are fully accessible and compliant, it leaves much to be desired. That said, CL PDF seamlessly integrates with Acrobat, simplifying the remediation process to comply with accessibility standards.

CL PDF enables teams to produce high-quality remediated documents, accelerating remediation tasks while injecting proven methodology into the remediation process. This functionally rich solution is the premier choice for industry professionals who work to ensure compliance with accessibility standards.

- ✓ Used by more than 50% of government agencies.
- ✓ Listed in the W3C's PDF Techniques for WCAG 2.0.
- ✓ Ensures high-quality, error-free remediation outcomes.
- ✓ Faster and more efficient than using Acrobat for accessibility.
- ✓ Thumbnail that links to comparison chart.



Leading the Pack.

Best-in-Class PDF Accessibility Software.

CL PDF provides an all-in-one environment to test, remediate and verify documents. Listed in the W3C's PDF Techniques for WCAG 2.0, CL PDF includes powerful tools to accelerate remediation. As a result, it provides faster and more efficient results than Adobe Acrobat.

- ✓ Convenient plugin for Adobe Acrobat.
- ✓ Scale-up document remediation capacity while maintaining quality and accuracy.
- ✓ Automatically detects and repairs a variety of common PDF problems.
- ✓ Dramatically reduces the time required to correct existing PDF documents.
- ✓ Proven tools for working with tags, tables, lists, and more.



Your Accessibility Ally.

It's Like Having an In-House Compliance Expert.

As organizations strive to make their website and document content compliant with the accessibility standards, they face gaps in their in-house knowledge and resources. However, CL PDF users don't require previous knowledge of accessibility software or compliance standards. Whether compliance, communications, or IT—PDF remediation is now simple and seamless!

Features & Functionality.

Here are just a few of the benefits you'll get using CL PDF.

- ✓ Reduce compliance costs by cutting the frequency and expense of document repairs
- ✓ Build internal capacity to address the rising demand for accessible PDFs
- ✓ Guide users through each document's accessibility checkpoints
- ✓ Access training to raise document remediation skills
- ✓ Validate against the Section 508, WCAG 2.0, PDF/UA 1.0, and HHS standards
- ✓ Support structural validation based on ISO 32000-1:2008
- ✓ Support documents with multi-page structures and structures that move between pages
- ✓ Powerful, time-saving tools for working with tags, tables, lists, and tables of content
- ✓ Verify and correct tagging order and semantics in a dedicated, auditable workflow
- ✓ Alert users to correct structuring of tables, lists, and tables of contents.
- ✓ Enable users to verify the output of PDF files as appropriate to each checkpoint

allyant

We are the world's premier, most comprehensive Accessibility Solutions Provider, enabling any organization—regardless of size, industry or location—to deliver fully compliant accessible communications, support people with disabilities, and ensure equitable access to information for all.

Contact Us Today

Toll-Free: +1 800 563 0668

International: +1 613 236 0866

Email: sales@allyant.com

CommonLook - PDF Remediation Services

The PDF accessibility and compliance services (the "Services") are performed hereunder by Allyant, dba CommonLook ("CommonLook").

1. Export Regulation. The CommonLook software and documentation may be subject to U.S. and Canadian export control laws. Customer shall not, directly or indirectly, export, re-export, or release the CommonLook software or documentation to, or make the CommonLook software or documentation accessible from, any jurisdiction or country to which export, re-export, or release is prohibited by law, rule, or regulation. The Customer will comply with all applicable federal laws, regulations, and rules and complete all required undertakings (including, but not limited to, obtaining any necessary export license or other governmental approval), before exporting, re-exporting, releasing, or otherwise making the CommonLook software or documentation available outside the United States.
2. CommonLook shall remediate "Standard Documents" provided by Customer so that those documents comply with (i) the Americans with Disabilities Act and (ii) PDF/UA, WCAG 2.1 AA or HHS standards (excluding color and contrast requirements therein) in each case of (i) and (ii), upon delivery of such documents to Customer after remediation as set forth below. Customers may request "rush requests" for an additional fee, to be agreed upon at the time of the request.
3. Standard Documents are defined as documents that consist of text, images, tables, or any combination thereof. Standard Documents **do not include**:
    - fillable forms.
    - scanned documents requiring OCR correction.
4. Discovery and Delivery. Upon the start of PDF remediation, CommonLook shall perform scans to scope out projects and provide the inventory lists for each remediation project. The following timelines shall apply:
    - Standard delivery timeframe is at least 7 business days (for non-"bulk" projects).
    - Rush delivery timeframe is 4-5 business days (for non-"bulk" projects").
5. Upon request, CivicPlus will provide a quote for a delivery timeframe for "bulk" projects (i.e., projects that include over 1,000 total pages to be remediated) which shall require agreement between the parties.

6. Remediated files will be delivered back to the Customer along with the accessibility compliance reports for each file.
7. Alt-text will be provided by CommonLook where possible. Customer to provide alt-text for technical images requiring Customer knowledge or expertise, as determined by CommonLook, in its sole and reasonable discretion. CommonLook will provide a template for providing Alt-text to streamline the process.
8. The Customer understands and agrees that CommonLook is free to use remediation teams located in North America and offshore for the Standard Documents provided by the Customer. Document requests that are required to remain in the continental U.S. can be accommodated but will be quoted at additional cost. It is Customer's responsibility to inform CivicPlus of any such requirements.
9. Documents outside the scope of the Statement of Work (SOW) will be quoted at additional cost and agreed to between the parties. PDF documents can vary greatly in complexity, design, and structure. Some documents may require more extensive and time-consuming remediation efforts, in the event such efforts are necessary, CivicPlus will discuss with the Customer any potential additional cost prior to starting remediation.
10. Upon receipt of remediated documents by CommonLook, the Customer is responsible for scanning to ensure remediation efforts by CommonLook were performed successfully. The Customer understands and agrees that CivicPlus will not be liable for any failure to ensure that the remediated PDFs comply with relevant accessibility standards and legal requirements.

CivicPlus Privacy Policy

CivicPlus (referred to as “we”, “us”, or “our”) takes the private nature of your personal information very seriously and we are committed to protecting your personal privacy. CivicPlus has developed this policy regarding our privacy practices (“Privacy Policy”) to explain the manner in which CivicPlus may collect, use, retain, process, and share the personal information collected from users (“you”, “your”, or each a "User") of any of the CivicPlus solutions and associated services (each, a “Solution”; collectively, the “Solutions”), and the CivicPlus website (the “Site”). The User’s personal information is any information relating to an identified or identifiable person (“Personal Information”), such as your name, address, email address, phone number, or IP address. Personal Information does not include publicly available information, de-identified, or aggregate consumer data.

This Privacy Policy is designed to help the User obtain information about our privacy practices and to help the User understand its privacy choices when using a Solution or visiting the Site. By using the Solutions, providing Personal Information, or visiting our Site you are agreeing to this Privacy Policy and consenting to the collection, transfer, manipulation, storage, disclosure, and other uses of your information, as described in this Privacy Policy.

CivicPlus provides the software solutions directly to our public sector customers (“Customers”) to enable them to serve and perform their own governmental and business functions. As such, most of the Personal Information we collect and store is in connection with the software and services we provide to our Customers pursuant to our contractual arrangements with them. In these cases, CivicPlus is acting as a “data custodian” only.

This Privacy Policy covers the treatment of Personal Information gathered when you are using or accessing any Solution or the Site. This Privacy Policy does not apply to the practices of third parties that we do not own or control or certain data collected by our Customers for their specific purposes and needs, as further described herein.

Customer Data

When CivicPlus makes the Solutions available for use by a Customer, we do so under a contractual arrangement with our Customer pursuant to which the Customer, not CivicPlus, makes the decisions about what Personal Information is collected and how it is processed in the Solutions. Our Customers may electronically submit Personal Information to a Solution, or solicit from you Personal Information within a Solution, for processing and storage purposes ("Customer Data"), including, for example, information required to set up admin rights for a Customer's employees, or Personal Information collected from a Customer's resident who is using the Solution to pay for recreational programming. In these interactions, the Customer's employees or residents are "End Users".

We function as a service provider and may store or process Customer Data only for the purpose of providing the Solutions, improving the Solutions, preventing or addressing service or technical problems, or as may be required by law. If your Personal Information has been submitted to us by one of our Customers and you wish to exercise any rights you may have to access, rectify, or delete such data, please inquire with the relevant Customer directly. Since CivicPlus is the data custodian to our Customers, who are the "data owners", CivicPlus cannot modify or delete any data owned by our Customers without such Customers specific request and approval.

What Personal Information Do We Collect?

We may collect Personal Information from Users in a variety of ways, including, but not limited to, when Users visit the Site, use a Solution, register an account on any Solution, fill out a form, and in connection with other activities, services, features or resources we make available on our Solutions. Users may register for an account within the Solutions and be asked for Personal Information, as appropriate, including name, email address, physical address, and phone number. Users may, however, visit the Solutions anonymously. Users can always refuse to supply Personal Information, except that it may prevent them from engaging in certain Solution-related activities, like registering for or obtaining the full benefit of the services provided by the Solution or receiving subscription emails.

At the request and direction of Customers, CivicPlus may collect the following categories of Personal Information:

- **User-provided personal identifying data**: Most of the information we collect is information that Users input directly when using a Solution, such as name and contact details (email, phone number, address, social media handle), physical location, and user-provided content, depending on the Solution used and how the User decides to use it.
- **User-initiated information**: When a User uses text messaging, email, or social media to contact or submit notifications to a Customer through any Solution, we will collect that User's phone number, email address, or social media handle, as appropriate.
- **Website visitor information**: When you visit a Solution or the Site, we may collect information about your visit, depending on the Solution, such as your IP address, cookies, location, and the pages you visited and when you use the Solution, we may collect information on how you use the Solution.
- **Protected sensitive data**: For certain Solutions, Users are asked for certain information used in relation to applying for job positions or board or committee, certain sensitive data may be collected, such as date of birth, gender, ethnicity, political party, education, job history, references, it is the sole discretion of the Customer to request or require these fields.
- **Financial information**: If a User decides to purchase a paid service through a Solution, the User provides financial information related to your payment method including credit card number, credit card type, card expiration date, or other financial information. We do not, however, capture, store, or transmit that financial information. That information is provided directly to and stored by the Customer's third-party payment processor (the "Payment Processor"). The Payment Processor's applicable Terms of Service and Privacy Statement govern the use and storage of that information. Please review the CivicPlus Payments Solution's Privacy Policy for further details.
- **Applicant data**: Users applying for jobs or elected or appointed seats through a Solution, may be requested to submit prior job information, such as salaries, employment history, education history, address history, employers, social security number, USCIS or alien registration number, passport number, and other application data, as well as driver's license information, as determined necessary by our Customer.

- **Employee data**: Users whose employers are a Customer for human resources services may be requested to submit bank account and routing numbers, dependent's names and social security number, current job title, and other information an employer may request.
- **Physical image**: Certain Solutions may include the ability to upload video or image files which may contain visual representations of any Users that have attended public meetings or been in a public space.
- **Information related to your mobile device**: We may collect and store information related to your mobile device, such as your phone number, location, or device identifier used to deliver push notifications. You will have a choice as to whether we collect and store this information.

With the exception of the Website Visitor Information, the categories of data above are collected only when certain features and uses of the Solution are procured by the CivicPlus Customer, and data collected may vary for each User depending on our Customer's use of the Solution. All data fields are voluntary for the User to fill in, unless our Customer requires certain data to be input by the User.

How Do We Collect, Receive, and Retain Personal Information?

We collect most of this Personal Information directly from Users willingly inputting such information, whether by webform, text, email, submission of documentation, or telephone call to our Customer. However, we may also collect information from cookies on our Site or Solutions. We may receive Personal Information from third parties that integrate with our Solutions, at the request of our Customers. We will retain Personal Information as requested and required by our Customer, with whom you share your Personal Information. We retain Personal Information indefinitely, retention depends on the type of data and the purpose for which we process the data, our Customer's subscription term for the Solution, open records laws, and direction for the retention or deletion of such data. We may retain Personal Information beyond the Customer relation if required by law, contract, or if it is in our legitimate business interests and not prohibited by law.

If you have created a user portal account (“Account”) within a Solution which has been closed, we may take steps to mask Personal Information and other information, but we reserve our ability to retain and access the de-identified data for so long as required to comply with applicable laws.

How We Use Collected Information

We use User information, including Personal Information, for the following business purposes.

To fulfill service obligations for our Customers

We use and process information as needed and requested by our Customers that procure the Solution in order to fulfill our Customer’s need; deliver the services requested, including software updates; manage our Customer and User relationship; provide our Customers and Users with customer support, and comply with laws or regulations that apply to us and our Customers.

Including, without limitation, as a part of our Social Media Archiving Service, we may use YouTube API Services provided by Google. This involves data collection, including but not limited to channel information, video titles, descriptions, and user comments. Your use of the Social Media Archiving is subject to YouTube's Terms of Service (https://www.youtube.com/t/terms) and privacy policy. For details on how YouTube handles data, refer to YouTube's Privacy Policy at http://www.google.com/policies/privacy. If you have questions or concerns about your data as it relates to YouTube API Services, please contact us at privacy@civicplus.com.

To personalize User experience

We may use information in the aggregate to understand how our Users as a group use the Solution, resources, and services provided on the Solution and the Site. We may use the information to perform research and analysis about Users’ use of, or interest in, our Solutions, services, or content.

To improve the Solution and Site experience

We continually strive to improve our Solution and Site offerings based on the information and feedback we receive from Users. We may use the information to improve our internal operations, systems, Solutions, and services including benchmarking system performance and developing our products and services.

To improve customer service

User information helps us to more effectively respond to a User's customer service requests and support needs. We use the information to respond to comments and questions and provide customer service, communicate with Users and Customers about products and/or services that may be of interest.

To send periodic emails

The email address Users provide to a site will be used to respond to their inquiries, and/or other requests or questions, or to send service announcements regarding changes, notifications, or marketing information. If User decides to opt-in to our mailing list, on any Solution or the Site, they will receive emails that may include company news, updates, related product or service information, etc. If at any time the User would like to unsubscribe from receiving future emails, we include detailed unsubscribe instructions at the bottom of each email or the User may contact us via the contact information below. We only use Personal Information for the purposes and uses described above, unless we reasonably consider that we need to use it for another reason and that reason is compatible with the original uses and purposes.

How Do We Share Personal Information?

Except as described here or in any other applicable policy, we do not sell, trade, or rent the User's Personal Information to any third parties. We may share generic aggregated demographic information not linked to any Personal Information regarding visitors and users with our business partners, trusted affiliates, and advertisers for the purposes outlined above.

For our Pay solution, we work with a third-party payment processor in order to successfully complete transactions. We have preferred partner processors, with whom we have direct communication regarding the services and you contract directly with. We also work with other payment processors that are not contracted partners, at our Customer's request; we use such processor's technical documentation and instructions for creating an integration with the services.

We may share your Personal Information or other information about you with other parties to transactions when you use the Solution. In most cases, this is your local municipality with whom you are procuring services and their chosen merchant account processor and financial institutions (if making a purchase). The information is limited to Personal Information and account information necessary to facilitate the transaction.

We may share information with our agents, vendors, service providers, and subcontractors who perform functions on our behalf, such as our customer relationship management service provider, marketing automation and analytics provider, sales development tools provider, and other similar service providers. We may also share information with other third parties for our business purposes or as permitted or required by law, including:

- Sending non-personal information to third-party analytics service providers for monitoring the health of the Site and Solutions;
- if we need to do so to comply with a law, legal process, or regulations;
- to law enforcement authorities or other government officials, or other third parties pursuant to a subpoena, a court order, or other legal process or requirement applicable to CivicPlus;
- if we believe, in our sole discretion, that the disclosure of Personal Information is necessary or appropriate to prevent physical harm or financial loss or in connection with an investigation of suspected or actual illegal activity;
- to protect the vital interests of a person;
- to investigate violations of or enforce a user agreement or other legal terms applicable to the Solution;
- to protect our property, the Solutions, the Site, and legal rights;
- to facilitate a purchase or sale of all or part of CivicPlus' business;
- to companies that we plan to merge with or be acquired by; and
- to support our audit, compliance, and corporate governance functions

Please note that if CivicPlus is acquired, sold, or dissolved, its assets, including Personal Information we may possess about Users, may, in whole or in part, be sold, disposed of, transferred, divested, or otherwise disclosed as part of the transaction or proceeding. You acknowledge that such transfers may occur, and any acquirer may continue to use your Personal Information as set forth in this Privacy Policy.

How Do We Use Cookies?

The Site and Solutions may use "cookies" to enhance the User experience. Cookies are pieces of text that may be provided to your computer through your web browser when you access a website. The User's web browser places cookies on their hard drive for record-keeping purposes and sometimes to track information about them. The User may choose to set their web browser to refuse cookies or to alert you when cookies are being sent. If they do so, note that some parts of the site may not function properly.

We use cookies to enable our servers to recognize your web browser and tell us how and when you visit the Site, and otherwise use the Solutions through the internet. Our cookies do not, by themselves, contain Personal Information, and we do not combine the general information collected through cookies with other Personal Information to tell us who you are.

How Do We Protect Your Personal Information?

Although we take appropriate technical and organizational measures to safeguard against unauthorized disclosures of Personal Information, we cannot guarantee that Personal Information in our possession will never be disclosed in a manner that is inconsistent with this Privacy Policy. Unauthorized entry or use, hardware or software failure, and other factors may compromise the security of Personal Information at any time.

We store all our information, including Personal Information, using industry-standard techniques. We use appropriate data collection, storage, and processing practices, and security measures to protect against unauthorized access, alteration, disclosure, or

destruction of your Personal Information, username, password, transaction information, and information stored on the site, if applicable, to your use of the Site and Solution.

Sensitive and private data exchange between the Solution or Site and its Users happens over a Secure Sockets Layer (SSL) secured communication channel and is encrypted and protected with digital signatures.

Privacy of Children

CivicPlus Solutions are not designed or intended to appeal to minors. We do not knowingly attempt to solicit or receive any information from anyone under the age of 14. If you are a parent or guardian and you are aware that your child has provided us with Personal Information, please contact us immediately. We encourage parents and legal guardians to monitor their children's mobile app and internet usage and enforce our Privacy Policy by instructing their children never to provide Personal Information to any Solution without their parental permission. If you have reason to believe that a child under the age of 14 has provided Personal Information to us, please contact CivicPlus Privacy, and we will work with our Customer in order to delete that information from our databases as soon as is reasonably practicable.

How Do Users Request Access to Review or Change Personal Information?

Users may have certain data privacy rights depending on their state of residence. If you would like to exercise any of your data privacy rights, you will need to send your request directly to the data-owning CivicPlus Customer with whom you shared your data. Please note that verification will be required to prove your identity. CivicPlus may not disclose or delete data if an exemption or exception to deletion exists. Please note, CivicPlus is a data custodian to its data-owning Customers, the majority of our Customers are government municipalities and may be exempt from certain laws requiring compliance with data subject rights. CivicPlus is required to have Customer approval regarding every access, rectifying, disclosing, and deletion request submitted by Users of any Solution.

If you have an Account with any Solution, you can review and edit Personal Information in the Account by logging in and updating the information directly. If you wish to edit Personal Information and are unable to do so in the Account, you may contact us, using the contact information below, and we can help you with this request, verification of identity will be required, and Customer approval may be sought in circumstances where the Personal Information is owned by the Customer.

Changes to this Privacy Policy

We're constantly working to improve our Solutions, so we may need to change this Privacy Policy from time to time as well. CivicPlus has the discretion to update this Privacy Policy at any time. When we do, we will revise the effective date at the top of this page. We encourage Users to frequently check this page for any changes to stay informed about how we are helping to protect the Personal Information we collect. You acknowledge and agree that it is your responsibility to review this Privacy Policy periodically and become aware of modifications.

Your Acceptance of this Privacy Policy

By using this Site or any Solution, you signify your acceptance of this Privacy Policy. If you do not agree to this Privacy Policy, please do not use the Site or any Solution. Your continued use of the Site and Solutions following the posting of changes to this Privacy Policy will be deemed your acceptance of those changes. Use of information we collect is subject to the Privacy Policy in effect at the time such information is collected.

California Residents

For Residents of California, the California Consumer Privacy Act (CCPA) provides privacy protections to California consumers as follows:

CivicPlus does not sell your Personal Information so does not provide an opt-out page. If you are a California resident, you have the rights listed below under data protection law, to access any of the following rights you must submit a request to the data-owning Customer with whom you submitted your Personal Information. If your request is

regarding data that you submitted independent of a specific data-owning customer, or if the request is with regard to our Site, please submit such a request to CivicPlus Privacy.

California residents are limited to two Personal Information requests per year. There is no charge to access your Personal Information; however, if you submit requests that are clearly baseless, repetitive, or excessive, CivicPlus may charge a reasonable fee for such requests; alternatively, CivicPlus reserves the right to refuse to comply with such requests. Upon receiving a valid and verified request for Personal Information, that was submitted by and approved for fulfillment by our Customer Data owner, we will respond to such a request within 45 days unless there are any extenuating circumstances, for which we will let our Customer know.

Right to know

- You have the right to request data collected about you; and
- You have the right to request what data is shared about you

Disclosures provided under CCPA will identify the Personal Information collected in the previous 12 months.

Right to deletion

- You have the right to deletion of information unless an exception applies.

Right to rectify

- You have the right to correct any data collected about you that is inaccurate.

Right to non-discrimination

- You shall not be discriminated against for exercising any of these consumer privacy rights.

Right to use an authorized agent

- You have the right to use an authorized agent to submit a request to know or a request to delete on your behalf. Such use of an authorized agent will require:

    - Your written permission to allow the authorized agent to exercise your rights
    - Verification of the agent's and your own identity
- We may deny a request from you or your agent if we cannot verify the identification of the individual making the request

Contact Us

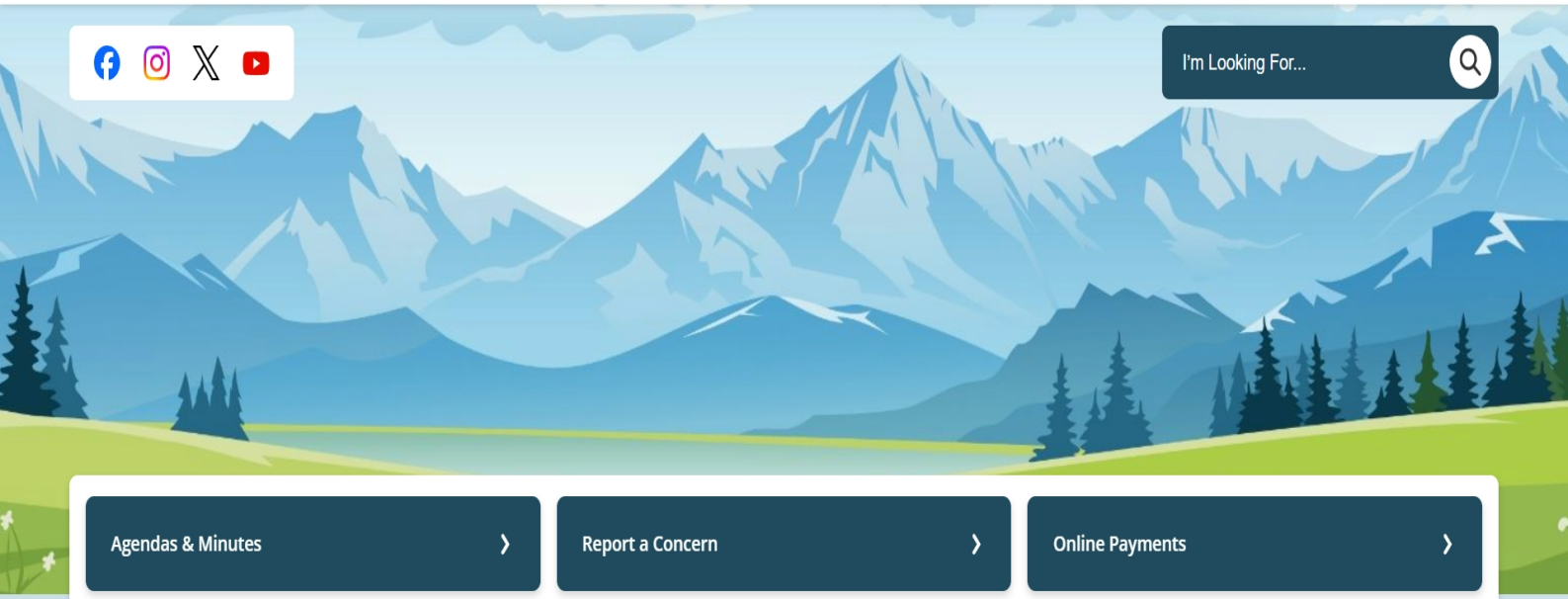
If you have any questions or concerns regarding this Privacy Policy or would like to make any requests, as detailed herein, please send a message to CivicPlus Privacy

Or, by writing to:

Attn: Privacy Policy Support CivicPlus, LLC

302 S. 4th Street, STE 500

Manhattan, KS 66502



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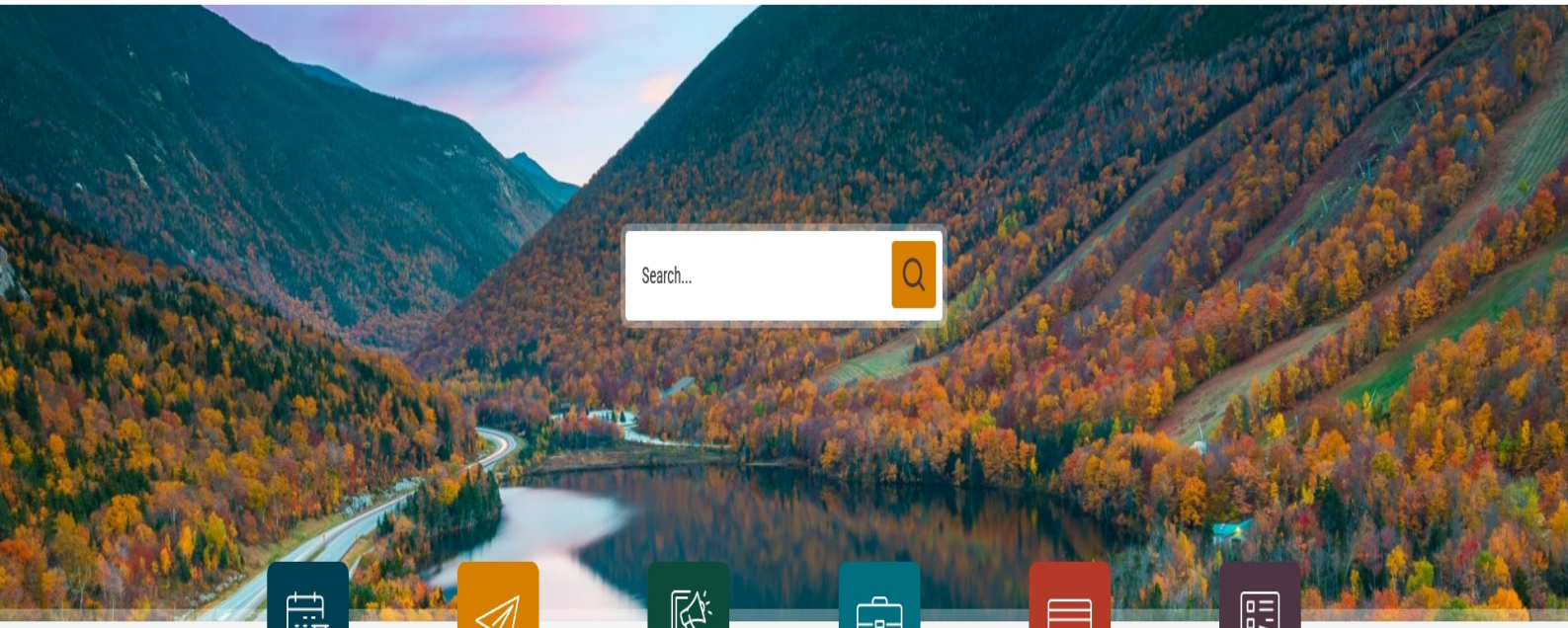
Events & Meetings

December 2025

SUN	MON	TUE	WED	THU	FRI	SAT
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Wed, Dec. 24
Christmas Day
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CALENDAR

DECEMBER 2025

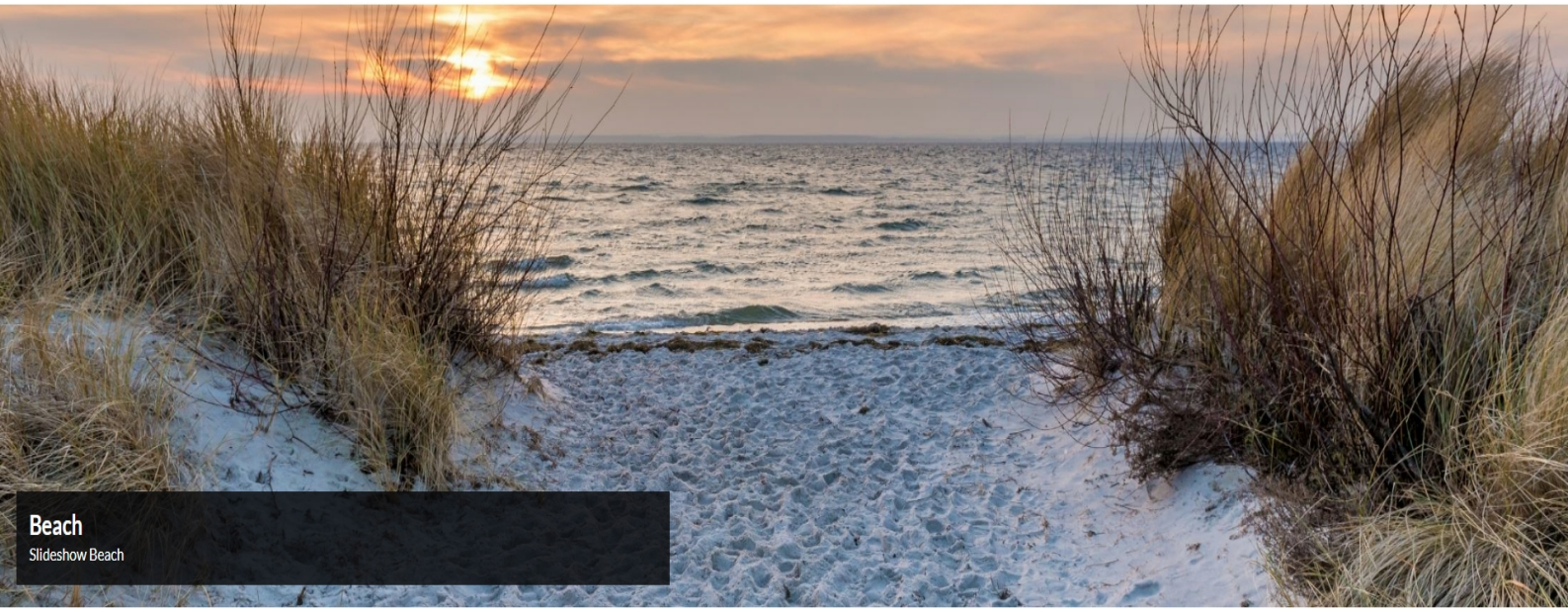
S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Thu, Dec. 25

Christmas Day

VIEW ALL EVENTS

Helpful Link Headline
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Beach
Slideshow Beach

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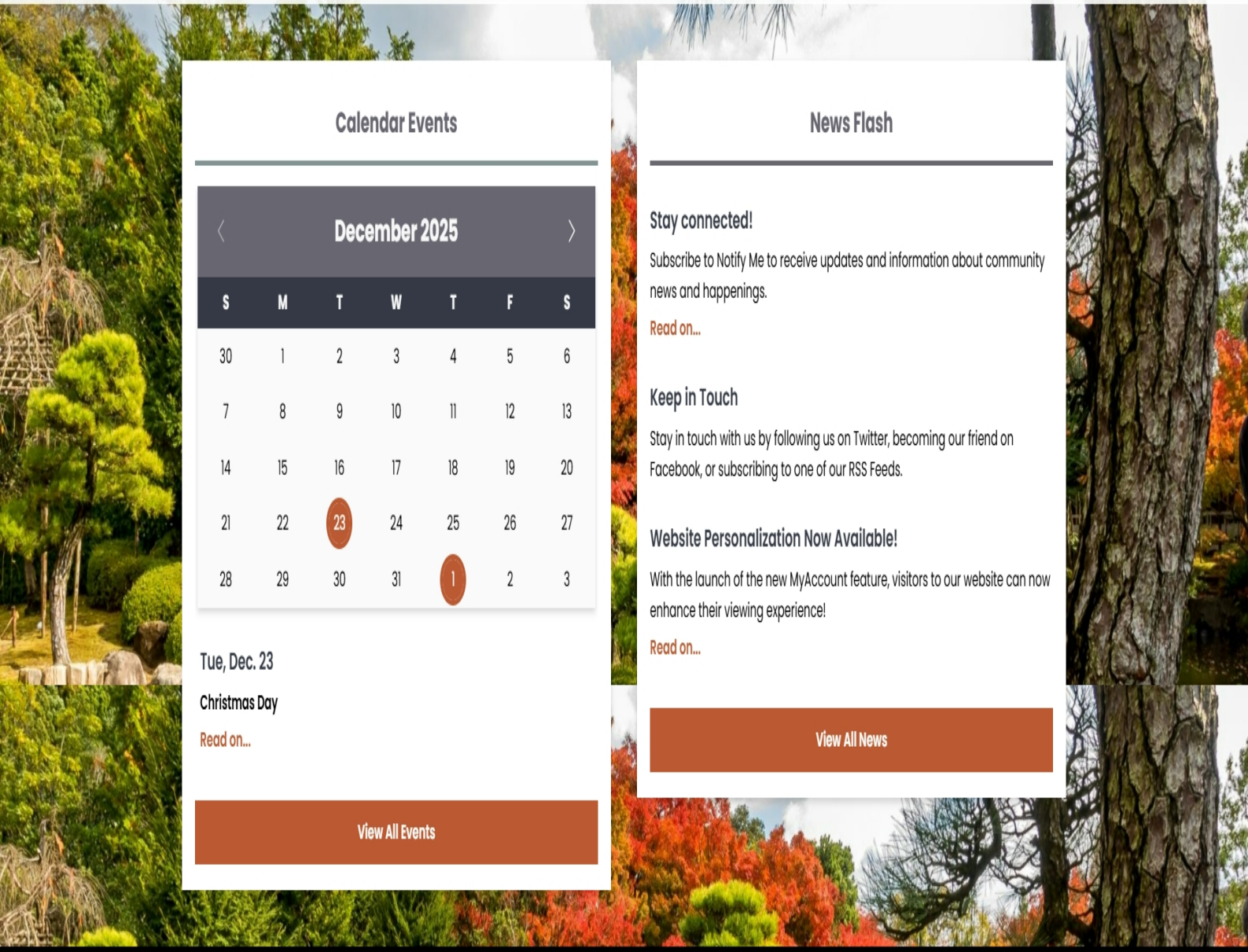
December 2025

S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Thu, Dec. 25
Christmas Day
Read On

View All Events

Government Websites by CivicPlus®



Calendar Events

December 2025

S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Tue, Dec. 23

Christmas Day

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CIVIC Standard 5

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Example Name Government Center

620 East 4th Street

Example City, ST 66502

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Helpful Link Goes Here

Helpful Link

Sample link

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Helpful Links

Home

Site Map

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Accessibility

Copyright Notices

Clerk Preference - Civic Standard 3

Reasons:

- The ability to see most of the website options from the main screen without scrolling.
- The search feature is more prominent in the middle of the screen, making it easier to find.
- The layout of the buttons is similar to our current website layout but appears more user-friendly.

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-85-25

RESOLUTION APPROVING A CONTRACT WITH LAKE GENEVA PIER CO., LLC FOR PIER INSTALLATION, REMOVAL & REPAIR SERVICES

WHEREAS, the Village of Williams Bay piers consist of: (1) Municipal Pier, Launch Piers and Swim Piers ("Project A") and (2) East and West Boat Slip Piers ("Project B"); and

WHEREAS, the Village of Williams Bay pier installation, removal and repair services have been historically provided by two companies as historical agreements without bids or contracts:

WHEREAS, consistent with State bid requirements for projects valued greater than twenty-five thousand, the Village published notice requesting bids for the annual installation of piers in early Spring, removal of piers in the Fall, repairs of pier components during the boating season and necessary repairs after removal of the piers and prior to Spring installation for three (3) years 2026, 2027 and 2028; and

WHEREAS, in addition to posting the required notice, the Village sent the bid notice directly to ten (10) area pier companies; and

WHEREAS, the bid notice was broken out into two projects as follows:

(1) **Project A.** Includes the Village of Williams Bay Municipal Pier, two (2) Swim Piers located at the Williams Bay beach, two (2) Boat Launch Piers and miscellaneous marker buoys and

(2) **Project B.** Includes the Village of Williams Bay East and West Boat Slip Piers, five (5) Ramps located along the Edgewater Park shoreline, installation/removal and transportation of boat lifts that are placed in the East, West and Municipal Piers.

WHEREAS, three (3) sealed bids were received and publicly opened and read aloud on at 10:00 am on October 17, 2025 at the Williams Bay Village Hall; and

WHEREAS, Lake Geneva Pier Company Co., LLC submitted bids for both Project A and Project B and was determined to be the lowest and responsible bidder; and

WHEREAS, on December 1, 2025 the Parks & Lakefront Committee and Finance and Personnel Committee reviewed the three (3) bids and recommended the awarding of Project A and Project B to Lake Geneva Pier Company Co., LLC in accordance with the bid notice.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated herein as if fully set forth.

SECTION TWO: Approval; Authorization. The Contract concerning the approved bids submitted by Lake Geneva Pier Company Co., LLC, which Contract is attached hereto as Exhibit A, is approved. The Village President and Village Clerk are hereby authorized and directed to execute and attest, respectively, the Contract on behalf of the Village.

SECTION THREE: Effective Date. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

Approved by the Village Board of the Village of Williams Bay this 15th day of December, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A

CONTRACT BETWEEN THE VILLAGE OF WILLIAMS BAY AND THE LAKE GENEVA PIER COMPANY, LLC BIDS FOR PROJECT A AND PROJECT B FOR PIER INSTALLATION, REMOVAL & REPAIR SERVICES

BOAT SLIP AND PIER SERVICE CONTRACT

This Contract is made and entered into this _____ day of December, 2025, by and between the Village of Williams Bay (Village) and Lake Geneva Pier Company, LLC (Contractor).

WHEREAS, the Village desires to retain Contractor to perform the services described herein for Project A and for Project B in accordance with the following terms of this Contract.

PROJECT A

I. Project Scope

1. Included Components.

   a. Municipal Pier System: Main pier and finger piers (twelve (12) boat slips, maximum 21 foot boats, 120 inch slip width) (see Exhibit A).
   b. Swim Pier System: East and West swim piers at Williams Bay Beach.
   c. Boat Launch Piers: Two (2) launch access piers.
   d. Buoy System: Eight (8) NO WAKE buoys, six (6) SWIM AREA buoys.

2. Services Provided.

   a. Spring Installation: Complete pier assembly, deck pallet installation, buoy placement and systems inspection.
   b. Fall Removal: Complete pier disassembly, component removal and storage, buoy removal and site cleanup.
   c. Seasonal repairs including replacement of rotten or otherwise defective components:

      i. Minor Repairs: (under $500): completed without notification, invoiced with installation fee.
      ii. Major Repairs: (over $500): time and material basis with prior Village approval.

   d. Maintenance Services: On-call during boating season at $105 per hour weekdays and $160 per hour for weekends or emergencies.

3. Material Specifications.

   All materials used shall be in accordance with Village specifications.

   a. Lumber

      i. Deck Boards: 2x6 Grade#1 Douglas-Fir, kiln-dried, sanded to 120-grit, two quotes of the Village-approved white paint/stain.
      ii. Deck Pallets: 2x6 Grade#1 Douglas-Fir, inspected for defects.

iii. Tie Boards: 2x4 treated lumber, positioned 5 inches inward from pallet edge, six fasteners minimum per 2x6.
iv. Stringers and H-Supports: Grade #1 Douglas-Fir, two coats of Village-approved paint/stain.

b. Hardware.

i. Fasteners: Galvanized steel, corrosion-resistant, suitable for treated lumber.
ii. Buoy Systems: Corrosion-resistant chain and hardware rated for freshwater environments.

c. Specifications.

i. Deck Board Gaps: 3/8 inch between all boards for expansion and drainage.

4. Installation and Removal Schedule.

a. Spring Installation.

i. Municipal Pier and Launch Piers: By the 20th day of open water following spring thaw (late April-May).
ii. Swim Piers: Not less than one day prior to commencement of Memorial Day weekend.
iii. Buoys: Install concurrent with respective pier systems.

b. Fall Removal.

i. Municipal Pier: On or after November 1.
ii. Swim Piers: After Labor Day, prior to October 1.
iii. Launch Piers: On or after December 1.
iv. Buoys: Removed with respective pier systems.

II. Compensation.

The Village shall pay Contractor for services performed under this Contract for Project A as follows:

1. Summary of Payments Per Year.

Year	Installation	Removal	Boat Lift Install	Boat Lift Removal	Boat Lift Transp. to or from	Annual Total
2026	$10,400.00	$10,400.00	$150.00/ea	$150.00/ea	$25.00/ea	$20,800.00 + Lifts
2027	$10,712.00	$10,712.00	$150.00/ea	$150.00/ea	$25.00/ea	$21,424.00 + Lifts
2028	$11,033.00	$11,033.00	$150.00/ea	$150.00/ea	$25.00/ea	$22,066.00 + Lifts

2. Payment Terms.

a. Notification of Village: Contractor shall notify Village of completion of installation, removal and major repairs. Following such notification, Village shall timely inspect same and, if satisfactorily performed, provide Contractor with notice of acceptance. Following acceptance by the Village, Contractor shall submit to the Village Clerk a written invoice for payment.
b. Installation Payment: Payment due thirty (30) days from submission of invoice to Village Clerk.
c. Removal Payment: Payment due thirty (30) days from submission of invoice to Village Clerk.
d. Finance Charge: 18% annual (1.5% monthly) on payments over thirty (30) days past due.
e. Tax Status: All pricing reflects Village's tax-exempt status.

PROJECT B

III. Project Scope.

1. Included Components.

a. East Slip Pier System:

i. Main pier (north/south orientation).
ii. Finger piers creating thirty (30) boat slips (see Exhibit B).
iii. Slip Capacities: slips 1-13 (21 foot maximum), slips 14-26 (23 foot maximum), slips 27-39 (24 foot maximum without lift, 25 foot maximum with lift).

b. West Slip Pier System:

i. Main pier (north/south orientation).
ii. Finger piers creating thirty-nine (39) boat slips (see Exhibit C).
iii. Slip capacities: slips 1-13 (23 foot maximum), slips 14-26 (21 foot maximum), slips 27-39 (24 foot maximum without lift, 25 foot maximum with lift).

c. Shoreline Ramps.

i. Five (5) preassembled ramp sections.
ii. Placement along Edgewater Park shoreline per Village designation.

d. Boat Lift Services.

i. Installation of boat lifts in assigned slips in the East, West and Municipal Piers.
ii. Fall removal of boat lifts.
iii. Transportation to/from Village storage area.
iv. Service all types and sizes of lifts.

2. Services Provided.

a. Spring Installation.

i. Perform complete East pier and West pier assembly and installation.
ii. Perform ramp placement along shoreline areas as designated by Village.
iii. Inspect components of piers and ramps and complete all necessary minor repairs.
iv. Complete boatlift installation in assigned slips within fourteen (14) days of pier installation.
v. Notify Village for inspection and acceptance.

b. Fall Removal.

i. Complete disassembly of all piers and removal of components.
ii. Remove all ramps.
iii. Remove all boat lifts from slips.
iv. Transport piers, ramps, components and lifts to be stored at areas designated by Village.

c. Seasonal Repairs.

i. Minor Repairs: (under $500) completed without notification and invoice with installation fee.
ii. Major Repairs: (over $500) completed on time and material basis with prior Village approval.
iii. Component replacement involving H-frames, stringers, deck pallets and individual boards.

3. Material Specifications.

All materials used shall be in accordance with Village specifications.

a. Lumber.

i. Deck Boards: 2x6 Grade#1 Douglas-Fir, kiln-dried, sanded to 120-grit, 2 quotes of the Village-approved white paint/stain.
ii. Deck Pallets: 2x6 Grade#1 Douglas-Fir, inspected for defects.
iii. Tie Boards: 2x4 treated lumber, positioned 5 inches inward from pallet edge, six fasteners minimum per 2x6.
iv. Stringers and H-Supports: Grade #1 Douglas-Fir, two coats of Village-approved paint/stain.

b. Hardware.

i. Fasteners: Galvanized steel, corrosion-resistant, suitable for treated lumber.
ii. Buoy Systems: Corrosion-resistant chain and hardware rated for freshwater environments.

c. Specifications.

i. Deck Board Gaps: 3/8 inch between all boards for expansion and drainage.

4. Installation and Removal Schedule.

a. Spring Installation.

i. East and West Piers: By the 20th day of open water following spring thaw (late April-May).
ii. Shoreline Ramps: By the 20th day of open water following spring thaw.
iii. Boat Lifts: Within fourteen (14) days after pier installation is completed.

b. Fall Removal.

i. East and West piers: On or after November 1.
ii. Shoreline Ramps: On or after November 1.
iii. Boat Lifts: On or after November 1.

Section IV. Compensation.

The Village shall pay Contractor for services performed under this Contractor for Project B as follows:

1. Summary of Payments Per Year.

Year	Pier/Ramp Install & Remove	Boat Lift Spring Install	Boat Lift Fall Removal	Boat Lift Transport to Pier	Boat Lift Transport from Pier	Annual Total
2026	$56,000.00	$150.00/lift	$150.00/lift	$25.00/lift	$25.00/lift	$56,000.00 + Lifts
2027	$57,680.00	$150.00/lift	$150.00/lift	$25.00/lift	$25.00/lift	$57.680.00 + Lifts
2028	$59,410.00	$150.00/lift	$150.00/lift	$25.00/lift	$25.00/lift	$59,410.00 + Lifts

2. Payment Terms.

a. Notification of Village: Contractor shall notify Village of completion of installation, removal and major repairs. Following such notification, Village shall timely inspect same and, if satisfactorily performed, provide Contractor with notice of acceptance. Following acceptance by the Village, Contractor shall submit to the Village Clerk a written invoice for payment.
b. Installation Payment: Payment due thirty (30) days from submission of invoice to Village Clerk (60% of annual base pier/ramp amount).
c. Removal Payment: Payment due thirty (30) days from submission of invoice to Village Clerk (40% of annual base pier/ramp amount).

d. Boatlift Services: Invoice with installation and removal payments. Payment due thirty (30) days from submission of invoice to Village Clerk.
e. Finance Charge: 18% annual (1.5% monthly) on payments over thirty (30) days past due.
f. Tax Status: All pricing reflects Village tax-exempt status.

IV. General Terms and Conditions.

1. Term of Contract. This Contract shall become effective January 1, 2026 and remain in full force and effect for the period ending December 31, 2028.
2. Termination. Either party may cancel this Contract, with or without cause, upon thirty (30) days written notice to the other party. The Village shall be responsible for payment of all services performed by Contractor through the date of cancellation.
3. Delays in Performance.

a. Spring Installation Delays Due to Ice.

i. Installation shall be completed by the 20th day of open water, regardless of calendar date.
ii. In the event the normal timeline for it is delayed due to lack of open water, Contractor shall provide Village with a revised timeline within 24 hours.

b. Fall Removal Delays.

i. In the event removal is delayed due to circumstances beyond the control of Contractor, the Village and Contractor agree to agree to an extended timeline for removal.
ii. There will be no additional charges by Contractor for weather-related delays.

c. Force Majeure. Contractor shall not be liable for delays in performance due to acts of God, governmental action, strike or other circumstances beyond the reasonable control of Contractor.

4. Quality Assurance.

a. All work performed by Contractor pursuant to the provisions of this Contract shall be subject to inspection and acceptance by the Village Director of Public Works. All defects found by the Director of Public Works shall be corrected by Contractor at no additional cost.

i. All new Grade #1 Douglas-Fir materials utilized by Contractor shall be warranted against defects for one year from date of installation.

b. Boat Lift Handling.

i. Boatlift services performed by Contractor shall include proper handling and secure transportation.
ii. All lifts shall be handled according to manufacturer specifications.
iii. All lifts shall be secured by tiedowns during transportation.
iv. Contractor shall ensure proper placement of lifts in assigned slips.

v. Contractor shall visually inspect lifts for obvious damage prior to installation and inform the Village of any such damage observed. Any damaged lift shall not be installed without permission of the Village.
vi. Contractor shall not be responsible for pre-existing lift damage or mechanical failures or damage occurring during owner use.

c. Contractor will Coordinate with Village Staff to:

i. Obtain an annual list of slip assignments requiring the installation.
ii. Schedule lift installations within 14-day window after pier completion.
iii. Ensure proper lift placement and clearances per slip size specifications.
iv. Transport all lifts to/from Village-designated storage area.
v. Maintain lift inventory records for billing accuracy.

d. Ramp Installation Coordination.

i. Contractor shall place five shoreline ramps in Village-designated locations along Edgewood Park.
ii. Contractor shall coordinate with Village staff to determine precise placement locations.
iii. Contractor shall secure positioning suitable for public access and safety.
iv. Contractor shall perform seasonal removal and storage of ramps in Village-designated areas.

5. Insurance. Contractor shall, at its sole expense, maintain in effect at all times during the performance of its work under this Contract, insurance coverage with limits not less than those set forth below with insurers as set forth below.

a. Commercial General Liability with limits of not less than $1,000,000 per occurrence for bodily injury, personal injury and property damage.

i. The policy shall provide that the Village, its elected and appointed officials, officers, employees or authorized representatives or volunteers are to be given additional insured status.
ii. For any claims related to the performance of this Contract by Contractor, the Contractor's insurance shall be primary insurance as respects to the Village, its elected and appointed officials, officers, employees or authorized representatives or volunteers.
iii. Each insurance policy required by this Contract shall state or be endorsed to state that coverage shall not be canceled by the insurance carrier or the Contractor, except after sixty (60) days (ten (10) days for non-payment of premium) prior written notice by U.S. Mail has been given to the Village.
iv. Such insurance shall indemnify the Village, its elected and appointed officials, officers, employees or authorized representatives or volunteers against loss from liability imposed by law upon, or assumed under Contract by the Contractor for damages on account of such bodily injury, property damage, personal injury, completed operations and products liability.

b. Worker's Compensation with limits according to Wisconsin statutory requirements.

c. Contractor shall, upon demand of the Village, deliver to Village such policy or policies of insurance.

6. Permit and Regulatory Compliance.

   a. Contractor shall be responsible for obtaining all necessary Wisconsin Department of Natural Resources and local permits.
   b. Contractor is responsible for payment of all permit application fees. The Village waives any local permit fees applicable to the activities of Contractor under this Contractor including boat launch fees and overnight docking fees for Contractor watercraft.
   c. Contractor is responsible for full compliance with the Wisconsin Department of Natural Resources regulations and environmental standards.

7. Applicable Law. This Contract shall be governed by the laws of the State of Wisconsin. Any litigation commenced with respect to the performance of this Contract shall be brought in the Circuit Court of Walworth County, Wisconsin.
8. Indemnification. Contractor agrees to hold harmless, indemnify and defend the Village from and any and all demands, claims, causes of action and judgments, brought by any third parties against Contractor and/or the Village for Contractor's negligent or intentional conduct resulting in damages to a third party.
9. Assignment. Contractor shall not assign, transfer, delegate or subcontract any of its rights or obligations under this Contractor without prior written consent of the Village.
10. Amendments. Any proposed amendments to this Contract, including attachments thereto, must be mutually agreed upon between the parties and be made in writing, signed and fully executed by both parties to this Contract.
11. Successors and Assigns. This Contract is binding on and inures to the benefit of the parties and their respective permitted successors and permitted assigns.
12. Severability. If any term or provision in this Contract is deemed to be illegal, unenforceable or invalid in whole or in part for any reason, such provision or part thereof shall be stricken from this Contract and such provision shall not affect the legality, enforceability or validity of the remainder of this Contract. If any provision or part of this Contract is stricken in accordance with the provisions of this section, then the stricken provision shall be replaced, to the extent possible, with a legally enforceable provision that is similar in intent to the stricken provision as legally possible.
13. Notices. All notices and other communications under this Contract which are required to be in writing, shall be addressed to the other party at the address set forth below, or to such other address as the receiving party may designate from time to time. Unless otherwise agreed herein, all notices are to be delivered by email, personal delivery or recognized overnight carrier as follows:

If to Village:

Name:	Village of Williams Bay
Attn:	Village Clerk
Address:	250 Williams Street, Williams Bay, WI 53191
Email:	clerk@vi.williamsbay.wi.gov

If to Contractor:

Name: Lake Geneva Pier Company, LLC
Attn: Ryan Southwick or Scott Grunow
Address: 700 Veterans Pkwy., Suite 204, Lake Geneva, WI 53147
Email: info@lakegenevapiercompany.com

14. Entire Agreement. This Contractor is intended to be the final, complete and exclusive statement of the terms of the agreement between the parties concerning the subject matter of this Contractor and supersede all prior and contemporaneous understandings or agreements of the parties.

IN WITNESS WHEREOF, the Parties have caused this Contractor to be executed in their respective names on the dates hereinafter enumerated.

VILLAGE OF WILLIAMS BAY

By:_____
Adam Jaramillo, President

ATTEST:

By:_____
Tina Kolls, Clerk

Dated: December _____, 2025

LAKE GENEVA PIER COMPANY LLC

By: _____
Print Name: _____, Member

Dated: December _____, 2025

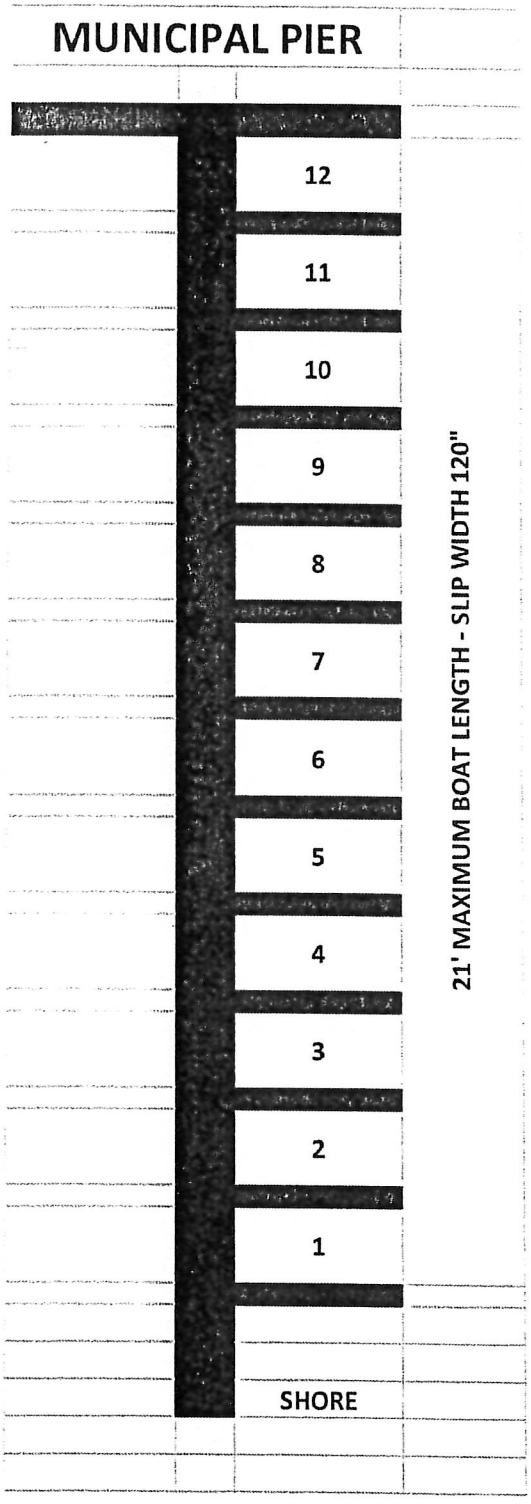

MUNICIPAL PIER
12
11
10
9
8
7
6
5
4
3
2
1
SHORE
21' MAXIMUM BOAT LENGTH - SLIP WIDTH 120"

EXHIBIT A

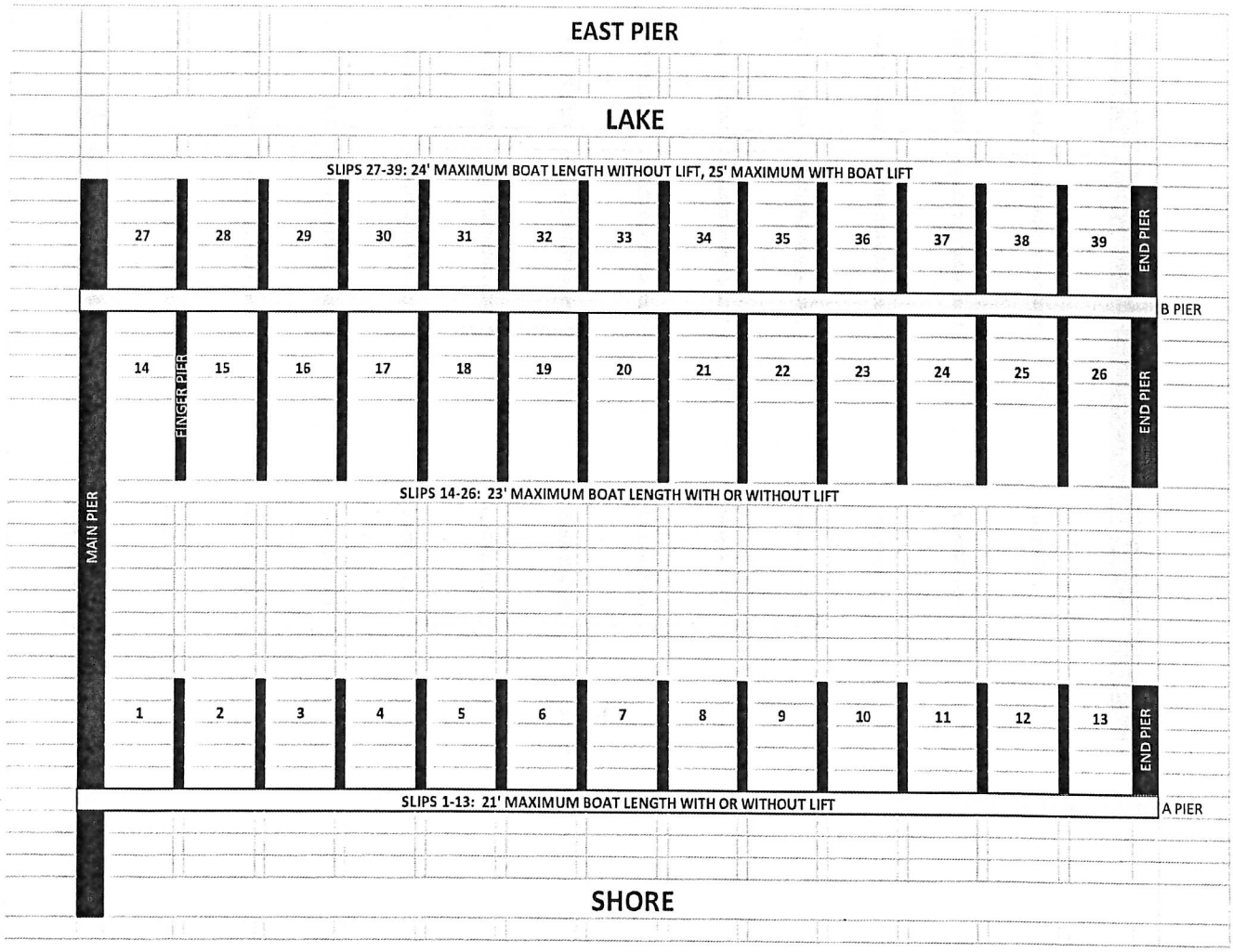

EAST PIER
LAKE
SLIPS 27-39: 24' MAXIMUM BOAT LENGTH WITHOUT LIFT, 25' MAXIMUM WITH BOAT LIFT
27
28
29
30
31
32
33
34
35
36
37
38
39
END PIER
B PIER
14
FINGER PIER
15
16
17
18
19
20
21
22
23
24
25
26
END PIER
MAIN PIER
SLIPS 14-26: 23' MAXIMUM BOAT LENGTH WITH OR WITHOUT LIFT
1
2
3
4
5
6
7
8
9
10
11
12
13
END PIER
SLIPS 1-13: 21' MAXIMUM BOAT LENGTH WITH OR WITHOUT LIFT
A PIER
SHORE

EXHIBIT B

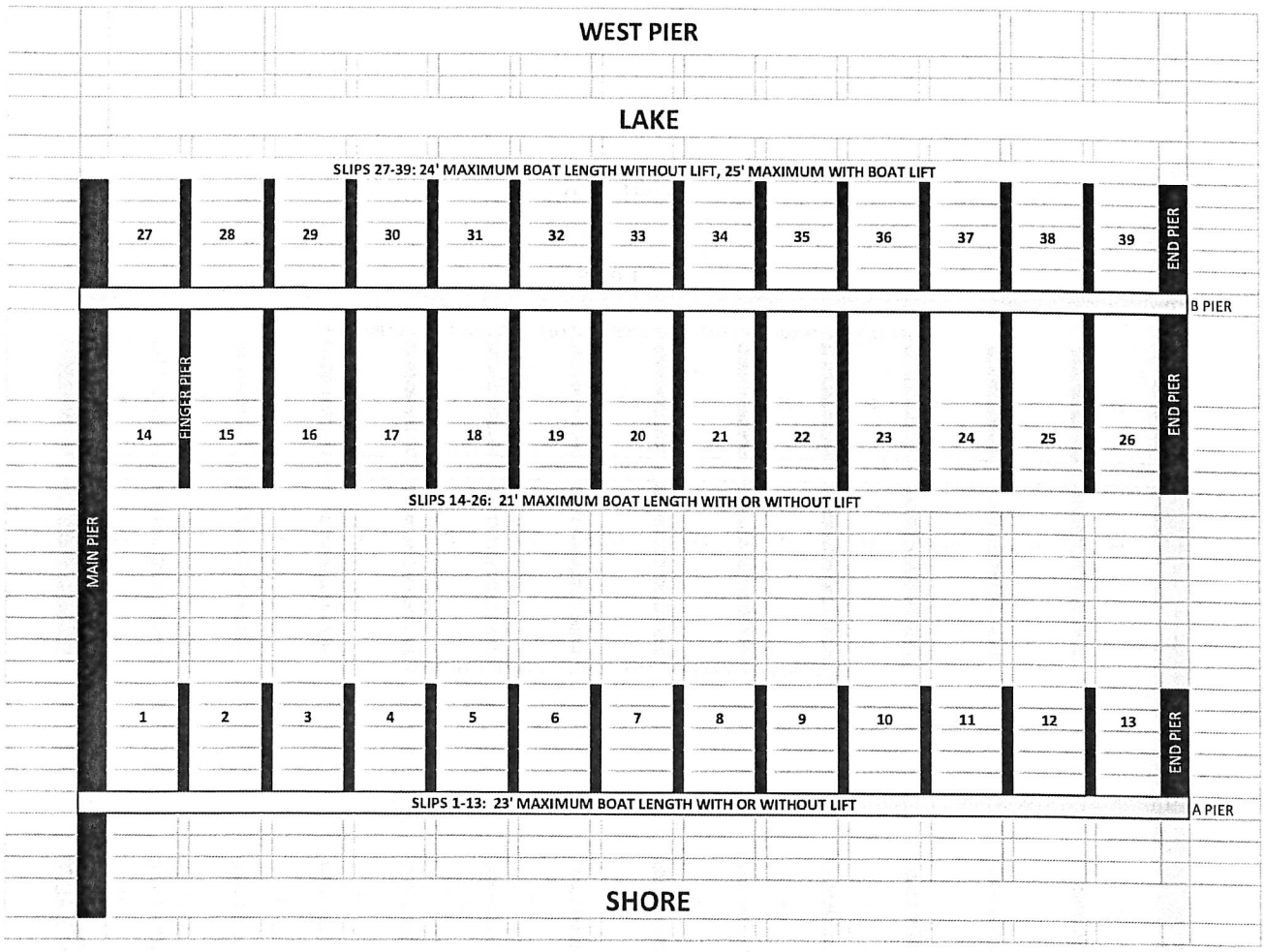

WEST PIER
LAKE
SLIPS 27-39: 24' MAXIMUM BOAT LENGTH WITHOUT LIFT, 25' MAXIMUM WITH BOAT LIFT
27
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32
33
34
35
36
37
38
39
END PIER
B PIER
MAIN PIER
FINGER PIER
14
15
16
17
18
19
20
21
22
23
24
25
26
END PIER
SLIPS 14-26: 21' MAXIMUM BOAT LENGTH WITH OR WITHOUT LIFT
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11
12
13
END PIER
SLIPS 1-13: 23' MAXIMUM BOAT LENGTH WITH OR WITHOUT LIFT
A PIER
SHORE

EXHIBIT C

11/15/2025 - 11/28/2025

Pay Date: 12/5/2025

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	$597.91	$0.00	$45.74	$552.17
General Administration	$12,268.05	$100.61	$5,592.79	$6,775.87
KNC	$3,161.04	$0.00	$864.12	$2,296.92
Lakefront/Beach	$1,695.38	$0.00	$293.87	$1,401.51
Library	$7,292.61	$0.00	$2,751.74	$4,540.87
Parks	$0.00	$0.00	$0.00	$0.00
Police	$28,066.82	$2,088.90	$10,249.19	$19,906.53
Protective Services (F&R)	$5,224.63	$0.00	$813.17	$4,411.46
Public Works/W&S	$13,924.46	$366.89	$5,265.66	$9,025.69
Recreation Department	$3,747.00	$0.00	$1,157.07	$2,589.93
Village Board				$0.00
Total Net Wages				$51,500.95

GL Account and Title	Description	Amount	GL Period
1225			
10-33 VEHICLE SERVICES LLC			
100-52120-130 POLICE IT EXPENSE	294 ANTENNA	460.00	1225
Total 10-33 VEHICLE SERVICES LLC:		460.00	
ABRAHAM'S ON-SITE SHREDDING			
100-51410-160 GEN ADMIN SUPPLIES	QUARTERLY SHREDDING	71.50	1225
Total ABRAHAM'S ON-SITE SHREDDING:		71.50	
ACCURATE APPRAISAL			
100-51520-000 ASSESSOR CONTRACT	ASSESSMENT SERVICES	2,500.00	1225
Total ACCURATE APPRAISAL:		2,500.00	
AMAZON CAPITAL SERVICES			
100-51730-160 VH BLDG SUPPLIES	VILLAGE HALL CLEANING SUP	304.85	1225
100-51410-160 GEN ADMIN SUPPLIES	VILLAGE HALL OFFICE SUPPLI	13.18	1225
100-52120-160 POLICE SUPPLIES	POLICE SUPPLIES	28.76	1225
100-56120-000 HOLIDAY DECORATION SUPPLIES	C7 CHRISTMAS LIGHT BULBS	39.98	1225
100-56120-000 HOLIDAY DECORATION SUPPLIES	C9 CHRISTMANS LIGHT BULBS	43.69	1225
100-55210-161 REC DEPT MARKETING/PROMOTION	JBL FLIP 5 (HOW MANY GUESS	89.95	1225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	PICKLE BALL PADDLES	39.99	1225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	PICKLE BALL PADDLE GRIPS	11.99	1225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	PING PONG TABLE	495.99	1225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	PICKLE BALL PADDLES	52.90	1225
100-55210-275 REC DEPT PROGRAM EXPENSES	POURING PAINT	9.99	1225
100-55210-270 REC DEPT ATHLETIC PROGRAM EXP	PING PONG PADDLES	28.99	1225
100-55210-143 FACILITY MAINTENANC/EQUIPMENT	SCANNER PRINTER STAND	85.49	1225
100-55210-143 FACILITY MAINTENANC/EQUIPMENT	CUBE BINS	29.25	1225
100-55210-275 REC DEPT PROGRAM EXPENSES	RAINBOW RIBBON	7.10	1225
100-55210-275 REC DEPT PROGRAM EXPENSES	WAXED PAPER	1.95	1225
100-55210-275 REC DEPT PROGRAM EXPENSES	GLUE STICKS	9.24	1225
100-55210-275 REC DEPT PROGRAM EXPENSES	PENCIL SHARPENER	14.45	1225
Total AMAZON CAPITAL SERVICES:		1,307.74	
AUSTIN PIER SERVICE			
100-55411-154 LAKEFRONT PIER INSTALLATION	REMOVE PIERS AND BOUYS 10	10,120.00	1225
Total AUSTIN PIER SERVICE:		10,120.00	
BRUSHFIRE SIGNS			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	VINYL REMOVAL OF SQUAD	562.50	1225
Total BRUSHFIRE SIGNS:		562.50	
BURLINGTON WASTEWATER UTILITY			
200-57623-170 WATER TESTING	3 DIST BAC T TESTING	120.00	1225
Total BURLINGTON WASTEWATER UTILITY:		120.00	
CHILDS PhD, CRAIG D			
130-52120-160 POLICE REFERENDUM SUPPLIES	NEW HIRE EVALUATION	500.00	1225
Total CHILDS PhD, CRAIG D:		500.00	

GL Account and Title	Description	Amount	GL Period
CINTAS OH			
200-57935-150 WATER PLANT REPAIRS/MAINT	WATER PLANT MEDICAL CABIN	150.09	1225
100-55410-150 PARKS REPAIRS/MAINT	ST DEPT MEDICAL CABINET SU	146.65	1225
Total CINTAS OH:		296.74	
CORE & MAIN			
200-57651-150 WATER MAINS REPAIRS/MAINT	WM REAPIR CLMAP	417.36	1225
200-57652-150 WATER SERVICES REPAIRS/ MAINT	2 CURB BOXES	131.94	1225
Total CORE & MAIN:		549.30	
DIGGER'S HOTLINE INC.			
200-57930-140 WATER DIGGERS HOTLINE EXPENSE	NOVEMBER DIGGERS ACTIVIT	99.45	1225
Total DIGGER'S HOTLINE INC.:		99.45	
EAGLE EYE TREE SERVICE			
100-56130-000 TREE ENHANCEMENT	TREE TRIMMING	1,107.50	1225
Total EAGLE EYE TREE SERVICE:		1,107.50	
ECS MIDWEST LLC			
500-54310-140 STREETS/HIGHWAYS	GEOTECHNICAL EXPLORATION	4,248.00	1225
Total ECS MIDWEST LLC:		4,248.00	
FRIGO, DINA MARIE			
100-55210-275 REC DEPT PROGRAM EXPENSES	RECREATION INSTRUCTOR	85.30	1225
Total FRIGO, DINA MARIE:		85.30	
GAGE MARINE CORPORATION			
100-55411-153 LAKEFRONT PIER REPAIRS	REPLACE 5 CRIBS ON EAST PI	24,875.00	1225
Total GAGE MARINE CORPORATION:		24,875.00	
GORDON FLESCH			
100-55210-130 REC DEPT TECHNOLOGY/IT	REC DEPT COPIER USAGE	78.52	1225
100-51410-162 GEN ADMIN COPIER EXPENSE	VH COPIER USAGE	337.01	1225
100-51410-162 GEN ADMIN COPIER EXPENSE	VILLAGE HALL COPIER REPAIR	275.00	1225
Total GORDON FLESCH:		690.53	
GRAINGER INC.			
100-51720-150 LIONS FIELD HOUSE REPAIR/MAINT	FURNANCE FILTERS	68.64	1225
Total GRAINGER INC.:		68.64	
GRISHAM, NICOLE			
100-55210-275 REC DEPT PROGRAM EXPENSES	GENTLE YOGA INSTRUCTOR O	120.00	1225
Total GRISHAM, NICOLE:		120.00	
HACH COMPANY			
200-57632-160 WATER TREATMENT SUPPLIES	CHLORINE TEST/ LAB SUPPLIE	471.85	1225
200-57632-160 WATER TREATMENT SUPPLIES	FLOURIDE TEST/ LAB SUPPLIE	929.85	1225

GL Account and Title	Description	Amount	GL Period
Total HACH COMPANY:		1,401.70	
HEYER TRUE VALUE HARDWARE			
100-55410-150 PARKS REPAIRS/MAINT	TREE GRANULES/ STRING TIM	129.46	1225
100-52320-150 FIRE DEPT REPAIRS/MAINT	BATTERIES/ FUEL OIL MIX - FIR	77.96	1225
Total HEYER TRUE VALUE HARDWARE:		207.42	
HYDRO CORP			
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	1,404.92	1225
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	427.13	1225
Total HYDRO CORP:		1,832.05	
JANESVILLE INDUSTRIAL SUPPLY			
400-58100-175 JANITORIAL SERVICES	NOVEMBER 2025 LIBRARY CLE	702.00	1225
100-51720-175 JANITORIAL SERVICES	NOVEMBER 2025 FIELDHOUSE	453.17	1225
100-51730-175 JANITORIAL SERVICES	NOVEMBER 2025 VILLAGE HAL	702.00	1225
Total JANESVILLE INDUSTRIAL SUPPLY:		1,857.17	
LAKESIDE INTERNATIONAL TRUCKS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	BATTERY CABLE	149.59	1225
Total LAKESIDE INTERNATIONAL TRUCKS:		149.59	
LEAGUE OF WIS MUNICIPALITIES			
100-51920-000 LEAGUE EXPENSES/DUES	LEAGUE DUES 2026	5,249.27	1225
Total LEAGUE OF WIS MUNICIPALITIES:		5,249.27	
MARTELLE WATER TREATMENT			
200-57921-120 WATER EMERGENCY (DNR RELATED)	LIQUID CHLORINE 600 GAL	2,930.00	1225
Total MARTELLE WATER TREATMENT:		2,930.00	
MILPORT ENTERPRISES INC			
200-57631-160 WATER TREATMENT CHEMICALS	ALUMINUM SULFATE	2,189.50	1225
Total MILPORT ENTERPRISES INC:		2,189.50	
MUNICIPAL CODE ENFORCEMENT LLC			
100-53100-210 ZONING INSPECTION CONTRACT	ZONING ADMINISTRATION NOV	2,840.80	1225
100-53100-215 CODE ENFORCEMENT CONTRACT	CODE ENFORCEMENT NOVEM	4,086.07	1225
Total MUNICIPAL CODE ENFORCEMENT LLC:		6,926.87	
PATS SERVICES INC			
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	247.50	1225
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	275.00	1225
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	200.00	1225
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	200.00	1225
Total PATS SERVICES INC:		922.50	
PREMIUM WATERS INC			
100-51730-160 VH BLDG SUPPLIES	DRINKING WATER VILLAGE HA	59.49	1225

GL Account and Title	Description	Amount	GL Period
Total PREMIUM WATERS INC:		59.49	
PRO PHOENIX CORP			
100-52320-160 FIRE DEPT SUPPLIES	PHEONIX ANNUAL MAINTENAN	2,597.72	1225
Total PRO PHOENIX CORP:		2,597.72	
ROTE OIL CO.			
100-52320-180 FIRE DEPT FUEL	DIESEL PURCHASE	170.38	1225
100-54310-180 STREETS FUEL	DIESEL PURCHASE	1,703.85	1225
100-52360-180 RESCUE DEPT FUEL	DIESEL PURCHASE	34.08	1225
230-58100-180 KNC FUEL	DIESEL PURCHASE	170.38	1225
100-55410-180 PARKS FUEL	DIESEL PURCHASE	1,192.70	1225
300-58967-000 SEWER FUEL EXPENSE	DIESEL PURCHASE	136.31	1225
100-52320-180 FIRE DEPT FUEL	DIESEL PURCHASE	171.45	1225
100-54310-180 STREETS FUEL	DIESEL PURCHASE	1,714.49	1225
100-52360-180 RESCUE DEPT FUEL	DIESEL PURCHASE	34.29	1225
230-58100-180 KNC FUEL	DIESEL PURCHASE	171.45	1225
100-55410-180 PARKS FUEL	DIESEL PURCHASE	1,200.14	1225
300-58967-000 SEWER FUEL EXPENSE	DIESEL PURCHASE	137.16	1225
Total ROTE OIL CO.:		6,836.68	
SAFEBUILT LLC			
100-53100-211 BLDG INSPECTION CONTRACT	NOVEMBER BUILDING PERMIT	11,106.67	1225
Total SAFEBUILT LLC:		11,106.67	
SCHWAAB INC			
100-51410-160 GEN ADMIN SUPPLIES	BUSINESS CARDS - KOLLS	32.90	1225
100-51410-160 GEN ADMIN SUPPLIES	SHIPPING FEE	5.50	1225
Total SCHWAAB INC:		38.40	
SECURIAN FINANCIAL GROUP INC			
100-52120-124 POLICE LIFE INSURANCE	JANUARY LIFE INSURANCE PO	110.72	1225
100-54100-123 DPW ADMIN HEALTH INSURANCE	JANUARY LIFE INSURANCE DP	7.56	1225
100-54310-124 STREETS LIFE INSURANCE	JANUARY LIFE INSURANCE ST	28.42	1225
100-55410-124 PARKS LIFE INSURANCE	JANUARY LIFE INSURANCE PA	23.48	1225
200-57630-124 WATER TREATMENT - LIFE INS	JANUARY LIFE INSURANCE WA	4.92	1225
200-57640-124 WATER DISTRIBUTION - LIFE INS	JANUARY LIFE INSURANCE WA	4.92	1225
200-57902-124 WATER ACCOUNTING - LIFE INS	JANUARY LIFE INSURANCE WA	19.08	1225
230-58100-124 KNC LIFE INSURANCE	JANUARY LIFE INSURANCE KN	5.49	1225
200-57920-124 WATER ADMIN - LIFE INS	JANUARY LIFE INSURANCE WA	15.51	1225
300-58964-124 SEWER ACCOUNTING - LIFE INS	JANUARY LIFE INSURANCE SE	19.07	1225
300-58965-124 SEWER ADMIN - LIFE INS	JANUARY LIFE INSURANCE SE	15.51	1225
100-51410-124 GEN ADMIN LIFE INSURANCE	JANUARY LIFE INSURANCE GE	88.70	1225
100-55210-124 REC DEPT LIFE INSURANCE	JANUARY LIFE INSURANCE RE	6.05	1225
400-58100-124 LIFE INSURANCE	JANUARY LIFE INSURANCE LIB	50.76	1225
100-21257 LIFE INSURANCE PAYABLE	EMPLOYEE CONTRIBUTION	454.52	1225
Total SECURIAN FINANCIAL GROUP INC:		854.71	
SNUDDEN ELECTRICAL & EXCAVATING LLC			
200-57935-150 WATER PLANT REPAIRS/MAINT	WIRING MOTOR AT WATER PLA	120.00	1225

GL Account and Title	Description	Amount	GL Period
Total SNUDDEN ELECTRICAL & EXCAVATING LLC:		120.00	
U.S. POSTAL SERVICE			
100-51410-161 GEN ADMIN POSTAGE	POST OFFICE BOX RENTAL 580	360.00	1225
Total U.S. POSTAL SERVICE:		360.00	
UNIT SOLUTIONS			
100-52120-190 POLICE TRAINING	UNIT SOLUTIONS TRAINING	5,936.40	1225
Total UNIT SOLUTIONS:		5,936.40	
USA BLUE BOOK			
200-57632-160 WATER TREATMENT SUPPLIES	TOTAL AMMONIA MONOCHLORI	661.76	1225
200-57632-160 WATER TREATMENT SUPPLIES	FREE AMMONIA TEST/ LAB SUP	252.75	1225
200-57632-160 WATER TREATMENT SUPPLIES	CHLORINE FREE TEST/LAB SU	87.17	1225
Total USA BLUE BOOK:		1,001.68	
VON BRIESEN & ROPER, S.C.			
100-51610-000 LEGAL SERVICES	LABOR & EMPLOYEMENT ATTO	2,299.50	1225
Total VON BRIESEN & ROPER, S.C.:		2,299.50	
W.N. YOSS CONSTRUCTION INC.			
200-57651-150 WATER MAINS REPAIRS/MAINT	2 ASPHAULT PATCHES	2,400.00	1225
Total W.N. YOSS CONSTRUCTION INC.:		2,400.00	
WATER WELL SOLUTIONS			
200-57610-140 WATER FUND CAPITAL OUTLAY	WELL PUMP 2 REPLACEMENT	12,800.63	1225
Total WATER WELL SOLUTIONS:		12,800.63	
WAUKESHA COUNTY TECHNICAL COLLEGE			
100-52120-190 POLICE TRAINING	OPEN RECORDS TRAINING - W	250.00	1225
Total WAUKESHA COUNTY TECHNICAL COLLEGE:		250.00	
WILLIAMS BAY AUTOMOTIVE			
100-52320-150 FIRE DEPT REPAIRS/MAINT	F150 SERVICE	95.17	1225
100-52120-150 POLICE REPAIRS/MAINT	292 TIRE INSTALL	144.20	1225
Total WILLIAMS BAY AUTOMOTIVE:		239.37	
WISCONSIN CHIEFS OF POLICE			
100-52120-190 POLICE TRAINING	WPLF MEMBERSHIP	100.00	1225
Total WISCONSIN CHIEFS OF POLICE:		100.00	
WISCONSIN POLICE LEADERSHIP FOUNDATION			
100-52120-190 POLICE TRAINING	WISCONSIN CHIEF'S OF POLIC	150.00	1225
Total WISCONSIN POLICE LEADERSHIP FOUNDATION:		150.00	
WISCONSIN PROFESSIONAL POLICE			
100-21262 UNION DUES PAYABLE	DECEMBER 2025 UNION DUES	274.20	1225

GL Account and Title	Description	Amount	GL Period
Total WISCONSIN PROFESSIONAL POLICE:		274.20	
Total 1225:		118,873.72	
Grand Totals:		118,873.72	

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
1225			
BAKER & TAYLOR			
400-58200-000 ADULT PRINT	ADULT PRINT/ BOOK	1,250.16	1225
Total BAKER & TAYLOR:		1,250.16	
CITY OF LAKE GENEVA			
410-58255-000 LIB FRIENDS EXPENDITURE	NOVEMBER BADGER TALK	126.48	1225
Total CITY OF LAKE GENEVA:		126.48	
INGRAM LIBRARY SERVICES			
400-58200-000 ADULT PRINT	ADULT PRINT / BOOKS	166.99	1225
400-58200-000 ADULT PRINT	ADULT PRINT / BOOKS	19.19	1225
Total INGRAM LIBRARY SERVICES:		186.18	
MIDWEST TAPE			
400-58240-000 LIBRARY MEDIA	MEDIA	600.88	1225
Total MIDWEST TAPE:		600.88	
SCHNUPP, JOY			
400-58201-000 CHILDREN PRINT	PUZZLE PROGRAM	25.98	1225
400-58230-000 PROGRAMS FOR CHILDREN & ADULTS	PRIZES FOR PUZZLE PROGRA	20.00	1225
410-58255-000 LIB FRIENDS EXPENDITURE	WINTER PLANTING	74.98	1225
Total SCHNUPP, JOY:		120.96	
UNIQUE SERVICES			
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/LICENSES/CONTRACTED SE	50.00	1225
Total UNIQUE SERVICES:		50.00	
Total 1225:		2,334.66	
Grand Totals:		2,334.66	

Village Board Approval Date: _____

Monthly EFT Payments

Month: November 2025			
Vendor	**Amount**		**Purpose**
Alliant	3,340.94	11/17/2025	Monthly Village Owned Electric
Alliant	9,380.94	11/28/2025	Village Electric Oct 15 - Nov 12
Associated Bank	416.66	11/7/2025	Monthly HSA Contributions
AT&T Mobility	120.00	11/18/2025	Monthly charges for Street Dept Tablets, HarborMaster Cell phone, & Court Cell Phone
AT&T Mobility	943.57	11/18/2025	Monthly Charges for Police, Fire, Rescue & Administrator Cell Phones
Delta Delta/Vision	899.06	11/3/2025	November Dental & Vision Insurance Premium
Employee Trust Funds	37,236.68	11/13/2025	December Health Insurance Premium
Employee Trust Funds	23,259.28	11/28/2025	October 2025 Retirement
Exxon	1,448.82	11/10/2025	Fuel
First National Bank & Trust	6,990.93	11/10/2025	Monthly Credit Card Charges
First National Bank & Trust	6,406.15	11/7/2025	Monthly HSA Contributions
First National Bank & Trust	15.00	1/15/1900	Wire Fee - Incoming
First National Bank & Trust	27.50	11/21/2025	Wire Fee - Outgoing
Generations Title Co	5,000.00	11/21/2025	Wire for Bank Bldg
IRS	18,803.32	11/7/2025	Payroll Withholding Taxes
IRS	17,553.02	11/21/2025	Payroll Withholding Taxes
Spectrum	159.99	11/7/2025	Monthly Village Hall Internet
Spectrum	115.04	11/18/2025	Monthly Fire Dept TV
WE Energies	253.08	11/13/2025	Monthly Gas Charges
WI DOR	822.70	11/13/2025	October Sales Tax
WI DOR	3,160.80	11/6/2025	Payroll Withholding Taxes
WI DOR	3,190.08	11/21/2025	Payroll Withholding Taxes
	139,543.56		

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
100-41100	TAX LEVY-GENERAL	.00	1,766,415.04	1,793,544.00	27,128.96	98.5
100-41101	DELINQUENT PP TAX	.00	.00	50.00	50.00	.0
100-41104	UTILITY TAX EQUIVALENT	.00	.00	77,000.00	77,000.00	.0
100-41105	ROOM TAX	16,710.02	70,086.27	75,000.00	4,913.73	93.5
100-41106	CABLE FRANCHISE FEES	.00	35,720.42	51,000.00	15,279.58	70.0
100-41110	MERCY PILOT	.00	59,310.91	56,000.00	(3,310.91)	105.9
100-41111	WLC PILOT	37,500.00	37,500.00	37,500.00	.00	100.0
100-41200	COUNTY AND MUNICIPAL AID	.00	.00	30,600.00	30,600.00	.0
100-41201	SUPPLEMENTAL CTY & MUNICPL AID	.00	.00	82,000.00	82,000.00	.0
	TOTAL TAXES	54,210.02	1,969,032.64	2,202,694.00	233,661.36	89.4
	INTERGOVERNMENTAL					
100-42001	EXEMPT COMPUTER AID	.00	469.74	500.00	30.26	94.0
100-42002	STATE SHARED REVENUE	.00	21,842.17	64,000.00	42,157.83	34.1
100-42006	TRANSPORTATION AID	55,188.05	220,752.11	210,000.00	(10,752.11)	105.1
100-42007	POLICE TRAINING FROM STATE	.00	.00	1,400.00	1,400.00	.0
100-42008	OTHER STATE AIDS	.00	18,483.02	24,000.00	5,516.98	77.0
100-42009	POLICE GRANT FROM CTY	.00	3,099.16	3,000.00	(99.16)	103.3
100-42010	POLICE SRO REVENUE	.00	115,885.83	67,000.00	(48,885.83)	173.0
100-42012	MISC GRANTS	.00	37,312.44	.00	(37,312.44)	.0
100-42013	POLICE FEDERAL/DOJ GRANTS	.00	1,315.00	.00	(1,315.00)	.0
	TOTAL INTERGOVERNMENTAL	55,188.05	419,159.47	369,900.00	(49,259.47)	113.3
	LICENSES & PERMITS					
100-43001	LIQUOR/BEER LICENSE	.00	6,545.00	6,300.00	(245.00)	103.9
100-43002	OPERATOR LICENSE	120.00	3,060.00	2,200.00	(860.00)	139.1
100-43006	BUILDING PERMITS	29,897.92	202,874.17	80,000.00	(122,874.17)	253.6
100-43007	ELECTRICAL PERMITS	2,662.40	20,171.10	17,000.00	(3,171.10)	118.7
100-43008	PLUMBING PERMITS	3,310.30	26,119.50	20,000.00	(6,119.50)	130.6
100-43009	ROOM TAX PERMIT	.00	1,000.00	600.00	(400.00)	166.7
100-43013	RENTAL PROP ADMIN	.00	10.00	.00	(10.00)	.0
100-43014	CIGARETTE LICENSE	.00	300.00	300.00	.00	100.0
100-43015	ZONING AND PLANNING FEES	3,274.00	21,186.00	20,000.00	(1,186.00)	105.9
100-43016	TREE PERMIT	1,200.00	5,015.00	6,000.00	985.00	83.6
100-43018	DOG LICENSE	15.00	1,400.00	1,000.00	(400.00)	140.0
100-43021	TOURIST ROOMING HOUSE PERMIT	.00	5,850.00	8,100.00	2,250.00	72.2
100-43022	SHORT TERM RENTAL PERMIT	.00	23,750.00	19,000.00	(4,750.00)	125.0
100-43025	TRANSIENT MERCHANT PERMIT	.00	400.00	150.00	(250.00)	266.7
100-43090	INVOICED SERVICE PAYMENTS	8,123.50	52,874.50	124,000.00	71,125.50	42.6
	TOTAL LICENSES & PERMITS	48,603.12	370,555.27	304,650.00	(65,905.27)	121.6

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	PUBLIC CHARGES FOR SERVICE					
100-44040	POLICE GEN REVENUE	33.00	252.75	250.00	(2.75)	101.1
100-44043	POLICE ALARM PERMITS	.00	10.00	.00	(10.00)	.0
100-44049	SPECIAL ASSESSMENT LETTERS	300.00	4,000.00	4,000.00	.00	100.0
100-44060	STREET OPENING PERMIT	150.00	1,350.00	1,000.00	(350.00)	135.0
100-44090	DONATION/SPONSORSHIP REVENUE	.00	4,350.00	6,000.00	1,650.00	72.5
100-44092	RECREATION MISC REVENUE	.00	809.62	3,700.00	2,890.38	21.9
100-44094	ATHLETIC PROGRAM REVENUE	.00	8,398.38	12,000.00	3,601.62	70.0
100-44098	REC DEPT PROGRAM REVENUE	1,002.50	8,136.69	15,000.00	6,863.31	54.2
100-44101	REC DEPT EVENTS/TRIPS	.00	.00	500.00	500.00	.0
100-44107	FACILITY RENTAL REVENUE	(100.00)	5,360.00	9,300.00	3,940.00	57.6
100-44301	WATERWAY MARKERS	.00	6,709.00	6,300.00	(409.00)	106.5
100-44620	LAKEFRONT/SHORE INCOME	.00	8,996.00	16,000.00	7,004.00	56.2
100-44621	BEACH REVENUE	.00	108,304.42	85,000.00	(23,304.42)	127.4
100-44622	LAUNCH REVENUE	14,690.86	242,814.04	210,000.00	(32,814.04)	115.6
100-44623	HORVATH DRY STORAGE REVENUE	.00	25,116.80	25,300.00	183.20	99.3
100-44625	TOWN OF LINN BEACH REVENUE	(1,960.00)	12,063.00	15,000.00	2,937.00	80.4
100-44630	KAYAK/PADDLEBOARD RENTAL FEES	1,090.00	9,160.00	15,000.00	5,840.00	61.1
	TOTAL PUBLIC CHARGES FOR SERVICE	15,206.36	445,830.70	424,350.00	(21,480.70)	105.1
	FINES & FORFEITURES					
100-45001	COURT FINE REVENUE	699.90	7,245.50	26,000.00	18,754.50	27.9
100-45002	PARKING TICKET REVENUE	25.00	3,446.00	8,000.00	4,554.00	43.1
	TOTAL FINES & FORFEITURES	724.90	10,691.50	34,000.00	23,308.50	31.5
	SOURCE 46					
100-46000	WEED AND NUISANCE CONTROL	.00	750.00	750.00	.00	100.0
	TOTAL SOURCE 46	.00	750.00	750.00	.00	100.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	COMMERCIAL					
100-48003	EMS BILLABLE AR	1,800.00	3,600.00	.00	(3,600.00)	.0
100-48004	INTEREST ON INVESTMENTS	.00	164,747.33	48,680.00	(116,067.33)	338.4
100-48007	LEGAL SERVICES AR	.00	8,942.50	.00	(8,942.50)	.0
100-48008	ENGINEERING SERVICES AR	20,850.00	135,438.75	.00	(135,438.75)	.0
100-48009	PLANNING SERVICES AR	.00	440.00	.00	(440.00)	.0
100-48011	MISC MUNI SERVICES AR	3,049.29	4,038.17	.00	(4,038.17)	.0
100-48013	BOAT SLIP RENTAL	(530.00)	292,805.24	286,000.00	(6,805.24)	102.4
100-48015	GENEVA LK LAW ENFORCEMENT AGCY	.00	23,149.98	32,000.00	8,850.02	72.3
100-48016	MUNICIPAL BUSINESS LEASE PYMT	208.74	1,145.68	1,000.00	(145.68)	114.6
100-48017	TOWER LEASE	925.00	925.00	.00	(925.00)	.0
100-48020	GLEA CBCW GRANT	2,400.00	2,400.00	2,400.00	.00	100.0
	TOTAL COMMERCIAL	28,703.03	637,632.65	370,080.00	(267,552.65)	172.3
	MISCELLANEOUS					
100-49002	INSURANCE PAYMENTS/REBATE	.00	4,370.00	2,500.00	(1,870.00)	174.8
100-49003	SALE OF VGE ASSET	.00	.00	1,000.00	1,000.00	.0
100-49009	GENERAL MISC UNCLASS	(951.21)	336.66	500.00	163.34	67.3
	TOTAL MISCELLANEOUS	(951.21)	4,706.66	4,000.00	(706.66)	117.7
	TOTAL FUND REVENUE	201,684.27	3,858,358.89	3,710,424.00	(147,934.89)	104.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GENERAL GOVERNMENT					
100-51110-110	VILLAGE BOARD WAGES	.00	16,537.50	22,100.00	5,562.50	74.8
100-51110-121	VILLAGE BOARD FICA	.00	1,265.16	1,700.00	434.84	74.4
100-51110-130	VILLAGE BOARD OTHER EXPENSE	.00	605.57	1,000.00	394.43	60.6
100-51210-110	MUNICIPAL COURT WAGES	860.00	14,873.34	9,300.00	(5,573.34)	159.9
100-51210-121	MUNICIPAL COURT FICA	.00	981.13	770.00	(211.13)	127.4
100-51210-130	MUNICIPAL COURT OTHER EXPENSE	.00	3,000.00	.00	(3,000.00)	.0
100-51210-150	MUNICIPAL COURT IT FEES	.00	4,613.37	1,500.00	(3,113.37)	307.6
100-51210-160	MUNICIPAL COURT SUPPLIES	.00	135.28	.00	(135.28)	.0
100-51400-000	RECRUITING FEES	.00	2,150.28	.00	(2,150.28)	.0
100-51405-000	BILLABLE SERVICES	2,802.00	19,211.18	109,000.00	89,788.82	17.6
100-51410-110	GEN ADMIN WAGES	19,644.45	143,698.73	170,346.00	26,647.27	84.4
100-51410-112	GEN ADMIN OT WAGES	32.02	203.52	.00	(203.52)	.0
100-51410-121	GEN ADMIN FICA	1,416.16	10,371.32	13,091.00	2,719.68	79.2
100-51410-122	GEN ADMIN RETIREMENT	1,367.53	10,003.59	11,938.00	1,934.41	83.8
100-51410-123	GEN ADMIN HEALTH INSURANCE	2,985.89	29,864.90	34,976.00	5,111.10	85.4
100-51410-124	GEN ADMIN LIFE INSURANCE	88.70	747.11	750.00	2.89	99.6
100-51410-127	GEN ADMIN HSA FUNDING	1,208.31	6,041.57	7,250.00	1,208.43	83.3
100-51410-130	GEN ADMIN IT EXPENSE	80.00	4,054.97	4,000.00	(54.97)	101.4
100-51410-160	GEN ADMIN SUPPLIES	4,820.82	10,682.14	10,000.00	(682.14)	106.8
100-51410-161	GEN ADMIN POSTAGE	1,741.00	12,622.57	6,500.00	(6,122.57)	194.2
100-51410-162	GEN ADMIN COPIER EXPENSE	570.74	3,993.37	3,600.00	(393.37)	110.9
100-51410-190	GEN ADMIN TRAINING	384.97	4,222.78	7,000.00	2,777.22	60.3
100-51410-200	GEN ADMIN TELEPHONE	469.87	4,653.00	4,000.00	(653.00)	116.3
100-51410-210	GEN ADMIN PUBLICATIONS	342.64	2,545.02	3,500.00	954.98	72.7
100-51410-300	GEN ADMIN CODIFICATION	.00	3,728.00	6,200.00	2,472.00	60.1
100-51412-000	ELECTION EXPENSE	.00	3,420.91	3,000.00	(420.91)	114.0
100-51412-110	ELECTION WAGES	.00	5,488.80	7,000.00	1,511.20	78.4
100-51412-121	ELECTION FICA	.00	4.78	30.00	25.22	15.9
100-51414-000	SOFTWARE LICENSE & IT SUPPORT	576.40	29,792.09	30,000.00	207.91	99.3
100-51414-100	LASERFICHE EXPENSE	.00	.00	3,100.00	3,100.00	.0
100-51415-000	LEAGUE EXPENSES/DUES	.00	.00	3,000.00	3,000.00	.0
100-51510-000	INSURANCE EXPENSE	.00	66,219.00	66,000.00	(219.00)	100.3
100-51520-000	ASSESSOR CONTRACT	2,517.98	25,017.98	30,000.00	4,982.02	83.4
100-51560-000	CONTINGENCY	.00	1,736.00	34,326.00	32,590.00	5.1
100-51570-000	AUDIT EXPENSE	4,261.95	79,725.25	28,150.00	(51,575.25)	283.2
100-51575-000	FINANCIAL MGT PLAN EXPENSE	.00	150.00	.00	(150.00)	.0
100-51610-000	LEGAL SERVICES	13,043.02	35,666.02	35,000.00	(666.02)	101.9
100-51630-000	LEGAL/ENGINEER/PLANNING AR	27,949.50	202,209.00	.00	(202,209.00)	.0
100-51650-000	MISCELLANEOUS-AUDIT	.00	713.02	.00	(713.02)	.0
100-51670-000	MISC MUNI SERVICES COST RECOV	149.29	1,211.92	.00	(1,211.92)	.0
100-51720-150	LIONS FIELD HOUSE REPAIR/MAINT	1,072.84	1,937.80	2,000.00	62.20	96.9
100-51720-160	LIONS FIELD HOUSE SUPPLIES	.00	701.91	700.00	(1.91)	100.3
100-51720-170	LIONS FIELD HOUSE GAS	22.73	1,646.25	1,800.00	153.75	91.5
100-51720-171	LIONS FIELD HOUSE ELECTRIC	429.60	1,994.84	1,800.00	(194.84)	110.8
100-51720-173	LIONS FIELD HOUSE W&S	210.12	741.39	1,000.00	258.61	74.1
100-51720-175	JANITORIAL SERVICES	435.74	3,921.66	5,800.00	1,878.34	67.6
100-51730-150	VH BLDG REPAIRS/MAINT	144.42	1,009.08	5,000.00	3,990.92	20.2
100-51730-160	VH BLDG SUPPLIES	43.43	1,870.27	2,000.00	129.73	93.5
100-51730-170	VH BLDG GAS	10.56	2,009.33	2,500.00	490.67	80.4
100-51730-171	VH BLDG ELECTRIC	1,073.82	6,705.95	8,000.00	1,294.05	83.8
100-51730-173	VH BLDG WATER & SEWER	458.55	1,767.14	2,000.00	232.86	88.4
100-51730-175	JANITORIAL SERVICES	675.00	5,452.07	8,000.00	2,547.93	68.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
100-51965-000	WMS BAY BUSINESS ASSOC	.00	37,646.55	52,500.00	14,853.45	71.7
100-51970-000	SHORT TERM RENTAL ADMIN	8,041.95	8,041.95	6,600.00	(1,441.95)	121.9
100-51990-000	EMPLOYEE RECOGNITION	.00	(375.00)	.00	375.00	.0
	TOTAL GENERAL GOVERNMENT	99,932.00	837,231.36	767,827.00	(69,404.36)	109.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC SAFETY					
100-52120-110	POLICE WAGES	83,316.83	628,958.87	726,500.00	97,541.13	86.6
100-52120-111	POLICE PT SHIFT PREMIUM	.00	.00	500.00	500.00	.0
100-52120-112	POLICE OT WAGES	8,661.53	50,016.20	60,000.00	9,983.80	83.4
100-52120-121	POLICE FICA	6,859.93	50,669.77	61,000.00	10,330.23	83.1
100-52120-122	POLICE RETIREMENT	13,087.27	95,587.70	116,000.00	20,412.30	82.4
100-52120-123	POLICE HEALTH INSURANCE	15,169.06	153,693.76	164,000.00	10,306.24	93.7
100-52120-124	POLICE LIFE INSURANCE	110.72	1,068.36	1,000.00	(68.36)	106.8
100-52120-125	POLICE UNIFORMS	.00	10,090.86	10,000.00	(90.86)	100.9
100-52120-127	POLICE HSA FUNDING	6,249.90	31,249.50	35,000.00	3,750.50	89.3
100-52120-130	POLICE IT EXPENSE	408.58	34,116.35	58,766.00	24,649.65	58.1
100-52120-150	POLICE REPAIRS/MAINT	1,489.70	10,417.61	11,665.00	1,247.39	89.3
100-52120-160	POLICE SUPPLIES	1,985.55	6,448.22	5,300.00	(1,148.22)	121.7
100-52120-161	POLICE POSTAGE/CONFINEMENT	.00	34.64	650.00	615.36	5.3
100-52120-180	POLICE FUEL	1,485.68	14,438.74	21,000.00	6,561.26	68.8
100-52120-190	POLICE TRAINING	858.49	10,295.98	23,451.00	13,155.02	43.9
100-52120-200	POLICE TELEPHONE	1,147.84	4,618.43	6,500.00	1,881.57	71.1
100-52120-210	POLICE COMMUNITY PROGRAMS	.00	1,478.76	3,000.00	1,521.24	49.3
100-52120-220	POLICE LICENSE SUPSENSION FEE	.00	24.00	.00	(24.00)	.0
100-52130-110	WATER SAFETY PATROL	.00	31,568.00	33,000.00	1,432.00	95.7
100-52130-120	GENEVA LAKE ENVIRONMENTAL AGCY	.00	33,750.00	45,000.00	11,250.00	75.0
100-52130-130	GENEVA LAKE LAW ENFORCEMENT	.00	75,915.00	75,000.00	(915.00)	101.2
100-52130-150	EMERGENCY MANAGEMENT	.00	400.31	1,200.00	799.69	33.4
100-52320-106	FIRE DEPT OFFICER PAY	4,095.63	21,065.46	25,700.00	4,634.54	82.0
100-52320-107	FIRE DEPT MEETING PAY	259.20	2,249.00	3,700.00	1,451.00	60.8
100-52320-108	FIRE DEPT DRILL PAY	2,320.64	8,874.75	10,260.00	1,385.25	86.5
100-52320-109	FIRE DEPT CALLS PAY	1,323.49	10,654.19	16,000.00	5,345.81	66.6
100-52320-120	FIRE DEPT TRAINING PAY	.00	204.64	1,250.00	1,045.36	16.4
100-52320-121	FIRE DEPT FICA	572.33	3,148.01	4,350.00	1,201.99	72.4
100-52320-122	FIRE DEPT RETIREMENT	148.89	819.62	850.00	30.38	96.4
100-52320-130	FIRE DEPT IT	115.04	2,013.85	1,200.00	(813.85)	167.8
100-52320-150	FIRE DEPT REPAIRS/MAINT	3,112.43	11,009.21	16,000.00	4,990.79	68.8
100-52320-160	FIRE DEPT SUPPLIES	.00	7,026.47	6,500.00	(526.47)	108.1
100-52320-170	FIRE DEPT GAS	.00	.00	5,300.00	5,300.00	.0
100-52320-171	FIRE DEPT ELECTRIC	571.76	2,417.31	2,000.00	(417.31)	120.9
100-52320-173	FIRE DEPT WATER & SEWER	169.27	660.39	800.00	139.61	82.6
100-52320-180	FIRE DEPT FUEL	147.20	418.95	1,000.00	581.05	41.9
100-52320-190	FIRE DEPT TRAINING/CONFERENCES	.00	279.75	1,000.00	720.25	28.0
100-52320-200	FIRE DEPT TELEPHONE	422.47	3,520.89	3,500.00	(20.89)	100.6
100-52340-106	DIVE TEAM OFFICER PAY	160.00	797.67	960.00	162.33	83.1
100-52340-107	DIVE TEAM MEETING PAY	.00	28.74	640.00	611.26	4.5
100-52340-108	DIVE TEAM DRILL PAY	143.73	806.49	.00	(806.49)	.0
100-52340-121	DIVE TEAM FICA	23.24	78.66	130.00	51.34	60.5
100-52340-145	DIVE TEAM TANK MAINTENANCE	.00	165.00	4,260.00	4,095.00	3.9
100-52340-150	DIVE TEAM REPAIRS/MAINT	.00	.00	300.00	300.00	.0
100-52340-190	DIVE TEAM TRAINING	.00	.00	800.00	800.00	.0
100-52360-106	RESCUE DEPT OFFICER PAY	959.46	4,783.31	5,400.00	616.69	88.6
100-52360-107	RESCUE DEPT MEETING PAY	86.22	534.52	700.00	165.48	76.4
100-52360-108	RESCUE DEPT TRAINING PAY	306.48	1,450.60	1,000.00	(450.60)	145.1
100-52360-109	RESCUE DEPT CALLS PAY	2,665.73	10,454.28	4,000.00	(6,454.28)	261.4
100-52360-110	RESCUE DEPT UNEMPLOYMENT	.00	1.00	.00	(1.00)	.0
100-52360-121	RESCUE DEPT FICA	162.37	663.48	900.00	236.52	73.7
100-52360-122	RESCUE DEPT RETIREMENT	1.07	8.69	100.00	91.31	8.7

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
100-52360-130	RESCUE DEPT IT EXPENSE	.00	195.48	300.00	104.52	65.2
100-52360-150	RESCUE DEPT REPAIRS/MAINT	.00	312.50	.00	(312.50)	.0
100-52360-160	RESCUE DEPT SUPPLIES	.00	1,521.65	200.00	(1,321.65)	760.8
100-52360-180	RESCUE DEPT FUEL	29.45	74.87	300.00	225.13	25.0
100-52360-190	RESCUE DEPT TRAINING	.00	.00	500.00	500.00	.0
100-52360-200	RESCUE DEPT TELEPHONE	96.99	970.22	600.00	(370.22)	161.7
	TOTAL PUBLIC SAFETY	158,724.17	1,342,050.71	1,579,032.00	236,981.29	85.0
	PUBLIC SAFETY					
100-53100-160	BLDG INSP SUPPLIES	.00	487.60	500.00	12.40	97.5
100-53100-210	ZONING INSPECTION CONTRACT	1,950.00	15,619.80	25,000.00	9,380.20	62.5
100-53100-211	BLDG INSPECTION CONTRACT	22,785.05	92,710.77	93,600.00	889.23	99.1
100-53100-215	CODE ENFORCEMENT CONTRACT	4,361.46	40,671.28	33,000.00	(7,671.28)	123.3
100-53100-220	STR ENFORCEMENT CONTRACT	.00	.00	7,000.00	7,000.00	.0
	TOTAL PUBLIC SAFETY	29,096.51	149,489.45	159,100.00	9,610.55	94.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS					
100-54100-110	DPW ADMIN WAGES	7,131.33	47,350.56	47,500.00	149.44	99.7
100-54100-121	DPW ADMIN FICA	493.51	3,235.12	3,600.00	364.88	89.9
100-54100-122	DPW ADMIN RETIREMENT	371.70	2,725.08	3,300.00	574.92	82.6
100-54100-123	DPW ADMIN HEALTH INSURANCE	1,047.31	10,460.94	12,600.00	2,139.06	83.0
100-54100-124	DPW ADMIN LIFE INSURANCE	.00	7.56	100.00	92.44	7.6
100-54100-127	DPW HSA FUNDING	416.66	2,083.30	2,500.00	416.70	83.3
100-54100-130	DPW IT EXPENSE	.00	277.50	.00	(277.50)	.0
100-54100-300	ENGINEERING	.00	756.00	6,000.00	5,244.00	12.6
100-54310-110	STREETS WAGES	10,447.77	80,517.63	89,500.00	8,982.37	90.0
100-54310-112	STREETS OT WAGES	563.27	2,880.47	1,700.00	(1,180.47)	169.4
100-54310-113	STREETS DBL OT WAGES	8.93	1,143.75	3,700.00	2,556.25	30.9
100-54310-121	STREETS FICA	811.20	6,215.53	7,000.00	784.47	88.8
100-54310-122	STREETS RETIREMENT	770.80	5,641.43	6,400.00	758.57	88.2
100-54310-123	STREETS HEALTH INSURANCE	1,596.12	15,961.20	19,400.00	3,438.80	82.3
100-54310-124	STREETS LIFE INSURANCE	28.42	229.44	250.00	20.56	91.8
100-54310-125	STREETS UNIFORMS	.00	786.36	2,500.00	1,713.64	31.5
100-54310-127	STREETS HSA FUNDING	575.60	2,888.68	4,200.00	1,311.32	68.8
100-54310-150	STREETS EQUIP REPAIRS/MAINT	846.22	17,689.69	25,000.00	7,310.31	70.8
100-54310-160	STREETS SUPPLIES	.00	4,268.62	6,500.00	2,231.38	65.7
100-54310-170	STREETS GAS	31.93	3,186.29	4,000.00	813.71	79.7
100-54310-171	STREETS ELECTRIC	802.50	4,578.31	6,000.00	1,421.69	76.3
100-54310-173	STREETS WATER & SEWER	193.78	764.50	900.00	135.50	84.9
100-54310-175	STREETS ROAD MAINTENANCE	.00	25,589.95	25,000.00	(589.95)	102.4
100-54310-180	STREETS FUEL	1,701.04	5,163.81	9,500.00	4,336.19	54.4
100-54310-190	STREETS TRAINING	36.40	453.23	1,500.00	1,046.77	30.2
100-54310-200	STREETS TELEPHONE	45.14	451.40	500.00	48.60	90.3
100-54310-280	SNOW/ICE CONTROL MATERIALS	.00	7,802.45	17,500.00	9,697.55	44.6
100-54310-281	TRAFFIC SIGNS/MARKINGS	.00	146.50	2,000.00	1,853.50	7.3
100-54310-282	HIGHWAY STRIPING/MARKING	.00	2,244.83	1,000.00	(1,244.83)	224.5
100-54420-000	STREET LIGHTING	3,316.41	32,885.73	37,000.00	4,114.27	88.9
100-54710-000	REFUSE COLLECTIONS	12,975.48	130,511.18	167,600.00	37,088.82	77.9
	TOTAL PUBLIC WORKS	44,211.52	418,897.04	514,250.00	95,352.96	81.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEISURE ACTIVITIES					
100-55210-110	REC DEPT WAGES	12,361.64	88,184.73	122,000.00	33,815.27	72.3
100-55210-121	REC DEPT FICA	909.33	6,479.68	9,300.00	2,820.32	69.7
100-55210-122	REC DEPT RETIREMENT	611.22	4,480.03	5,300.00	819.97	84.5
100-55210-123	REC DEPT HEALTH INSURANCE	840.04	8,400.40	10,000.00	1,599.60	84.0
100-55210-124	REC DEPT LIFE INSURANCE	6.05	60.50	80.00	19.50	75.6
100-55210-127	REC DEPT HSA FUNDING	416.66	2,083.30	2,500.00	416.70	83.3
100-55210-130	REC DEPT TECHNOLOGY/IT	158.53	2,570.07	2,200.00	(370.07)	116.8
100-55210-143	FACILITY MAINTENANC/EQUIPMENT	23.50	3,058.34	6,000.00	2,941.66	51.0
100-55210-160	REC DEPT SUPPLIES/MATERIALS	661.04	2,292.38	2,500.00	207.62	91.7
100-55210-161	REC DEPT MARKETING/PROMOTION	123.36	1,446.90	4,000.00	2,553.10	36.2
100-55210-190	REC DEPT TRAINING	.00	296.00	1,750.00	1,454.00	16.9
100-55210-220	REC DEPT SOFTWARE/SUBSCRIPTION	118.21	2,476.24	1,500.00	(976.24)	165.1
100-55210-270	REC DEPT ATHLETIC PROGRAM EXP	107.12	12,095.15	20,000.00	7,904.85	60.5
100-55210-275	REC DEPT PROGRAM EXPENSES	3,244.06	15,976.14	16,000.00	23.86	99.9
100-55210-278	EVENT EXPENSES	.00	2,100.00	2,000.00	(100.00)	105.0
100-55210-279	REC DEPT DONATION/SPONSORSHIP	.00	999.99	.00	(999.99)	.0
100-55210-280	KAYAK/PADDLEBOARD EXPENSE	.00	2,170.71	2,000.00	(170.71)	108.5
100-55210-281	RECREATION MISC EXPENSE	.00	.00	1,000.00	1,000.00	.0
100-55410-110	PARKS WAGES	6,795.29	43,499.64	64,000.00	20,500.36	68.0
100-55410-112	PARKS OT WAGES	24.77	1,052.83	550.00	(502.83)	191.4
100-55410-113	PARKS DBL OT WAGES	.00	429.38	.00	(429.38)	.0
100-55410-115	PARKS CONTRACT LABOR	937.50	2,925.00	10,000.00	7,075.00	29.3
100-55410-121	PARKS FICA	512.43	3,380.45	4,900.00	1,519.55	69.0
100-55410-122	PARKS RETIREMENT	277.20	2,122.24	2,500.00	377.76	84.9
100-55410-123	PARKS HEALTH INSURANCE	1,039.75	10,397.50	12,500.00	2,102.50	83.2
100-55410-124	PARKS LIFE INSURANCE	23.48	183.60	170.00	(13.60)	108.0
100-55410-125	PARKS UNIFORMS	.00	114.60	2,000.00	1,885.40	5.7
100-55410-127	PARKS HSA FUNDING	535.48	2,666.72	2,500.00	(166.72)	106.7
100-55410-148	TENNIS COURT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
100-55410-150	PARKS REPAIRS/MAINT	828.75	9,440.79	19,000.00	9,559.21	49.7
100-55410-160	PARKS SUPPLIES	501.91	2,743.81	1,500.00	(1,243.81)	182.9
100-55410-170	PARKS GAS	10.89	1,709.79	4,500.00	2,790.21	38.0
100-55410-171	PARKS ELECTRIC	1,381.88	8,761.05	8,000.00	(761.05)	109.5
100-55410-173	PARKS WATER & SEWER	1,450.93	3,646.23	3,740.00	93.77	97.5
100-55410-180	PARKS FUEL	1,184.52	3,831.36	7,500.00	3,668.64	51.1
100-55411-110	LAKEFRONT WAGES	9,861.17	91,080.96	86,000.00	(5,080.96)	105.9
100-55411-112	LAKEFRONT OT WAGES	426.24	3,565.14	.00	(3,565.14)	.0
100-55411-121	LAKEFRONT FICA	787.02	7,240.50	6,800.00	(440.50)	106.5
100-55411-125	LAKEFRONT UNIFORMS	.00	.00	500.00	500.00	.0
100-55411-130	LAKEFRONT IT	.00	67.25	600.00	532.75	11.2
100-55411-150	LAKEFRONT REPAIRS/MAINT	134.76	11,672.09	8,000.00	(3,672.09)	145.9
100-55411-153	LAKEFRONT PIER REPAIRS	.00	90,747.10	70,000.00	(20,747.10)	129.6
100-55411-154	LAKEFRONT PIER INSTALLATION	.00	57,317.53	125,000.00	67,682.47	45.9
100-55411-160	LAKEFRONT SUPPLIES	.00	13,075.47	11,000.00	(2,075.47)	118.9
100-55411-200	LAKEFRONT TELEPHONE	102.00	1,020.66	1,000.00	(20.66)	102.1
100-55412-000	GENEVA LK LEVEL CORP	.00	4,400.00	4,400.00	.00	100.0
100-55415-000	ENHANCEMENT COMMITTEE	.00	574.23	800.00	225.77	71.8
	TOTAL LEISURE ACTIVITIES	46,396.73	532,836.48	667,590.00	134,753.52	79.8

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CONSERVATION & DEVELOPMENT					
100-56120-000	HOLIDAY DECORATION SUPPLIES	.00	998.50	1,500.00	501.50	66.6
100-56130-000	TREE ENHANCEMENT	.00	1,566.38	8,500.00	6,933.62	18.4
100-56420-190	HORVATH PROPERTY EXPENSE	.00	505.92	1,000.00	494.08	50.6
	TOTAL CONSERVATION & DEVELOPMENT	.00	3,070.80	11,000.00	7,929.20	27.9
	COST CATEGORY 57					
100-57921-142	BANK SERVICE CHARGES AND FEES	36.00	296.65	.00	(296.65)	.0
100-57921-150	LATE FEES, PENALTIES, INTEREST	1.00	51.50	.00	(51.50)	.0
	TOTAL COST CATEGORY 57	37.00	348.15	.00	(348.15)	.0
	TOTAL FUND EXPENDITURES	378,397.93	3,283,923.99	3,698,799.00	414,875.01	88.8
	NET REVENUE OVER EXPENDITURES	(176,713.66)	574,434.90	11,625.00	(562,809.90)	4941.4

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

POLCE DEPT DONATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
110-42004	POLICE DONATIONS	30.00	3,050.00	.00	(3,050.00)	.0
	TOTAL INTERGOVERNMENTAL	30.00	3,050.00	.00	(3,050.00)	.0
	TOTAL FUND REVENUE	30.00	3,050.00	.00	(3,050.00)	.0
	NET REVENUE OVER EXPENDITURES	30.00	3,050.00	.00	(3,050.00)	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

EMS IGA FUNDS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAXES					
120-41100	EMS TAX LEVY	.00	928,077.00	.00	(928,077.00)	.0
	TOTAL TAXES	.00	928,077.00	.00	(928,077.00)	.0
	INTERGOVERNMENTAL					
120-42004	EMS IGA FUNDS	.00	.00	928,077.00	928,077.00	.0
	TOTAL INTERGOVERNMENTAL	.00	.00	928,077.00	928,077.00	.0
	MISCELLANEOUS					
120-49200	OPERATING TRANSFER IN	.00	.00	121,923.00	121,923.00	.0
	TOTAL MISCELLANEOUS	.00	.00	121,923.00	121,923.00	.0
	TOTAL FUND REVENUE	.00	928,077.00	1,050,000.00	121,923.00	88.4

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

EMS IGA FUNDS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EMS IGA EXPENDITURES					
120-52320-165	EMS IGA EXPENDITURES	151,475.84	606,810.08	1,050,000.00	443,189.92	57.8
	TOTAL EMS IGA EXPENDITURES	151,475.84	606,810.08	1,050,000.00	443,189.92	57.8
	TOTAL FUND EXPENDITURES	151,475.84	606,810.08	1,050,000.00	443,189.92	57.8
	NET REVENUE OVER EXPENDITURES	(151,475.84)	321,266.92	.00	(321,266.92)	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

AD HOC TREE REPLACEMENT PROG

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
125-42004	TREE ENHANCEMENT REVENUE	96.80	4,452.35	.00	(4,452.35)	.0
	TOTAL INTERGOVERNMENTAL	96.80	4,452.35	.00	(4,452.35)	.0
	TOTAL FUND REVENUE	96.80	4,452.35	.00	(4,452.35)	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

AD HOC TREE REPLACEMENT PROG

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ARPA EXPENDITURES					
125-52320-165	TREE ENHANCEMENT EXPENDITURES	2,951.84	7,038.20	.00	(7,038.20)	.0
	TOTAL ARPA EXPENDITURES	2,951.84	7,038.20	.00	(7,038.20)	.0
	TOTAL FUND EXPENDITURES	2,951.84	7,038.20	.00	(7,038.20)	.0
	NET REVENUE OVER EXPENDITURES	(2,855.04)	(2,585.85)	.00	2,585.85	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

POLICE 2025 REFERENDUM

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
130-52120-125	POLICE REFERENDUM UNIFORM	.00	280.00	.00	(280.00)	.0
130-52120-160	POLICE REFERENDUM SUPPLIES	.00	298.00	.00	(298.00)	.0
	TOTAL COST CATEGORY 52	.00	578.00	.00	(578.00)	.0
	TOTAL FUND EXPENDITURES	.00	578.00	.00	(578.00)	.0
	NET REVENUE OVER EXPENDITURES	.00	(578.00)	.00	578.00	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC CHARGES FOR SERVICE					
200-44460	WATER RESIDENTIAL SALES	214.13	380,281.42	508,000.00	127,718.58	74.9
200-44461	WATER COMMERCIAL SALES	71.40	75,316.98	100,000.00	24,683.02	75.3
200-44463	WATER PUBLIC FIRE PROTECTION	238.12	200,289.81	265,000.00	64,710.19	75.6
200-44464	WATER PUBLIC AUTH SALES	.00	11,641.47	19,000.00	7,358.53	61.3
200-44465	PRIVATE FIRE REVENUE-WTR	9.80	2,725.13	3,700.00	974.87	73.7
200-44466	MULTIFAMILY RESIDENTIAL	.00	17,566.54	20,000.00	2,433.46	87.8
200-44470	WATER FORFEITED DISCOUNTS	1,021.92	3,504.05	4,000.00	495.95	87.6
200-44474	WATER OTHER REVENUE	.00	10,474.00	2,000.00	(8,474.00)	523.7
200-44475	IMPACT FEES	.00	12,750.75	40,000.00	27,249.25	31.9
	TOTAL PUBLIC CHARGES FOR SERVICE	1,555.37	714,550.15	961,700.00	247,149.85	74.3
	COMMERCIAL					
200-48002	SAFE DRINKING WATER LOAN REV	.00	662,372.50	.00	(662,372.50)	.0
200-48004	INTEREST ON INVESTMENTS	.00	158,057.72	185,500.00	27,442.28	85.2
200-48005	PROPERTY RENTAL/TOWER LEASE	.00	44,687.05	45,000.00	312.95	99.3
200-48010	METER REPAIR/REPLACEMENT AR	.00	700.00	.00	(700.00)	.0
200-48011	MISC MUNI SERVICES AR	.00	491.37	.00	(491.37)	.0
200-48420	IMPACT FEE INTEREST INCOME	.00	5,803.86	3,000.00	(2,803.86)	193.5
	TOTAL COMMERCIAL	.00	872,112.50	233,500.00	(638,612.50)	373.5
	TOTAL FUND REVENUE	1,555.37	1,586,662.65	1,195,200.00	(391,462.65)	132.8

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER UTILITY					
200-57346-000	NEW WATER METERS	.00	7,410.80	25,000.00	17,589.20	29.6
200-57346-100	METER REPLACEMENT PROGRAM	.00	17,551.56	30,000.00	12,448.44	58.5
200-57408-000	WATER TAX EQUIVALENT	.00	.00	100,800.00	100,800.00	.0
200-57427-000	INTEREST EXPENSE	.00	2,576.13	.00	(2,576.13)	.0
200-57599-000	WATER INSURANCE EXPENSE	.00	32,726.50	33,000.00	273.50	99.2
200-57600-150	WELL #3 - REPAIRS	.00	395.00	.00	(395.00)	.0
200-57601-150	WELL #1 - REPAIRS	.00	.00	800.00	800.00	.0
200-57602-150	WELL #2 - REPAIRS	.00	90,550.27	800.00	(89,750.27)	11318.
200-57610-140	WATER FUND CAPITAL OUTLAY	1,183,709.39	3,221,773.39	.00	(3,221,773.39)	.0
200-57622-170	WATER POWER - NATURAL GAS	77.48	3,521.80	7,000.00	3,478.20	50.3
200-57622-171	WATER POWER - ELECTRIC	15,190.41	73,363.27	65,000.00	(8,363.27)	112.9
200-57623-160	WATER PUMPING SUPPLIES	.00	.00	200.00	200.00	.0
200-57623-170	WATER TESTING	244.69	3,461.22	3,000.00	(461.22)	115.4
200-57630-110	WATER TREATMENT - WAGES	6,484.16	47,778.27	55,000.00	7,221.73	86.9
200-57630-112	WATER TREATMENT - OT WAGES	538.49	1,827.60	1,500.00	(327.60)	121.8
200-57630-113	WATER TREATMENT - DBL OT WAGES	8.93	714.35	1,500.00	785.65	47.6
200-57630-121	WATER TREATMENT - FICA	515.38	3,670.05	4,400.00	729.95	83.4
200-57630-122	WATER TREATMENT - RETIREMENT	493.61	3,519.14	4,000.00	480.86	88.0
200-57630-123	WATER TREATMENT - HEALTH INS	556.36	5,563.60	6,800.00	1,236.40	81.8
200-57630-124	WATER TREATMENT - LIFE INS	4.92	45.65	100.00	54.35	45.7
200-57630-127	WATER TREATMENT HSA FUNDING	277.76	1,388.80	1,700.00	311.20	81.7
200-57631-160	WATER TREATMENT CHEMICALS	16,658.45	102,668.77	140,000.00	37,331.23	73.3
200-57632-160	WATER TREATMENT SUPPLIES	1,635.29	2,377.91	2,200.00	(177.91)	108.1
200-57635-150	WATER TREATMENT REPAIRS/ MAINT	.00	2,872.27	5,000.00	2,127.73	57.5
200-57640-110	WATER DISTRIBUTION - WAGES	6,486.08	47,551.34	55,000.00	7,448.66	86.5
200-57640-112	WATER DISTRIBUTION - OT WAGES	538.65	1,828.07	1,500.00	(328.07)	121.9
200-57640-113	WATER DISTRIBUTION-DBL OT WAGE	8.92	714.52	1,500.00	785.48	47.6
200-57640-121	WATER DISTRIBUTION - FICA	515.47	3,670.85	4,225.00	554.15	86.9
200-57640-122	WATER DISTRIBUTION -RETIREMENT	493.83	3,520.59	4,000.00	479.41	88.0
200-57640-123	WATER DISTRIBUTION - HLTH INS	556.34	5,563.40	6,800.00	1,236.60	81.8
200-57640-124	WATER DISTRIBUTION - LIFE INS	4.92	45.65	100.00	54.35	45.7
200-57640-127	WATER DISTRIBUTION HSA FUNDING	277.80	1,389.00	1,800.00	411.00	77.2
200-57641-160	WATER DISTRIBUTION SUPPLIES	427.32	3,479.82	6,000.00	2,520.18	58.0
200-57650-150	WATER TOWERS REPAIRS/MAINT	.00	.00	8,000.00	8,000.00	.0
200-57651-150	WATER MAINS REPAIRS/MAINT	5,538.51	51,282.85	25,000.00	(26,282.85)	205.1
200-57652-150	WATER SERVICES REPAIRS/ MAINT	.00	8,841.66	10,000.00	1,158.34	88.4
200-57653-151	WATER METER TESTING	2,583.25	2,583.25	4,000.00	1,416.75	64.6
200-57654-150	HYDRANT REPAIRS/MAINT	67.18	67.18	12,000.00	11,932.82	.6
200-57656-150	CROSS CONNECTION INSPECTION	3,664.10	16,400.25	22,000.00	5,599.75	74.6
200-57902-110	WATER ACCOUNTING - WAGES	6,550.42	47,894.87	57,000.00	9,105.13	84.0
200-57902-112	WATER ACCOUNTING - OT WAGES	48.02	305.27	.00	(305.27)	.0
200-57902-121	WATER ACCOUNTING - FICA	483.59	3,540.41	4,400.00	859.59	80.5
200-57902-122	WATER ACCOUNTING- RETIREMENT	458.60	3,349.95	4,100.00	750.05	81.7
200-57902-123	WATER ACCOUNTING - HEALTH INS	1,270.41	12,704.10	15,500.00	2,795.90	82.0
200-57902-124	WATER ACCOUNTING - LIFE INS	19.08	152.00	150.00	(2.00)	101.3
200-57902-127	WATER ACCT HSA FUNDING	520.83	2,604.16	3,200.00	595.84	81.4
200-57903-125	WATER METER READING - UNIFORMS	720.65	1,828.91	5,500.00	3,671.09	33.3
200-57920-110	WATER ADMIN - WAGES	4,717.48	34,622.84	41,000.00	6,377.16	84.5
200-57920-121	WATER ADMIN - FICA	321.45	2,358.33	3,200.00	841.67	73.7
200-57920-122	WATER ADMIN - RETIREMENT	326.88	2,396.50	2,900.00	503.50	82.6
200-57920-123	WATER ADMIN - HEALTH INS	831.81	8,318.10	10,100.00	1,781.90	82.4
200-57920-124	WATER ADMIN - LIFE INS	15.51	139.20	.00	(139.20)	.0

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
200-57920-127	WATER ADMIN HSA FUNDING	333.34	1,666.68	2,000.00	333.32	83.3
200-57921-120	WATER EMERGENCY (DNR RELATED)	17,337.32	76,954.06	.00	(76,954.06)	.0
200-57921-130	WATER IT EXPENSE	.00	18.74	1,200.00	1,181.26	1.6
200-57921-142	BANK-CR CARD-PMT PROCESS'G FEE	.00	4,200.55	.00	(4,200.55)	.0
200-57921-160	WATER OFFICE SUPPLIES	37,275.11	5,609.62	10,000.00	4,390.38	56.1
200-57921-200	WATER TELEPHONE	57.05	1,948.78	850.00	(1,098.78)	229.3
200-57923-000	WATER ATTORNEY EXPENSE	525.00	525.00	1,200.00	675.00	43.8
200-57924-000	WATER ENGINEERING EXPENSE	.00	3,290.00	10,000.00	6,710.00	32.9
200-57925-000	WATER AUDIT EXPENSE	1,420.65	27,378.72	12,000.00	(15,378.72)	228.2
200-57925-100	WATER RATE STUDY EXPENSE	1,466.30	24,445.07	.00	(24,445.07)	.0
200-57928-000	WATER REGULATORY EXPENSE	.00	.00	950.00	950.00	.0
200-57930-130	WATER DRUG TESTING EXPENSE	.00	310.50	1,000.00	689.50	31.1
200-57930-140	WATER DIGGERS HOTLINE EXPENSE	94.50	1,902.55	3,000.00	1,097.45	63.4
200-57930-190	WATER TRAINING EXPENSE	90.00	1,641.80	3,500.00	1,858.20	46.9
200-57933-150	WATER TRANSP REPAIRS/MAINT	.00	661.72	1,500.00	838.28	44.1
200-57933-180	WATER FUEL EXPENSE	28.35	715.10	1,500.00	784.90	47.7
200-57934-000	WATER DEBT SERVICE PRINCIPAL	321,786.92	518,457.92	667,513.00	149,055.08	77.7
200-57934-150	WATER DEBT SERVICE - INTEREST	1,733.89	217,896.89	299,363.00	81,466.11	72.8
200-57935-150	WATER PLANT REPAIRS/MAINT	379.81	10,747.88	15,000.00	4,252.12	71.7
200-57945-000	WATER DEBT SERVICE MISC EXP	158.33	799.99	.00	(799.99)	.0
200-57951-000	WATER SHOP TOOLS	25.98	25.98	500.00	474.02	5.2
200-57995-000	SWLF PRINC	.00	5,627.88	.00	(5,627.88)	.0
200-57995-150	SWFL INTEREST	5,157.14	6,645.07	.00	(6,645.07)	.0
200-57996-000	CLEAN WATER FUND LOAN EXP	.00	9.00	.00	(9.00)	.0
200-57997-000	SAFE DRINKING WATER LOAN EXP	.00	9.00	.00	(9.00)	.0
200-57999-150	CWLF INTEREST	.00	861.62	.00	(861.62)	.0
	TOTAL WATER UTILITY	1,651,712.11	4,805,259.54	1,827,851.00	(2,977,408.54)	262.9
	WATER UTILITY					
200-58801-000	IT SUPPORT/ANNUAL FEES	324.00	13,907.24	.00	(13,907.24)	.0
	TOTAL WATER UTILITY	324.00	13,907.24	.00	(13,907.24)	.0
	TOTAL FUND EXPENDITURES	1,652,036.11	4,819,166.78	1,827,851.00	(2,991,315.78)	263.7
	NET REVENUE OVER EXPENDITURES	(1,650,480.74)	(3,232,504.13)	(632,651.00)	2,599,853.13	(511.0)

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

FIRE DEPARTMENT 2% DUES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
215-42004	2% FIRE DUES	.00	50,971.93	35,000.00	(15,971.93)	145.6
	TOTAL INTERGOVERNMENTAL	.00	50,971.93	35,000.00	(15,971.93)	145.6
	TOTAL FUND REVENUE	.00	50,971.93	35,000.00	(15,971.93)	145.6

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

FIRE DEPARTMENT 2% DUES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	2% DUES EXPENDITURES					
215-52320-106	FIRE INSPECTOR OFFICER WAGES	1,066.06	5,832.27	6,000.00	167.73	97.2
215-52320-121	FIRE INSPECTOR FICA	81.56	476.48	560.00	83.52	85.1
215-52320-165	FIRE DUES 2% EXPENDITURES	6,705.00	20,501.85	10,000.00	(10,501.85)	205.0
	TOTAL 2% DUES EXPENDITURES	7,852.62	26,810.60	16,560.00	(10,250.60)	161.9
	TOTAL FUND EXPENDITURES	7,852.62	26,810.60	16,560.00	(10,250.60)	161.9
	NET REVENUE OVER EXPENDITURES	(7,852.62)	24,161.33	18,440.00	(5,721.33)	131.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

ACT 102 RESCUE GRANT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ACT 102 GRANT EXPENDITURES					
220-52320-165	ACT 102 EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	TOTAL ACT 102 GRANT EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	(8,000.00)	(8,000.00)	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

RECYCLING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAXES					
225-41100	TAX LEVY-RECYCLING	.00	76,000.00	76,000.00	.00	100.0
	TOTAL TAXES	.00	76,000.00	76,000.00	.00	100.0
	INTERGOVERNMENTAL					
225-42500	STATE RECYCLING GRANTS	.00	8,162.35	8,000.00	(162.35)	102.0
	TOTAL INTERGOVERNMENTAL	.00	8,162.35	8,000.00	(162.35)	102.0
	MISCELLANEOUS					
225-49200	OPERATING TRANSFER IN	.00	.00	8,000.00	8,000.00	.0
	TOTAL MISCELLANEOUS	.00	.00	8,000.00	8,000.00	.0
	TOTAL FUND REVENUE	.00	84,162.35	92,000.00	7,837.65	91.5

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

RECYCLING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECYCLING					
225-54635-130	RECYCLING OTHER EXPENSE	.00	30,121.87	2,000.00	(28,121.87)	1506.1
225-54635-131	RECYCLING FEES	7,005.60	69,763.96	84,000.00	14,236.04	83.1
225-54635-150	RECYCLING REPAIRS/MAINT	1,982.14	1,982.14	3,000.00	1,017.86	66.1
225-54635-160	RECYCLING PROGRAM SUPPLIES	.00	500.00	500.00	.00	100.0
225-54635-165	RECYCLING TIPPING FEES	.00	.00	2,500.00	2,500.00	.0
	TOTAL RECYCLING	8,987.74	102,367.97	92,000.00	(10,367.97)	111.3
	TOTAL FUND EXPENDITURES	8,987.74	102,367.97	92,000.00	(10,367.97)	111.3
	NET REVENUE OVER EXPENDITURES	(8,987.74)	(18,205.62)	.00	18,205.62	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

KISHWAUKETOE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMERCIAL					
230-48011	MISC KNC AR	26,384.93	55,050.43	.00	(55,050.43)	.0
230-48996	KISHAUKETOE REIMBURSE	.00	34,112.71	.00	(34,112.71)	.0
	TOTAL COMMERCIAL	26,384.93	89,163.14	.00	(89,163.14)	.0
	TOTAL FUND REVENUE	26,384.93	89,163.14	.00	(89,163.14)	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

KISHWAUKETOE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	KNC OPERATIONS					
230-58100-110	KNC REGULAR WAGES	10,954.21	83,366.58	.00	(83,366.58)	.0
230-58100-121	KNC FICA	834.94	6,355.09	.00	(6,355.09)	.0
230-58100-122	KNC RETIREMENT	459.21	3,357.68	.00	(3,357.68)	.0
230-58100-123	KNC HEALTH INSURANCE	816.00	8,160.00	.00	(8,160.00)	.0
230-58100-124	KNC LIFE INSURANCE	5.49	52.45	.00	(52.45)	.0
230-58100-127	KNC HSA FUNDING	416.66	2,083.30	.00	(2,083.30)	.0
230-58100-130	KNC OTHER EXPENSE	73.74	294.96	.00	(294.96)	.0
230-58100-180	KNC FUEL	147.21	374.32	.00	(374.32)	.0
230-58100-200	KNC PHONE EXPENSE	.00	54.36	.00	(54.36)	.0
	TOTAL KNC OPERATIONS	13,707.46	104,098.74	.00	(104,098.74)	.0
	TOTAL FUND EXPENDITURES	13,707.46	104,098.74	.00	(104,098.74)	.0
	NET REVENUE OVER EXPENDITURES	12,677.47	(14,935.60)	.00	14,935.60	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

FIRE & DIVE TEAM FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
260-47500	INTEREST INCOME	.00	2,301.74	.00	(2,301.74)	.0
	TOTAL SOURCE 47	.00	2,301.74	.00	(2,301.74)	.0
	COMMERCIAL					
260-48504	DONATIONS - MISCELLANEOUS	.00	31,127.92	.00	(31,127.92)	.0
	TOTAL COMMERCIAL	.00	31,127.92	.00	(31,127.92)	.0
	TOTAL FUND REVENUE	.00	33,429.66	.00	(33,429.66)	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

FIRE & DIVE TEAM FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
260-52508-000	MISCELLANEOUS	.00	24,196.46	.00	(24,196.46)	.0
	TOTAL COST CATEGORY 52	.00	24,196.46	.00	(24,196.46)	.0
	TOTAL FUND EXPENDITURES	.00	24,196.46	.00	(24,196.46)	.0
	NET REVENUE OVER EXPENDITURES	.00	9,233.20	.00	(9,233.20)	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

RESCUE SQUAD FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
270-47500	INTEREST INCOME	.00	225.84	.00	(225.84)	.0
	TOTAL SOURCE 47	.00	225.84	.00	(225.84)	.0
	COMMERCIAL					
270-48500	DONATIONS	.00	525.00	.00	(525.00)	.0
	TOTAL COMMERCIAL	.00	525.00	.00	(525.00)	.0
	TOTAL FUND REVENUE	.00	750.84	.00	(750.84)	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

RESCUE SQUAD FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
270-52500-000	RESCUE SQUAD EXPENSES	.00	1,221.13	.00	(1,221.13)	.0
	TOTAL COST CATEGORY 52	.00	1,221.13	.00	(1,221.13)	.0
	TOTAL FUND EXPENDITURES	.00	1,221.13	.00	(1,221.13)	.0
	NET REVENUE OVER EXPENDITURES	.00	(470.29)	.00	470.29	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC CHARGES FOR SERVICE					
300-44460	SEWER RESIDENTIAL SALES	326.71	855,816.14	1,000,000.00	144,183.86	85.6
300-44461	SEWER COMMERCIAL SALES	204.40	144,153.92	168,000.00	23,846.08	85.8
300-44464	SEWER PUBLIC AUTHORITY SALES	.00	11,729.28	14,000.00	2,270.72	83.8
300-44470	SEWER FORFEITED DISCOUNTS	1,464.48	5,018.01	5,200.00	181.99	96.5
300-44475	SEWER CONNECTION FEE	.00	4,750.00	80,750.00	76,000.00	5.9
	TOTAL PUBLIC CHARGES FOR SERVICE	1,995.59	1,021,467.35	1,267,950.00	246,482.65	80.6
	COMMERCIAL					
300-48002	CLEAN WATER PROGRAM REV	.00	1,341,025.10	.00	(1,341,025.10)	.0
300-48004	INTEREST ON INVESTMENTS	.00	75,904.09	38,500.00	(37,404.09)	197.2
300-48005	PROPERTY RENTAL INCOME	.00	13,395.00	13,395.00	.00	100.0
	TOTAL COMMERCIAL	.00	1,430,324.19	51,895.00	(1,378,429.19)	2756.2
	TOTAL FUND REVENUE	1,995.59	2,451,791.54	1,319,845.00	(1,131,946.54)	185.8

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER UTILITY					
300-58801-000	IT SUPPORT/ANNUAL FEES	324.00	9,305.74	4,000.00	(5,305.74)	232.6
300-58929-000	SEWER SYSTEM MAPPING	.00	.00	250.00	250.00	.0
300-58960-000	SEWER DEBT SERVICE- PRINC	.00	103,155.00	103,156.00	1.00	100.0
300-58961-000	SEWER DEPT SERVICE - INTEREST	.00	110,799.25	114,224.00	3,424.75	97.0
300-58963-000	CLEAN WATER LOAN FUND INTEREST	10,929.37	10,929.37	.00	(10,929.37)	.0
300-58964-110	SEWER ACCOUNTING - WAGES	6,550.40	47,894.54	57,000.00	9,105.46	84.0
300-58964-112	SEWER ACCOUNTING - OT WAGES	48.02	305.27	.00	(305.27)	.0
300-58964-121	SEWER ACCOUNTING - FICA	483.49	3,539.81	4,400.00	860.19	80.5
300-58964-122	SEWER ACCOUNTING - RETIREMENT	458.55	3,349.68	4,100.00	750.32	81.7
300-58964-123	SEWER ACCOUNTING - HEALTH INS	1,270.40	12,704.00	16,000.00	3,296.00	79.4
300-58964-124	SEWER ACCOUNTING - LIFE INS	19.07	151.71	.00	(151.71)	.0
300-58964-127	SEWER ACCT HSA FUNDING	520.82	2,604.10	3,200.00	595.90	81.4
300-58965-000	SEWER DEBT SERVICE MISC EXP	158.33	799.99	750.00	(49.99)	106.7
300-58965-110	SEWER ADMIN - WAGES	4,717.48	34,622.84	41,000.00	6,377.16	84.5
300-58965-121	SEWER ADMIN - FICA	321.45	2,358.29	3,200.00	841.71	73.7
300-58965-122	SEWER ADMIN - RETIREMENT	326.88	2,396.49	2,900.00	503.51	82.6
300-58965-123	SEWER ADMIN - HEALTH INS	831.79	8,317.90	10,100.00	1,782.10	82.4
300-58965-124	SEWER ADMIN - LIFE INS	15.51	139.16	200.00	60.84	69.6
300-58965-127	SEWER ADMIN HSA FUNDING	333.32	1,666.59	2,000.00	333.41	83.3
300-58965-140	SEWER CAPITAL OUTLAY	97,525.85	1,416,105.15	.00	(1,416,105.15)	.0
300-58966-142	BANK-CR CARD-PMT PROCESS'G FEE	.00	4,205.47	.00	(4,205.47)	.0
300-58966-160	SEWER OPERATING SUPPLIES	149.90	149.90	500.00	350.10	30.0
300-58966-170	SEWER UTILITIES - NATURAL GAS	135.57	1,903.85	3,750.00	1,846.15	50.8
300-58966-171	SEWER UTILITIES - ELECTRIC	1,589.89	11,034.31	14,200.00	3,165.69	77.7
300-58967-000	SEWER FUEL EXPENSE	146.12	942.02	1,780.00	837.98	52.9
300-58967-150	SEWER VEHICLE REPAIRS & MAINT	591.36	775.68	3,000.00	2,224.32	25.9
300-58968-150	SEWER COLLECTION SYSTEM MAINT	.00	5,712.87	10,000.00	4,287.13	57.1
300-58969-130	SEWER IT EXPENSE	.00	.00	650.00	650.00	.0
300-58969-160	SEWER OFFICE SUPPLIES	990.81	4,145.19	10,000.00	5,854.81	41.5
300-58969-200	SEWER TELEPHONE	57.04	1,936.67	1,000.00	(936.67)	193.7
300-58970-000	SEWER ATTORNEY EXPENSE	.00	.00	925.00	925.00	.0
300-58972-000	SEWER AUDIT EXPENSE	1,420.65	28,166.23	12,000.00	(16,166.23)	234.7
300-58973-000	SEWER ENGINEERING EXPENSE	.00	1,300.00	2,000.00	700.00	65.0
300-58974-000	SEWER INSURANCE EXPENSE	.00	32,726.50	33,000.00	273.50	99.2
300-58975-190	SEWER TRAINING EXPENSE	.00	.00	250.00	250.00	.0
300-58976-000	SEWER REPLACEMENT FUND	.00	.00	8,000.00	8,000.00	.0
300-58980-300	WALCOMET SEWERAGE EXPENSES	153,219.74	623,777.73	760,000.00	136,222.27	82.1
300-58980-310	WALCOMET SEWER CONNECTION FEE	130.00	8,590.00	71,910.00	63,320.00	12.0
300-58996-000	I & I REDUCTION	.00	.00	20,000.00	20,000.00	.0
	TOTAL SEWER UTILITY	283,265.81	2,496,511.30	1,319,445.00	(1,177,066.30)	189.2
	TOTAL FUND EXPENDITURES	283,265.81	2,496,511.30	1,319,445.00	(1,177,066.30)	189.2
	NET REVENUE OVER EXPENDITURES	(281,270.22)	(44,719.76)	400.00	45,119.76	(11179

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

LIBRARY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAXES					
400-41100	TAX LEVY-LIBRARY FUND	.00	250,314.00	250,314.00	.00	100.0
	TOTAL TAXES	.00	250,314.00	250,314.00	.00	100.0
	COMMERCIAL					
400-48004	INTEREST ON BANK ACCOUNT	.00	6,420.27	7,602.00	1,181.73	84.5
400-48905	COUNTY REIMBURSEMENT	.00	109,934.18	108,912.00	(1,022.18)	100.9
400-48950	OTHER DESIGNATED DONATIONS/GRA	.00	2,745.48	.00	(2,745.48)	.0
400-48955	DONOR DESIGNATED FUNDS	.00	5,047.50	.00	(5,047.50)	.0
400-48960	MISC REV FOR BOARD COMMITTMENT	.00	3,414.64	.00	(3,414.64)	.0
	TOTAL COMMERCIAL	.00	127,562.07	116,514.00	(11,048.07)	109.5
	TOTAL FUND REVENUE	.00	377,876.07	366,828.00	(11,048.07)	103.0

LIBRARY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LIBRARY OPERATIONS					
400-58100-110	LIBRARY WAGES	24,919.16	177,162.46	209,377.00	32,214.54	84.6
400-58100-121	LIBRARY FICA	1,665.98	11,879.85	16,733.00	4,853.15	71.0
400-58100-122	LIBRARY RETIREMENT	1,285.20	9,329.54	11,515.00	2,185.46	81.0
400-58100-123	LIBRARY HEALTH INSURANCE	3,937.98	39,472.57	41,178.00	1,705.43	95.9
400-58100-124	LIFE INSURANCE	50.76	401.97	.00	(401.97)	.0
400-58100-127	LIBRARY HSA FUNDING	1,562.48	7,812.40	10,000.00	2,187.60	78.1
400-58100-130	LIBRARY EQUIPMENT	.00	1,479.73	1,200.00	(279.73)	123.3
400-58100-135	LIBRARY ADMINISTRATION COSTS	.00	746.20	9,400.00	8,653.80	7.9
400-58100-150	LIBRARY BLDG REPAIRS & MAINT	131.94	1,893.56	2,000.00	106.44	94.7
400-58100-155	LIBRARY BLDG SUPPLIES	38.59	811.97	1,000.00	188.03	81.2
400-58100-160	LIBRARY SUPPLIES	211.06	3,350.50	3,500.00	149.50	95.7
400-58100-161	LIBRARY POSTAGE	.00	79.13	125.00	45.87	63.3
400-58100-170	LIBRARY BLDG GAS	22.59	2,626.89	2,700.00	73.11	97.3
400-58100-171	LIBRARY BLDG ELECTRIC	1,332.23	6,723.25	6,800.00	76.75	98.9
400-58100-173	LIBRARY BLDG WATER & SEWER	201.95	733.22	900.00	166.78	81.5
400-58100-175	JANITORIAL SERVICES	675.00	6,075.00	6,800.00	725.00	89.3
400-58100-200	LIBRARY TELEPHONE	142.86	3,892.37	3,500.00	(392.37)	111.2
400-58200-000	ADULT PRINT	114.83	5,988.88	10,000.00	4,011.12	59.9
400-58200-100	ADULT DIGITAL	339.80	1,235.32	2,000.00	764.68	61.8
400-58201-000	CHILDREN PRINT	130.48	2,515.28	3,500.00	984.72	71.9
400-58201-100	CHILDREN DIGITAL	.00	.00	2,000.00	2,000.00	.0
400-58210-000	LIBRARY TRAINING & CONFERENCES	25.86	1,891.54	2,000.00	108.46	94.6
400-58210-100	TRAINING - GRANT RELATED	.00	1,069.37	.00	(1,069.37)	.0
400-58220-000	LIBRARY MILEAGE EXPENSE	.00	165.36	400.00	234.64	41.3
400-58230-000	PROGRAMS FOR CHILDREN & ADULTS	16.86	2,417.62	3,000.00	582.38	80.6
400-58232-000	LIBRARY CRAFTS	.00	533.35	500.00	(33.35)	106.7
400-58240-000	LIBRARY MEDIA	.00	1,398.30	3,500.00	2,101.70	40.0
400-58280-000	LIBRARY PERIODICALS	113.99	2,213.12	2,100.00	(113.12)	105.4
400-58310-000	IT/LICENSES/CONTRACTED SERVICE	78.61	11,671.94	12,600.00	928.06	92.6
	TOTAL LIBRARY OPERATIONS	36,998.21	305,570.69	368,328.00	62,757.31	83.0
	TOTAL FUND EXPENDITURES	36,998.21	305,570.69	368,328.00	62,757.31	83.0
	NET REVENUE OVER EXPENDITURES	(36,998.21)	72,305.38	(1,500.00)	(73,805.38)	4820.4

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

LIBRARY DONATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMERCIAL					
410-48925	FRIENDS REVENUE	.00	2,839.85	4,000.00	1,160.15	71.0
410-48940	LIBRARY CHAPIN REVENUE	.00	4,300.00	4,000.00	(300.00)	107.5
410-48955	DONOR DESIGNATED FUNDS	.00	.00	5,000.00	5,000.00	.0
410-48960	MISC REV FOR BOARD COMMITTMENT	.00	160.00	4,000.00	3,840.00	4.0
	TOTAL COMMERCIAL	.00	7,299.85	17,000.00	9,700.15	42.9
	TOTAL FUND REVENUE	.00	7,299.85	17,000.00	9,700.15	42.9

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

LIBRARY DONATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LIBRARY OPERATIONS					
410-58200-101	BOOKS, BOARD COMMITTED	.00	.00	200.00	200.00	.0
410-58200-102	BOOKS, DONOR DESIGNATED	21.22	444.74	100.00	(344.74)	444.7
410-58240-101	MEDIA, DONOR DESIGNATED	.00	.00	200.00	200.00	.0
410-58250-000	LIBRARY CHAPIN EXPENDITURES	508.90	3,542.87	4,000.00	457.13	88.6
410-58255-000	LIB FRIENDS EXPENDITURE	378.68	4,474.61	4,000.00	(474.61)	111.9
410-58320-000	CAPITAL, BOARD DESIGNATED	.00	24.97	.00	(24.97)	.0
410-58330-000	DONOR DESIGNATED EXPENDITURES	34.28	2,531.85	2,500.00	(31.85)	101.3
410-58340-000	BOARD COMMITTED EXPENDITURES	141.79	2,555.40	2,500.00	(55.40)	102.2
	TOTAL LIBRARY OPERATIONS	1,084.87	13,574.44	13,500.00	(74.44)	100.6
	TOTAL FUND EXPENDITURES	1,084.87	13,574.44	13,500.00	(74.44)	100.6
	NET REVENUE OVER EXPENDITURES	(1,084.87)	(6,274.59)	3,500.00	9,774.59	(179.3)

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

FIREWORKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	INTERGOVERNMENTAL					
415-42004	FIREWORKS DONATION	.00	27,614.55	25,000.00	(2,614.55)	110.5
	TOTAL INTERGOVERNMENTAL	.00	27,614.55	25,000.00	(2,614.55)	110.5
	MISCELLANEOUS					
415-49200	OPERATING TRANSFER IN	.00	.00	4,580.00	4,580.00	.0
	TOTAL MISCELLANEOUS	.00	.00	4,580.00	4,580.00	.0
	TOTAL FUND REVENUE	.00	27,614.55	29,580.00	1,965.45	93.4

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

FIREWORKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIREWORKS EXPENDITURE					
415-52320-165	FIREWORKS EXPENDITURE	.00	25,697.39	25,000.00	(697.39)	102.8
	TOTAL FIREWORKS EXPENDITURE	.00	25,697.39	25,000.00	(697.39)	102.8
	TOTAL FUND EXPENDITURES	.00	25,697.39	25,000.00	(697.39)	102.8
	NET REVENUE OVER EXPENDITURES	.00	1,917.16	4,580.00	2,662.84	41.9

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COST CATEGORY 50					
500-50000-140	CAPITAL IMPROVEMENTS	750.00	2,272.50	.00	(2,272.50)	.0
	TOTAL COST CATEGORY 50	750.00	2,272.50	.00	(2,272.50)	.0
	COST CATEGORY 51					
500-51410-140	GEN ADMIN IT CAPITAL OUTLAY	.00	6,338.00	.00	(6,338.00)	.0
	TOTAL COST CATEGORY 51	.00	6,338.00	.00	(6,338.00)	.0
	COST CATEGORY 52					
500-52120-140	POLICE DEPT CAPITAL OUTLAY	10,948.38	83,545.12	.00	(83,545.12)	.0
	TOTAL COST CATEGORY 52	10,948.38	83,545.12	.00	(83,545.12)	.0
	COST CATEGORY 54					
500-54310-131	CAPITAL PROJECT - TR TENNIS CT	.00	53,987.36	.00	(53,987.36)	.0
500-54310-140	STREETS/HIGHWAYS	.00	1,090,999.07	.00	(1,090,999.07)	.0
	TOTAL COST CATEGORY 54	.00	1,144,986.43	.00	(1,144,986.43)	.0
	COST CATEGORY 55					
500-55210-140	REC DEPARTMENT CAPITAL OUTLAY	.00	23,000.00	.00	(23,000.00)	.0
500-55410-140	PARKS/CAPITAL OUTLAY	.00	218,990.51	.00	(218,990.51)	.0
	TOTAL COST CATEGORY 55	.00	241,990.51	.00	(241,990.51)	.0
	TOTAL FUND EXPENDITURES	11,698.38	1,479,132.56	.00	(1,479,132.56)	.0
	NET REVENUE OVER EXPENDITURES	(11,698.38)	(1,479,132.56)	.00	1,479,132.56	.0

FUND 515

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
515-52320-165	TID EXPENSE	.00	12,500.00	.00	(12,500.00)	.0
	TOTAL COST CATEGORY 52	.00	12,500.00	.00	(12,500.00)	.0
	TOTAL FUND EXPENDITURES	.00	12,500.00	.00	(12,500.00)	.0
	NET REVENUE OVER EXPENDITURES	.00	(12,500.00)	.00	12,500.00	.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

CAPITAL EQUIPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COST CATEGORY 52					
550-52120-140	POLICE CAPITAL OUTLAY	.00	6,961.00	.00	(6,961.00)	.0
	TOTAL COST CATEGORY 52	.00	6,961.00	.00	(6,961.00)	.0
	TOTAL FUND EXPENDITURES	.00	6,961.00	.00	(6,961.00)	.0
	NET REVENUE OVER EXPENDITURES	.00	(6,961.00)	.00	6,961.00	.0

VILLAGE OF WILLIAMS BAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

DEBT SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAXES					
600-41100	TAX LEVY-DEBT SERVICE	.00	899,956.00	899,956.00	.00	100.0
	TOTAL TAXES	.00	899,956.00	899,956.00	.00	100.0
	TOTAL FUND REVENUE	.00	899,956.00	899,956.00	.00	100.0

VILLAGE OF WILLIAMS BAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

DEBT SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
600-59160-000	PRINCIPAL-DEBT SERVICE LTD	.00	660,174.00	660,174.00	.00	100.0
600-59260-000	INTEREST-DEBT SERVICE LTD	.00	239,582.75	239,582.00	(.75)	100.0
600-59360-000	DEBT SERVICE MISC EXPENSE	158.34	800.02	200.00	(600.02)	400.0
	TOTAL COST CATEGORY 59	158.34	900,556.77	899,956.00	(600.77)	100.1
	TOTAL FUND EXPENDITURES	158.34	900,556.77	899,956.00	(600.77)	100.1
	NET REVENUE OVER EXPENDITURES	(158.34)	(600.77)	.00	600.77	.0

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

Tax Parcel Number: Beach - WWWP00088; Dip in the Bay - WOP0008

Project or Development Name: N/A

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

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

Legal Representative
Name: N/A
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name: N/A
Mailing Address:

eMail: _____
Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed):
Beach - Outside Beach House entrance on lawn.
Dip in the Bay - parking lot to the South of Dip in the Bay Ice Cream Shop, owned by Dip in the Bay.

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

Current Zoning of Site: Beach - P&R; Dip in the Bay - VC **Current Overlay Districts of Site:** N/A

Proposed Zoning of Site: N/A

Proposed type of structure of use: N/A

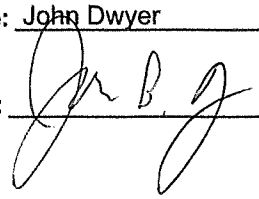
Proposed use of structure or site: N/A

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

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

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

Print Applicant's Name: John Dwyer

Signature of Applicant:  **Date:** 10/24/2025

APPLICATION FOR A TEMPORARY USE PERMIT

(Requirements per Zoning Ordinance Section 18.1208)

Applicant name: Mike Condron and John Dwyer dba 'Dip in the Bay'

Applicant address: 105 N. Walworth Ave, Williams Bay, WI 53191

Applicant phone number: (847) 815-8086 (Mike's cell); 262-949-7550 (John's cell)

Address of subject site: 105 N. Walworth Ave portable to public areas at lakefront

Zoning district of subject site: VC (Village Center); P&R (Parks and Recreation)

Describe proposed temporary use, including activities and/or structures (or attach as a separate sheet):

See attached sheet

Requirements

☐ Map of the subject property at a scale of not less than 1" equals 800 feet showing:

- Current zoning of the subject property and lands within 200 feet of the subject property and the jurisdiction(s) that maintains that control.
- All lot dimensions of the subject property.
- Graphic scale and a north arrow.

☐ The Zoning Administrator may require a site plan of the subject property, in which case see Site Plan application requirements

Dated this 28th day of October, 20 25

Respectfully submitted,

(Signature of Applicant)

Record of Administrative Procedures for Village Use

☐	Application form filed with Village Clerk	Date: _____	By: ____
☐	Application fee of $_____ received by Village Clerk	Date: _____	By: ____
☐	Reimbursement of professional consultant costs agreement executed	Date: _____	By: ____
☐	Certification that application is complete by Zoning Administrator	Date: _____	By: ____
☐	Evaluation report prepared by Zoning Administrator	Date: _____	By: ____
☐	Review and recommendation by Village Plan Commission	Date: _____	By: ____
☐	Review and action by Village Board	Date: _____	By: ____

DIP IN THE BAY, LLC

105 Walworth Avenue
PO Box 254
Williams Bay WI 53191
262-607-3032

Dip in the Bay, in conjunction with **Dubin Dogs** Mobile Food Cart is seeking to re-new our temporary use permit to allow us to continue to serve our delicious meals, ice cream, and souvenirs at the Williams Bay Beach during the 2026 season.

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

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

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

We also ask to continue the sale of non-food items such as t-shirts, lake/beach souvenirs and various sundries, such as sunscreen and lip balm, that could be helpful to beachgoers and people who are out strolling. Many people were quite pleased that they had the opportunity to purchase t-shirts with the Williams Bay name on it. Or a shirt that helped them show off their accomplishment of 'Conquering the Path'.

Our location in front of the Beach House has worked out very well the past six years. It was a convenient spot for the beachgoers and did not hinder anyone from entering or exiting. We are hoping to return to that spot for the 2026 season, if feasible. We will, again, be sure to not operate at times that would interfere with any municipally sanctioned events that may be happening near the lakefront.

We are eager to continue to partner with the Village to offer this amenity while responsibly expanding our brands.

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

Thank you for your consideration.

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
December 2, 2025

November 26, 2025

APPLICANT: Mike Condron and John Dwyer dba Dip in the Bay
TAX KEY: WOP 00008 and WWUP 00088
STREET ADDRESS: 105 N. Walworth Street and Lakefront Area, Village of Williams Bay

The applicant is requesting approval of a Temporary Use Permit per Section 390.0208, *Temporary Use Permit* and Section 390.0316B *Temporary Outdoor Sales* for a food, souvenir, and sundries vending cart.
Two possible locations are proposed, including the Williams Bay beachfront and the Dip in the Bay parking lot.
This temporary use permit has been approved as presented in past years.

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

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

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

Staff recommend the Village Plan Commission recommend **approval** to the Village Board for a temporary use permit for 2026 operations at both locations included in the enclosed application more precisely identified by the following tax keys: WOP 00008 and WWUP 00088

Respectfully submitted,

Allison Schwark
Zoning Administrator

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

LAND AND LAKES

Land & Lakes Development Company
1400 East Touhy Avenue, Suite 220
Des Plaines, Illinois 60018
(847) 825.5000

August 4, 2025

Mr. David Lothspeich
Ms. Allison Schwark
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Federal Express
#8832 9016 9729

Re: Willabay Subdivision
Williams Bay, WI

Dear Mr. Lothspeich & Ms. Schwark:

Enclosed are the following original documents:

1. Original Petition for Annexation; and
2. Original Notice of Assignment of Development Agreement

Thank you,

LAND AND LAKES DEVELOPMENT CO.

Mary Margaret Cowhey
President

cc: David Patzelt
Chad Pollard

LAND AND LAKES

Land & Lakes Development Company
1400 East Touhy Avenue, Suite 220
Des Plaines, Illinois 60018
(847) 825.5000

August 4, 2025

Mr. David Lothspeich
Village Administrator
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

Re: Notice of Assignment of Development Agreement between the Village of Williams Bay ("Village") and Land & Lakes Development Co. ("Developer) dated October 7, 2024

Dear Mr. Lothspeich,

Pursuant to Section 11.16 of the above-referenced Development Agreement (the "Agreement"), Developer hereby provides the Village written notice ("Notice") of its intention to assign the Agreement to Shodeen Homes, L.L.C. (the "Assignee"). The assignment will be effective no sooner than 30 days from the date of this Notice. The contact information for Shodeen Homes is as follows:

Mr. David Patzelt
Senior Vice President
Shodeen Home, L.L.C.
17 North First Street
Geneva, IL 60134
Email: dave@shodeen.com
Telephone: 630-444-8252

Please contact Mr. Patzelt directly to request information required to satisfy the Village that the Assignee may succeed to the Security (as defined in the Agreement) in such manner and form acceptable to the Village Attorney.

Sincerely,
LAND AND LAKES DEVELOPMENT CO.

Mary Margaret Cowhey
President

cc: David Patzelt
Chad Pollard

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, AND TOWN OF LINN, WALWORTH COUNTY, WISCONSIN TO THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, PURSUANT TO WIS. STAT. § 66.0217(2)

TO: Village Board of Village of Williams Bay,
Walworth County, Wisconsin
c/o Jackie Pankau-Daniels, Village Clerk
Village Hall
250 Williams Street
Village of Williams Bay, WI 53191

Town Board of the Town of Geneva,
Walworth County, Wisconsin
c/o Debra Kirch, Town Clerk
Geneva Town Hall
N3496 Como Road
Lake Geneva, WI 53147

Town Board of the Town of Linn
Walworth County, Wisconsin
c/o Alyson Morris
Town Hall
W3728 Franklin Walsh St.
Zenda, WI 53195

Municipal Boundary Review
State of Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701-1645

THIS PETITION of LAND & LAKES DEVELOPMENT CO. (f/k/a POPLAR RIDGE ESTATES DEVELOPMENT CO.), an Illinois corporation ("Petitioner"), as the owner of record of all of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully state, represent, and show to the Village Board as follows:

1. Petitioner, whose address is Land and Lakes Development, 1400 E. Touhy Avenue Suite 220, Des Plaines IL 60018, Attention: Mary Margaret Cowhey, is the sole owner of record of the real property in the territory sought to be annexed, such property being located in Section 31 of the Town of Geneva, Walworth County, Wisconsin, and Section 5 of the Town of Linn, Walworth County Wisconsin, and more particularly described in the attached **Exhibit A** incorporated herein ("Subject Territory").

2. Petitioner respectfully requests all of the Subject Territory be annexed to the Village of Williams Bay, Walworth County, Wisconsin.

3. Attached hereto as **Exhibit B** and incorporated herein by reference are scale maps of the Subject Territory, in accordance with the provisions of Wis. Stat. §§ 66.0217(2) and 66.0217(5).

4. No electors reside in the Subject Territory sought to be annexed hereunder. The current population of the Subject Territory sought to be annexed hereunder is zero (0).

5. Petitioner will cause this Petition, the legal description, and the scale map of the Subject Territory to be annexed to be filed with the Village Clerk of the Village of Williams Bay, Walworth County, Wisconsin, the Town Clerk of the Town of Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Linn, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. § 66.0217(2).

6. Petitioner requests the Subject Territory described herein be temporarily zoned as Suburban Residential (SF-3) Zoning District, in accordance with the attached **Exhibit C** incorporated herein. Petitioner's request for the assignment of temporary zoning is made pursuant to Wis. Stat § 66.0217(8).

7. Petitioner requests the Village of Williams Bay adopt an Annexation Ordinance, in substantial conformity with the attached **Exhibit D**, prior to any action by the village.

8. Petitioner believes this Petition and the Subject Territory sought to be annexed hereunder meet all legal requirements for annexation, and that such annexation is in the public interest.

Dated this 1st day of August, 2025.

LAND & LAKES DEVELOPMENT CO.,
an Illinois corporation

By: _____
Mary Margaret Cowhey, President

This instrument drafted by:
STUART, TOKARZ, SOBERALSKI & POLLARD LLC
Attorney Charles. W. Pollard
617 East Walworth Avenue
Delavan, Wisconsin 53115-0445
Phone: 262-728-9196
E-mail: cpollard@stsplaw.com

PETITION FOR DIRECT ANNEXATION

EXHIBIT A

Legal Descriptions

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, BEARING S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

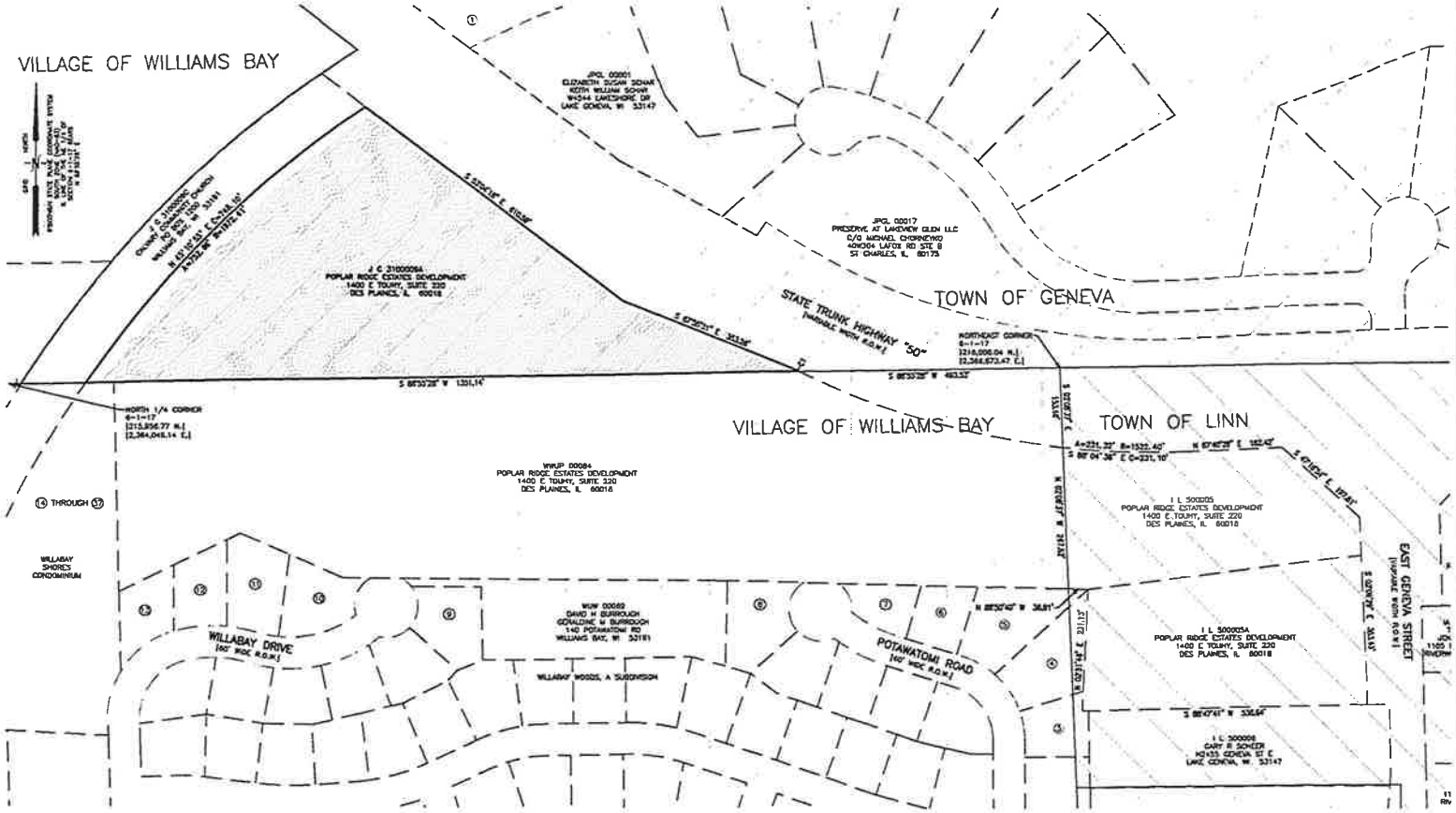
PETITION FOR DIRECT ANNEXATION

EXHIBIT B

Scale Maps

ANNEXATION MAP – TAX PARCEL: J G 3100009A

PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN



LIST OF ABUTTERS

14 WUS 000021A
MERCEDES M LOMBARDI TRUST
7120 N MILWAUKEE AVENUE #310
NILES, IL 60714

15 WUS 000021B
ELIZABETH W ARNEY
1 HIGHWOOD COURT, UNIT B
WILLIAMS BAY, WI 53191

16 WUS 000021C
THOMAS M KEGEL
SUSAN A KEGEL
1 HIGHWOOD COURT, UNIT C
WILLIAMS BAY, WI 53191

17 WUS 000021D
JOHN P MCNULTY TRUST
SHEILA M MCNULTY TRUST
3338 W AGATITE AVE
CHICAGO, IL 60630

18 WUS 000021A
LAWRENCE R MICKEY FAMILY TRUST
803 S GRAINTREE DR
SAUKVILLE, IL 60183

19 WUS 000022B
TED E PLAYTON
15023 CAPITOL PEAK TRAIL
CYPRESS, TX 77433

20 WUS 000022C
PATRICK WARD TRUST
NANCY WARD TRUST
2208 SEDGE CT
WAUKESHA, WI 53597

21 WUS 000022D
ROBERT SPOKAS
MARSHA B SPOKAS
23257 REBECCA CT
NAPERVILLE, IL 60564

22 WUS 000023A
BARBARA CZYNOOCK
410 ELIZABETH DRIVE
WOOD DALE, IL 60191

23 WUS 000023B
JULIA IRENE WILSON-BURCH
3 HIGHWOOD COURT, UNIT B
WILLIAMS BAY, WI 53191

24 WUS 000023C
STEPHEN BERTOG TRUST
1941 N COLDSPRING
ARLINGTON HEIGHTS, IL 60004

25 WUS 000023D
DIANE M ESPINOSS
MICHAEL A ESPINOSS
3 HIGHWOOD CT, #B
WILLIAMS BAY, WI 53191

26 WUS 000024A
MICHAELYN JACKSON
21137 W WALNUT LANE
PLAINFIELD, IL 60544

27 WUS 000024B
JOSEPH N SANSONE
DEANNA M SANSONE
1510 E GENEVA RD
WHEATON, IL 60187

28 WUS 000024C
LAURIE C MORRISSY
ANNE E MORRISSY
4C HIGHWOOD COURT
WILLIAMS BAY, WI 53191

29 WUS 000024D
PATRICK C MURRAY
ROBERTA A MURRAY
901 CARDENA DRIVE #476
DEL RAY BEACH, FL 33483

30 WUS 000025A
ELIZABETH JANE MALONEY
5 HIGHWOOD COURT, UNIT 5A
WILLIAMS BAY, WI 53191

31 WUS 000025B
MICHAEL A PIASECKI
PATRICIA A PIASECKI
2414 STONEWALL AVENUE
WOODRIDGE, IL 60517

32 WUS 000025C
3C PARTNERS LLC
PO BOX 1044
WILLIAMS BAY, WI 53191

33 WUS 000026D
MALONEY TRUST
62 TOURNAMONT DRIVE N
HAWTHORN WOODS, IL 60047

34 WUS 000026A
KIMBERLY ANN GENZ TRUST
PO BOX 110
FONTANA, WI 53125

35 WUS 000026B
GREGORY S MYERS
BERNADETTE MYERS, ETAL
13873 BRIAR PLACE
PALOS PARK, IL 60464

36 WUS 000026C
YNGVAR GUSTAFSSON
1345 N YALE
ARLINGTON HEIGHTS, IL 60004

37 WUS 000026D
ROBERT W HAWKINSON JR
SUSAN K HAWKINSON
2025 GLENDALE STREET
WHEATON, IL 60187

LIST OF ABUTTERS

1 J G 3100007
PALOMA GENEVA NATIONAL LLC
1221 GENEVA NATIONAL AVENUE S
LAKE GENEVA, WI 53147

2 W1248000021
W4419 HWY LLC LLC
1105 MILWAUKEE AVE
RIVERWOODS, IL 60015

3 WUW 00035
WILLIAM J HOLLISTER
121 POTAWATOMI DR
WILLIAMS BAY, WI 53191

4 WUW 00034
DANA L CATHART
123 POTAWATOMI DR
WILLIAMS BAY, WI 53191

5 WUW 00033
KIP L KOKESCH
KIM M KOKESCH
PO BOX 803
WILLIAMS BAY, WI 53191

6 WUW 00032
WUW 00068
FLORENCE J HAUSNER
BRENDA M HAUSNER
133 POTAWATOMI RD
WILLIAMS BAY, WI 53191

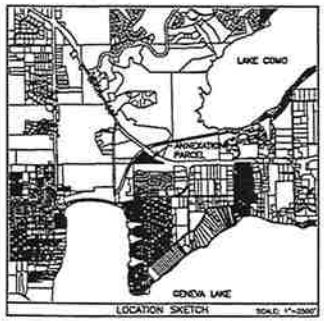
8 WUW 00031
DAVID M BURROUGH
GERALDINE M BURROUGH
140 POTAWATOMI RD
WILLIAMS BAY, WI 53191

9 WUW 00005
PAUL SCHNELL
LAURA SCHNELL
311 WILLABAY DR
WILLIAMS BAY, WI 53191

10 WUW 00004
MICHAEL J KELLY
JULIE A OBRADOVIC
4447 SASSAFRAS LANE
NAPERVILLE, IL 60564

11 WUW 00002
12 WUW 00001
MARK F BROMER
CYNTHIA L ROTH-BROMER
304 WILLABAY DR
WILLIAMS BAY, WI 53191

13 WUW 00001
JOHN LUX TRUST
MARILYNN LUX TRUST
300 WILLABAY DR
WILLIAMS BAY, WI 53191



CIVIL DIVISION INFORMATION PER WALWORTH COUNTY GIS MAPPING

= LANDS CURRENTLY IN THE VILLAGE OF WILLIAMS BAY

= LANDS CURRENTLY IN THE TOWN OF LINN

= LANDS CURRENTLY IN THE TOWN OF GENEVA

LEGAL DESCRIPTION (SEE PARCEL J G 3100009A)

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88°03'28" W, 483.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 69°06'E 33'48" 25'E/E W, 1,351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 753.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45°00' 10'00 S55°E E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 33°E E 2000 DAMAN 14E5E E, 810.50 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 87°E E 10'00 S15'E E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,522.40 FEET AND A CHORD WHICH BEARS S 63°E E 00'00 S15'E E, 5.33 FEET TO THE POINT OF BEGINNING. CONTAINING 338,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

MAP SCALE IN FEET – ORIGINAL 1"=100'

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 ROGNEY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2068 FAX: (262) 723-5668

ANNEXATION MAP
TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

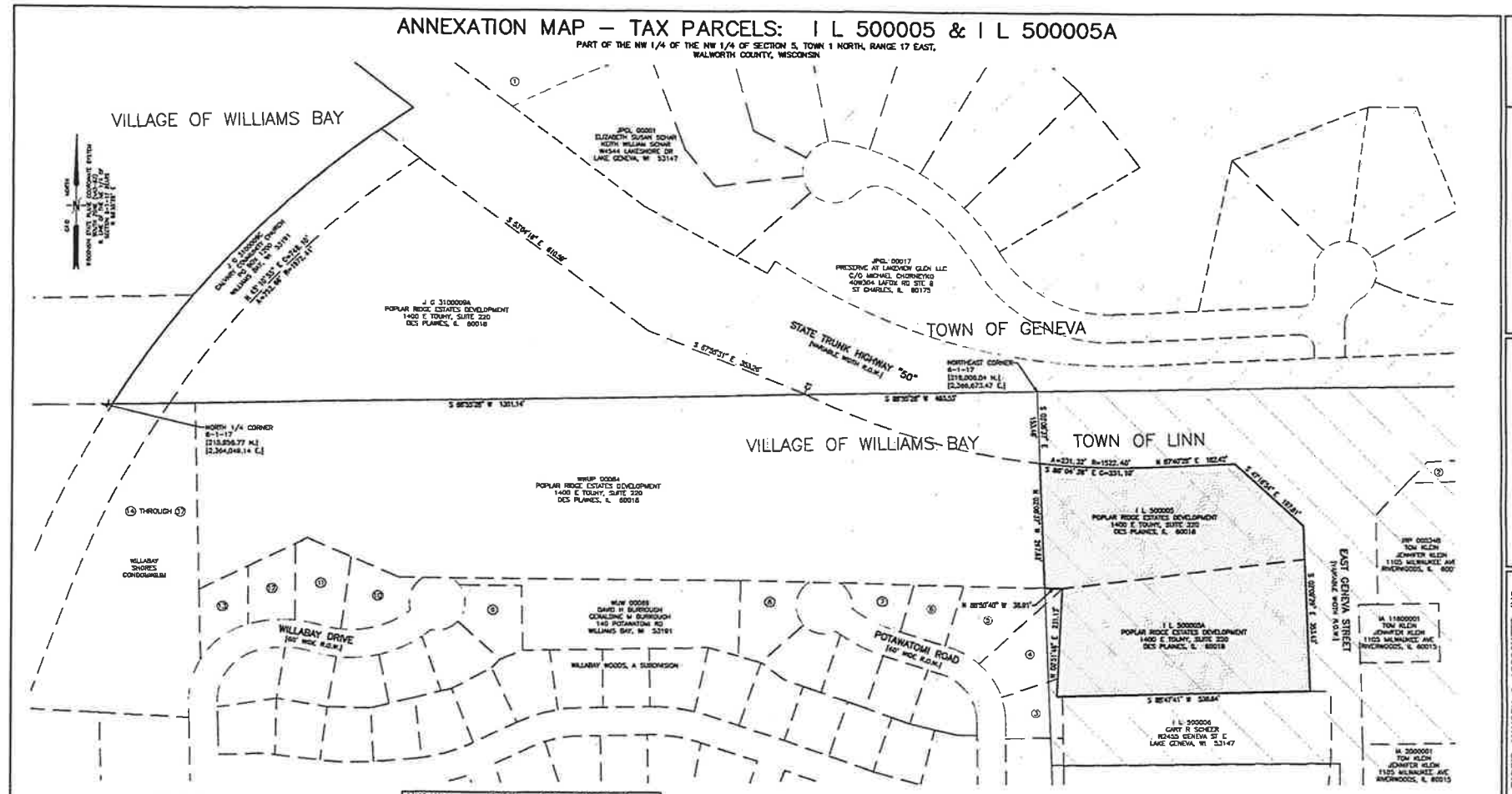
– WORK ORDERED BY –
POPLAR RIDGE ESTATES DEVELOPMENT
1400 E. TOUHY, SUITE 220
DES PLAINES, IL 60018

REVISIONS
1 (07/2025) – ADD ABUTTERS
2 (08/2025) – SYNC UPDATED ABUTTERS

PROJECT NO. 5536.17
DATE 03/01/2025
SHEET NO. 1 OF 1

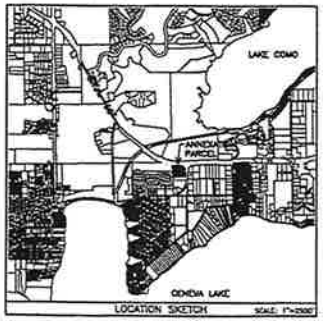
ANNEXATION MAP – TAX PARCELS: I L 500005 & I L 500005A

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST,
WALWORTH COUNTY, WISCONSIN



LIST OF ABUTTERS

1. J G 3100007
   PALOMA GENEVA NATIONAL LLC
   1221 GENEVA NATIONAL AVENUE S
   LAKE GENEVA, WI 53147
2. IA12600001
   W4413 HWY LLC LLC
   1105 MILWAUKEE AVE
   RIVERWOODS, IL 60015
3. WWUP 00035
   WILLIAM J HOLLISTER
   121 POTAWATOMI DR
   WILLIAMS BAY, WI 53191
4. WWUP 00034
   DIANA L EAKHART
   125 POTAWATOMI DR
   WILLIAMS BAY, WI 53191
5. WWUP 00033
   KIM L KOECKER
   KIM M KOECKER
   PO BOX 800
   WILLIAMS BAY, WI 53191
6. WWUP 00032
7. WWUP 00088
   FLORENC J HAUSNER
   BRENDA M HAUSNER
   133 POTAWATOMI RD
   WILLIAMS BAY, WI 53191
8. WWUP 00031
   DAVID H BURROUGH
   DONALDINE M BURROUGH
   140 POTAWATOMI RD
   WILLIAMS BAY, WI 53191
9. WWUP 00003
   PAUL SCHNELL
   LAURA SCHNELL
   311 WILLABAY DR
   WILLIAMS BAY, WI 53191
10. WWUP 00004
    MICHAEL J KELLY
    JULIE A OBRADOVIC
    4447 SASSAFRAS LANE
    NAPERVILLE, IL 60564
11. WWUP 00003
12. WWUP 00002
    MARK F BROMER
    CYNTHIA L ROTH-BROMER
    324 WILLABAY DR
    WILLIAMS BAY, WI 53191
13. WWUP 00001
    JOAN LUX TRUST
    MARILYNN LUX TRUST
    320 WILLABAY DR
    WILLIAMS BAY, WI 53191



CIVIL DIVISION INFORMATION PER WALWORTH COUNTY GIS MAPPING

= LANDS CURRENTLY IN THE VILLAGE OF WILLIAMS BAY

= LANDS CURRENTLY IN THE TOWN OF LINN

= LANDS CURRENTLY IN THE TOWN OF GENEVA

LEGAL DESCRIPTION (FOR PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, BEARING S 00D03' 33"E(C. S), 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 331.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88D51'31"E (BEARS S 88D51'31"E) 331.18 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87D27'40"E (BEARS N 87D27'40"E) 102.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 87D27'40"E (BEARS S 87D27'40"E) 101.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02D31'40"W (BEARS S 02D31'40"W) 233.12 FEET; THENCE S 88D50'40"W (BEARS S 88D50'40"W) 38.91 FEET; THENCE S 02D31'40"W (BEARS S 02D31'40"W) 233.12 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88D50'40"W (BEARS N 88D50'40"W) 538.64 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88D32'26"W (BEARS N 88D32'26"W) 483.57 FEET; THENCE N 00D03'34"E (BEARS N 00D03'34"E) 1301.14 FEET TO THE POINT OF BEGINNING. CONTAINING 2,552,241 SQUARE FEET (58.60 ACRES) OF LAND, MORE OR LESS.

MAP SCALE IN FEET – ENGINEERING 1"=100'

ANNEXATION MAP
TOWN OF LINN, WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
POPLAR RIDGE ESTATES DEVELOPMENT
1400 E TOUHY SUITE 220
DES PLAINES, IL 60018

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 ROONEY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2088 FAX: (262) 723-5888

REVISIONS
1/26/2021 – RD REMOVE
2/25/2021 – ENT UPDATED ABUTTERS

PROJECT NO.
5536.17

DATE
12/03/2021

SHEET NO.
1 OF 1

PETITION FOR DIRECT ANNEXATION

EXHIBIT C

Legal Description of
Suburban Residential (SF-3) Zoning District

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, BEARING S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

PETITION FOR DIRECT ANNEXATION

EXHIBIT A

Legal Descriptions

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, BEARING S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

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** [§390.1206] - $200.00 plus $.04/sf floor area
- ☐ **Conditional Use Permit (CUP)** [§390.1207] - $500.00
- ☐ **Certificate of Compliance** [§390.1211] - $200.00
- ☐ **Temporary Use Permit** [§390.1208] - $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)** [§390.0709] - $500.00
- ☐ **Planned Development Amendment** - $500.00
- ☐ **Zoning Text or Map Amendment** [§390.1204] - $500.00
- ☐ **Project Concept Review** - $200.00
- ☐ **Land Use Plan Amendment** - $500.00
- ☐ **Interpretation** [§390.1216] - $200.00
- ☐ **Appeal** [§390.1217] - $500.00
- ☐ **Other:** _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: Vacant Land

Tax Parcel Number: WWUP 00084; J G 3100009A (Geneva); I L 50000005 (Linn)

Project or Development Name: Williabay Meadows

Applicant
Name: Land and Lakes Company
Mailing Address: 1400 E. Touhy Avenue, Suite 220
Des Plaines IL 60018
eMail: mmcowhey@land-and-lakes.com
Phone: 847-685-2122

Owner of Site
Name: Poplar Ridge Estates
Mailing Address: 1400 E. Touhy Avenue, Suite 220
Des Plaines IL 60018
eMail: mmcowhey@land-and-lakes.com
Phone: 847-685-2122

Legal Representative
Name: Attorney: Chad Pollard -- Stuart, Tokarz, Soberalski & Pollard LLC
Mailing Address: 617 E. Walworth Avenue
Delavan WI 53115
eMail: cpollard@stsplaw.com
Phone: 262-728-9196

Architect, Engineer, Contractor
Name: Farris, Hansen & Associates, Inc.
Mailing Address: P. O. Box 437
Elkhorn WI 53121
eMail: warren@farrishansen.com
Phone: 262-723-2098

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

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

Current Zoning of Site: SF-3 (Wms Bay); A-3(Geneva); R-1 (Linn) **Current Overlay Districts of Site:** Town of Linn; Town of Geneva; Village of Williams Bay

Proposed Zoning of Site: SF-3

Proposed type of structure of use: single-family residential subdivision

Proposed use of structure or site: single-family residential

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

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

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

Print Applicant's Name: Mary Margaret Cowhey **Date:** August 7, 2025

Signature of Applicant: , President

STORMWATER MANAGEMENT PLAN

WILLABAY MEADOWS
WILLIAMS BAY, WALWORTH COUNTY,
WISCONSIN
JULY 2024
REVISED AUGUST 2025
REVISED SEPTERMBER 2025
REVISED NOVEMBER 2025

Prepared For:

Land and Lakes Development
Des Plaines IL, 60018

Prepared By:

Farris, Hansen & Associates, Inc.
Engineers, Architects & Surveyors
7 Ridgway Court
Elkhorn, WI 53121
Project No.: 5536.17

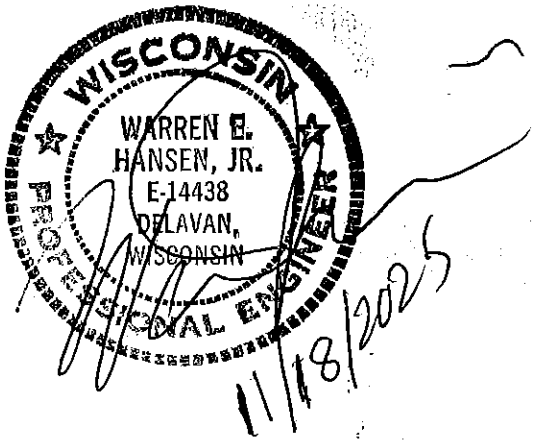


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Exhibit 2 Custom Soils Report
Exhibit 3 Existing Conditions Drainage Area Map
Exhibit 4 Proposed Conditions Drainage Area Map

Appendix A Existing 1, 2, 10, and 100-Year TR-20 Hydrologic Model

Appendix B Proposed 1, 2, 10, and 100-Year TR-20 Hydrologic Model

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Appendix D Operations and Maintenance Plan

Appendix E Soil Testing Results

Appendix F Sizing calculations for pipes

Appendix G Soil Loss and Discharge Calculation Tool

Appendix H TR-55 Table 2.2: CN Values for Soil Types

1. LOCATION AND PURPOSE

The ±30.8-acre watershed is located within the corporate limits of the Village of Williams Bay, and contains the 18.66 acre subject property. (See Exhibit 1: Site Location Map for overview.)

The purpose of this Stormwater Management Plan is to evaluate the existing 1, 2, 10, and 100-year watershed discharges and the proposed 1, 2, 10, and 100-year watershed discharges to support no increase in proposed downstream discharges. This was accomplished by analyzing the pre- and post-development conditions onsite using HydroCAD, which utilizes the SCS TR-20 methodology, and storing the runoff in wet detention basins on-site and releasing the water over time at a rate that would not exceed the existing conditions.

In order to evaluate the impact of the proposed site improvements, existing conditions were first considered. The attached Existing and Proposed Drainage Conditions Maps provide a breakdown of the drainage sub-catchment areas for the existing and proposed conditions drainage models. The HydroCAD Drainage Diagrams display the setup/routing of the existing and proposed condition models. Based on comparison of the pre- vs. post-development exhibits, it is estimated that there will be a net increase in impervious area on-site of approximately 10.6 acres assuming 34% impervious areas from the average 1/3+ acre lots. In order to evaluate this, the overall site has been analyzed and divided into a number of sub-catchments that contribute to the total runoff peak discharge of the site. The design and control practices provided are in compliance with Willams Bay Village Ordinance Chapter 178.

2. EXISTING DRAINAGE CONDITIONS

The entire watershed is ±30.8-acres consisting of lands that were used for agricultural purposes. Existing stormwater flow from the site can be seen in the existing conditions drainage area map. In general stormwater travels overland to the HWY 50 right of way to the northwest.

The entire site lies within Zone X (“Areas determined to be outside of the 0.2% chance flood plain” [Greater than 100-year flood plain]) as indicated on the October 2, 2009 National Flood Insurance Program Flood Insurance Rate Map No55127C0310D.

Upon review of the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey (See Exhibit 2), soils located on site are Miami silt loam (MyB, MyC, MyC2, MxC2), Radford silt loam (RaA), Griswold silt loam (GwA), Pella silt loam (Ph). Miami silt loams are classified as being well drained and are rated at hydraulic soil group B. Griswold silt loam, Pella silt loam and Radford silt loam are all classified as being well drained and is rated at hydraulic soil group B.

3. PROPOSED DRAINAGE CONDITIONS

For the proposed conditions or post-development hydrologic analysis, the storm water model was separated into five (5) sub-catchments to model the proposed improvements and design. The proposed improvements to the site consist of the construction of 3,000 feet of paved road and utilities to serve 42 single family lots. Overall, there will initially be land disturbance of 18.66 acres of land used presently for open agricultural land with row crops. In order to mitigate the increased runoff that is to be expected with the proposed site improvements, two (2) wet retention basins and two (2) bioretention basins are proposed. The stormwater basins were sized in accordance with Walworth County, Village of Williams Bay, and WDNR guidelines to detain the storm water flowing off the site and release it at a rate below required pre-development levels while reducing sediment load being carried off site.

The curve number (CN) for the undetained area in the post-development conditions has been set to 62. This composite CN is based on the land cover characteristics of the undetained areas, which are comprised of areas of 1/3 acre residential lots (CN 72), and undisturbed woodland conservation areas in good condition (CN 55). Additionally, when evaluating the overall site layout, the average lot size is approximately 0.734 acres, which exceeds one-third of an acre. Therefore, assigning a post-development CN 62 for the 3.2 acres of non-detained flows conservatively reflects the composite hydrologic response of the undetained areas under proposed conditions.

4. METHOD OF DRAINAGE ANALYSIS

The existing and proposed conditions stormwater runoff has been analyzed using the HydroCAD stormwater modeling computer program. This program utilizes the Natural Resource Conservation Service (formerly Soil Conservation Service, or SCS) method of analysis techniques outlined in Technical Release No. 55 (TR-55) and Technical Release No. 20 (TR-20) to predict Stormwater runoff for given design storms. Evaluations were performed based upon an MSE 3, 24-hour storm for the 1, 2, 10, and 100-year storm events. The SCS method of hydrology analysis utilizes the drainage area, hydraulic length, terrain slope, and soil conditions of a watershed or as input data to calculate peak flows and total volume of runoff for specific synthetic rain events. The analysis is performed by modeling the drainage area as sub- catchments, reaches and ponds. A sub-catchment is an area of land that produces runoff that drains to a reach or a pond. A reach is generally a uniform stream or concentrated storm flow and is often used as an analysis evaluation point. There are 3 separate analysis points accounting for the 3 separate drainage area site discharges that together account for the total site discharge. A pond is generally defined as either a pond, swamp or dam which impounds water from one or more sources.

Model sub-catchments have been delineated using Soil Conservation Service methods. Village of Williams Bay ordinance curve numbers and those contained in TR-55 are used to estimate the existing runoff volumes. The time of concentration for each of the sub-catchment, the type of development and soil classifications, and the runoff characteristics were used to estimate the peak stormwater runoff for each area. The 1-year, 2-year, 10-year, and 100-year statistical rain events were modeled for both the pre- and post-earth removal conditions. The total rainfall per a 24-hour period for the 1, 2, 10, and 100-year statistical rain events are 2.45”, 2.81”, 4.01” and 6.28”, respectively. Rainfall Data for (Walworth County) was taken from NRCS rainfall distribution MSE 3. Refer to Appendices A and B for details.

5. RESULTS

Table 1 represents the existing storm water peak runoff from sub-basins 1S+2S, 3S, 4S and the analysis points 1-3, which represent the total discharge from the site and discharges to the HWY 50 ROW.

Table 2 represents the proposed storm water peak runoff from sub-catchments 1- 4, basins 1-4 and analysis points (AP) 1-4. The discharge rates for the sub-basins will be used to compare computer- modeling results of storm water runoff for existing and proposed conditions. (See HydroCAD results)

Table 3
The discharge rates of storm water runoff for existing and proposed conditions are compared in Table 3 of this Plan. (See HydroCAD results.)

TABLE 1
Computed Pre-Construction Runoff Peak Discharges

Sub-basin	Area (Ac.)	Tc (Min.)	CN	Peak Discharge (cfs)				Remarks
				1-yr	2-yr	10-yr	100-yr	
1S+2S	16.36	20.0	58	0.73	1.82	9.42	33.41	Tributary area
1/OS	0.08	14.3	70	0.04	0.06	0.14	0.32	Offsite area
2/OS	1.58	11.8	68	0.61	1.01	2.62	6.41	Offsite area
3S	2.03	18.0	58	0.09	0.23	1.24	4.38	Tributary area
4S	6.76	15.0	58	0.32	0.81	4.51	16.10	Tributary area
4/OS	0.80	14.3	66	0.21	0.37	1.07	2.76	Offsite area
ND	3.22	0.0	58	0.18	0.70	3.86	12.86	Not detained area
AP	-	-	-	1.01	2.36	11.14	38.01	Site Discharge
3R	-	-	-	0.09	0.23	1.24	4.38	Site Discharge
4R	-	-	-	0.47	1.12	5.60	18.83	Site Discharge
TAP	30.83	-	-	1.68	3.95	18.75	63.30	Total Site Discharge

TABLE 2

Computed POST-Construction Runoff Peak Discharges

Sub-basin	Area (Ac.)	Tc (Min.)	CN	Peak Discharge (cfs)				Remarks
				1-yr	2-yr	10-yr	100-yr	
1S	10.85	17.5	74	6.66	9.49	20.49	44.43	Tributary area to Basin
1/OS	0.09	17.9	70	0.03	0.05	0.13	0.30	Offsite area
2S	5.51	15.4	74	3.63	5.17	11.06	23.89	Tributary area to Basin
2/OS	1.59	11.8	68	0.61	1.01	2.63	6.43	Offsite area
3S	2.03	10.4	72	1.34	1.97	4.41	9.82	Tributary area to Basin
4S	6.76	9.6	74	5.53	7.82	16.56	35.72	Tributary area to Basin
4/OS	0.80	14.3	66	0.21	0.37	1.07	2.76	Offsite area
1P	-	-	-	2.22	3.45	11.51	33.62	Stormwater Basin (Wet)
2P	-	-	-	0.24	0.30	0.47	11.78	Stormwater Basin (Wet)
3P	-	-	-	0.36	0.39	0.53	0.77	Stormwater Basin (Bio-filter)
4P	-	-	-	0.39	0.51	0.86	3.78	Stormwater Basin (Bio-filter)
AP	-	-	-	2.22	3.45	11.51	33.62	Site Discharge
3R	-	-	-	0.07	0.07	0.07	0.07	Site Discharge
4R	-	-	-	0.11	0.11	0.11	0.11	Site Discharge
ND	3.22	-	62	0.60	1.35	4.77	13.44	Not detained area
TAP	30.83	-	-	2.56	3.90	12.70	36.14	Total Site Discharge

TABLE 3

Net Watershed Peak Discharge compared to Existing

Sub-basin	Peak Discharge (cfs)				Remarks
	1-yr	2-yr	10-yr	100-yr	
AP	+0.88	-0.05	-6.05	-27.16	Total site discharge

7. CONCLUSIONS

Village Ordinance §178.19.B (1) requires: "post- development release rates from the two-, ten-, and 100-year twenty-four-hour storm events must be no greater than the predevelopment discharge from the site." It is not required that the 1-year post development release rate be lower than the pre-construction rate.

In compliance with Ordinance §178.16, Table 3 compares peak flows and volumes of Predevelopment Land Use Condition (as defined in the section) with conditions post development. This comparison uses the defined composite Predevelopment Land Use Condition runoff curve number of CN 58 for Group B soils.

The AP subbasin shown in Tables 4 is the sum of subbasins (1&2)AP, 3AP and 4AP. The overall decrease in peak discharge values on the subject property is due to the incorporation of the (4) four stormwater basins. The difference in the values of runoff that is not detained (ND=3.22 ac) and offsite runoff onto the site (OS=2.46 ac) is negligible. These areas offset and are excluded in the pre- and post- construction models.

These positive modeling results assume that the stormwater system will be constructed as shown on the proposed Final Engineering Plan Set last revised July 31, 2025 as prepared by Farris, Hansen & Associates. It is also assumed that system maintenance and cleaning or removal of leaves and other debris occurs on an as-need basis to ensure proper operation. It is understood that the Development Agreement for the subdivision places the maintenance of the storm water system on the homeowner association.

LIMITATIONS

The stormwater analysis was performed in accordance with standard civil engineering practice, and relies on information provided by others as well as published information. Areas of potential runoff analysis were limited to those areas within the bounds of property owned or believed to impact the property of concern or be part of a specific watershed or catchment.

In addition, Farris, Hansen & Associates shall not be responsible for construction or installation not conforming to the plans, nor shall Farris, Hansen & Associates be responsible for maintenance of the proposed Storm Water Management System.

It shall also be understood that the SCS Time Lag Method of drainage analysis was originally formulated to assist with the development of farmland and crop production. The SCS method has become one standard method of hydrologic analysis within civil engineering community, yet may be conservative for use on very small areas of modern development and provide runoff results that are greater or more conservative than actual conditions (pre- or post-construction).

COMPLIANCE WITH SECTION 26.10 OF WALWORTH COUNTY CODE OF ORDINACNES AND DEPARTMENT OF NATURAL RESOURCSE CHAPTER NR151

Section 26.10 of the Walworth County Code of Ordinances and the NR 151 set forth specific storm water management performance standards. The pertinent performance standards and the proposed project's compliance with these standards have been documented as follows:

Total Suspended Solids
Water quality calculations for the post-development drainage areas were performed using the Source Loading and Management Model, SLAMM. The particulate solids reduction for project site was established at 80.36%. This reduction meets the 80 percent reduction required for a new development site under NR 151.121.

Peak Discharge
As noted in the report above, the total peak discharges for the site post construction are less than the pre-construction peak discharges for the site for all storm events. The overall decrease in runoff for the rain events is due to the incorporation of four (4) stormwater basins onsite. In addition, the post Operation and Maintenance Plan included in Appendix D will be utilized on-site to ensure the proposed system functions as designed

Infiltration
No infiltration is proposed on-site as the site is expected to meet exemption criteria based on NR.151.124(4)1. Largely the site soils infiltration rates are below 0.6 in/hr. and meet exemption criteria under NR.151.124(4)1. Soil boring with acceptable infiltration rates had ground water seepage which would preclude infiltration.

Protective Areas
There are no protected areas located on or around this site.

Fueling and Vehicle Maintenance Areas
No fueling or vehicle maintenance area will be located on-site so no additional best management practices are specified.

Site Drainage
Site grading plans have been prepared according to acceptable engineering practices and standards to ensure proper site drainage, prevent property damage, and protect the public health and safety. Positive flows away from all buildings, parking lots, and driveways have been included as part of the proposed design. The practices implemented reduce the peak discharge from the site from existing conditions.

SUMMARY
As discussed in detail within the preceding sections of this Plan, the BMPs and structural controls proposed for this site development project include: four (4) stormwater basins. In addition, an appropriate Operation and Maintenance Plan is proposed. Altogether, the stormwater system is designed to mitigate peak storm flow rates and to provide Stormwater Treatment to the required levels.

EXHIBITS

1. SITE LOCATION MAP

2. CUSTOM SOILS REPORT

3. EXISTING CONDITIONS DRAINAGE AREA PLAN

4. PROPOSED CONDITIONS DRAINAGE AREA PLAN

Exhibit 1
SITE LOCATION MAP



SITE LOCATION

WALWORTH COUNTY, WISCONSIN

0 55 110 220 330 440 550 Feet

1:3,383

Author:

Map Produced on: 3/17/2025

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

Exhibit 2
CUSTOM SOILS REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Walworth County, Wisconsin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


88° 31'50"W
88° 31'5"W
42° 35'10"N
42° 34'48"N
374500
374600
374700
374800
374900
375000
375100
375200
375300
375400
4715900
4715800
4715700
4715600
4715500
4715400
GwA
Ph
RaA
Ht
MyB
MyC2
50
MyC2
MyC
MxC2
MxE2
MxD2
Ht
MyB
State Road 50
Wiswell Dr
Soil Map may not be valid at this scale.
Map Scale: 1:4,710 if printed on A landscape (11" x 8.5") sheet.
Meters
0 50 100 200 300
Feet
0 200 400 800 1200
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 20, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GwA	Griswold silt loam, mottled subsoil variant, 0 to 3 percent slopes	2.7	5.1%
Ht	Houghton muck, 0 to 2 percent slopes	1.4	2.6%
MxC2	Miami loam, sandy loam substratum, 6 to 12 percent slopes, eroded	2.7	5.2%
MxD2	Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded	6.9	13.2%
MxE2	Miami loam, sandy loam substratum, 20 to 35 percent slopes, eroded	1.1	2.1%
MyB	Miami silt loam, 2 to 6 percent slopes	28.5	54.2%
MyC	Miami silt loam, 6 to 12 percent slopes	6.0	11.4%
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.6	1.1%
Ph	Pella silt loam, 0 to 2 percent slopes	1.4	2.7%
RaA	Radford silt loam, 0 to 3 percent slopes	1.3	2.5%
Totals for Area of Interest		**52.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion

of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Walworth County, Wisconsin

GwA—Griswold silt loam, mottled subsoil variant, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: g8wx
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Griswold variant and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Griswold Variant

Setting

Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Thin loess over calcareous loamy till

Typical profile

Ap,A,BE - 0 to 15 inches: silt loam
Bt1,2Bt2 - 15 to 26 inches: loam
2C - 26 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Forage suitability group: Mod AWC, high water table (G095BY004WI)
Other vegetative classification: Mod AWC, high water table (G095BY004WI)
Hydric soil rating: No

Minor Components

Elburn

Percent of map unit: 5 percent
Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB002WI - Wet Floodplain
Hydric soil rating: No

Pella

Percent of map unit: 5 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Ht—Houghton muck, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2szff
Elevation: 600 to 1,090 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 124 to 192 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Houghton, muck, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Houghton, Muck

Setting

Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material

Typical profile

Oap - 0 to 6 inches: muck
Oa - 6 to 79 inches: muck

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 5.95 in/hr)
Depth to water table: About 0 to 4 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 23.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F089XY002WI - Mucky Swamps
Forage suitability group: Not suited, flooded or organics (G095BY010WI)
Other vegetative classification: Not suited, flooded or organics (G095BY010WI)
Hydric soil rating: Yes

Minor Components

Houghton, ponded

Percent of map unit: 4 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F089XY002WI - Mucky Swamps
Other vegetative classification: Not suited, flooded or organics (G095BY010WI)
Hydric soil rating: Yes

Palms

Percent of map unit: 2 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F089XY002WI - Mucky Swamps
Other vegetative classification: Not suited, flooded or organics (G095AY010WI)
Hydric soil rating: Yes

Adrian

Percent of map unit: 2 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F089XY002WI - Mucky Swamps
Hydric soil rating: Yes

Willette, muck

Percent of map unit: 1 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XA001WI - Mucky Swamp
Hydric soil rating: Yes

Edwards

Percent of map unit: 1 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Hydric soil rating: Yes

MxC2—Miami loam, sandy loam substratum, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: g8xp
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Miami and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Miami

Setting

Landform: Till plains
Parent material: Loamy lodgment till

Typical profile

Ap - 0 to 10 inches: loam
Bt - 10 to 36 inches: clay loam
C - 36 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 50 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)
Hydric soil rating: No

MxD2—Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded

Map Unit Setting
National map unit symbol: g8xq
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition
Miami and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Miami

Setting
Landform: Till plains
Parent material: Loamy lodgment till

Typical profile
A - 0 to 10 inches: loam
Bt - 10 to 36 inches: clay loam
C - 36 to 60 inches: gravelly sandy loam

Properties and qualities
Slope: 12 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 50 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

MxE2—Miami loam, sandy loam substratum, 20 to 35 percent slopes, eroded

Map Unit Setting

National map unit symbol: g8xr
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Miami and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Miami

Setting

Landform: Till plains
Parent material: Loamy lodgment till

Typical profile

A - 0 to 10 inches: loam
Bt - 10 to 36 inches: clay loam
C - 36 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 20 to 35 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 50 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

MyB—Miami silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: g8xt
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Miami and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Miami

Setting

Landform: Till plains
Parent material: Thin loess over loamy lodgment till

Typical profile

Ap - 0 to 10 inches: silt loam
Bt - 10 to 30 inches: clay loam
C - 30 to 60 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

MyC—Miami silt loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: g8xv
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Miami and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Miami

Setting

Landform: Till plains
Parent material: Thin loess over loamy lodgment till

Typical profile

Ap - 0 to 10 inches: silt loam
Bt - 10 to 30 inches: clay loam
C - 30 to 60 inches: loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

MyC2—Miami silt loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: g8xw
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 38 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 150 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Miami and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Miami

Setting

Landform: Till plains
Parent material: Thin loess over loamy lodgment till

Typical profile

Ap - 0 to 10 inches: silt loam
Bt - 10 to 30 inches: clay loam
C - 30 to 60 inches: loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

Ph—Pella silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2t044
Elevation: 590 to 1,100 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 43 to 55 degrees F
Frost-free period: 124 to 178 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Pella and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pella

Setting

Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Silty glaciofluvial deposits over calcareous lacustrine deposits and/or calcareous loamy till

Typical profile

Ap - 0 to 11 inches: silt loam
Bg - 11 to 38 inches: silty clay loam
2Cg - 38 to 79 inches: stratified loamy sand to silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Kendall

Percent of map unit: 7 percent
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Lamartine

Percent of map unit: 6 percent
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Palms, muck

Percent of map unit: 2 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Hydric soil rating: Yes

RaA—Radford silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wpxr
Elevation: 500 to 1,100 feet
Mean annual precipitation: 33 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 140 to 190 days
Farmland classification: Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Radford and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Radford

Setting

Landform: Drainageways, flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium

Typical profile

Ap - 0 to 9 inches: silt loam
C - 9 to 23 inches: silt loam
Ab - 23 to 36 inches: silt loam
Bgb - 36 to 56 inches: silt loam
Cgb - 56 to 79 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.43 to 1.98 in/hr)
Depth to water table: About 15 to 30 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB002WI - Wet Floodplain
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: No

Minor Components

Otter

Percent of map unit: 4 percent
Landform: Drainageways, flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave
Across-slope shape: Concave, linear
Ecological site: F095XB002WI - Wet Floodplain
Hydric soil rating: Yes

Sable

Percent of map unit: 3 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave

Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Sebewa

Percent of map unit: 2 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Drummer

Percent of map unit: 1 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

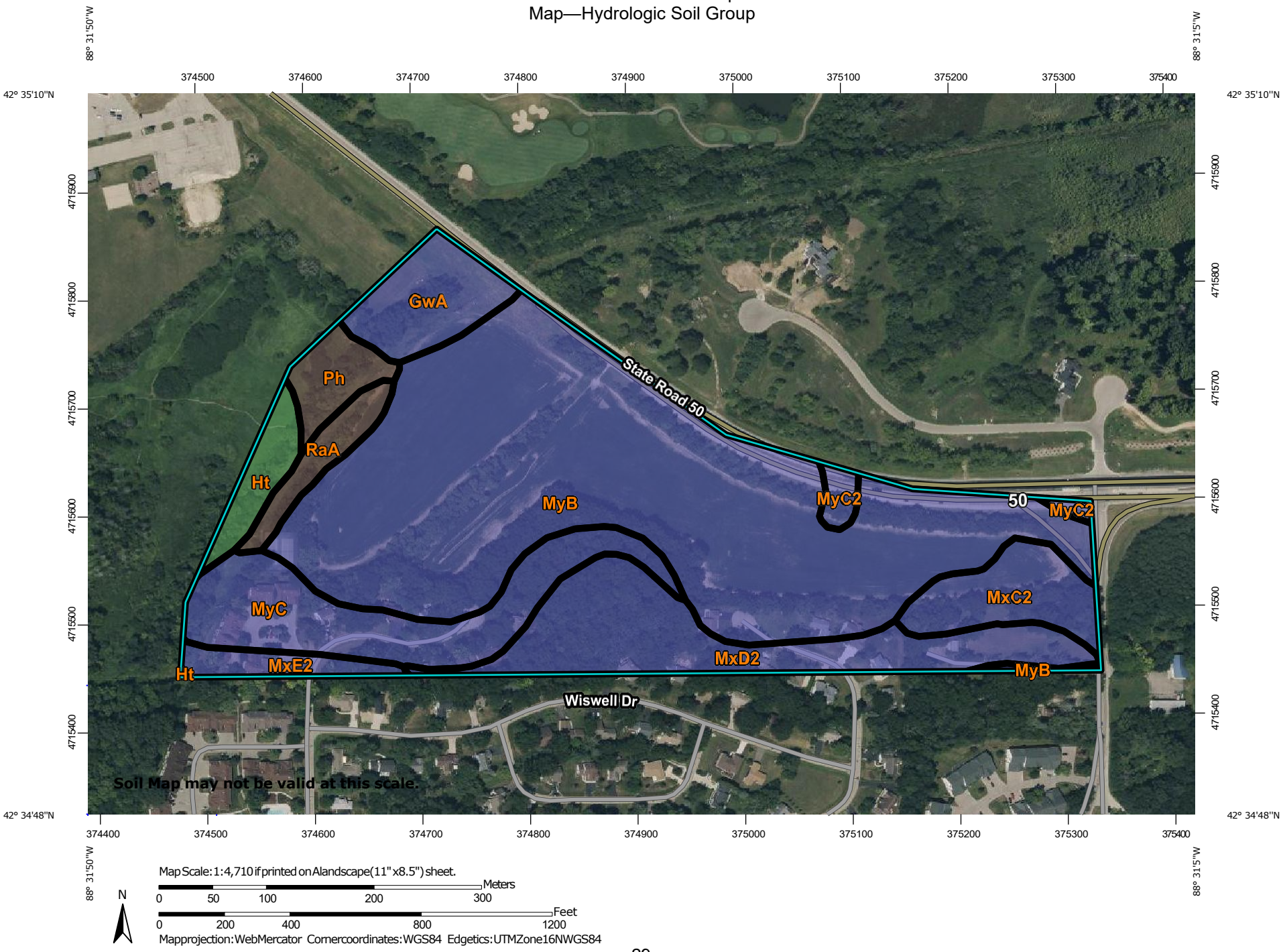
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Map—Hydrologic Soil Group



Map Scale: 1:4,710 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: WebMercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 20, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GwA	Griswold silt loam, mottled subsoil variant, 0 to 3 percent slopes	B	2.7	5.1%
Ht	Houghton muck, 0 to 2 percent slopes	A/D	1.4	2.6%
MxC2	Miami loam, sandy loam substratum, 6 to 12 percent slopes, eroded	B	2.7	5.2%
MxD2	Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded	B	6.9	13.2%
MxE2	Miami loam, sandy loam substratum, 20 to 35 percent slopes, eroded	B	1.1	2.1%
MyB	Miami silt loam, 2 to 6 percent slopes	B	28.5	54.2%
MyC	Miami silt loam, 6 to 12 percent slopes	B	6.0	11.4%
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	B	0.6	1.1%
Ph	Pella silt loam, 0 to 2 percent slopes	B/D	1.4	2.7%
RaA	Radford silt loam, 0 to 3 percent slopes	B/D	1.3	2.5%
Totals for Area of Interest			**52.6**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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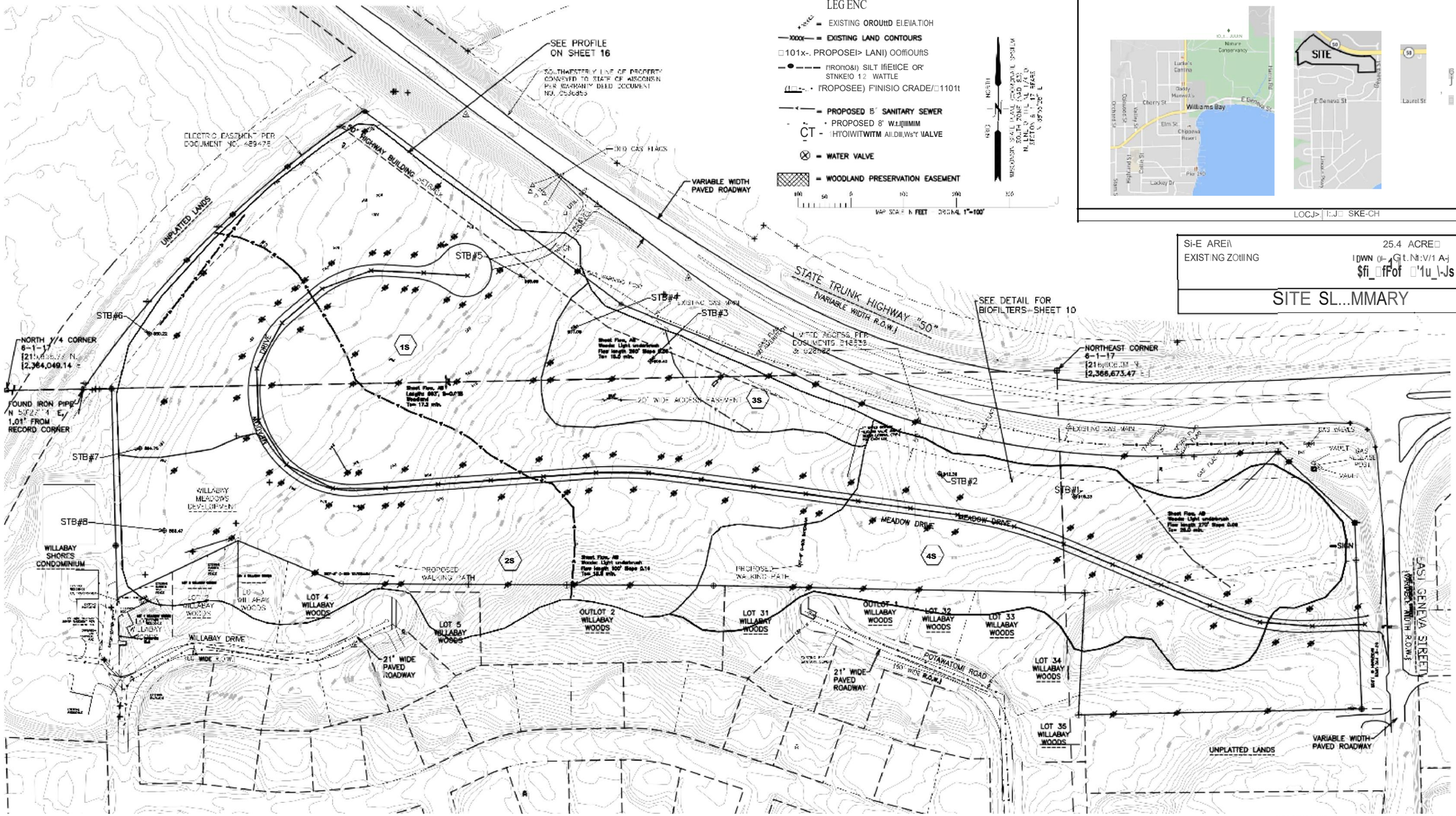
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Exhibit 3
Existing Conditions Drainage Area Map

WILLABAY MEADOWS, A SUBDIVISION
EXISTING CONDITIONS DRAINAGE AREA MAP

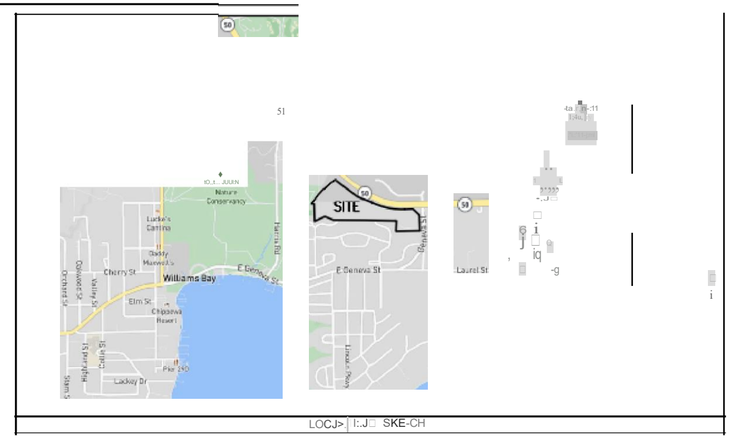
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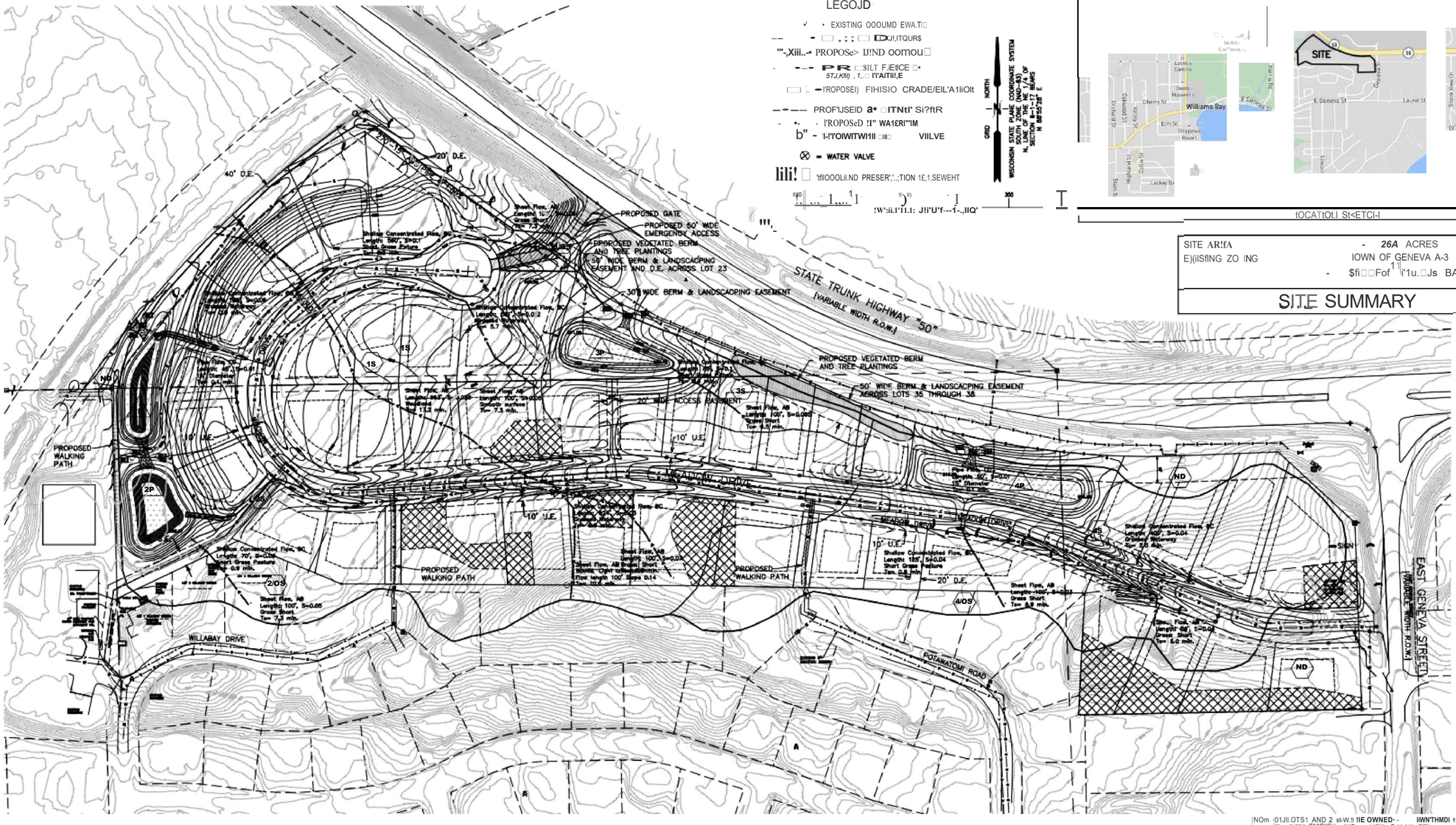
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LAND AND LAKES DEVELOPMENT
6400 SHAFER CT SUITE 325
ROSEMONT, IL 60018

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Exhibit 4
Proposed Conditions Drainage Area Map

WILLAB.AY MIEAD,QWS, A S|U8DIVISI|ON
PROPOSED CONDITIONS DRAI|NAGE AR:EA MAP

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SITE SUMMARY

– WORK ORDERED BY –
LAND AND LAKES DEVELOPMENT
6400 SHAFER CT SUITE 325
ROSEMONT, IL 60018

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING

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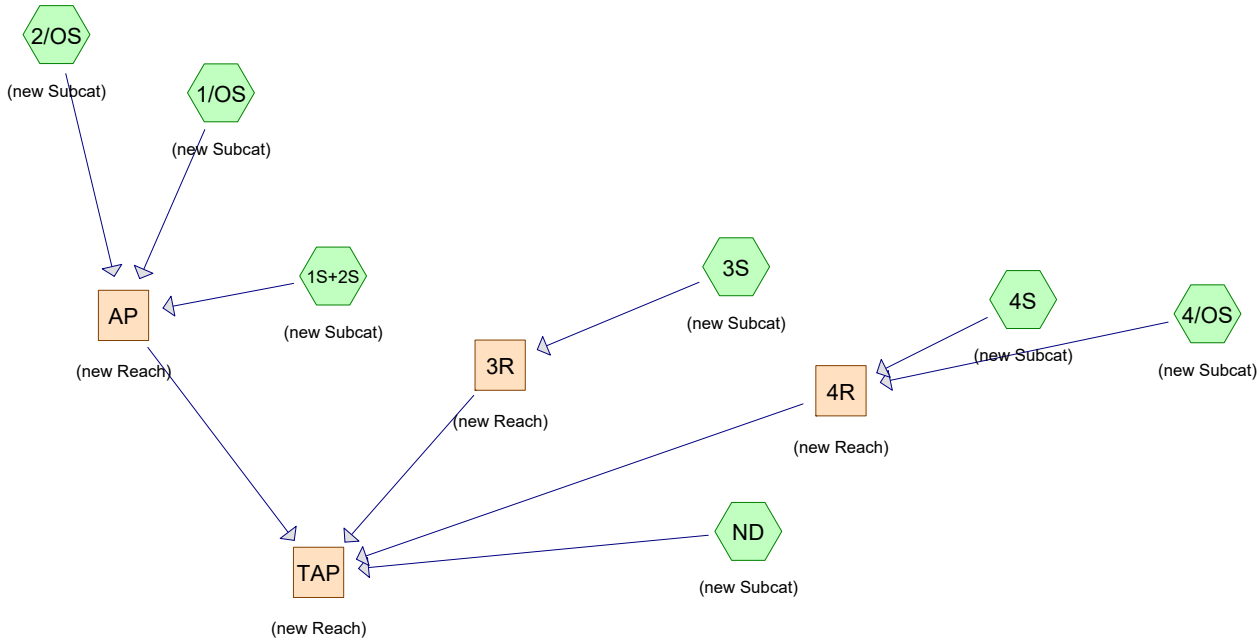
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IINDEX OF SHEETS

SHEET 1	OVERALL S!TE. DEVELOPMENT PLAN
SHEETS 2-3	D□AILED SITE. GRADIING, ORAJINAGE & EROSION CONTROL PLANS
SHEET 4	PROPOSE[) CONNECTION TO EX|STING SANITARY SEWE:R

APPENDIX A

EXISTING
1, 2, 10, AND 100-YEAR
HYDROCAD MODEL--CN 58



Subcat Reach Pond Link

Routing Diagram for 5536_EX - 11.11
Prepared by Farris, Hansen & Associates, Inc, Printed 11/15/2025
HydroCAD® 10.20-6a s/n 05638 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.45	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.81	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	4.01	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	6.28	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.080	70	(1/OS)
1.580	68	(2/OS)
12.010	58	(3S, 4S, ND)
0.800	66	(4/OS)
16.360	58	Row crops, SR + CR, Good, HSG B (1S+2S)
30.830	**59**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
16.360	HSG B	1S+2S
0.000	HSG C	
0.000	HSG D	
14.470	Other	1/OS, 2/OS, 3S, 4/OS, 4S, ND
30.830		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	14.470	14.470		1/OS, 2/OS, 3S, 4/OS, 4S, ND
0.000	16.360	0.000	0.000	0.000	16.360	Row crops, SR + CR, Good	1S+2S
0.000	**16.360**	**0.000**	**0.000**	**14.470**	**30.830**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (new Subcat) Runoff Area=0.080 ac 0.00% Impervious Runoff Depth>0.40"
Flow Length=100' Slope=0.0500 '/' Tc=14.3 min CN=70 Runoff=0.04 cfs 0.003 af

Subcatchment 1S+2S: (new Subcat) Runoff Area=16.360 ac 0.00% Impervious Runoff Depth>0.11"
Flow Length=475' Tc=20.0 min CN=58 Runoff=0.73 cfs 0.144 af

Subcatchment 2/OS: (new Subcat) Runoff Area=1.580 ac 0.00% Impervious Runoff Depth>0.34"
Tc=11.8 min CN=68 Runoff=0.61 cfs 0.044 af

Subcatchment 3S: (new Subcat) Runoff Area=2.030 ac 0.00% Impervious Runoff Depth>0.11"
Flow Length=169' Slope=0.0800 '/' Tc=18.0 min CN=58 Runoff=0.09 cfs 0.018 af

Subcatchment 4/OS: (new Subcat) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth>0.28"
Tc=14.3 min CN=66 Runoff=0.21 cfs 0.019 af

Subcatchment 4S: (new Subcat) Runoff Area=6.760 ac 0.00% Impervious Runoff Depth>0.11"
Flow Length=150' Slope=0.1000 '/' Tc=15.0 min CN=58 Runoff=0.32 cfs 0.060 af

Subcatchment ND: (new Subcat) Runoff Area=3.220 ac 0.00% Impervious Runoff Depth>0.11"
Tc=0.0 min CN=58 Runoff=0.18 cfs 0.029 af

Reach 3R: (new Reach) Inflow=0.09 cfs 0.018 af
Outflow=0.09 cfs 0.018 af

Reach 4R: (new Reach) Inflow=0.47 cfs 0.079 af
Outflow=0.47 cfs 0.079 af

Reach AP: (new Reach) Inflow=1.01 cfs 0.192 af
Outflow=1.01 cfs 0.192 af

Reach TAP: (new Reach) Inflow=1.68 cfs 0.317 af
Outflow=1.68 cfs 0.317 af

Total Runoff Area = 30.830 ac Runoff Volume = 0.317 af Average Runoff Depth = 0.12"
100.00% Pervious = 30.830 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1/OS: (new Subcat)

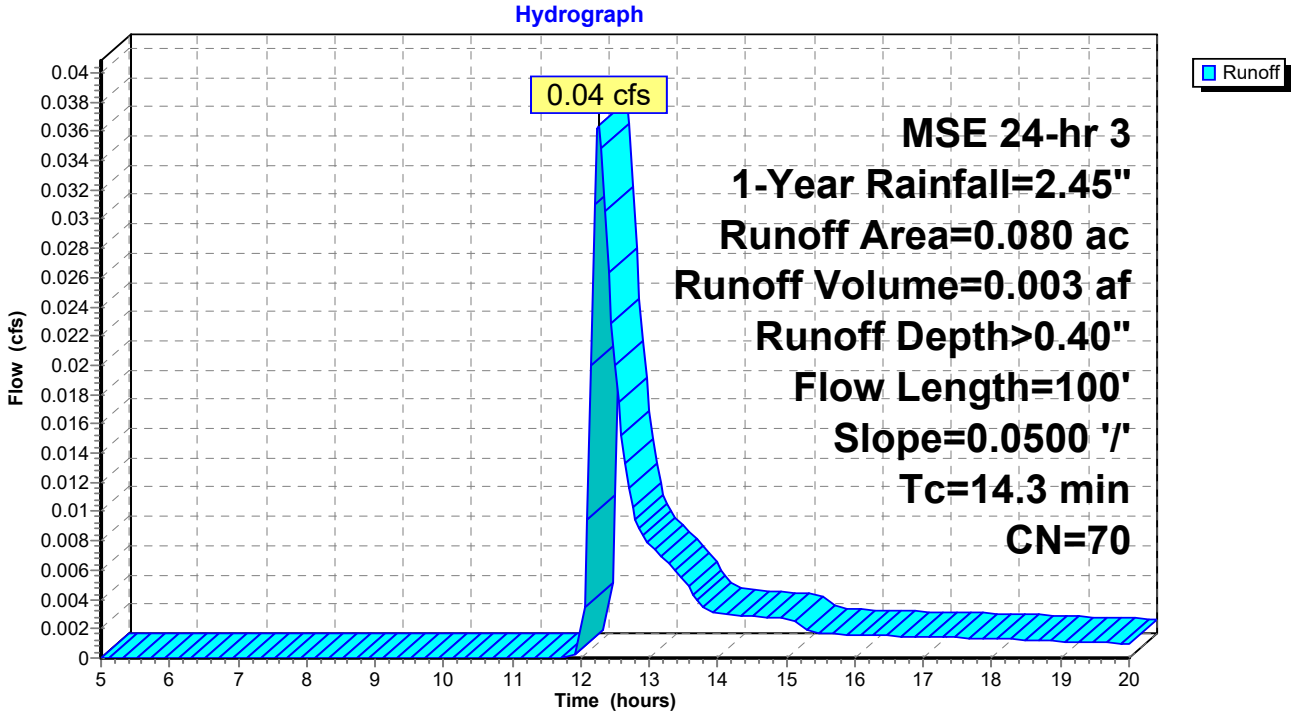
Runoff = 0.04 cfs @ 12.26 hrs, Volume= 0.003 af, Depth> 0.40"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	0.080	70	
	0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	100	0.0500	0.12		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 1/OS: (new Subcat)



Summary for Subcatchment 1S+2S: (new Subcat)

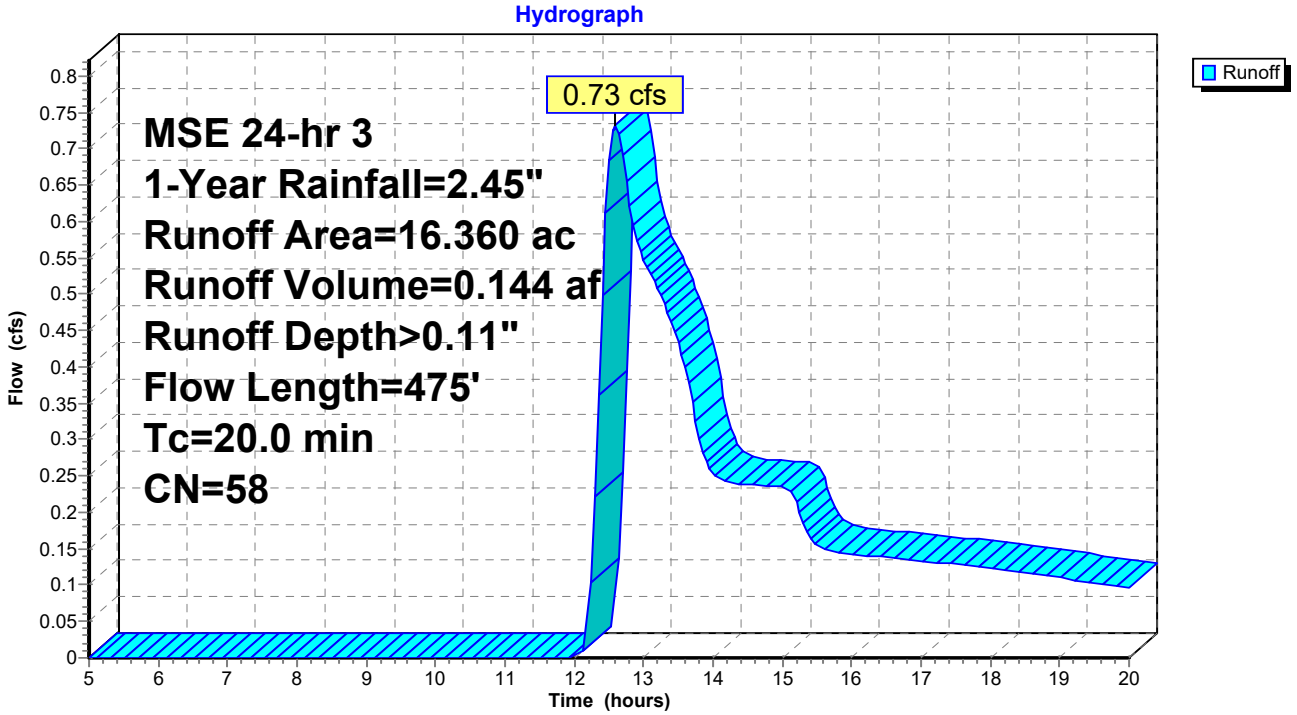
Runoff = 0.73 cfs @ 12.60 hrs, Volume= 0.144 af, Depth> 0.11"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	16.360	58	Row crops, SR + CR, Good, HSG B
	16.360		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	175	0.2000	0.23		**Sheet Flow, Sheet Flow** n= 0.350 P2= 2.80"
7.1	300	0.0800	0.71		**Shallow Concentrated Flow, Shallow Concentrated** Kv= 2.5 fps
20.0	475	Total			

Subcatchment 1S+2S: (new Subcat)



Summary for Subcatchment 2/OS: (new Subcat)

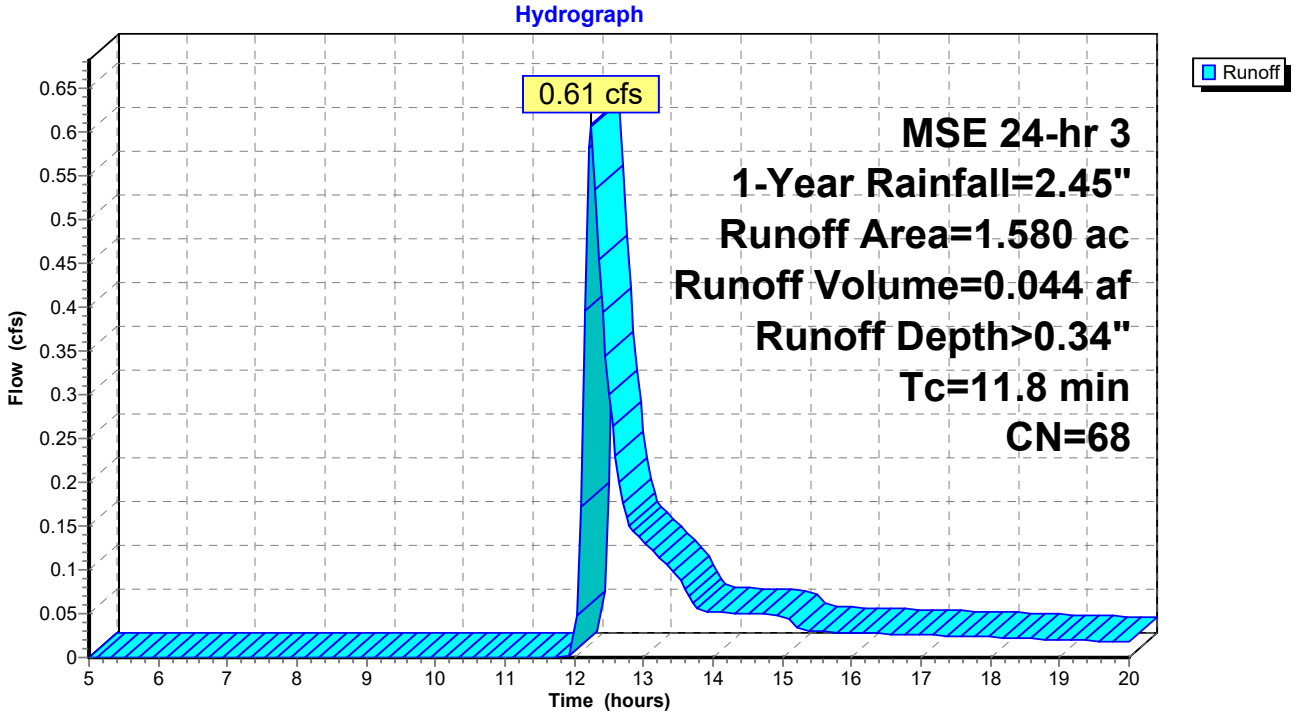
Runoff = 0.61 cfs @ 12.24 hrs, Volume= 0.044 af, Depth> 0.34"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	1.580	68	
	1.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8					**Direct Entry,**

Subcatchment 2/OS: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

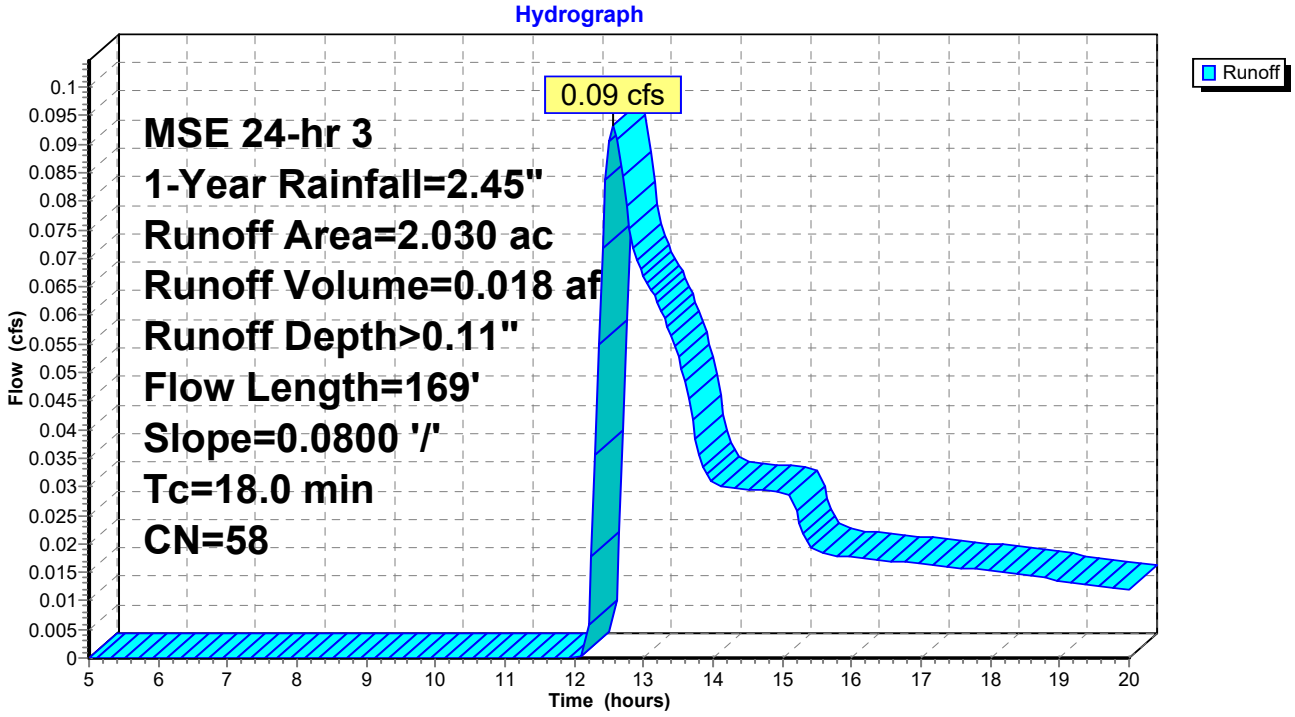
Runoff = 0.09 cfs @ 12.56 hrs, Volume= 0.018 af, Depth> 0.11"
Routed to Reach 3R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	2.030	58	
	2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0	169	0.0800	0.16		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (new Subcat)

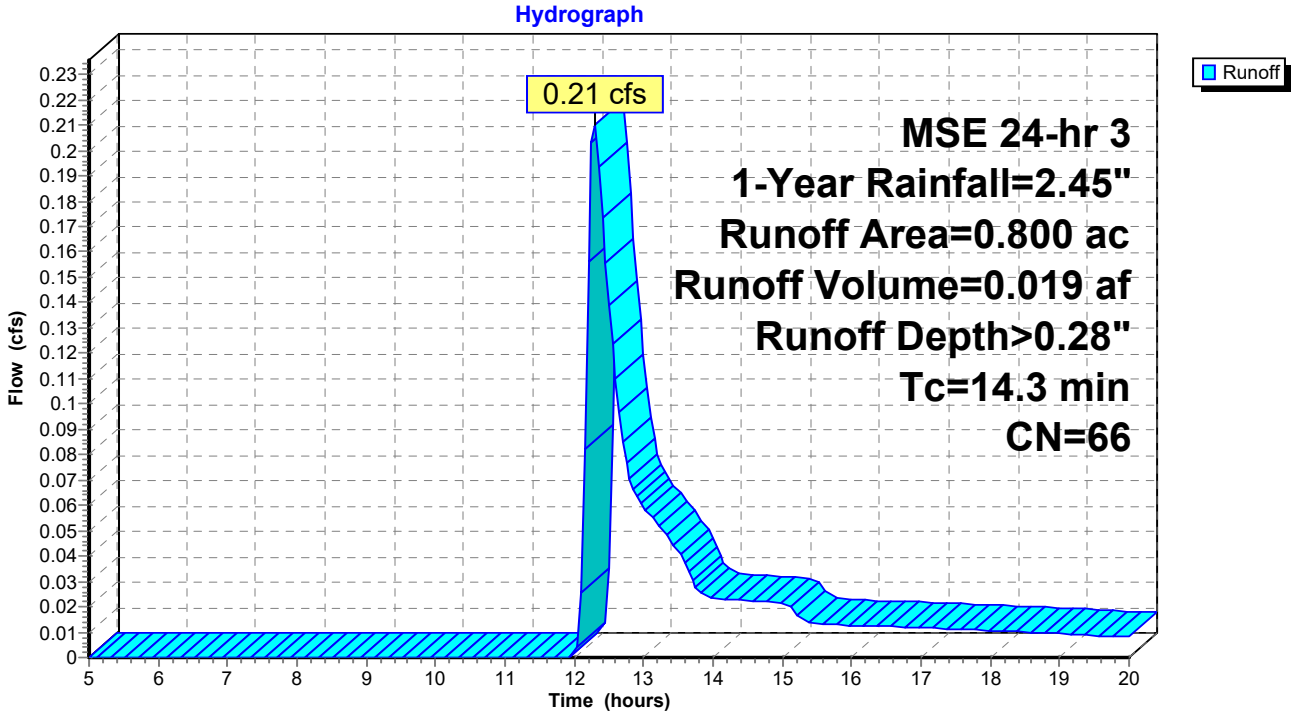
Runoff = 0.21 cfs @ 12.29 hrs, Volume= 0.019 af, Depth> 0.28"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	0.800	66	
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3					**Direct Entry,**

Subcatchment 4/OS: (new Subcat)



Summary for Subcatchment 4S: (new Subcat)

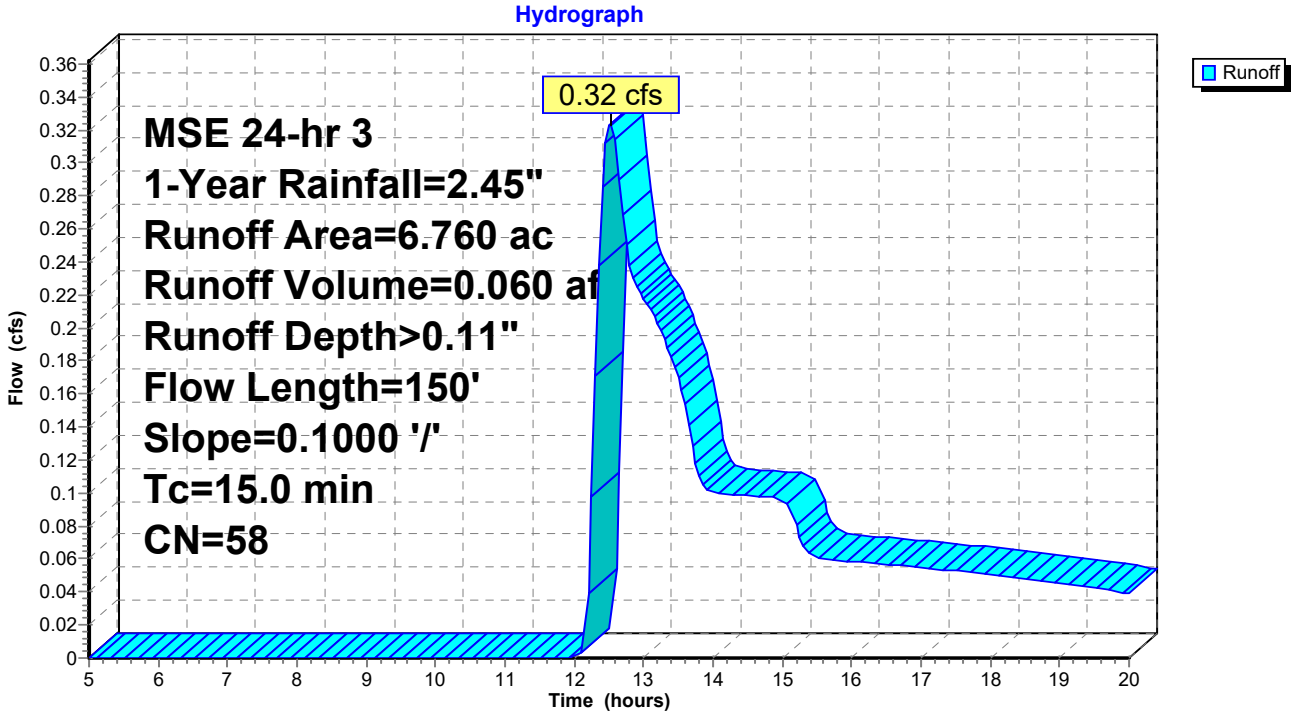
Runoff = 0.32 cfs @ 12.52 hrs, Volume= 0.060 af, Depth> 0.11"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	6.760	58	
	6.760		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	150	0.1000	0.17		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (new Subcat)

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

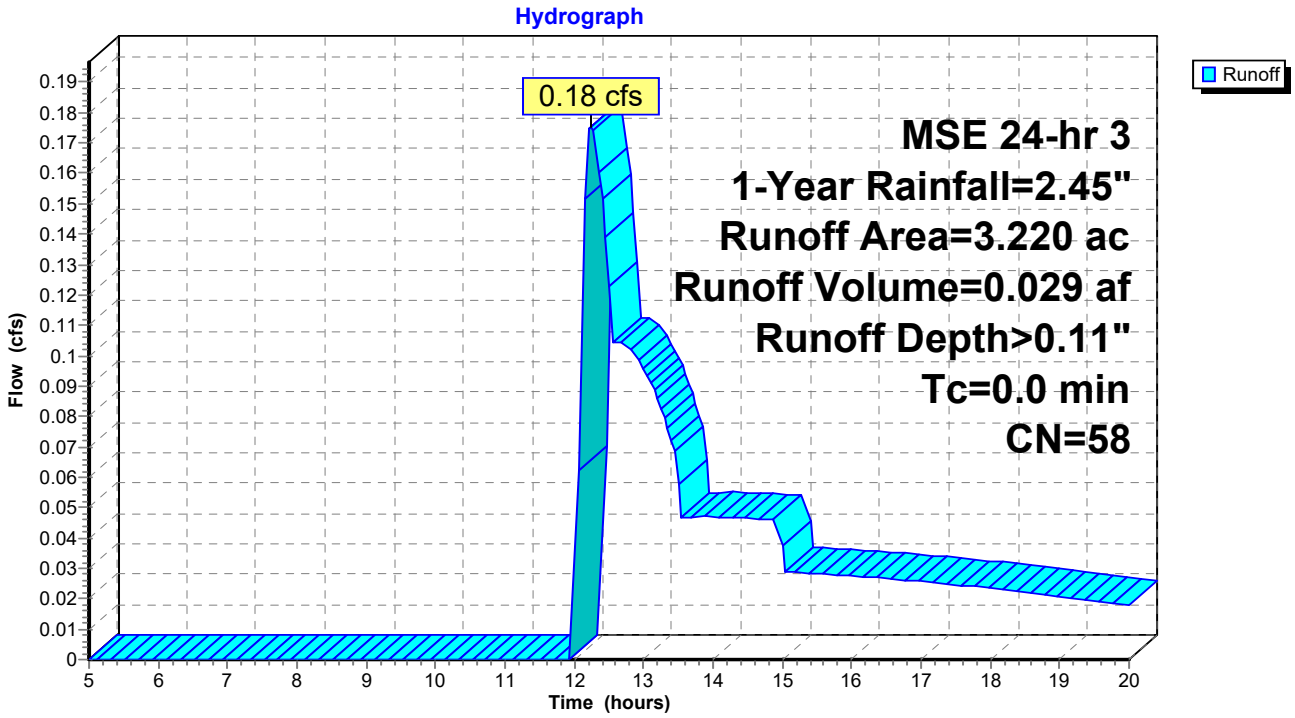
Runoff = 0.18 cfs @ 12.24 hrs, Volume= 0.029 af, Depth> 0.11"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	3.220	58	
	3.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment ND: (new Subcat)



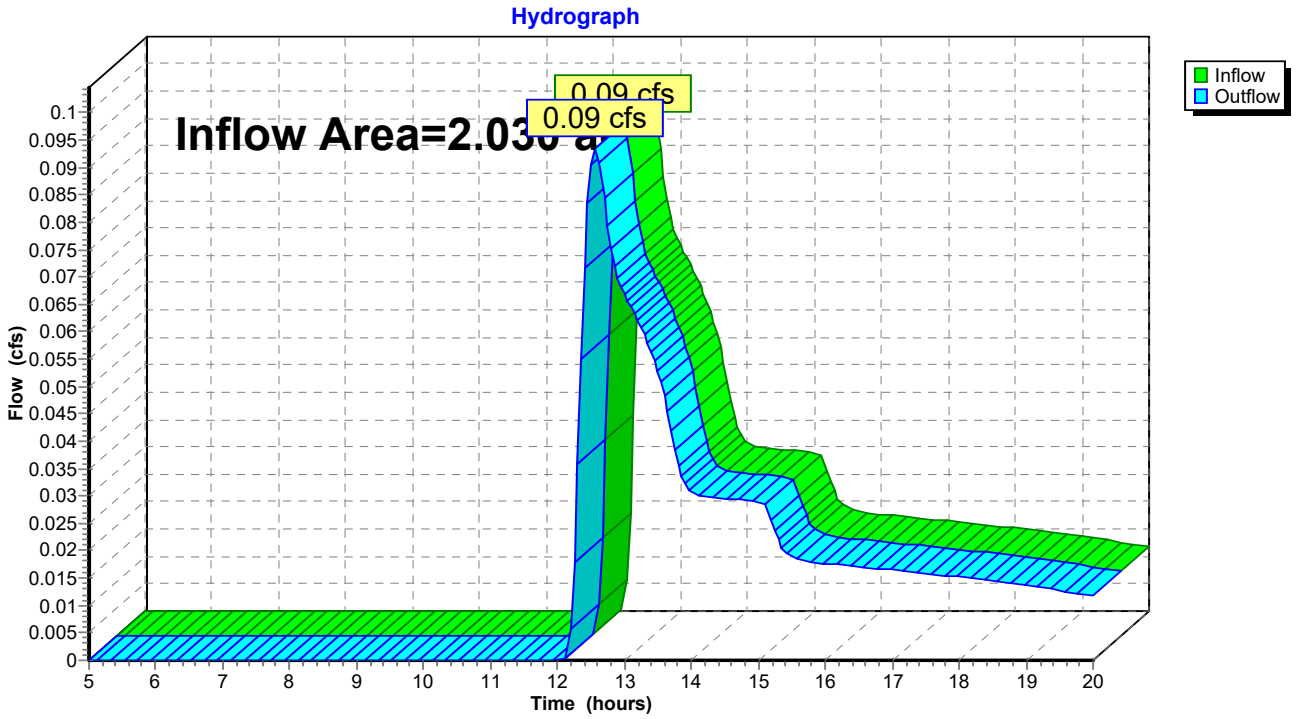
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.030 ac, 0.00% Impervious, Inflow Depth > 0.11" for 1-Year event
Inflow = 0.09 cfs @ 12.56 hrs, Volume= 0.018 af
Outflow = 0.09 cfs @ 12.56 hrs, Volume= 0.018 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



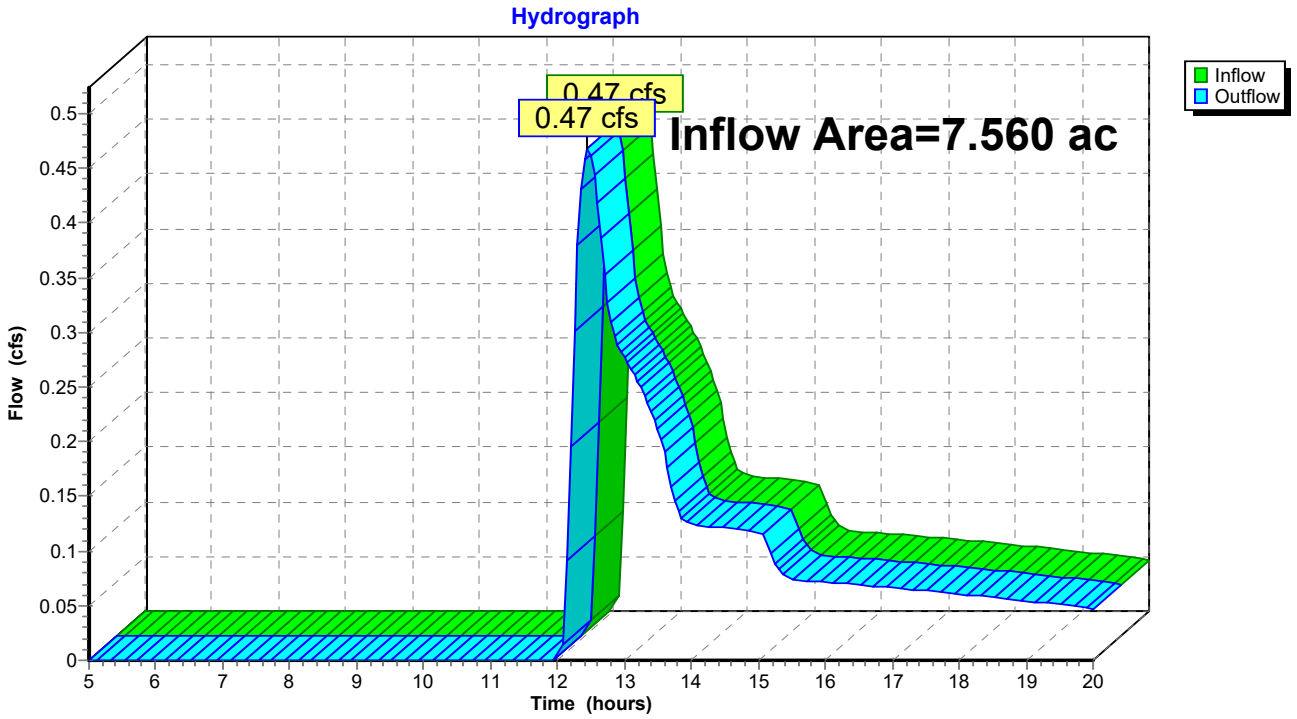
Summary for Reach 4R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 7.560 ac, 0.00% Impervious, Inflow Depth > 0.12" for 1-Year event
Inflow = 0.47 cfs @ 12.45 hrs, Volume= 0.079 af
Outflow = 0.47 cfs @ 12.45 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: (new Reach)



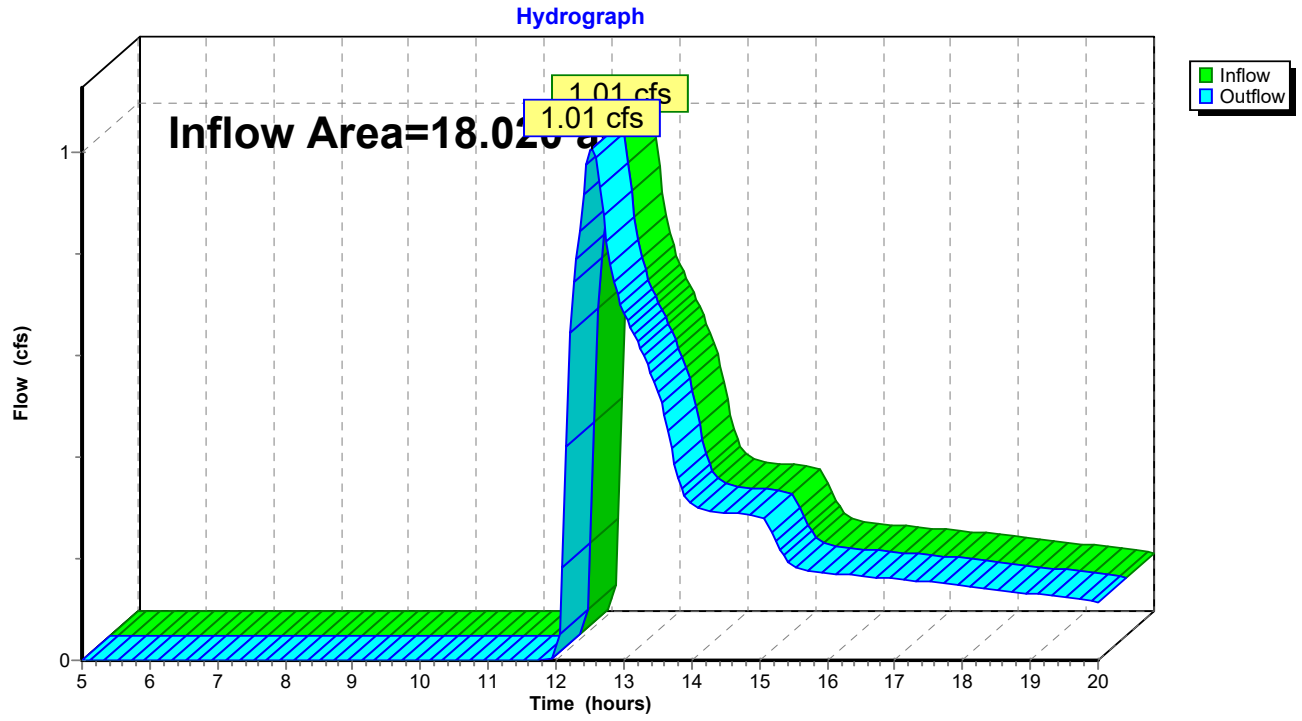
Summary for Reach AP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.020 ac, 0.00% Impervious, Inflow Depth > 0.13" for 1-Year event
Inflow = 1.01 cfs @ 12.52 hrs, Volume= 0.192 af
Outflow = 1.01 cfs @ 12.52 hrs, Volume= 0.192 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach AP: (new Reach)



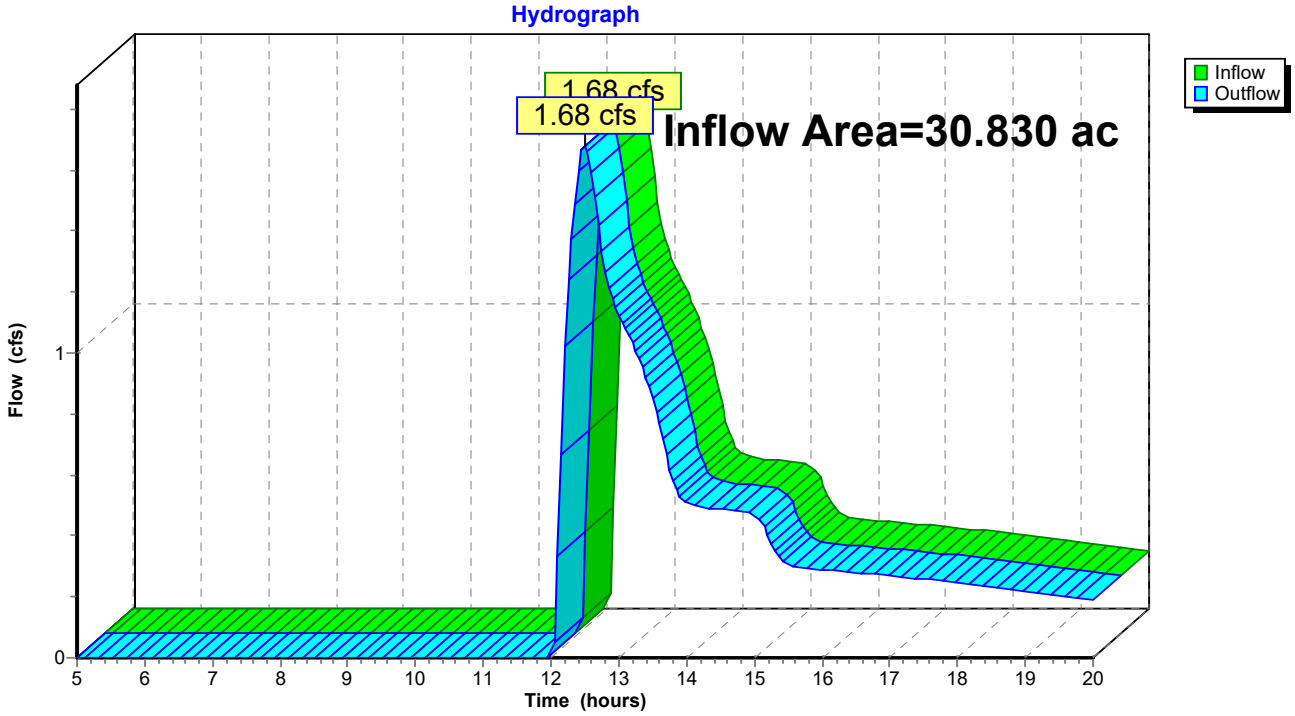
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.830 ac, 0.00% Impervious, Inflow Depth > 0.12" for 1-Year event
Inflow = 1.68 cfs @ 12.49 hrs, Volume= 0.317 af
Outflow = 1.68 cfs @ 12.49 hrs, Volume= 0.317 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (new Subcat) Runoff Area=0.080 ac 0.00% Impervious Runoff Depth>0.57"
Flow Length=100' Slope=0.0500 '/' Tc=14.3 min CN=70 Runoff=0.06 cfs 0.004 af

Subcatchment 1S+2S: (new Subcat) Runoff Area=16.360 ac 0.00% Impervious Runoff Depth>0.19"
Flow Length=475' Tc=20.0 min CN=58 Runoff=1.82 cfs 0.262 af

Subcatchment 2/OS: (new Subcat) Runoff Area=1.580 ac 0.00% Impervious Runoff Depth>0.49"
Tc=11.8 min CN=68 Runoff=1.01 cfs 0.065 af

Subcatchment 3S: (new Subcat) Runoff Area=2.030 ac 0.00% Impervious Runoff Depth>0.19"
Flow Length=169' Slope=0.0800 '/' Tc=18.0 min CN=58 Runoff=0.23 cfs 0.033 af

Subcatchment 4/OS: (new Subcat) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth>0.42"
Tc=14.3 min CN=66 Runoff=0.37 cfs 0.028 af

Subcatchment 4S: (new Subcat) Runoff Area=6.760 ac 0.00% Impervious Runoff Depth>0.19"
Flow Length=150' Slope=0.1000 '/' Tc=15.0 min CN=58 Runoff=0.81 cfs 0.109 af

Subcatchment ND: (new Subcat) Runoff Area=3.220 ac 0.00% Impervious Runoff Depth>0.19"
Tc=0.0 min CN=58 Runoff=0.70 cfs 0.052 af

Reach 3R: (new Reach) Inflow=0.23 cfs 0.033 af
Outflow=0.23 cfs 0.033 af

Reach 4R: (new Reach) Inflow=1.12 cfs 0.137 af
Outflow=1.12 cfs 0.137 af

Reach AP: (new Reach) Inflow=2.36 cfs 0.331 af
Outflow=2.36 cfs 0.331 af

Reach TAP: (new Reach) Inflow=3.95 cfs 0.552 af
Outflow=3.95 cfs 0.552 af

Total Runoff Area = 30.830 ac Runoff Volume = 0.552 af Average Runoff Depth = 0.22"
100.00% Pervious = 30.830 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1/OS: (new Subcat)

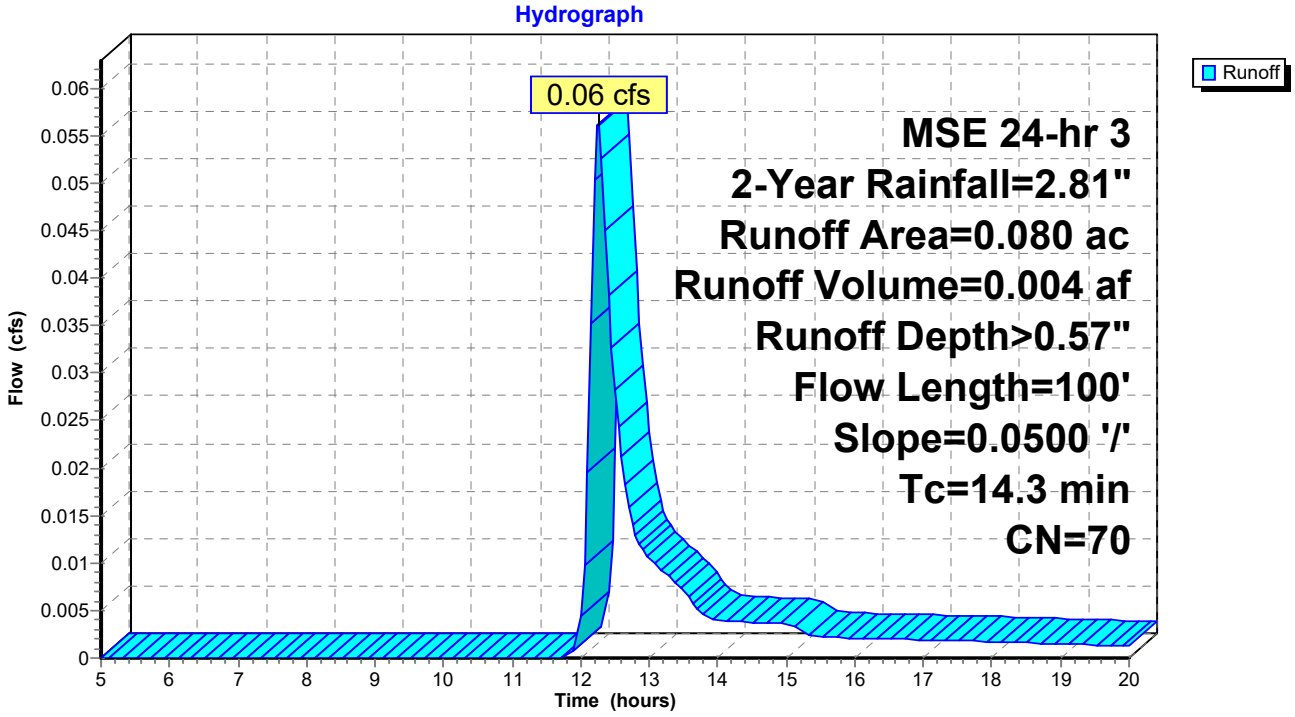
Runoff = 0.06 cfs @ 12.26 hrs, Volume= 0.004 af, Depth> 0.57"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	0.080	70	
	0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	100	0.0500	0.12		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 1/OS: (new Subcat)



Summary for Subcatchment 1S+2S: (new Subcat)

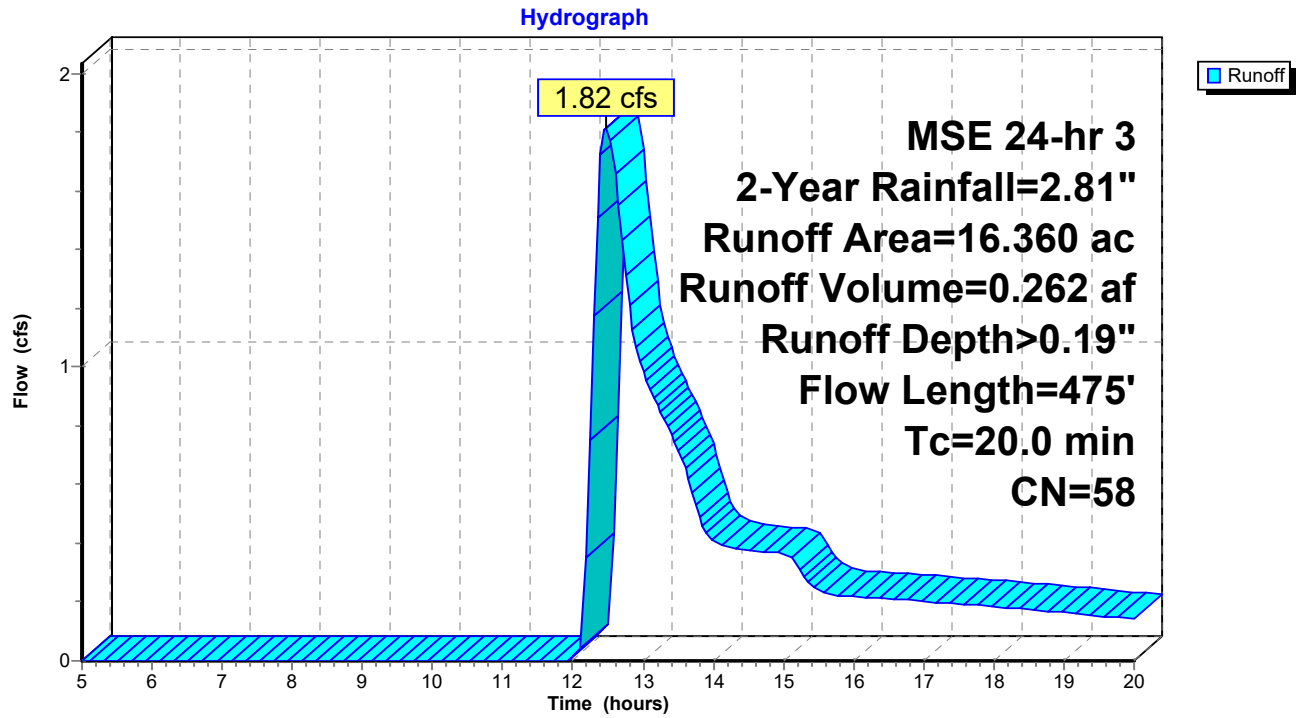
Runoff = 1.82 cfs @ 12.47 hrs, Volume= 0.262 af, Depth> 0.19"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	16.360	58	Row crops, SR + CR, Good, HSG B
	16.360		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	175	0.2000	0.23		**Sheet Flow, Sheet Flow** n= 0.350 P2= 2.80"
7.1	300	0.0800	0.71		**Shallow Concentrated Flow, Shallow Concentrated** Kv= 2.5 fps
20.0	475	Total			

Subcatchment 1S+2S: (new Subcat)



Summary for Subcatchment 2/OS: (new Subcat)

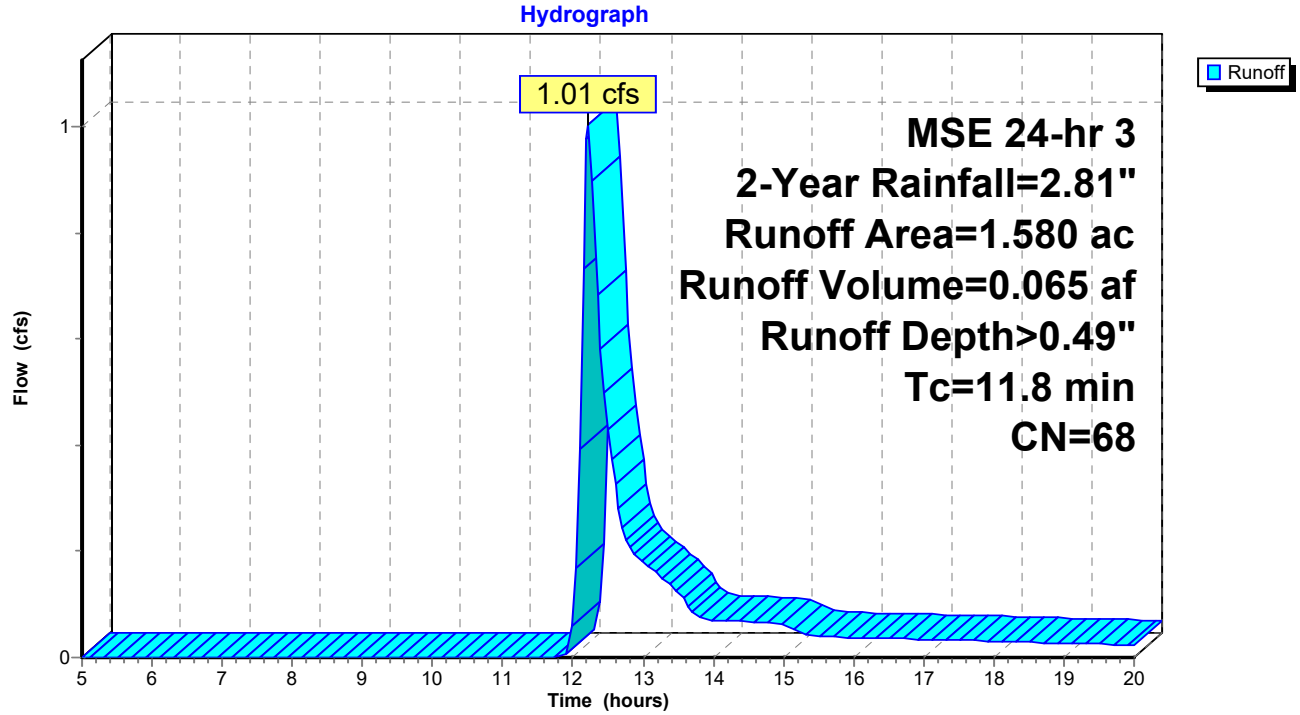
Runoff = 1.01 cfs @ 12.22 hrs, Volume= 0.065 af, Depth> 0.49"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	1.580	68	
	1.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8					**Direct Entry,**

Subcatchment 2/OS: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

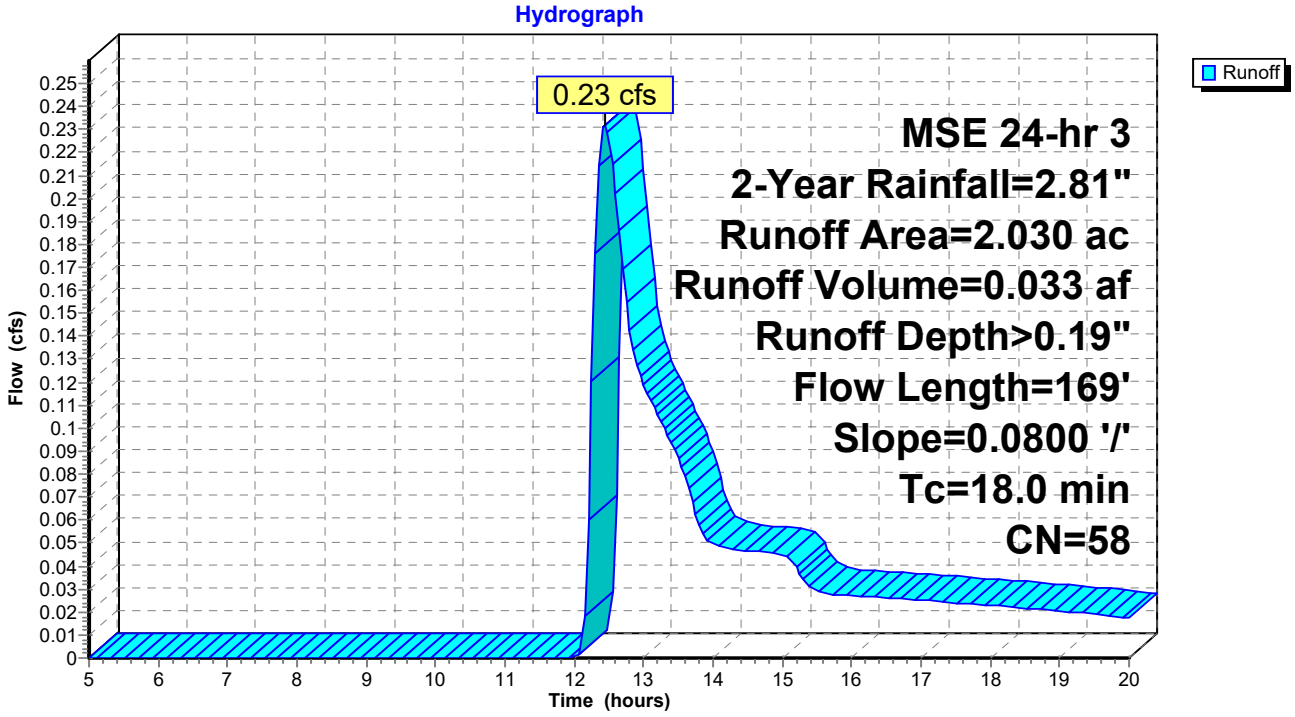
Runoff = 0.23 cfs @ 12.43 hrs, Volume= 0.033 af, Depth> 0.19"
Routed to Reach 3R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	2.030	58	
	2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0	169	0.0800	0.16		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (new Subcat)

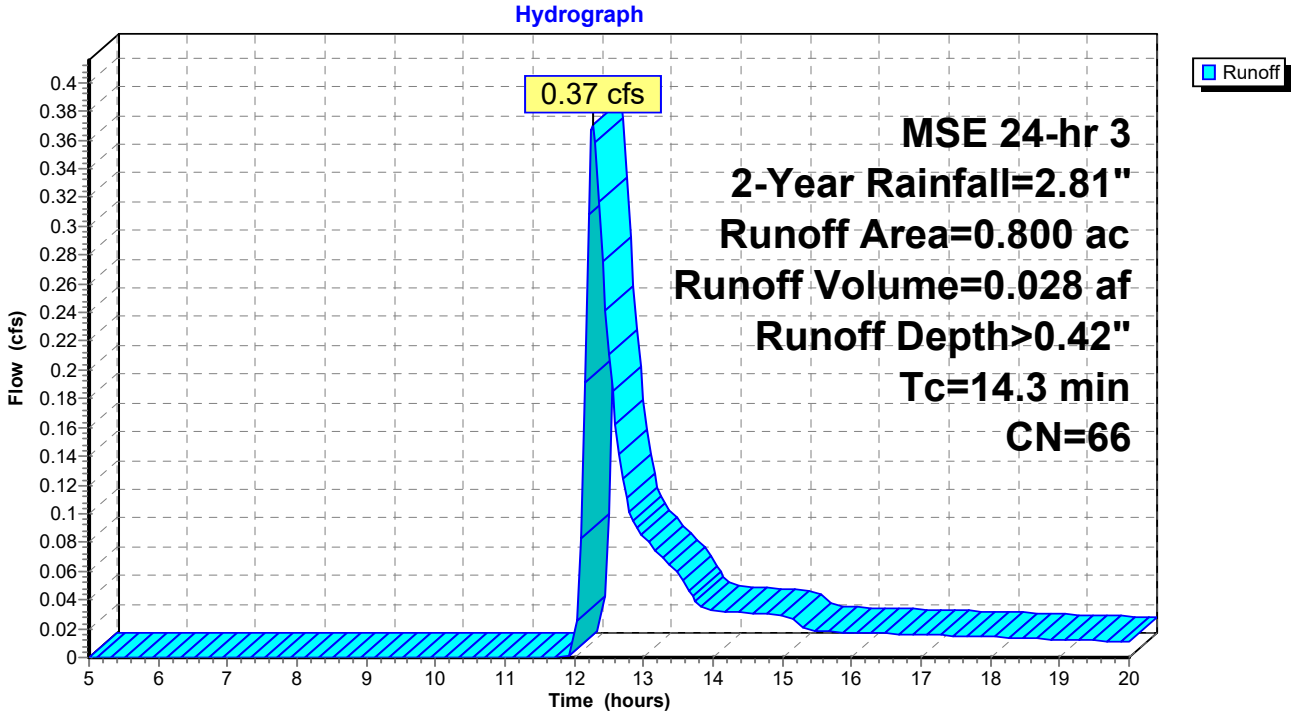
Runoff = 0.37 cfs @ 12.27 hrs, Volume= 0.028 af, Depth> 0.42"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	0.800	66	
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3					**Direct Entry,**

Subcatchment 4/OS: (new Subcat)



Summary for Subcatchment 4S: (new Subcat)

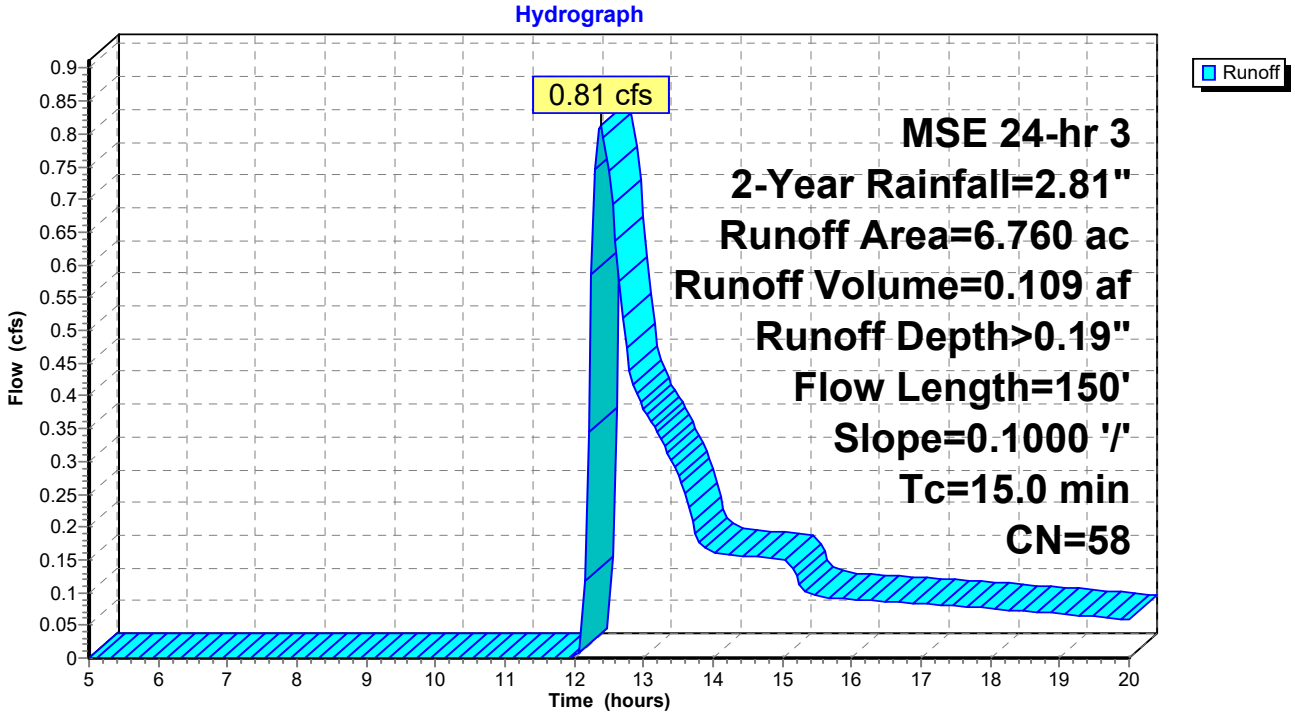
Runoff = 0.81 cfs @ 12.37 hrs, Volume= 0.109 af, Depth> 0.19"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	6.760	58	
	6.760		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	150	0.1000	0.17		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (new Subcat)

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

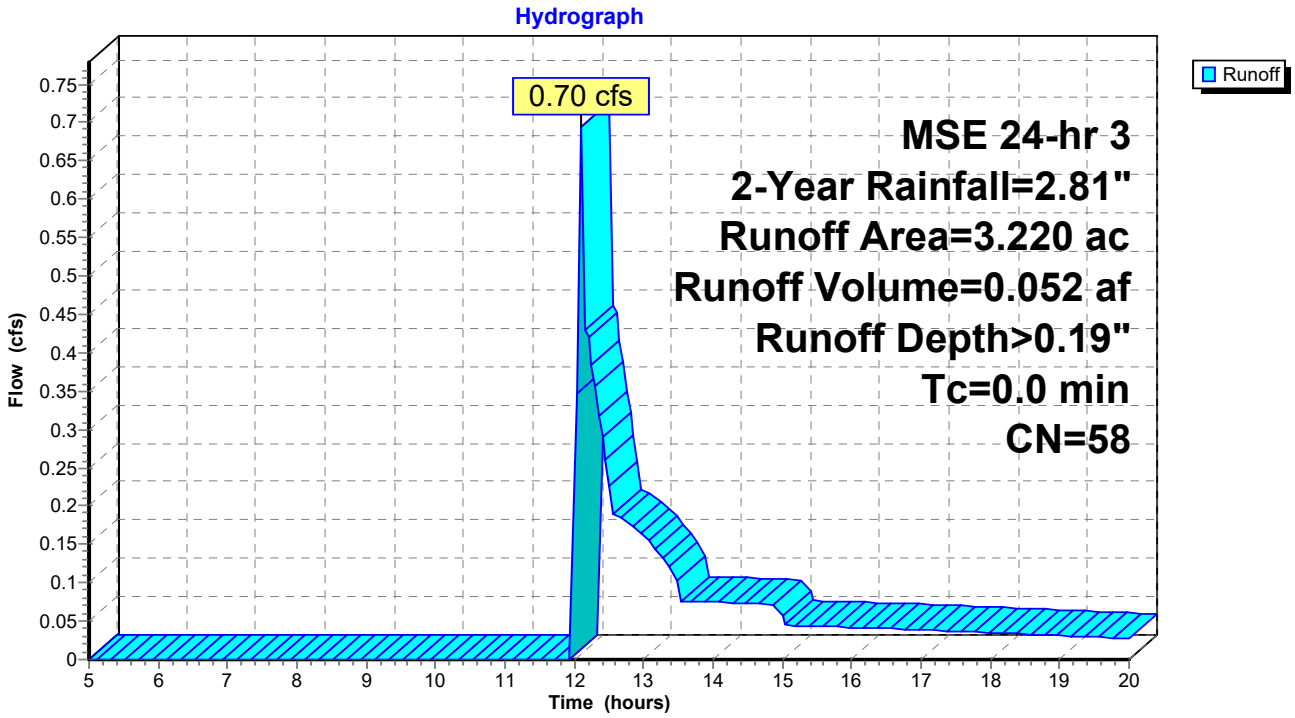
Runoff = 0.70 cfs @ 12.10 hrs, Volume= 0.052 af, Depth> 0.19"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	3.220	58	
	3.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment ND: (new Subcat)



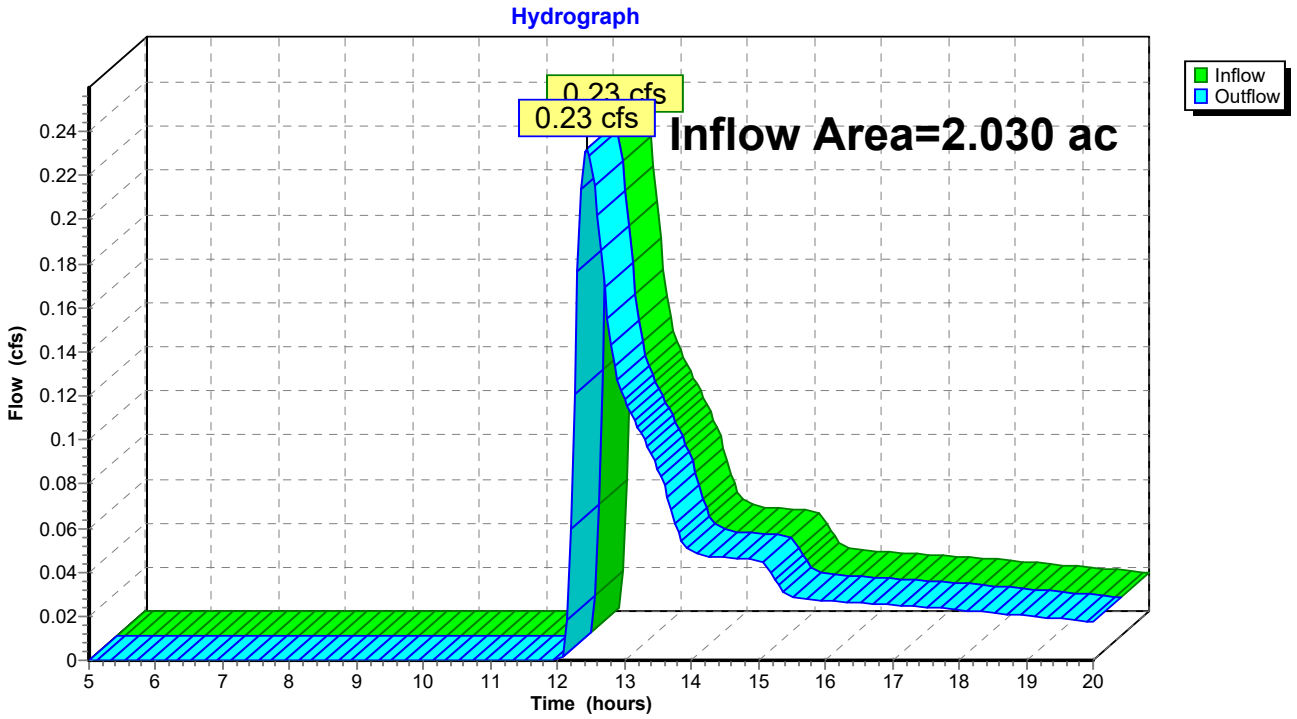
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.030 ac, 0.00% Impervious, Inflow Depth > 0.19" for 2-Year event
Inflow = 0.23 cfs @ 12.43 hrs, Volume= 0.033 af
Outflow = 0.23 cfs @ 12.43 hrs, Volume= 0.033 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



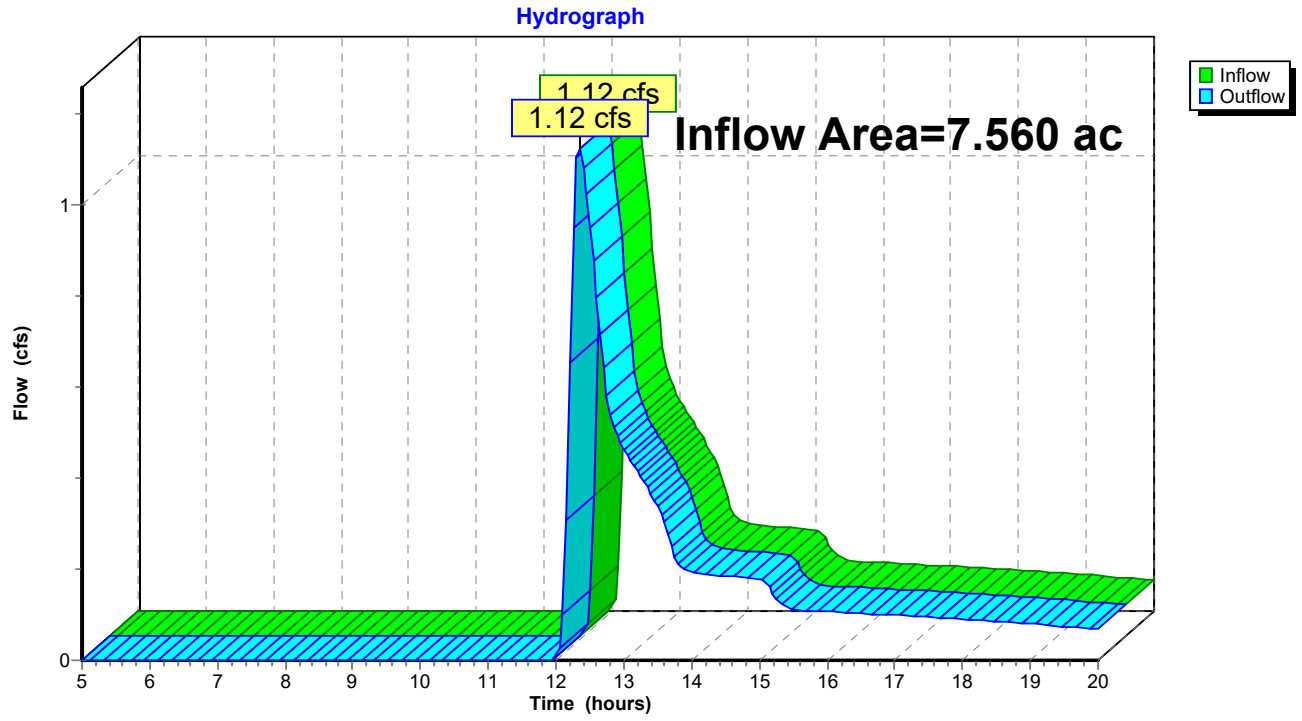
Summary for Reach 4R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 7.560 ac, 0.00% Impervious, Inflow Depth > 0.22" for 2-Year event
Inflow = 1.12 cfs @ 12.34 hrs, Volume= 0.137 af
Outflow = 1.12 cfs @ 12.34 hrs, Volume= 0.137 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: (new Reach)



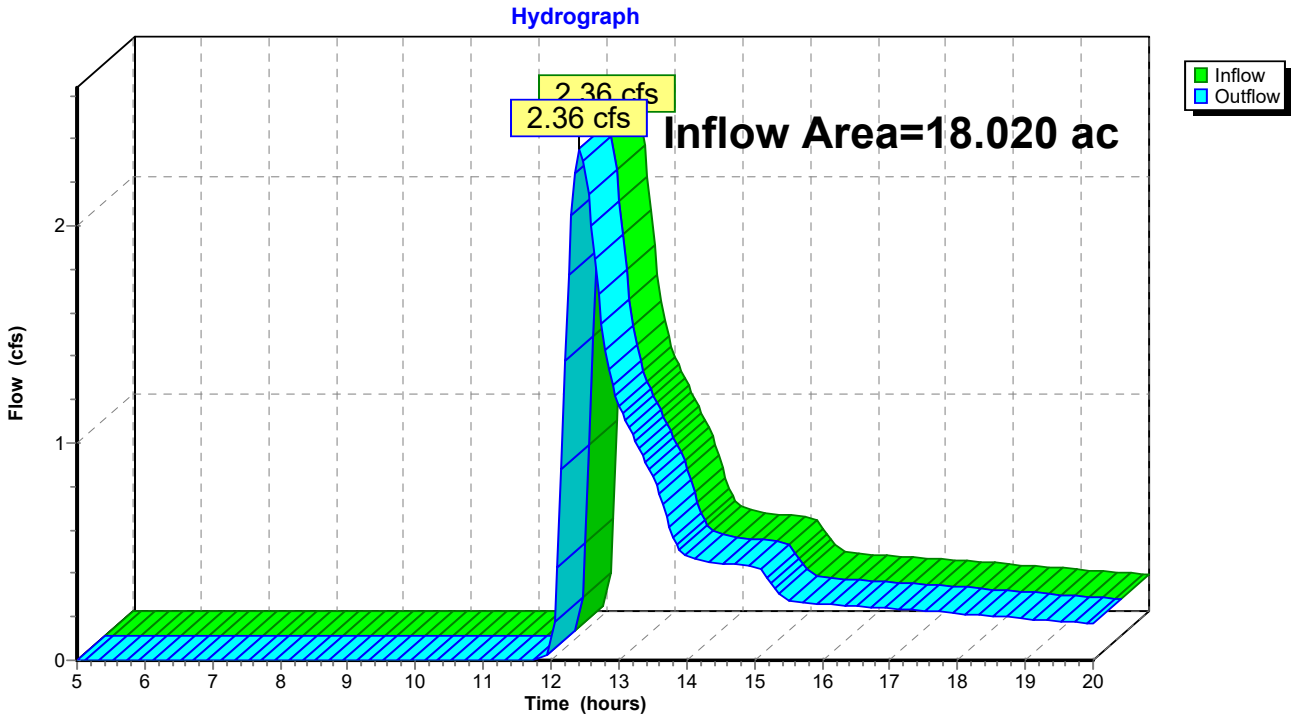
Summary for Reach AP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.020 ac, 0.00% Impervious, Inflow Depth > 0.22" for 2-Year event
Inflow = 2.36 cfs @ 12.42 hrs, Volume= 0.331 af
Outflow = 2.36 cfs @ 12.42 hrs, Volume= 0.331 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach AP: (new Reach)



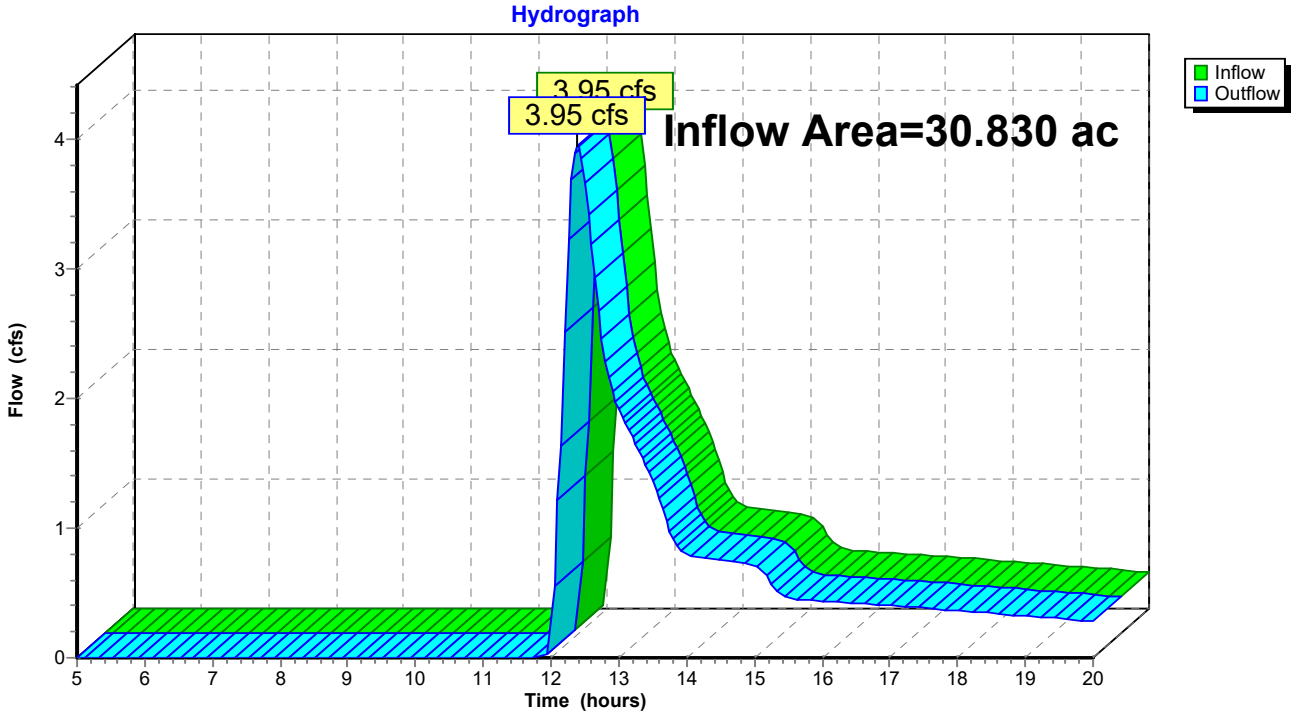
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.830 ac, 0.00% Impervious, Inflow Depth > 0.22" for 2-Year event
Inflow = 3.95 cfs @ 12.39 hrs, Volume= 0.552 af
Outflow = 3.95 cfs @ 12.39 hrs, Volume= 0.552 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (new Subcat) Runoff Area=0.080 ac 0.00% Impervious Runoff Depth>1.26"
Flow Length=100' Slope=0.0500 '/' Tc=14.3 min CN=70 Runoff=0.14 cfs 0.008 af

Subcatchment 1S+2S: (new Subcat) Runoff Area=16.360 ac 0.00% Impervious Runoff Depth>0.62"
Flow Length=475' Tc=20.0 min CN=58 Runoff=9.42 cfs 0.841 af

Subcatchment 2/OS: (new Subcat) Runoff Area=1.580 ac 0.00% Impervious Runoff Depth>1.14"
Tc=11.8 min CN=68 Runoff=2.62 cfs 0.150 af

Subcatchment 3S: (new Subcat) Runoff Area=2.030 ac 0.00% Impervious Runoff Depth>0.62"
Flow Length=169' Slope=0.0800 '/' Tc=18.0 min CN=58 Runoff=1.24 cfs 0.104 af

Subcatchment 4/OS: (new Subcat) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth>1.02"
Tc=14.3 min CN=66 Runoff=1.07 cfs 0.068 af

Subcatchment 4S: (new Subcat) Runoff Area=6.760 ac 0.00% Impervious Runoff Depth>0.62"
Flow Length=150' Slope=0.1000 '/' Tc=15.0 min CN=58 Runoff=4.51 cfs 0.348 af

Subcatchment ND: (new Subcat) Runoff Area=3.220 ac 0.00% Impervious Runoff Depth>0.62"
Tc=0.0 min CN=58 Runoff=3.86 cfs 0.167 af

Reach 3R: (new Reach) Inflow=1.24 cfs 0.104 af
Outflow=1.24 cfs 0.104 af

Reach 4R: (new Reach) Inflow=5.60 cfs 0.417 af
Outflow=5.60 cfs 0.417 af

Reach AP: (new Reach) Inflow=11.14 cfs 1.000 af
Outflow=11.14 cfs 1.000 af

Reach TAP: (new Reach) Inflow=18.75 cfs 1.688 af
Outflow=18.75 cfs 1.688 af

Total Runoff Area = 30.830 ac Runoff Volume = 1.688 af Average Runoff Depth = 0.66"
100.00% Pervious = 30.830 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1/OS: (new Subcat)

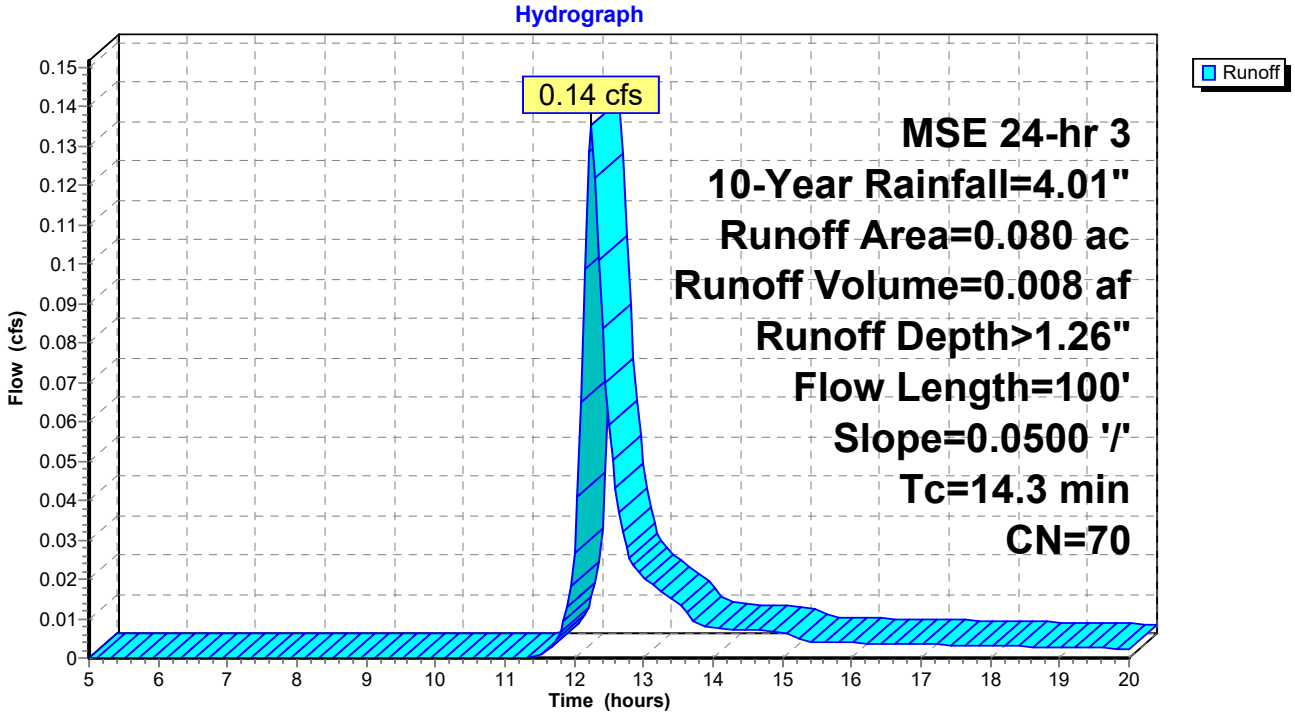
Runoff = 0.14 cfs @ 12.24 hrs, Volume= 0.008 af, Depth> 1.26"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	0.080	70	
	0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	100	0.0500	0.12		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 1/OS: (new Subcat)



Summary for Subcatchment 1S+2S: (new Subcat)

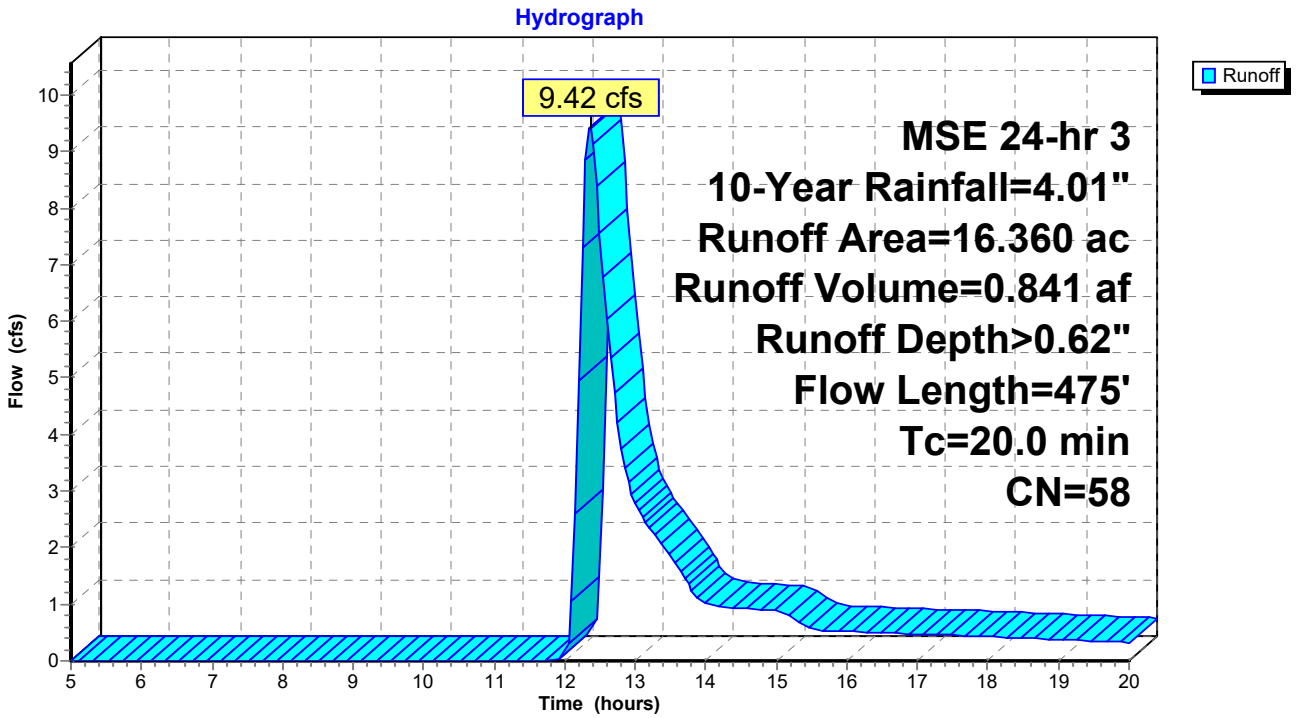
Runoff = 9.42 cfs @ 12.36 hrs, Volume= 0.841 af, Depth> 0.62"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	16.360	58	Row crops, SR + CR, Good, HSG B
	16.360		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	175	0.2000	0.23		**Sheet Flow, Sheet Flow** n= 0.350 P2= 2.80"
7.1	300	0.0800	0.71		**Shallow Concentrated Flow, Shallow Concentrated** Kv= 2.5 fps
20.0	475	Total			

Subcatchment 1S+2S: (new Subcat)



Summary for Subcatchment 2/OS: (new Subcat)

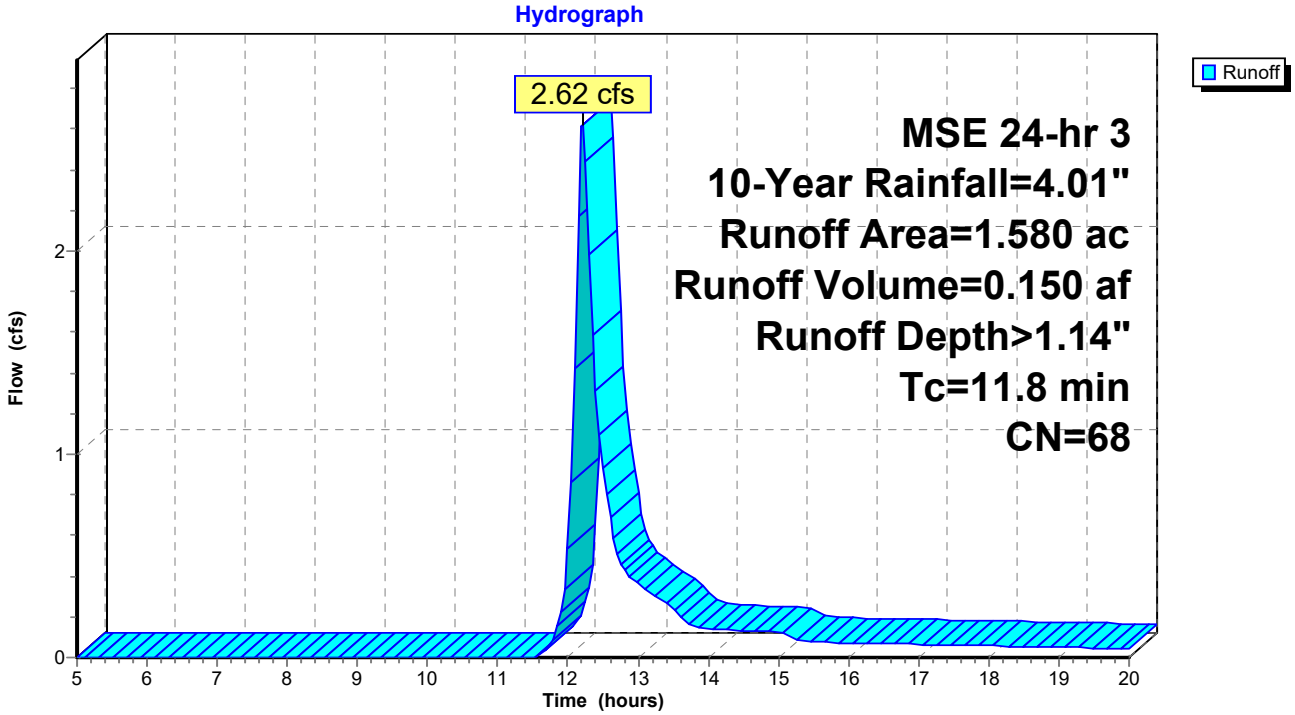
Runoff = 2.62 cfs @ 12.21 hrs, Volume= 0.150 af, Depth> 1.14"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	1.580	68	
	1.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8					**Direct Entry,**

Subcatchment 2/OS: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

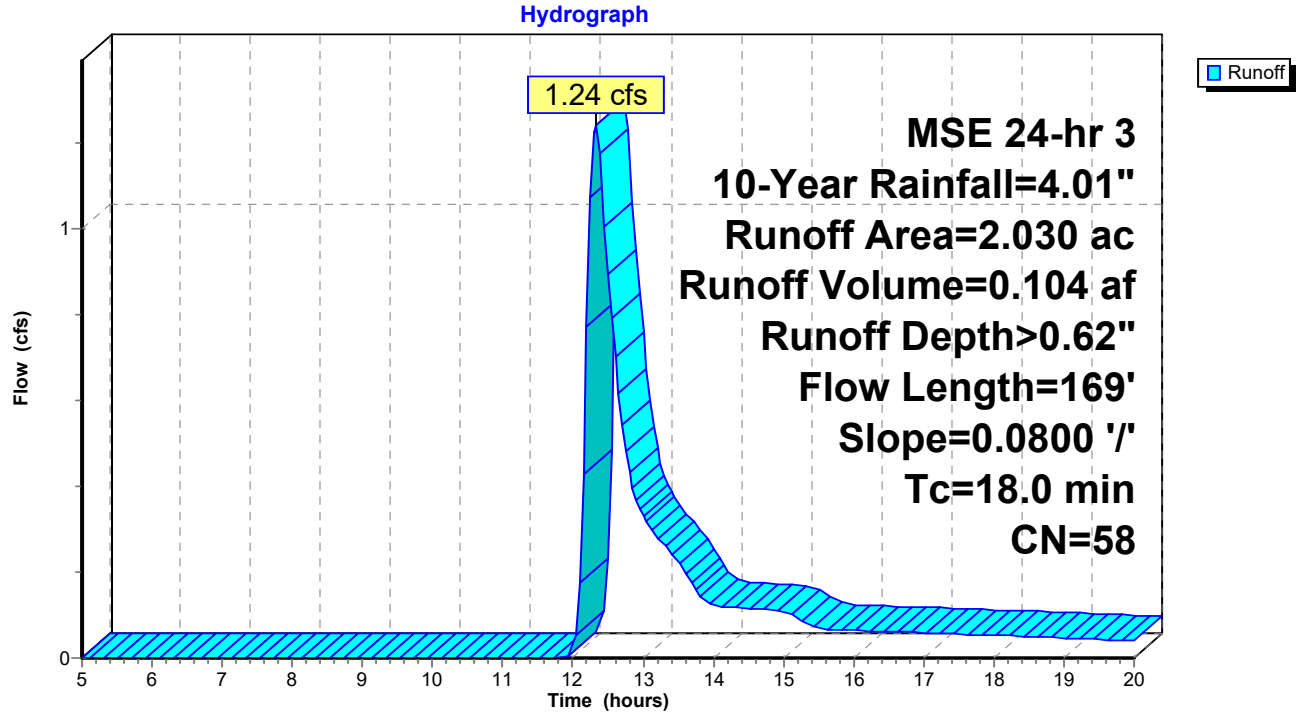
Runoff = 1.24 cfs @ 12.32 hrs, Volume= 0.104 af, Depth> 0.62"
Routed to Reach 3R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	2.030	58	
	2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0	169	0.0800	0.16		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (new Subcat)

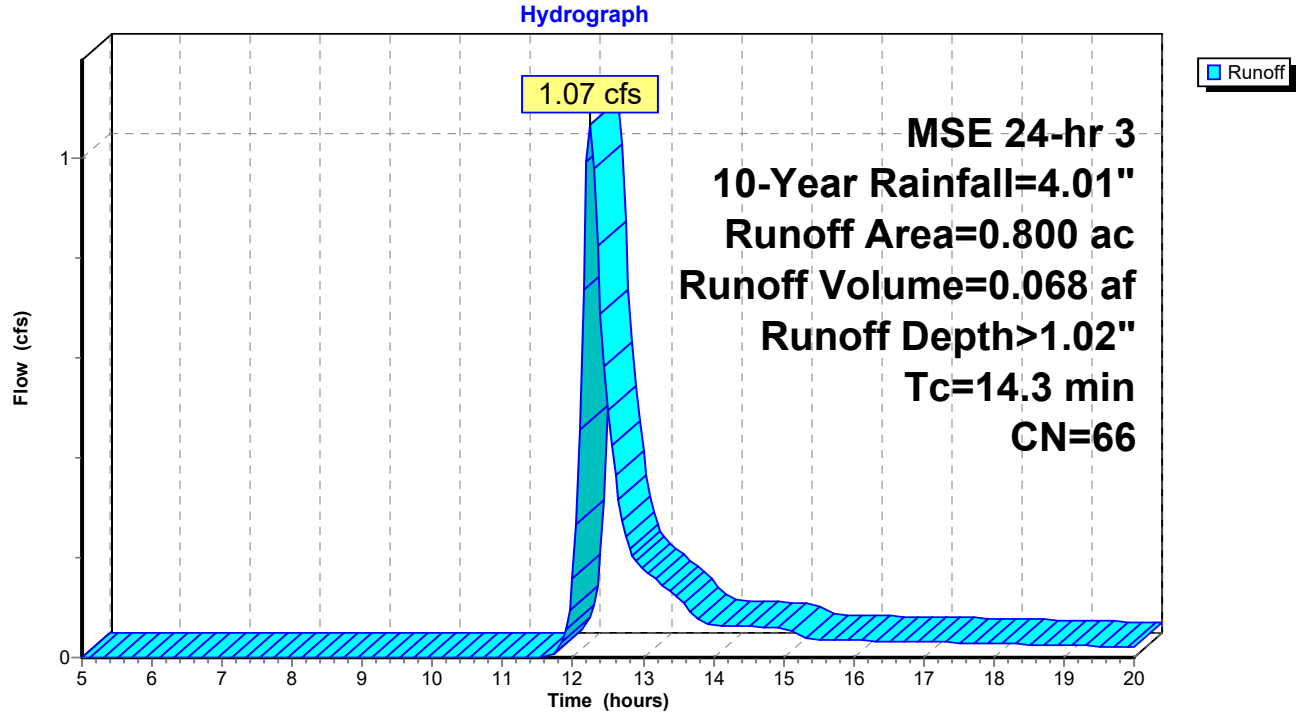
Runoff = 1.07 cfs @ 12.25 hrs, Volume= 0.068 af, Depth> 1.02"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	0.800	66	
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3					**Direct Entry,**

Subcatchment 4/OS: (new Subcat)



Summary for Subcatchment 4S: (new Subcat)

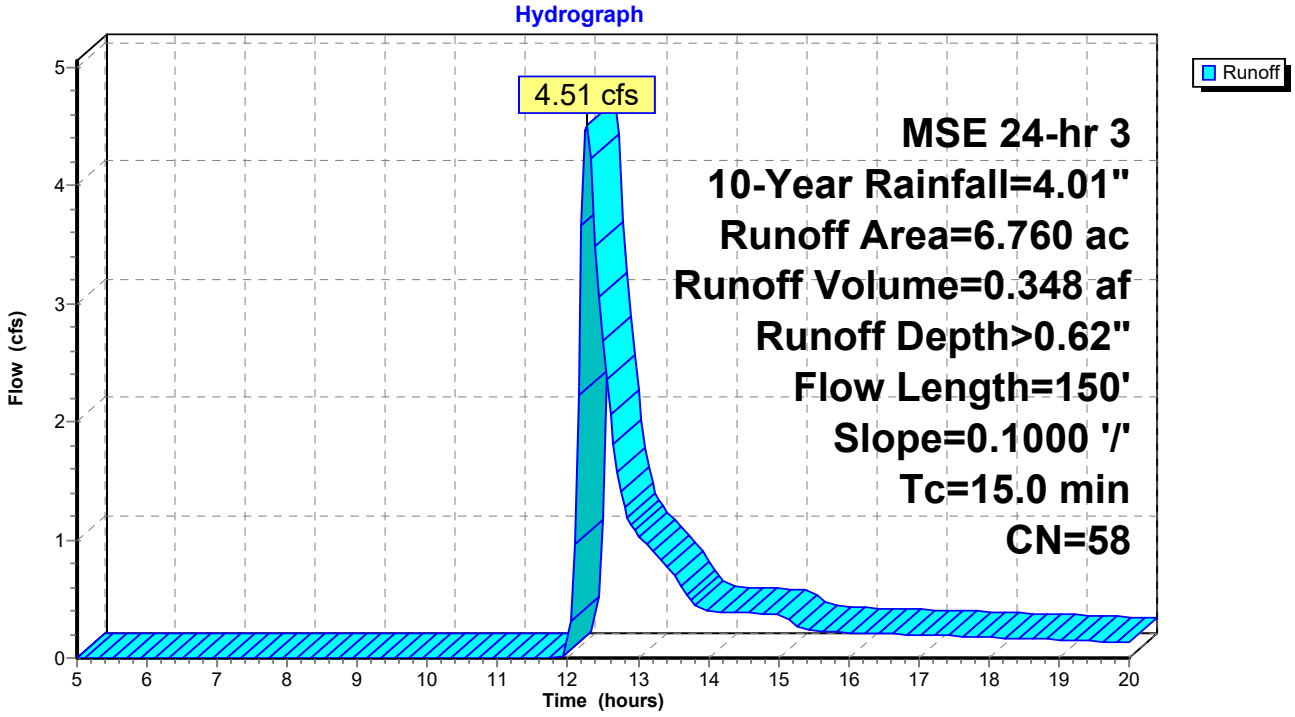
Runoff = 4.51 cfs @ 12.28 hrs, Volume= 0.348 af, Depth> 0.62"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	6.760	58	
	6.760		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	150	0.1000	0.17		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (new Subcat)

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

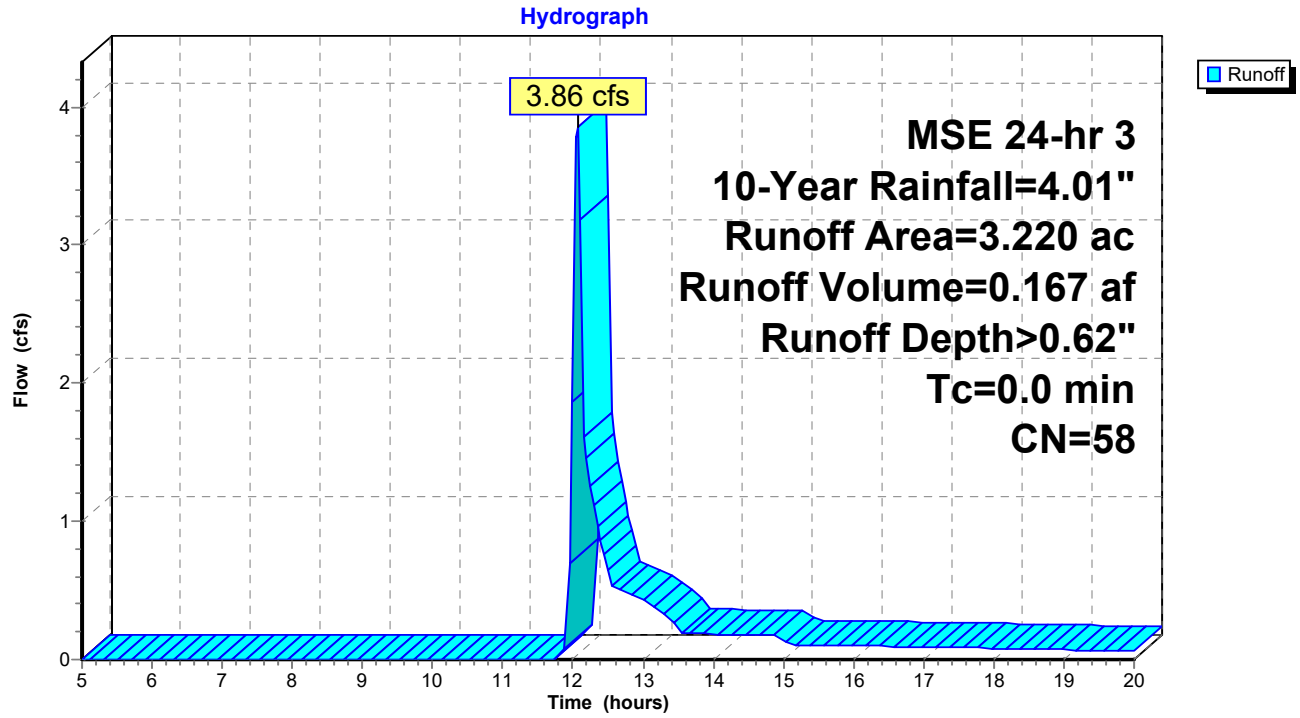
Runoff = 3.86 cfs @ 12.06 hrs, Volume= 0.167 af, Depth> 0.62"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	3.220	58	
	3.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment ND: (new Subcat)



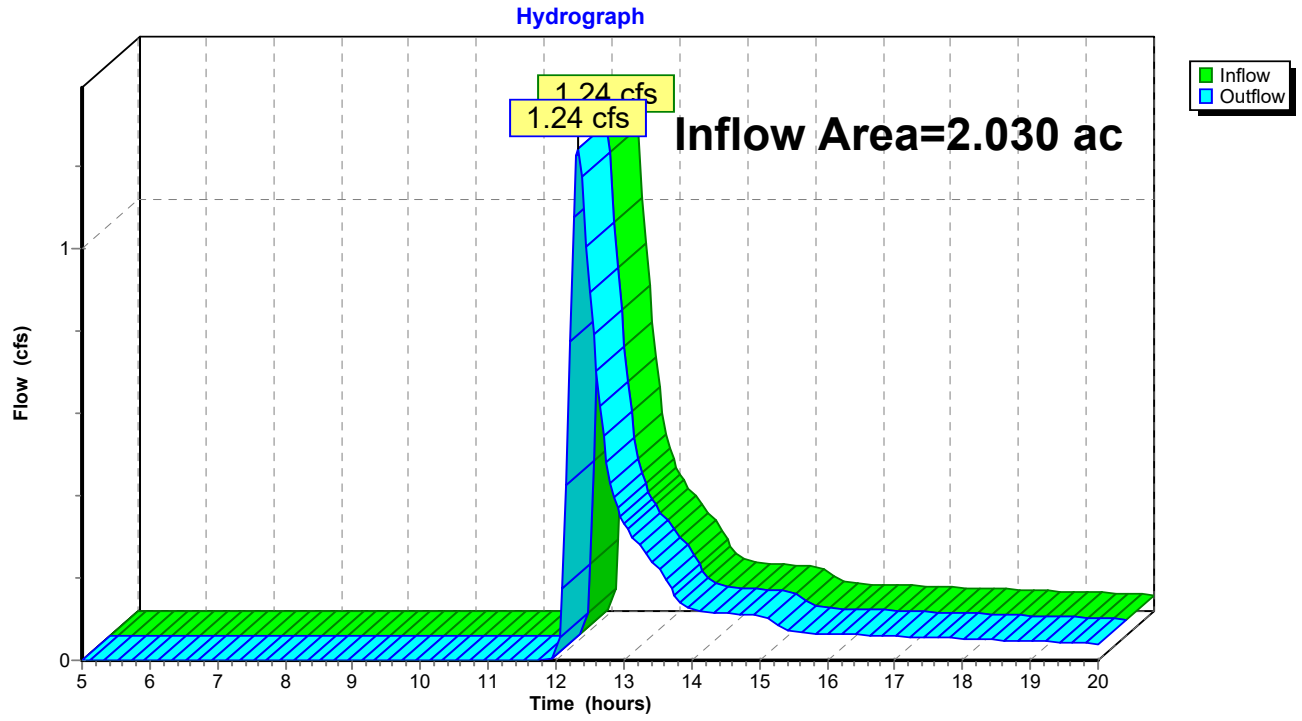
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.030 ac, 0.00% Impervious, Inflow Depth > 0.62" for 10-Year event
Inflow = 1.24 cfs @ 12.32 hrs, Volume= 0.104 af
Outflow = 1.24 cfs @ 12.32 hrs, Volume= 0.104 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



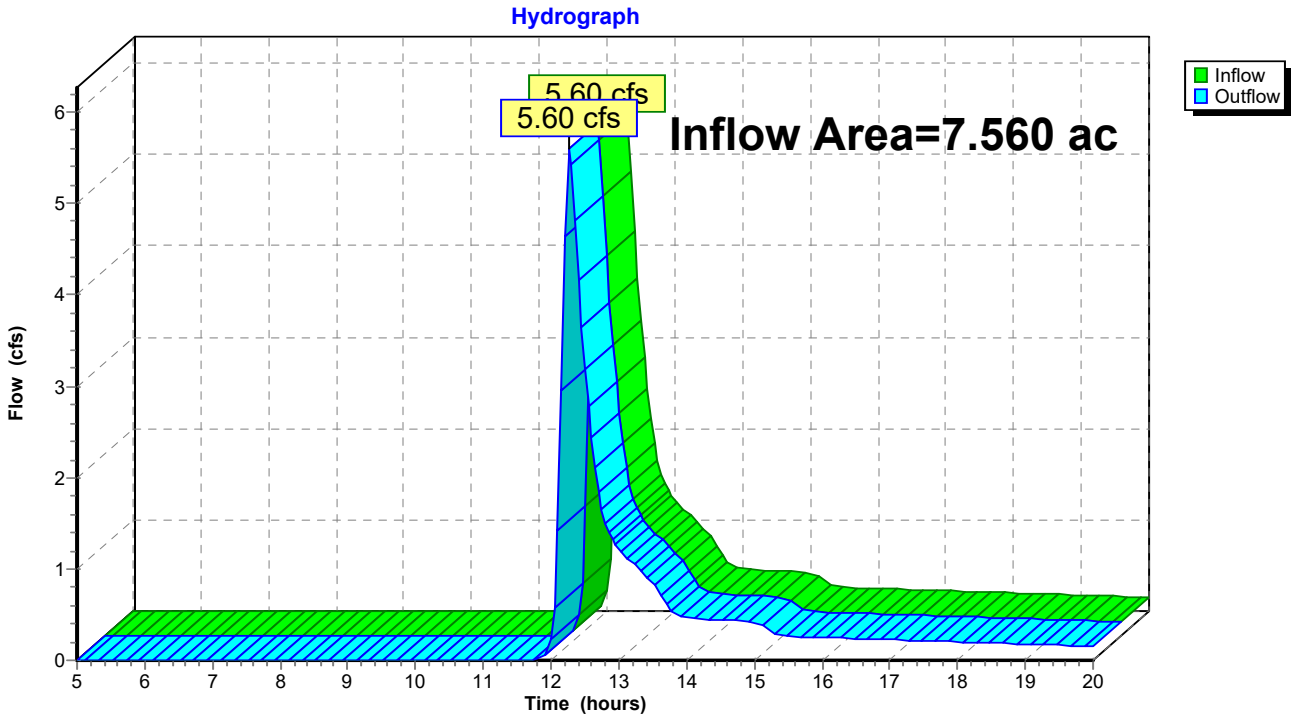
Summary for Reach 4R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 7.560 ac, 0.00% Impervious, Inflow Depth > 0.66" for 10-Year event
Inflow = 5.60 cfs @ 12.27 hrs, Volume= 0.417 af
Outflow = 5.60 cfs @ 12.27 hrs, Volume= 0.417 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: (new Reach)



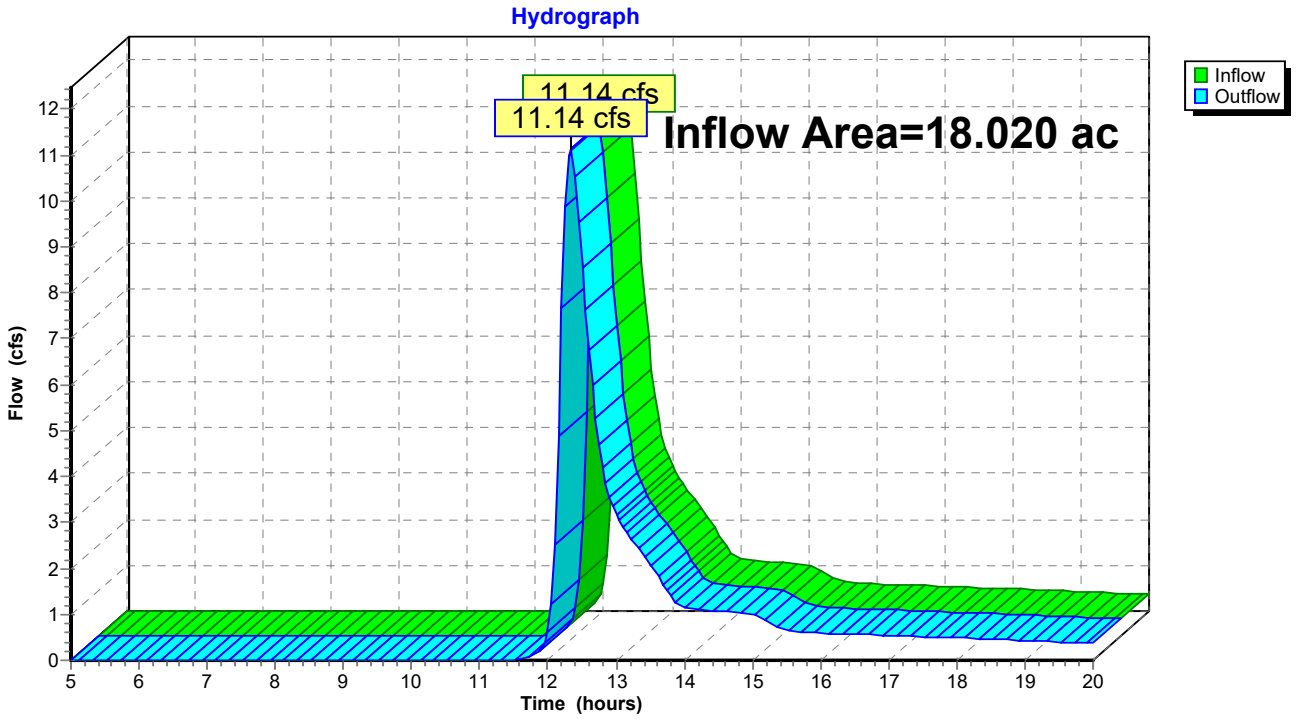
Summary for Reach AP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.020 ac, 0.00% Impervious, Inflow Depth > 0.67" for 10-Year event
Inflow = 11.14 cfs @ 12.33 hrs, Volume= 1.000 af
Outflow = 11.14 cfs @ 12.33 hrs, Volume= 1.000 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach AP: (new Reach)



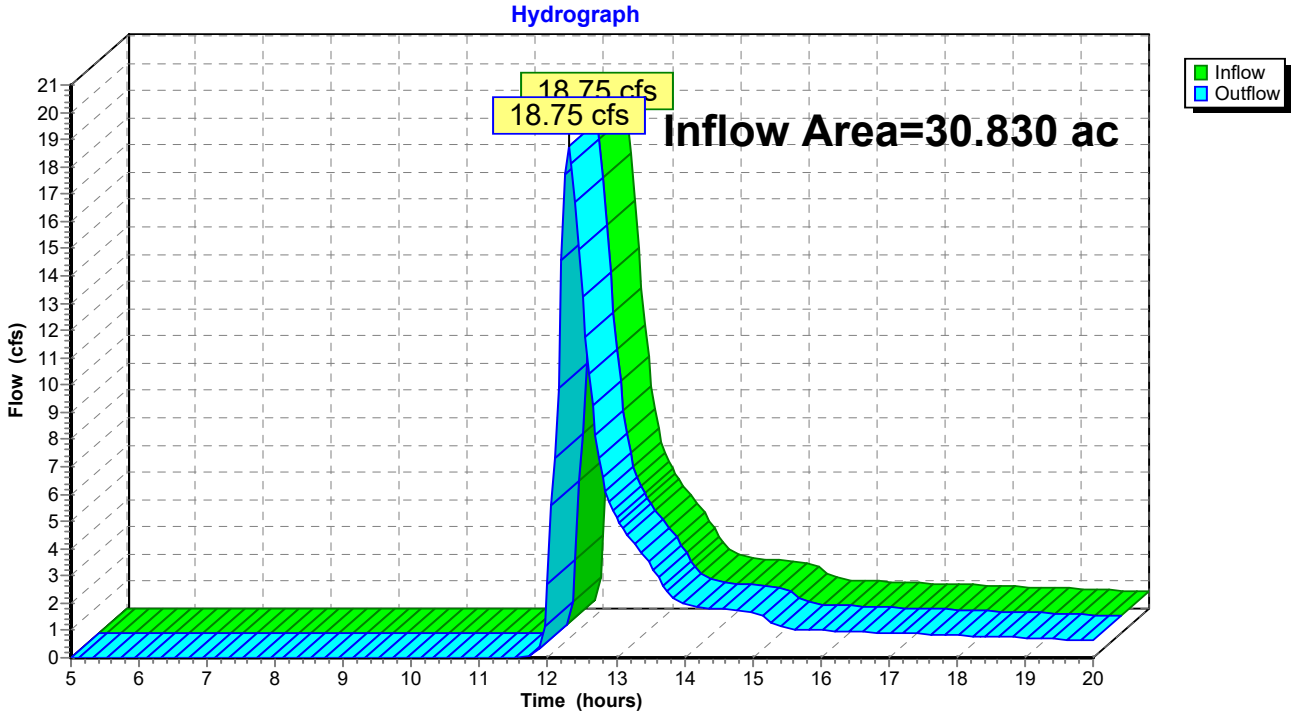
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.830 ac, 0.00% Impervious, Inflow Depth > 0.66" for 10-Year event
Inflow = 18.75 cfs @ 12.31 hrs, Volume= 1.688 af
Outflow = 18.75 cfs @ 12.31 hrs, Volume= 1.688 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (new Subcat) Runoff Area=0.080 ac 0.00% Impervious Runoff Depth>2.89"
Flow Length=100' Slope=0.0500 '/' Tc=14.3 min CN=70 Runoff=0.32 cfs 0.019 af

Subcatchment 1S+2S: (new Subcat) Runoff Area=16.360 ac 0.00% Impervious Runoff Depth>1.82"
Flow Length=475' Tc=20.0 min CN=58 Runoff=33.41 cfs 2.478 af

Subcatchment 2/OS: (new Subcat) Runoff Area=1.580 ac 0.00% Impervious Runoff Depth>2.70"
Tc=11.8 min CN=68 Runoff=6.41 cfs 0.356 af

Subcatchment 3S: (new Subcat) Runoff Area=2.030 ac 0.00% Impervious Runoff Depth>1.82"
Flow Length=169' Slope=0.0800 '/' Tc=18.0 min CN=58 Runoff=4.38 cfs 0.308 af

Subcatchment 4/OS: (new Subcat) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth>2.52"
Tc=14.3 min CN=66 Runoff=2.76 cfs 0.168 af

Subcatchment 4S: (new Subcat) Runoff Area=6.760 ac 0.00% Impervious Runoff Depth>1.82"
Flow Length=150' Slope=0.1000 '/' Tc=15.0 min CN=58 Runoff=16.10 cfs 1.026 af

Subcatchment ND: (new Subcat) Runoff Area=3.220 ac 0.00% Impervious Runoff Depth>1.83"
Tc=0.0 min CN=58 Runoff=12.86 cfs 0.491 af

Reach 3R: (new Reach) Inflow=4.38 cfs 0.308 af
Outflow=4.38 cfs 0.308 af

Reach 4R: (new Reach) Inflow=18.83 cfs 1.194 af
Outflow=18.83 cfs 1.194 af

Reach AP: (new Reach) Inflow=38.01 cfs 2.853 af
Outflow=38.01 cfs 2.853 af

Reach TAP: (new Reach) Inflow=63.30 cfs 4.845 af
Outflow=63.30 cfs 4.845 af

Total Runoff Area = 30.830 ac Runoff Volume = 4.845 af Average Runoff Depth = 1.89"
100.00% Pervious = 30.830 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1/OS: (new Subcat)

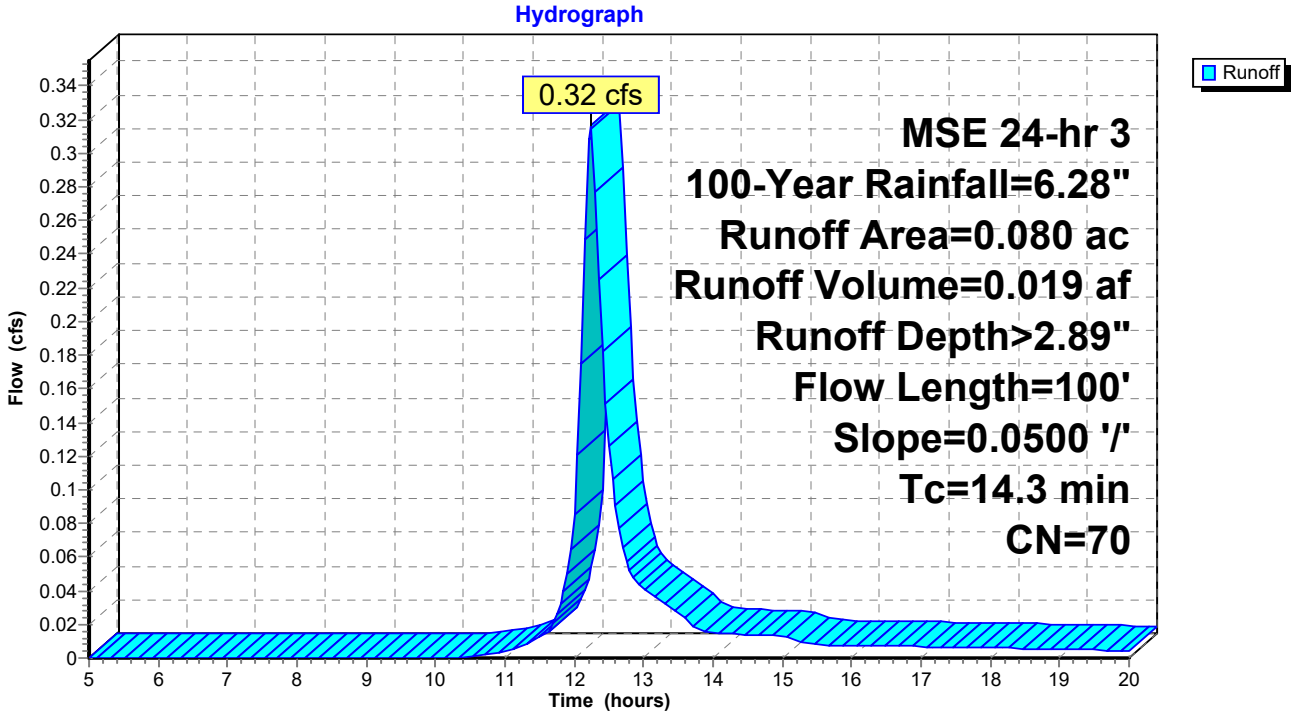
Runoff = 0.32 cfs @ 12.23 hrs, Volume= 0.019 af, Depth> 2.89"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	0.080	70	
	0.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	100	0.0500	0.12		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 1/OS: (new Subcat)



Summary for Subcatchment 1S+2S: (new Subcat)

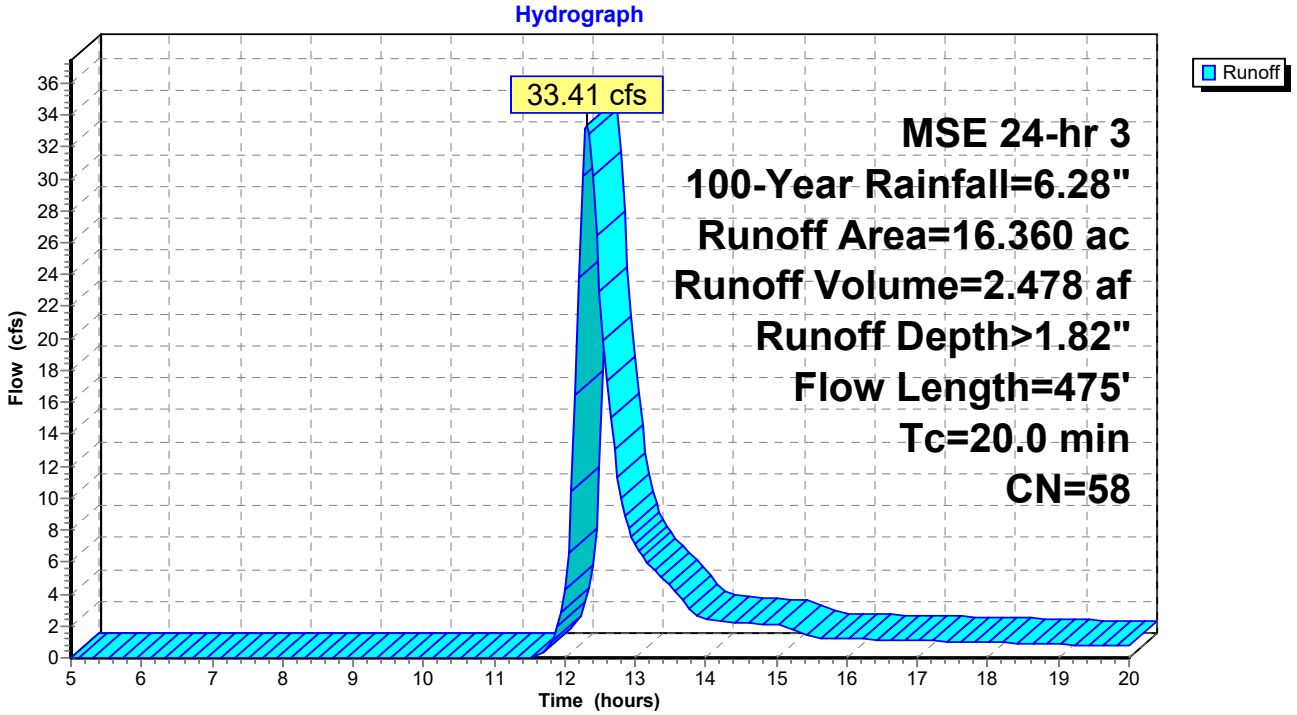
Runoff = 33.41 cfs @ 12.32 hrs, Volume= 2.478 af, Depth> 1.82"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	16.360	58	Row crops, SR + CR, Good, HSG B
	16.360		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	175	0.2000	0.23		**Sheet Flow, Sheet Flow** n= 0.350 P2= 2.80"
7.1	300	0.0800	0.71		**Shallow Concentrated Flow, Shallow Concentrated** Kv= 2.5 fps
20.0	475	Total			

Subcatchment 1S+2S: (new Subcat)



Summary for Subcatchment 2/OS: (new Subcat)

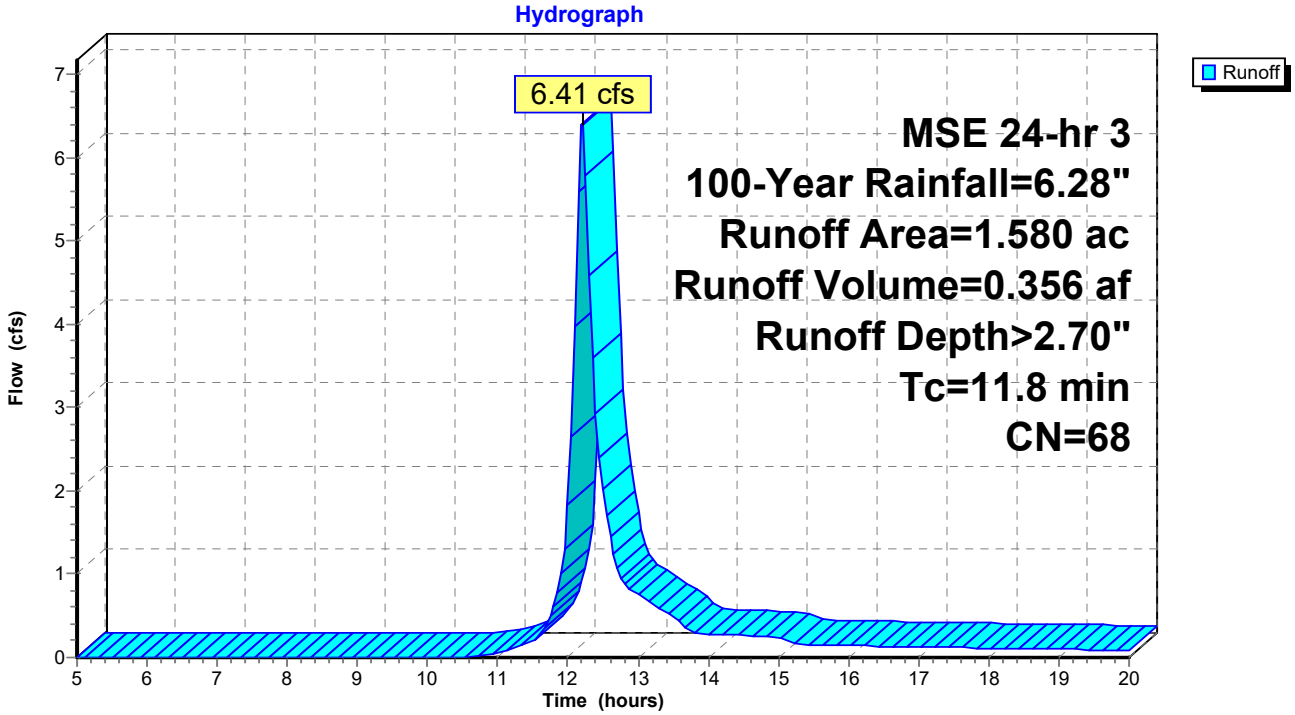
Runoff = 6.41 cfs @ 12.20 hrs, Volume= 0.356 af, Depth> 2.70"
Routed to Reach AP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	1.580	68	
	1.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8					**Direct Entry,**

Subcatchment 2/OS: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

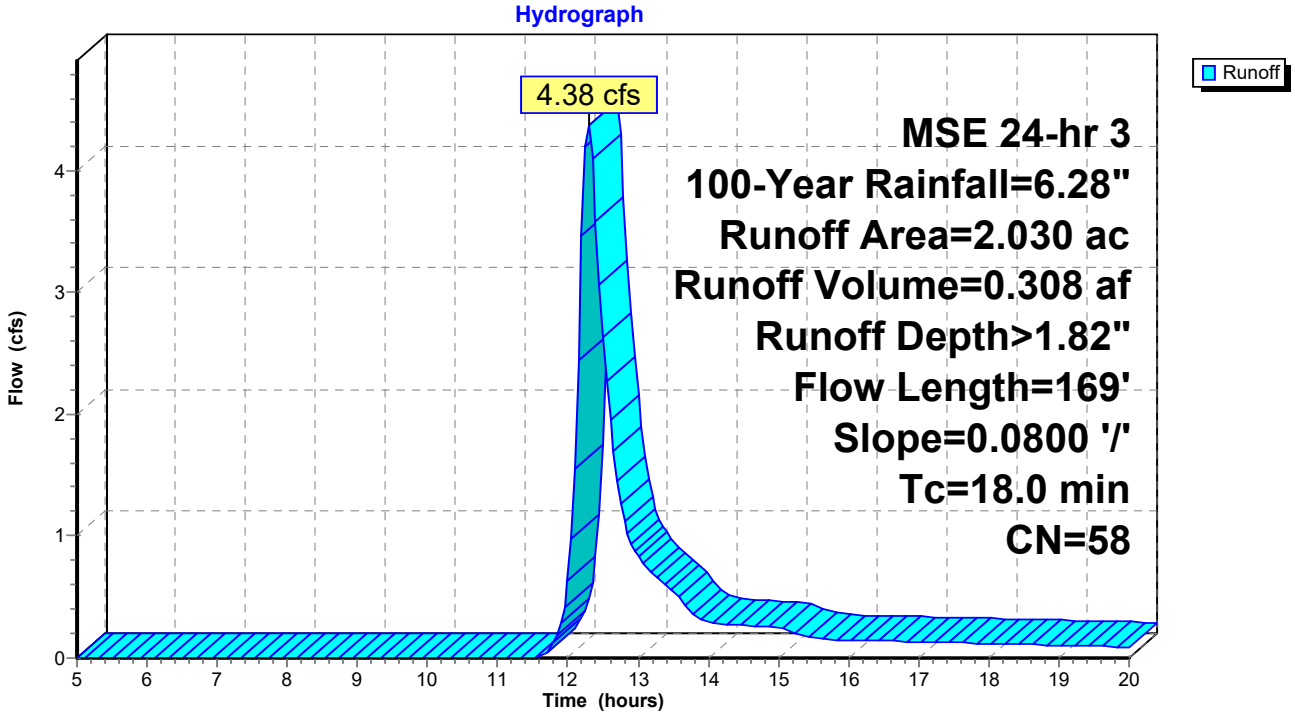
Runoff = 4.38 cfs @ 12.29 hrs, Volume= 0.308 af, Depth> 1.82"
Routed to Reach 3R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	2.030	58	
	2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0	169	0.0800	0.16		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (new Subcat)

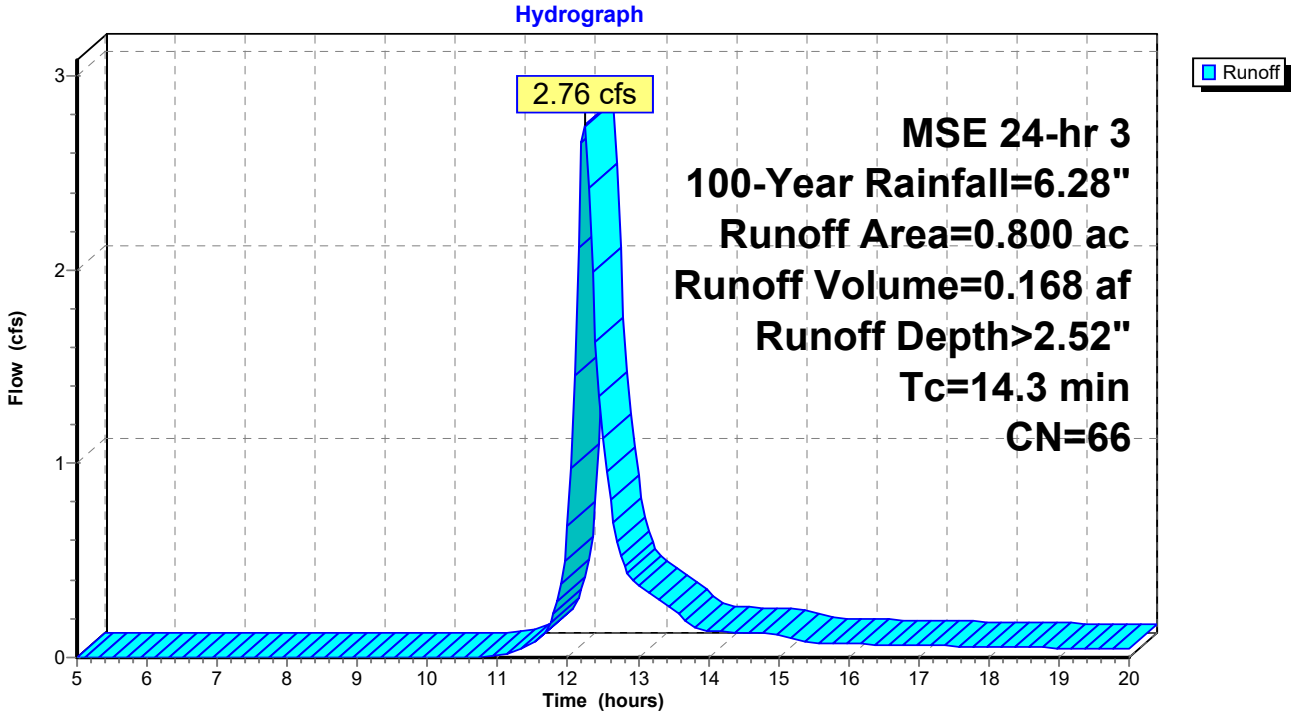
Runoff = 2.76 cfs @ 12.24 hrs, Volume= 0.168 af, Depth> 2.52"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	0.800	66	
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3					**Direct Entry,**

Subcatchment 4/OS: (new Subcat)



Summary for Subcatchment 4S: (new Subcat)

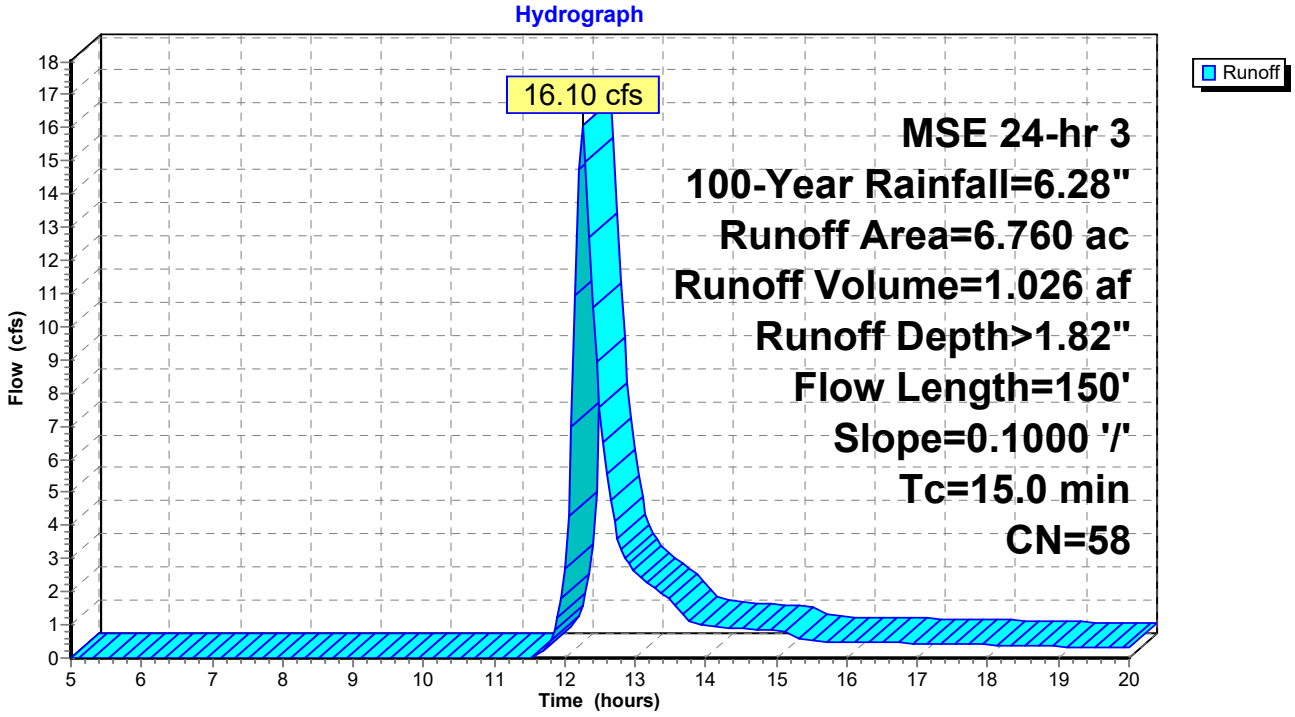
Runoff = 16.10 cfs @ 12.25 hrs, Volume= 1.026 af, Depth> 1.82"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	6.760	58	
	6.760		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	150	0.1000	0.17		**Sheet Flow,** n= 0.350 P2= 2.80"

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (new Subcat)

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

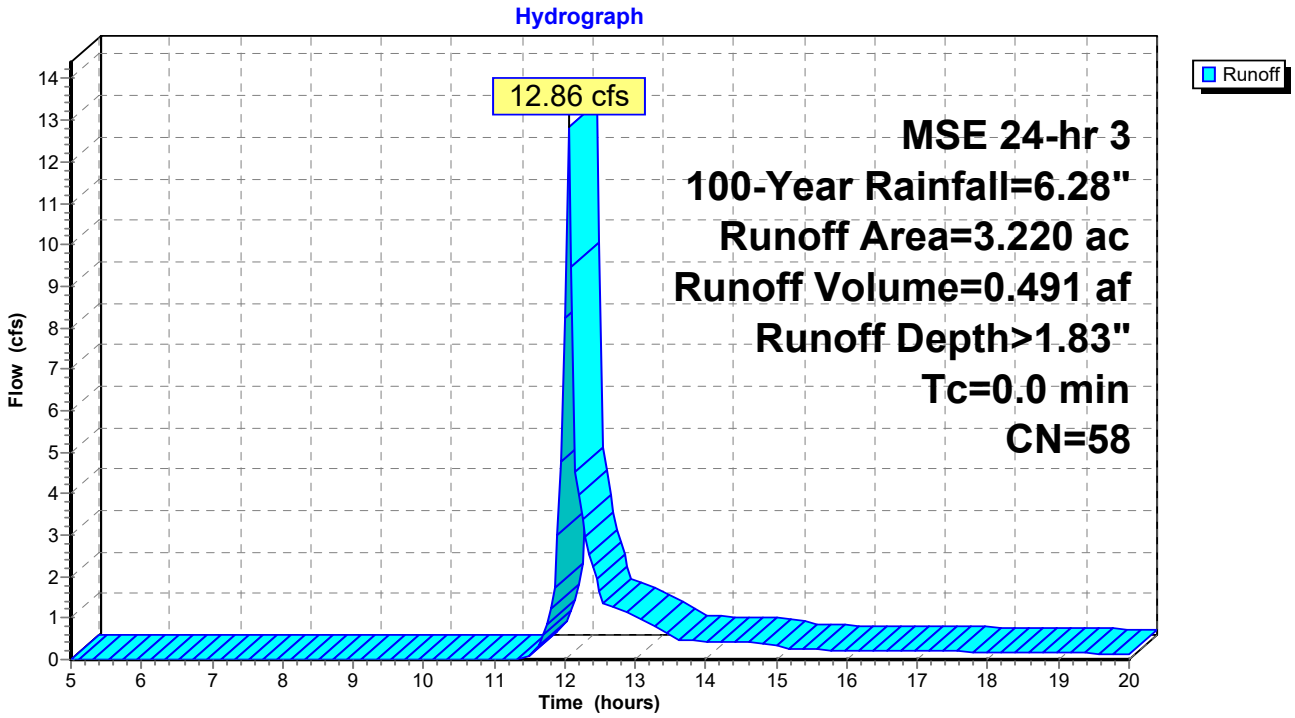
Runoff = 12.86 cfs @ 12.05 hrs, Volume= 0.491 af, Depth> 1.83"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	3.220	58	
	3.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment ND: (new Subcat)



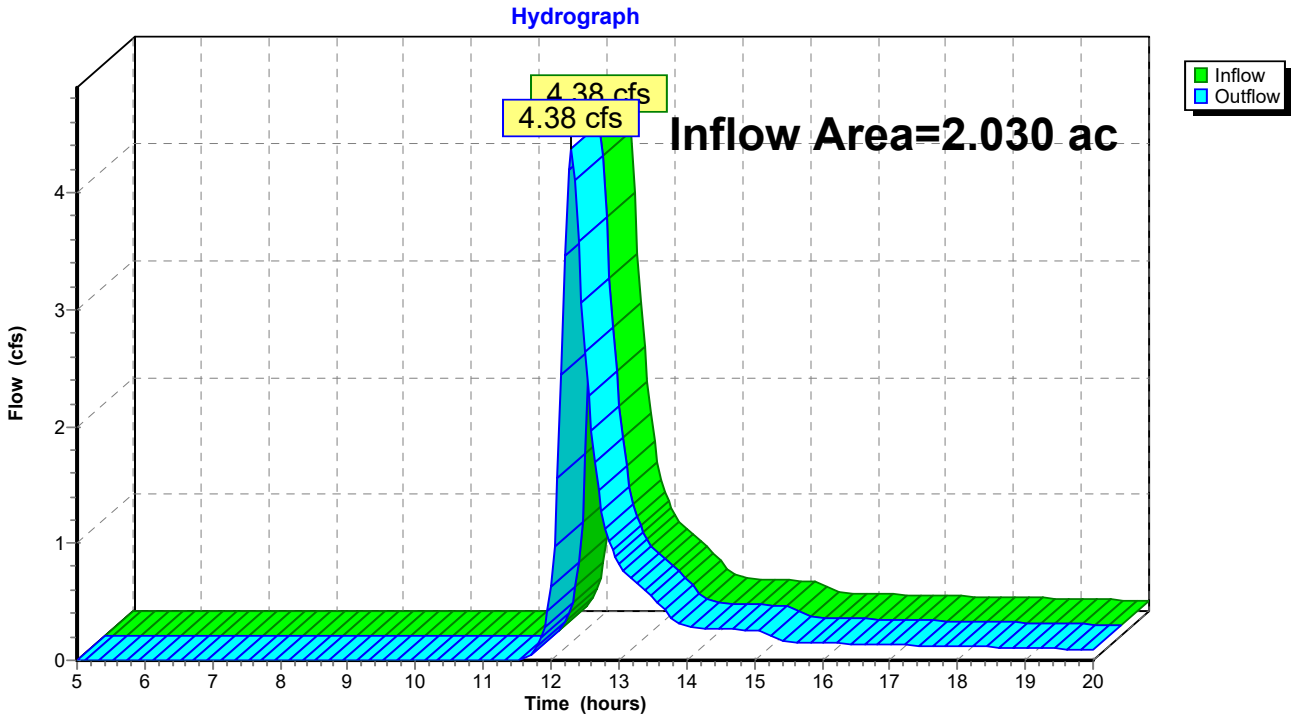
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.030 ac, 0.00% Impervious, Inflow Depth > 1.82" for 100-Year event
Inflow = 4.38 cfs @ 12.29 hrs, Volume= 0.308 af
Outflow = 4.38 cfs @ 12.29 hrs, Volume= 0.308 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



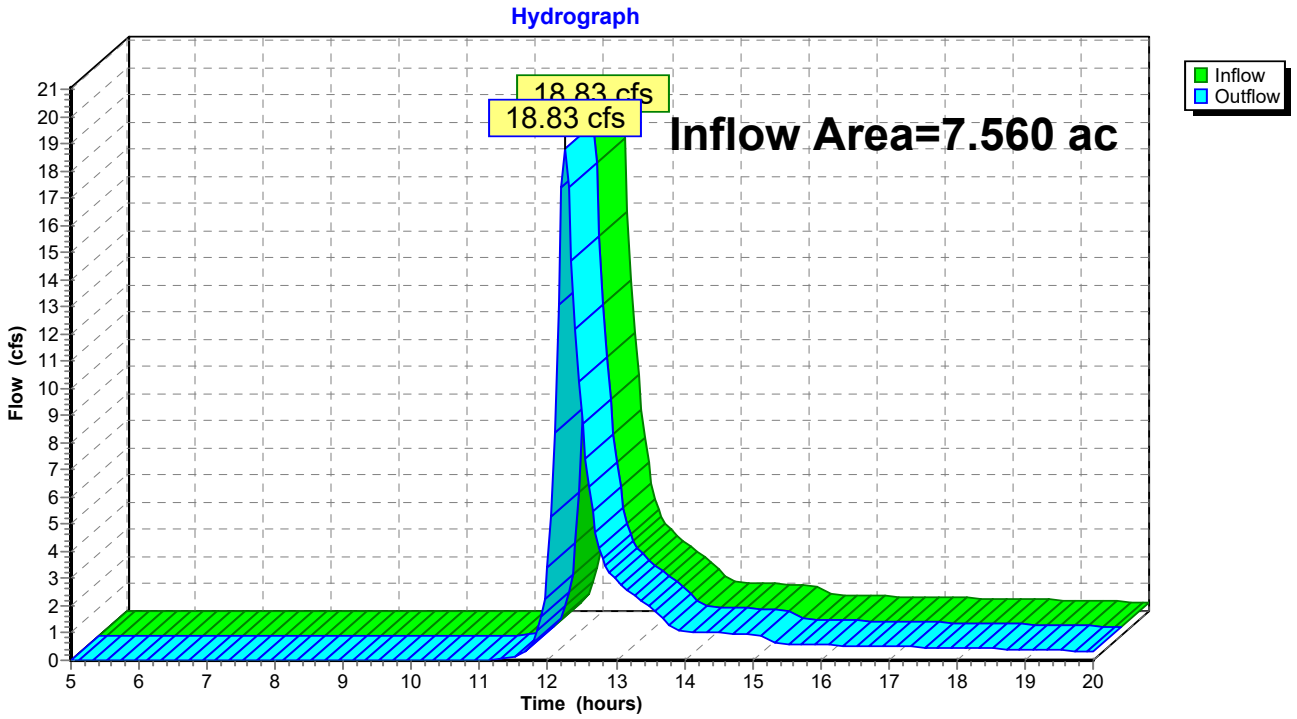
Summary for Reach 4R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 7.560 ac, 0.00% Impervious, Inflow Depth > 1.89" for 100-Year event
Inflow = 18.83 cfs @ 12.25 hrs, Volume= 1.194 af
Outflow = 18.83 cfs @ 12.25 hrs, Volume= 1.194 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: (new Reach)



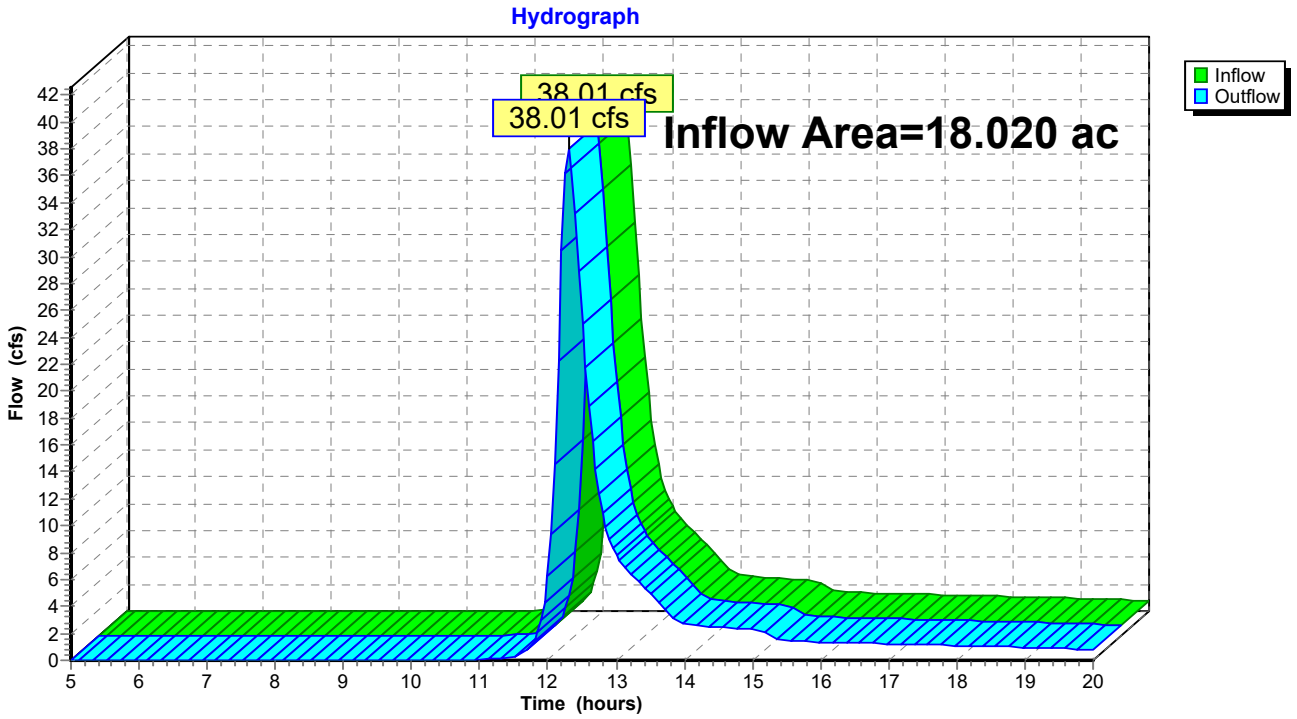
Summary for Reach AP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.020 ac, 0.00% Impervious, Inflow Depth > 1.90" for 100-Year event
Inflow = 38.01 cfs @ 12.30 hrs, Volume= 2.853 af
Outflow = 38.01 cfs @ 12.30 hrs, Volume= 2.853 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach AP: (new Reach)



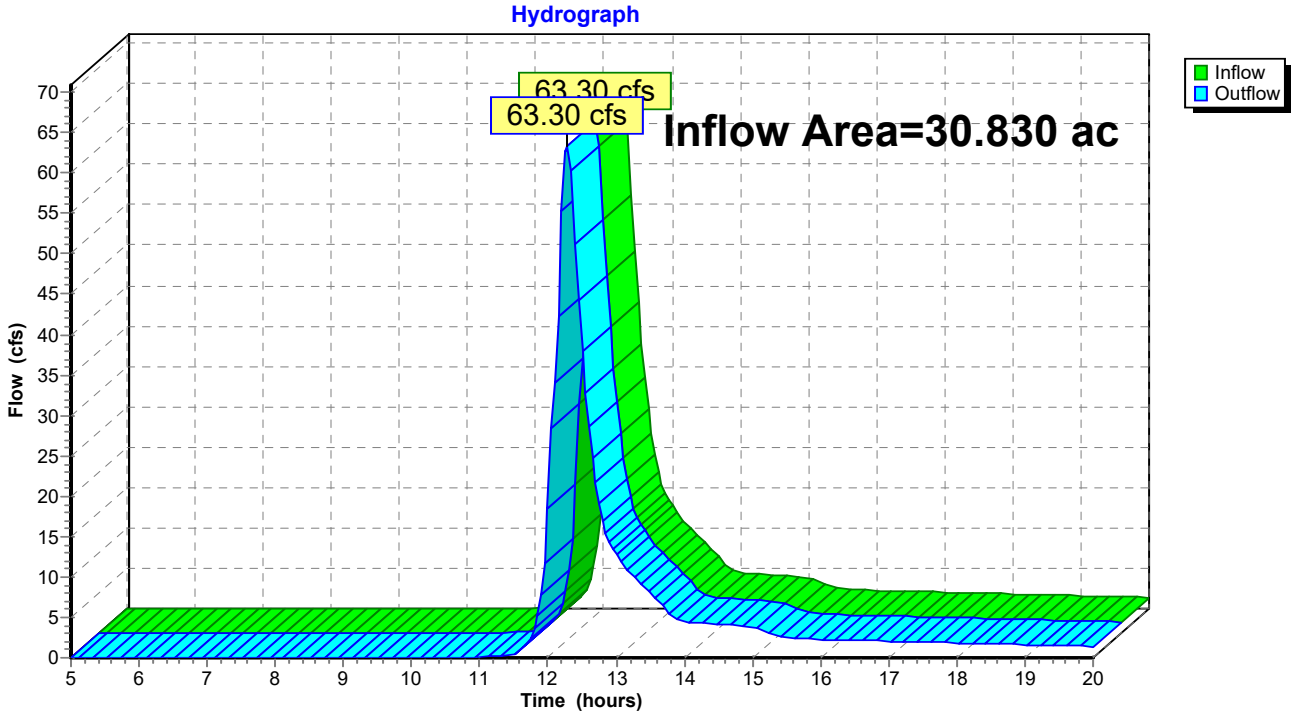
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.830 ac, 0.00% Impervious, Inflow Depth > 1.89" for 100-Year event
Inflow = 63.30 cfs @ 12.28 hrs, Volume= 4.845 af
Outflow = 63.30 cfs @ 12.28 hrs, Volume= 4.845 af, Atten= 0%, Lag= 0.0 min

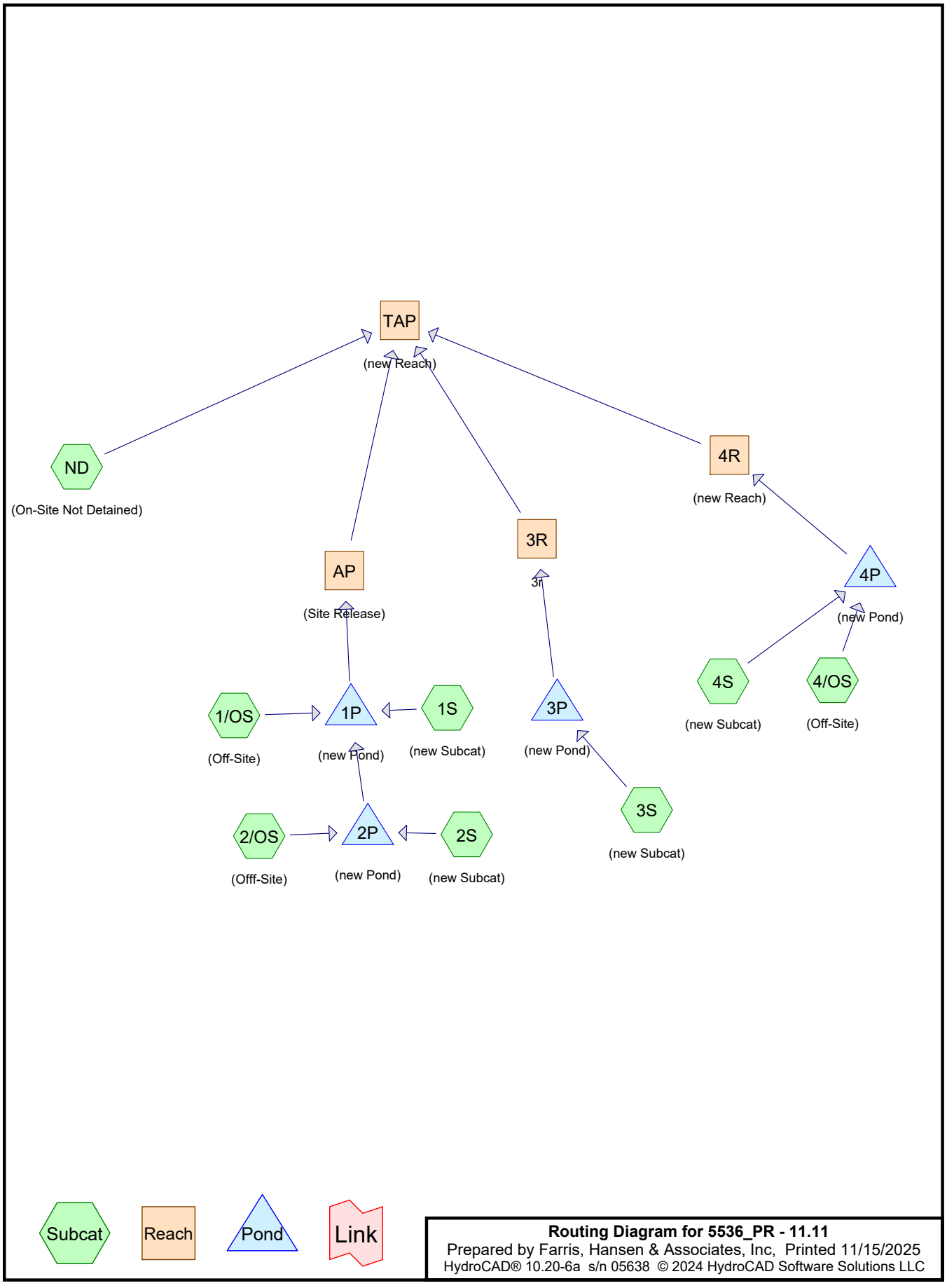
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



APPENDIX B

PROPOSED
1, 2, 10, AND 100-YEAR
HYDROCAD MODEL



Routing Diagram for 5536_PR - 11.11
Prepared by Farris, Hansen & Associates, Inc, Printed 11/15/2025
HydroCAD® 10.20-6a s/n 05638 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.45	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.81	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	4.01	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	6.28	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.218	62	(ND)
23.349	72	1/3 acre lots, 30% imp, HSG B (1S, 2S, 3S, 4S)
1.502	98	Roadway (1S, 2S, 4S)
0.085	70	offsite (1/OS)
1.585	68	offsite (2/OS)
0.800	66	offsite (4/OS)
0.298	100	pond (1S, 2S)
30.837	**72**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
23.349	HSG B	1S, 2S, 3S, 4S
0.000	HSG C	
0.000	HSG D	
7.488	Other	1/OS, 1S, 2/OS, 2S, 4/OS, 4S, ND
30.837		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	3.218	3.218		ND
0.000	23.349	0.000	0.000	0.000	23.349	1/3 acre lots, 30% imp	1S, 2S, 3S, 4S
0.000	0.000	0.000	0.000	1.502	1.502	Roadway	1S, 2S, 4S
0.000	0.000	0.000	0.000	2.470	2.470	offsite	1/OS, 2/OS, 4/OS
0.000	0.000	0.000	0.000	0.298	0.298	pond	1S, 2S
0.000	**23.349**	**0.000**	**0.000**	**7.488**	**30.837**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1S	0.00	0.00	45.0	0.0100	0.012	0.0	15.0	0.0	
2	4/OS	0.00	0.00	50.0	0.0100	0.012	0.0	15.0	0.0	
3	4S	0.00	0.00	50.0	0.0100	0.012	0.0	15.0	0.0	
4	3R	897.25	897.20	189.5	0.0003	0.006	0.0	4.0	0.0	
5	4R	910.20	910.00	286.0	0.0007	0.006	0.0	4.0	0.0	
6	1P	878.50	878.00	50.0	0.0100	0.025	0.0	18.0	0.0	
7	2P	883.50	881.00	50.0	0.0500	0.012	0.0	4.0	0.0	
8	3P	896.90	896.60	65.0	0.0046	0.012	0.0	12.0	0.0	
9	4P	910.00	909.80	40.0	0.0050	0.012	0.0	8.0	0.0	

Time span=5.00-48.00 hrs, dt=0.05 hrs, 861 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (Off-Site) Runoff Area=0.085 ac 0.00% Impervious Runoff Depth=0.43"
Flow Length=846' Tc=17.9 min CN=70 Runoff=0.03 cfs 0.003 af

Subcatchment 1S: (new Subcat) Runoff Area=10.846 ac 35.71% Impervious Runoff Depth=0.58"
Flow Length=892' Tc=17.5 min CN=74 Runoff=6.66 cfs 0.525 af

Subcatchment 2/OS: (Offf-Site) Runoff Area=1.585 ac 0.00% Impervious Runoff Depth=0.37"
Flow Length=190' Tc=11.8 min CN=68 Runoff=0.61 cfs 0.048 af

Subcatchment 2S: (new Subcat) Runoff Area=5.510 ac 36.28% Impervious Runoff Depth=0.58"
Flow Length=1,024' Tc=15.4 min CN=74 Runoff=3.63 cfs 0.266 af

Subcatchment 3S: (new Subcat) Runoff Area=88,545 sf 30.00% Impervious Runoff Depth=0.50"
Flow Length=185' Tc=10.4 min CN=72 Runoff=1.34 cfs 0.085 af

Subcatchment 4/OS: (Off-Site) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth=0.31"
Flow Length=221' Tc=14.3 min CN=66 Runoff=0.21 cfs 0.020 af

Subcatchment 4S: (new Subcat) Runoff Area=294,475 sf 34.35% Impervious Runoff Depth=0.58"
Flow Length=506' Tc=9.6 min CN=74 Runoff=5.53 cfs 0.327 af

Subcatchment ND: (On-Site Not Detained) Runoff Area=3.218 ac 0.00% Impervious Runoff Depth=0.20"
Tc=5.0 min CN=62 Runoff=0.60 cfs 0.055 af

Reach 3R: 3r Avg. Flow Depth=0.33' Max Vel=0.87 fps Inflow=0.34 cfs 0.082 af
4.0" Round Pipe n=0.006 L=189.5' S=0.0003 '/' Capacity=0.07 cfs Outflow=0.07 cfs 0.082 af

Reach 4R: (new Reach) Avg. Flow Depth=0.33' Max Vel=1.42 fps Inflow=0.16 cfs 0.197 af
4.0" Round Pipe n=0.006 L=286.0' S=0.0007 '/' Capacity=0.11 cfs Outflow=0.11 cfs 0.197 af

Reach AP: (Site Release) Inflow=2.22 cfs 0.813 af
Outflow=2.22 cfs 0.813 af

Reach TAP: (new Reach) Inflow=2.56 cfs 1.147 af
Outflow=2.56 cfs 1.147 af

Pond 1P: (new Pond) Peak Elev=879.30' Storage=26,844 cf Inflow=6.77 cfs 0.824 af
Outflow=2.22 cfs 0.813 af

Pond 2P: (new Pond) Peak Elev=884.08' Storage=52,283 cf Inflow=4.23 cfs 0.315 af
Outflow=0.24 cfs 0.296 af

Pond 3P: (new Pond) Peak Elev=899.16' Storage=948 cf Inflow=1.34 cfs 0.085 af
Discarded=0.02 cfs 0.003 af Primary=0.34 cfs 0.082 af Outflow=0.36 cfs 0.085 af

Pond 4P: (new Pond) Peak Elev=912.50' Storage=7,905 cf Inflow=5.68 cfs 0.347 af
Discarded=0.22 cfs 0.150 af Primary=0.16 cfs 0.197 af Outflow=0.39 cfs 0.347 af

Total Runoff Area = 30.837 ac Runoff Volume = 1.330 af Average Runoff Depth = 0.52"
71.45% Pervious = 22.033 ac 28.55% Impervious = 8.804 ac

Summary for Subcatchment 1/OS: (Off-Site)

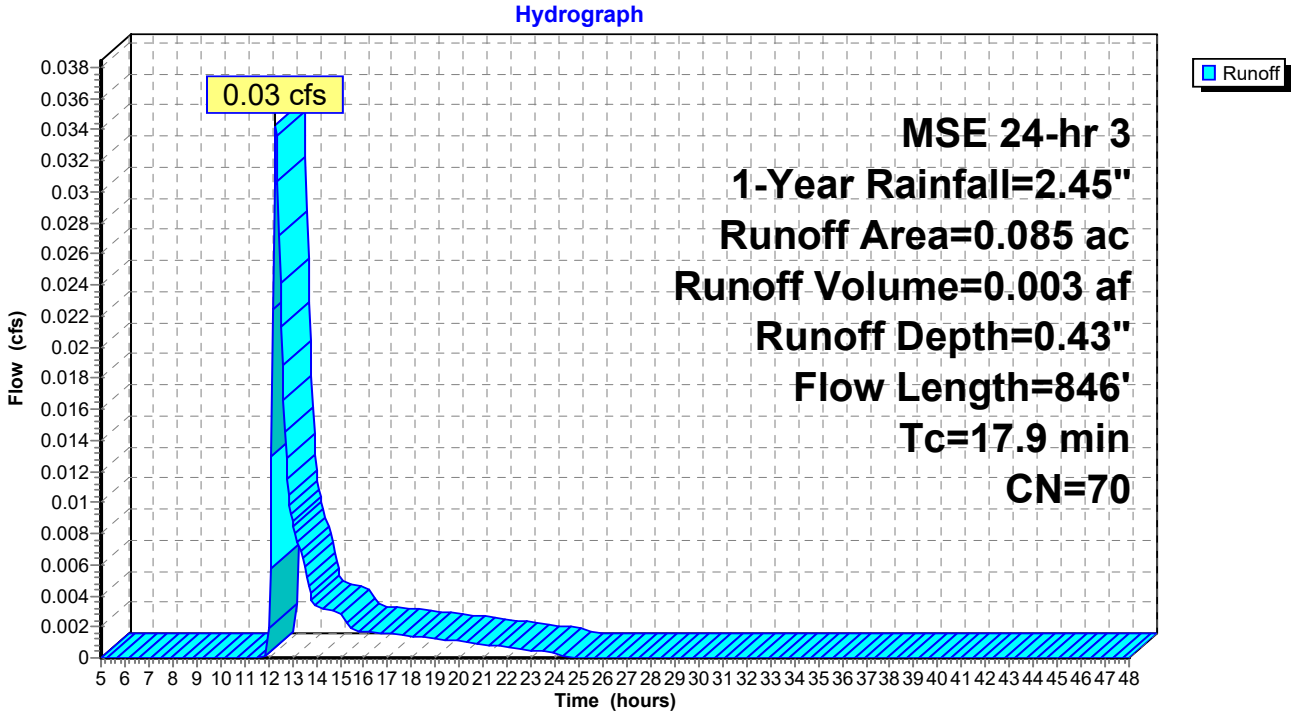
Runoff = 0.03 cfs @ 12.32 hrs, Volume= 0.003 af, Depth= 0.43"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	0.085	70	offsite
	0.085		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
6.2	560	0.0100	1.50		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.9	846	Total			

Subcatchment 1/OS: (Off-Site)



Summary for Subcatchment 1S: (new Subcat)

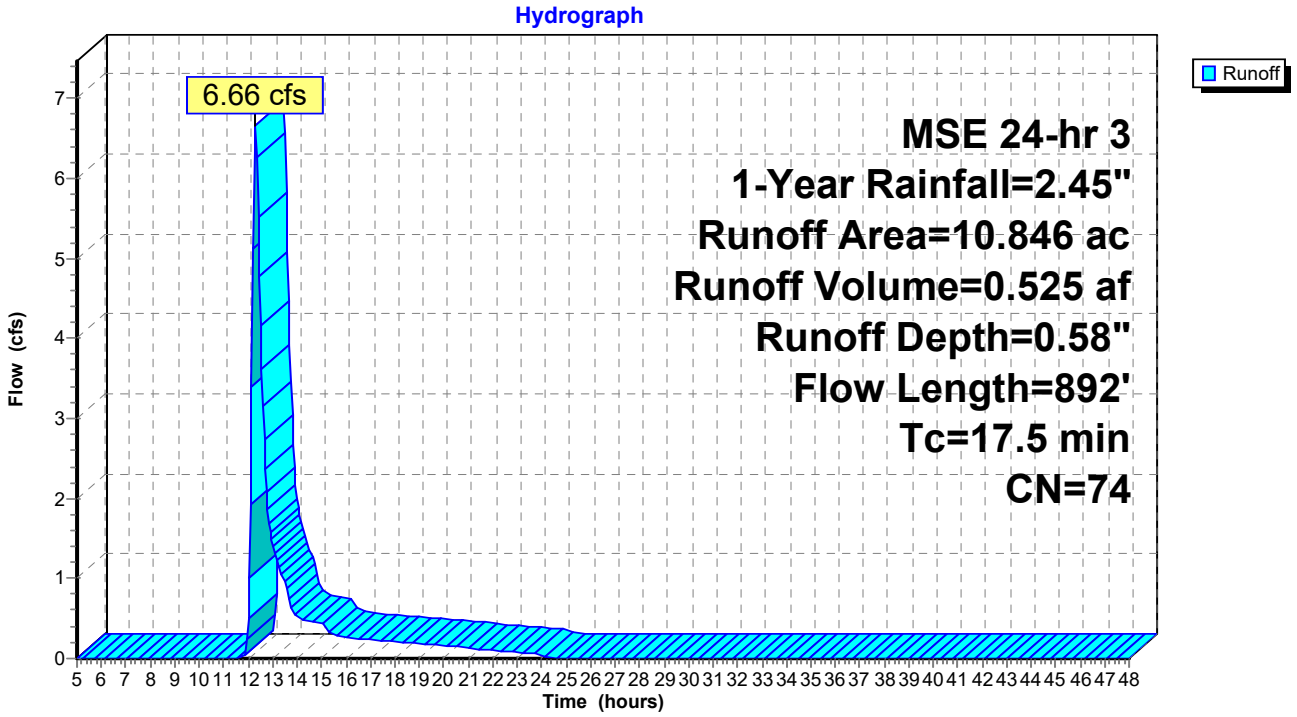
Runoff = 6.66 cfs @ 12.30 hrs, Volume= 0.525 af, Depth= 0.58"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
	9.961	72	1/3 acre lots, 30% imp, HSG B
*	0.790	98	Roadway
*	0.095	100	pond
	10.846	74	Weighted Average
	6.973		64.29% Pervious Area
	3.873		35.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
5.7	561	0.0120	1.64		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	45	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.5	892	Total			

Subcatchment 1S: (new Subcat)



Summary for Subcatchment 2/OS: (Offf-Site)

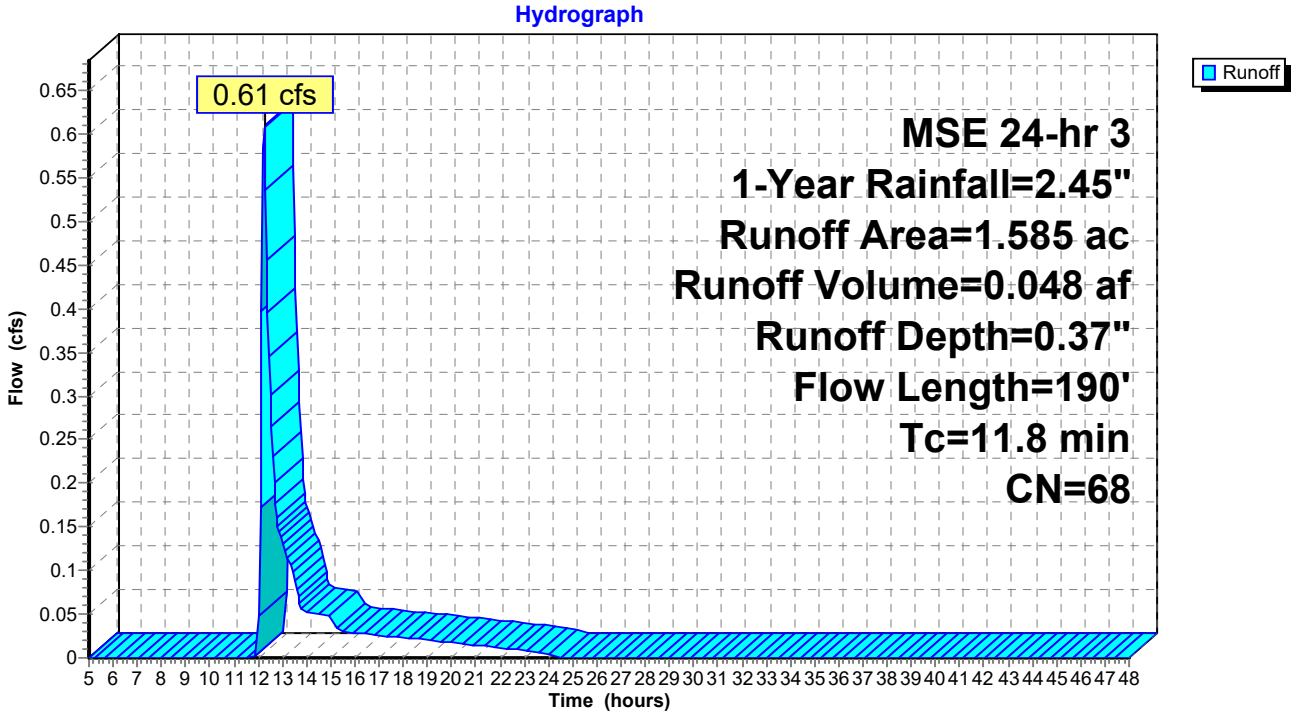
Runoff = 0.61 cfs @ 12.24 hrs, Volume= 0.048 af, Depth= 0.37"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	1.585	68	offsite
	1.585		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
0.9	90	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
11.8	190	Total			

Subcatchment 2/OS: (Offf-Site)



Summary for Subcatchment 2S: (new Subcat)

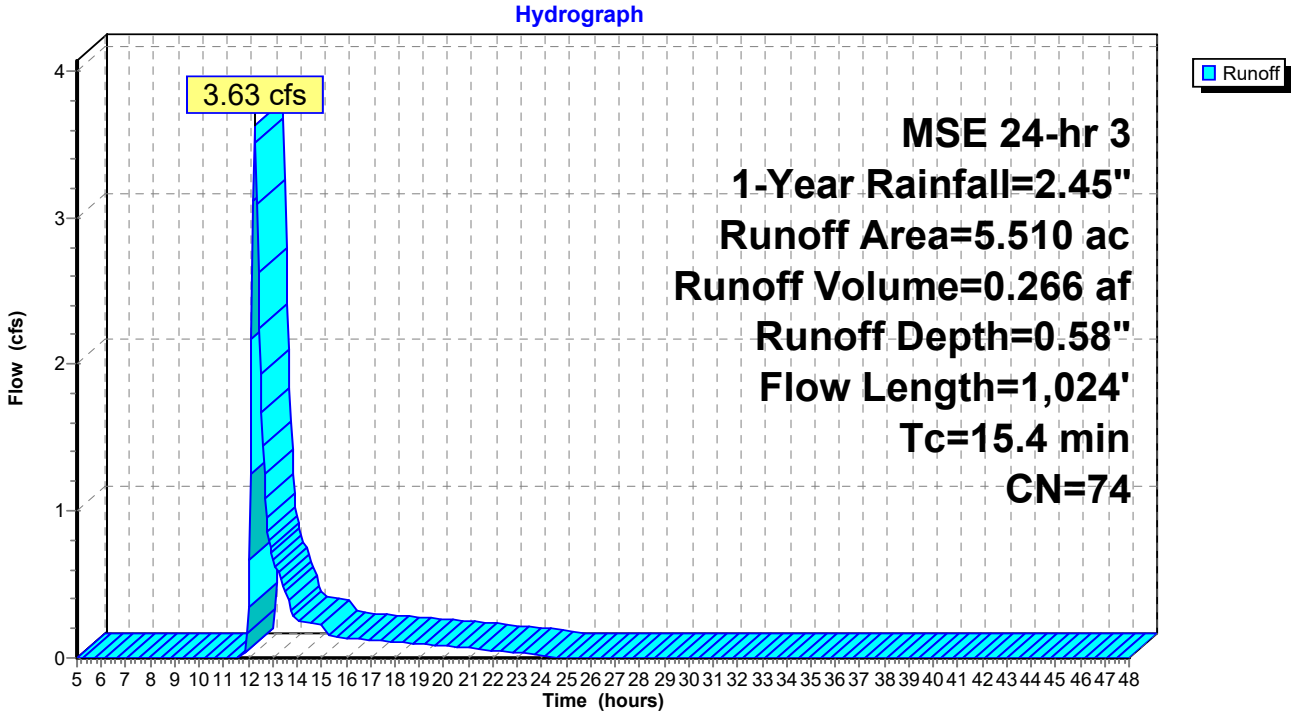
Runoff = 3.63 cfs @ 12.27 hrs, Volume= 0.266 af, Depth= 0.58"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
	5.016	72	1/3 acre lots, 30% imp, HSG B
*	0.291	98	Roadway
*	0.203	100	pond
	5.510	74	Weighted Average
	3.511		63.72% Pervious Area
	1.999		36.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0700	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
5.9	924	0.0300	2.60		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
15.4	1,024	Total			

Subcatchment 2S: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

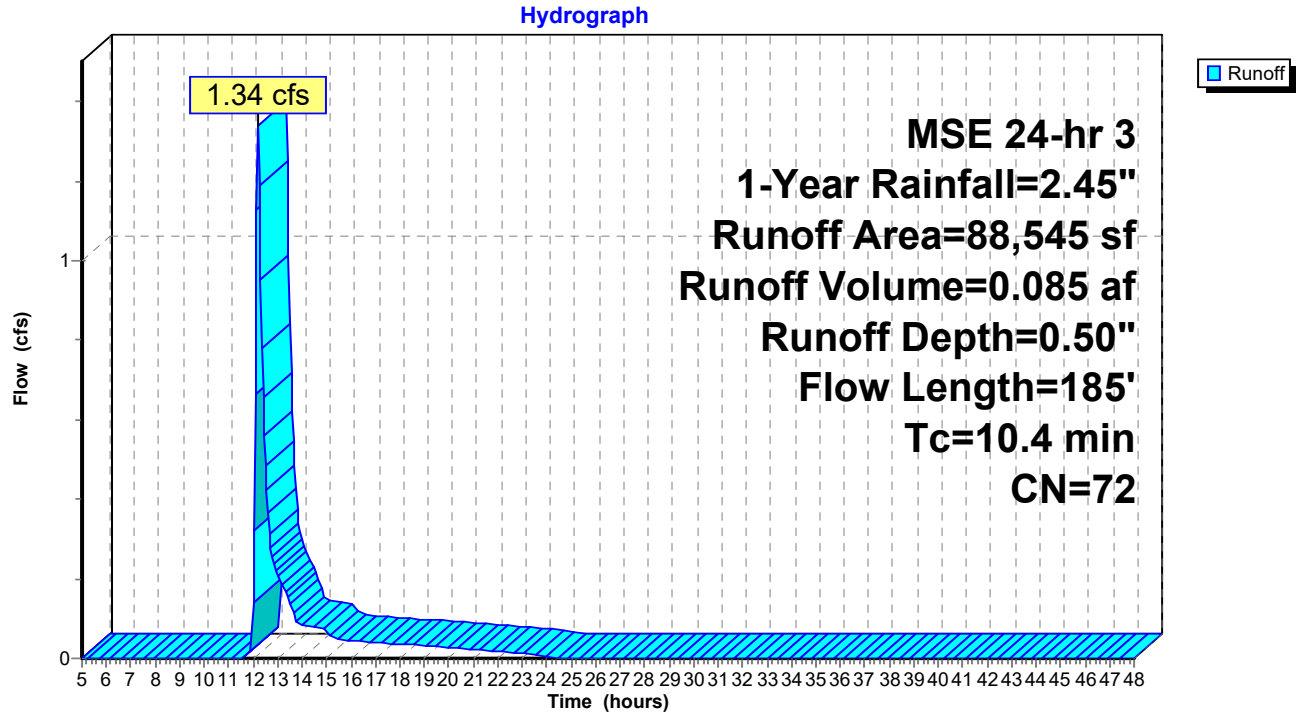
Runoff = 1.34 cfs @ 12.20 hrs, Volume= 0.085 af, Depth= 0.50"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

Area (sf)	CN	Description
88,545	72	1/3 acre lots, 30% imp, HSG B
61,982		70.00% Pervious Area
26,564		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0650	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
0.6	85	0.1000	2.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.4	185	Total			

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (Off-Site)

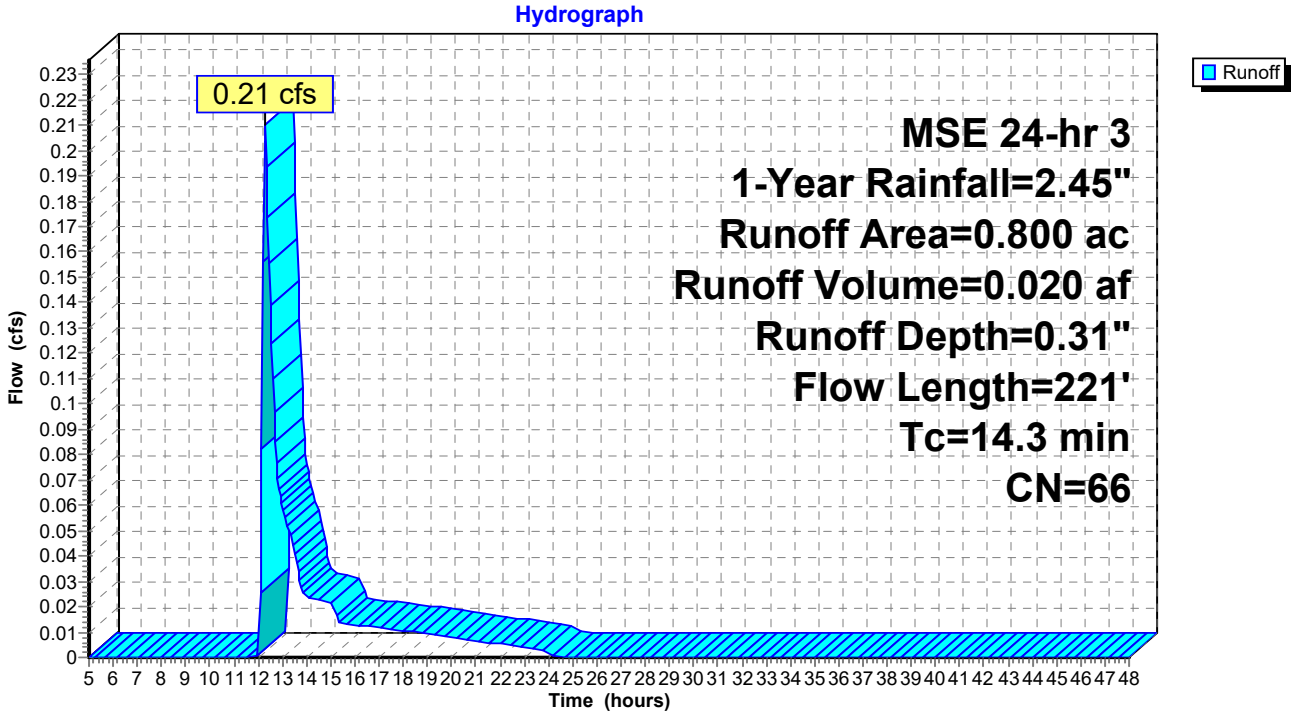
Runoff = 0.21 cfs @ 12.29 hrs, Volume= 0.020 af, Depth= 0.31"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	0.800	66	offsite
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.4	100	0.0300	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
0.8	71	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
14.3	221	Total			

Subcatchment 4/OS: (Off-Site)



Summary for Subcatchment 4S: (new Subcat)

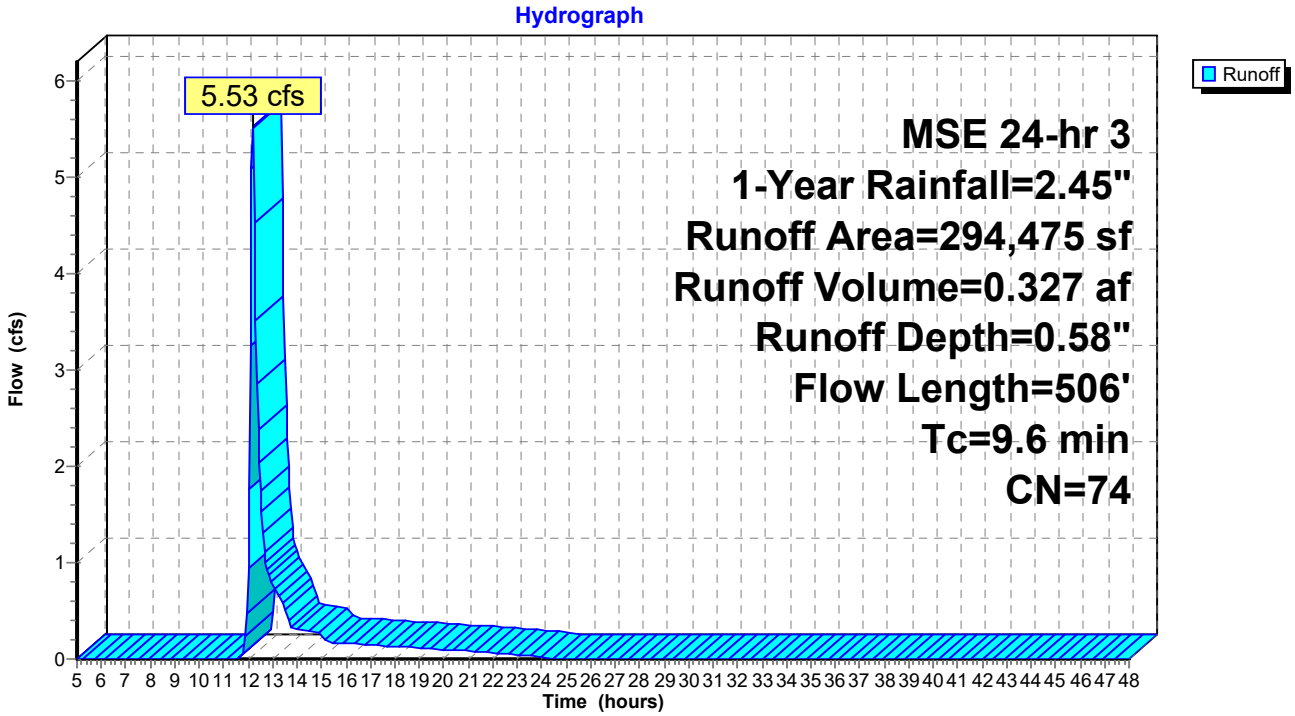
Runoff = 5.53 cfs @ 12.19 hrs, Volume= 0.327 af, Depth= 0.58"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (sf)	CN	Description
	276,158	72	1/3 acre lots, 30% imp, HSG B
*	18,317	98	Roadway
	294,475	74	Weighted Average
	193,311		65.65% Pervious Area
	101,164		34.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	56	0.0400	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
2.0	400	0.0500	3.35		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
9.6	506	Total			

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (On-Site Not Detained)

[49] Hint: Tc<2dt may require smaller dt

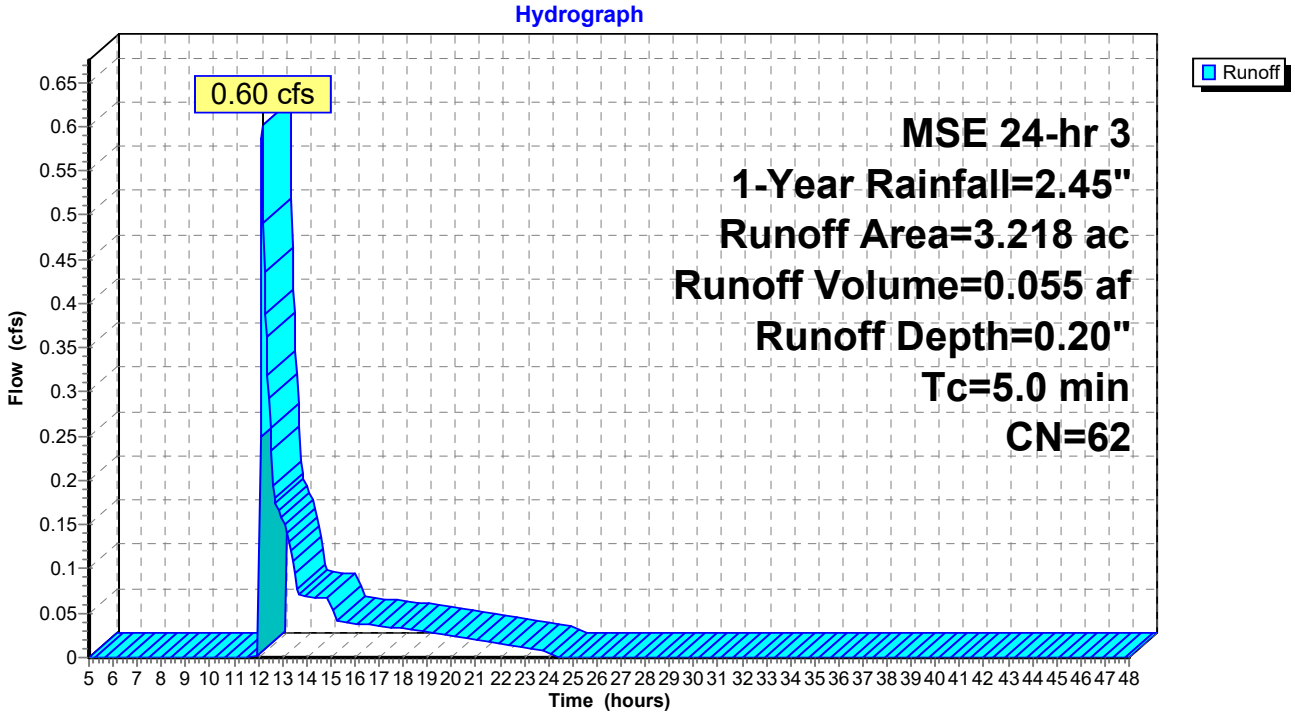
Runoff = 0.60 cfs @ 12.16 hrs, Volume= 0.055 af, Depth= 0.20"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.45"

	Area (ac)	CN	Description
*	3.218	62	
	3.218		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, (Assumed 5 minute minimum to be conservative)**

Subcatchment ND: (On-Site Not Detained)



Summary for Reach 3R: 3r

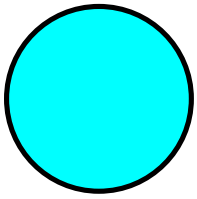
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 504% of Manning's capacity
[76] Warning: Detained 0.043 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 3P Primary device # 1 INLET by 0.68'

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 0.49" for 1-Year event
Inflow = 0.34 cfs @ 12.60 hrs, Volume= 0.082 af
Outflow = 0.07 cfs @ 26.84 hrs, Volume= 0.082 af, Atten= 79%, Lag= 854.0 min
Routed to Reach TAP : (new Reach)

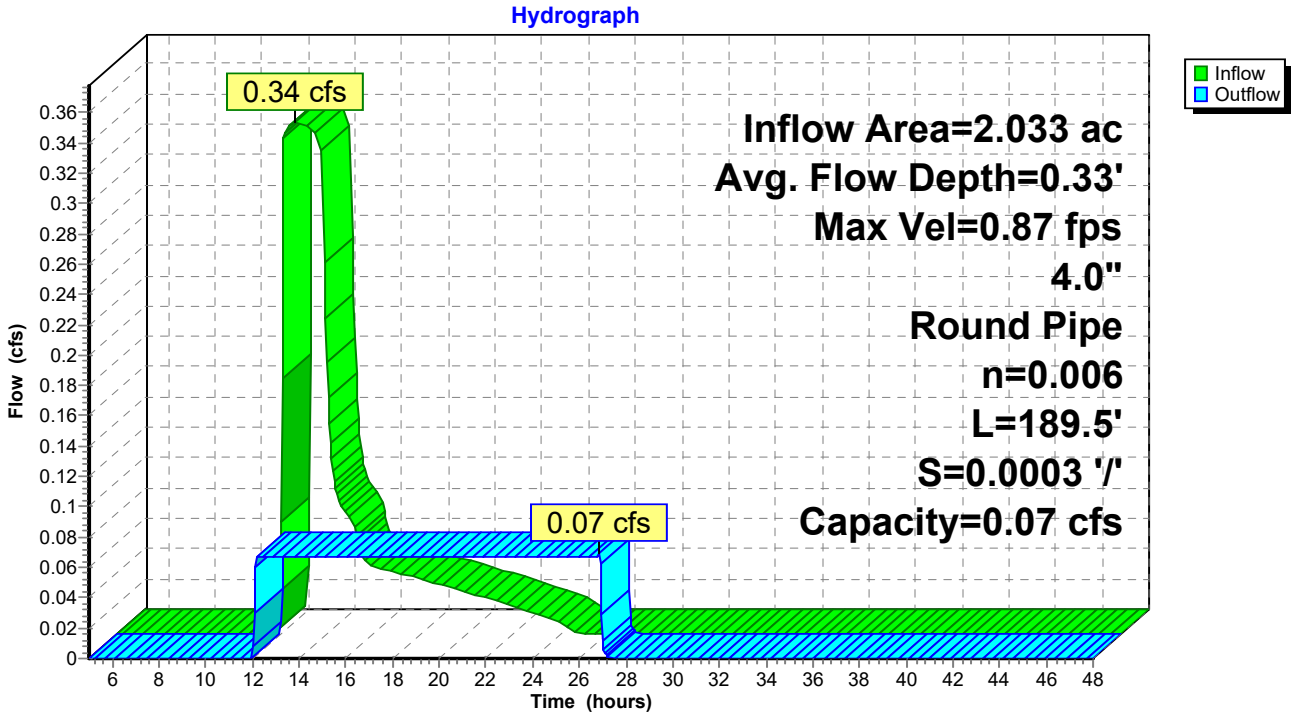
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.87 fps, Min. Travel Time= 3.6 min
Avg. Velocity = 0.70 fps, Avg. Travel Time= 4.5 min

Peak Storage= 17 cf @ 12.10 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.07 cfs

4.0" Round Pipe
n= 0.006
Length= 189.5' Slope= 0.0003 '/'
Inlet Invert= 897.25', Outlet Invert= 897.20'



Reach 3R: 3r


Hydrograph
0.34 cfs
0.07 cfs
Inflow Area=2.033 ac
Avg. Flow Depth=0.33'
Max Vel=0.87 fps
4.0"
Round Pipe
n=0.006
L=189.5'
S=0.0003 '/'
Capacity=0.07 cfs
Inflow
Outflow
Flow (cfs)
Time (hours)

Summary for Reach 4R: (new Reach)

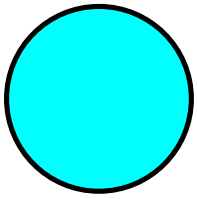
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 150% of Manning's capacity
[76] Warning: Detained 0.057 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 4P Primary device # 1 INLET by 0.53'

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 0.31" for 1-Year event
Inflow = 0.16 cfs @ 13.69 hrs, Volume= 0.197 af
Outflow = 0.11 cfs @ 33.90 hrs, Volume= 0.197 af, Atten= 32%, Lag= 1,212.8 min
Routed to Reach TAP : (new Reach)

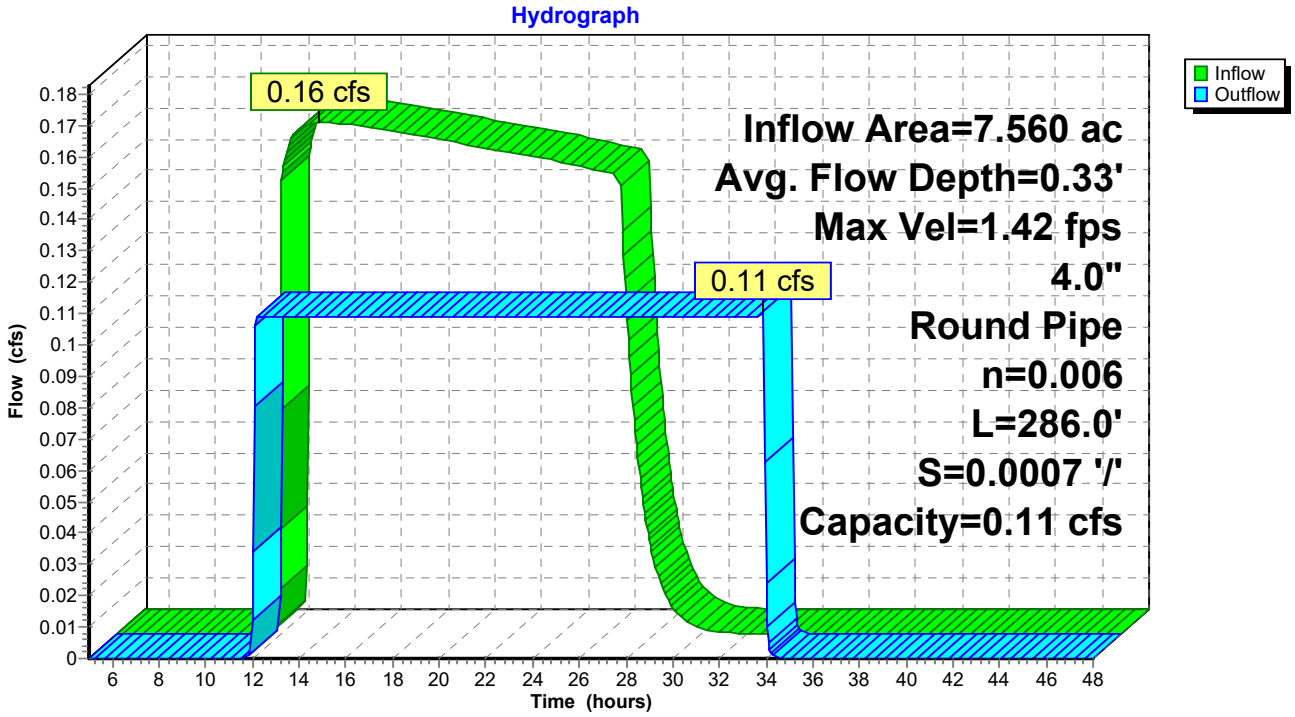
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.42 fps, Min. Travel Time= 3.3 min
Avg. Velocity = 1.17 fps, Avg. Travel Time= 4.1 min

Peak Storage= 25 cf @ 12.10 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.11 cfs

4.0" Round Pipe
n= 0.006
Length= 286.0' Slope= 0.0007 '/'
Inlet Invert= 910.20', Outlet Invert= 910.00'



Reach 4R: (new Reach)



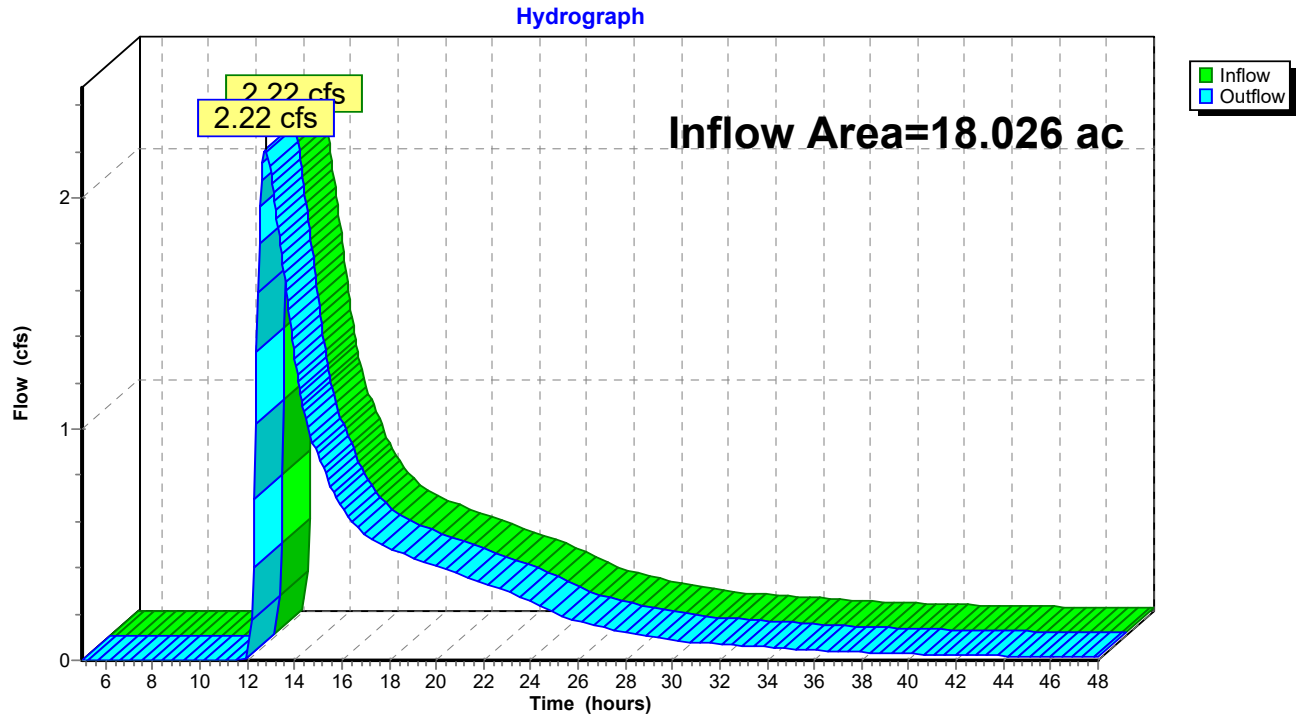
Summary for Reach AP: (Site Release)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 0.54" for 1-Year event
Inflow = 2.22 cfs @ 12.77 hrs, Volume= 0.813 af
Outflow = 2.22 cfs @ 12.77 hrs, Volume= 0.813 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach AP: (Site Release)



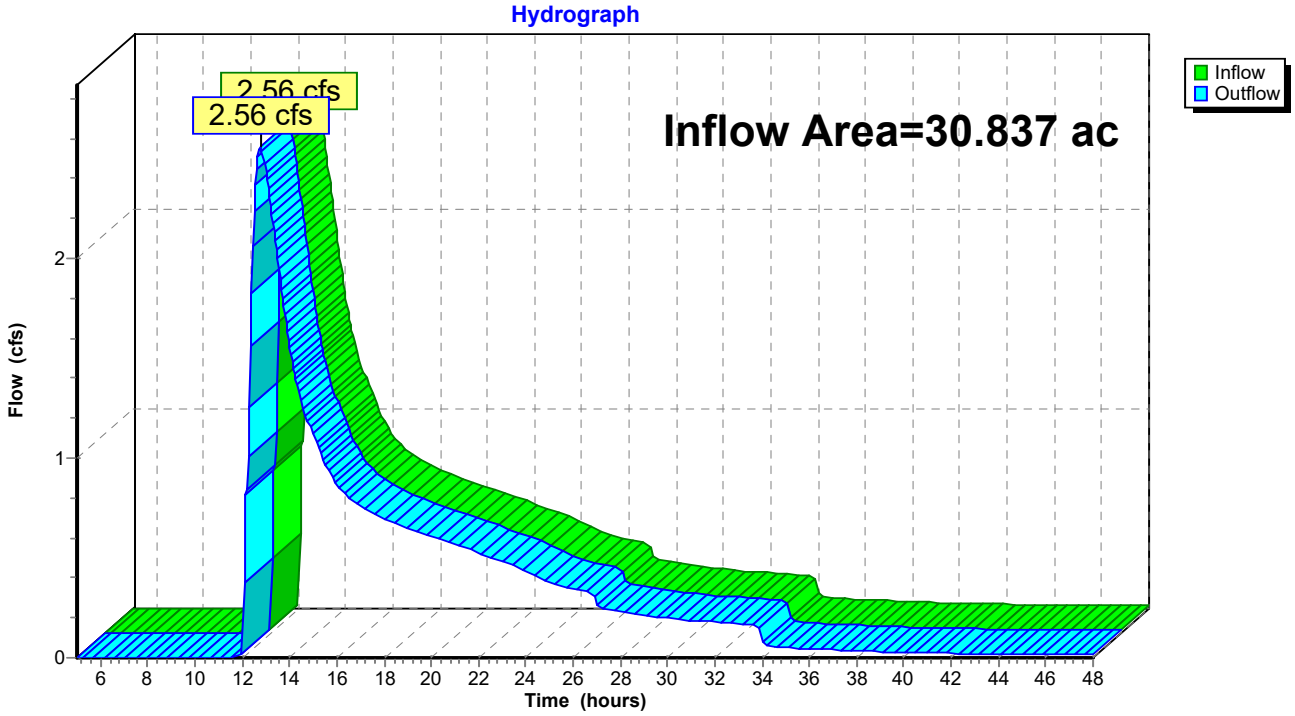
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.837 ac, 28.55% Impervious, Inflow Depth > 0.45" for 1-Year event
Inflow = 2.56 cfs @ 12.76 hrs, Volume= 1.147 af
Outflow = 2.56 cfs @ 12.76 hrs, Volume= 1.147 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



Summary for Pond 1P: (new Pond)

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 0.55" for 1-Year event
Inflow = 6.77 cfs @ 12.30 hrs, Volume= 0.824 af
Outflow = 2.22 cfs @ 12.77 hrs, Volume= 0.813 af, Atten= 67%, Lag= 28.1 min
Primary = 2.22 cfs @ 12.77 hrs, Volume= 0.813 af
Routed to Reach AP : (Site Release)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 878.50' Surf.Area= 9,175 sf Storage= 18,894 cf
Peak Elev= 879.30' @ 12.77 hrs Surf.Area= 10,815 sf Storage= 26,844 cf (7,951 cf above start)

Plug-Flow detention time= 653.3 min calculated for 0.378 af (46% of inflow)
Center-of-Mass det. time= 86.7 min (1,105.7 - 1,019.0)

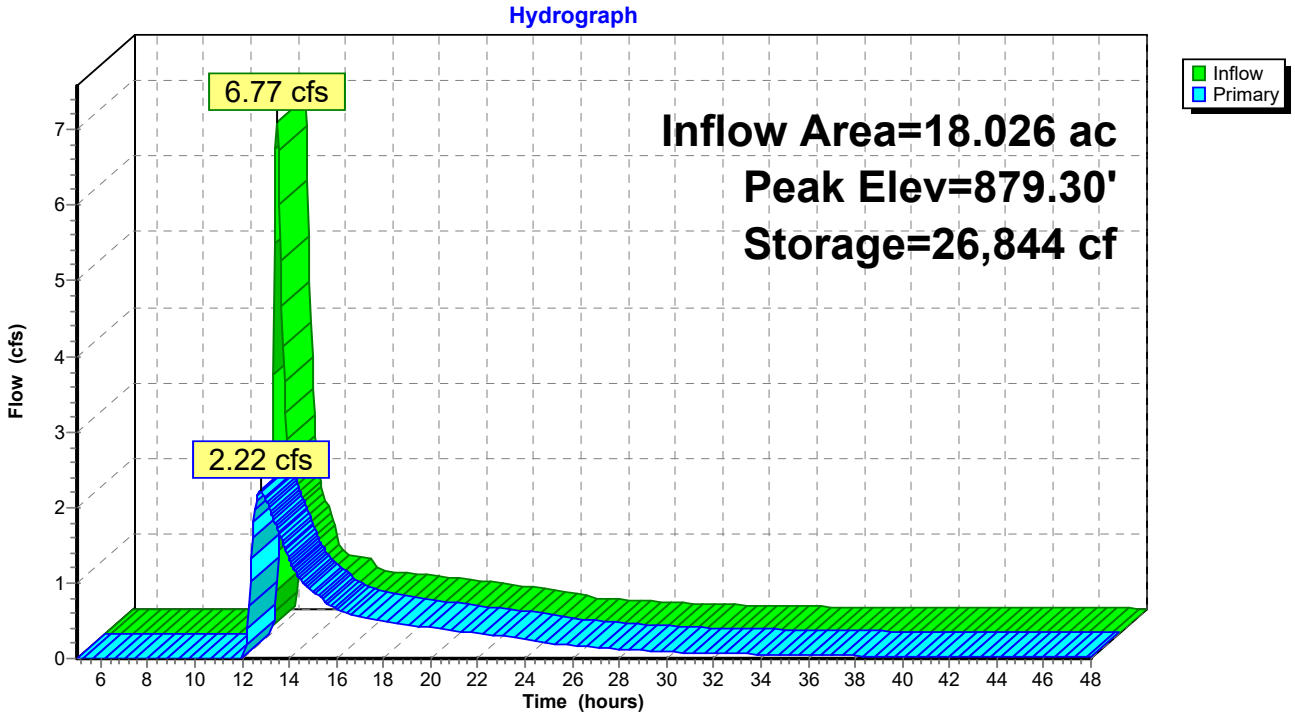
Volume	Invert	Avail.Storage	Storage Description
#1	874.50'	67,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
874.50	2,700	0	0
875.00	2,761	1,365	1,365
876.00	3,431	3,096	4,461
877.00	4,153	3,792	8,253
878.00	8,360	6,257	14,510
879.00	9,990	9,175	23,685
880.00	12,705	11,348	35,032
881.00	16,798	14,752	49,784
882.00	18,470	17,634	67,418

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	**18.0" Round Culvert** L= 50.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.00' S= 0.0100 '/' Cc= 0.900 n= 0.025, Flow Area= 1.77 sf
#3	Primary	879.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 1.5' Crest Height

Primary OutFlow Max=2.21 cfs @ 12.77 hrs HW=879.30' (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 0.34 cfs @ 3.84 fps)
- **2=Culvert** (Barrel Controls 1.88 cfs @ 2.83 fps)
- **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: (new Pond)



Summary for Pond 2P: (new Pond)

Inflow Area = 7.095 ac, 28.17% Impervious, Inflow Depth = 0.53" for 1-Year event
Inflow = 4.23 cfs @ 12.26 hrs, Volume= 0.315 af
Outflow = 0.24 cfs @ 15.17 hrs, Volume= 0.296 af, Atten= 94%, Lag= 174.2 min
Primary = 0.24 cfs @ 15.17 hrs, Volume= 0.296 af
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 883.50' Surf.Area= 13,472 sf Storage= 44,176 cf
Peak Elev= 884.08' @ 15.17 hrs Surf.Area= 14,334 sf Storage= 52,283 cf (8,107 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 459.8 min (1,314.1 - 854.3)

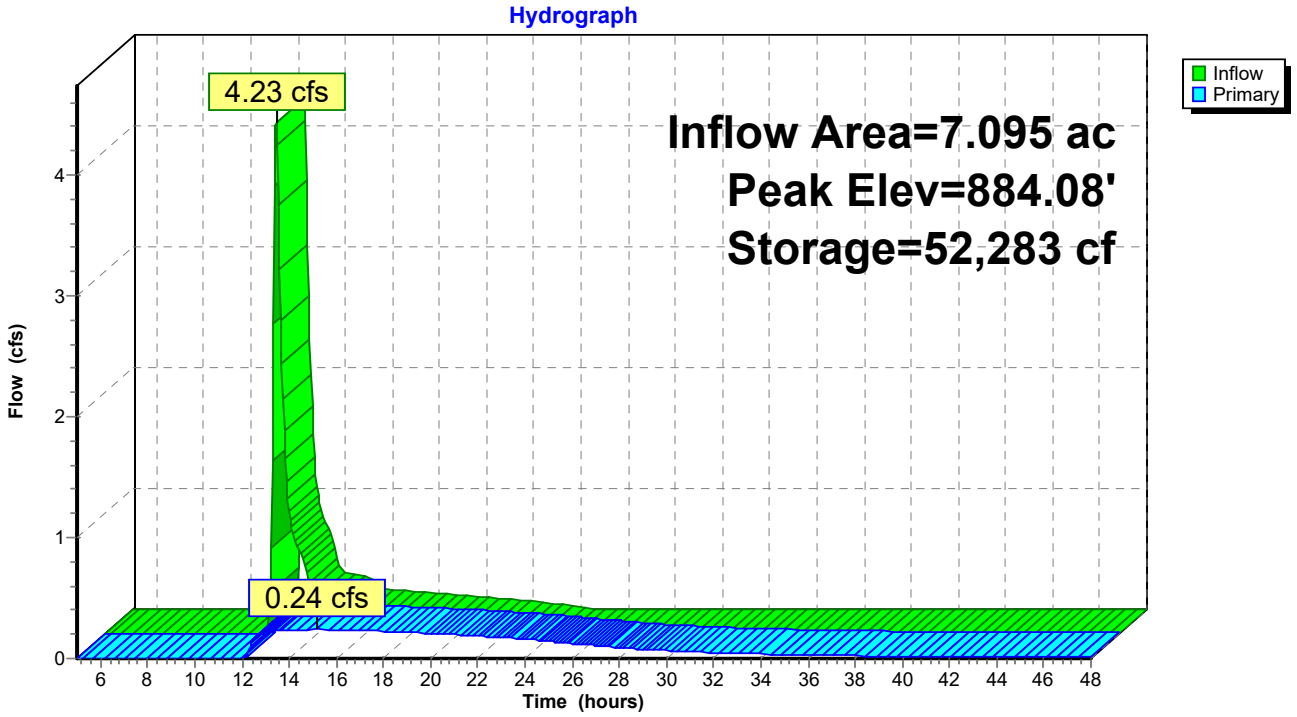
Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	84,372 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	4,924	0	0
879.00	5,516	5,220	5,220
882.00	8,851	21,551	26,771
883.00	12,816	10,834	37,604
884.00	14,127	13,472	51,076
885.00	16,562	15,345	66,420
886.00	19,341	17,952	84,372

Device	Routing	Invert	Outlet Devices
#1	Primary	883.50'	**4.0" Round Culvert** L= 50.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 883.50' / 881.00' S= 0.0500 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.09 sf
#2	Primary	885.50'	**15.0' long x 45.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.24 cfs @ 15.17 hrs HW=884.08' (Free Discharge)
1=Culvert (Inlet Controls 0.24 cfs @ 2.75 fps)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: (new Pond)



Summary for Pond 3P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 0.50" for 1-Year event
Inflow = 1.34 cfs @ 12.20 hrs, Volume= 0.085 af
Outflow = 0.36 cfs @ 12.60 hrs, Volume= 0.085 af, Atten= 73%, Lag= 24.0 min
Discarded = 0.02 cfs @ 12.60 hrs, Volume= 0.003 af
Primary = 0.34 cfs @ 12.60 hrs, Volume= 0.082 af
Routed to Reach 3R : 3r

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 899.16' @ 12.60 hrs Surf.Area= 6,080 sf Storage= 948 cf

Plug-Flow detention time= 23.3 min calculated for 0.085 af (100% of inflow)
Center-of-Mass det. time= 23.3 min (876.8 - 853.5)

Volume	Invert	Avail.Storage	Storage Description
#1	899.00'	42,748 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

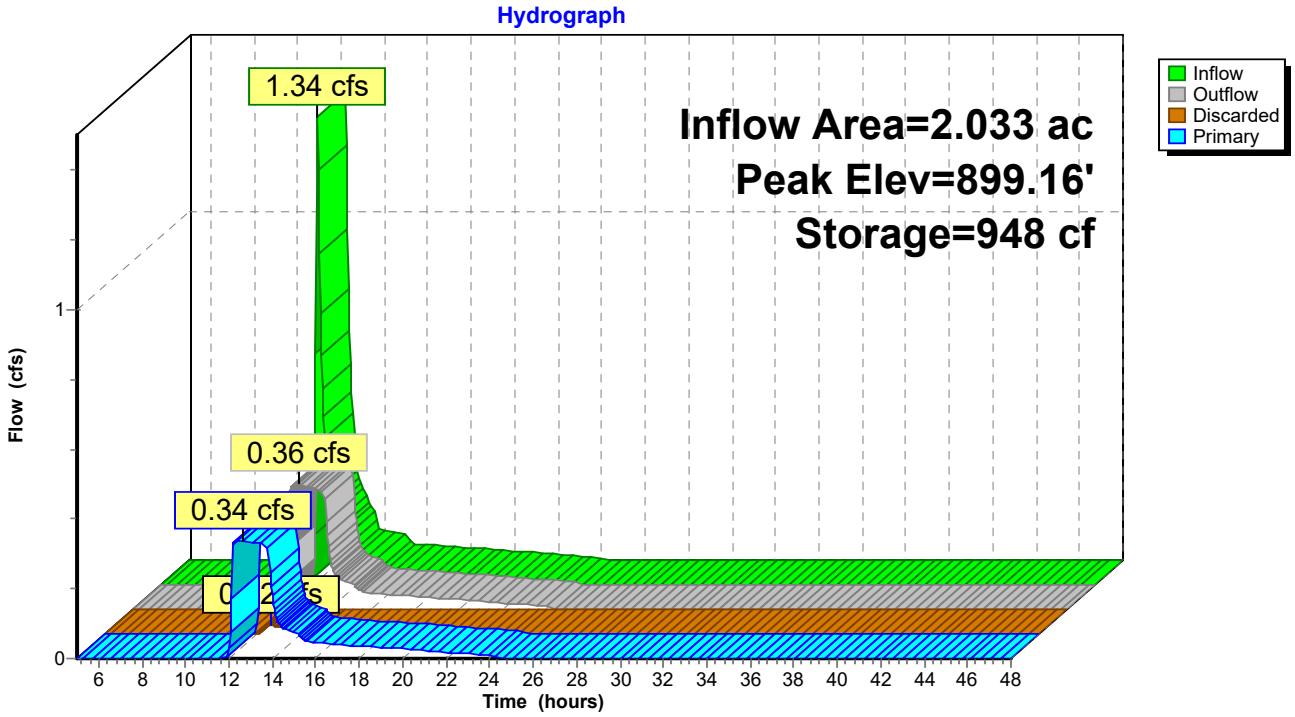
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
899.00	5,699	0	0
900.00	8,064	6,882	6,882
901.00	10,241	9,153	16,034
902.00	12,451	11,346	27,380
903.00	18,284	15,368	42,748

Device	Routing	Invert	Outlet Devices
#1	Primary	896.90'	**12.0" Round Culvert** L= 65.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 896.90' / 896.60' S= 0.0046 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	897.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	900.62'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Discarded	899.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 895.25' Phase-In= 1.00'
#5	Primary	902.00'	**30.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.02 cfs @ 12.60 hrs HW=899.16' (Free Discharge)
└**4=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.34 cfs @ 12.60 hrs HW=899.16' (Free Discharge)
├**1=Culvert** (Passes 0.34 cfs of 3.96 cfs potential flow)
│└**2=Orifice/Grate** (Orifice Controls 0.34 cfs @ 6.87 fps)
├**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 4P: (new Pond)

[44] Hint: Outlet device #4 is below defined storage

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 0.55" for 1-Year event
Inflow = 5.68 cfs @ 12.19 hrs, Volume= 0.347 af
Outflow = 0.39 cfs @ 13.69 hrs, Volume= 0.347 af, Atten= 93%, Lag= 89.7 min
Discarded = 0.22 cfs @ 13.69 hrs, Volume= 0.150 af
Primary = 0.16 cfs @ 13.69 hrs, Volume= 0.197 af
Routed to Reach 4R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 912.50' @ 13.69 hrs Surf.Area= 17,092 sf Storage= 7,905 cf

Plug-Flow detention time= 267.0 min calculated for 0.347 af (100% of inflow)
Center-of-Mass det. time= 267.1 min (1,115.2 - 848.1)

Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	65,460 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

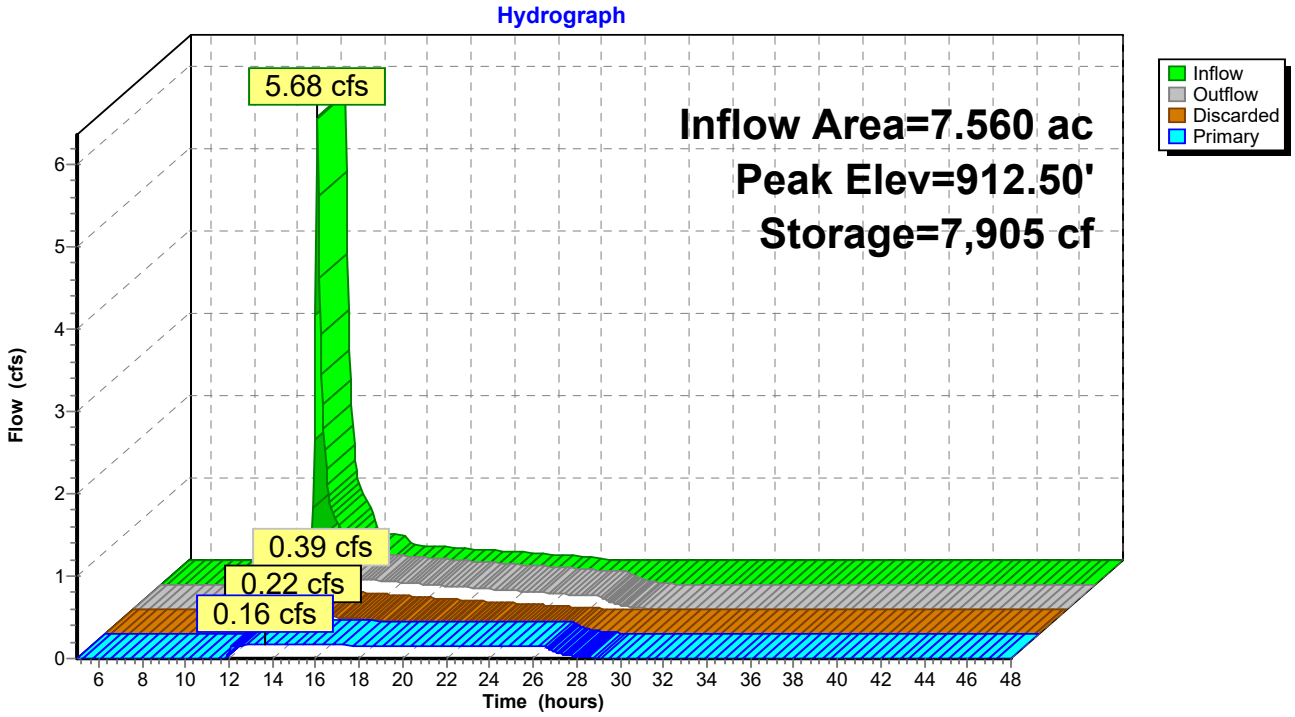
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	14,810	0	0
913.00	19,415	17,113	17,113
914.00	24,038	21,727	38,839
915.00	29,203	26,621	65,460

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	**8.0" Round Culvert** L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 910.00' / 909.80' S= 0.0050 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Primary	913.50'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Discarded	912.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 908.70' Phase-In= 1.00'
#4	Device 1	910.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	914.50'	**35.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.22 cfs @ 13.69 hrs HW=912.50' (Free Discharge)
└**3=Exfiltration** (Controls 0.22 cfs)

Primary OutFlow Max=0.16 cfs @ 13.69 hrs HW=912.50' (Free Discharge)
├**1=Culvert** (Passes 0.16 cfs of 1.95 cfs potential flow)
│└**4=Orifice/Grate** (Orifice Controls 0.16 cfs @ 7.48 fps)
├**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: (new Pond)



Time span=5.00-48.00 hrs, dt=0.05 hrs, 861 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (Off-Site) Runoff Area=0.085 ac 0.00% Impervious Runoff Depth=0.61"
Flow Length=846' Tc=17.9 min CN=70 Runoff=0.05 cfs 0.004 af

Subcatchment 1S: (new Subcat) Runoff Area=10.846 ac 35.71% Impervious Runoff Depth=0.79"
Flow Length=892' Tc=17.5 min CN=74 Runoff=9.49 cfs 0.714 af

Subcatchment 2/OS: (Offf-Site) Runoff Area=1.585 ac 0.00% Impervious Runoff Depth=0.53"
Flow Length=190' Tc=11.8 min CN=68 Runoff=1.01 cfs 0.070 af

Subcatchment 2S: (new Subcat) Runoff Area=5.510 ac 36.28% Impervious Runoff Depth=0.79"
Flow Length=1,024' Tc=15.4 min CN=74 Runoff=5.17 cfs 0.363 af

Subcatchment 3S: (new Subcat) Runoff Area=88,545 sf 30.00% Impervious Runoff Depth=0.70"
Flow Length=185' Tc=10.4 min CN=72 Runoff=1.97 cfs 0.118 af

Subcatchment 4/OS: (Off-Site) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth=0.46"
Flow Length=221' Tc=14.3 min CN=66 Runoff=0.37 cfs 0.030 af

Subcatchment 4S: (new Subcat) Runoff Area=294,475 sf 34.35% Impervious Runoff Depth=0.79"
Flow Length=506' Tc=9.6 min CN=74 Runoff=7.82 cfs 0.445 af

Subcatchment ND: (On-Site Not Detained) Runoff Area=3.218 ac 0.00% Impervious Runoff Depth=0.33"
Tc=5.0 min CN=62 Runoff=1.35 cfs 0.087 af

Reach 3R: 3r Avg. Flow Depth=0.33' Max Vel=0.87 fps Inflow=0.35 cfs 0.111 af
4.0" Round Pipe n=0.006 L=189.5' S=0.0003 '/' Capacity=0.07 cfs Outflow=0.07 cfs 0.111 af

Reach 4R: (new Reach) Avg. Flow Depth=0.33' Max Vel=1.42 fps Inflow=0.17 cfs 0.230 af
4.0" Round Pipe n=0.006 L=286.0' S=0.0007 '/' Capacity=0.11 cfs Outflow=0.11 cfs 0.230 af

Reach AP: (Site Release) Inflow=3.45 cfs 1.117 af
Outflow=3.45 cfs 1.117 af

Reach TAP: (new Reach) Inflow=3.90 cfs 1.546 af
Outflow=3.90 cfs 1.546 af

Pond 1P: (new Pond) Peak Elev=879.56' Storage=29,669 cf Inflow=9.68 cfs 1.129 af
Outflow=3.45 cfs 1.117 af

Pond 2P: (new Pond) Peak Elev=884.33' Storage=55,833 cf Inflow=6.13 cfs 0.433 af
Outflow=0.30 cfs 0.410 af

Pond 3P: (new Pond) Peak Elev=899.27' Storage=1,651 cf Inflow=1.97 cfs 0.118 af
Discarded=0.04 cfs 0.007 af Primary=0.35 cfs 0.111 af Outflow=0.39 cfs 0.118 af

Pond 4P: (new Pond) Peak Elev=912.69' Storage=11,370 cf Inflow=8.10 cfs 0.476 af
Discarded=0.34 cfs 0.245 af Primary=0.17 cfs 0.230 af Outflow=0.51 cfs 0.476 af

Total Runoff Area = 30.837 ac Runoff Volume = 1.832 af Average Runoff Depth = 0.71"
71.45% Pervious = 22.033 ac 28.55% Impervious = 8.804 ac

Summary for Subcatchment 1/OS: (Off-Site)

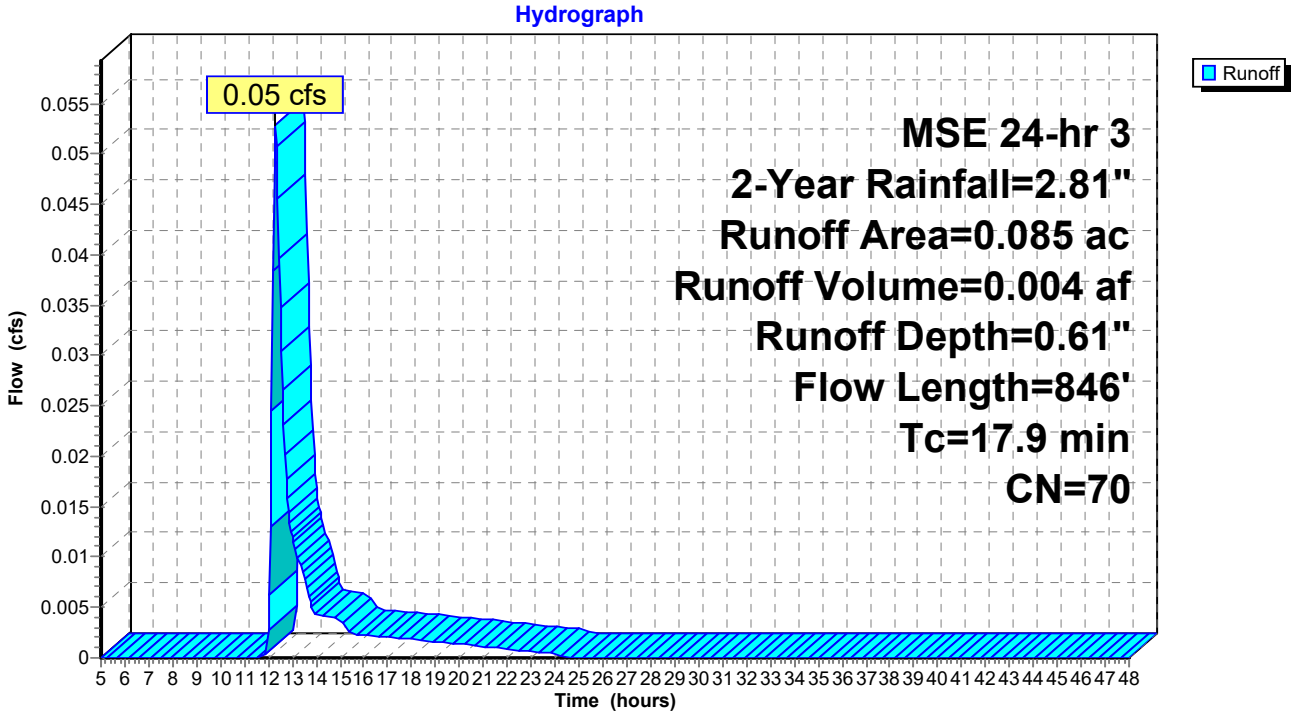
Runoff = 0.05 cfs @ 12.31 hrs, Volume= 0.004 af, Depth= 0.61"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	0.085	70	offsite
	0.085		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
6.2	560	0.0100	1.50		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.9	846	Total			

Subcatchment 1/OS: (Off-Site)



Summary for Subcatchment 1S: (new Subcat)

[47] Hint: Peak is 136% of capacity of segment #3

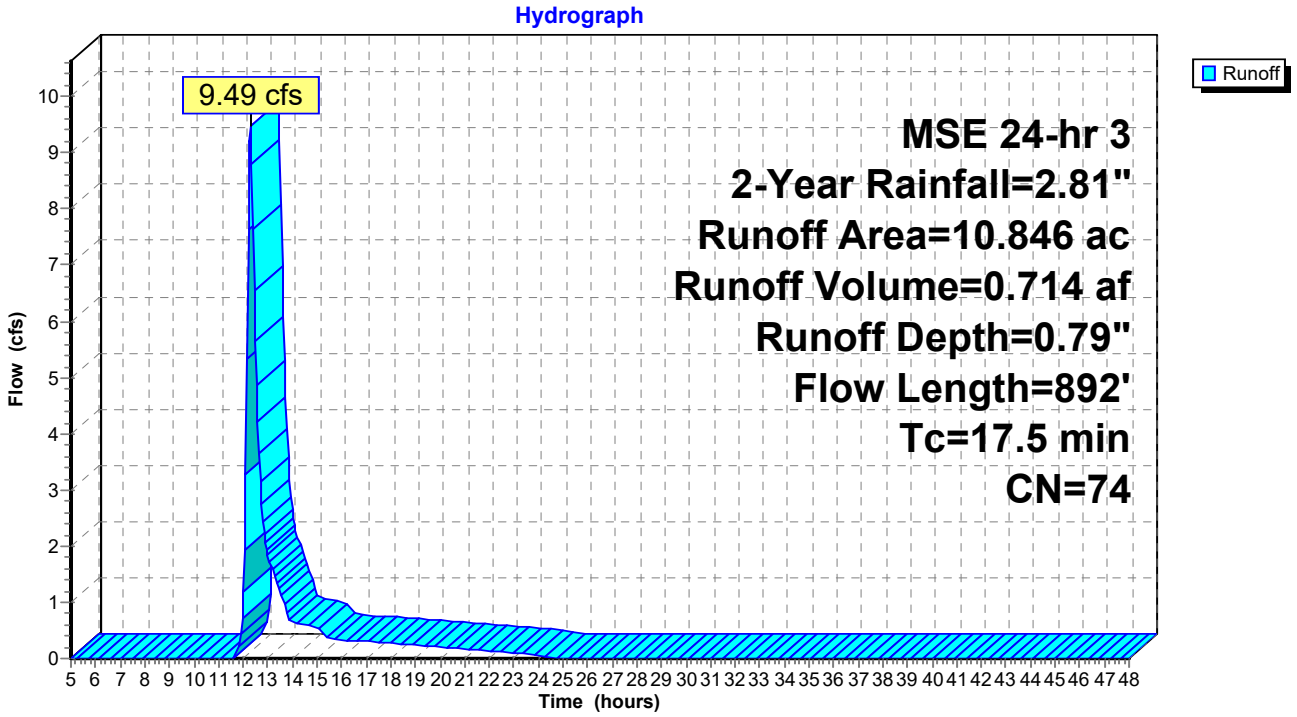
Runoff = 9.49 cfs @ 12.29 hrs, Volume= 0.714 af, Depth= 0.79"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
	9.961	72	1/3 acre lots, 30% imp, HSG B
*	0.790	98	Roadway
*	0.095	100	pond
	10.846	74	Weighted Average
	6.973		64.29% Pervious Area
	3.873		35.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
5.7	561	0.0120	1.64		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	45	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.5	892	Total			

Subcatchment 1S: (new Subcat)



Summary for Subcatchment 2/OS: (Offf-Site)

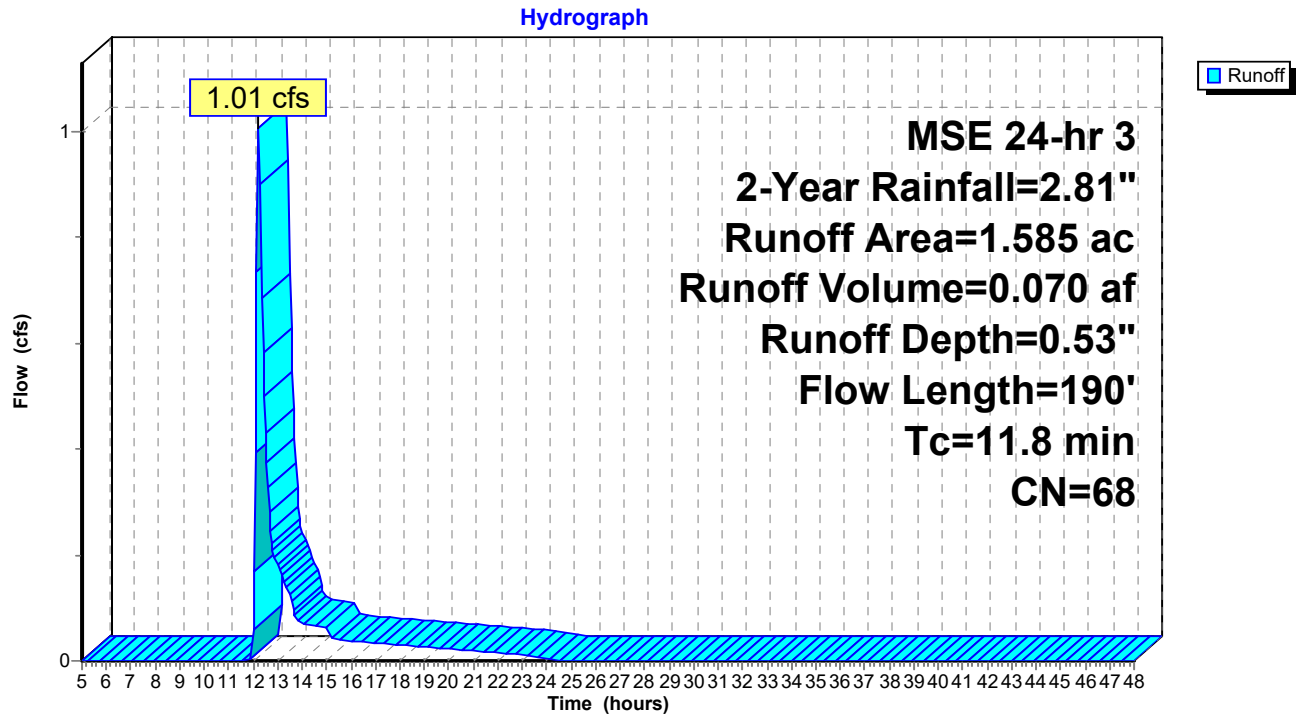
Runoff = 1.01 cfs @ 12.22 hrs, Volume= 0.070 af, Depth= 0.53"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	1.585	68	offsite
	1.585		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
0.9	90	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
11.8	190	Total			

Subcatchment 2/OS: (Offf-Site)



Summary for Subcatchment 2S: (new Subcat)

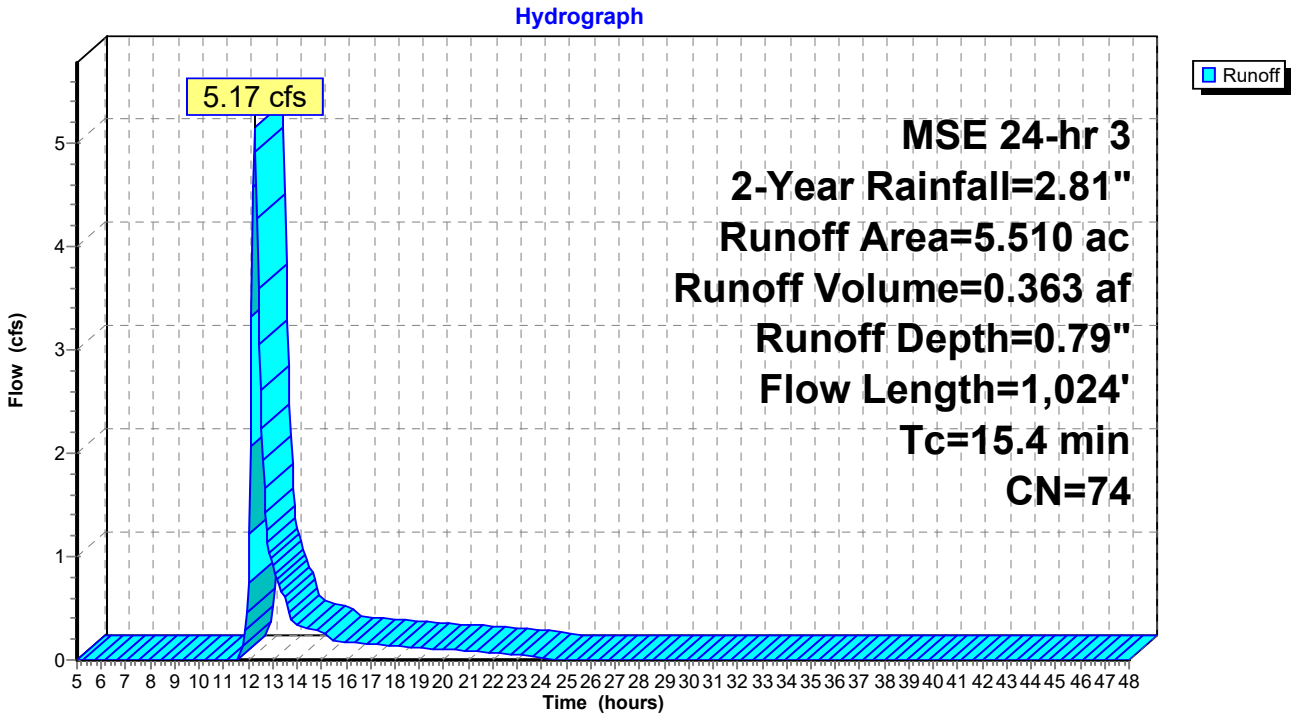
Runoff = 5.17 cfs @ 12.26 hrs, Volume= 0.363 af, Depth= 0.79"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
	5.016	72	1/3 acre lots, 30% imp, HSG B
*	0.291	98	Roadway
*	0.203	100	pond
	5.510	74	Weighted Average
	3.511		63.72% Pervious Area
	1.999		36.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0700	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
5.9	924	0.0300	2.60		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
15.4	1,024	Total			

Subcatchment 2S: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

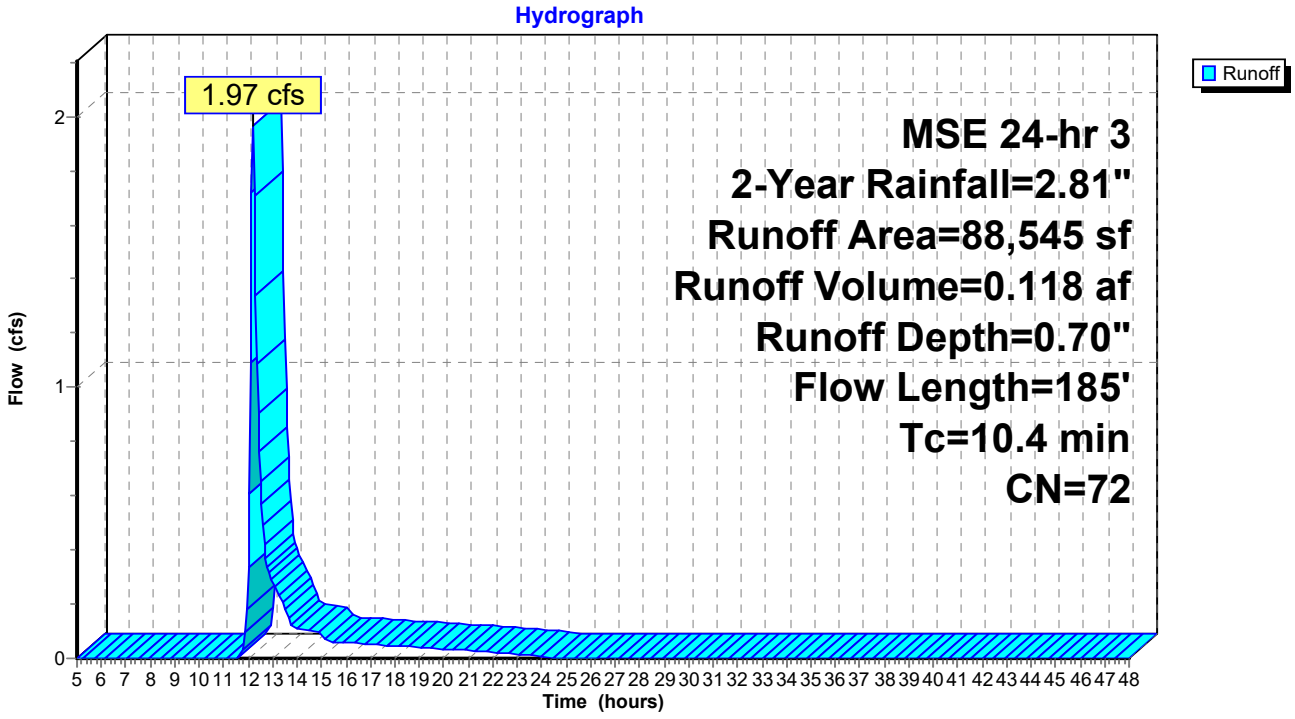
Runoff = 1.97 cfs @ 12.20 hrs, Volume= 0.118 af, Depth= 0.70"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

Area (sf)	CN	Description
88,545	72	1/3 acre lots, 30% imp, HSG B
61,982		70.00% Pervious Area
26,564		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0650	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
0.6	85	0.1000	2.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.4	185	Total			

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (Off-Site)

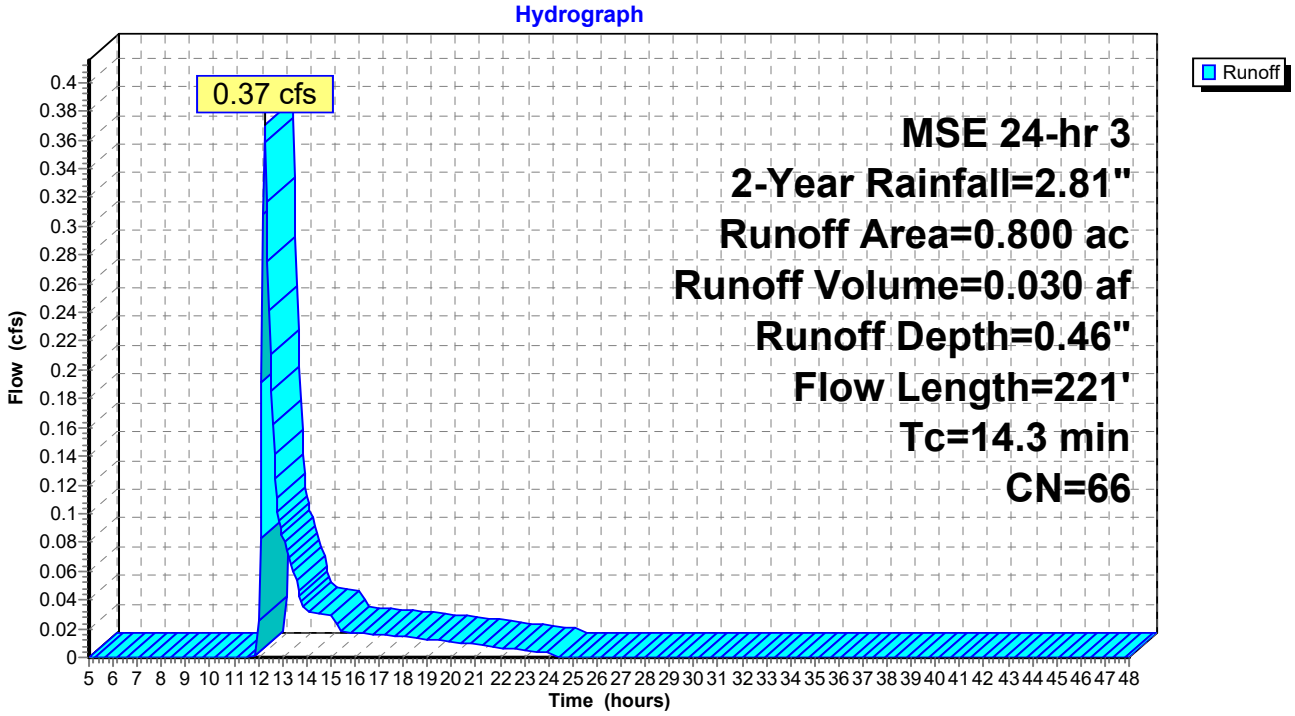
Runoff = 0.37 cfs @ 12.27 hrs, Volume= 0.030 af, Depth= 0.46"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	0.800	66	offsite
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.4	100	0.0300	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
0.8	71	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
14.3	221	Total			

Subcatchment 4/OS: (Off-Site)



Summary for Subcatchment 4S: (new Subcat)

[47] Hint: Peak is 112% of capacity of segment #3

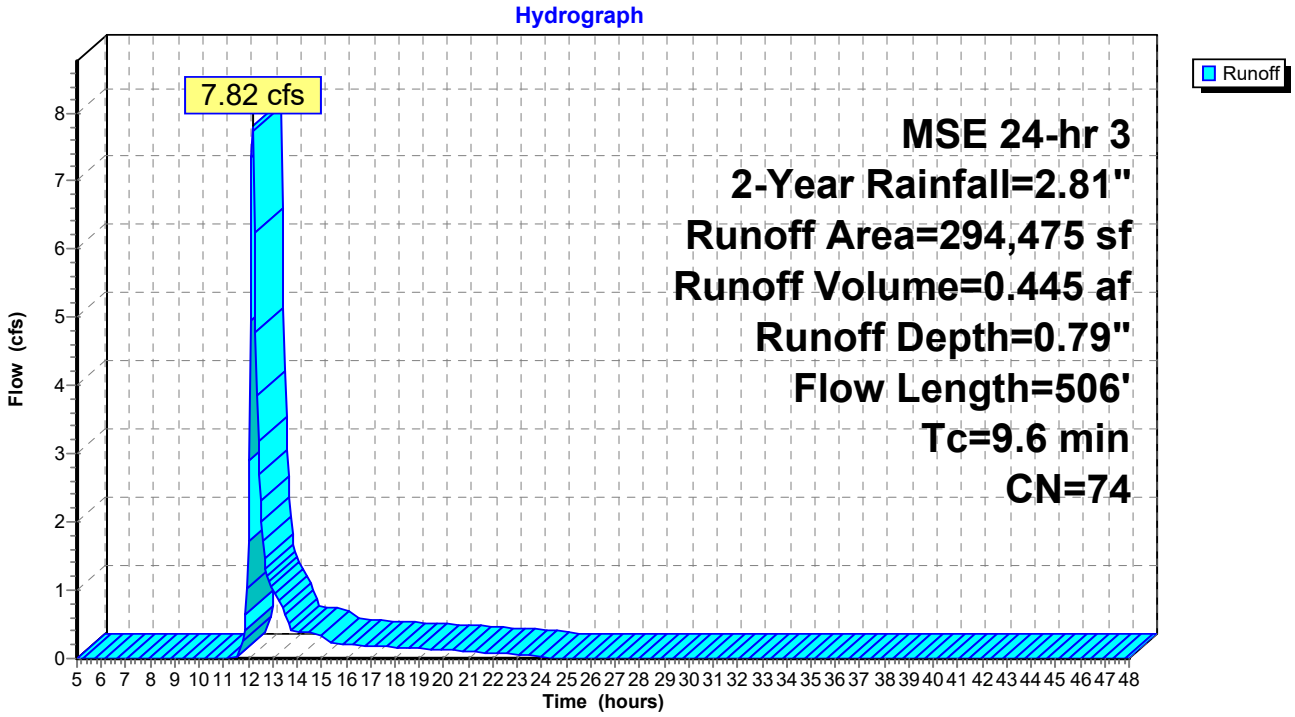
Runoff = 7.82 cfs @ 12.19 hrs, Volume= 0.445 af, Depth= 0.79"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (sf)	CN	Description
	276,158	72	1/3 acre lots, 30% imp, HSG B
*	18,317	98	Roadway
	294,475	74	Weighted Average
	193,311		65.65% Pervious Area
	101,164		34.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	56	0.0400	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
2.0	400	0.0500	3.35		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
9.6	506	Total			

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (On-Site Not Detained)

[49] Hint: Tc<2dt may require smaller dt

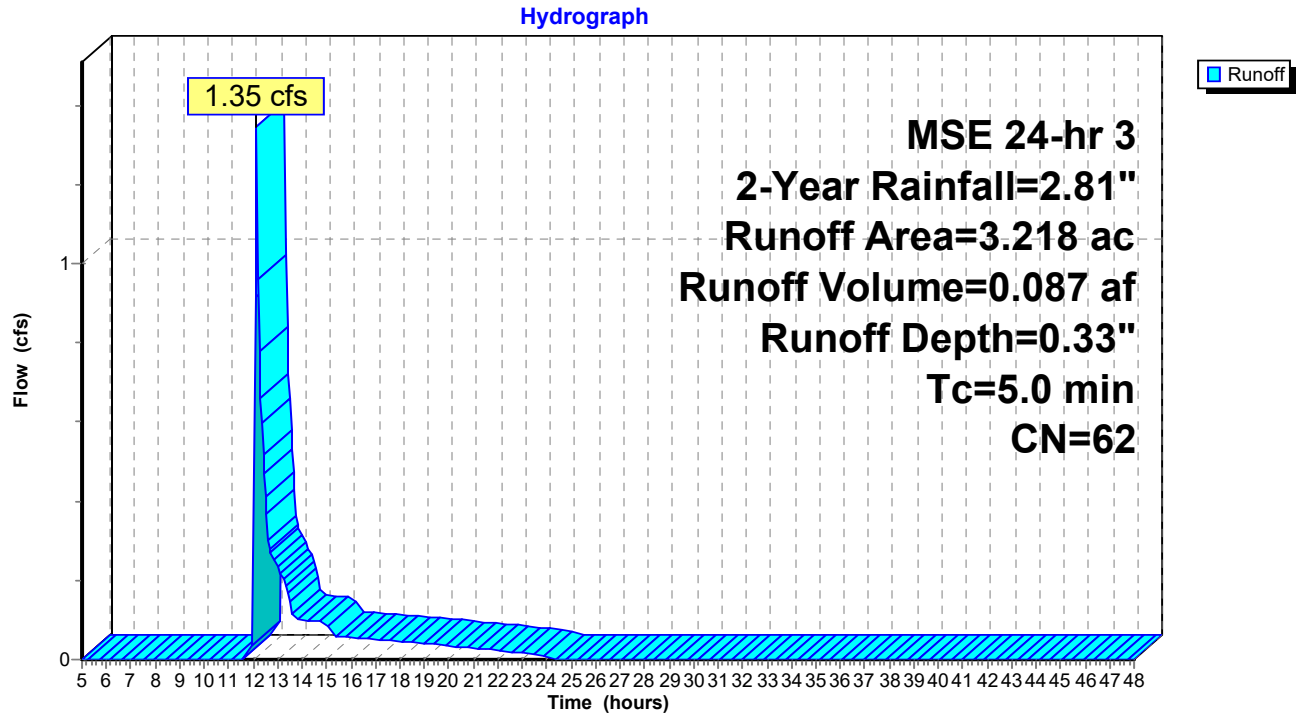
Runoff = 1.35 cfs @ 12.15 hrs, Volume= 0.087 af, Depth= 0.33"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

	Area (ac)	CN	Description
*	3.218	62	
	3.218		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, (Assumed 5 minute minimum to be conservative)**

Subcatchment ND: (On-Site Not Detained)



Summary for Reach 3R: 3r

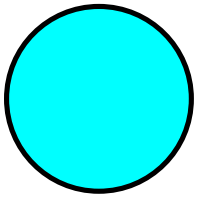
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 517% of Manning's capacity
[76] Warning: Detained 0.066 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 3P Primary device # 1 INLET by 0.68'

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 0.66" for 2-Year event
Inflow = 0.35 cfs @ 12.68 hrs, Volume= 0.111 af
Outflow = 0.07 cfs @ 32.05 hrs, Volume= 0.111 af, Atten= 80%, Lag= 1,162.3 min
Routed to Reach TAP : (new Reach)

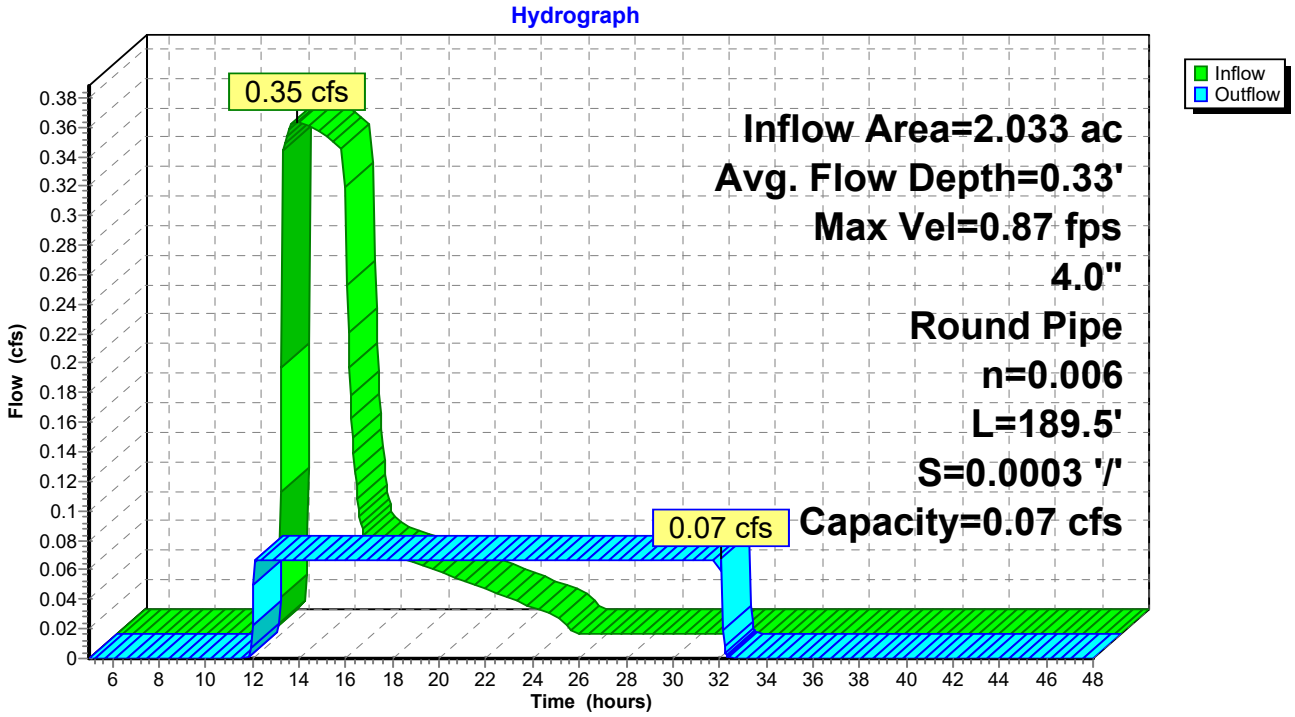
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.87 fps, Min. Travel Time= 3.6 min
Avg. Velocity = 0.71 fps, Avg. Travel Time= 4.4 min

Peak Storage= 17 cf @ 12.05 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.07 cfs

4.0" Round Pipe
n= 0.006
Length= 189.5' Slope= 0.0003 '/'
Inlet Invert= 897.25', Outlet Invert= 897.20'



Reach 3R: 3r


Hydrograph
Inflow
Outflow
0.35 cfs
0.07 cfs
Inflow Area=2.033 ac
Avg. Flow Depth=0.33'
Max Vel=0.87 fps
4.0"
Round Pipe
n=0.006
L=189.5'
S=0.0003 '/'
Capacity=0.07 cfs
Flow (cfs)
Time (hours)
0
0.02
0.04
0.06
0.08
0.1
0.12
0.14
0.16
0.18
0.2
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0.24
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Summary for Reach 4R: (new Reach)

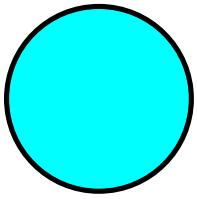
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 156% of Manning's capacity
[76] Warning: Detained 0.070 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 4P Primary device # 1 INLET by 0.53'

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 0.37" for 2-Year event
Inflow = 0.17 cfs @ 13.67 hrs, Volume= 0.230 af
Outflow = 0.11 cfs @ 12.10 hrs, Volume= 0.230 af, Atten= 36%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

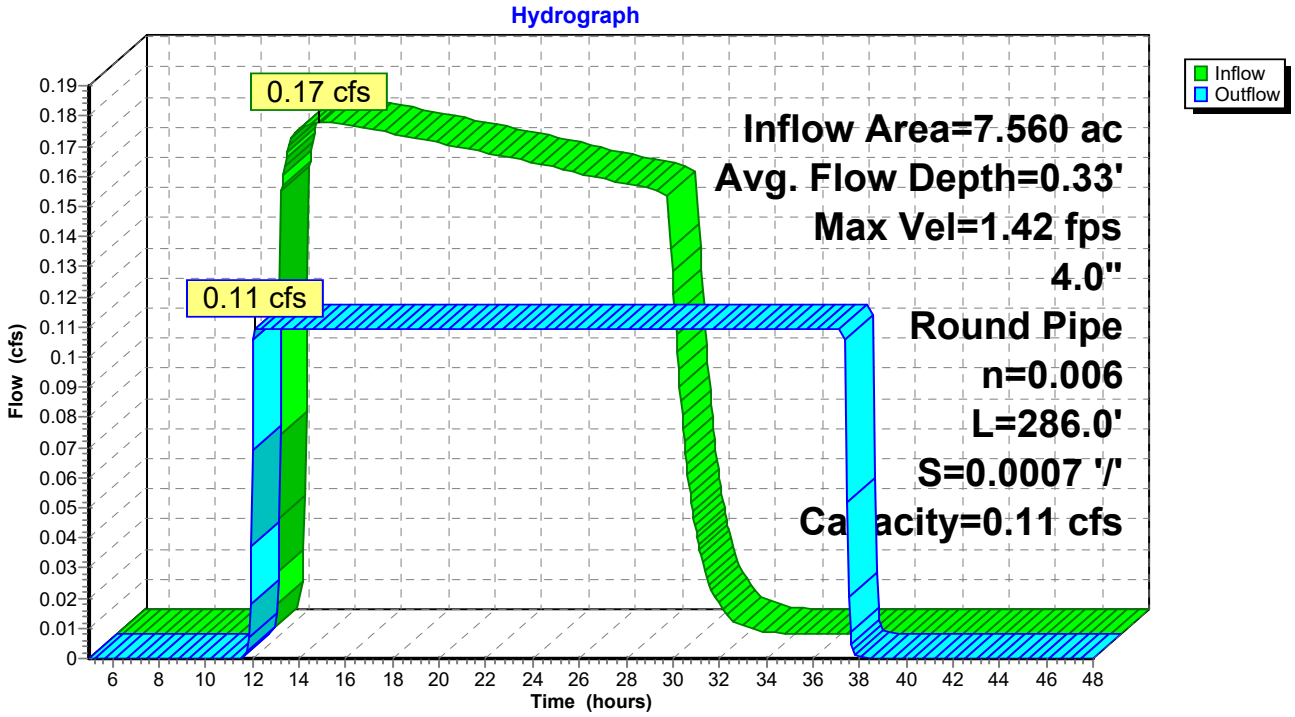
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.42 fps, Min. Travel Time= 3.3 min
Avg. Velocity = 1.18 fps, Avg. Travel Time= 4.0 min

Peak Storage= 25 cf @ 12.05 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.11 cfs

4.0" Round Pipe
n= 0.006
Length= 286.0' Slope= 0.0007 '/'
Inlet Invert= 910.20', Outlet Invert= 910.00'



Reach 4R: (new Reach)



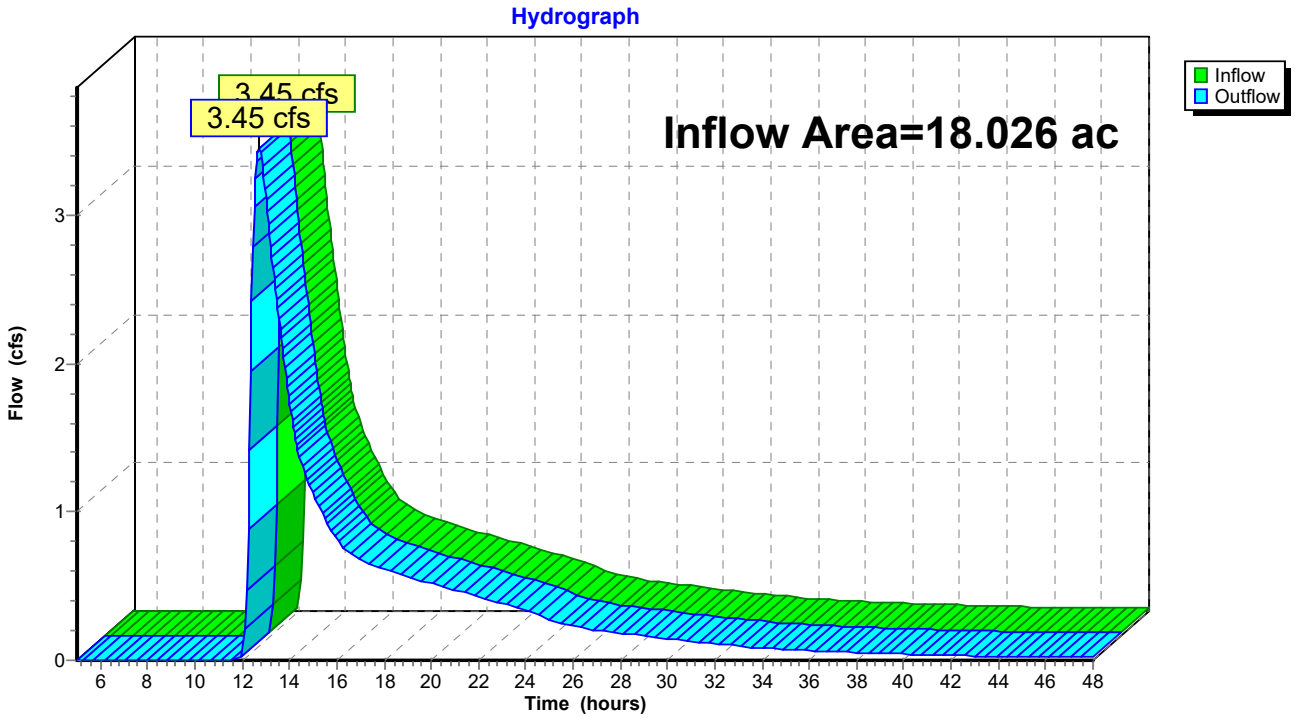
Summary for Reach AP: (Site Release)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 0.74" for 2-Year event
Inflow = 3.45 cfs @ 12.70 hrs, Volume= 1.117 af
Outflow = 3.45 cfs @ 12.70 hrs, Volume= 1.117 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach AP: (Site Release)



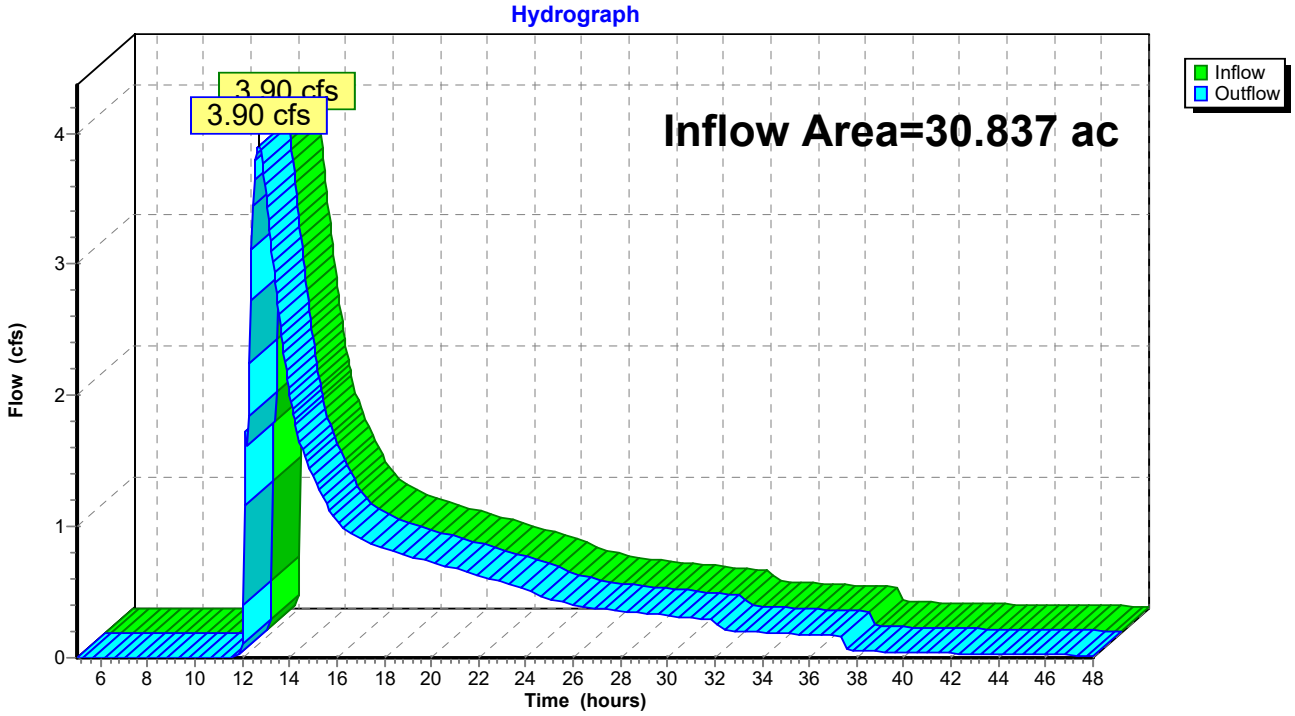
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.837 ac, 28.55% Impervious, Inflow Depth > 0.60" for 2-Year event
Inflow = 3.90 cfs @ 12.69 hrs, Volume= 1.546 af
Outflow = 3.90 cfs @ 12.69 hrs, Volume= 1.546 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



Summary for Pond 1P: (new Pond)

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 0.75" for 2-Year event
Inflow = 9.68 cfs @ 12.29 hrs, Volume= 1.129 af
Outflow = 3.45 cfs @ 12.70 hrs, Volume= 1.117 af, Atten= 64%, Lag= 24.5 min
Primary = 3.45 cfs @ 12.70 hrs, Volume= 1.117 af
Routed to Reach AP : (Site Release)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 878.50' Surf.Area= 9,175 sf Storage= 18,894 cf
Peak Elev= 879.56' @ 12.70 hrs Surf.Area= 11,502 sf Storage= 29,669 cf (10,776 cf above start)

Plug-Flow detention time= 516.7 min calculated for 0.683 af (61% of inflow)
Center-of-Mass det. time= 78.6 min (1,105.9 - 1,027.3)

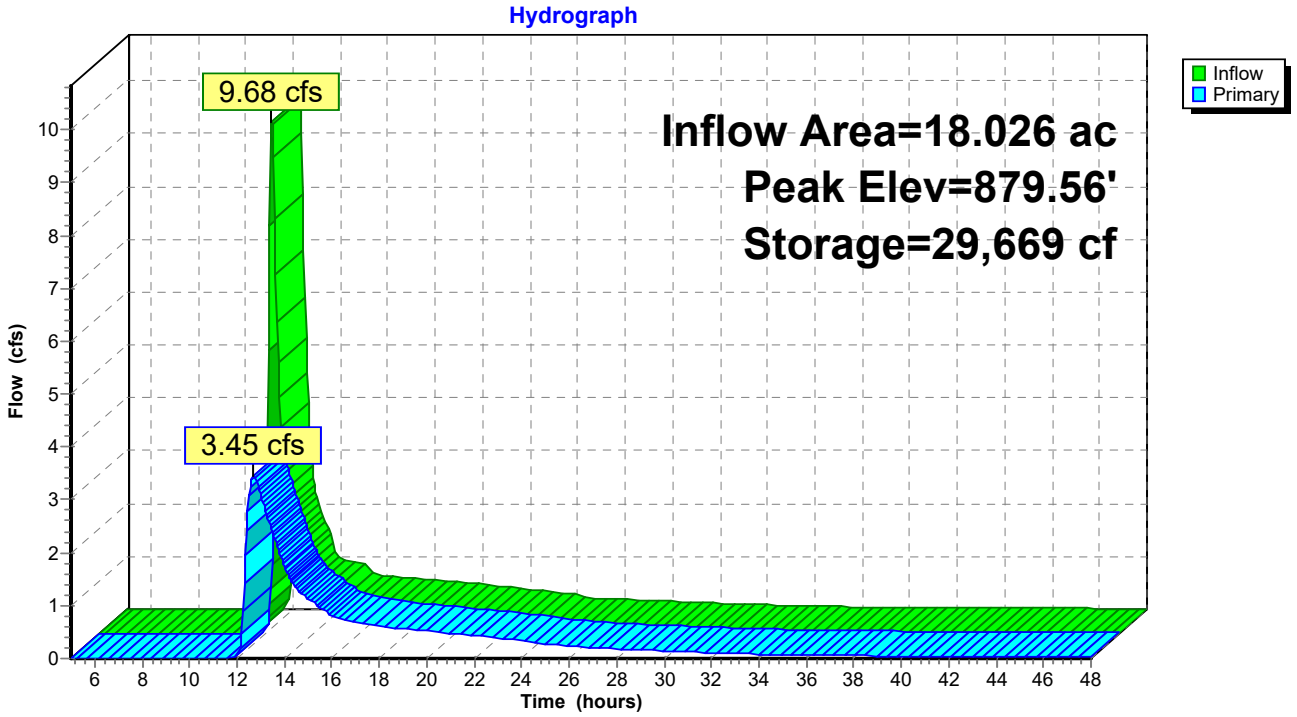
Volume	Invert	Avail.Storage	Storage Description
#1	874.50'	67,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
874.50	2,700	0	0
875.00	2,761	1,365	1,365
876.00	3,431	3,096	4,461
877.00	4,153	3,792	8,253
878.00	8,360	6,257	14,510
879.00	9,990	9,175	23,685
880.00	12,705	11,348	35,032
881.00	16,798	14,752	49,784
882.00	18,470	17,634	67,418

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	**18.0" Round Culvert** L= 50.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.00' S= 0.0100 '/' Cc= 0.900 n= 0.025, Flow Area= 1.77 sf
#3	Primary	879.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 1.5' Crest Height

Primary OutFlow Max=3.45 cfs @ 12.70 hrs HW=879.56' (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 4.54 fps)
- **2=Culvert** (Barrel Controls 3.06 cfs @ 3.23 fps)
- **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: (new Pond)



Summary for Pond 2P: (new Pond)

Inflow Area = 7.095 ac, 28.17% Impervious, Inflow Depth = 0.73" for 2-Year event
Inflow = 6.13 cfs @ 12.26 hrs, Volume= 0.433 af
Outflow = 0.30 cfs @ 15.18 hrs, Volume= 0.410 af, Atten= 95%, Lag= 175.4 min
Primary = 0.30 cfs @ 15.18 hrs, Volume= 0.410 af
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 883.50' Surf.Area= 13,472 sf Storage= 44,176 cf
Peak Elev= 884.33' @ 15.18 hrs Surf.Area= 14,925 sf Storage= 55,833 cf (11,657 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 499.5 min (1,345.5 - 846.0)

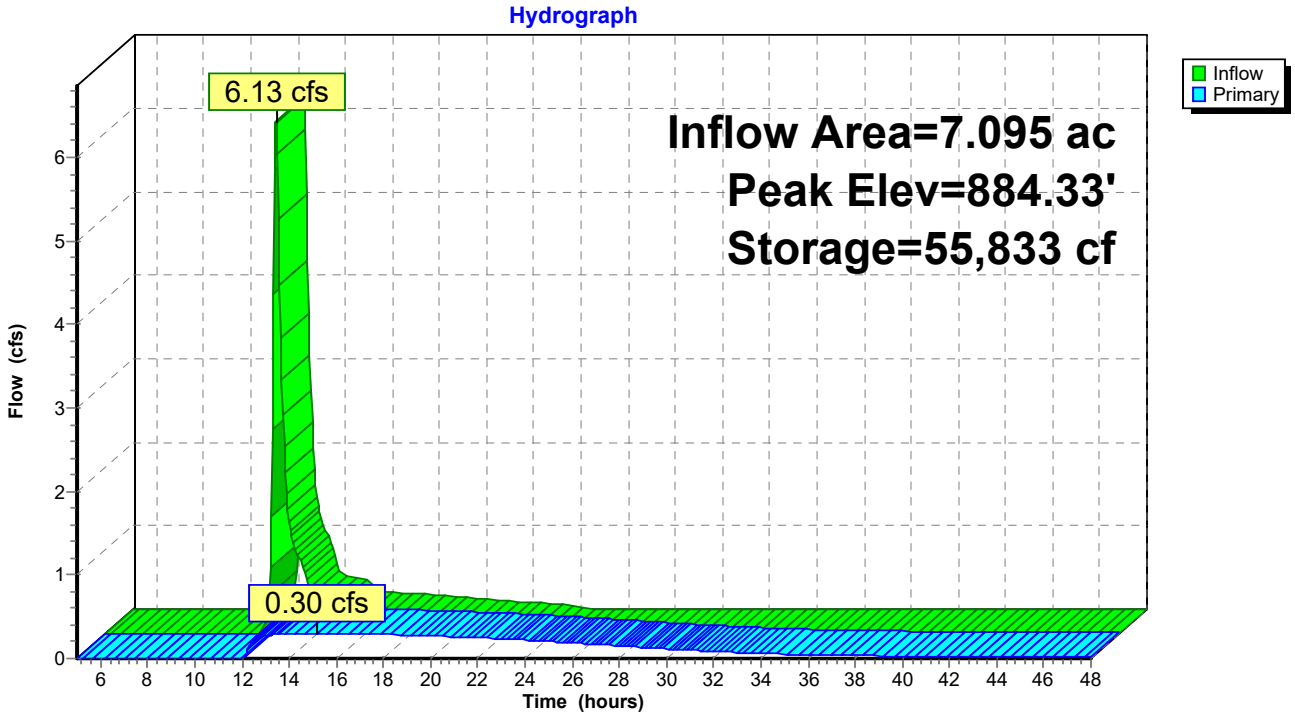
Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	84,372 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	4,924	0	0
879.00	5,516	5,220	5,220
882.00	8,851	21,551	26,771
883.00	12,816	10,834	37,604
884.00	14,127	13,472	51,076
885.00	16,562	15,345	66,420
886.00	19,341	17,952	84,372

Device	Routing	Invert	Outlet Devices
#1	Primary	883.50'	**4.0" Round Culvert** L= 50.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 883.50' / 881.00' S= 0.0500 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.09 sf
#2	Primary	885.50'	**15.0' long x 45.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.30 cfs @ 15.18 hrs HW=884.33' (Free Discharge)
1=Culvert (Inlet Controls 0.30 cfs @ 3.45 fps)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: (new Pond)



Summary for Pond 3P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 0.70" for 2-Year event
Inflow = 1.97 cfs @ 12.20 hrs, Volume= 0.118 af
Outflow = 0.39 cfs @ 12.68 hrs, Volume= 0.118 af, Atten= 80%, Lag= 28.8 min
Discarded = 0.04 cfs @ 12.68 hrs, Volume= 0.007 af
Primary = 0.35 cfs @ 12.68 hrs, Volume= 0.111 af
Routed to Reach 3R : 3r

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 899.27' @ 12.68 hrs Surf.Area= 6,347 sf Storage= 1,651 cf

Plug-Flow detention time= 37.8 min calculated for 0.118 af (100% of inflow)
Center-of-Mass det. time= 37.8 min (882.4 - 844.6)

Volume	Invert	Avail.Storage	Storage Description
#1	899.00'	42,748 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

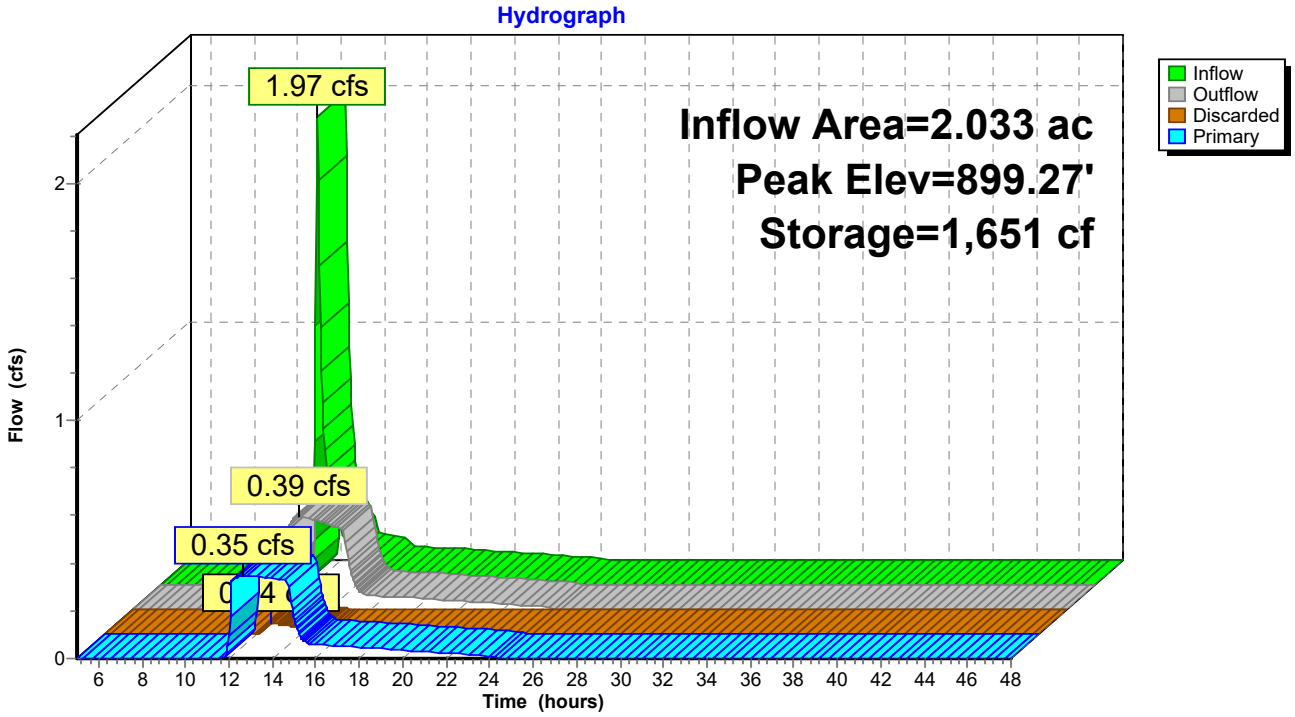
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
899.00	5,699	0	0
900.00	8,064	6,882	6,882
901.00	10,241	9,153	16,034
902.00	12,451	11,346	27,380
903.00	18,284	15,368	42,748

Device	Routing	Invert	Outlet Devices
#1	Primary	896.90'	**12.0" Round Culvert** L= 65.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 896.90' / 896.60' S= 0.0046 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	897.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	900.62'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Discarded	899.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 895.25' Phase-In= 1.00'
#5	Primary	902.00'	**30.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.04 cfs @ 12.68 hrs HW=899.27' (Free Discharge)
└**4=Exfiltration** (Controls 0.04 cfs)

Primary OutFlow Max=0.35 cfs @ 12.68 hrs HW=899.27' (Free Discharge)
├**1=Culvert** (Passes 0.35 cfs of 4.09 cfs potential flow)
│└**2=Orifice/Grate** (Orifice Controls 0.35 cfs @ 7.06 fps)
├**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 4P: (new Pond)

[44] Hint: Outlet device #4 is below defined storage

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 0.75" for 2-Year event
Inflow = 8.10 cfs @ 12.19 hrs, Volume= 0.476 af
Outflow = 0.51 cfs @ 13.67 hrs, Volume= 0.476 af, Atten= 94%, Lag= 89.1 min
Discarded = 0.34 cfs @ 13.67 hrs, Volume= 0.245 af
Primary = 0.17 cfs @ 13.67 hrs, Volume= 0.230 af
Routed to Reach 4R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 912.69' @ 13.67 hrs Surf.Area= 18,002 sf Storage= 11,370 cf

Plug-Flow detention time= 304.0 min calculated for 0.476 af (100% of inflow)
Center-of-Mass det. time= 303.5 min (1,143.6 - 840.1)

Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	65,460 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

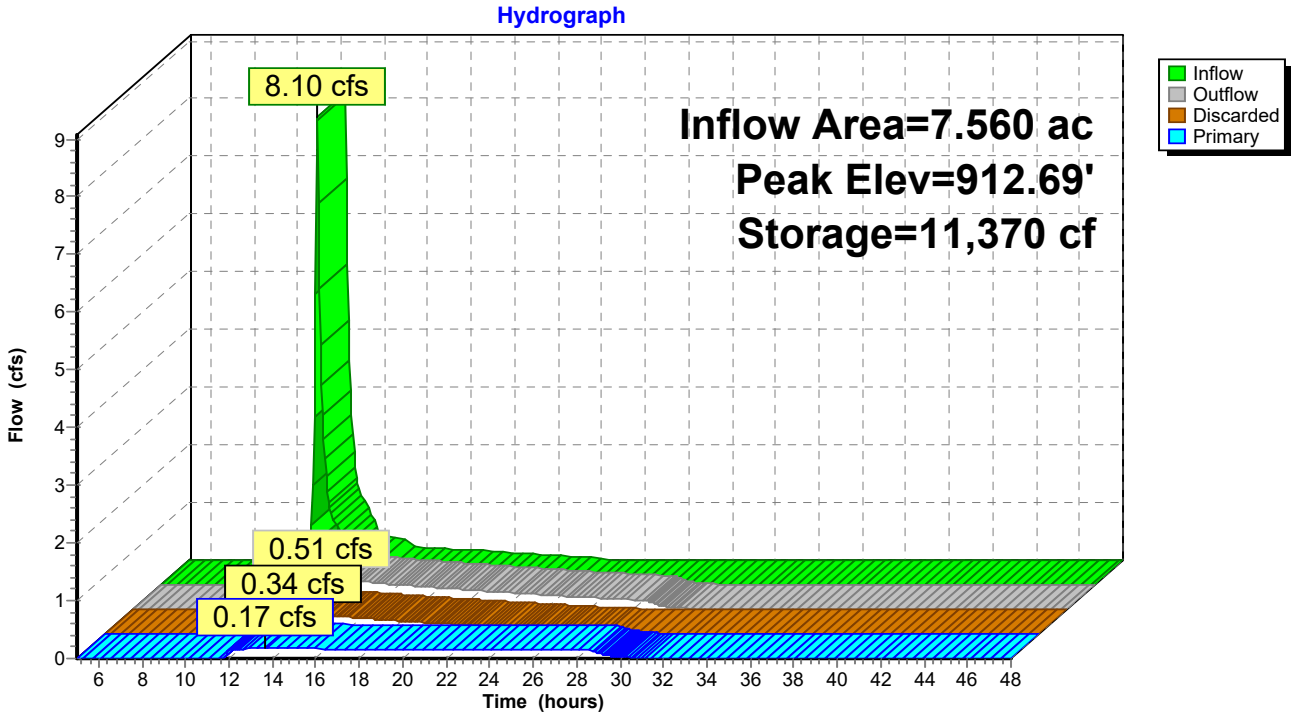
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	14,810	0	0
913.00	19,415	17,113	17,113
914.00	24,038	21,727	38,839
915.00	29,203	26,621	65,460

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	**8.0" Round Culvert** L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 910.00' / 909.80' S= 0.0050 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Primary	913.50'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Discarded	912.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 908.70' Phase-In= 1.00'
#4	Device 1	910.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	914.50'	**35.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.34 cfs @ 13.67 hrs HW=912.69' (Free Discharge)
└**3=Exfiltration** (Controls 0.34 cfs)

Primary OutFlow Max=0.17 cfs @ 13.67 hrs HW=912.69' (Free Discharge)
├**1=Culvert** (Passes 0.17 cfs of 2.04 cfs potential flow)
│└**4=Orifice/Grate** (Orifice Controls 0.17 cfs @ 7.78 fps)
├**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: (new Pond)



Time span=5.00-48.00 hrs, dt=0.05 hrs, 861 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (Off-Site) Runoff Area=0.085 ac 0.00% Impervious Runoff Depth=1.34"
Flow Length=846' Tc=17.9 min CN=70 Runoff=0.13 cfs 0.009 af

Subcatchment 1S: (new Subcat) Runoff Area=10.846 ac 35.71% Impervious Runoff Depth=1.60"
Flow Length=892' Tc=17.5 min CN=74 Runoff=20.49 cfs 1.449 af

Subcatchment 2/OS: (Offf-Site) Runoff Area=1.585 ac 0.00% Impervious Runoff Depth=1.21"
Flow Length=190' Tc=11.8 min CN=68 Runoff=2.63 cfs 0.160 af

Subcatchment 2S: (new Subcat) Runoff Area=5.510 ac 36.28% Impervious Runoff Depth=1.60"
Flow Length=1,024' Tc=15.4 min CN=74 Runoff=11.06 cfs 0.736 af

Subcatchment 3S: (new Subcat) Runoff Area=88,545 sf 30.00% Impervious Runoff Depth=1.47"
Flow Length=185' Tc=10.4 min CN=72 Runoff=4.41 cfs 0.249 af

Subcatchment 4/OS: (Off-Site) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth=1.09"
Flow Length=221' Tc=14.3 min CN=66 Runoff=1.07 cfs 0.073 af

Subcatchment 4S: (new Subcat) Runoff Area=294,475 sf 34.35% Impervious Runoff Depth=1.60"
Flow Length=506' Tc=9.6 min CN=74 Runoff=16.56 cfs 0.903 af

Subcatchment ND: (On-Site Not Detained) Runoff Area=3.218 ac 0.00% Impervious Runoff Depth=0.87"
Tc=5.0 min CN=62 Runoff=4.77 cfs 0.233 af

Reach 3R: 3r Avg. Flow Depth=0.33' Max Vel=0.87 fps Inflow=0.38 cfs 0.209 af
4.0" Round Pipe n=0.006 L=189.5' S=0.0003 '/' Capacity=0.07 cfs Outflow=0.07 cfs 0.202 af

Reach 4R: (new Reach) Avg. Flow Depth=0.33' Max Vel=1.42 fps Inflow=0.19 cfs 0.325 af
4.0" Round Pipe n=0.006 L=286.0' S=0.0007 '/' Capacity=0.11 cfs Outflow=0.11 cfs 0.325 af

Reach AP: (Site Release) Inflow=11.51 cfs 2.289 af
Outflow=11.51 cfs 2.289 af

Reach TAP: (new Reach) Inflow=12.70 cfs 3.049 af
Outflow=12.70 cfs 3.049 af

Pond 1P: (new Pond) Peak Elev=880.22' Storage=37,922 cf Inflow=20.80 cfs 2.311 af
Outflow=11.51 cfs 2.289 af

Pond 2P: (new Pond) Peak Elev=885.27' Storage=70,918 cf Inflow=13.52 cfs 0.896 af
Outflow=0.47 cfs 0.852 af

Pond 3P: (new Pond) Peak Elev=899.72' Storage=4,737 cf Inflow=4.41 cfs 0.249 af
Discarded=0.14 cfs 0.039 af Primary=0.38 cfs 0.209 af Outflow=0.53 cfs 0.249 af

Pond 4P: (new Pond) Peak Elev=913.42' Storage=25,719 cf Inflow=17.47 cfs 0.976 af
Discarded=0.67 cfs 0.651 af Primary=0.19 cfs 0.325 af Outflow=0.86 cfs 0.976 af

Total Runoff Area = 30.837 ac Runoff Volume = 3.813 af Average Runoff Depth = 1.48"
71.45% Pervious = 22.033 ac 28.55% Impervious = 8.804 ac

Summary for Subcatchment 1/OS: (Off-Site)

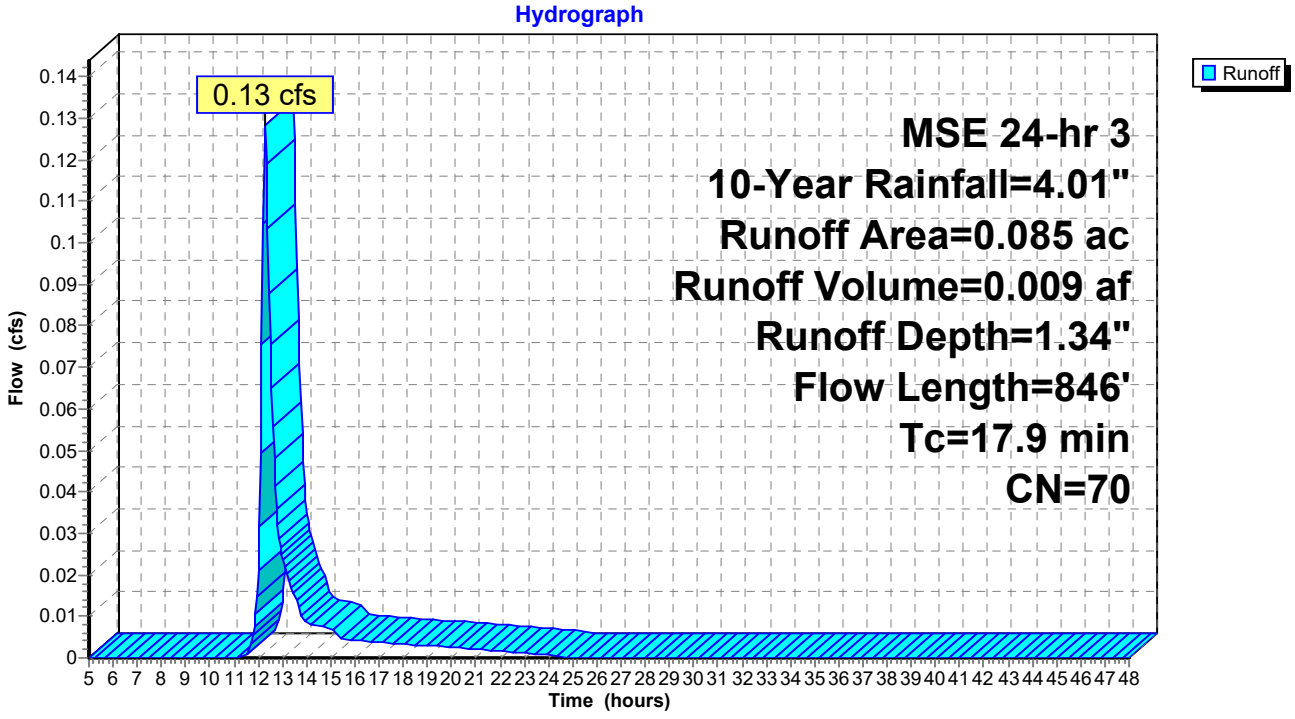
Runoff = 0.13 cfs @ 12.29 hrs, Volume= 0.009 af, Depth= 1.34"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	0.085	70	offsite
	0.085		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
6.2	560	0.0100	1.50		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.9	846	Total			

Subcatchment 1/OS: (Off-Site)



Summary for Subcatchment 1S: (new Subcat)

[47] Hint: Peak is 293% of capacity of segment #3

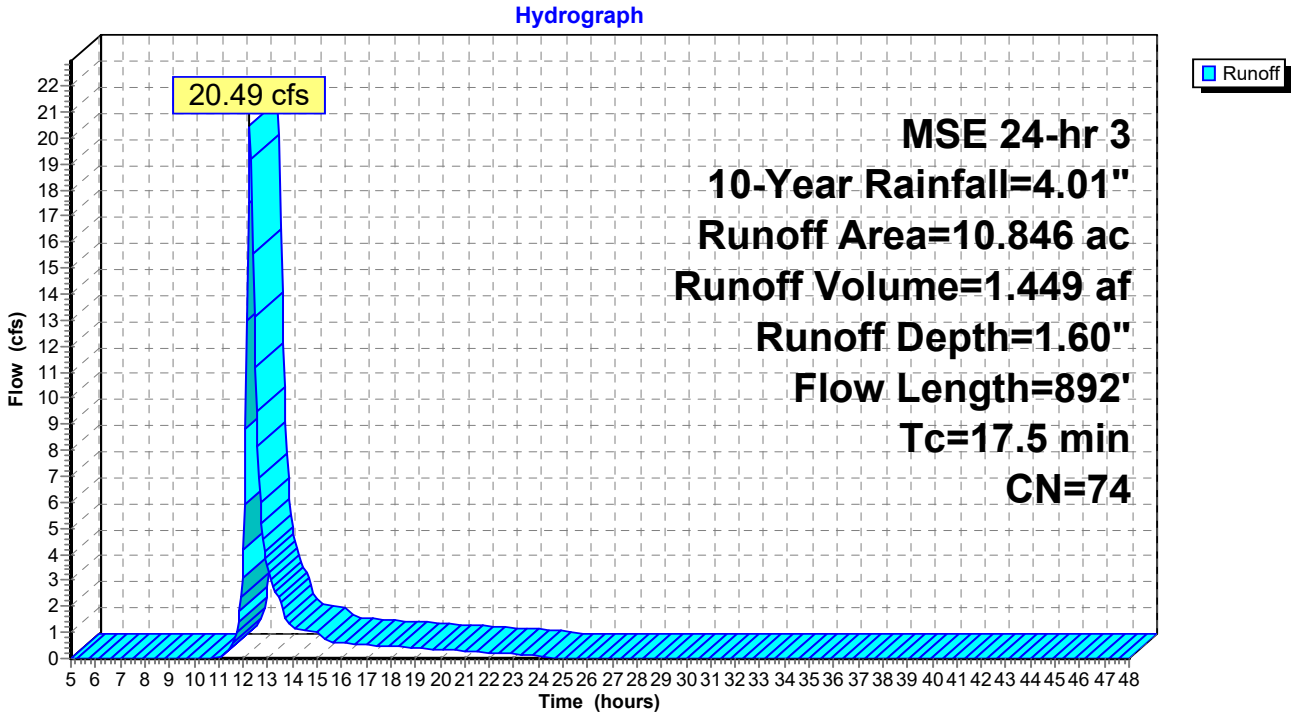
Runoff = 20.49 cfs @ 12.27 hrs, Volume= 1.449 af, Depth= 1.60"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
	9.961	72	1/3 acre lots, 30% imp, HSG B
*	0.790	98	Roadway
*	0.095	100	pond
	10.846	74	Weighted Average
	6.973		64.29% Pervious Area
	3.873		35.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
5.7	561	0.0120	1.64		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	45	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.5	892	Total			

Subcatchment 1S: (new Subcat)



Summary for Subcatchment 2/OS: (Offf-Site)

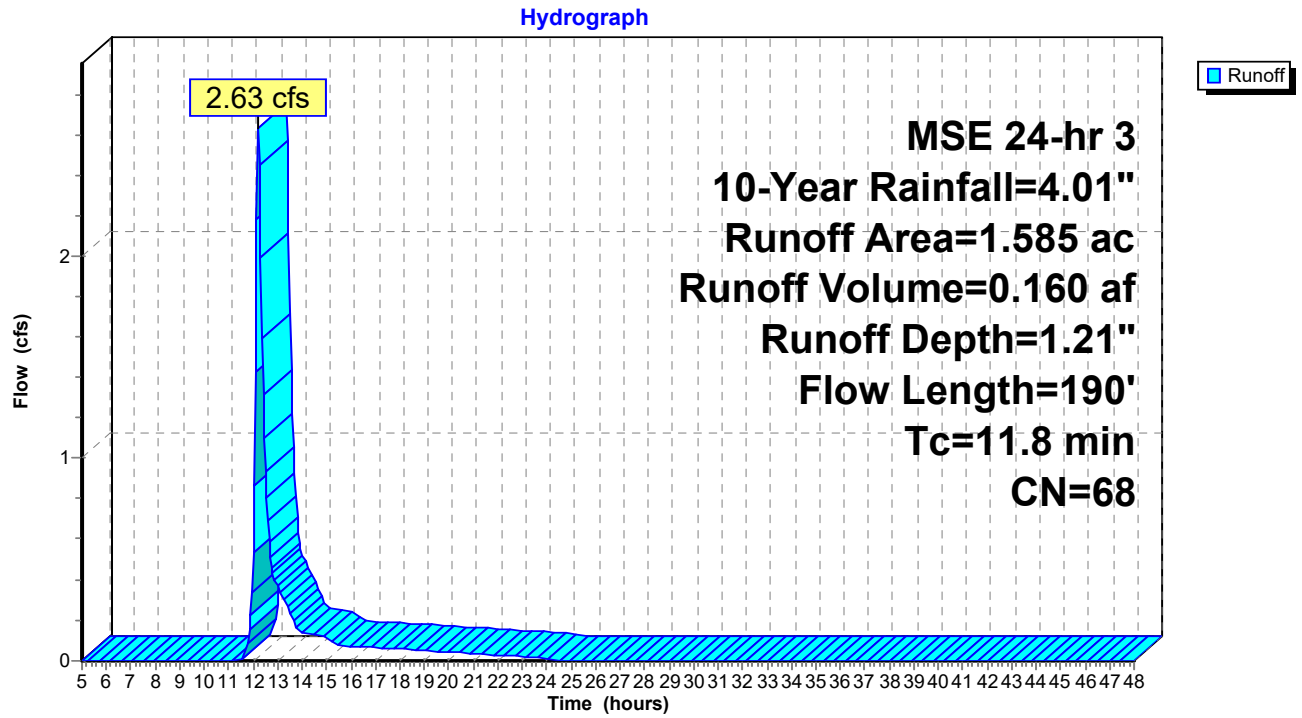
Runoff = 2.63 cfs @ 12.21 hrs, Volume= 0.160 af, Depth= 1.21"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	1.585	68	offsite
	1.585		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
0.9	90	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
11.8	190	Total			

Subcatchment 2/OS: (Offf-Site)



Summary for Subcatchment 2S: (new Subcat)

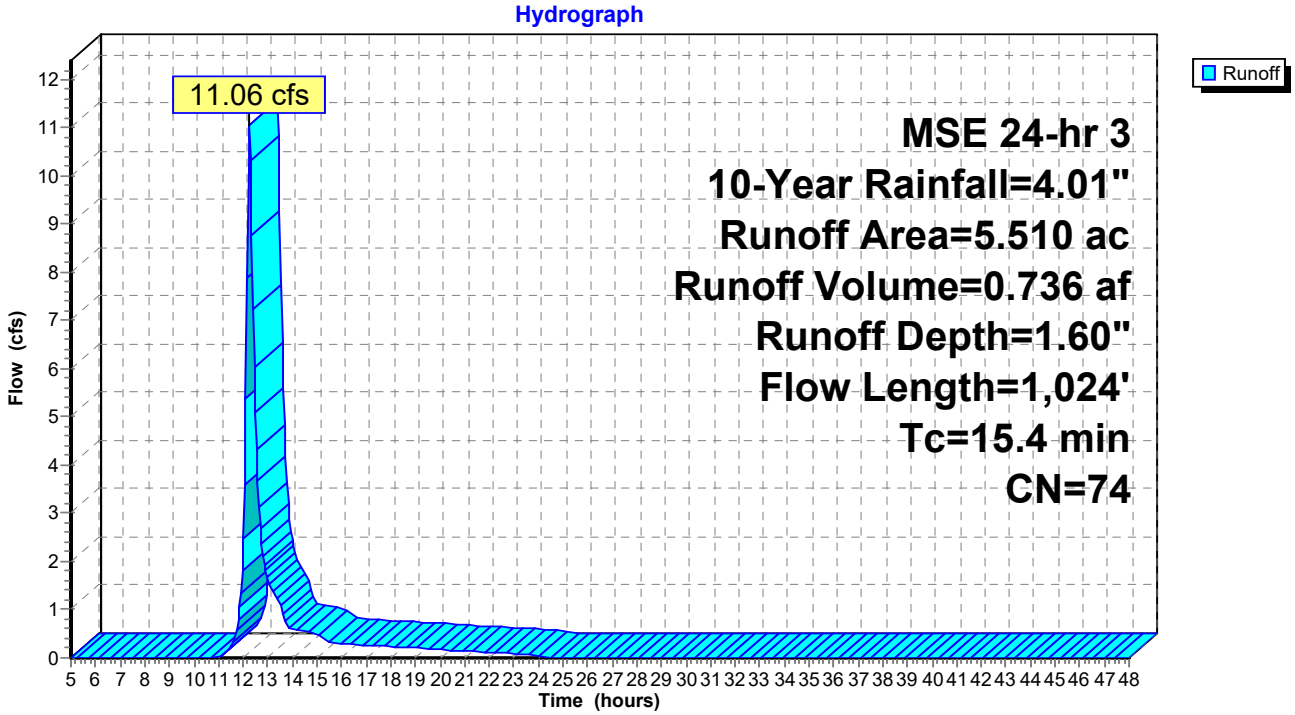
Runoff = 11.06 cfs @ 12.25 hrs, Volume= 0.736 af, Depth= 1.60"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
	5.016	72	1/3 acre lots, 30% imp, HSG B
*	0.291	98	Roadway
*	0.203	100	pond
	5.510	74	Weighted Average
	3.511		63.72% Pervious Area
	1.999		36.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0700	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
5.9	924	0.0300	2.60		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
15.4	1,024	Total			

Subcatchment 2S: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

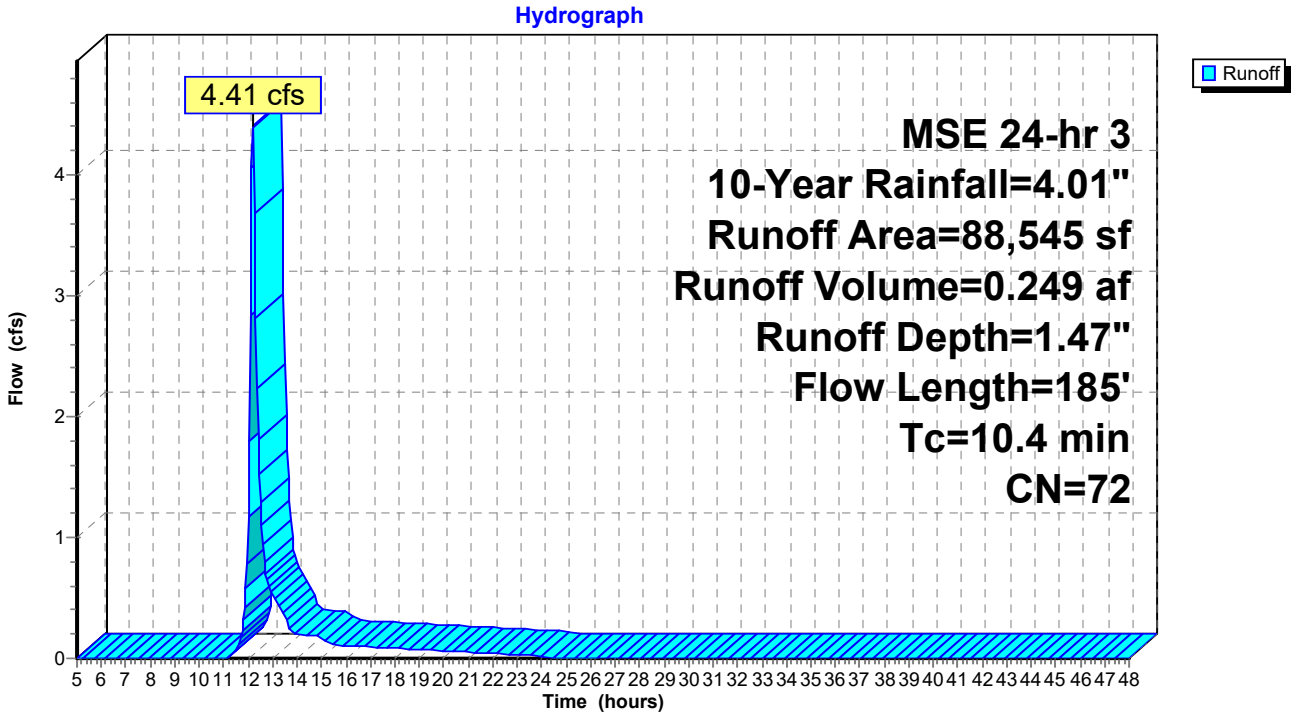
Runoff = 4.41 cfs @ 12.19 hrs, Volume= 0.249 af, Depth= 1.47"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

Area (sf)	CN	Description
88,545	72	1/3 acre lots, 30% imp, HSG B
61,982		70.00% Pervious Area
26,564		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0650	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
0.6	85	0.1000	2.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.4	185	Total			

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (Off-Site)

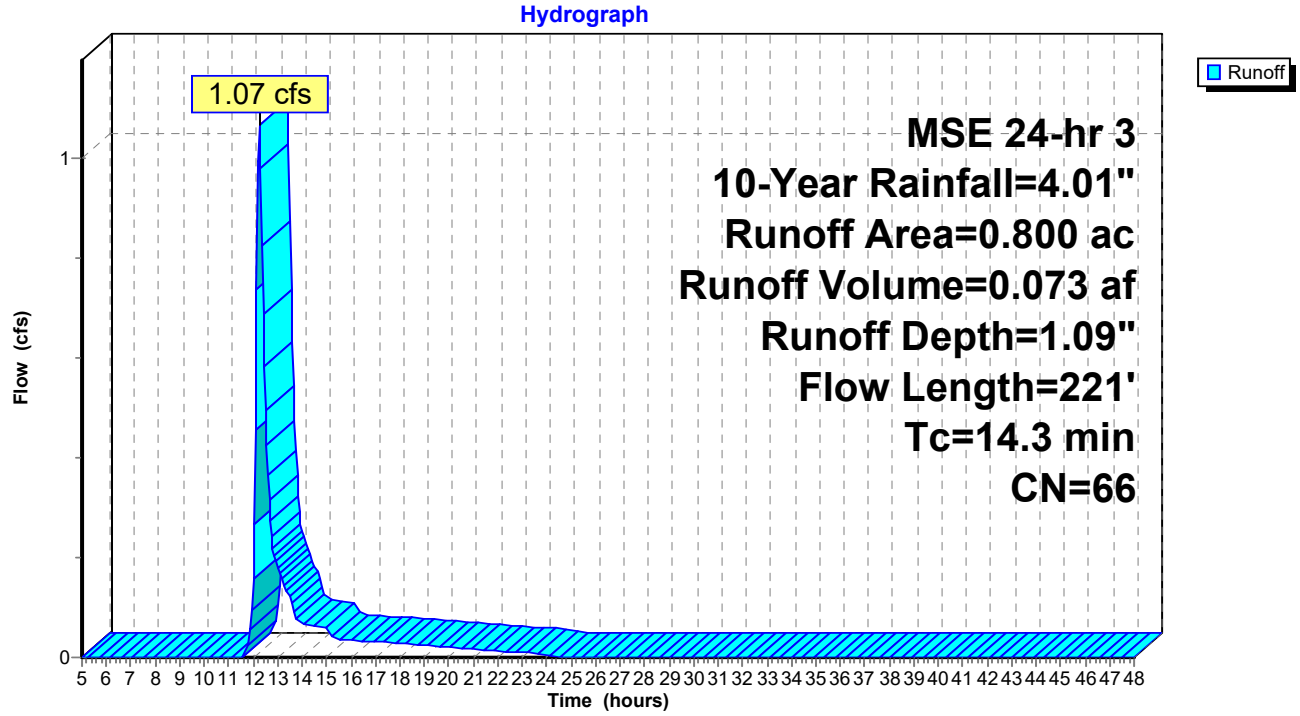
Runoff = 1.07 cfs @ 12.25 hrs, Volume= 0.073 af, Depth= 1.09"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	0.800	66	offsite
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.4	100	0.0300	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
0.8	71	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
14.3	221	Total			

Subcatchment 4/OS: (Off-Site)



Summary for Subcatchment 4S: (new Subcat)

[47] Hint: Peak is 237% of capacity of segment #3

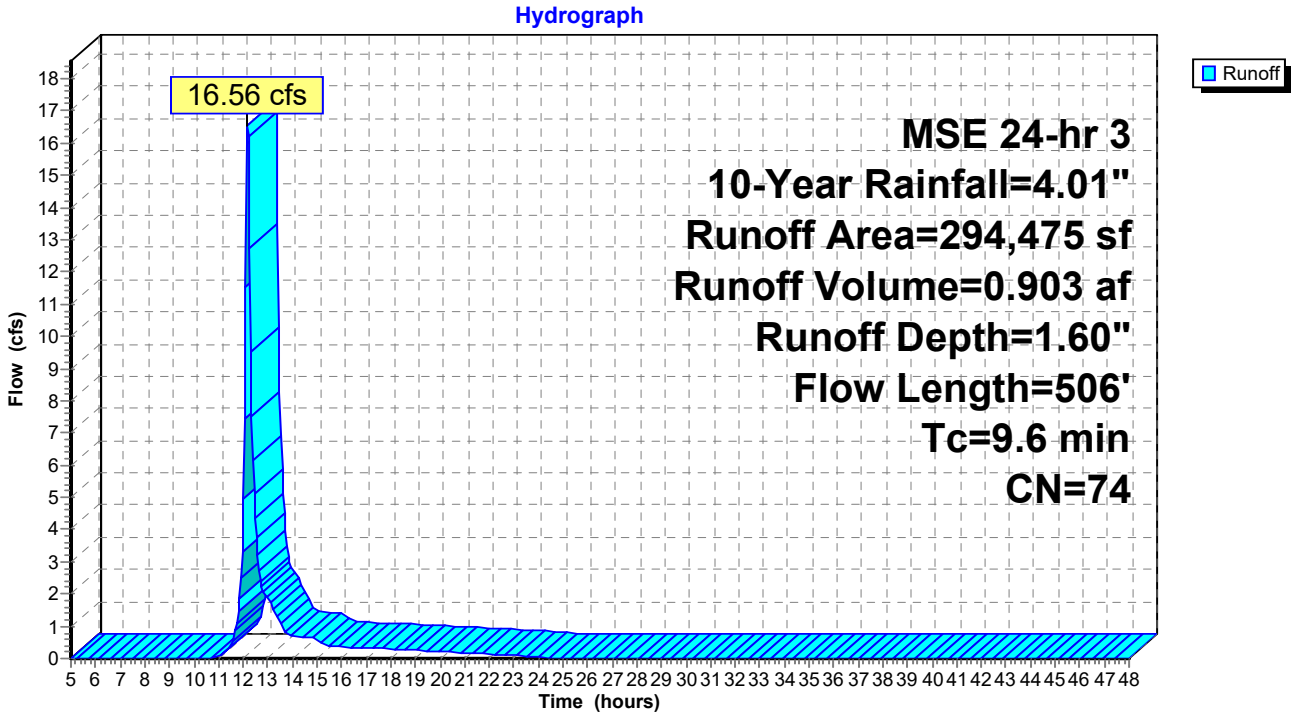
Runoff = 16.56 cfs @ 12.18 hrs, Volume= 0.903 af, Depth= 1.60"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (sf)	CN	Description
	276,158	72	1/3 acre lots, 30% imp, HSG B
*	18,317	98	Roadway
	294,475	74	Weighted Average
	193,311		65.65% Pervious Area
	101,164		34.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	56	0.0400	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
2.0	400	0.0500	3.35		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
9.6	506	Total			

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (On-Site Not Detained)

[49] Hint: Tc<2dt may require smaller dt

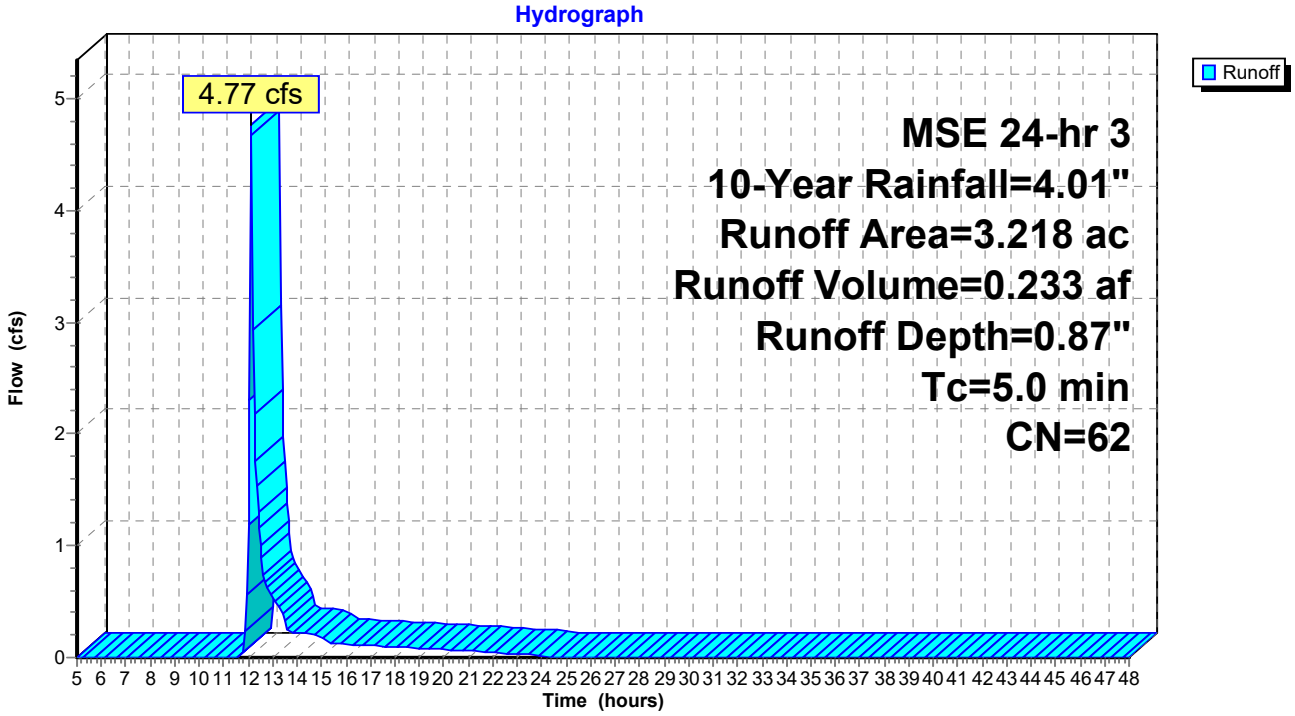
Runoff = 4.77 cfs @ 12.13 hrs, Volume= 0.233 af, Depth= 0.87"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.01"

	Area (ac)	CN	Description
*	3.218	62	
	3.218		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, (Assumed 5 minute minimum to be conservative)**

Subcatchment ND: (On-Site Not Detained)



Summary for Reach 3R: 3r

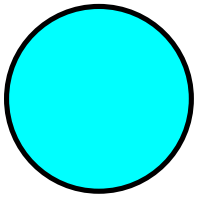
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 569% of Manning's capacity
[76] Warning: Detained 0.148 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 3P Primary device # 1 INLET by 0.68'

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 1.24" for 10-Year event
Inflow = 0.38 cfs @ 13.00 hrs, Volume= 0.209 af
Outflow = 0.07 cfs @ 11.80 hrs, Volume= 0.202 af, Atten= 82%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

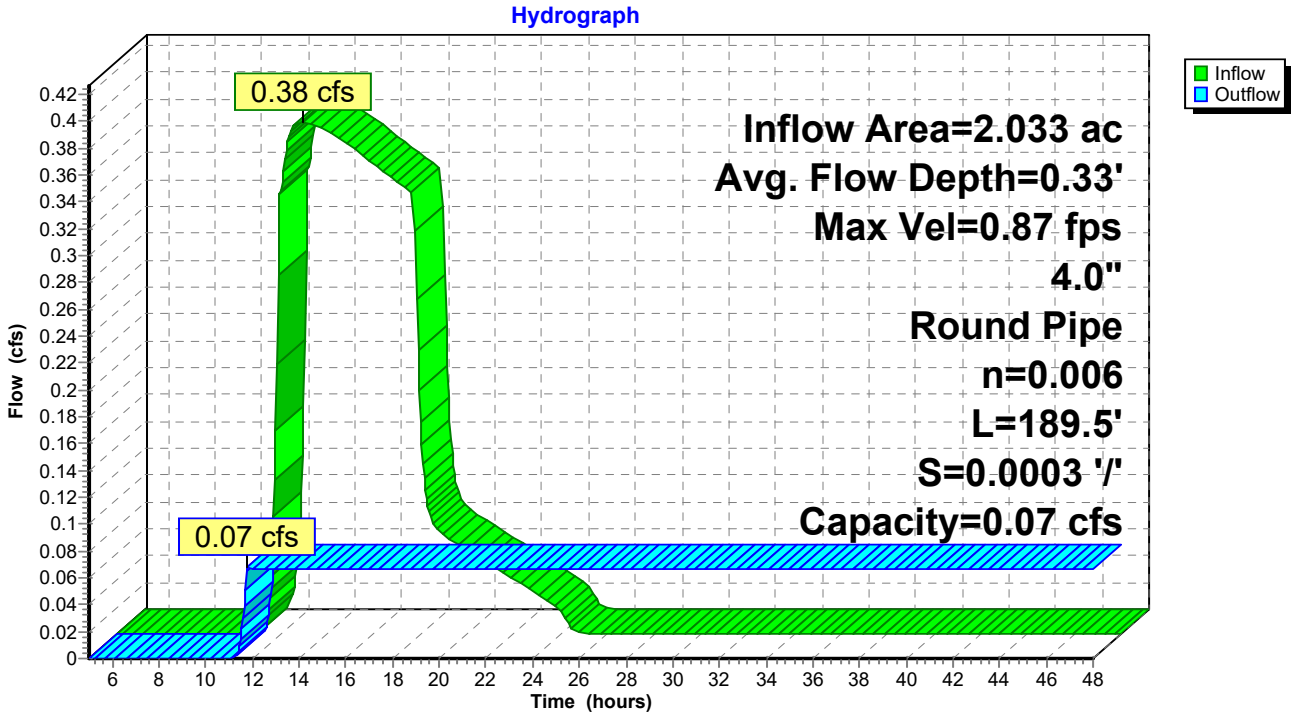
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.87 fps, Min. Travel Time= 3.6 min
Avg. Velocity = 0.76 fps, Avg. Travel Time= 4.1 min

Peak Storage= 17 cf @ 11.75 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.07 cfs

4.0" Round Pipe
n= 0.006
Length= 189.5' Slope= 0.0003 '/'
Inlet Invert= 897.25', Outlet Invert= 897.20'



Reach 3R: 3r


Hydrograph
Inflow
Outflow
0.38 cfs
0.07 cfs
Inflow Area=2.033 ac
Avg. Flow Depth=0.33'
Max Vel=0.87 fps
4.0"
Round Pipe
n=0.006
L=189.5'
S=0.0003 '/'
Capacity=0.07 cfs
Flow (cfs)
Time (hours)

Summary for Reach 4R: (new Reach)

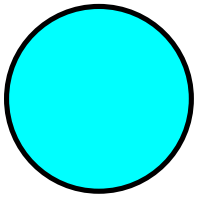
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 176% of Manning's capacity
[76] Warning: Detained 0.112 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 4P Primary device # 1 INLET by 0.53'

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 0.52" for 10-Year event
Inflow = 0.19 cfs @ 13.72 hrs, Volume= 0.325 af
Outflow = 0.11 cfs @ 11.75 hrs, Volume= 0.325 af, Atten= 43%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

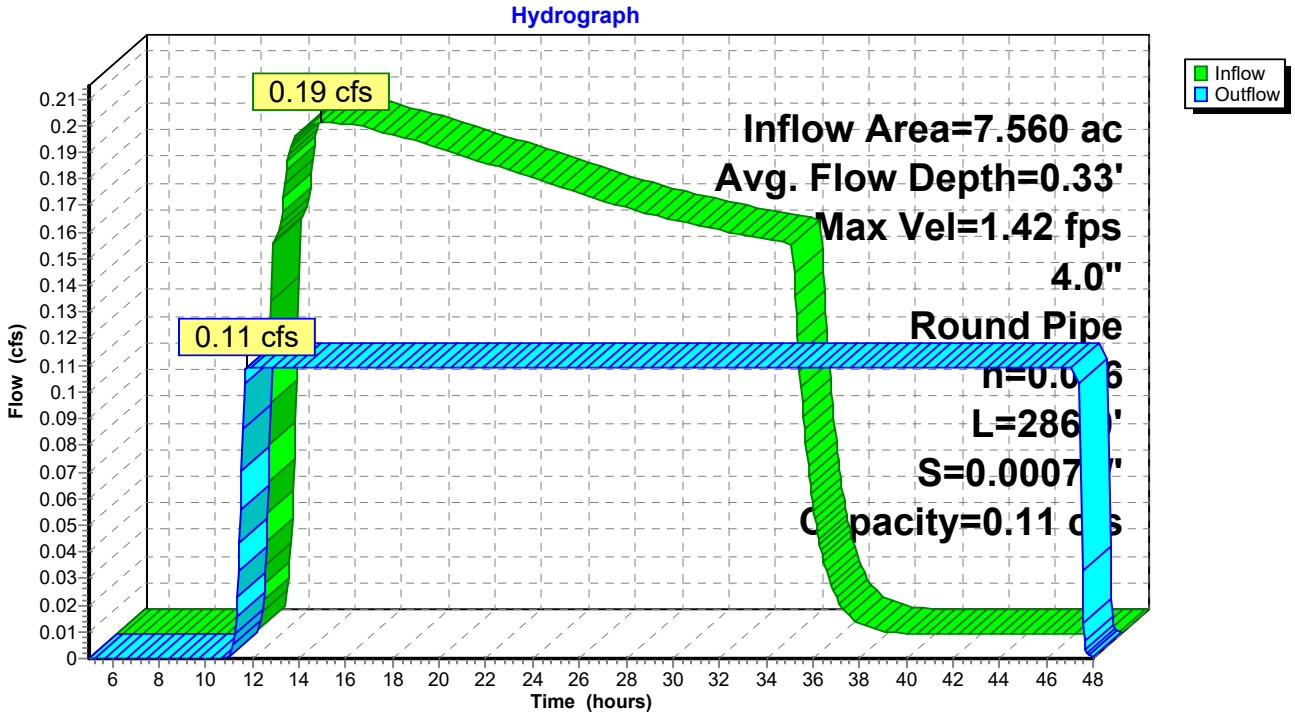
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.42 fps, Min. Travel Time= 3.3 min
Avg. Velocity = 1.23 fps, Avg. Travel Time= 3.9 min

Peak Storage= 25 cf @ 11.65 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.11 cfs

4.0" Round Pipe
n= 0.006
Length= 286.0' Slope= 0.0007 '/'
Inlet Invert= 910.20', Outlet Invert= 910.00'



Reach 4R: (new Reach)



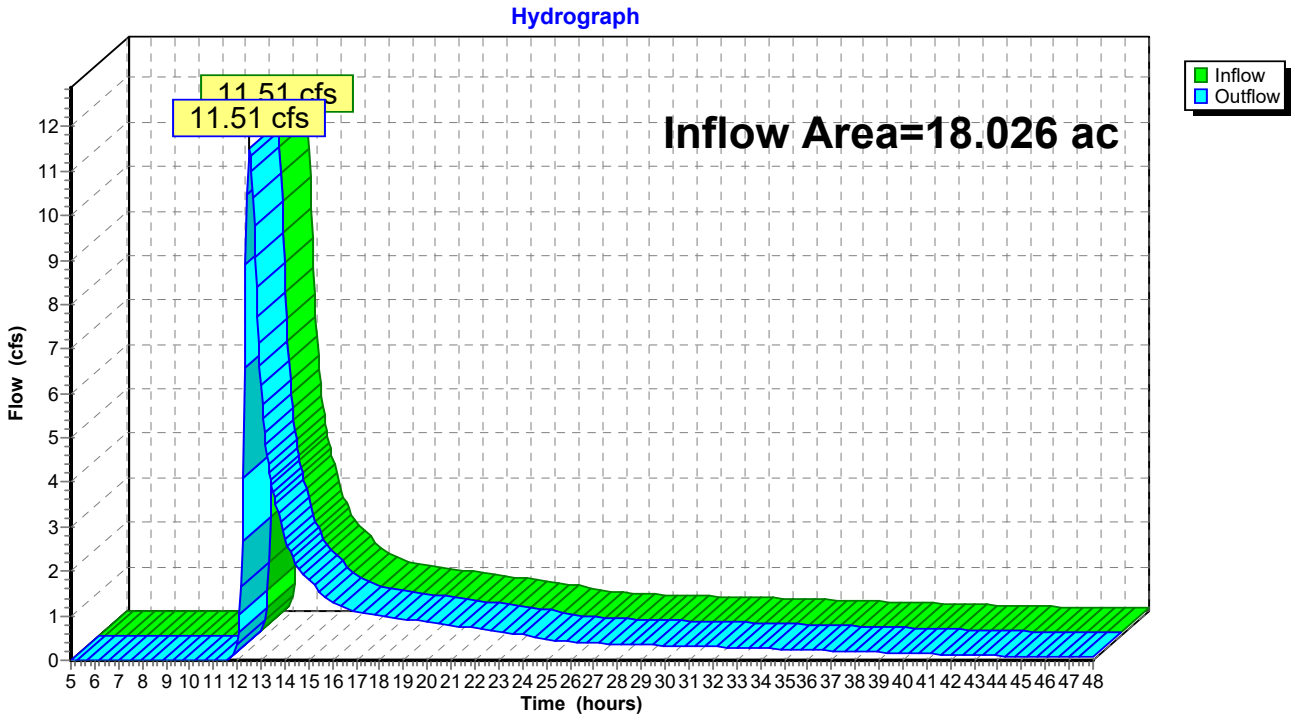
Summary for Reach AP: (Site Release)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 1.52" for 10-Year event
Inflow = 11.51 cfs @ 12.51 hrs, Volume= 2.289 af
Outflow = 11.51 cfs @ 12.51 hrs, Volume= 2.289 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach AP: (Site Release)



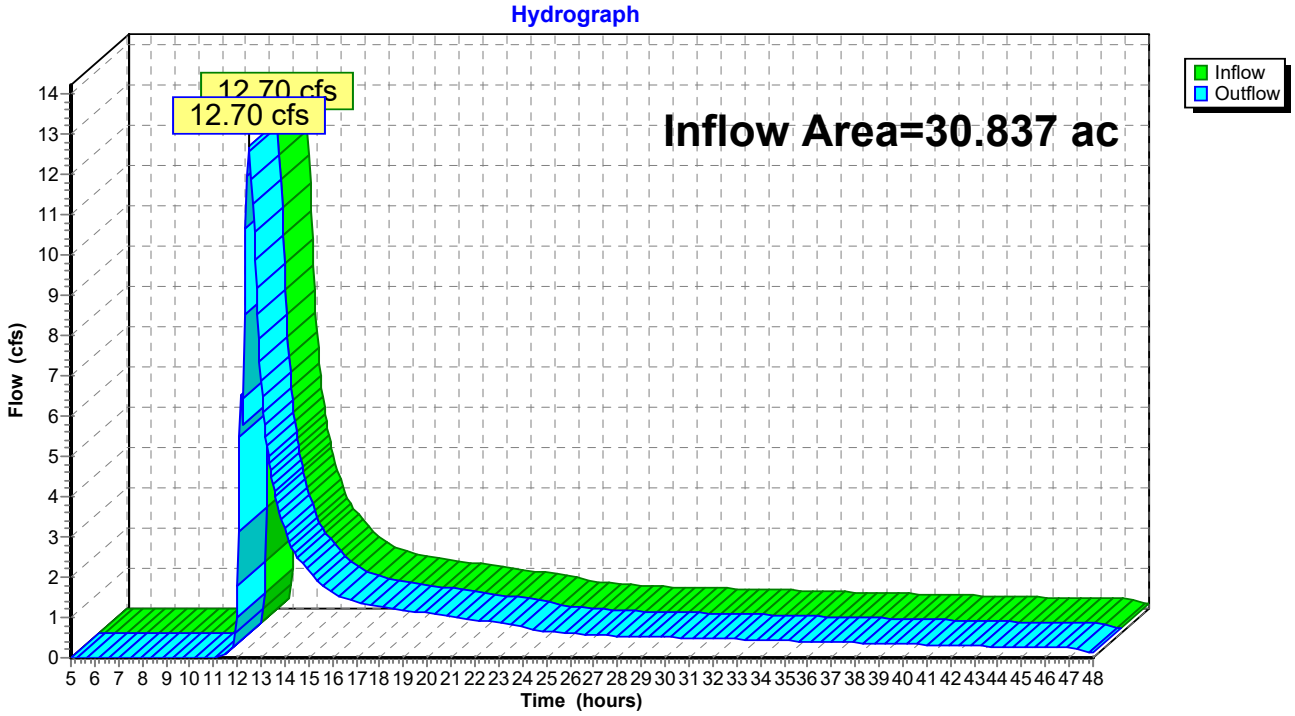
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.837 ac, 28.55% Impervious, Inflow Depth > 1.19" for 10-Year event
Inflow = 12.70 cfs @ 12.49 hrs, Volume= 3.049 af
Outflow = 12.70 cfs @ 12.49 hrs, Volume= 3.049 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



Summary for Pond 1P: (new Pond)

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 1.54" for 10-Year event
Inflow = 20.80 cfs @ 12.28 hrs, Volume= 2.311 af
Outflow = 11.51 cfs @ 12.51 hrs, Volume= 2.289 af, Atten= 45%, Lag= 13.9 min
Primary = 11.51 cfs @ 12.51 hrs, Volume= 2.289 af
Routed to Reach AP : (Site Release)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 878.50' Surf.Area= 9,175 sf Storage= 18,894 cf
Peak Elev= 880.22' @ 12.51 hrs Surf.Area= 13,604 sf Storage= 37,922 cf (19,029 cf above start)

Plug-Flow detention time= 347.2 min calculated for 1.855 af (80% of inflow)
Center-of-Mass det. time= 56.5 min (1,133.4 - 1,076.9)

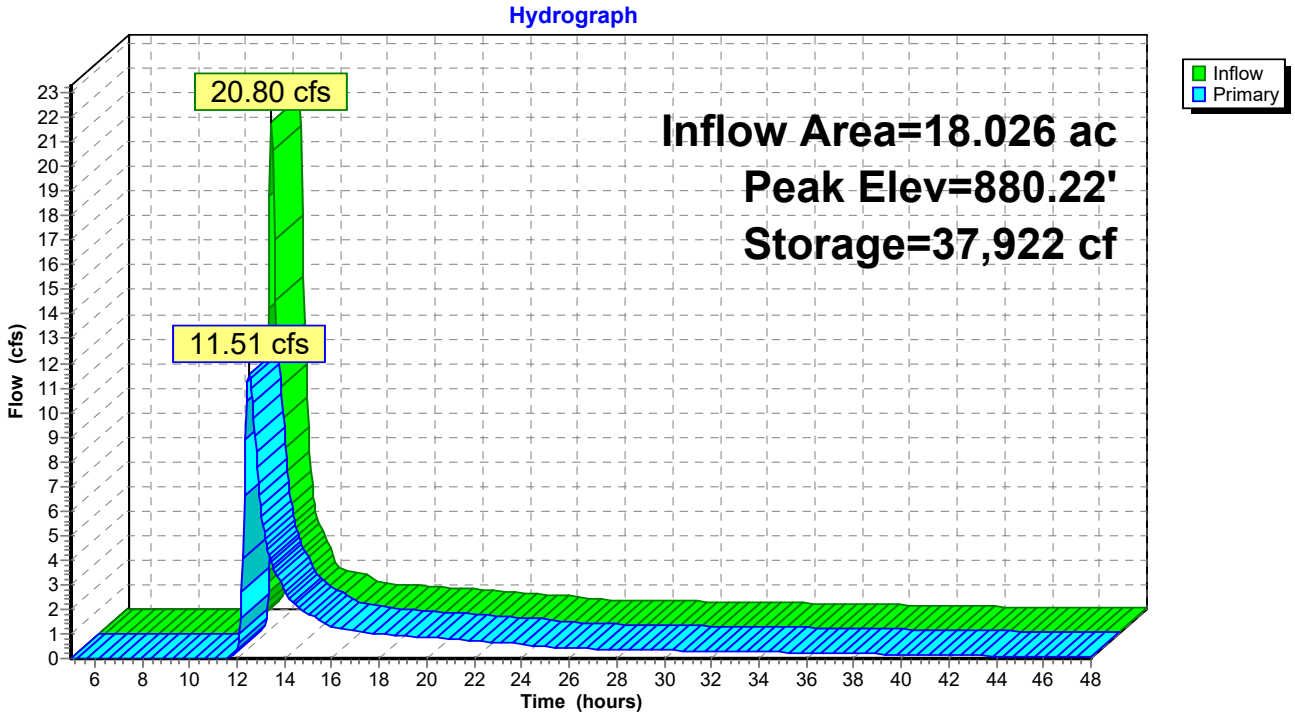
Volume	Invert	Avail.Storage	Storage Description
#1	874.50'	67,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
874.50	2,700	0	0
875.00	2,761	1,365	1,365
876.00	3,431	3,096	4,461
877.00	4,153	3,792	8,253
878.00	8,360	6,257	14,510
879.00	9,990	9,175	23,685
880.00	12,705	11,348	35,032
881.00	16,798	14,752	49,784
882.00	18,470	17,634	67,418

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	**18.0" Round Culvert** L= 50.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.00' S= 0.0100 '/' Cc= 0.900 n= 0.025, Flow Area= 1.77 sf
#3	Primary	879.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 1.5' Crest Height

Primary OutFlow Max=11.48 cfs @ 12.51 hrs HW=880.22' (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 0.52 cfs @ 6.00 fps)
- **2=Culvert** (Barrel Controls 6.16 cfs @ 3.81 fps)
- **3=Sharp-Crested Rectangular Weir** (Weir Controls 4.80 cfs @ 2.70 fps)

Pond 1P: (new Pond)



Summary for Pond 2P: (new Pond)

Inflow Area = 7.095 ac, 28.17% Impervious, Inflow Depth = 1.52" for 10-Year event
Inflow = 13.52 cfs @ 12.24 hrs, Volume= 0.896 af
Outflow = 0.47 cfs @ 15.26 hrs, Volume= 0.852 af, Atten= 97%, Lag= 180.9 min
Primary = 0.47 cfs @ 15.26 hrs, Volume= 0.852 af
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 883.50' Surf.Area= 13,472 sf Storage= 44,176 cf
Peak Elev= 885.27' @ 15.26 hrs Surf.Area= 17,300 sf Storage= 70,918 cf (26,742 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 671.3 min (1,500.4 - 829.1)

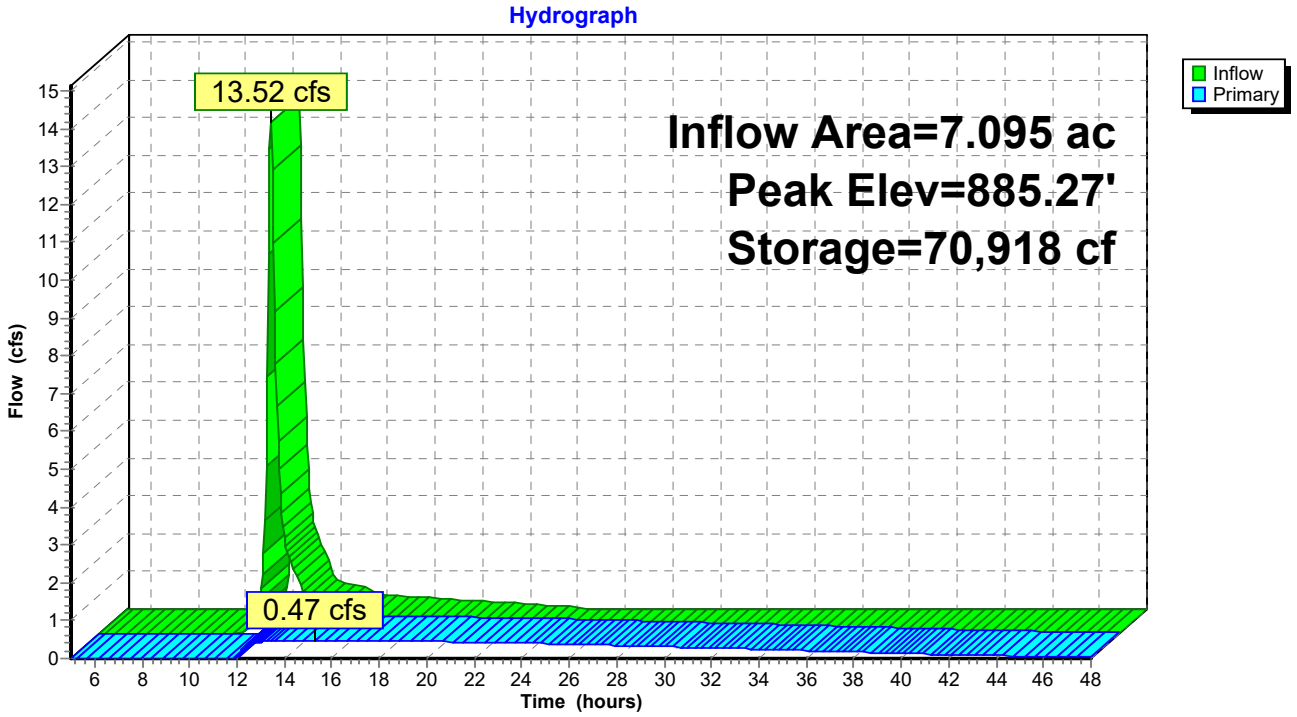
Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	84,372 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	4,924	0	0
879.00	5,516	5,220	5,220
882.00	8,851	21,551	26,771
883.00	12,816	10,834	37,604
884.00	14,127	13,472	51,076
885.00	16,562	15,345	66,420
886.00	19,341	17,952	84,372

Device	Routing	Invert	Outlet Devices
#1	Primary	883.50'	**4.0" Round Culvert** L= 50.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 883.50' / 881.00' S= 0.0500 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.09 sf
#2	Primary	885.50'	**15.0' long x 45.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.47 cfs @ 15.26 hrs HW=885.27' (Free Discharge)
1=Culvert (Inlet Controls 0.47 cfs @ 5.37 fps)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: (new Pond)



Summary for Pond 3P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 1.47" for 10-Year event
Inflow = 4.41 cfs @ 12.19 hrs, Volume= 0.249 af
Outflow = 0.53 cfs @ 13.00 hrs, Volume= 0.249 af, Atten= 88%, Lag= 48.7 min
Discarded = 0.14 cfs @ 13.00 hrs, Volume= 0.039 af
Primary = 0.38 cfs @ 13.00 hrs, Volume= 0.209 af
Routed to Reach 3R : 3r

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 899.72' @ 13.00 hrs Surf.Area= 7,408 sf Storage= 4,737 cf

Plug-Flow detention time= 91.3 min calculated for 0.248 af (100% of inflow)
Center-of-Mass det. time= 91.2 min (918.2 - 826.9)

Volume	Invert	Avail.Storage	Storage Description
#1	899.00'	42,748 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

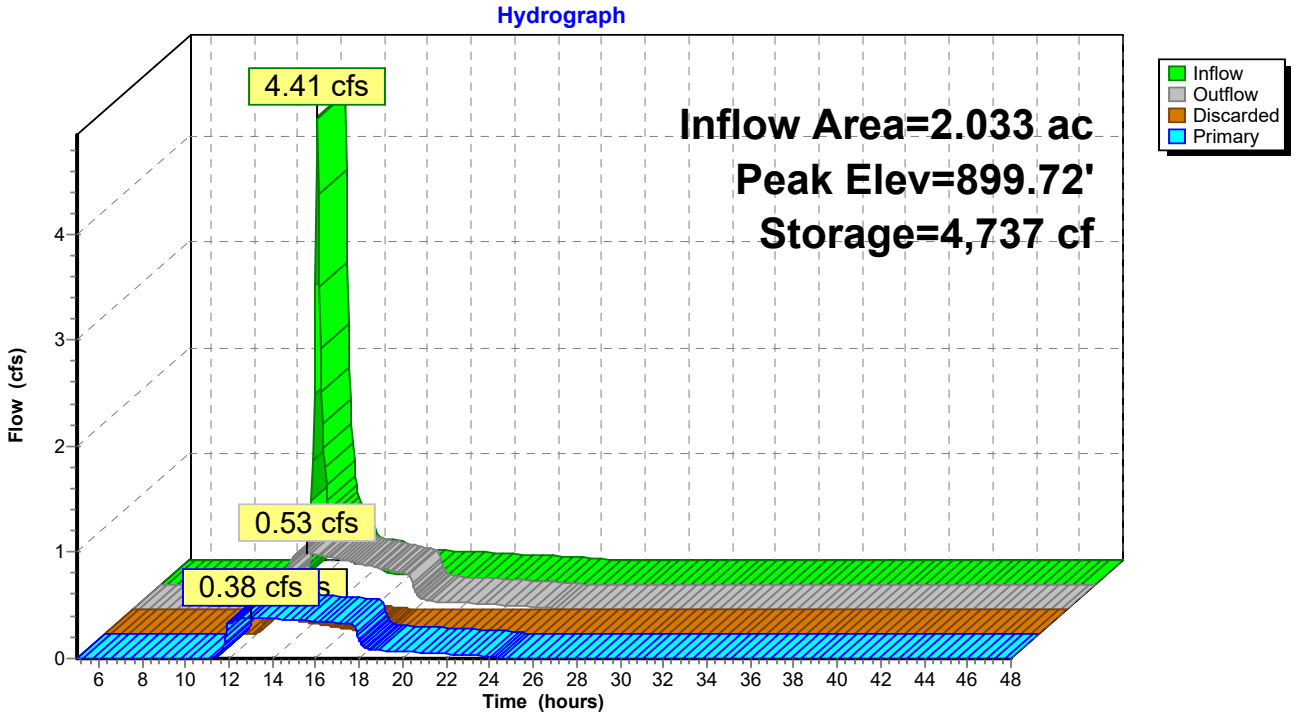
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
899.00	5,699	0	0
900.00	8,064	6,882	6,882
901.00	10,241	9,153	16,034
902.00	12,451	11,346	27,380
903.00	18,284	15,368	42,748

Device	Routing	Invert	Outlet Devices
#1	Primary	896.90'	**12.0" Round Culvert** L= 65.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 896.90' / 896.60' S= 0.0046 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	897.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	900.62'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Discarded	899.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 895.25' Phase-In= 1.00'
#5	Primary	902.00'	**30.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.14 cfs @ 13.00 hrs HW=899.72' (Free Discharge)
└**4=Exfiltration** (Controls 0.14 cfs)

Primary OutFlow Max=0.38 cfs @ 13.00 hrs HW=899.72' (Free Discharge)
├**1=Culvert** (Passes 0.38 cfs of 4.55 cfs potential flow)
│└**2=Orifice/Grate** (Orifice Controls 0.38 cfs @ 7.76 fps)
├**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 4P: (new Pond)

[44] Hint: Outlet device #4 is below defined storage

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 1.55" for 10-Year event
Inflow = 17.47 cfs @ 12.18 hrs, Volume= 0.976 af
Outflow = 0.86 cfs @ 13.72 hrs, Volume= 0.976 af, Atten= 95%, Lag= 92.2 min
Discarded = 0.67 cfs @ 13.72 hrs, Volume= 0.651 af
Primary = 0.19 cfs @ 13.72 hrs, Volume= 0.325 af
Routed to Reach 4R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 913.42' @ 13.72 hrs Surf.Area= 21,366 sf Storage= 25,719 cf

Plug-Flow detention time= 386.8 min calculated for 0.975 af (100% of inflow)
Center-of-Mass det. time= 387.2 min (1,210.8 - 823.7)

Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	65,460 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

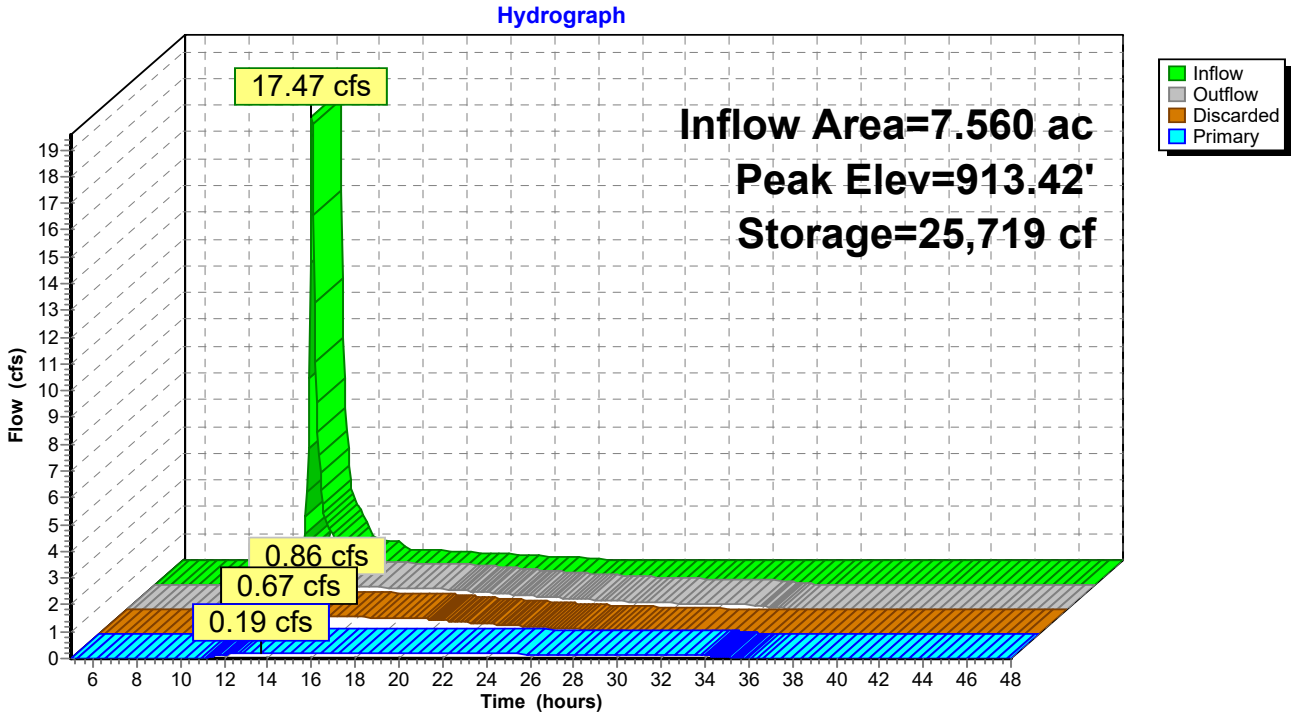
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	14,810	0	0
913.00	19,415	17,113	17,113
914.00	24,038	21,727	38,839
915.00	29,203	26,621	65,460

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	**8.0" Round Culvert** L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 910.00' / 909.80' S= 0.0050 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Primary	913.50'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Discarded	912.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 908.70' Phase-In= 1.00'
#4	Device 1	910.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	914.50'	**35.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.67 cfs @ 13.72 hrs HW=913.42' (Free Discharge)
└**3=Exfiltration** (Controls 0.67 cfs)

Primary OutFlow Max=0.19 cfs @ 13.72 hrs HW=913.42' (Free Discharge)
├**1=Culvert** (Passes 0.19 cfs of 2.33 cfs potential flow)
│└**4=Orifice/Grate** (Orifice Controls 0.19 cfs @ 8.80 fps)
├**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: (new Pond)



Time span=5.00-48.00 hrs, dt=0.05 hrs, 861 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1/OS: (Off-Site) Runoff Area=0.085 ac 0.00% Impervious Runoff Depth=3.03"
Flow Length=846' Tc=17.9 min CN=70 Runoff=0.30 cfs 0.021 af

Subcatchment 1S: (new Subcat) Runoff Area=10.846 ac 35.71% Impervious Runoff Depth=3.42"
Flow Length=892' Tc=17.5 min CN=74 Runoff=44.43 cfs 3.093 af

Subcatchment 2/OS: (Offf-Site) Runoff Area=1.585 ac 0.00% Impervious Runoff Depth=2.84"
Flow Length=190' Tc=11.8 min CN=68 Runoff=6.43 cfs 0.375 af

Subcatchment 2S: (new Subcat) Runoff Area=5.510 ac 36.28% Impervious Runoff Depth=3.42"
Flow Length=1,024' Tc=15.4 min CN=74 Runoff=23.89 cfs 1.571 af

Subcatchment 3S: (new Subcat) Runoff Area=88,545 sf 30.00% Impervious Runoff Depth=3.22"
Flow Length=185' Tc=10.4 min CN=72 Runoff=9.82 cfs 0.546 af

Subcatchment 4/OS: (Off-Site) Runoff Area=0.800 ac 0.00% Impervious Runoff Depth=2.65"
Flow Length=221' Tc=14.3 min CN=66 Runoff=2.76 cfs 0.177 af

Subcatchment 4S: (new Subcat) Runoff Area=294,475 sf 34.35% Impervious Runoff Depth=3.42"
Flow Length=506' Tc=9.6 min CN=74 Runoff=35.72 cfs 1.928 af

Subcatchment ND: (On-Site Not Detained) Runoff Area=3.218 ac 0.00% Impervious Runoff Depth=2.28"
Tc=5.0 min CN=62 Runoff=13.44 cfs 0.613 af

Reach 3R: 3r Avg. Flow Depth=0.33' Max Vel=0.87 fps Inflow=0.48 cfs 0.385 af
4.0" Round Pipe n=0.006 L=189.5' S=0.0003 '/' Capacity=0.07 cfs Outflow=0.07 cfs 0.207 af

Reach 4R: (new Reach) Avg. Flow Depth=0.33' Max Vel=1.42 fps Inflow=2.83 cfs 1.093 af
4.0" Round Pipe n=0.006 L=286.0' S=0.0007 '/' Capacity=0.11 cfs Outflow=0.11 cfs 0.340 af

Reach AP: (Site Release) Inflow=33.62 cfs 4.963 af
Outflow=33.62 cfs 4.963 af

Reach TAP: (new Reach) Inflow=36.14 cfs 6.122 af
Outflow=36.14 cfs 6.122 af

Pond 1P: (new Pond) Peak Elev=881.41' Storage=56,774 cf Inflow=45.22 cfs 4.993 af
Outflow=33.62 cfs 4.963 af

Pond 2P: (new Pond) Peak Elev=885.93' Storage=82,932 cf Inflow=29.89 cfs 1.946 af
Outflow=11.78 cfs 1.879 af

Pond 3P: (new Pond) Peak Elev=900.66' Storage=12,709 cf Inflow=9.82 cfs 0.546 af
Discarded=0.30 cfs 0.161 af Primary=0.48 cfs 0.385 af Outflow=0.77 cfs 0.546 af

Pond 4P: (new Pond) Peak Elev=914.50' Storage=51,430 cf Inflow=38.10 cfs 2.104 af
Discarded=0.96 cfs 1.011 af Primary=2.83 cfs 1.093 af Outflow=3.78 cfs 2.104 af

Total Runoff Area = 30.837 ac Runoff Volume = 8.323 af Average Runoff Depth = 3.24"
71.45% Pervious = 22.033 ac 28.55% Impervious = 8.804 ac

Summary for Subcatchment 1/OS: (Off-Site)

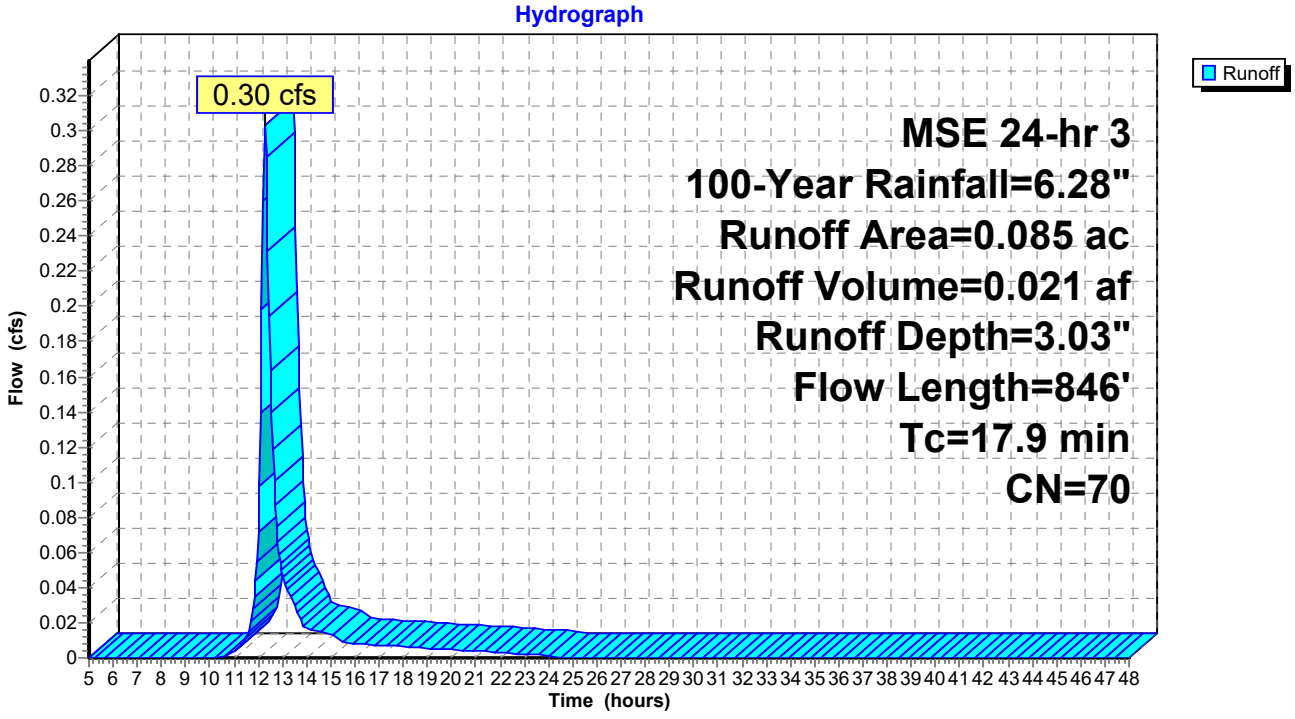
Runoff = 0.30 cfs @ 12.27 hrs, Volume= 0.021 af, Depth= 3.03"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	0.085	70	offsite
	0.085		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
6.2	560	0.0100	1.50		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.9	846	Total			

Subcatchment 1/OS: (Off-Site)



Summary for Subcatchment 1S: (new Subcat)

[47] Hint: Peak is 635% of capacity of segment #3

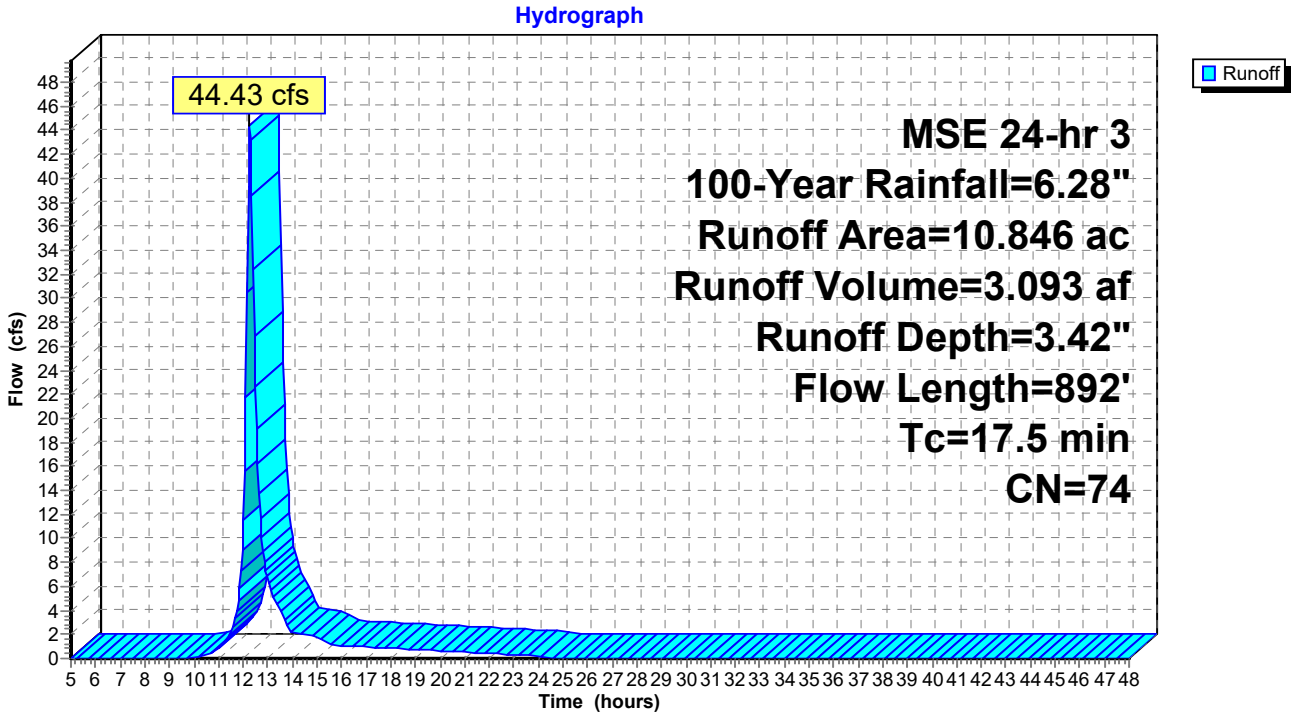
Runoff = 44.43 cfs @ 12.27 hrs, Volume= 3.093 af, Depth= 3.42"
Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
	9.961	72	1/3 acre lots, 30% imp, HSG B
*	0.790	98	Roadway
*	0.095	100	pond
	10.846	74	Weighted Average
	6.973		64.29% Pervious Area
	3.873		35.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
5.7	561	0.0120	1.64		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	45	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
0.8	186	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
17.5	892	Total			

Subcatchment 1S: (new Subcat)



Summary for Subcatchment 2/OS: (Offf-Site)

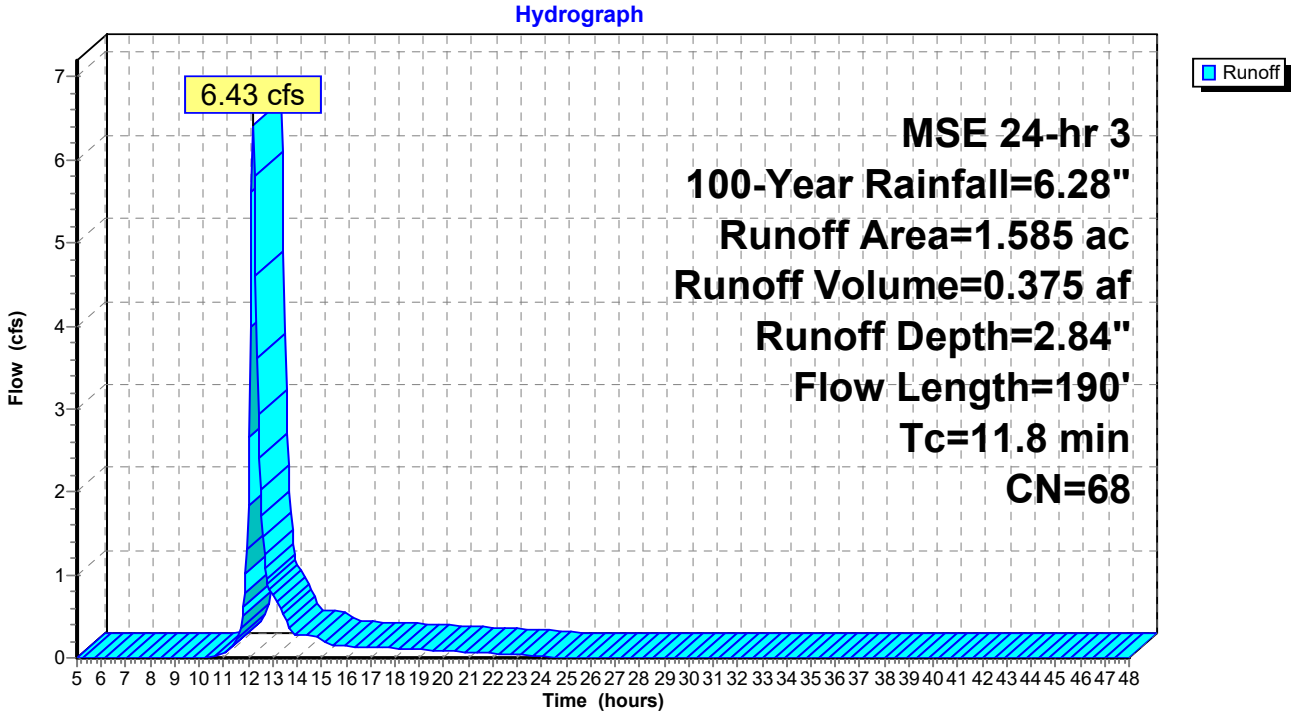
Runoff = 6.43 cfs @ 12.20 hrs, Volume= 0.375 af, Depth= 2.84"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	1.585	68	offsite
	1.585		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0500	0.15		**Sheet Flow,** n= 0.250 P2= 2.80"
0.9	90	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
11.8	190	Total			

Subcatchment 2/OS: (Offf-Site)



Summary for Subcatchment 2S: (new Subcat)

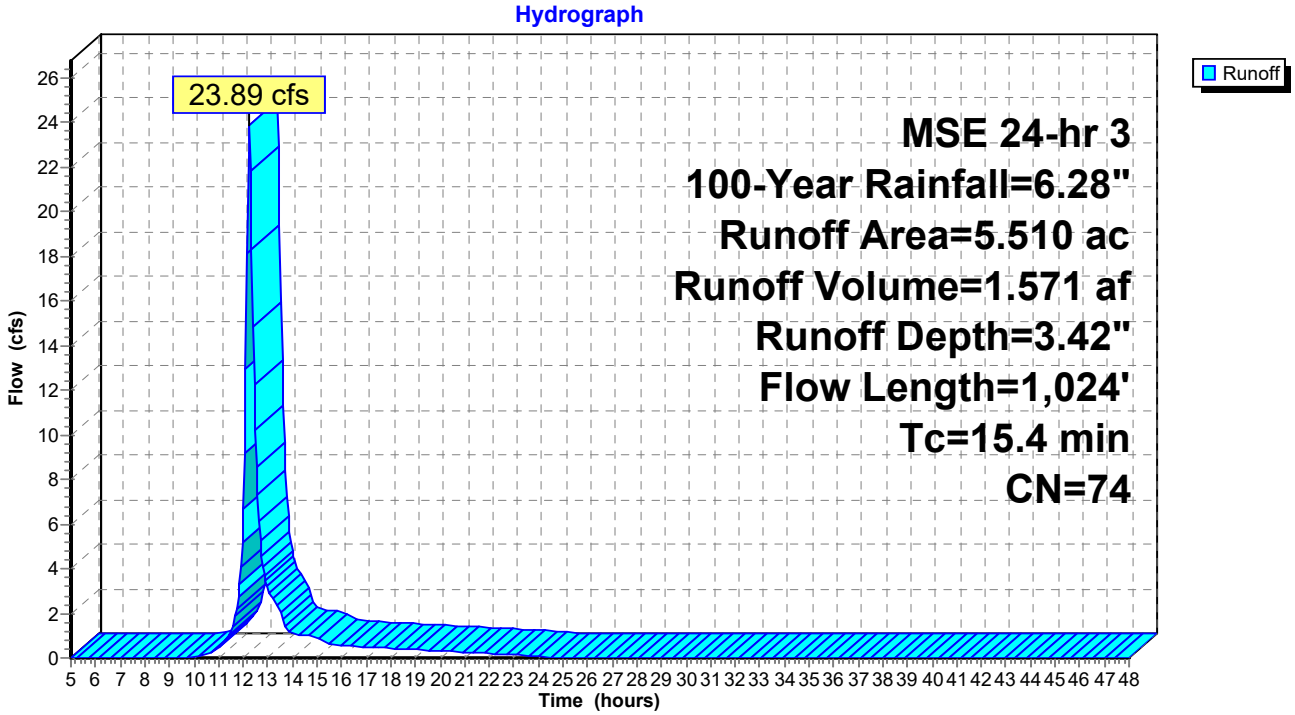
Runoff = 23.89 cfs @ 12.24 hrs, Volume= 1.571 af, Depth= 3.42"
Routed to Pond 2P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
	5.016	72	1/3 acre lots, 30% imp, HSG B
*	0.291	98	Roadway
*	0.203	100	pond
	5.510	74	Weighted Average
	3.511		63.72% Pervious Area
	1.999		36.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.0700	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
5.9	924	0.0300	2.60		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
15.4	1,024	Total			

Subcatchment 2S: (new Subcat)



Summary for Subcatchment 3S: (new Subcat)

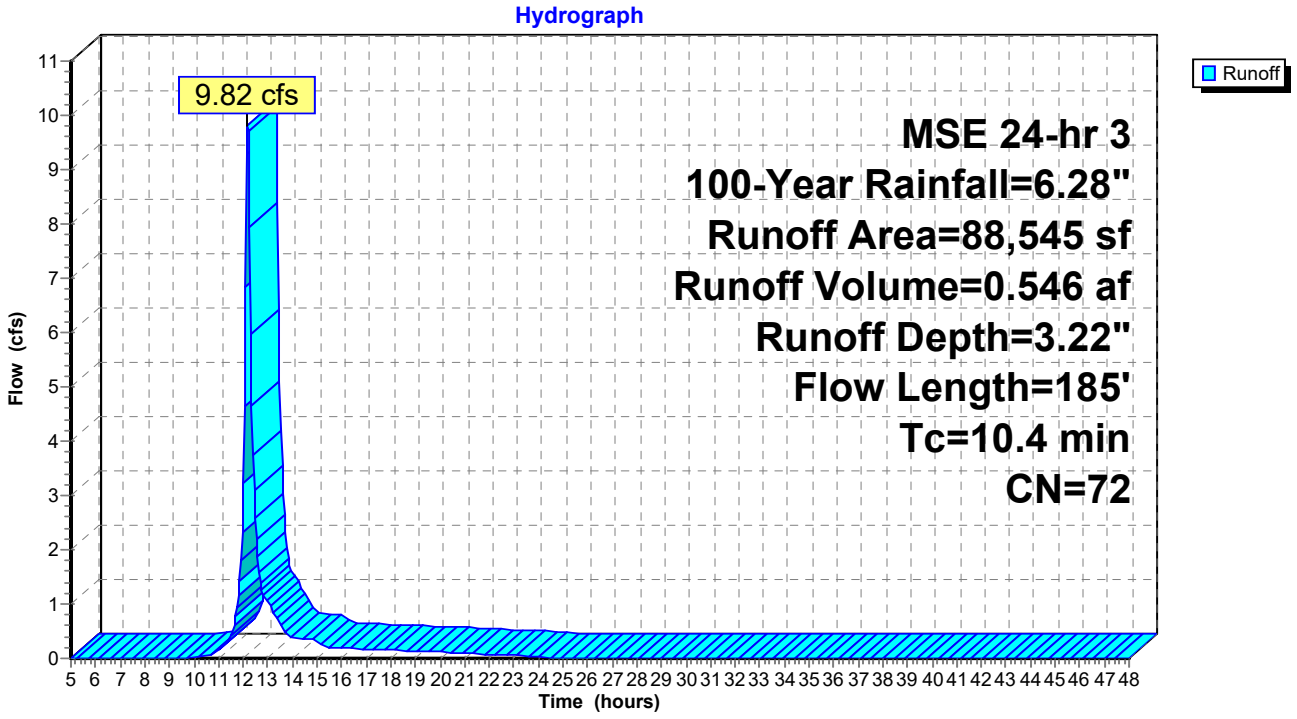
Runoff = 9.82 cfs @ 12.18 hrs, Volume= 0.546 af, Depth= 3.22"
Routed to Pond 3P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

Area (sf)	CN	Description
88,545	72	1/3 acre lots, 30% imp, HSG B
61,982		70.00% Pervious Area
26,564		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0650	0.17		**Sheet Flow,** n= 0.250 P2= 2.80"
0.6	85	0.1000	2.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.4	185	Total			

Subcatchment 3S: (new Subcat)



Summary for Subcatchment 4/OS: (Off-Site)

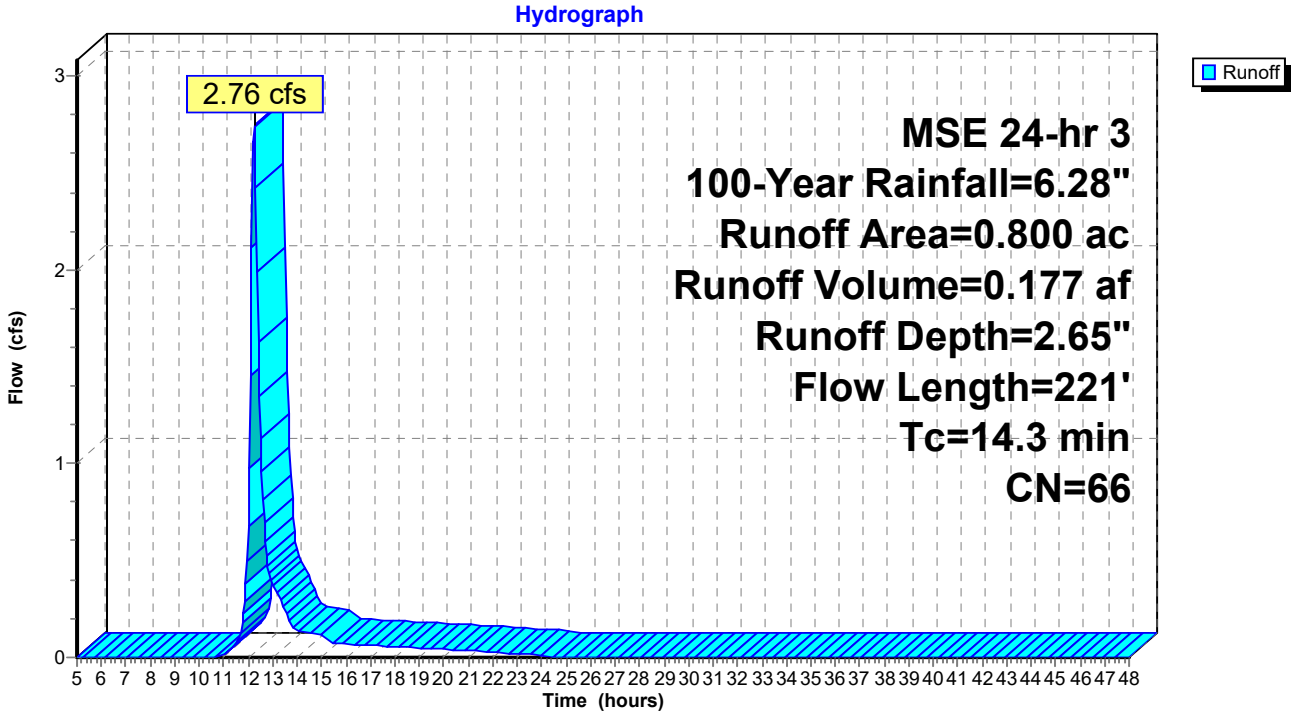
Runoff = 2.76 cfs @ 12.24 hrs, Volume= 0.177 af, Depth= 2.65"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	0.800	66	offsite
	0.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.4	100	0.0300	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
0.8	71	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
14.3	221	Total			

Subcatchment 4/OS: (Off-Site)



Summary for Subcatchment 4S: (new Subcat)

[47] Hint: Peak is 510% of capacity of segment #3

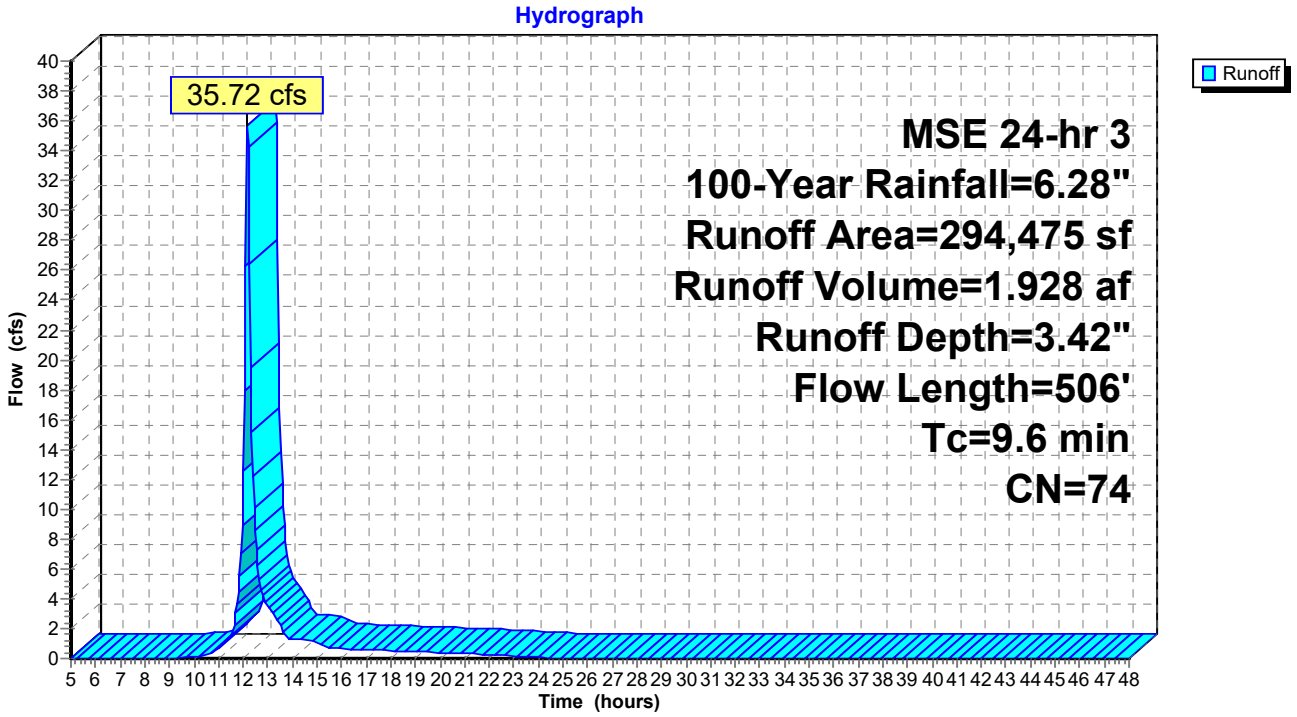
Runoff = 35.72 cfs @ 12.17 hrs, Volume= 1.928 af, Depth= 3.42"
Routed to Pond 4P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (sf)	CN	Description
	276,158	72	1/3 acre lots, 30% imp, HSG B
*	18,317	98	Roadway
	294,475	74	Weighted Average
	193,311		65.65% Pervious Area
	101,164		34.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	56	0.0400	0.12		**Sheet Flow,** n= 0.250 P2= 2.80"
2.0	400	0.0500	3.35		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	50	0.0100	5.70	7.00	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
9.6	506	Total			

Subcatchment 4S: (new Subcat)



Summary for Subcatchment ND: (On-Site Not Detained)

[49] Hint: Tc<2dt may require smaller dt

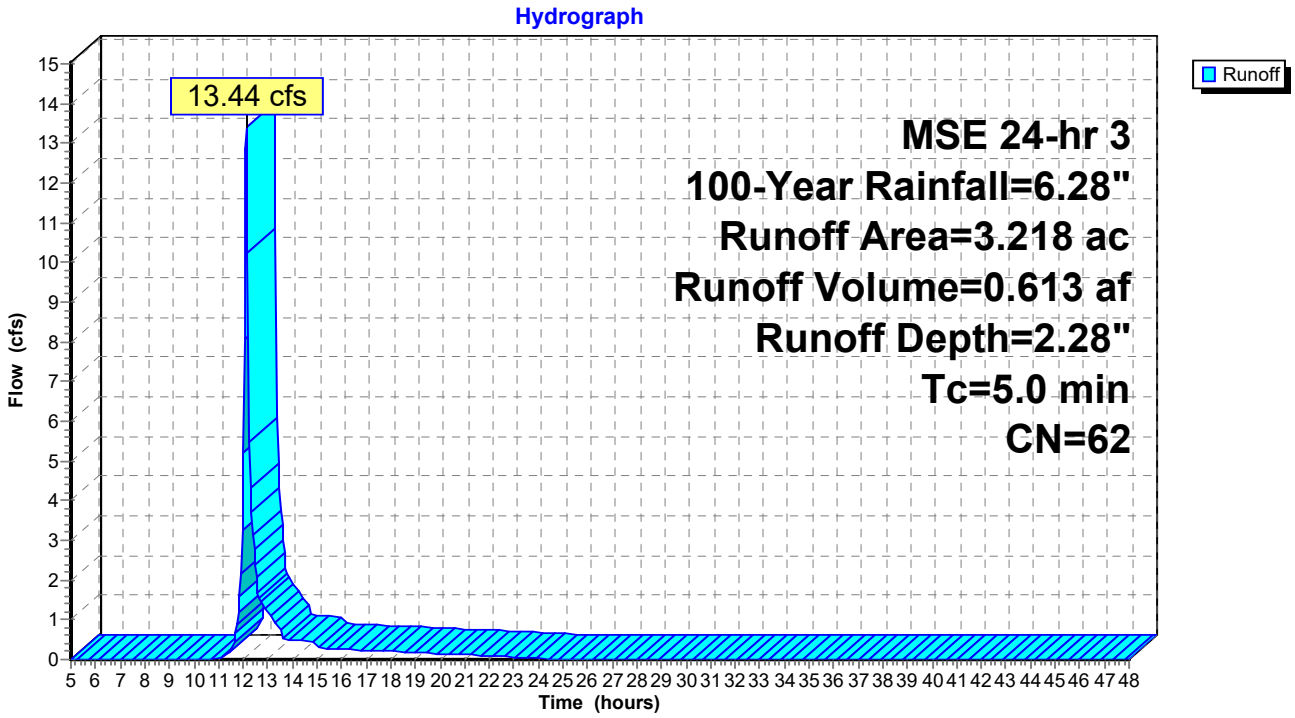
Runoff = 13.44 cfs @ 12.12 hrs, Volume= 0.613 af, Depth= 2.28"
Routed to Reach TAP : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.28"

	Area (ac)	CN	Description
*	3.218	62	
	3.218		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, (Assumed 5 minute minimum to be conservative)**

Subcatchment ND: (On-Site Not Detained)



Summary for Reach 3R: 3r

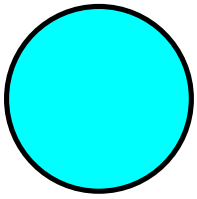
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 711% of Manning's capacity
[76] Warning: Detained 0.311 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 3P Primary device # 1 INLET by 0.68'

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 2.27" for 100-Year event
Inflow = 0.48 cfs @ 13.36 hrs, Volume= 0.385 af
Outflow = 0.07 cfs @ 10.97 hrs, Volume= 0.207 af, Atten= 85%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

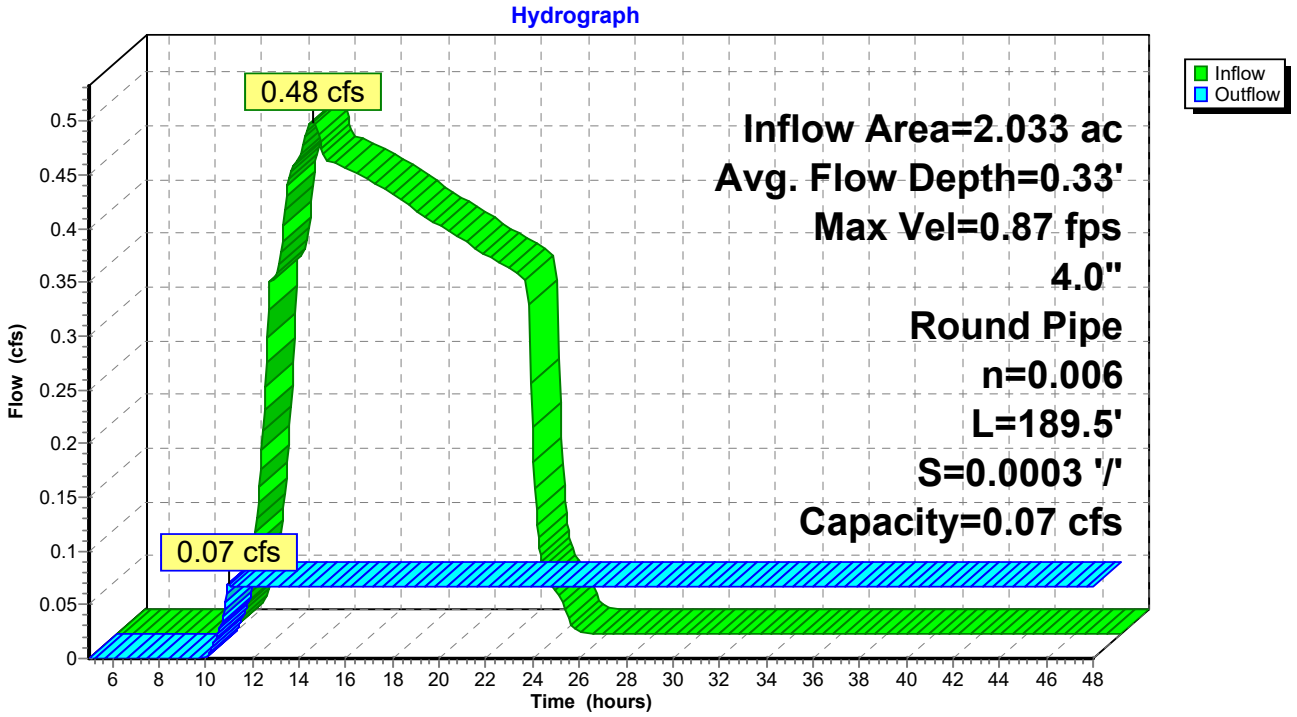
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.87 fps, Min. Travel Time= 3.6 min
Avg. Velocity = 0.76 fps, Avg. Travel Time= 4.1 min

Peak Storage= 17 cf @ 10.95 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.07 cfs

4.0" Round Pipe
n= 0.006
Length= 189.5' Slope= 0.0003 '/'
Inlet Invert= 897.25', Outlet Invert= 897.20'



Reach 3R: 3r


Hydrograph
Inflow
Outflow
0.48 cfs
0.07 cfs
Inflow Area=2.033 ac
Avg. Flow Depth=0.33'
Max Vel=0.87 fps
4.0"
Round Pipe
n=0.006
L=189.5'
S=0.0003 '/'
Capacity=0.07 cfs
Flow (cfs)
0
0.05
0.1
0.15
0.2
0.25
0.3
0.35
0.4
0.45
0.5
6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48
Time (hours)

Summary for Reach 4R: (new Reach)

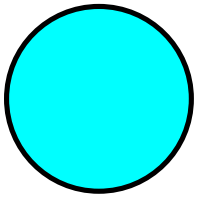
[52] Hint: Inlet/Outlet conditions not evaluated
[55] Hint: Peak inflow is 2593% of Manning's capacity
[76] Warning: Detained 0.834 af (Pond w/culvert advised)
[79] Warning: Submerged Pond 4P Primary device # 1 INLET by 0.53'

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 1.74" for 100-Year event
Inflow = 2.83 cfs @ 13.04 hrs, Volume= 1.093 af
Outflow = 0.11 cfs @ 10.75 hrs, Volume= 0.340 af, Atten= 96%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

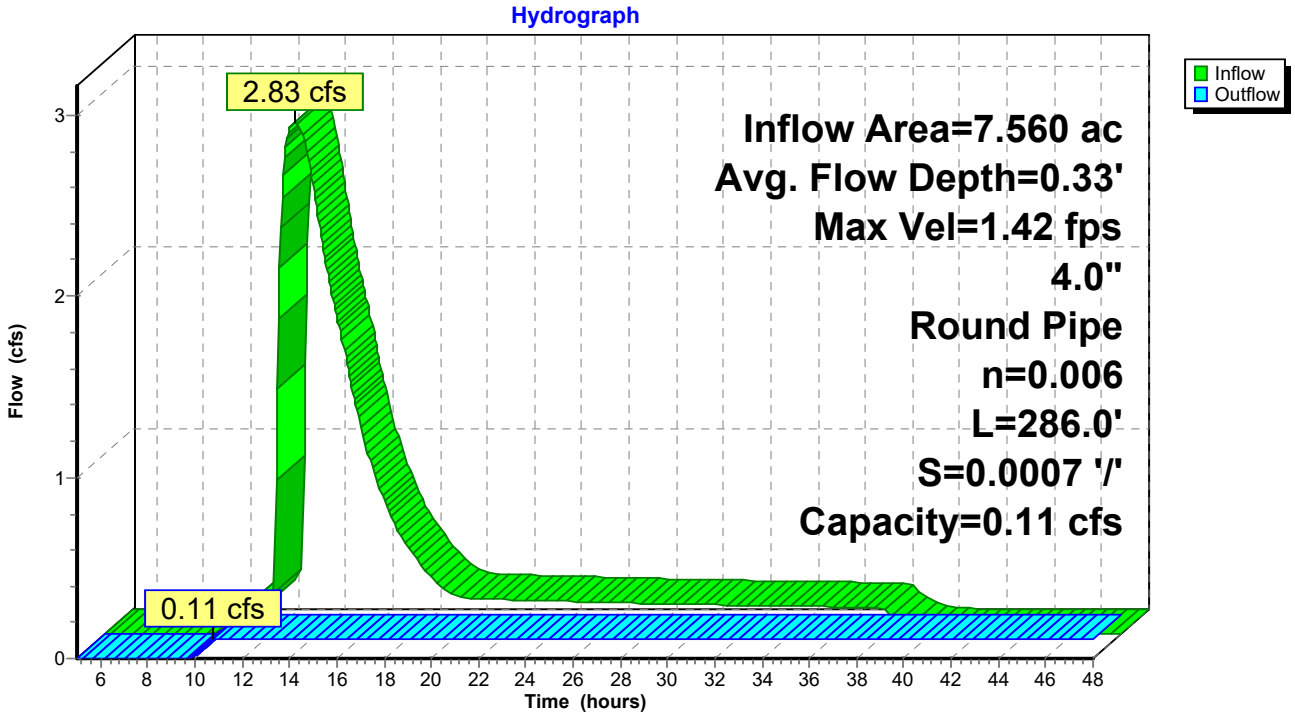
Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.42 fps, Min. Travel Time= 3.3 min
Avg. Velocity = 1.24 fps, Avg. Travel Time= 3.8 min

Peak Storage= 25 cf @ 10.75 hrs
Average Depth at Peak Storage= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.11 cfs

4.0" Round Pipe
n= 0.006
Length= 286.0' Slope= 0.0007 '/'
Inlet Invert= 910.20', Outlet Invert= 910.00'



Reach 4R: (new Reach)



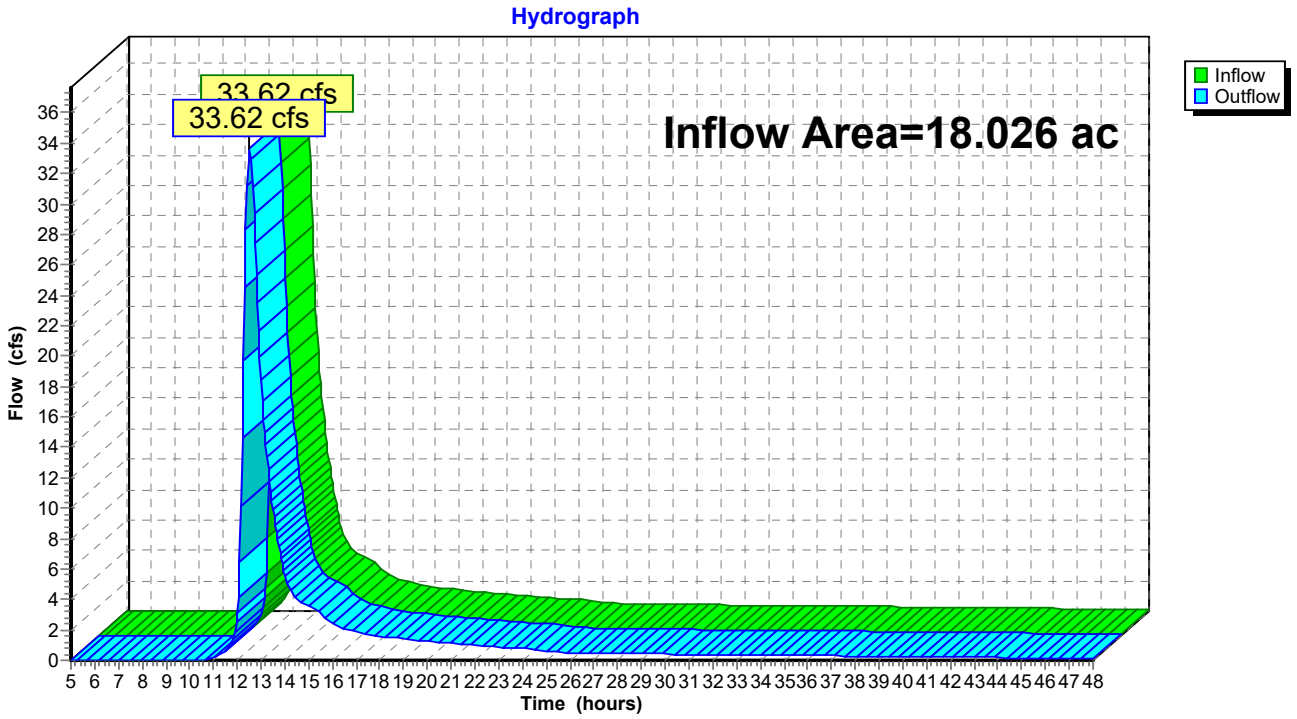
Summary for Reach AP: (Site Release)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 3.30" for 100-Year event
Inflow = 33.62 cfs @ 12.51 hrs, Volume= 4.963 af
Outflow = 33.62 cfs @ 12.51 hrs, Volume= 4.963 af, Atten= 0%, Lag= 0.0 min
Routed to Reach TAP : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach AP: (Site Release)



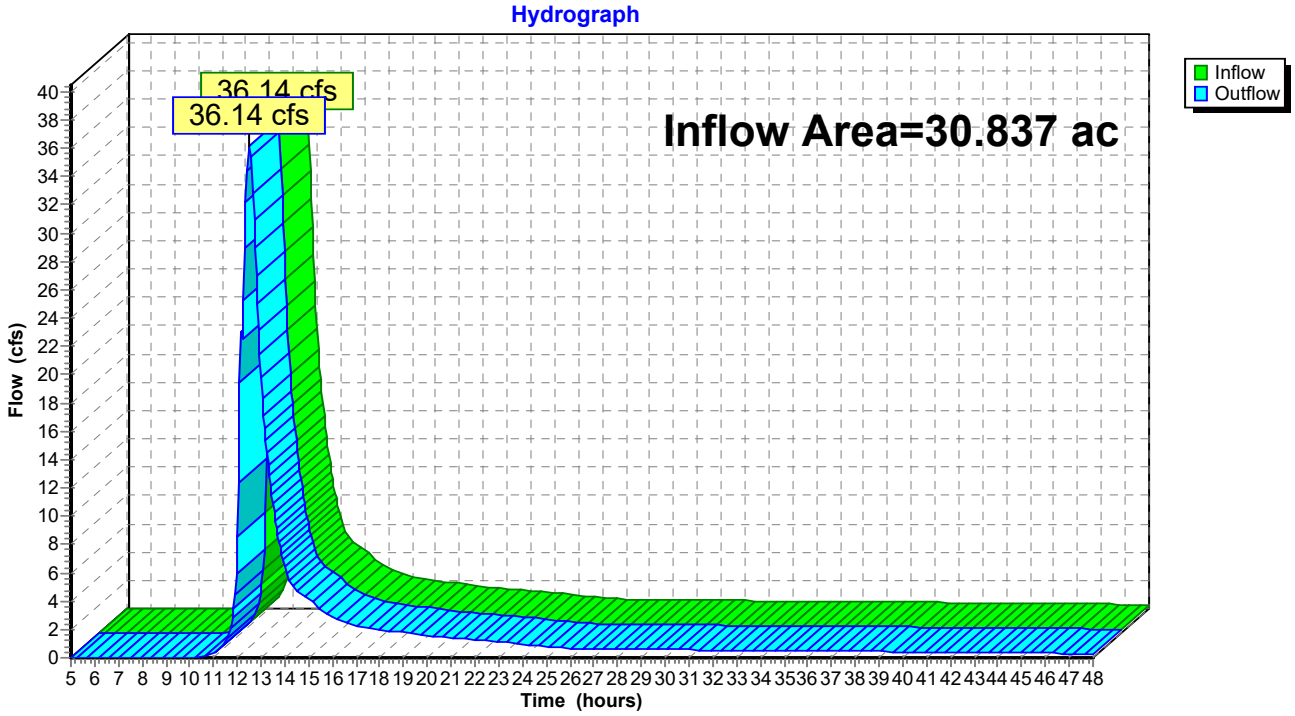
Summary for Reach TAP: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30.837 ac, 28.55% Impervious, Inflow Depth > 2.38" for 100-Year event
Inflow = 36.14 cfs @ 12.49 hrs, Volume= 6.122 af
Outflow = 36.14 cfs @ 12.49 hrs, Volume= 6.122 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs

Reach TAP: (new Reach)



Summary for Pond 1P: (new Pond)

[79] Warning: Submerged Pond 2P Primary device # 1 OUTLET by 0.41'

Inflow Area = 18.026 ac, 32.58% Impervious, Inflow Depth > 3.32" for 100-Year event
Inflow = 45.22 cfs @ 12.27 hrs, Volume= 4.993 af
Outflow = 33.62 cfs @ 12.51 hrs, Volume= 4.963 af, Atten= 26%, Lag= 14.8 min
Primary = 33.62 cfs @ 12.51 hrs, Volume= 4.963 af
Routed to Reach AP : (Site Release)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 878.50' Surf.Area= 9,175 sf Storage= 18,894 cf
Peak Elev= 881.41' @ 12.51 hrs Surf.Area= 17,480 sf Storage= 56,774 cf (37,880 cf above start)

Plug-Flow detention time= 177.9 min calculated for 4.524 af (91% of inflow)
Center-of-Mass det. time= 37.0 min (1,007.8 - 970.8)

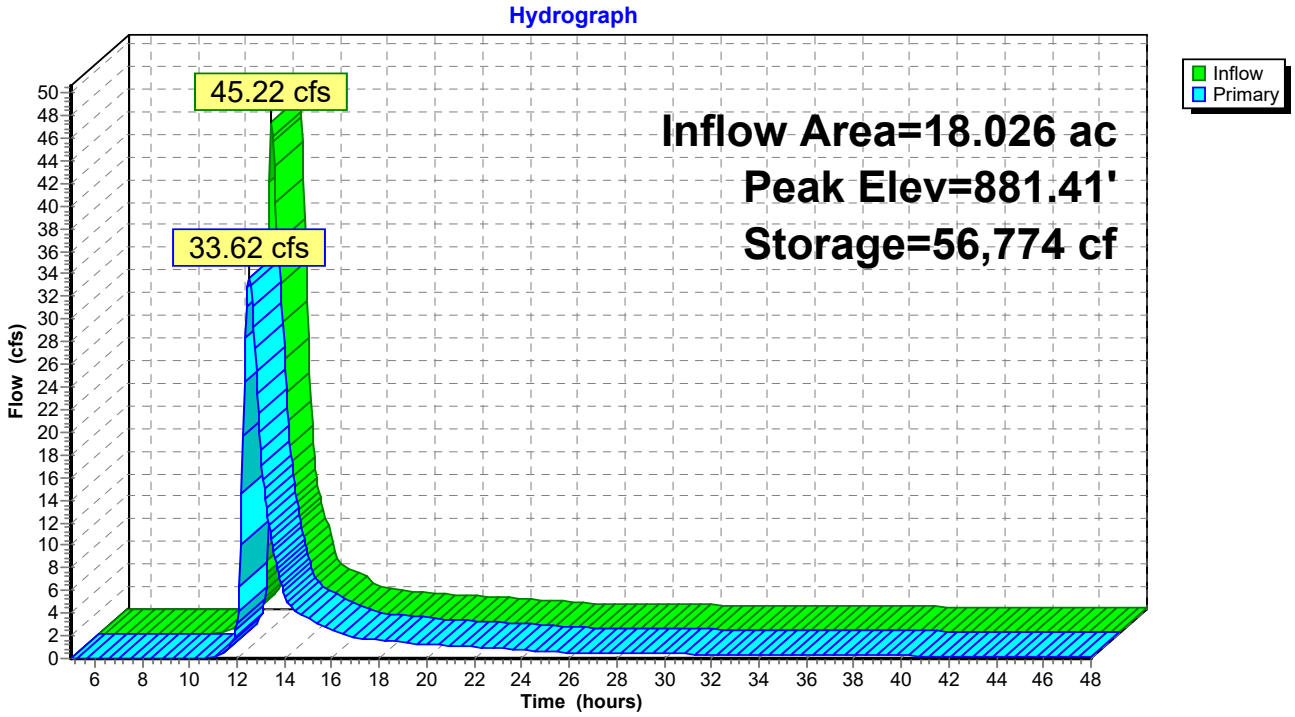
Volume	Invert	Avail.Storage	Storage Description
#1	874.50'	67,418 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
874.50	2,700	0	0
875.00	2,761	1,365	1,365
876.00	3,431	3,096	4,461
877.00	4,153	3,792	8,253
878.00	8,360	6,257	14,510
879.00	9,990	9,175	23,685
880.00	12,705	11,348	35,032
881.00	16,798	14,752	49,784
882.00	18,470	17,634	67,418

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	**18.0" Round Culvert** L= 50.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.00' S= 0.0100 '/' Cc= 0.900 n= 0.025, Flow Area= 1.77 sf
#3	Primary	879.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 1.5' Crest Height

Primary OutFlow Max=33.54 cfs @ 12.51 hrs HW=881.40' (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 0.70 cfs @ 7.97 fps)
- **2=Culvert** (Barrel Controls 8.86 cfs @ 5.01 fps)
- **3=Sharp-Crested Rectangular Weir** (Weir Controls 23.98 cfs @ 5.04 fps)

Pond 1P: (new Pond)



Summary for Pond 2P: (new Pond)

Inflow Area = 7.095 ac, 28.17% Impervious, Inflow Depth = 3.29" for 100-Year event
Inflow = 29.89 cfs @ 12.23 hrs, Volume= 1.946 af
Outflow = 11.78 cfs @ 12.52 hrs, Volume= 1.879 af, Atten= 61%, Lag= 17.0 min
Primary = 11.78 cfs @ 12.52 hrs, Volume= 1.879 af
Routed to Pond 1P : (new Pond)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs / 3
Starting Elev= 883.50' Surf.Area= 13,472 sf Storage= 44,176 cf
Peak Elev= 885.93' @ 12.52 hrs Surf.Area= 19,133 sf Storage= 82,932 cf (38,756 cf above start)

Plug-Flow detention time= 1,000.9 min calculated for 0.865 af (44% of inflow)
Center-of-Mass det. time= 418.2 min (1,231.1 - 812.9)

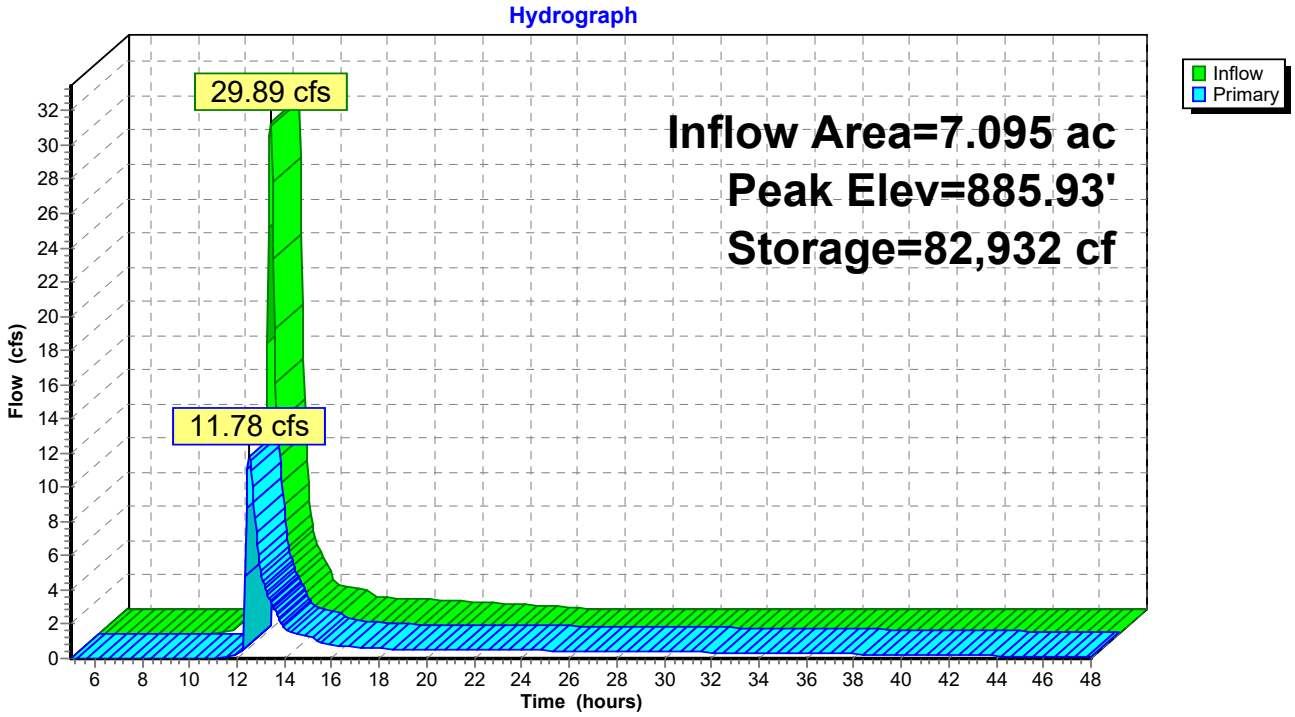
Volume	Invert	Avail.Storage	Storage Description
#1	878.00'	84,372 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
878.00	4,924	0	0
879.00	5,516	5,220	5,220
882.00	8,851	21,551	26,771
883.00	12,816	10,834	37,604
884.00	14,127	13,472	51,076
885.00	16,562	15,345	66,420
886.00	19,341	17,952	84,372

Device	Routing	Invert	Outlet Devices
#1	Primary	883.50'	**4.0" Round Culvert** L= 50.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 883.50' / 881.00' S= 0.0500 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.09 sf
#2	Primary	885.50'	**15.0' long x 45.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=11.68 cfs @ 12.52 hrs HW=885.92' (Free Discharge)
1=Culvert (Barrel Controls 0.55 cfs @ 6.28 fps)
2=Broad-Crested Rectangular Weir (Weir Controls 11.13 cfs @ 1.76 fps)

Pond 2P: (new Pond)



Summary for Pond 3P: (new Pond)

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 2.033 ac, 30.00% Impervious, Inflow Depth = 3.22" for 100-Year event
Inflow = 9.82 cfs @ 12.18 hrs, Volume= 0.546 af
Outflow = 0.77 cfs @ 13.36 hrs, Volume= 0.546 af, Atten= 92%, Lag= 70.2 min
Discarded = 0.30 cfs @ 13.36 hrs, Volume= 0.161 af
Primary = 0.48 cfs @ 13.36 hrs, Volume= 0.385 af
Routed to Reach 3R : 3r

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 900.66' @ 13.36 hrs Surf.Area= 9,508 sf Storage= 12,709 cf

Plug-Flow detention time= 182.9 min calculated for 0.545 af (100% of inflow)
Center-of-Mass det. time= 182.7 min (993.1 - 810.3)

Volume	Invert	Avail.Storage	Storage Description
#1	899.00'	42,748 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

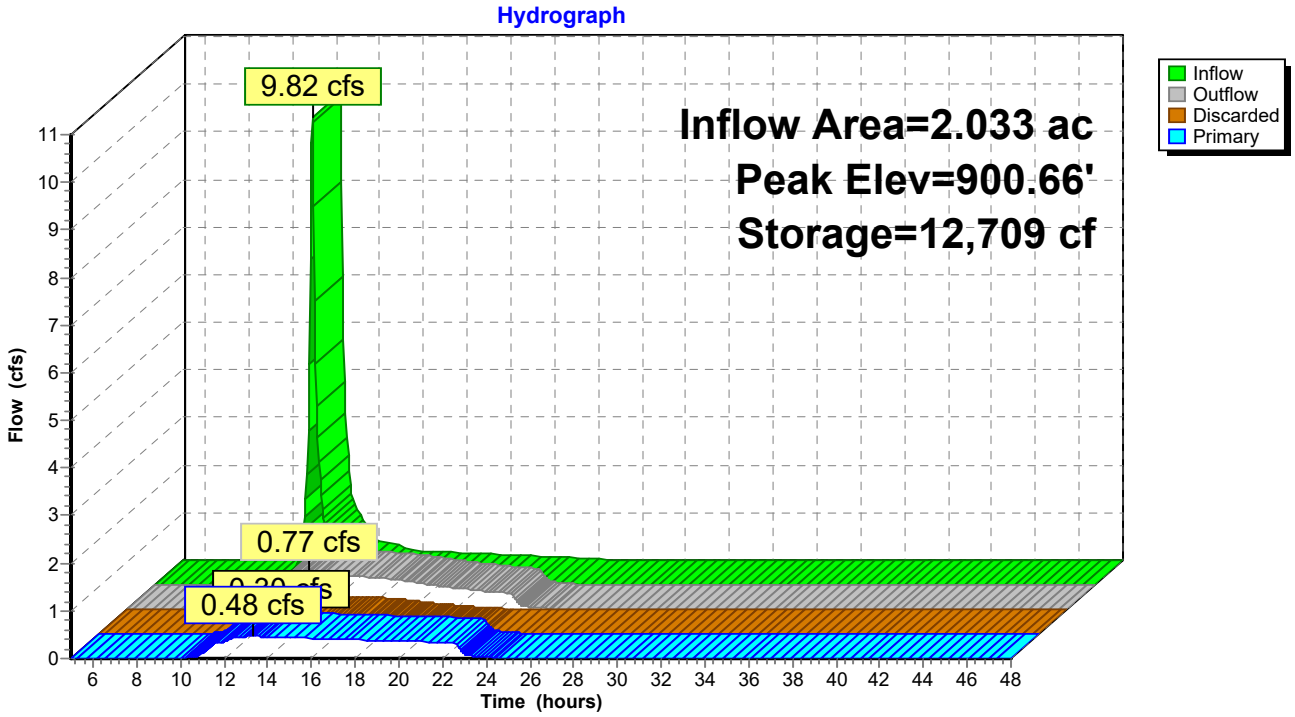
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
899.00	5,699	0	0
900.00	8,064	6,882	6,882
901.00	10,241	9,153	16,034
902.00	12,451	11,346	27,380
903.00	18,284	15,368	42,748

Device	Routing	Invert	Outlet Devices
#1	Primary	896.90'	**12.0" Round Culvert** L= 65.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 896.90' / 896.60' S= 0.0046 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	897.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	900.62'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Discarded	899.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 895.25' Phase-In= 1.00'
#5	Primary	902.00'	**30.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.30 cfs @ 13.36 hrs HW=900.66' (Free Discharge)
└**4=Exfiltration** (Controls 0.30 cfs)

Primary OutFlow Max=0.47 cfs @ 13.36 hrs HW=900.66' (Free Discharge)
├**1=Culvert** (Passes 0.44 cfs of 5.39 cfs potential flow)
│└**2=Orifice/Grate** (Orifice Controls 0.44 cfs @ 9.06 fps)
├**3=Sharp-Crested Rectangular Weir** (Weir Controls 0.03 cfs @ 0.68 fps)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: (new Pond)



Summary for Pond 4P: (new Pond)

[44] Hint: Outlet device #4 is below defined storage

Inflow Area = 7.560 ac, 30.72% Impervious, Inflow Depth = 3.34" for 100-Year event
Inflow = 38.10 cfs @ 12.17 hrs, Volume= 2.104 af
Outflow = 3.78 cfs @ 13.04 hrs, Volume= 2.104 af, Atten= 90%, Lag= 51.7 min
Discarded = 0.96 cfs @ 13.04 hrs, Volume= 1.011 af
Primary = 2.83 cfs @ 13.04 hrs, Volume= 1.093 af
Routed to Reach 4R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 914.50' @ 13.04 hrs Surf.Area= 26,606 sf Storage= 51,430 cf

Plug-Flow detention time= 331.8 min calculated for 2.104 af (100% of inflow)
Center-of-Mass det. time= 331.6 min (1,139.3 - 807.8)

Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	65,460 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

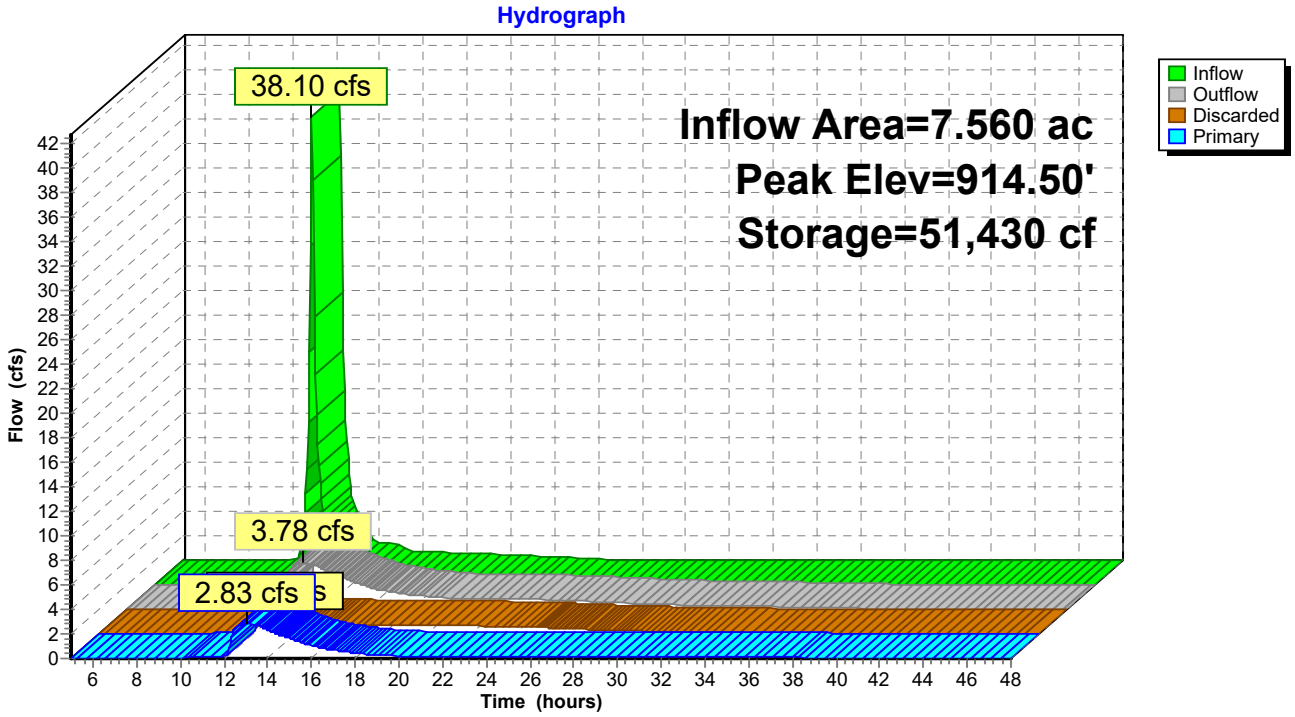
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	14,810	0	0
913.00	19,415	17,113	17,113
914.00	24,038	21,727	38,839
915.00	29,203	26,621	65,460

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	**8.0" Round Culvert** L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 910.00' / 909.80' S= 0.0050 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Primary	913.50'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Discarded	912.00'	**1.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 908.70' Phase-In= 1.00'
#4	Device 1	910.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	914.50'	**35.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.96 cfs @ 13.04 hrs HW=914.50' (Free Discharge)
└**3=Exfiltration** (Controls 0.96 cfs)

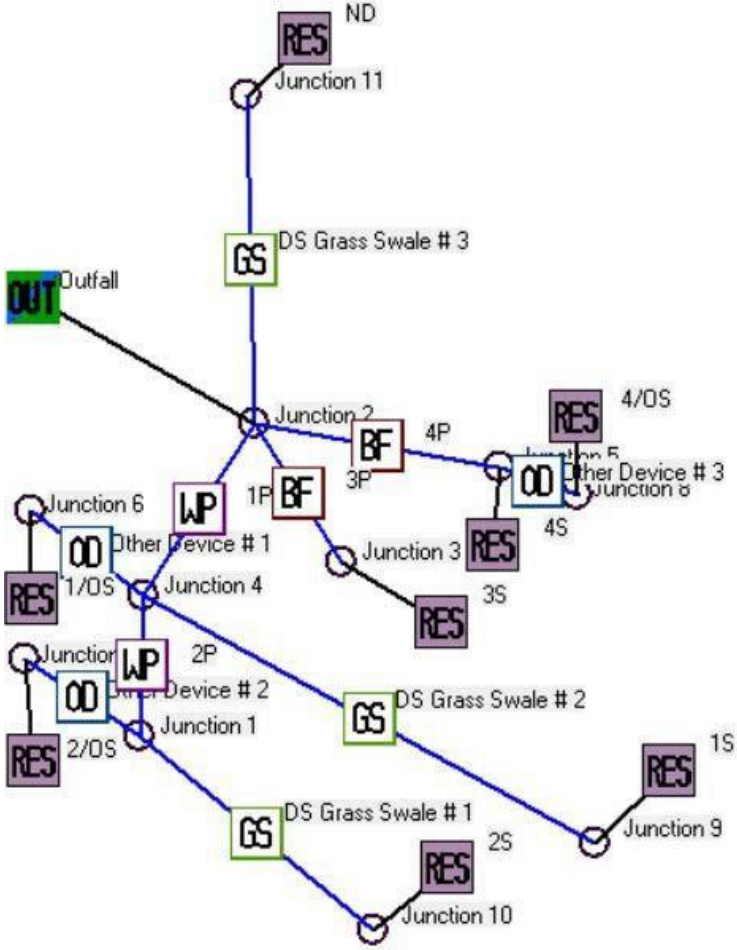
Primary OutFlow Max=2.83 cfs @ 13.04 hrs HW=914.50' (Free Discharge)
├**1=Culvert** (Passes 0.22 cfs of 2.71 cfs potential flow)
│└**4=Orifice/Grate** (Orifice Controls 0.22 cfs @ 10.12 fps)
├**2=Sharp-Crested Rectangular Weir** (Weir Controls 2.61 cfs @ 3.27 fps)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: (new Pond)



APPENDIX C

SOURCE LOADING AND MANAGEMENT MODEL (SLAMM)


ND
RES
Junction 11
GS
DS Grass Swale # 3
OUT
Outfall
Junction 2
BF
4P
3P
RES
4/OS
OD
Other Device # 3
Junction 8
4S
WP
1P
BF
Junction 6
OD
Other Device # 1
RES
1/OS
Junction 4
Junction 3
RES
3S
WP
2P
OD
Other Device # 2
Junction 1
RES
2/OS
GS
DS Grass Swale # 2
RES
1S
Junction 9
GS
DS Grass Swale # 1
RES
2S
Junction 10

SLAMM for Windows Version 10.5.0
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Data file name: C:\Users\Nathan\Documents\Engineering\Farris Hansen\5536_Willabay Meadows_subdivison\9.03\FHA 5536 SLAMM.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 09-08-2025 Time of run: 13:12:18
Total Area Modeled (acres): 30.820
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	1.036E+06	-	125.7	8136	-
Outfall Total with Controls:	801254	22.66%	31.95	1598	80.36%
Annualized Total After Outfall Controls:	812382			1620	

Biofilter # 1 is expected to clog in 28.69 years. ..Percent Solids Reduction due to Engineered Media = 80
Biofilter # 2 is expected to clog in 11.88 years. ..Percent Solids Reduction due to Engineered Media = 80

Data file name: C:\Users\Nathan\Documents\Engineering\Farris Hansen\5536_Willabay Meadows_subdivison\9.03\FHA 5536 SLAMM.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 09-08-2025 Time: 13:10:39
Site information:

LU# 1 - Residential: 2/OS Total area (ac): 1.583
1 - Roofs 1: 0.237 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.237 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.109 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: 1/OS Total area (ac): 0.085
37 - Streets 1: 0.021 ac. Smooth Street Length = 0.008 mi Street Width = 21.65625 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.064 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: 1S Total area (ac): 10.838
1 - Roofs 1: 1.508 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 1.508 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.790 ac. Smooth Street Length = 0.2965 mi Street Width = 21.98145 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 7.032 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Residential: 2S Total area (ac): 5.505
1 - Roofs 1: 0.782 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.782 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.291 ac. Smooth Street Length = 0.109 mi Street Width = 22.02523 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 3.650 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Residential: 3S Total area (ac): 2.031
1 - Roofs 1: 0.304 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.304 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.423 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 6 - Residential: 4S Total area (ac): 6.761
1 - Roofs 1: 0.951 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.951 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.421 ac. Smooth Street Length = 0.158 mi Street Width = 21.98259 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 4.438 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 7 - Residential: 4/OS Total area (ac): 0.800
1 - Roofs 1: 0.120 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.120 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.560 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 8 - Residential: ND Total area (ac): 3.217
1 - Roofs 1: 0.469 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.469 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.087 ac. Smooth Street Length = 0.0325 mi Street Width = 22.08462 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 2.192 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - 2P
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 0
Peak to Average Flow Ratio: 3.8
Maximum flow allowed into pond (cfs): No maximum value entered
Outlet Characteristics:
Outlet type: Orifice 1
1. Orifice diameter (ft): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5.5
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 15
2. Weir crest width (ft): 45
3. Height from datum to bottom of weir opening: 8
Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.10	0.0880	0.00	0.00
2	1.00	0.1300	0.00	0.00
3	7.00	0.3800	0.00	0.00
4	8.00	0.4400	0.00	0.00

5	9.00	0.4800	0.00	0.00

Control Practice 2: Biofilter CP# 1 (DS) - 3P
1. Top area (square feet) = 18284
2. Bottom aea (square feet) = 5699
3. Depth (ft): 7
4. Biofilter width (ft) - for Cost Purposes Only: 5
5. Infiltration rate (in/hr) = 0.02
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1.5
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000
Saturation water content (Porosity) = 0
Field capacity (fraction) = 0
Permanent Wilting Point (fraction) = 0
Infiltration rate (in/hr) = 3.6
Biofilter Outlet/Discharge Characteristics:
Outlet type: Sharp Crested Weir
1. Weir length (ft): 1
2. Invert elevation above datum (ft): 4.62

Outlet type: Broad Crested Weir
1. Weir crest length (ft): 30
2. Weir crest width (ft): 15
3. Height of datum to bottom of weir opening: 6

Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.33
2. Invert elevation above datum (ft): 1.5
3. Number of underdrain outlets: 2

Control Practice 3: Wet Detention Pond CP# 2 (DS) - 1P
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 4.5
Peak to Average Flow Ratio: 3.8
Maximum flow allowed into pond (cfs): No maximum value entered
Outlet Characteristics:
Outlet type: Sharp Crested Weir
1. Sharp crested weir length (ft): 3
2. Sharp crested weir height from invert: 1.9
3. Sharp crested weir invert elevation above datum (ft):

Outlet type: Orifice 1
1. Orifice diameter (ft): 0.33

2. Number of orifices: 1
3. Invert elevation above datum (ft): 4

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 35
2. Weir crest width (ft): 20
3. Height from datum to bottom of weir opening: 6.5

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.0490	0.00	0.00
2	3.00	0.0950	0.00	0.00
3	4.00	0.1920	0.00	0.00
4	5.00	0.2290	0.00	0.00
5	6.00	0.2920	0.00	0.00
6	7.00	0.3860	0.00	0.00
7	7.50	0.4000	0.00	0.00
8	8.00	0.4240	0.00	0.00

Control Practice 4: Biofilter CP# 2 (DS) - 4P

1. Top area (square feet) = 29203
2. Bottom aea (square feet) = 10623
3. Depth (ft): 10
4. Biofilter width (ft) - for Cost Purposes Only: 5
5. Infiltration rate (in/hr) = 0.02
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 4.5
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1.5
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Media Type 1.000

Saturation water content (Porosity) = 0

Field capacity (fraction) = 0

Permanent Wilting Point (fraction) = 0

Infiltration rate (in/hr) = 3.6

Biofilter Outlet/Discharge Characteristics:

Outlet type: Sharp Crested Weir

1. Weir length (ft): 1
2. Invert elevation above datum (ft): 8.5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 35
2. Weir crest width (ft): 15
3. Height of datum to bottom of weir opening: 9.5

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.33
2. Invert elevation above datum (ft): 5
3. Number of underdrain outlets: 2

Control Practice 5: Other Device CP# 1 (DS) - DS Other Device # 1
Fraction of drainage area served by device (ac) = 1.00
Particulate Concentration reduction fraction = 1.00
Filterable Concentration reduction fraction = 1.00
Runoff volume reduction fraction = 0

Control Practice 6: Other Device CP# 2 (DS) - DS Other Device # 2
Fraction of drainage area served by device (ac) = 1.00
Particulate Concentration reduction fraction = 1.00
Filterable Concentration reduction fraction = 1.00
Runoff volume reduction fraction = 0

Control Practice 7: Other Device CP# 3 (DS) - DS Other Device # 3
Fraction of drainage area served by device (ac) = 1.00
Particulate Concentration reduction fraction = 1.00
Filterable Concentration reduction fraction = 1.00
Runoff volume reduction fraction = 0

Control Practice 8: Grass Swale CP# 1 (DS) - DS Grass Swale # 1
Total drainage area (acres)= 5.505
Fraction of drainage area served by swales (ac) = 0.75
Swale density (ft/ac) = 48.44
Total swale length (ft) = 200
Average swale length to outlet (ft)= 200
Typical bottom width (ft) = 15.0
Typical swale side slope (_H:1V) = 10.0
Typical longitudinal slope (ft.H/ft.V) = 0.020
Swale retardance factor: D
Typical grass height (in) = 4.0
Swale dynamic infiltration rate (in/hr)= 0.020
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: True

Control Practice 9: Grass Swale CP# 2 (DS) - DS Grass Swale # 2
Total drainage area (acres)= 10.838
Fraction of drainage area served by swales (ac) = 0.75
Swale density (ft/ac) = 18.45
Total swale length (ft) = 200
Average swale length to outlet (ft)= 200
Typical bottom width (ft) = 15.0
Typical swale side slope (_H:1V) = 10.0
Typical longitudinal slope (ft.H/ft.V) = 0.020
Swale retardance factor: D
Typical grass height (in) = 4.0

Swale dynamic infiltration rate (in/hr)= 0.020
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: True

Control Practice 10: Grass Swale CP# 3 (DS) - DS Grass Swale # 3
Total drainage area (acres)= 3.217
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 0.00
Total swale length (ft) = 200
Average swale length to outlet (ft)= 200
Typical bottom width (ft) = 15.0
Typical swale side slope (_H:1V) = 10.0
Typical longitudinal slope (ft.H/ft.V) = 0.020
Swale retardance factor: D
Typical grass height (in) = 4.0
Swale dynamic infiltration rate (in/hr)= 0.150
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: True

APPENDIX D

OPERATION AND MAINTENANCE PLAN

OPERATION & MAINTENANCE PLAN
August 2025

WILLABAY MEADOWS
WILLIAMS BAY, WALWORTH COUNTY

It is anticipated that Willabay Meadows Homeowners Association will become responsible for the operation and maintenance of the stormwater system upon completion of construction. Until such time, the contractor will be responsible for operation and maintenance.

The contractor selected to complete the site work construction will be responsible for the operation and maintenance of the temporary erosion control measures during construction and the stormwater management system during the construction phase of the project. Erosion control measures shall be installed and maintained as shown on site plans for the project in accordance with details shown on the plan. Erosion control shall be maintained as detailed on the site plan.

The following maintenance and inspection recommendations are taken from WDNR's Technical Standards and shall become part of the operation and maintenance plan for the stormwater management system located on the site:

WET DETENTION AND WATER QUALITY PONDS

I. LONG TERM MAINTENANCE

ROUTINE

1. Mowing

   A. Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf fescue grasses should be high mowed at least twice a year to prevent woody growth and control noxious weeds (if required). The pond edge shall be allowed to grow and establish a natural buffer along the safety shelf.

   A. Native fescue grasses should be mowed to a height of 6" during the first year to establish density. After they are densely grown in, no further mowing in subsequent growing seasons will be required.

2. Inspections

   A. Inspections of the pond shall be completed on an annual basis or after significant rainfall events.

   B. The inspections should be completed during wet weather conditions to determine if the pond is functioning properly.

   C. Inspection priorities shall be as follows:

      1. Inspect the embankments for subsidence, erosion, cracking and tree growth.

      2. Inspect the condition of the emergency spillway and overland flow path.

      3. Inspect the pond for accumulation of sediment.

4. Inspect the outlet control structure for clogs, debris and material failures.

5. Inspect upstream and downstream channels from an erosion perspective.

6. Inspect any modifications that may have been done to the pond following its initial construction.

7. Inspect the side slopes of the pond for erosion, slumping, cracking or woody plant materials.

D. As-built plans shall accompany the person responsible for the pond inspections.

E. Documentation of the inspections should be completed and filed. Documentation should include as a minimum:

1. Inspectors name, affiliation and professional credentials if applicable.

2. Date, time and weather conditions.

3. Approximate rainfall total over a 24 hour period if applicable.

4. Existing embankment, outlet and inlet conveyance systems and vegetation condition.

5. Sediment depth at the outlet pipe and at a minimum one other location.

6. Identification of potential structural failures and repair needs.

7. Other pond conditions such as vegetation growth, algae growth and emergency spillway conditions.

8. Repair recommendations.

3. Debris and Litter Removal

A. Debris and litter removal from the pond surface shall be completed at least once every three months.

B. Particular attention should be paid to debris accumulating around the riser pipe to prevent potential clogging.

4. Erosion Control

A. The pond side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion.

B. Corrective measures shall include regrading, filling and revegetation of the eroded or slumping areas.

C. Rip rap at the pond outlet and emergency spillways should be inspected for displacement or undermining. Repairs shall be made upon discovery.

5. Nuisance Control

A. Biological control of algae and mosquitoes is preferred over chemical control. Consultations with WDNR officials is recommended prior to the introduction of any biological control.

B. Maintaining the native grass perimeter will aide in the control of geese.

C. Mechanical controls should be used when feasible.

II. NON-ROUTING MAINTENANCE

1. Structural Repairs and Replacement

A. The outlet of the pond has been constructed utilizing ADS N-12 HPDE pipe. The estimate life of the concrete is over 50 years. Annual inspection of the outlet structure will disclose any potential structural problems. If structural problems appear, repair or replace the outlet structure.

B. Excessive or chronic drawdowns of the pond may cause leaks or seepage through the embankments. Excessive drawdowns should be avoided and thus corrective measures for leakage and seepage can be avoided.

2. Sediment Removal

A. A sediment clean out cycle of 10 to 15 years is recommended. Sediment removal may be necessary prior to 10 years if there is a substantial amount of land disturbance occurring within the contributory watershed. Annual inspections shall be made to insure that the design depth of the permanent water pool is maintained.

B. Sediment removed from the pond shall be hauled to an upland area, spread and stabilized with vegetative material.

C. It is recommended that the sediment be tested to determine if land filling is necessary. Contact the local DNR prior to sediment sampling and testing to insure compliance with State standards and regulations.

D. Surveyed depths of the permanent pool elevations shall be made immediately following the construction of the pond and recorded on the as-built plans. Annual inspections shall include measure downs to determine sediment elevations in relation to the permanent pool elevations.

III. MAINTENANCE OF BIOFILTERS (GRASSED SWALES)

1. Inspect drainage swales the first few months after construction to make sure that there is no rilling or gullying, and that vegetation in the swales is adequate.

2. Vegetation damaged by machinery, herbicides, or erosion must be repaired promptly.

3. Inspect grassed swales regularly at least twice a year for slope integrity, soil moisture, vegetative health, soil stability, soil compaction, soil erosion, ponding, and sediment accumulation, especially following heavy rains. Fill, compact, and reseed damaged areas immediately.

4. Remove sediment deposits to maintain capacity of grassed swale. Avoid use of herbicides that would be harmful to the vegetation or pollinating insects in and adjacent to the swale area.

6. Regular maintenance tasks include mowing, fertilizing, liming, watering, pruning, weeding, and pest control.

7. Mow swales at least once per year. Do not cut the grass shorter than three to four inches. Keep grass height under 6 inches to maintain the design depth necessary to serve as a conveyance. Do not mow excessively, because it may increase the design flow velocity.

8. Remove sediment and debris manually at least once per year and properly dispose of all sediment and hydrocarbons in accordance with local, state, and federal guidelines and regulations.

9. Re-seed periodically to maintain the dense growth of grass vegetation.

IV. RESPONSIBLE PARTY & FINANCIAL FUNDING

1. The responsible party for the operation, inspection and maintenance of the wet pond shall be Willabay Meadows Homeowners Association.

2. It is recommended that Willabay Meadows Homeowners Association establishes a perpetual maintenance fund to insure that the pond are properly inspected, maintained and repaired.

V. ADDITIONAL CONSIDERATIONS TO IMPROVE POND WATER QUALITY AND REDUCE MAINTENANCE COSTS

1. General

   A. Improper disposal of yard wastes will affect the water quality of the wet pond and may cause clogging of the outlet structure.

   B. Improper fertilizer and pesticide application will affect the water quality of the wet pond and add to algae growth.

   C. Excess lawn watering will affect the water quality of the pond due to increased water runoff that may contain fertilizers and pesticides.

2. Yard Care

   A. It is recommended to consider routine yard care maintenance that is practical and environmentally sound.

   B. It is recommended that leaves and yard trimmings be properly disposed of.

   C. It is recommended to control fertilizer applications on lawn and gardens so as not to be detrimental to the water quality of the pond.

   D. Lawn and garden pesticides may pollute surface and ground water.

   E. Excess lawn watering will wash pollutants into the wet pond.

   F. Proper turf management will lower the amount of the chemicals that may runoff into the wet pond during rain events.

APPENDIX E

SOILS TESTING RESULTS

1002-TS-23
Division of **k'tdustry Services**
P.O. Box 2658
Madison, Wisconsin 53701
Scott Walker, Governor
Laura Gutierrez, Secretary

SOIL AND SITE EVALUATION -STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Pos:ie 1 of 3

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to ne.arest road

County: Walworth
Parcell.D.:
Reviewed by:
Date:

***Please* print *all* information**

Pe11:onol infonnolionyou provide may be used forsecondary purposes [Privacy Low, s. 15.04(1)(ml]

Properly Owner: Lund and Lakes Development
Address:
Properly 0vmer Mo□Address: □4?>0 S'1/4 ,r (01.1.... \-- □:h: 3zs
City / State / Zip Code / Phone Number: 'i<0Sc:m_o ""; "t-L.. /el:) 0

Properly localion
Govl. Loi / Lot # / Block # / NE ¼ S 6 T 1 N R 17 (E)or) W
Subd. Name or CSM #: Willa bay Meadows 1'
☐ City ☒ Village ☐ Town
Nearest Road: Hwy 50
Williams Bay
Hydraulic Application Test Method
Soil Moisture Date of soil borings:

Drainage area, 0 sq.ft O acres

Teslsile suitable for (check oll lholapply): 0 Sile not suitable:
0 Bioretention; 0 Subsurface Dispe11;ol System;
0 Reuse; 0 Irrigation; 0 0lher

.12MorPhotogical "eva1uation
0 Double Ring Infdtrometer
0 Other: (specify)

USDA-NRCS WETS Value:
0 Dry=1;
ONonnal=2;
OWet=3.

1 #OBS. 0 Pit ii Boring Ground surface elevation. fl. Elevation of limiting factor ft.

Horizo..	Depth in.	Dominant Color Munsell	RedoxDescriptton Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rocle Frogs	%Fines	Hydraulic App Rate Inches/Hr
1	0-10	10YR4/2		sicl	2-f-gr	mfr	cs	—	20	.04
2	10-43	10yr4/4		sicl	2-f-sbk	mfr	cs	—	20	.04
3	43-99	10yr4/4	C2d 7.5YR 4/4	grscl	1-m-sbk	mfr	cw	15	25	.04
4	99-148	7.5YR5/4	C2d 7.5YR 6/8	grsl	1-m-sbk	mfr	—	20	15	.50

Comments: horizon 4 was moist

2 #C #OBS. 0 Pit O Boring Ground surface elevation. fl ElevaHon of limiting facto □ ".

Horizo..	Depth in.	Dominant Color Munsell	RedoxDescriplion Qt... Sz. Conl. COlor	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-11	10YR4/2		sicl	2-f-sbk	mfr	cs	—	20	.04
2	11-42	10yr4/4		sicl	2-f-sbk	mfr	cs	—	24	.04
3	42-91	10yr4/3		sicl	f-f-sbk	mfr	cw	5	24	.04
4	91-147	7.5YR5/4	fff 7.5YR 6/8	grscl	f-m-sbk	mfr	—	20	20	.04

Comments: Horizon 1-4 moist

Jeme (Please Print): David P Duwe
Address: 30 South Church St
Signature:
Date Evaluation Conducted: 12-19-22
redentiol Number: 6-112
Telephone Number: 262-728-8063

f; (□ VV3°3(Z\

SBD-10793(R01/17)

WDNR
September 2017

'31 #OBS. 1J Pil O Boring Ground surface elevation. lt Elevation of timltlng factor ft. Page '2. of _:!

Horizon	Depth in.	Dominonl Color /11ijJ nsell	RedoxDescription Qu.Sz.Cont. Color	lexture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-10	10YR4/2		sicl	2-f-gbk	mfr	cs	—	20	.04
2	10-60	10YR4/6		sicl	2-f-sbk	mfr	cs	—	25	.04
3	60-90	10YR4/4		grscl	2-m-sbk	mfr	gs	15	.25	.04
4	90-144	7.5YR5/4		grsl	1-f-sbk	mfr		20	15	.50

Commen1s: 'Be'$t Boring

#OBS. D Pit D Boring Ground surface elevatioo.. fl Elevation of limiting factor JL

Horizonfoepth in.	Dominant Color Munsell	RecfoxDescription Qu. Sz.Cont. Color	lexlure	Structure Gr. Sz. Sh.	Consistence	Boundary	%Rock Frogs.	%Fines	Hydraulic App Rate Inches/Hr
1 0-9	10YR4/2		sicl	2-f-gr	mfr	cs	—	25	.04
2 9-40	10YR4/4		sicl	2-f-sbk	mfr	cs	—	25	.04
3 40-96	7.5YR4/6		grsd	2-m-sbk	mfr	cs	15	25	.04
4 96-110	10YR 5/4	f1F 7.5YR6/6	grsl	1-f-sbk	mfr	cs	20	25	.50
5 110-130	10YR5/6	m2D 7.5YR6/6	sicl	em	mfi	—	—	30	.04

Commen1s:

#OBS: II(Pit. DBoring Ground surface elevation.. ft. Elevation of fimiting factor ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Cescripfion 9u.Sz.Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-14	10YR3/2		sil	2-f-gr	mfr	cs	—	15	.13
2	14-47	10YR4/4		cl	2-f-sbk	mfr	cs	—	25	.03
3	47-83	7.5YR4/4		scl	2-m-sbk	mfr	cs	5	25	.09
4	83-117	7.5YR5/4	f1F 7.5YR6/6	grsl	1-f-sbk	mfi	gs	15	15	.50
5	117-150	7.5YR5/4	C.F 7.5YR6/6	scl	1-m-sbk	mfi	—	5	25	.04

Comments:

" #OBS. -Pil OBoring Ground surfaceelevation.. Jl. Elevation of Gmiting racto□ Jl.

Horizon	Depth in.	Dominant Color Munsell	RedoxDescription Qu.Sz. Cont. Color	Texture	Sfructure Gr. Sz. Sh.	Consistence	Boundary	%Rock □	%Fines	Hydraulic App Rate Inches/Hr
1	0-13	10YR 3/2		sil	2-f-gr	mfr	cs	—	15	.13
2	13-92	7.5YR5/4	m2d 7.5YR6/6	grscl	2-m-sbk	mfr	cs	20	20	.09
3	92-114	7.5YR5/4	m2d 7.5YR6/6	grsl	1-m-sbk	mfr	cs	21	25	.50
5	114-130	7.5YR5/4	mdd 7.5YR6/6	grls	c-sg	ml	—	20	10	1.63

Commenls: Believe Seeping water □ .I"\"

Overall Site Comments:

□ □ Pcl--

1·2 □c,-z-z_

SBD-10793 (R 7/17)

WDNR
September 2017

Property Owner LO.. 1/\.l o.r.□ lo..'vt.-e□ Parcel ID# _____ Page□ot_!_

r:;-IObs.# D Boring

L..!.J Iii Pit Ground surfaceelev. ___ ft. Depth to limiting factor _____in.

Horizon I	Depth I in.	Dominant Color Munsell	Redox Description au.Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	%Roel<! FraJ!:_	Hydraulic App. Rate Inches/Hr
1	0-7	10 YR 4/2		s'iol	2-f-sbk	mufr	cs	—	.04
2	7-30	10 YR 4/6		s'cl	2-f-sbk	mfr	cs	—	.04
3	30-38	10 YR 4/6		grscl	2-m-absk	mfr	gs	20%	.04
4	38-121	7.5 YR 5/4	M2d 7.5 YR 6/8	grscl	1-m-absk	mfr	gs	20%	.04
5	121-150	7.5 YR 5/4	M2d 7.5 YR 6/6	grls	0-sg	ml	—	20%	1.63

D Boring

[!Jobs.# 1B Pit Ground surfa·- ..... .f.t. uepm ro ummng raccor In,

Horizon	Depth In.	Dominant Color Munsell	Redox Oescrlpllon au. Sz. Cont. Color	Texture	Structure Gr.Sz. Sh.	Consistence	Boundary	%Rock Frag.	Hydraulic App. Rate Inches/Hr
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Test Results and/or Summary Comments

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The Dept. of Sn.fety and Professional is an equal opportunity service provider and employer. Tfyou need assistance to access services or need material in an alternate format, contact the department at 608:266-3151 or TTY through Relay.

APPENDIX F

PIPE SIZE CALCULATIONS

Pipe Segment	Contributing Area (ac)	10-yr Flow Rate (Q) (ft^3/s)	Pipe Diameter (in)	Pipe Area (A) (ft^2)	Velocity (V) (ft/s)	Flow Depth (m)	Slope (%)	Material	Notes
P1	10.85	9.64	15.88	1.377	7.00	Full	1.0		Wet Basin
P2	5.51	0.48	3.54	0.069	7.00	Full	9.0		Wet Basin
P3	2.03	0.45	3.44	0.064	7.00	Full	0.5		Biofilter
P4	6.76	1.93	7.11	0.276	7.00	Full	0.5		Biofilter

Notes:

- **Q (Flow Rate)** calculated using Rational Method: Q=AV
- Pipes designed to a velocity of 7 ft/s
- All pipes flowing full under design storm event (10-year)

Pipe and Culvert Sizing – Oversizing and Uniformity Considerations

Driveway Culverts – 15" Diameter Standard

Driveway culverts throughout the project area have been standardized at a minimum diameter of 15 inches, even where hydrologic calculations indicate a smaller culvert may suffice. This design decision supports both constructability and long-term maintenance by:

- Reducing the risk of clogging from sediment, leaf litter, and debris in low-flow areas.
- Maintaining consistency across parcels, which simplifies installation and replacement over time.
- Ensuring capacity for minor blockages or future increases in runoff due to incremental development or climate variability.

The uniform 15" sizing also aligns with DOT and municipal standards that recommend or require minimum culvert sizes for residential access points to avoid frequent failures or maintenance concerns.

Roadway Crossing Culverts – 18" Diameter Standard

For roadway crossings, a minimum diameter of 18 inches has been adopted. While some crossings may only require a smaller culvert based on peak design flows (e.g., 10-year or 25-year storms), the 18" standard provides:

- Hydraulic redundancy for potential sedimentation or unforeseen blockage during storm events.
- Ease of maintenance access
- Design uniformity, which improves efficiency during construction and facilitates material procurement and cost estimation.

Additionally, the 18" standard complies with state and local transportation agency guidelines, which prioritize safety and resilience over strict capacity-based sizing.

General Oversizing Rationale

Across both culvert types, intentional oversizing serves multiple purposes beyond basic hydraulic adequacy:

- Futureproofing the infrastructure against land use changes, increased impervious surfaces, or intensified rainfall patterns.
- Reducing inlet and outlet velocities, helping to minimize downstream erosion and the need for energy dissipation.
- Improving constructability by using standard pipe sizes that are readily available and compatible with typical installation methods.

All culvert sizes were reviewed in accordance with HydroCAD analyses and local stormwater design criteria to ensure that the culverts remain within acceptable limits under design storm conditions.

Pipe sizing calculations for driveways and cross culverts
Rational Method Qr=ciA
C=0.5 ; i=0.167 in/hr
Mannings Equation Qm=(1.49/n)AR^(2/3)sqrt(S)
All culverts below are concrete; n=0.013

Pipe A:
A=0.677 acres; pipe diameter = 18”
Qr=ciA= 0.057 cfs
Qm=7.022 cfs

Pipe A meets requirement.

Pipe B:
A=4.279 acres; pipe diameter=18”
Qr=0.357 cfs
Qm=11.78 cfs

Pipe B meets requirement.

Pipe D:
A=1.547 acres; pipe diameter=18”
Qr=0.129 cfs
Qm=10.74 cfs

Pipe D meets requirement.

Pipe E:
A=4.219 acres; pipe diameter=18”
Qr=0.352 cfs
Qm=8.359 cfs

Pipe E meets requirement.

Pipe F:
A=2.156 acres; pipe diameter=18”
Qr= 0.18 cfs + (25 yr discharge from 3P= 0.07 cfs) = 0.25 cfs
Qm= 15.86 cfs

Pipe F meets requirement

APPENDIX G

SOIL LOSS & DISCHARGE

CALCULATION TOOL

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Willabay Meadows Homeowners Assocaition

Project: Willabay Meadows

Date: 06/18/25

County: Walworth

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	08/01/25	10/01/25	27.6%	140	Silt Loam	0.43	4.5%	690	1.24	1.00	20.6	1.117	Sediment Basin	4.6
Seeding	10/01/25	05/10/26	21.0%	140	Silt Loam	0.43	1.8%	661	0.33	0.40	1.7	1.227	Sediment Basin	0.4
End	05/10/26	-----	-----	-----	-------	-----	1.8%	661	0.33	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.8%	661	0.33	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.8%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**22.3**		**TOTAL**	**5.0**
													% Reduction Required	**0%**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	Farris, Hansen & Assoc.
Date	5/24/2025

X:\Projects\5536\5536_17\Drainage\NOI\5536_RUSLEmodel.xlsm

APPENDIX H

CURVE NUMBER TABLE

Select Curve Number

line	Description	Condition	A				Condensed Description
0	CN Values for Ia=0.20 S	!					
1	.Riii:v·"iivE·L PE·o··ci"FiiiAN AREAS	VegEst					
2	Open space (Lawns,parks etc.)						
3	grass cover< 50%	Poor	68	79	86	89	<50% Grass cover,Poor
4	grass cover 50% to 75%	Fair	49	69	79	84	50-75% Grass cover,Fair
5	grass cover> 75%	Good	39	61	74	80	>75% Grass cover, Good
W1	Pond andLake Surfaces						
W2	Classified asImpervious		98	98	98	98	WaterSurface
W3	Classified as Pervious	0%imp	98	98	98	98	WaterSurface, 0% imp
6	Impervious Areas						
7	Paved parkinglots, driveways		98	98	98	98	Paved parking
7a	Unconnected Impervious		98	98	98	98	Unconnectedpavement
7b	Roofs		98	98	98	98	Roofs
7c	Unconnected Impervious		98	98	98	98	Unconnectedroofs
8	Streets androads						
9	Paved; curbs and stormsewers		98	98	98	98	Paved roads w/curbs 8. sewers
10	Paved; open ditches[w/ROY:L]	50%imp	83	89	92	93	Paved roads w/open ditches, 5
11a	Gravel(w/oright-of-way)		96	96	96	96	Gravel surface
11	Gravel□/ right-of-way)		76	85	89	91	Gravel roads
12	Dirt [w/ right-of-way)		72	82	87	89	Dirtroads
13	Urban Districts	impervious					
14	Commercial 8.business	85%imp	89	92	94	95	Urban commercial, 85% imp
15	Industrial	72%imp	81	88	91	93	Urban industrial, 72% imp
16	Residential districts						
17	(Qy average lot size)	impervious					
18	1/8 acre(lgwn houses)	65%imp	77	85	90	92	1/8 acre lots, 65% imp
19	1/4 acre	38%imp	61	75	83	87	1/4 acre lots, 38% imp
20	1/3 acre	30%imp	57	72	81	86	1/3 acre lots, 30% imp
21	1/2acre	25%imp	54	70	80	85	1/2 acre lots, 25% imp
22	1 acre	20%imp	51	68	79	84	1 acre lots, 20% imp
23	2 acre	12%imp	46	65	77	82	2 acre lots, 12% imp
24	Western Desert Urban Areas						
25	Natural desert (pervious areas only)		63	77	85	88	Natural western desert
26	Artifical desert landscaping		96	96	96	96	Artifical desert landscape
29	DEVELOPING URBAN AREA	(lio Veg)					
30	Newlj, graded area (pervious only)		77	86	91	94	Newly graded area
31	CULTIVATEDAGRICULTURAL LAND						
32	Fallow						
33	Sare soil		77	86	91	94	Fallow, bare soil
34	Cropresidue(CR)	Poor	76	85	90	93	Fallow, cropresidue,Poor
35	Cropresidue(CR)	Good	74	83	88	90	Fallow, cropresidue, Good
36	Row crops						
37	Straight row(SR)	Poor	72	81	88	91	Row crops, straight row, Poor
38	Straight row(SR)	Good	67	78	85	89	Row crops, straight row, Good
39	SR + Crop residue	Poor	71	80	87	90	Row crops, SR + CR,Poor
40	SR + Crop residue	Good	64	75	82	85	Row crops, SR + CR,Good
41	Contoured (g	Poor	70	79	84	88	Row crops, contoured, Poor
42	Contoured (g	Good	65	75	82	86	Row crops, contoured, Good
43	C+ Crop residue	Poor	69	78	83	87	Row crops, C+ CR,Poor
44	C+ Crop residue	Good	64	74	81	85	Row crops, C+ CR,Good
45	Contoured t teuaced fCt Tl	Poor	66	74	80	82	Row croo• Ct T Poor

line	De:scri tion	Condition	A	B	C	D	Cond'emed Descric:ition
4'6	Conlou,ed & terra.ced (C&T)	Good	62	71	78	81	Rowcr,ops,CU. Good
47	C&T + Crop,re□idue	P,oor	65	73	79	81	Row cr,ops. CU +CR.Poor
□8	C&J + Crop,re□idue	Good	611	70	77	80	Row cr,ops. CU+ CR. Good
49	Small gra·n						
SO	Sltraight row(SR)	P,oor	65	76	84	88	Small grain. □lraight row. Poor
51	Sitraight row (SR)	Good	63	75	83	87	Small grain. □traight row. Good
52	SIR + Crop 1esid'.ue	P,oor	64	75	83	86	Small grain. SR+CR. Poor
53	SIR + Crop 1esidue	Good	60	72	80	84	Small grain.SR + CR.Good
54	Contou,ed [q	P,oor	63	7□	82	85	Small grain. conioured. Poor
95	Contou,ed (C)	Good	611	73	81	84	Small grain. conloured. Good
-56J	C + Crop 1esid'.ue	P,oor	62	73	81	84	Small grain. C +CR.Poor
57	C + Crop 1esidue	Good	60	72	80	83	Small grain. C + CR. Good
98	Conlou,ed & terraced (C&T)	P,oor	611	72	79	82	Small grain.CU. Poor
99	Conlou,ed & terraces (C&:T)	Good	59	70	78	81	Small grain.CU. Good
60	C&J + Crop,re□idue	P,oor	60	71	78	81	Small grain. CU+ CR. Poor
61	CU + Crop,re□idue	Good	58	169	77	80	Small grain. CU+ CR. Giooci
62	Close-seeded legumesirotat.meadow						
-6lJ	Sitraight row	P,oor	66	77	85	89	Legumes. straight row. Poor
64	Sitraight row	Good	58	72	81	85	Legumes. straight row, Good
65	Contou,ed	P,oor	64	75	83	85	L,egumes. conioured. Poor
66	Conlou,ed	Good	55	169	78	83	L,egumes. conloured. Good
67	Cont & terraced	P,oor	63	73	80	83	Legumes. CU. Poor
68	Cont &: terraced	Good	511	167	76	80	Legumes. C&T. Good
69	OTHIER AGRI CULTU RAL LAND						
ElJ	Pasiure. grassland or range	P,oor	68	79	86	89	Pasture/grassland/range. Poor
71		Fai,	49	169	79	84	Pasture/grassland/range, Fa"r
z2		Good	39	61	74	80	Pasture/grassland/range, Good
73	Meadow. cont. grass. non-grazed		30	'58	71	is	Meadow. non-grazed
74	Bru□h. brush/weed/grass mix	P,oor	48	67	77	83	Brush. Poor
75		Fai,	35	56	70	77	B1ush. Fair
;;,5		Good	30	48	65	73	Brush. Good
77	Woods/grass combination	Pnnr	"i7	:n	9?	9f::	Wnnd□lnrM:<_j•□r,mh P.-.!!lr
is		Fai,	43	65	76	82	Woodw rass comb.. Fair
79		Good	32	58	72	79	Woods/grass comb.. Giooci
BO	Woods	P,oor	45	166	77	83	Wood:s. Poor
BI		Fai,	36	160	73	79	Woods, Fa"r
82		Good	30	55	70	77	Woods, Good
83	Farmsleads		59	74	82	86	Farmsteads
84	ARID AND SEMIARIDRANGELAND						
85	He1baceous	P,oor		80	87	93	Herbaceous range. P'oor
_86J		Fair		71	81	89	Herbaceous range. Fair
B7		Good		162	74	85	Herbaceous range, Good
88	Oalk/aspen	P,oor		166	74	79	Oak/aspen range. Poor
89		Fair		48	57	63	Oak/aspen range. Fair
9□		Good		30	41	48	Oak/aspen range. G,ood
91	P"nyon/iuniper	P,oor		75	85	89	Pinyon/juniper range, Poor
s2		Fai,		'58	73	80	Pin on/juniper range, Fa"r
filJ		Good		41	61	71	Pinyon/juniper range, Good
94	Sa ebrush [w/grass und'erslory)	P,oor		167	80	85	Sagebrush range, Poor
95		Fai1		'51	63	;;,0	Sagebrush range, Fair
96		Good		35	47	95	Sagebrush range, Good
_SL	D sert shrub	P,oor	63	77	85	88	Desert shn.lb range, Poor
98		Fai,	55	72	81	86	Desert shrub range, Fa"r
_Sa_		Good	49	168	79	84	Desert shrub range. Good
LlO							

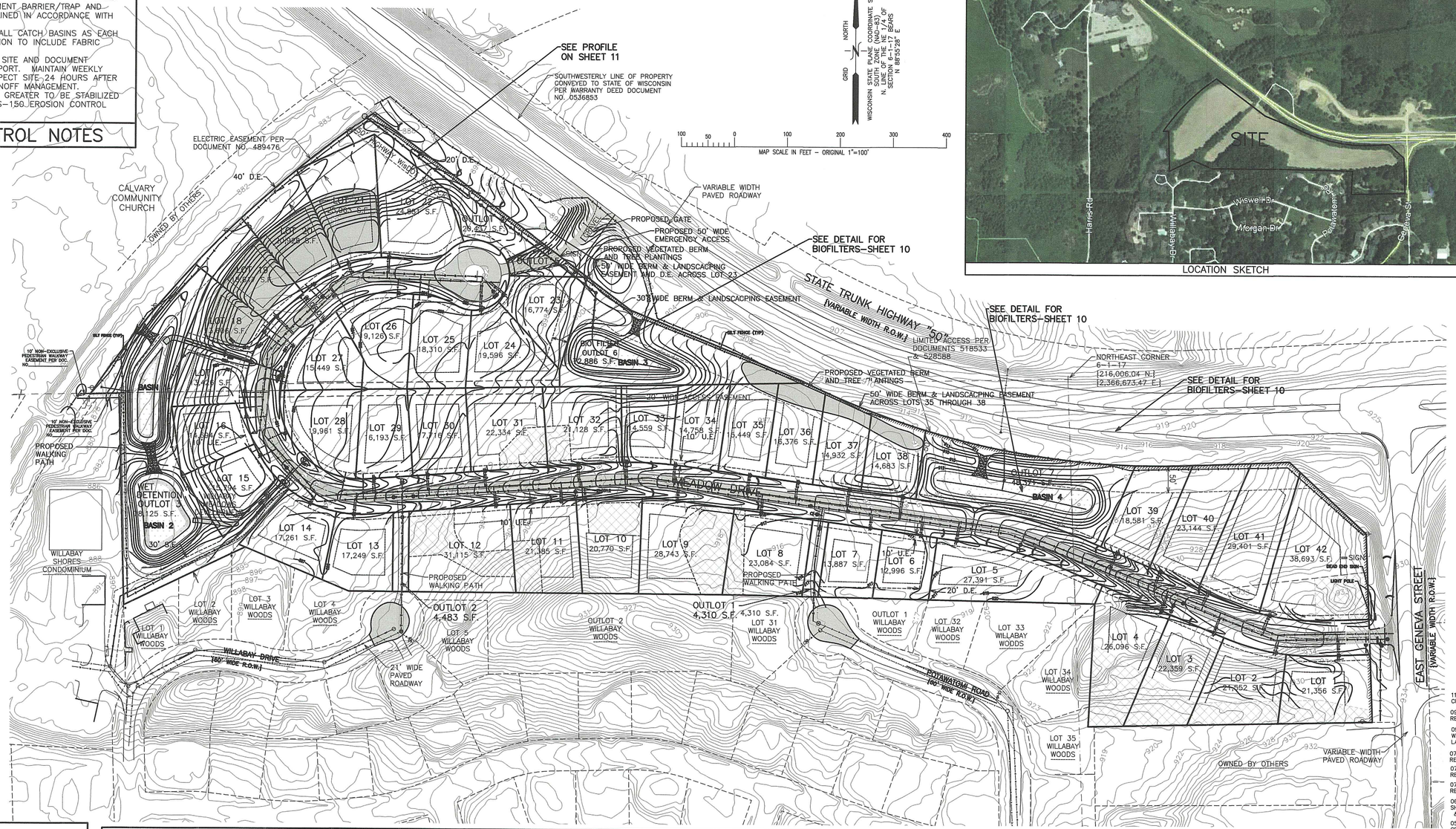
WILLABAY MEADOWS, A SUBDIVISION

SITE, GRADING, DRAINAGE, SANITARY SEWER, WATER MAIN, AND EROSION CONTROL PLANS

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST
, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

1. INLET PROTECTION TO BE INSTALLED IN EXISTING CURB INLET STRUCTURES AND MAINTAINED THROUGHOUT DURRATION OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF LOCAL EROSION CONTROL PLANS AND/OR ORDINANCES.
3. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS ON AN ON-GOING BASIS.
4. SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP AND SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
5. SILT FENCE TO ACT AS A SEDIMENT BARRIER/TRAP AND SHALL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
6. PROVIDE INLET PROTECTION AT ALL CATCH BASINS AS EACH IS INSTALLED. INLET PROTECTION TO INCLUDE FABRIC BARRIERS UNDER CASTINGS.
7. INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT SITE 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
8. ALL DISTURBED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET.

EROSION CONTROL NOTES





LOCATION SKETCH

1. REMOVE ALL BRUSH AND SCRUB TREES PRIOR TO STRIPPING OF TOPSOIL.
2. TOPSOIL STOCKPILE SHALL BE LOCATED WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED AND STABILIZED.
3. ALL FILL PLACED SHALL BE ON PREPARED LEVELED SUBSOIL WITH FILL PLACED IN COMPACTED 8" TO 12" LIFTS BY DOZER AND SHEEPSFOOT COMPACTOR.
4. ANY DISTURBED OR DAMAGED ROADWAY SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. EAST GENEVA STREET TO BE KEPT FREE OF DIRT, MUD, DEBRIS, ETC. AT ALL TIMES.
6. ALL SITE CLEANING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION," 2016 EDITION, STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.

GENERAL NOTES

SHEET 1	–	COVER
SHEETS 2	–	OVERALL SITE PLAN
SHEET 2A	–	OVERALL BUILDING GRADE CONCEPTS
SHEETS 3	–	GRADING (STA 0+00 – 12+00)
SHEET 3A	–	BUILDING GRADE CONCEPTS (STA 0+00 – 12+00)
SHEETS 4	–	GRADING (STA 12+00 – 28+00)
SHEET 4A	–	BUILDING GRADE CONCEPTS (STA 12+00 – 28+00)
SHEET 5	–	SEWER/WATER PLAN & PROFILE (STA 0+65 – 10+00
SHEET 6	–	SEWER/WATER PLAN & PROFILE (STA 10+00 – 20+00)
SHEET 7	–	SEWER/WATER PLAN & PROFILE (STA 20+00 – 28+00)
SHEET 8	–	PLAN & PROFILE SOUTH
SHEET 9	–	STORMWATER BASINS OUTLOT 3
SHEET 10	–	STORMWATER BASINS OUTLOT 6 & 7
SHEET 11	–	PLAN & PROFILE FOR STORM EASEMENTS
SHEETS 12 – 14	–	CONSTRUCTION DETAILS
SHEETS 15 – 16	–	ROAD CROSS SECTIONS
SHEETS 17 – 19	–	SPECIFICATIONS

WISCONSIN WARREN E. HANSEN, JR. E-14435 DELAVAN WISCONSIN REGISTERED PROFESSIONAL ENGINEER
11/18/2025

INDEX OF SHEETS

1. OBTAIN REQUIRED NR 216 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE. (BY ENGINEER)
2. HOLD PRE-CON TO ADDRESS ANY ISSUES WITH PLAN AND SEQUENCE. (BY ENGINEER)
3. INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE, STONE TRACKING PAD PER WDNR TECHNICAL STANDARDS.
4. BASINS SHALL BE PARTIALLY DUG AND USED AS TEMPORARY SEDIMENT TRAP. SWALES FROM SITE GRADING AREAS SHALL BE CREATED TO DIVERT RUNOFF WATERS AS MUCH AS POSSIBLE TO THE BASINS DURING EXCAVATION AND GRADING.
5. CLEAR AND GRUB ON SITE AREAS NECESSARY TO CONSTRUCT ROADWAY AND BASINS (SEE SPECIFICATIONS).
6. STRIP TOPSOIL FROM ACCESS ROADS AND IN PLANNED WORK AREAS ALONG WITH TEMPORARY SEDIMENT BASINS. STOCKPILE WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 7 DAYS MUST BE SEEDED AND STABILIZED.
7. IMPORT FILL, PLACE AND COMPACT TO SUBGRADES.
8. PROVIDE FOR ALL SITE CUTS AND DISPOSAL OF MATERIAL IN FILL LOCATIONS.
9. CONSTRUCT ALL PUBLIC SEWER AND WATER AS SHOWN IN VILLAGE OF WILLIAMS BAY STANDARDS AND SPECIFICATIONS INCLUDING SERVICE LATERALS AND ALL APPURTENANCES.
10. GRADE AND COMPACT ROAD SUBGRADES AND PLACE CRUSHED STONE BASE ALLOWING FOR FUTURE 2" OF FINAL BASE BEFORE FIRST LEFT OF PAVEMENT.
11. STABILIZE ALL OTHER EXPOSED SOIL AREAS WITH PROPER SEEDING AND EROSION MATTING PER WDNR TECHNICAL STANDARDS WITHIN 7 DAYS OF FINAL GRADING.
12. COMPLETE FINAL GRADING OF DRAINAGE SWALES. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS WASTING EXCESS SITE CUT IN FILL AREAS OF THE PROPERTY.
13. SEEDING AND EROSION MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT BASINS & DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
14. COMPLETE EXCAVATION OF BASINS. STABILIZE AS GRADES ARE FINALIZED.
15. ROUGH GRADE PROPOSED ROADS.
16. INSTALL CULVERTS AND END SECTIONS.
17. FINE GRADE ROAD SUBGRADES.
18. INSTALL ROAD BASE COURSE. ROAD SLOPES UP TO 10 PERCENT SHALL BE COMPLETED WITHIN 2.5 MONTHS OF INITIAL DISTURBANCE. ROAD SLOPES 10 PERCENT OR GREATER SHALL BE COMPLETED WITHIN 1 MONTH OF INITIAL DISTURBANCE.
19. COMPLETE CONSTRUCTION OF ALL ROADS BY INSTALLING BINDER PAVEMENT SURFACE COURSE MAY BE DELAYED UP TO 12 MONTHS.
20. RESTORE ALL REMAINING DISTURBED AREAS BY SEEDING WITH MULCH OR MATTING AS SHOWN.
21. IF SEDIMENT HAS ACCUMULATED WITHIN THE BASIN DURING CONSTRUCTION IT SHALL BE REMOVED AND PROPERLY DISPOSED OF ONSITE.
22. ONCE THE PROJECT IS NEARING COMPLETION AND ALL SURFACES ARE STABILIZED OR FINISHED, THE TEMPORARY BASINS SHALL BE CLEANED, CUT TO FINAL GRADES INCLUDING ALL OF THE FINAL SEEDING AND STABILIZATION WITH OUTFALL ADJUSTMENTS.
23. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION OF DISTURBED SURFACES ONLY AFTER VEGETATION HAS 70% GROW-IN COVERAGE.

NOTE: ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEANS AND METHODS SHOULD BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. THE ENGINEER SHALL NOTIFY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLANS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

SEQUENCE OF CONSTRUCTION

WILLABAY MEADOWS
FINAL ENGINEERING PLANS
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WI

COVER SHEET

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

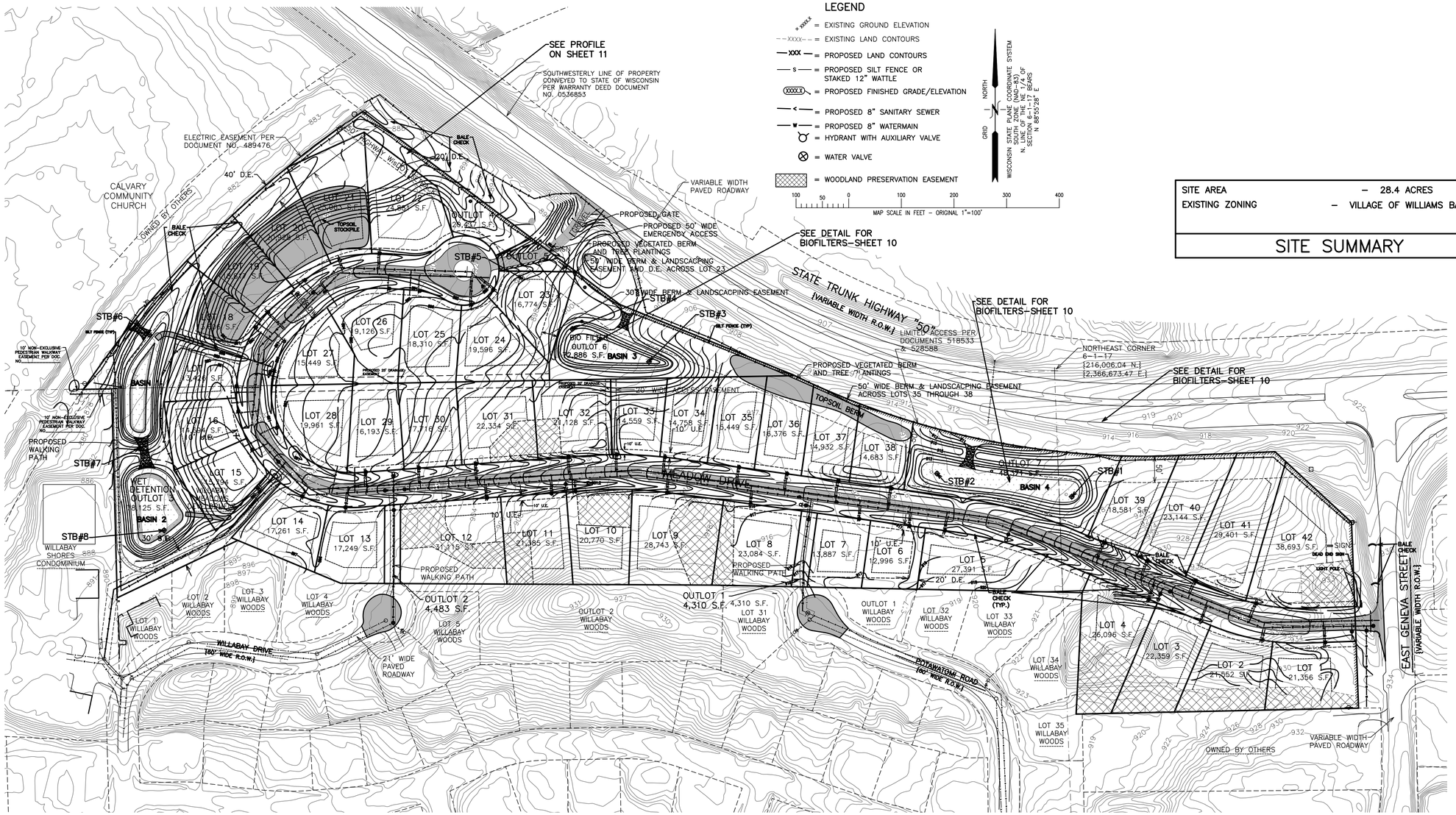
REVISIONS
- 11/08/2025 –RS CULVERTS
- 09/23/2025 –RS REVISIONS
- 09/19/2025 –RS WATER MAIN LABELING
- 07/31/2025 –RS REVISIONS
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- 03/03/2022 – TS ADVANCE
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- 02/08/2023 EMERGENCY ACCESS
- 05/17/2023 –TS ADVANCE
- 11/6/2023 –TS ADVANCE
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PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 1 OF 19

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WILLABAY MEADOWS, A SUBDIVISION
FINAL ENGINEERING PLANS

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST
, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LEGEND

- x XXX.X = EXISTING GROUND ELEVATION
- XXXX- - = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- S = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- (XXX.X) = PROPOSED FINISHED GRADE/ELEVATION
- < = PROPOSED 8" SANITARY SEWER
- W = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

GRID NORTH — WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-83) N. LINE OF THE NE 1/4 OF SECTION 6-1-17 BEARS N 88°55'26" E

100 50 0 100 200 300 400
MAP SCALE IN FEET – ORIGINAL 1"=100'

SITE AREA	– 28.4 ACRES
EXISTING ZONING	– VILLAGE OF WILLIAMS BAY SF-3

SITE SUMMARY

NOTE!:

Contours for finished grading shown are not fully accurate for ditch grading on Meadow Drive because of the plan scale. Ditch shall be required to be a minimum of 2' in depth from finish shoulder grade as per standard cross sections shown.

SOIL BORINGS

SB#1 GROUND=916.23

0–10"	SILTY CLAY LOAM
10"–43"	SILTY CLAY LOAM
43"–99"	GRAVELLY SANDY CLAY LOAM
99"–148"	GRAVELLY SANDY LOAM

SB#2 GROUND=912.39

0–11"	SILTY CLAY LOAM
11"–42"	SILTY CLAY LOAM
42"–91"	SILT CLAY LOAM
91"–147"	GRAVELLY SANDY CLAY LOAM

SB#3 GROUND=906.40

0–10"	SILTY CLAY LOAM
10"–60"	SILTY CLAY LOAM
60"–90"	GRAVELLY SANDY CLAY LOAM
90"–149"	GRAVELLY SANDY LOAM

SB#4 GROUND=901.09

0–9"	SILTY CLAY LOAM
9"–40"	SILTY CLAY LOAM
40"–96"	GRAVELLY SANDY CLAY LOAM
96"–10"	GRAVELLY SANDY LOAM
110"–130"	SILTY CLAY LOAM

SB#5 GROUND=896.69

0–14"	SILT LOAM
14"–47"	CLAY LOAM
47"–83"	SANDY CLAY LOAM
83"–117"	GRAVELLY SANDY LOAM
117"–150"	SANDY CLAY LOAM

SB#6 GROUND=880.22

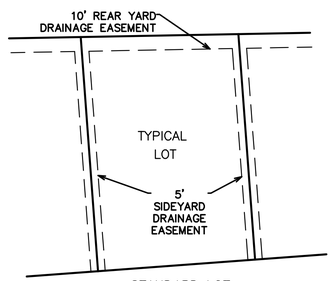
0–13"	SILT LOAM
13"–92"	GRAVELLY SANDY CLAY LOAM
92"–114"	GRAVELLY SANDY LOAM
114"–130"	SANDY CLAY LOAM

SB#7 GROUND=884.78

0–7"	SILTY CLAY LOAM
7"–30"	SILTY CLAY LOAM
30"–38"	GRAVELLY SANDY CLAY LOAM
38"–121"	GRAVELLY SANDY CLAY LOAM
121"–150"	GRAVELLY LOAMY SAND

SB#8 GROUND=888.47

0–9"	SILTY CLAY LOAM
9"–30"	SILTY CLAY LOAM
30"–58"	GRAVELLY SANDY CLAY LOAM
58"–144"	GRAVELLY SANDY CLAY LOAM



STANDARD LOT DRAINAGE EASEMENT DETAIL

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PROJECT NO. 5536.17
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SHEET NO. 2 OF 19

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

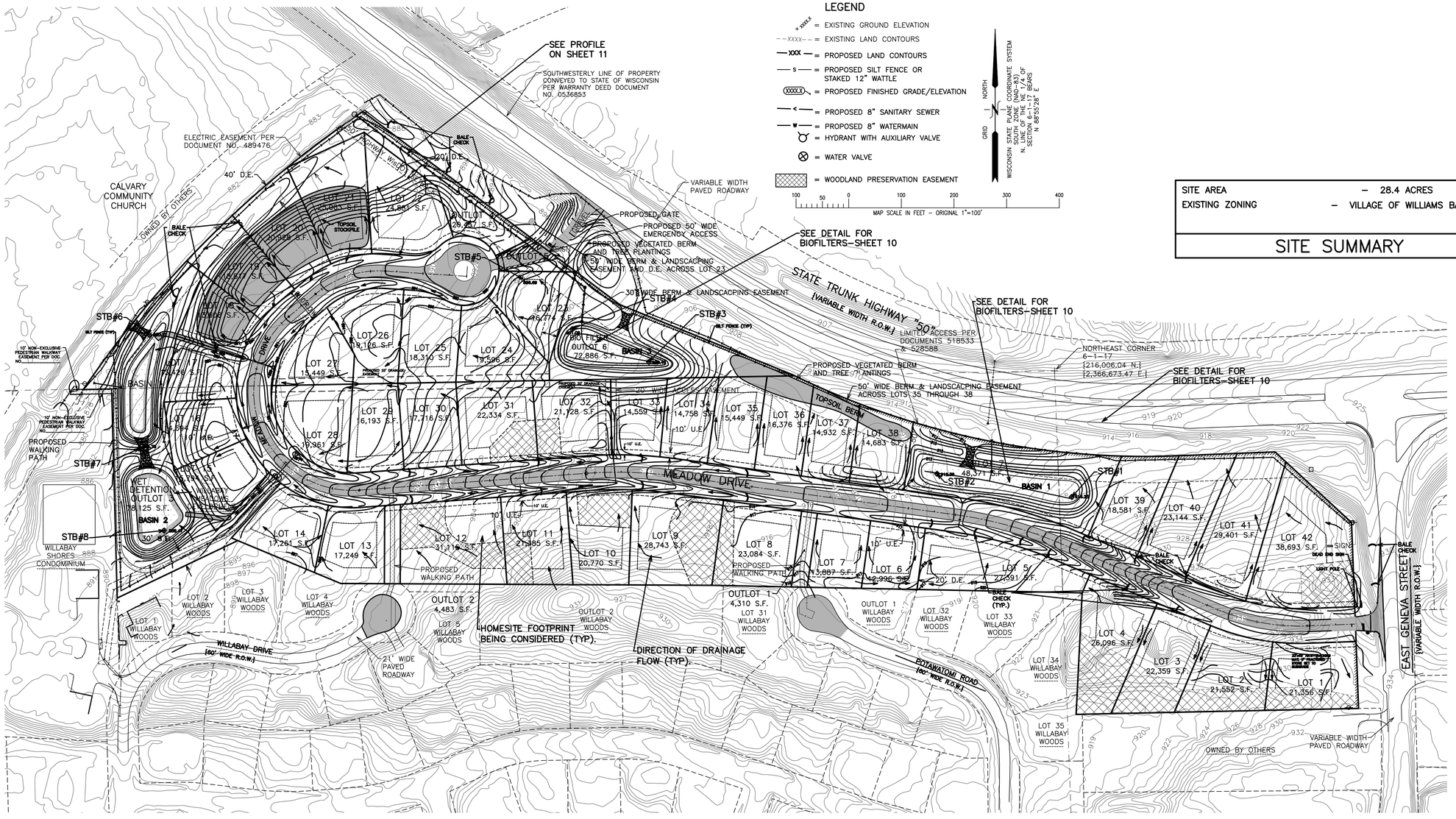
OVERALL SITE GRADING

FARRIS, HANSEN & ASSOCIATES, INC.
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WILLABAY MEADOWS, A SUBDIVISION
FINAL ENGINEERING PLANS

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST
, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



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SB#3

0–10"	SILTY CLAY LOAM
10"–60"	SILTY CLAY LOAM
60"–90"	GRAVELLY SANDY CLAY LOAM
90"–149"	GRAVELLY SANDY LOAM

SB#4

0–9"	SILTY CLAY LOAM
9"–40"	SILTY CLAY LOAM
40"–96"	GRAVELLY SANDY CLAY LOAM
96"–10"	GRAVELLY SANDY LOAM
110"–130"	SILTY CLAY LOAM

SB#5

0–14"	SILT LOAM
14"–47"	CLAY LOAM
47"–83"	SANDY CLAY LOAM
83"–117"	GRAVELLY SANDY LOAM
117"–150"	SANDY CLAY LOAM

SB#6

0–13"	SILT LOAM
13"–92"	GRAVELLY SANDY CLAY LOAM
92"–114"	GRAVELLY SANDY LOAM
114"–130"	SANDY CLAY LOAM

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SB#8

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03/14/2025 –RS PLAN & PROFILE
05/12/2025 –RS PLAN & PROFILE

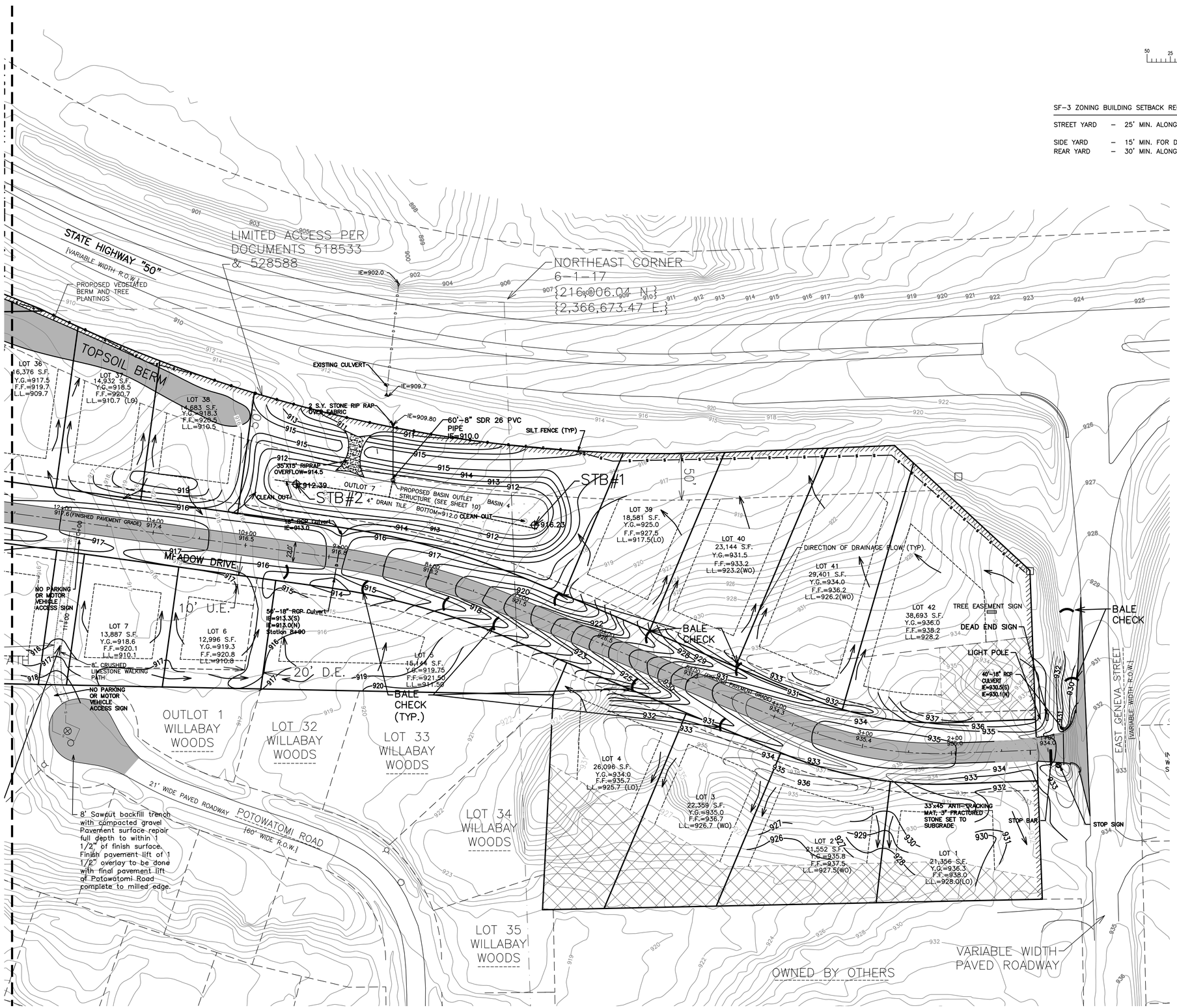
PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 2A OF 19

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

OVERALL SITE GRADING

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

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NOTE: BUILDING GRADES ARE SUGGESTED AND MAY BE ALTERED FOR CAUSE.

NOTE: ALL PLANS FOR INDIVIDUAL HOME SITES SHALL REQUIRE DETAILED TOPOGRAPHIC MAPPING OF THE LOT AREA TO BE GRADED WITH STREET GRADES, DITCH GRADES, LARGE SPECIMEN TREES LOCATED, BENCH MARK SET AND A DETAIL OF THE HOUSE FOOT PRINT MADE TO SET FINAL GRADES. GRADES SHOWN ON THE ENGINEERING PLANS FOR THE DEVELOPMENT ARE GUIDELINES ONLY, BUT LOT GRADING FOR BEST DRAINAGE SHALL BE SUBMITTED TO DEVELOPER FOR REVIEW WITH THE PLANS FOR ARCHITECTURE REVIEW.

WILLABAY MEADOWS
FINAL ENGINEERING PLANS

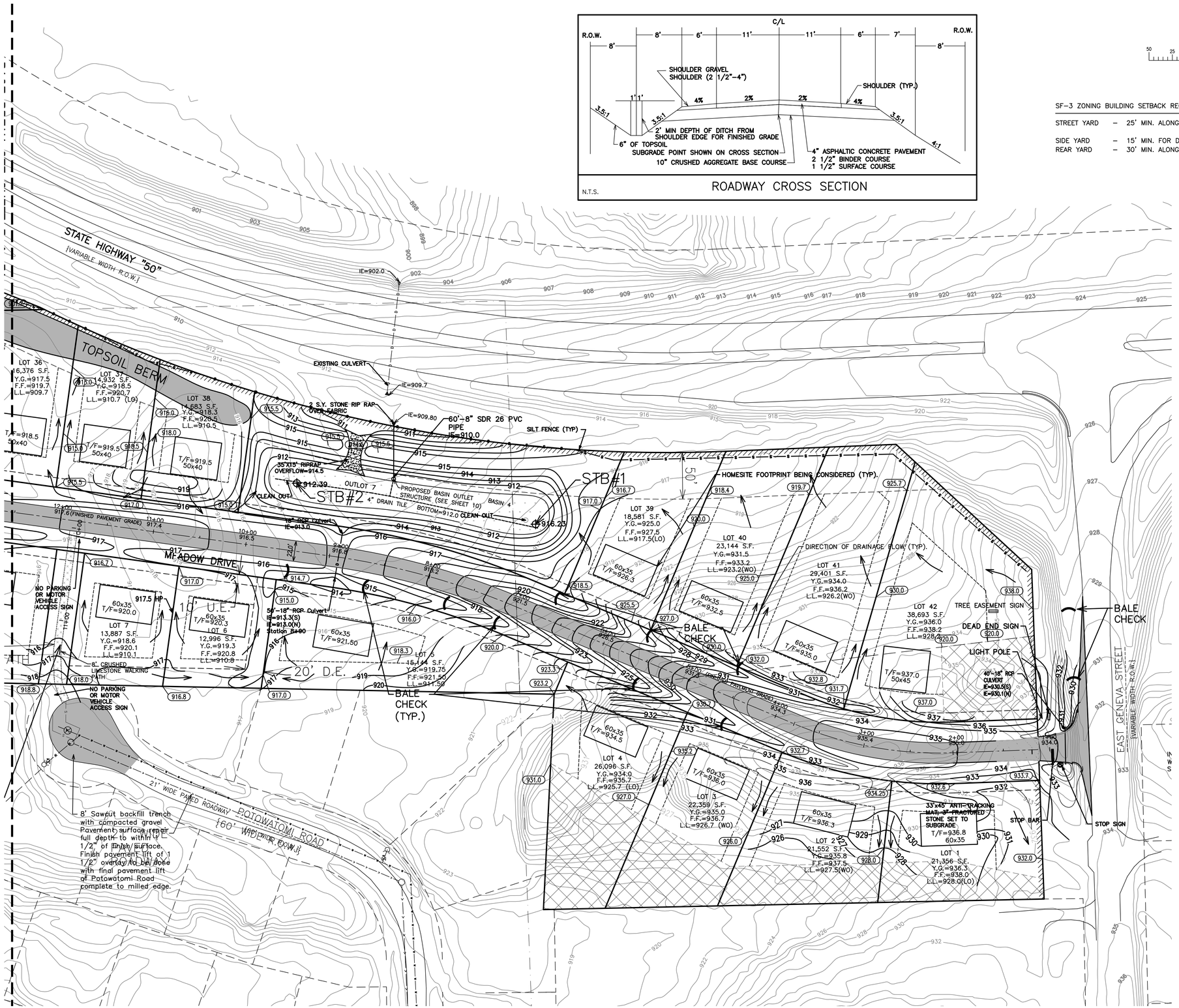
GRADING PLAN STATIONS 0+00 – 12+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

REVISIONS
04/08/2022 – TS ADVANCE
05/17/2023 –TS ADVANCE
09/23/2025 –RS REVISIONS
07/31/2025 –RS REVISIONS
11/06/2023– TS ADVANCE
07/22/2025 –RS REVISIONS
01/30/2024 –TS REVISE OUTLOTS
07/18/2025 –RS REVISIONS
06/13/2025 –RS SHEETS 2A, 3A, & 4A
02/23/2024 –TS ADVANCE
05/10/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/11/2024 –RS PLAN & PROFILE
05/12/2024 –RS PLAN & PROFILE
11/08/2025 –RS CULVERTS
05/30/2025 –NK GEN. PLAN REV.

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 3 OF 19

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
WIS. STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MEMBER AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOTE: BUILDING GRADES ARE SUGGESTED AND MAY BE ALTERED FOR CAUSE.

NOTE: ALL PLANS FOR INDIVIDUAL HOME SITES SHALL REQUIRE DETAILED TOPOGRAPHIC MAPPING OF THE LOT AREA TO BE GRADED WITH STREET GRADES, DITCH GRADES, LARGE SPECIMEN TREES LOCATED, BENCH MARK SET AND A DETAIL OF THE HOUSE FOOT PRINT MADE TO SET FINAL GRADES. GRADES SHOWN ON THE ENGINEERING PLANS FOR THE DEVELOPMENT ARE GUIDELINES ONLY, BUT LOT GRADING FOR BEST DRAINAGE SHALL BE SUBMITTED TO DEVELOPER FOR REVIEW WITH THE PLANS FOR ARCHITECTURE REVIEW.

NOTE: ON SLOPING LOTS, YARD GRADE IS SHOWN FOR HIGHEST CORNER OR SIDE OF HOMESITE. ALL GRADES ARE SUBJECT TO FINAL REVIEW AND ALTERATIONS WHEN BUILDING PLANS ARE DONE. DRAINAGE IS TO BE MAINTAINED WITHOUT NEGATIVE IMPACTS TO NEIGHBORS. DETAIL SITE AND GRADING PLANS ARE TO BE CREATED BY LICENSED ENGINEERS AT A SCALE OF EITHER 1"=10' OR 1"=20'

WILLABAY MEADOWS
FINAL ENGINEERING PLANS

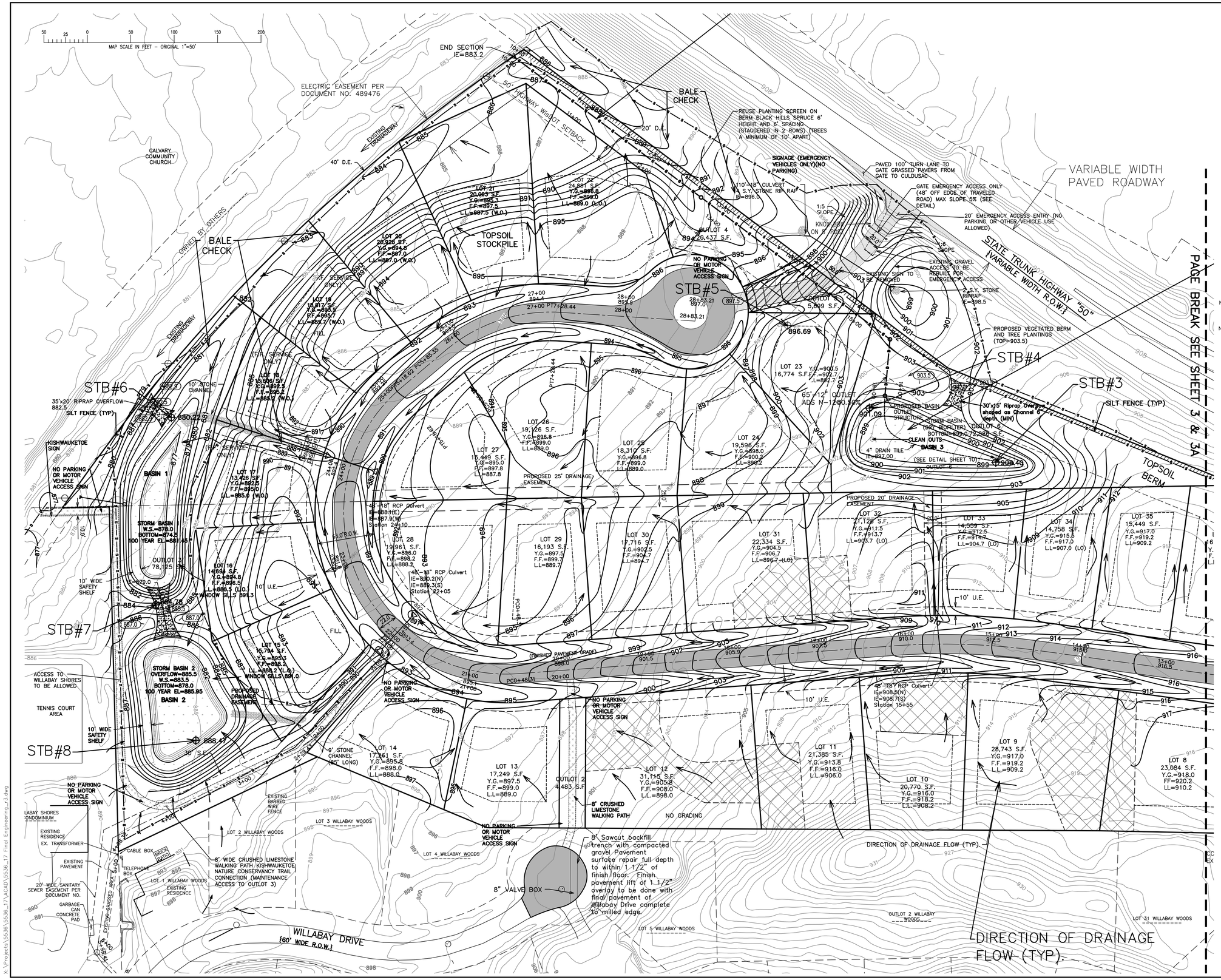
GRADING PLAN STATIONS 0+00 - 12+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
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- 05/17/2023 -TS ADVANCE
- 11/06/2023- TS ADVANCE
- 01/30/2024 -TS REVISE OUTLOTS
- 02/19/2023 -TS ADVANCE
- 02/23/2024 -TS ADVANCE
- 05/10/2024 -TS ADVANCE
- 12/18/2024 -NK PLAN & PROFILE
- 03/11/2024 -RS PLAN & PROFILE
- 05/12/2024 -RS PLAN & PROFILE
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- 07/22/2025 -RS REVISIONS
- 06/13/2025 -RS SHEETS 2A, 3A, & 4A
- 06/12/2025 -RS BOXES AND TF'S
- 05/30/2025 -NK GEN. PLAN REV.

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 3A OF 19

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LEGEND

- x.xxx.x = EXISTING GROUND ELEVATION
- --xxxx-- = EXISTING LAND CONTOURS
- xxx = PROPOSED LAND CONTOURS
- s = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- (xxxx.x) = PROPOSED FINISHED GRADE/ELEVATION
- < = PROPOSED 8" SANITARY SEWER
- w = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

W.O. = WALKOUT BASEMENT
L.L. = LOWER LEVEL
Y.G. = YARD GRADE
F.F. = FIRST FLOOR GRADE
L.O. = LOOKOUT BASEMENT (3.5' ABOVE L.L.)

NOTE: LOTS 16,17,18, AND 19 WILL HAVE FIRST FLOOR GRAVITY SEWER SERVICES ONLY

NOTE: ROAD TO BE BUILT FIRST LOT 15–22 TO BE FILLED AND COMPACTED FROM BASEMENT EXCAVATIONS AND SPOILS FROM TRENCH WORK.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MEMBER AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83) N 88°56'28" E – 1317.16' BEARS SECTION 6–11–17 BEARS N 88°56'28" E

NOTE: ALL PLANS FOR INDIVIDUAL HOME SITES SHALL REQUIRE DETAILED TOPOGRAPHIC MAPPING OF THE LOT AREA TO BE GRADED WITH STREET GRADES, DITCH GRADES, LARGE SPECIMEN TREES LOCATED, BENCH MARK SET AND A DETAIL OF THE HOUSE FOOT PRINT MADE TO SET FINAL GRADES. GRADES SHOWN ON THE ENGINEERING PLANS FOR THE DEVELOPMENT ARE GUIDELINES ONLY, BUT LOT GRADING FOR BEST DRAINAGE SHALL BE SUBMITTED TO DEVELOPER FOR REVIEW WITH THE PLANS FOR ARCHITECTURE REVIEW.

NOTE!:

Contours for finished grading shown are not fully accurate for ditch grading on Meadow Drive because of the plan scale. Ditch shall be required to be a minimum of 2' in depth from finish shoulder grade as per standard cross sections shown.

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

GRADING PLAN STATIONS 14+00 – 28+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

REVISIONS

- 04/08/2022 – TS ADVANCE
- 05/17/2023 – TS ADVANCE
- 11/06/2023 –TS ADVANCE
- 01/30/2024 –TS REVISE OUTLOTS
- 02/19/2023 –TS ADVANCE
- 02/23/2024 –TS ADVANCE
- 06/10/2024 –TS ADVANCE
- 12/18/2024 –NK PLAN & PROFILE
- 03/11/2025 –RS PLAN & PROFILE
- 05/12/2025 –RS PLAN & PROFILE
- 11/08/2025 –RS CULVERTS
- 08/15/2025 –RS CULVERTS
- 07/31/2025 –RS REVISIONS
- 07/22/2025 –RS REVISIONS
- 07/18/2025 –RS REVISIONS
- 06/13/2025 –RS SHEETS 2A, 3A, & 4A
- 05/30/2025 –NK GEN. PLAN REV.

PROJECT NO. 5536.17

DATE 05/12/2025

SHEET NO. 4 OF 19

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MAP SCALE IN FEET – ORIGINAL 1"=50'

PAGE BREAK SEE SHEET 3 & 3A

LEGEND

- XXXX = EXISTING GROUND ELEVATION
- XXXX = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- S = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- (XXXX) = PROPOSED FINISHED GRADE/ELEVATION
- < = PROPOSED 8" SANITARY SEWER
- W = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

W.O. = WALKOUT BASEMENT
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811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83)
N 25°00'00" E – 1317.78' BEARS
SECTION 21–T7N–R7E
N 88°50'28" E

GRID NORTH

NOTE: ALL PLANS FOR INDIVIDUAL HOME SITES SHALL REQUIRE DETAILED TOPOGRAPHIC MAPPING OF THE LOT AREA TO BE GRADED WITH STREET GRADES, DITCH GRADES, LARGE SPECIMEN TREES LOCATED, BENCH MARK SET AND A DETAIL OF THE HOUSE FOOT PRINT MADE TO SET FINAL GRADES. GRADES SHOWN ON THE ENGINEERING PLANS FOR THE DEVELOPMENT ARE GUIDELINES ONLY, BUT LOT GRADING FOR BEST DRAINAGE SHALL BE SUBMITTED TO DEVELOPER FOR REVIEW WITH THE PLANS FOR ARCHITECTURE REVIEW.

NOTE!:
Contours for finished grading shown are not fully accurate for ditch grading on Meadow Drive because of the plan scale. Ditch shall be required to be a minimum of 2' in depth from finish shoulder grade as per standard cross sections shown.

NOTE!:
Granular backfill and temporary crushed aggregate is required before the existing cul de sacs are re–paved.

REVISIONS
04/08/2022 – TS ADVANCE
05/17/2023 – TS ADVANCE
11/06/2023 –TS ADVANCE
01/30/2024 –TS REVISE OUTLOTS
02/19/2023 –TS ADVANCE
02/23/2024 –TS ADVANCE
06/10/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/11/2025 –RS PLAN & PROFILE
05/12/2025 –RS PLAN & PROFILE
11/08/2025 –RS CULVERTS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS
07/18/2025 –RS REVISIONS
06/13/2025 –RS SHEETS 2A, 3A, & 4A
06/12/2025 –RS BOXES & TF'S
05/30/2025 –NK GEN. PLAN REV.

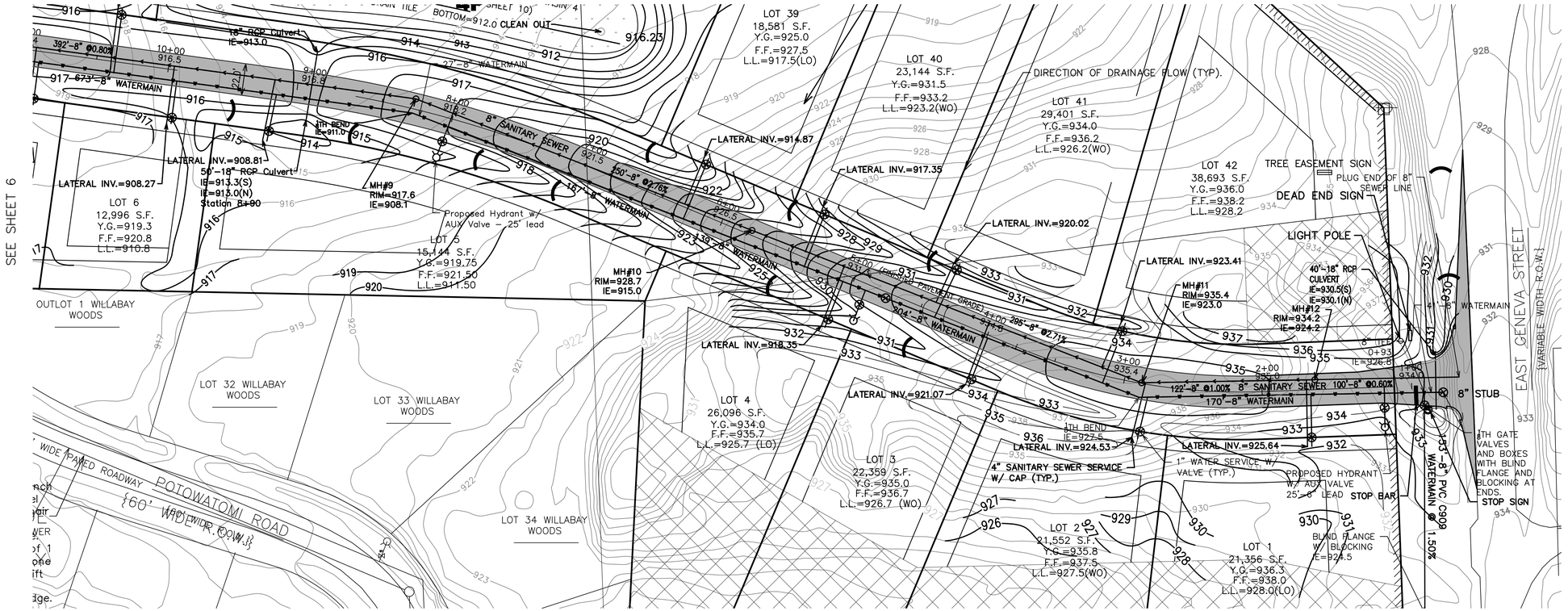
PROJECT NO.
5536.17
DATE
05/12/2025
SHEET NO.
4A OF 19

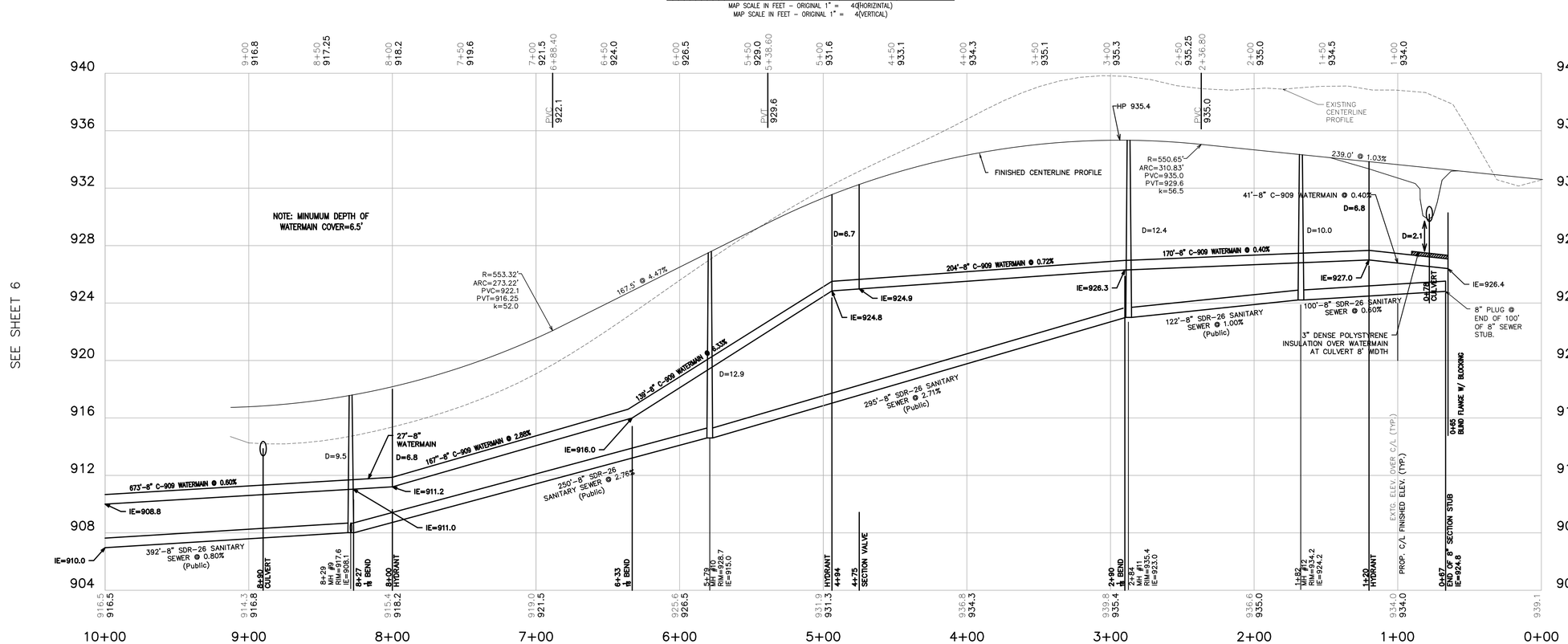
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

GRADING PLAN STATIONS 14+00 – 28+00

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PUBLIC SEWER & WATER PLAN & PROFILE STATIONS 1+00 - 10+00

WILLABAY MEADOWS

FINAL ENGINEERING PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

11/08/2025 -RS CULVERTS
09/29/2025 -RS REVISIONS
09/23/2025 -RS REVISIONS
09/19/2025 -RS WATER MAIN LABELING
09/16/2025 -RS ADDED 8" SEWER STUB TO STREET EDGE ORDERED BY VILLAGE.

REVISIONS
04/08/2022 - TS ADVANCE
07/31/2025 -RS REVISIONS
07/22/2025 -RS REVISIONS
05/17/2023 -TS ADVANCE
07/18/2025 -RS REVISIONS
11/06/2023- TS ADVANCE
06/13/2025 -RS SHEETS 2A, 3A, & 4A
01/30/2024 -TS REVISE OUTLOTS
05/30/2025 -NK GEN. PLAN REV.
02/19/2023 -TS ADVANCE
02/23/2024 -TS ADVANCE
06/10/2024 -TS ADVANCE
12/18/2024 -NK PLAN & PROFILE
03/11/2024 -RS PLAN & PROFILE
05/12/2024 -RS PLAN & PROFILE

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 5 OF 19

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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MEMBER AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE VILLAGE ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 10 & 11.
3. NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE VILLAGE ENGINEER OR HIS INSPECTOR. THE VILLAGE ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.
4. THE VILLAGE ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED. VILLAGE MATERIAL STANDARDS SHALL BE COMPLIED WITH.

CONSTRUCTION & INSPECTION NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. CONTRACTOR SHALL CONTACT THE VILLAGE OF WILLIAMS BAY DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4. MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.
5. A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

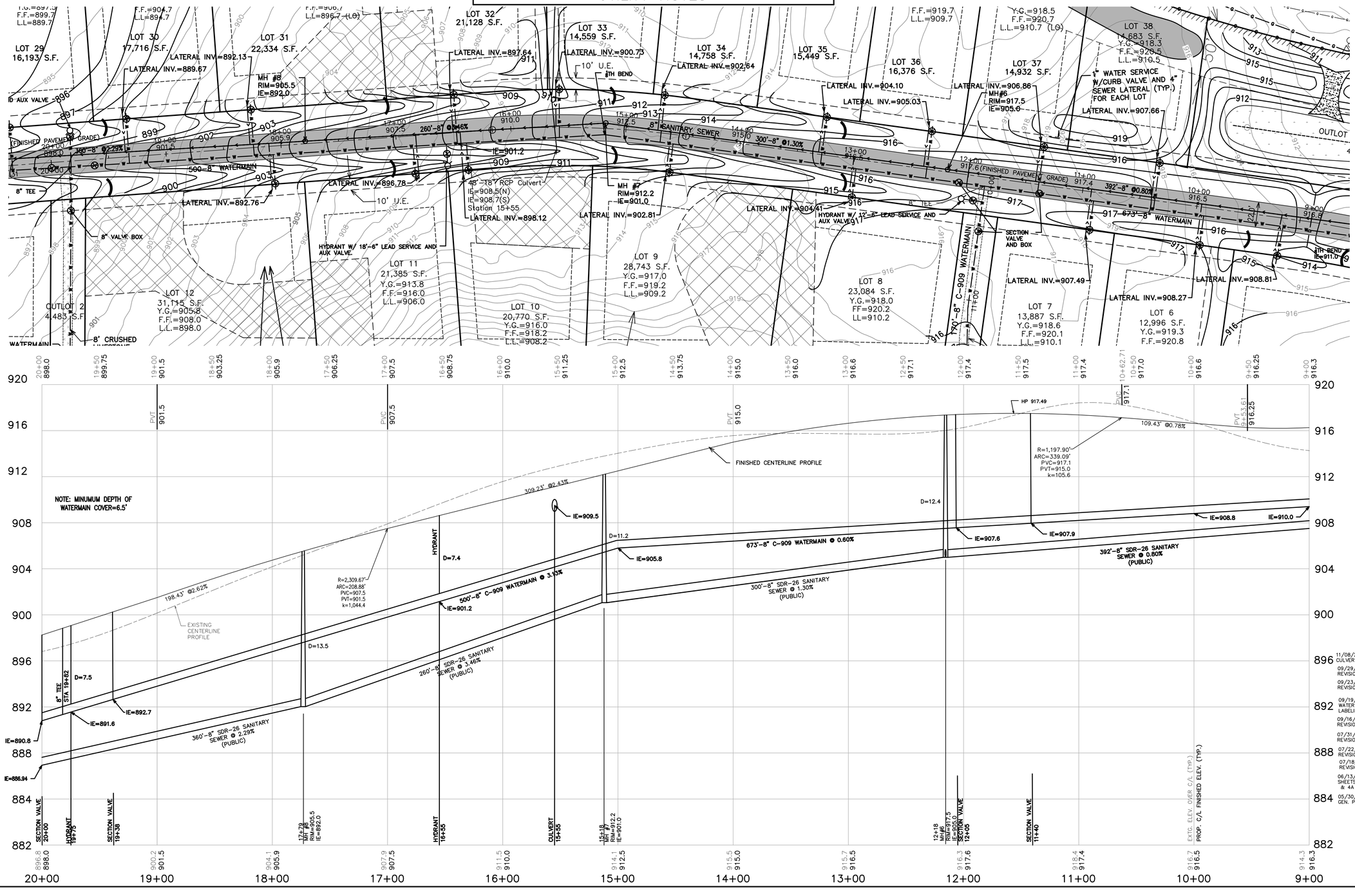
UTILITY NOTES

GENERAL NOTES:

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH VILLAGE STANDARDS AND SPECIFICATIONS.

MAP SCALE IN FEET – ORIGINAL 1" = 4(HORIZINTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4(VERTICAL)

WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-83) N. LINE OF THE NE 1/4 OF SECTION 19 T1N R15E BEARS N 88°53'28" E.



WILLABAY MEADOWS
FINAL ENGINEERING PLAN

PUBLIC SEWER & WATER PLAN & PROFILE STATIONS 9+00 – 20+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
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- 12/18/2024 –NK PLAN & PROFILE
- 05/02/2025 –RS PLAN & PROFILE
- 05/30/2025 –NK GEN. PLAN REV.
- 11/08/2025 –RS CULVERTS
- 09/29/2025 –RS REVISIONS
- 09/23/2025 –RS REVISIONS
- 09/19/2025 –RS WATER MAIN LABELING
- 09/16/2025 –RS REVISIONS
- 07/31/2025 –RS REVISIONS
- 07/22/2025 –RS REVISIONS
- 07/18/2025 –RS ADVANCE
- 06/13/2025 –RS SHEETS 2A, 3A, & 4A
- 03/11/2025 –RS PLAN & PROFILE

PROJECT NO. 5536.17
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SEE SHEET 6

1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE VILLAGE ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
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4. MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.
5. A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

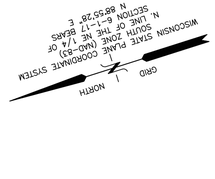
UTILITY NOTES

GENERAL NOTES:

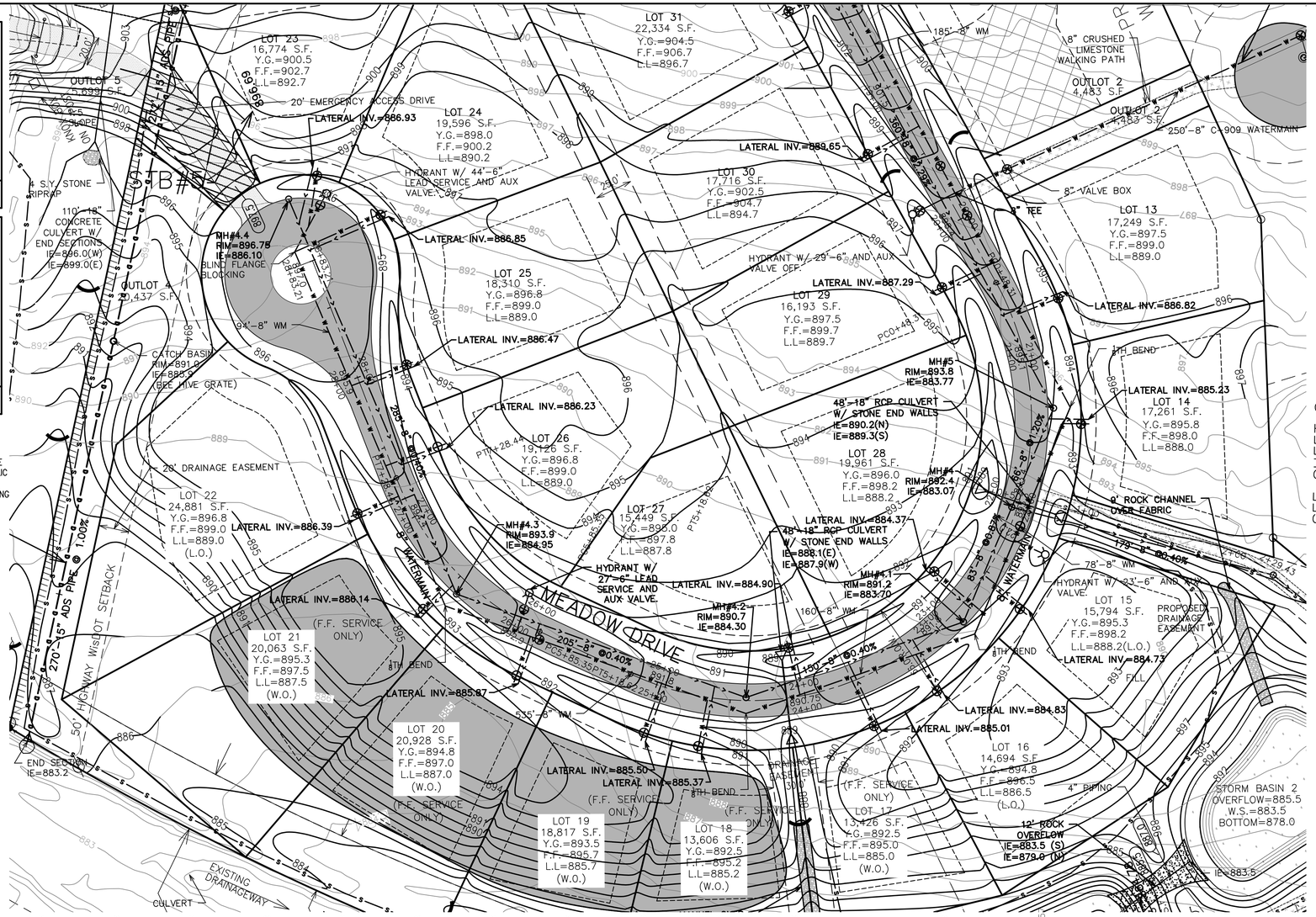
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3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH VILLAGE STANDARDS AND SPECIFICATIONS.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

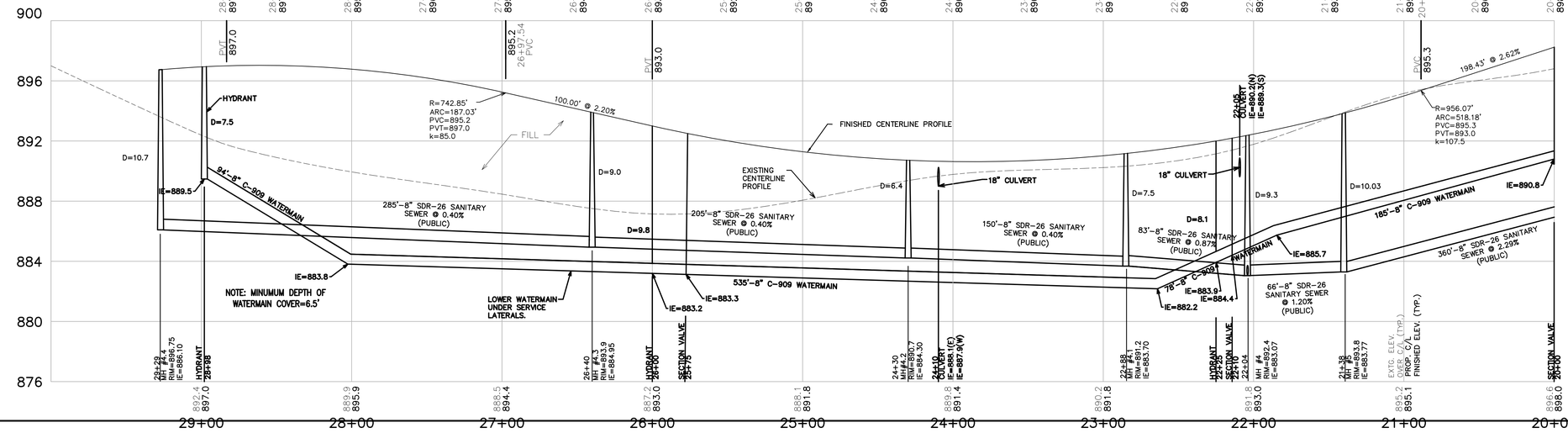
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1" = 4(HORIZONTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4(VERTICAL)



SEE SHEET 8



WILLABAY MEADOWS
FINAL ENGINEERING PLAN

PUBLIC SEWER & WATER PLAN & PROFILE STATION 20+00 – 29+00

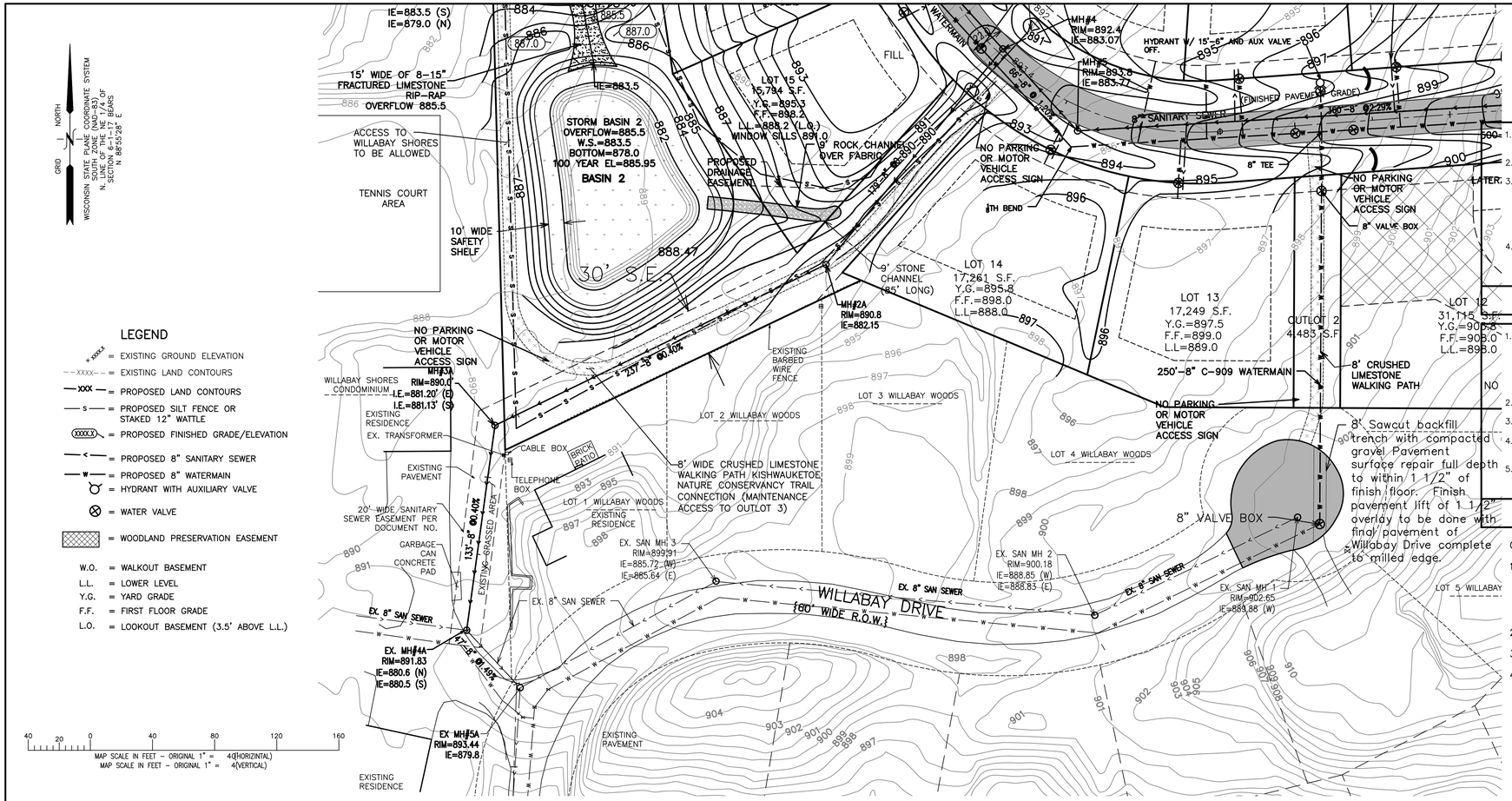
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

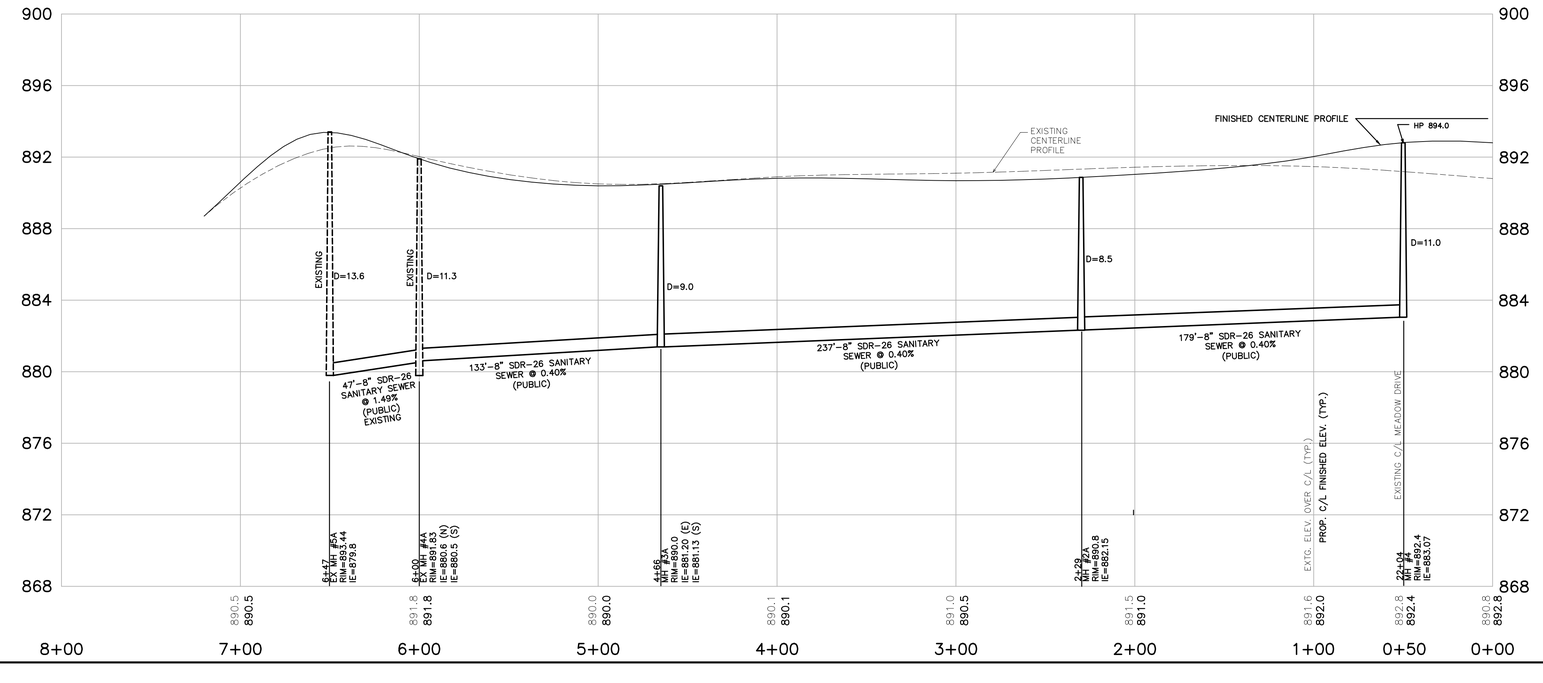
11/08/2025 –RS CULVERTS
09/29/2025 –RS REVISIONS
09/23/2025 –RS REVISIONS
09/19/2025 –RS WATER MAIN LABELING
09/16/2025 –RS REVISIONS
08/15/2025 –RS REVISIONS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS
07/18/2025 –RS REVISIONS
06/13/2025 –RS SHEETS 2A, 3A, & 4A
05/30/2025 –NK GEN. PLAN REV.

REVISIONS
04/08/2022 – TS ADVANCE
05/17/2023 – TS ADVANCE
11/06/2023 –TS ADVANCE
01/30/2024 –TS REVISE OUTLOTS
02/19/2023 –TS ADVANCE
02/23/2024 –TS ADVANCE
06/19/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/14/2025 –RS PLAN & PROFILE
05/12/2025 –RS PLAN & PROFILE

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CONSTRUCTION & INSPECTION NOTES

1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE VILLAGE ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 10 & 11.
3. NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE VILLAGE ENGINEER OR HIS INSPECTOR. THE VILLAGE ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.
4. THE VILLAGE ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED.

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4. EXISTING SEWERS NOTED.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

09/23/2025 -RS REVISIONS
09/16/2025 -RS REVISIONS
08/14/2025 -RS REVISIONS
07/31/2025 -RS REVISIONS
07/22/2025 -RS REVISIONS
07/18/2025 -RS REVISIONS

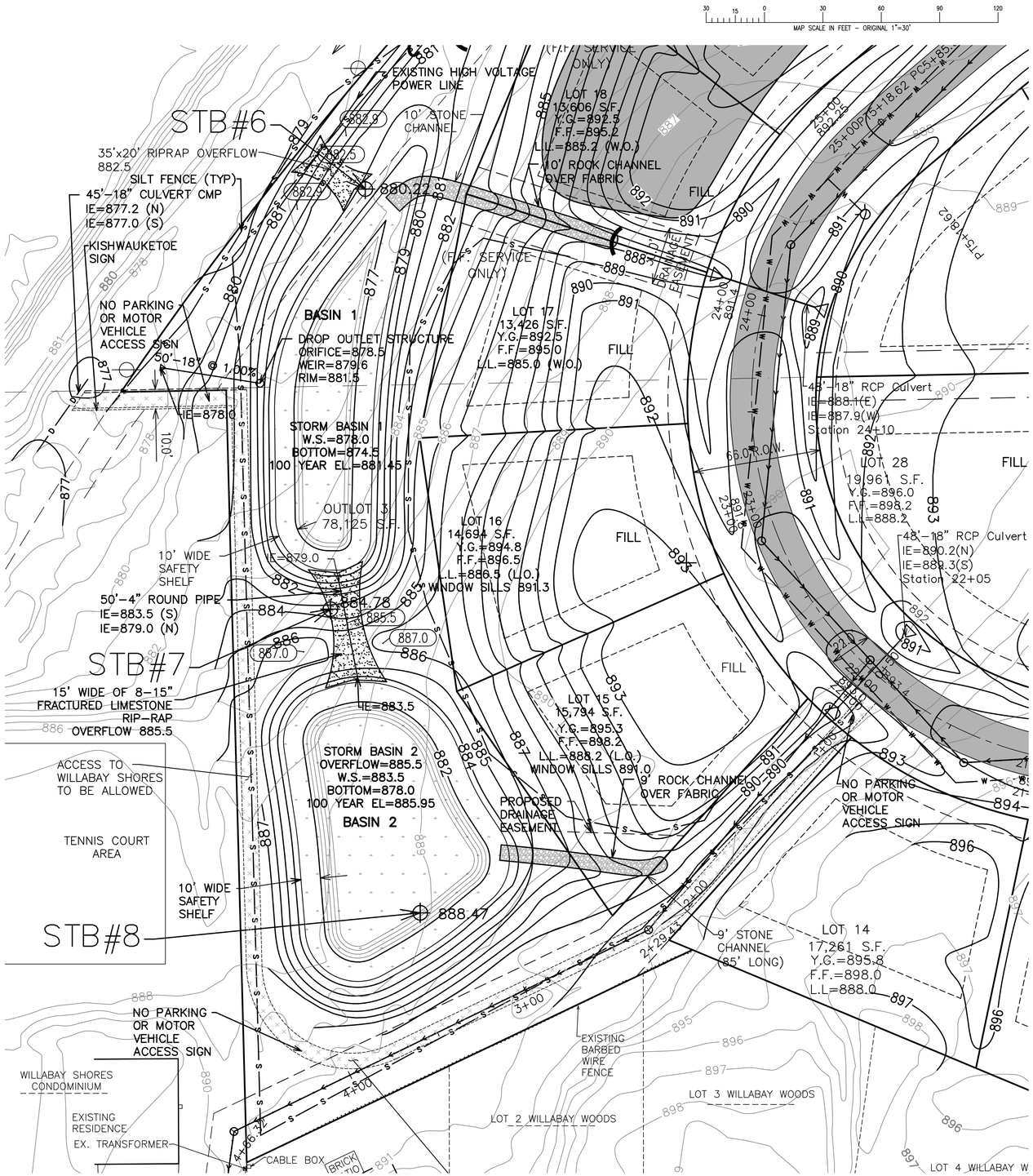
REVISIONS
04/08/2022 -TS ADVANCE
02/19/2023 -TS ADVANCE
02/23/2024 -TS ADVANCE
06/10/2024 -TS ADVANCE
12/18/2024 -NK PLAN & PROFILE
03/08/2025 -RS EDITS AND REVIEW
05/02/2025 -RS EDITS AND REVIEW
05/12/2025 -RS EDITS AND REVIEW
05/30/2025 -NK GEN. PLAN REV.
06/13/2025 -RS SHEETS 2A, 3A, & 4A

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WILLABAY MEADOWS
FINAL ENGINEERING PLAN
PUBLIC SEWER & WATER PLAN & PROFILE STATIONS 0+00 - 7+00

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 8 OF 19

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NORTH
GRID
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-83) N. LINE OF THE NE 1/4 OF SECTION 6-5-22 BEARS N 88°55'28" E

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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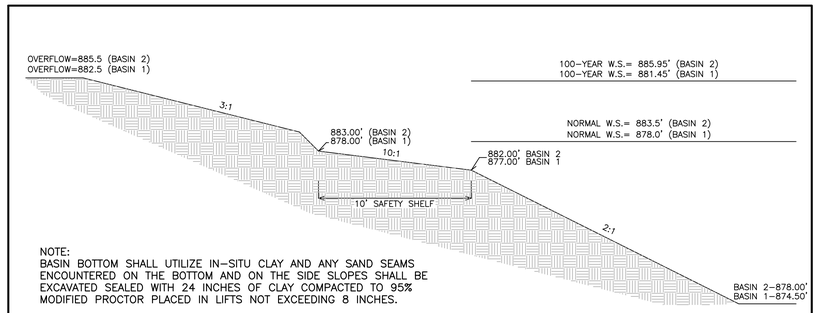
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MEMB. AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

LEGEND

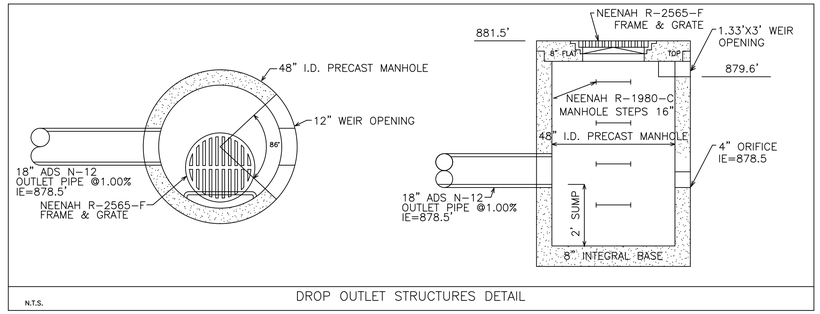
- +XXX.X = EXISTING GROUND ELEVATION
- --XXXX-- = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- S = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- XXXX.X = PROPOSED FINISHED GRADE/ELEVATION
- < = PROPOSED 8" SANITARY SEWER
- W = PROPOSED 8" WATERMAIN
- HYDRANT WITH AUXILIARY VALVE
- WATER VALVE



NOTE:
BASIN BOTTOM SHALL UTILIZE IN-SITU CLAY AND ANY SAND SEAMS ENCOUNTERED ON THE BOTTOM AND ON THE SIDE SLOPES SHALL BE EXCAVATED SEALED WITH 24 INCHES OF CLAY COMPACTED TO 95% MODIFIED PROCTOR PLACED IN LIFTS NOT EXCEEDING 8 INCHES.

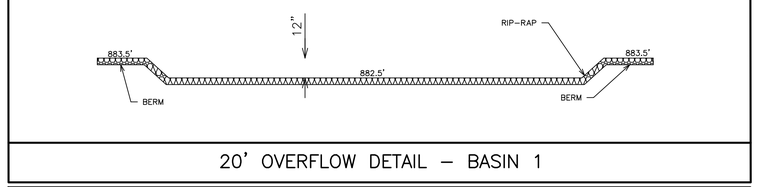
N.T.S.

WET POND CROSS SECTIONS BASINS 1 & 2

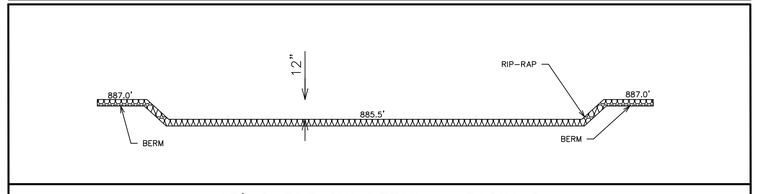


N.T.S.

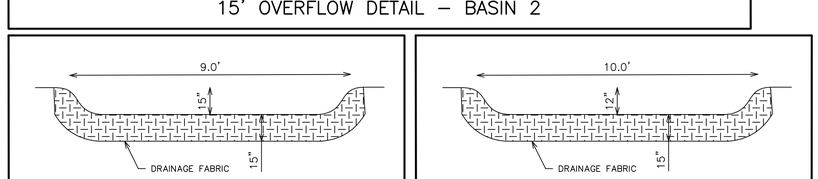
DROP OUTLET STRUCTURES DETAIL



20' OVERFLOW DETAIL – BASIN 1



15' OVERFLOW DETAIL – BASIN 2



ROCK CHANNEL DETAIL (NTS)

ROCK OVERFLOW DETAIL (NTS)

FARRIS, HANSEN & ASSOCIATES, INC.
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7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

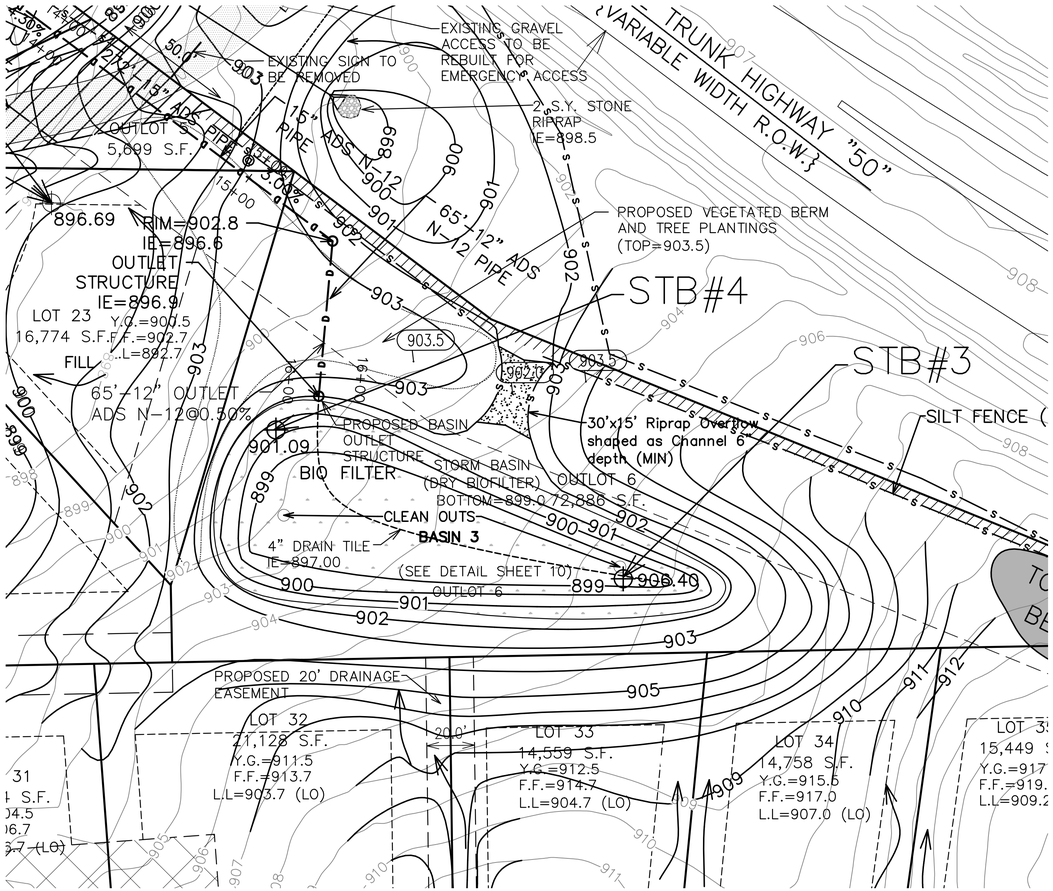
WILLABAY MEADOWS
FINAL ENGINEERING PLAN

STORM WATER BASINS OUTLOT 3

REVISIONS
04/08/2022 –TS ADVANCE
02/19/2023 –TS ADVANCE
02/23/2024 –TS ADVANCE
06/10/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/14/2025 –RS PLAN & PROFILE
05/02/2025 –RS PLAN & PROFILE
05/12/2025 –RS PLAN & PROFILE
05/30/2025 –NK GEN. PLAN REV.
06/13/2025 –RS SHEETS 2A, 3A, & 4A
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09/16/2025 –RS REVISIONS
08/15/2025 –RS REVISIONS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS

PROJECT NO.
5536.17
DATE
05/12/2025
SHEET NO.
9 OF 19

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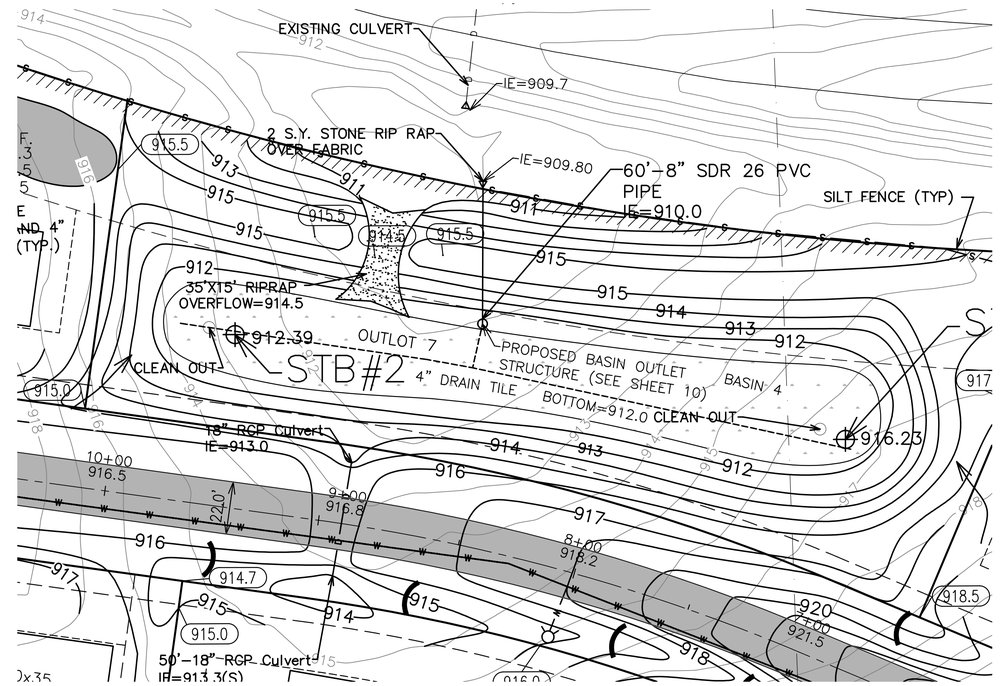




LEGEND

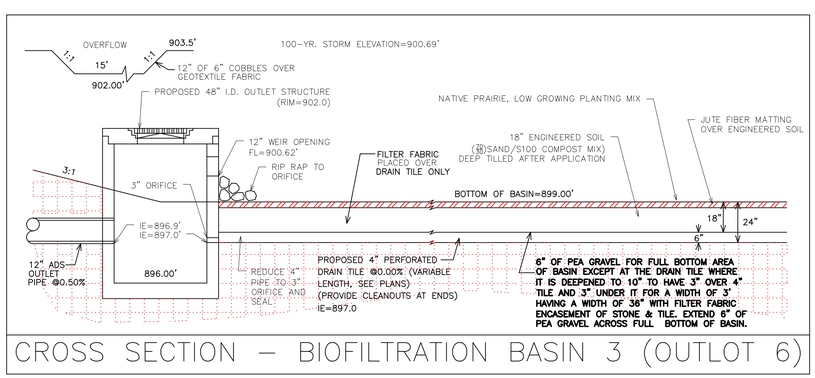
- x XXX.X = EXISTING GROUND ELEVATION
- --XXXX-- = EXISTING LAND CONTOURS
- —XXX— = PROPOSED LAND CONTOURS
- —S— = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- XXXX.X = PROPOSED FINISHED GRADE/ELEVATION
- —<— = PROPOSED 8" SANITARY SEWER
- —W— = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

W.O. = WALKOUT BASEMENT
L.L. = LOWER LEVEL
Y.G. = YARD GRADE
F.F. = FIRST FLOOR GRADE

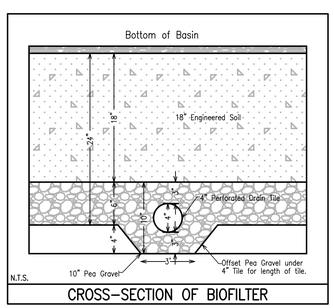




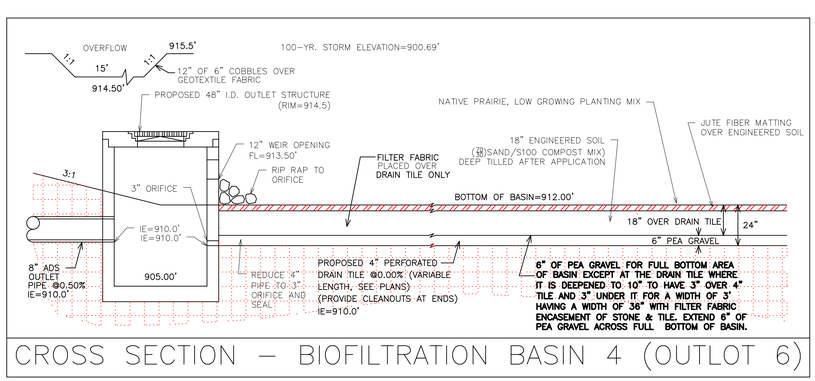




CROSS SECTION – BIOFILTRATION BASIN 3 (OUTLOT 6)



CROSS-SECTION OF BIOFILTER



CROSS SECTION – BIOFILTRATION BASIN 4 (OUTLOT 6)

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7 RIDGWAY COURT P.O. BOX 437
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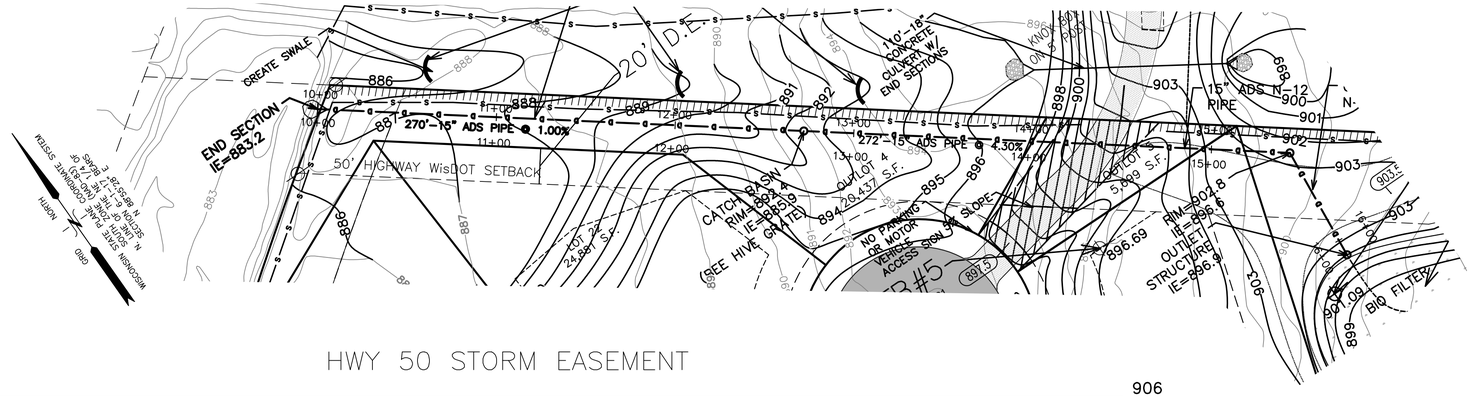
WILLABAY MEADOWS
FINAL ENGINEERING PLAN

BASIN 3 & 4
OUTLOTS 6 & 7

REVISIONS
04/08/2022 –TS ADVANCE
02/19/2023 –TS ADVANCE
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12/18/2024 –NK PLAN & PROFILE
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11/08/2025 –RS REVISIONS
09/29/2025 –RS REVISIONS
09/23/2025 –RS REVISIONS
09/16/2025 –RS REVISIONS
08/13/2025 –RS NOTE ON BIO FILTER BASINS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS

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DATE 05/12/2025
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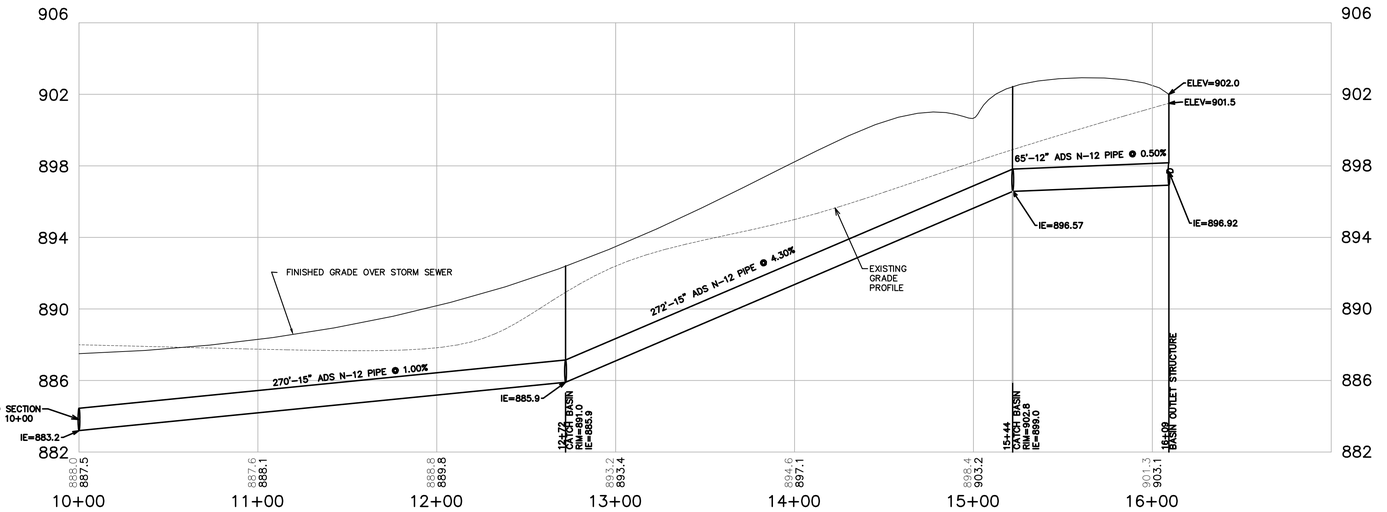
LEGEND

- x XXX.X = EXISTING GROUND ELEVATION
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L.L. = LOWER LEVEL
Y.G. = YARD GRADE
F.F. = FIRST FLOOR GRADE
L.O. = LOOKOUT BASEMENT (3.5' ABOVE L.L.)

40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1" = 40'(HORIZONTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4'(VERTICAL)

HWY 50 STORM EASEMENT



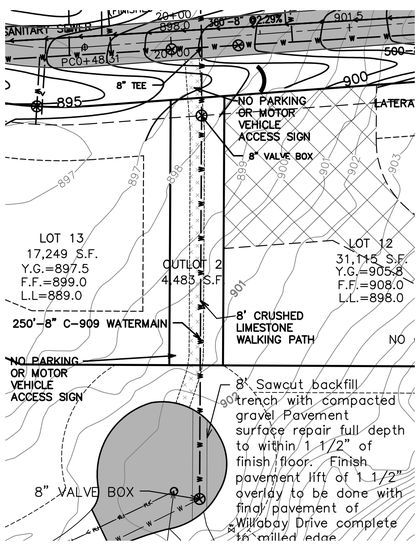
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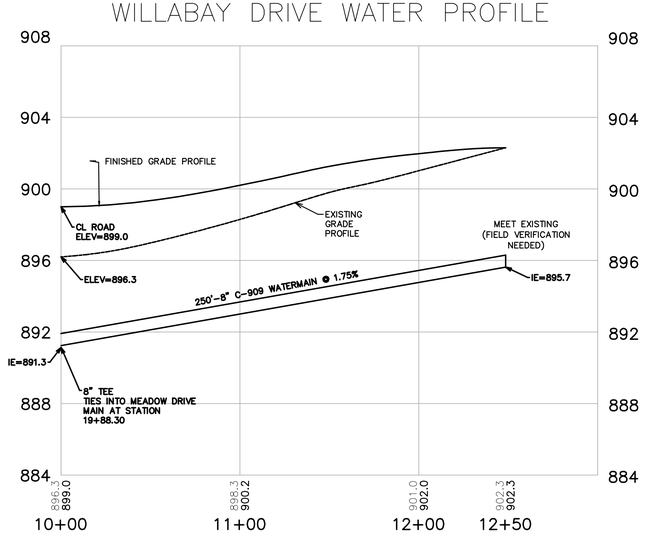
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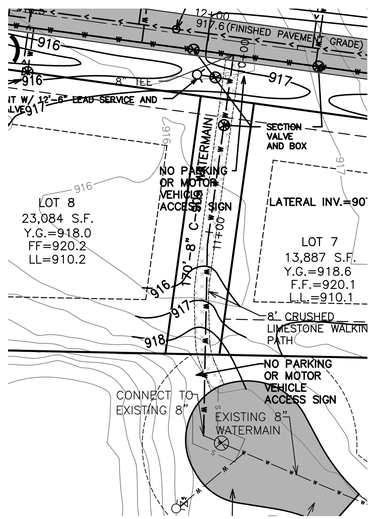


NOTE: MINUMUM DEPTH OF WATERMAIN COVER=6.5'

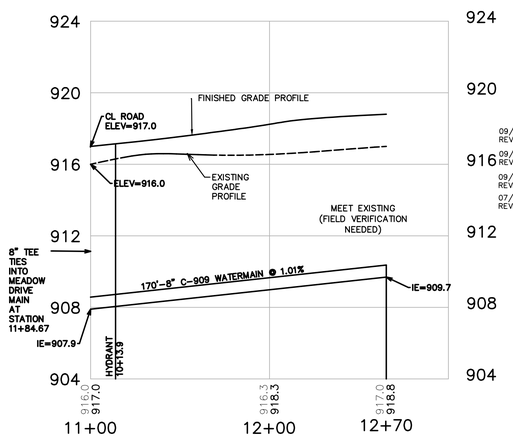
WILLABAY DRIVE WATER PROFILE



WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-83) N. LINE OF THE NE 1/4 OF SECTION 6-1-17 BEARS N 88°55'28" E



POTOWATOMI ROAD WATER PROFILE



WILLABAY MEADOWS
FINAL ENGINEERING PLAN

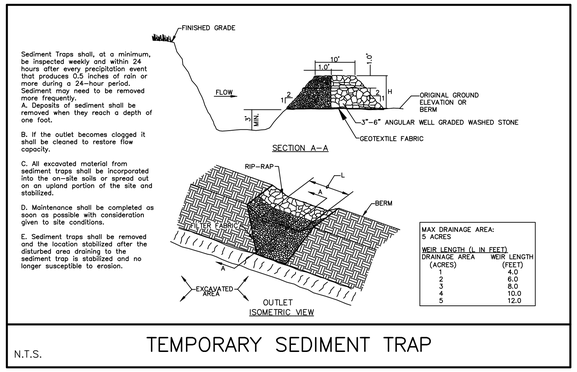
PUBLIC SEWER & WATER
PLAN & PROFILE
STATIONS 0+00 – 7+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
- 04/08/2022 –TS ADVANCE
- 02/19/2023 –TS ADVANCE
- 02/23/2024 –TS ADVANCE
- 06/10/2024 –TS ADVANCE
- 12/18/2024 –NK PLAN & PROFILE
- 03/08/2025 –RS EDITS AND REVIEW
- 05/02/2025 –RS EDITS AND REVIEW
- 05/12/2025 –RS EDITS AND REVIEW
- 05/30/2025 –NK GEN. PLAN REV.
- 07/18/2025 –RS REVISIONS
- 07/22/2025 –RS REVISIONS
- 09/29/2025 –RS REVISIONS
- 09/23/2025 –RS REVISIONS
- 09/16/2025 –RS REVISIONS
- 07/31/2025 –RS REVISIONS

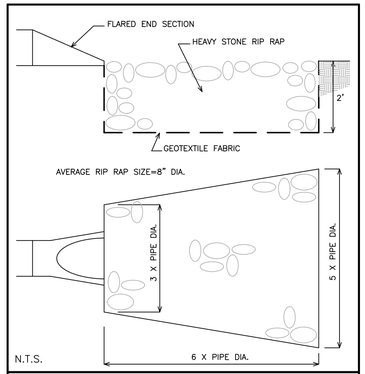
PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 11 OF 19

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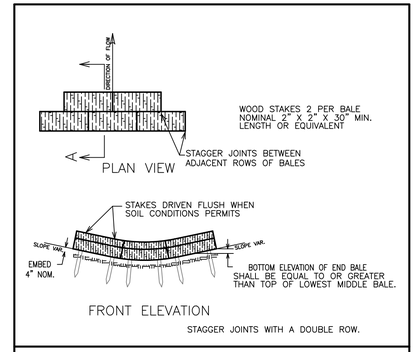
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TEMPORARY SEDIMENT TRAP



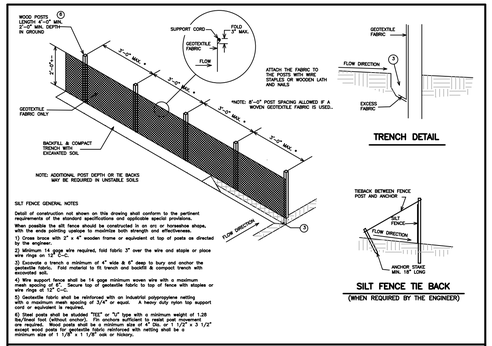
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RIP RAP PLACEMENT DETAIL



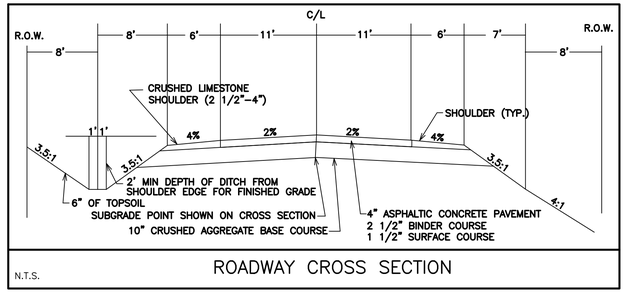
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STRAW BALE DITCH CHECK



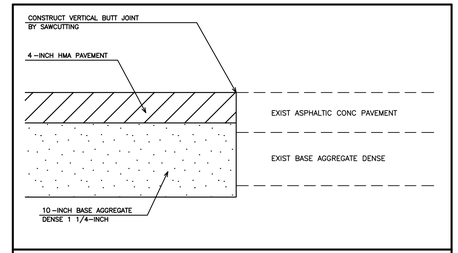
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SILT FENCE (NON-REINFORCED) DETAIL



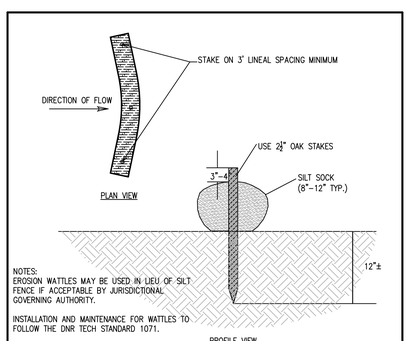
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ROADWAY CROSS SECTION



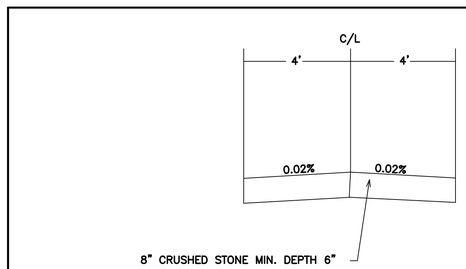
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BUTT JOINT DETAIL



N.T.S.

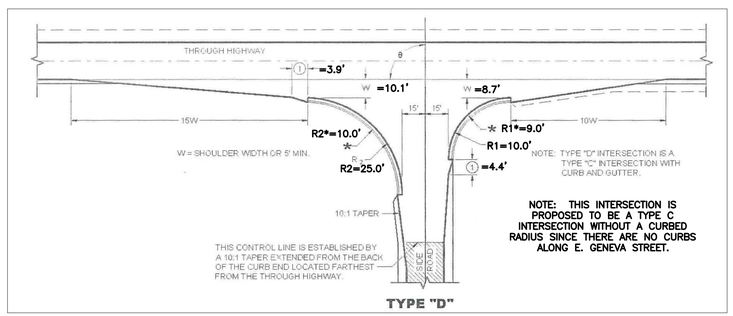
EROSION WATTLE



N.T.S.

WALKING PATH DETAIL

TO BE USED AT INTERSECTION OF E. GENEVA ST. & MEADOW DRIVE



WILLABAY MEADOWS
FINAL ENGINEERING PLAN

CONSTRUCTION DETAILS

FARRIS, HANSEN & ASSOCIATES, INC.
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7 RIDGWAY COURT P.O. BOX 437
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REVISIONS
03/14/2025 -RS PLAN
05/12/2025 -RS DETAIL REVISION
05/30/2025 -NK GEN. PLAN REV.
07/18/2025 -RS REVISIONS
07/22/2025 -RS REVISIONS
07/31/2025 -RS REVISIONS
09/16/2025 -RS REVISIONS
09/23/2025 -RS REVISIONS

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 12 OF 19

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WILLABAY MEADOWS
FINAL ENGINEERING PLAN

MEADOW DRIVE
ROAD CROSS SECTIONS
STATIONS 1+00 – 14+00

FARRIS, HANSEN & ASSOCIATES, INC.
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7 RIDGWAY COURT P.O. BOX 437
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PHONE (262) 723-2098 e-mail: office@farrishansen.com

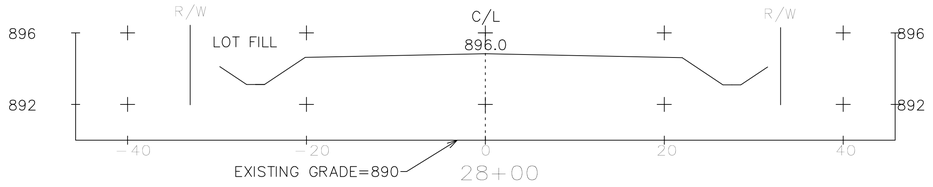
REVISIONS

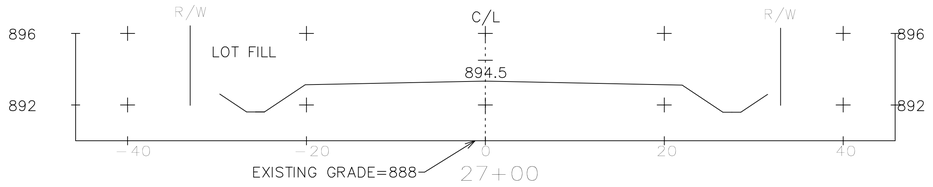
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5536.17

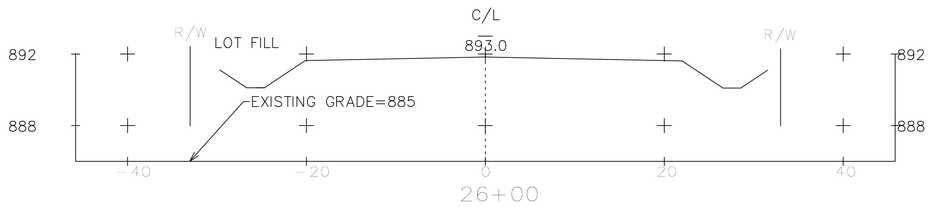
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12/12/2024

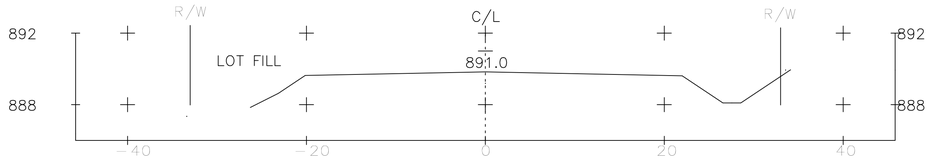
SHEET NO.
15 OF 19

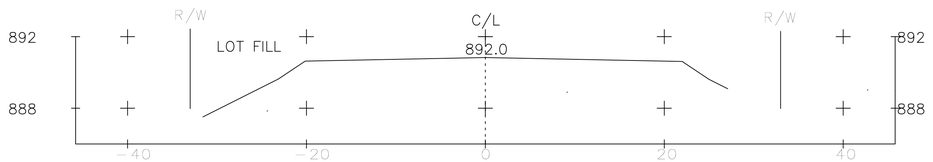
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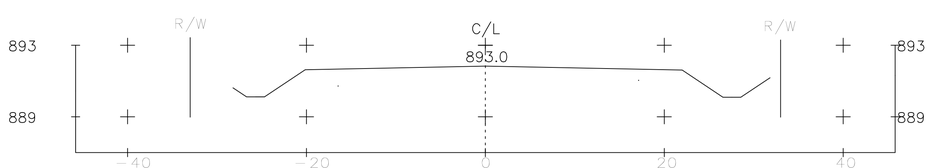


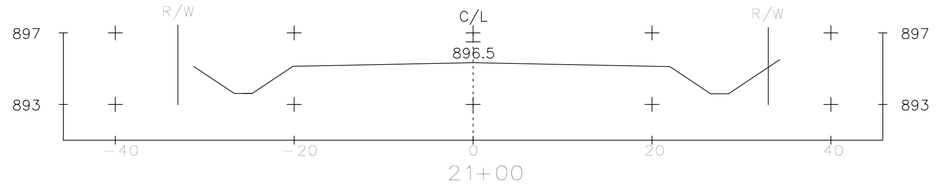


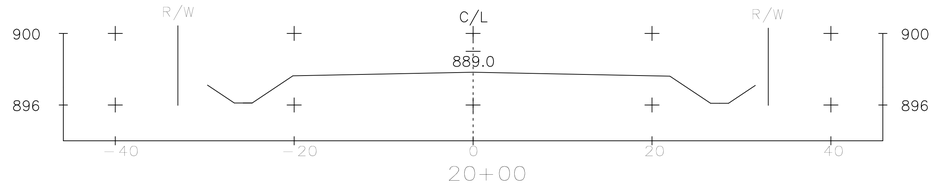


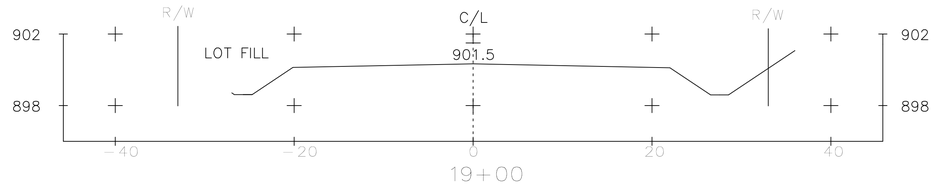


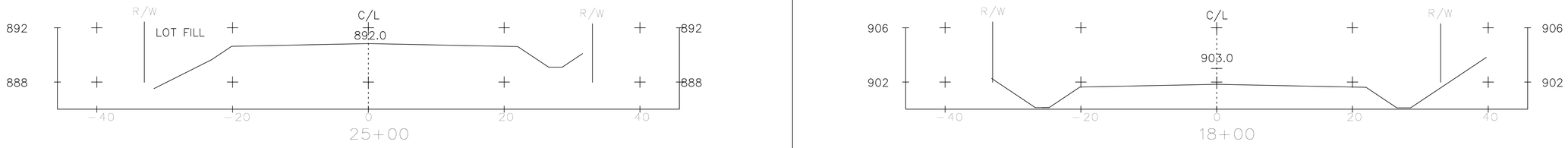


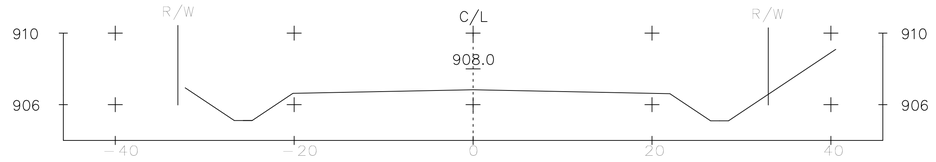


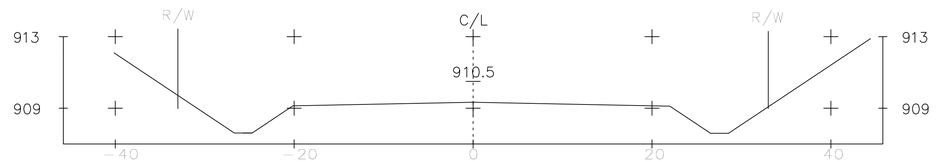


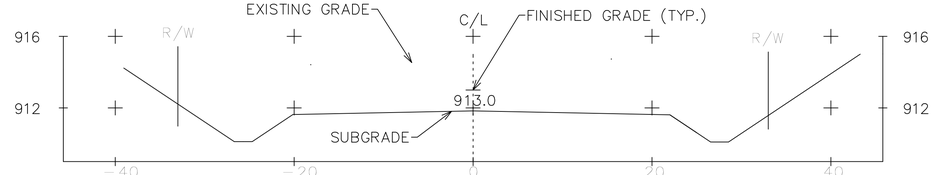












WILLABAY MEADOWS
FINAL ENGINEERING PLAN

MEADOW DRIVE
ROAD CROSS SECTIONS
STATIONS 15+00 – 28+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

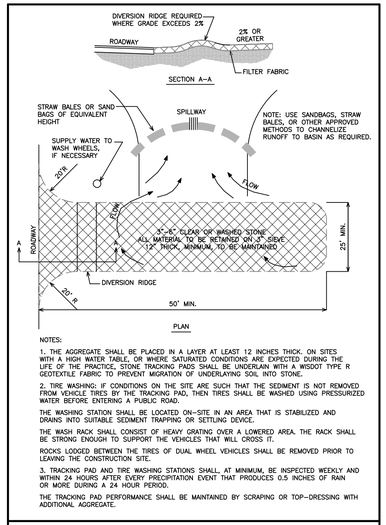
REVISIONS

PROJECT NO.
5536.17

DATE
12/12/2024

SHEET NO.
16 OF 19

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NOTES:

1. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLAYING SOIL INTO STONE.

2. TIRE WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED USING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

THE WASHING STATION SHALL BE LOCATED ON–SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.

THE WASH RACK SHALL CONSIST OF HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

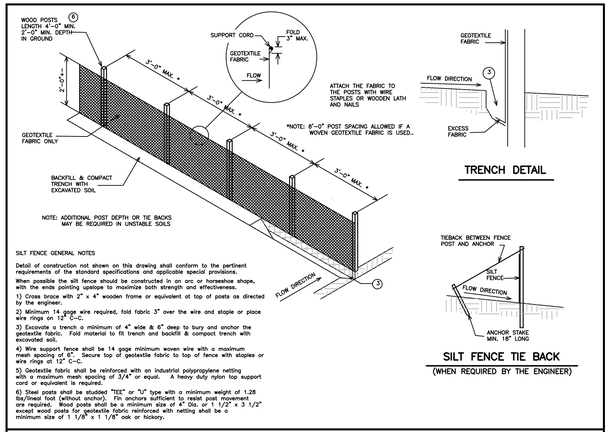
ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

3. TRACKING PAD AND TIRE WASHING STATIONS SHALL, AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.

N.T.S.

ANTI–TRACKING MAT



SILT FENCE GENERAL NOTES

Detail of construction not shown on this drawing shall conform to the pertinent requirements of the standard specifications and applicable special provisions.

When possible the silt fence should be constructed in an arc or horseshoe shape, with the ends pointing upslope to maximize both strength and effectiveness.

1) Cross brace with 2" x 4" wooden frame or equivalent at top of posts as directed by the engineer.

2) Minimum 14 gage wire required, fold fabric 3" over the wire and staple or place wire rings on 12" C–C.

3) Excavate a trench a minimum of 4" wide & 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill & compact trench with excavated soil.

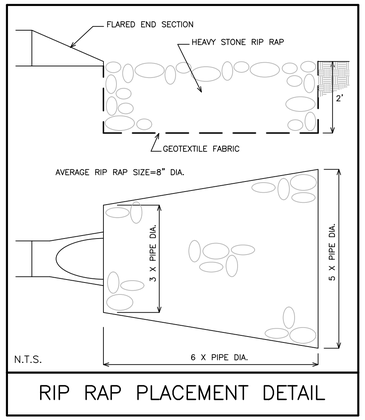
4) Wire support fence shall be 14 gage minimum woven wire with a maximum mesh spacing of 6". Secure top of geotextile fabric to top of fence with staples or wire rings at 12" C–C.

5) Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy duty nylon top support cord or equivalent is required.

6) Steel posts shall be studded "TEE" or "L" type with a minimum weight of 1.28 lbs/lineal foot (without anchor). Fin anchors sufficient to resist post movement are required. Wood posts shall be a minimum size of 4" Dia. or 1 1/2" x 3 1/2" except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

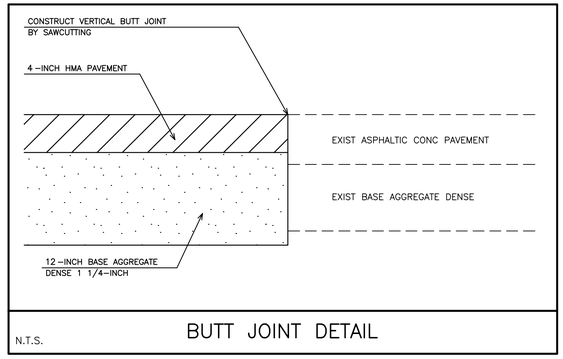
N.T.S.

SILT FENCE (NON–REINFORCED) DETAIL



N.T.S.

RIP RAP PLACEMENT DETAIL

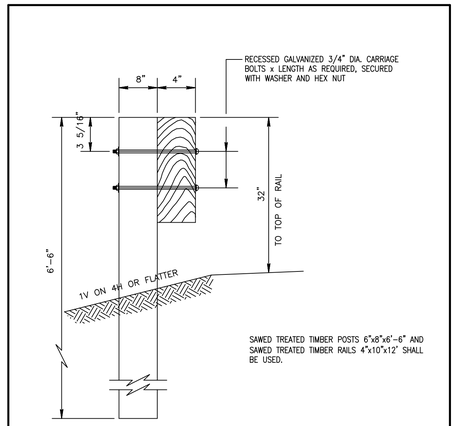


N.T.S.

BUTT JOINT DETAIL

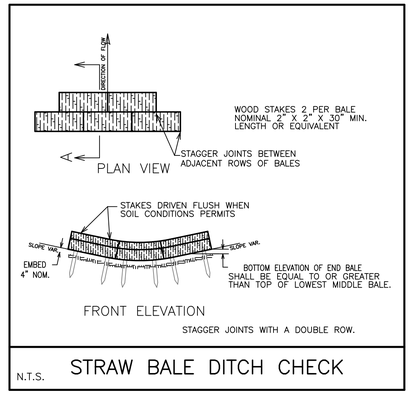
WILLABAY MEADOWS SUBDIVISION
UTILITY LOCATIONS BY COORDINATES

	NORTHING	EASTING	ELEVATION	DRIVEWAY CULVERT
LOT 1	936.0	937.7	927.7 (LO)	15"
LOT 2	935.8	937.5	927.5 (WO)	15"
LOT 3	935.0	936.7	926.7 (LO)	15"
LOT 4	934.0	935.7	925.7 (LO)	15"
LOT 5	917.8	920.0	910.0	15"
LOT 6	919.0	920.5	910.5	15"
LOT 7	918.6	920.1	910.1	15"
LOT 8	918.0	920.2	910.2	15"
LOT 9	917.0	919.2	909.2	15"
LOT 10	916.0	918.2	908.2	15"
LOT 11	913.8	916.0	906.0 (LO)	15"
LOT 12	905.8	908.0	898.0	15"
LOT 13	897.5	899.0	889.0	15"
LOT 14	895.8	898.0	888.0	15"
LOT 15	894.5	896.7	886.7 (LO)	15"
LOT 16	894.3	896.5	886.5 (LO)	15"
LOT 17	892.5	895.0	885.0 (WO)	15"
LOT 18	892.5	895.2	885.2 (WO)	15"
LOT 19	893.5	895.7	885.7 (WO)	15"
LOT 20	894.8	897.0	887.0 (WO)	15"
LOT 21	894.8	897.0	887.0 (WO)	15"
LOT 22	896.0	898.2	888.2 (LO)	15"
LOT 23	900.5	902.7	892.7	15"
LOT 24	898.6	900.2	890.2	15"
LOT 25	896.5	898.2	888.2	15"
LOT 26	895.8	898.0	888.0	15"
LOT 27	895.0	897.8	887.8	15"
LOT 28	894.5	896.7	886.7	15"
LOT 29	896.5	898.7	888.7	15"
LOT 30	902.5	904.7	894.7 (LO)	15"
LOT 31	904.5	906.7	896.7	15"
LOT 32	911.5	913.7	903.7 (LO)	15"
LOT 33	912.5	914.7	904.7 (LO)	15"
LOT 34	915.5	917.7	907.7 (LO)	15"
LOT 35	917.0	919.2	909.2	15"
LOT 36	917.5	919.7	909.7	15"
LOT 37	918.5	920.7	910.7 (LO)	15"
LOT 38	918.3	920.5	910.5	15"
LOT 39	925.0	927.5	917.5 (LO)	15"
LOT 40	931.5	933.2	923.2 (WO)	15"
LOT 41	934.0	936.2	926.2 (WO)	15"
LOT 42	936.0	938.2	928.2	15"



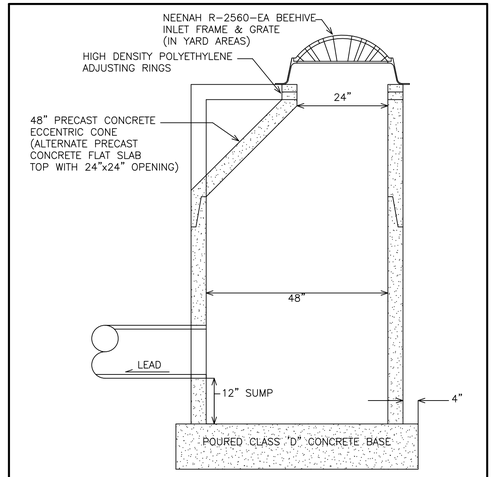
N.T.S.

SAWN WOOD POST GUARD RAIL



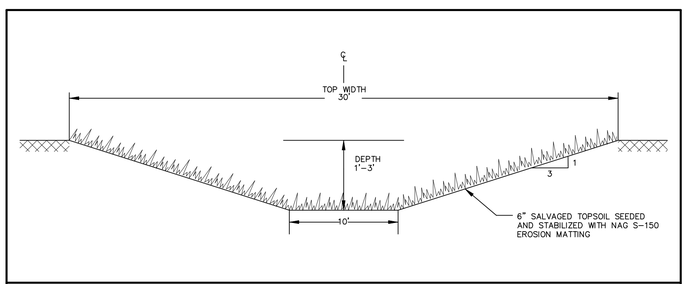
N.T.S.

STRAW BALE DITCH CHECK



N.T.S.

STANDARD AREA DRAIN



N.T.S.

GRASSED SWALE

Sediment Traps shall, at a minimum, be inspected weekly and within 24 hours after every precipitation event that produces 0.5 inches of rain or more during a 24–hour period. Sediment may need to be removed more frequently.

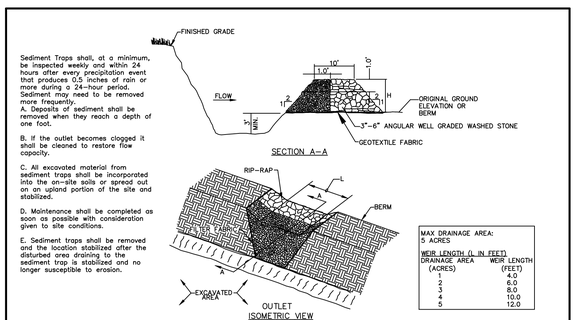
A. Deposits of sediment shall be removed when they reach a depth of one foot.

B. If the outlet becomes clogged it shall be cleaned to restore flow capacity.

C. All excavated material from sediment traps shall be incorporated into the on–site soils or spread out on an upland portion of the site and stabilized.

D. Maintenance shall be completed as soon as possible with consideration given to site conditions.

E. Sediment traps shall be removed and the location stabilized after the disturbed area draining to the sediment trap is stabilized and no longer susceptible to erosion.



MAX DRAINAGE AREA: 5 ACRES

WEIR LENGTH (L IN FEET) DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

N.T.S.

TEMPORARY SEDIMENT TRAP

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
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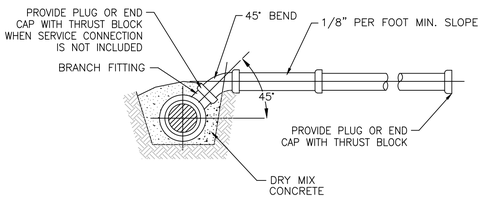
WILLABAY MEADOWS
FINAL ENGINEERING PLAN

CONSTRUCTION DETAILS

REVISIONS
12/18/2024 –NK PLAN & PROFILE
03/14/2025 –RS PLAN & PROFILE
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07/22/2025 –RS REVISIONS
07/31/2025 –RS REVISIONS
09/23/2025 –RS REVISIONS

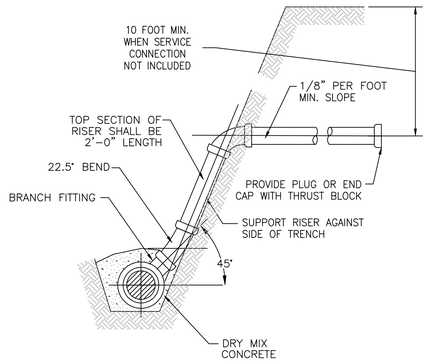
PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 13 OF 19

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BUILDING SERVICE DETAIL

FOR SEWER INVERT DEPTHS TO 12 FEET



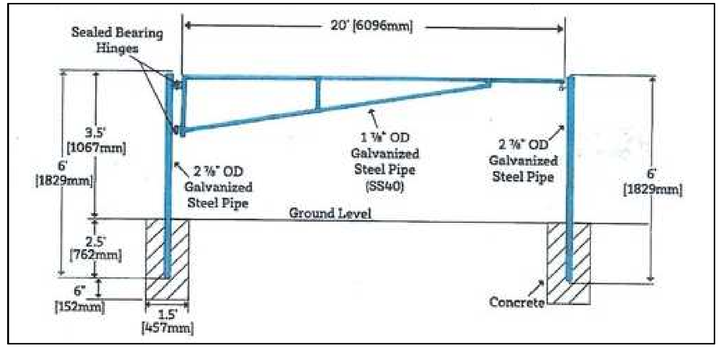
BUILDING SERVICE RISER DETAIL

FOR SEWER INVERT DEPTHS OVER 12 FEET

N.T.S.

SANITARY LATERAL

GATE DETAIL



Water Shut Off Location by Lot Number	Northing	Easting
1	215489.96	2367187.66
2	215494.02	2367068.77
3	215530.17	2366951.98
4	215571.77	2366852.78
5	215702.21	2366465.38
6	215711.47	2366398.14
7	215724.65	2366302.44
8	215753.05	2366096.2
9	215774.77	2365937.98
10	215776.84	2365763.36
11	215773.46	2365717.28
12	215764.94	2365595.65
13	215746.48	2365326.19
14	215767.78	2365243.99
15	215856.33	2365149.46
16	215929.21	2365123.05
17	215976.87	2365119.49
18	216088.54	2365156.45
19	216117.58	2365179.69
20	216178.41	2365249.77
21	216216.14	2365315.85
22	216229.1	2365391.87
23	216159.23	2365606.82
24	216131.86	2365565.47
25	216157.99	2365467.87
26	216162.17	2365409.67
27	216006.67	2365190.67
28	215815.02	2365309.34
29	215813.52	2365365.22
30	215821.07	2365466.31
31	215829.08	2365574.46
32	215842.11	2365750.59
33	215846.73	2365842.1
34	215841.72	2365933.73
35	215822.61	2366074.5
36	215810.29	2366165.61
37	215796.7	2366263.02
38	215782.66	2366363.35
39	215678.99	2366768.19
40	215644.44	2366850.29
41	215605.84	2366941.95
42	215563.61	2367056.57

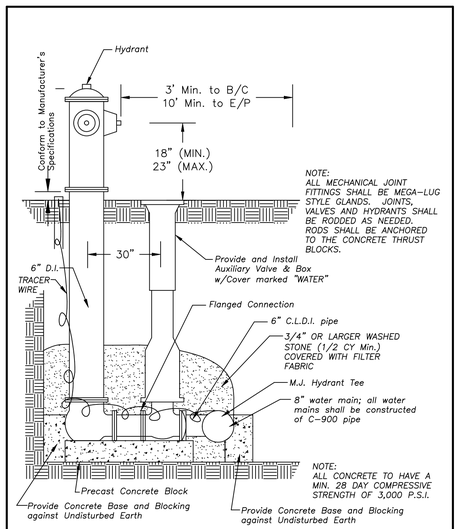
Structure Tables

Sewer Sturcture and Station	Northing	Easting	Invert Elevation	Rim Elevation
MH #12 @ 1+82	215529.83	2367189.83	924.2	934.2
MH #11 @ 2+90	215527.79	2367069.85	923	935.4
MH #10 @ 5+79	215633.37	2366800	915	928.7
MH #9 @ 8+29	215724.45	2366567.18	908.1	917.6
MH #6 @ 12+18	215777.06	2366179.33	905	917.5
MH #7 @ 15+18	215817.42	2365882.6	901	912.2
MH #8 @ 17+79	215801.69	2365621.62	892	905.5
MH #5 @ 21+38	215779.96	2365261.24	883.77	893.8
MH #4 @ 22+04	215832.72	2365213.14	882.87	892.4
MH #4.1 @ 22+88	215893.89	2365157.38	883.2	891.9
MH #4.2 @ 24+30	216046.12	2365172.38	883.8	891.5
MH #4.3 @ 26+40	216191.81	2365315.56	884.62	893.9
MH #4.4 @ 29+29	216182.88	2365600.6	885.76	896.4

Water Structure and Station	Northing	Easting	Invert Elevation
Hydrant @ 1+20	215492.77	2367238.5	927
Section Valve @ 4+75	215586.42	2366892.56	924.9
Hydrant @ 5+00	215570.77	2366870.23	924.8
Hydrant @ 8+00	215683.89	2366581.33	911.2
Section Valve @ 11+40	215756.19	2366258.84	907.9
Section Valve @ 12+05	215765.66	2366189.03	907.6
Hydrant @ 16+55	215780.36	2365745.32	901.2
Section Valve @ 19+38	215780.61	2365438.88	892.7
Hydrant @ 19+75	215810.98	2365417.4	891.6
Section Valve @ 20+00	215778.4	2365401.51	890.8
Section Valve @ 21+75	215803.47	2365226.27	896
Section Valve @ 22+10	215832.99	2365199.37	894.4
Hydrant @ 22+25	215825.8	2365175.25	883.9
Section Valve @ 25+75	216154.59	2365264.96	883.3

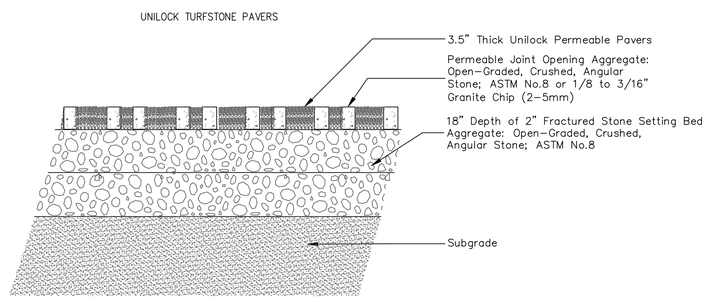
WILLABAY MEADOWS SUBDIVISION
BUILDING GRADES AND DRIVEWAY CULVERT SIZING

	YARD GRADE	FINISH FLOOR	LOWER LEVEL	DRIVEWAY CULVERT
LOT 1	936.3	938.0	928.0 (LO)	15"
LOT 2	935.8	937.5	927.5 (WO)	15"
LOT 3	935.0	936.7	926.7 (LO)	15"
LOT 4	934.0	935.7	925.7 (LO)	15"
LOT 5	919.75	921.5	911.5	15"
LOT 6	919.3	920.8	910.8	15"
LOT 7	918.6	920.1	910.1	15"
LOT 8	918.0	920.2	910.2	15"
LOT 9	917.0	919.2	909.2	15"
LOT 10	916.0	918.2	908.2	15"
LOT 11	913.8	916.0	906.0	15"
LOT 12	905.8	908.0	898.0	15"
LOT 13	897.5	899.0	889.0	15"
LOT 14	895.8	898.0	888.0	15"
LOT 15	895.3	898.2	888.2 (LO)	15"
LOT 16	894.8	896.5	886.5 (LO)	15"
LOT 17	892.5	895.0	885.0 (WO)	15"
LOT 18	892.5	895.2	885.2 (WO)	15"
LOT 19	895.5	895.7	885.7 (WO)	15"
LOT 20	894.8	897.0	887.0 (WO)	15"
LOT 21	895.3	897.5	887.5 (WO)	15"
LOT 22	896.8	898.2	888.2 (LO)	15"
LOT 23	900.5	902.7	892.7	15"
LOT 24	898.0	900.2	890.2	15"
LOT 25	896.8	899.0	889.0	15"
LOT 26	896.8	899.0	889.0	15"
LOT 27	895.0	897.8	887.8	15"
LOT 28	896.0	898.2	888.2	15"
LOT 29	897.5	899.7	889.7	15"
LOT 30	902.5	904.7	894.7	15"
LOT 31	904.5	906.7	896.7	15"
LOT 32	911.5	913.7	903.7 (LO)	15"
LOT 33	912.5	914.7	904.7 (LO)	15"
LOT 34	915.5	917.0	907.0 (LO)	15"
LOT 35	917.0	919.2	909.2	15"
LOT 36	917.5	919.7	909.7	15"
LOT 37	918.5	920.7	910.7 (LO)	15"
LOT 38	918.3	920.5	910.5	15"
LOT 39	925.0	927.5	917.5 (LO)	15"
LOT 40	931.5	933.2	923.2 (WO)	15"
LOT 41	934.0	936.2	926.2 (WO)	15"
LOT 42	936.0	938.2	928.2	15"

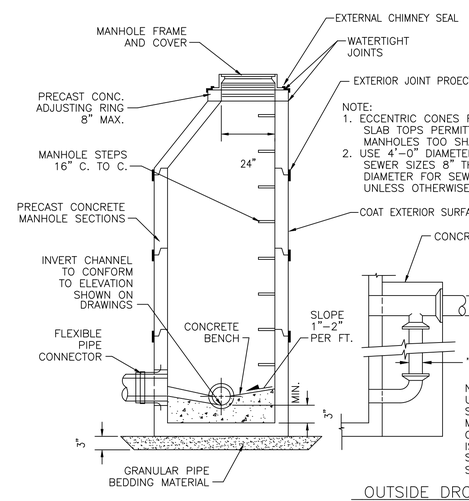


N.T.S.

STANDARD FIRE HYDRANT DETAIL



TURFSTONE PAVERS EMERGENCY ACCESS DETAIL



OUTSIDE DROP DETAIL

N.T.S.

SANITARY MANHOLE DETAIL

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

CONSTRUCTION DETAILS

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09/16/2025 -RS REVISIONS
09/23/2025 -RS REVISIONS

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 14 OF 19

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SPECIFICATIONS FOR
ROADWAY, GRADING,
STORM SEWER CONSTRUCTION
SITE PREPARATION, DRAINAGE
AND EROSION CONTROL
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WISCONSIN

GENERAL DESCRIPTION

Land and Lakes Developers, or their assigns, defined as OWNER, will receive bids for all work as shown on the plans, indicated within a bid Proposal, and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin" sixth edition, December 22, 2003 with Addendum No. 1, December 22, 2004, except Part I thereof, and its Addendums and the "Standard Specifications for Highway and Structure Construction," 2016 Edition, State of Wisconsin Department of Transportation, except Part I thereof.

Site Work Specifications on Sheet 19.

The project consists of all the roadways, storm sewer construction, site grading, and erosion control.

The work that shall be done under this Contract consists of furnishing all labor, tools, equipment, machinery and appliances, and all materials, except where definitely specified to the contrary, and construction complete, in working order, ready for use.

The ENGINEER, Farris, Hansen & Associates, Inc., will stake the work once at no expense to the CONTRACTOR; however, if the CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds.

PART 1 – STORM SEWER
1. STANDARD SPECIFICATIONS

All work under this project shall be done in accordance with the "Standard Specifications for the Sewer and Water Construction in Wisconsin," Sixth Edition, December 22, 2003, and its Addendums, hereinafter referred to as the "Standard Specifications," and its amendments and corrections. Specifications contained herein shall supersede these standard specifications as indicated only to modify, alter or extend them.

2. EXISTING UTILITIES

It shall be the responsibility of the CONTRACTOR to notify all public utilities such as telephone, power, gas, etc., prior to excavating to determine for himself the extent of existing underground utilities. In addition the CONTRACTOR shall be responsible for any costs involved with relocating or bracing any above ground utility poles or structures which may be weakened or on line of any proposed sewer construction.

3. ABOVE GROUND UTILITIES

It shall be the responsibility of the CONTRACTOR to notify any above ground utilities such as electric power utilities, phone companies, and telegraph companies to relocate or reinforce any poles, ties, or anchors, which may be on the line of the proposed sewer line, or weakened by excavation for the sewer line at no extra cost to the OWNER.

4. UNDERGROUND UTILITIES

The CONTRACTOR shall have located or verify all known underground utilities such as existing gas line, telephone lines, underground power lines, storm sewer, sanitary sewers or water mains, prior to requesting grades for any sewer line. If any other utility is on line or grade, the location of the sewer line will be relocated to clear such utility, if possible, or the underground utility will be relocated.

5. UTILITY CROSSINGS

The CONTRACTOR shall carefully expose, with hand tools, all utilities which cross the proposed storm sewer prior to construction in the immediate area of same, to allow the ENGINEER to check for conflicts. All utilities shall be protected from any disturbance throughout the project work and supported in accordance with Section 2.6.5 of the "Standard Specifications."

6. INTERFERENCE OF UNDERGROUND STRUCTURES

Section 2.1.1 of the "Standard Specifications" shall govern except as modified hereafter: All altered work shall be either negotiated between CONTRACTOR and OWNER or payment made by increasing or decreasing the bid item involved. Concrete encasement or capping of sewer when ordered shall be negotiated as an extra.

7. SURFACE REPLACEMENT

Sections 2.6.11, 2.6.12, 2.7.1 and 2.7.2 of the "Standard Specifications: shall be deleted and the following shall apply: The CONTRACTOR shall include within his unit price bid for utilities the cost of replacing all damaged or disturbed driveways, pavements, or other existing surface improvements. Replacement of all existing surface improvements shall meet or exceed the quality of the original materials or workmanship. Existing bituminous or concrete pavements shall be sawcut prior to excavating.

8. SEWER CONSTRUCTION

The appropriate provisions of Parts II and III of the "Standard Specifications" shall apply except as modified or amended hereinafter. Construction shall be in accordance with requirements contained within all permits obtained for the project, copies of which shall be furnished to the CONTRACTOR and made a part of these specifications.

All excavations within established roadways, shoulders or new roadways shall be backfilled with granular material conforming to Section 8.43.4. Consolidation of backfill within these established areas shall be by mechanical compaction as defined in Section 2.6.14. granular material in established roadways.
All excavations outside of existing pavement or shoulder areas may be backfilled with excavated material conforming to Section 8.46.5 unless the material is determined to be unsuitable. If determined unsuited at the time of construction, granular material conforming to Section 8.43.4 shall be substituted and paid for as an extra cost. Extra cost shall include wasting the unsuitable soils on site outside of building pad areas in designated fill areas as shown on the plans which have been stripped of topsoil preceding its placement. Cubic yard quantities shall be determined by using the factor 0.15 cubic yards per foot of trench depth per foot of trench length.

All bedding and cover materials used for sewer construction shall conform to materials as defined under Section 8.43.0 of the "Standard Specifications".

9. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density; determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

a. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils for 95 percent relative density for cohesionless soils.
b. Other Areas: Compact top eight inches of existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Compact the soil materials around piping and conduit with hand-operated tampers.

Do not allow heavy vehicles, equipment, or machinery to operate directly over piping and conduit until a minimum of 24 inches of backfill has been placed and compacted over it.

10. STORM SEWER PIPE MATERIALS

The CONTRACTOR shall furnish all new materials required to complete work as called for within these specifications and shown on the drawings. Reinforced concrete pipe shall be used throughout entire project unless specifically noted on the plans.

Reinforced concrete pipe used for storm sewers shall meet the requirements of ASTM C-76 with rubber gasket joints conforming to ASTM C-443 or Section 3.2.15 of the "Standard Specifications".

11. CATCH BASINS AND AREA DRAINS

The provisions of Section 3.6.1 of the "Standard Specifications" shall govern except as modified hereafter. Catch basins in driveway shall be 48" I.D., unless otherwise shown, and conform to details shown on this plan, castings shall be Neenah R-2560E with beehive grate. Catch basins shall be bid to include all costs associated with their construction complete including inlet castings and grates.

Backfill trenches within new roadways with granular material.

Area drains shall be 48 inches diameter precast concrete section with a top opening to accommodate the Neenah R-2560-E1 frame and grate.

It should be noted that placement of catch basins and area drains may be modified by Engineer prior to construction if conflicts or other conditions occur.

12. CLEANING OF SEWERS and APPURTENANCES

The interior of all sewers and appurtenances shall be kept clean throughout construction. The Work shall be freed from all dirt and extraneous materials of all types as the work progresses and left clean at the completion of work.

13. COORDINATION OF WORK

The CONTRACTOR shall coordinate his work effort with that of the Contractor for the site, grading and roadway construction. Stripping and stockpiling of topsoil and rough grading of roadway sub-grade shall be done by others ahead of installation of the underground utilities by this CONTRACTOR. After all sewer and construction for a given street or area is complete the CONTRACTOR for the roadway construction shall be responsible for the protection of all surface protruding appurtenances such as manhole frames and lids, area drains, catch basins, etc.

14. SURPLUS EXCAVATED MATERIALS

The provisions of Section 2.2.11 of the "Standard Specifications" shall be deleted and the following shall apply: The CONTRACTOR shall haul and dispose of surplus excavated material to designated fill areas on site. The cost of placing such surplus or disposing of material to the designated fill area shall be included in the bid for the work.

15. ADJUSTMENT OF SURFACE PROTRUSIONS

All catch basins, area drains, and other surface protrusions shall be adjusted at the request of the CONTRACTOR for Street Construction if found to be unreasonably high or low at the time of paving or doing other work which must meet elevations of the surface protrusions. This work shall be done promptly or the OWNER may cause others to do the work and charge this CONTRACTOR for the costs.

16. STAKING, STAKES AND LATH

Necessary stakes and lath shall be furnished by the ENGINEER for staking of line and grade. All line and grade shall be provided as required by the Project Engineer.

17. SURVEY POINTS

All reference stakes, horizontal and vertical control points, survey monuments and other points which are marked by lath crossed over the point and heavily ribboned shall be protected by the CONTRACTOR against being destroyed. If these points are destroyed by the CONTRACTOR'S work activity, they shall be replaced at the CONTRACTOR'S cost by the ENGINEER.

18. SUBSURFACE SOIL INVESTIGATION

Subsurface soil investigations have not been fully made. All CONTRACTORS who review shall make his own judgment pertaining to the character of existing subsurface materials of the site test pits were dug and are shown. The CONTRACTOR shall be responsible in formulating his own opinion of the soils to be encountered and to what extent testing or investigation is required for him to formulate his bid. The CONTRACTOR shall assume the responsibility of constructing all improvements for the bid prices. The only exception to this shall be as specified for ordering undercut and other specified extras or changes to work.

19. SCHEDULE OF WORK

It shall be the intent of the Owner to complete all grading for the sub-base of the roadways, drainage swales and underground pipe work as soon as possible. The CONTRACTOR shall submit a schedule for his work completion with his bid as contained within the proposal of the Contract Document.

20. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residences at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the "Manual on Uniform Traffic Control Devices".

PART 2 -ROADWAY AND SITE WORK
1. STANDARD SPECIFICATIONS

All work as shown on the plans, indicated within the bid proposal, and further described in the following specifications, completed, and in accordance with "Standard Specifications for Highway and Structure Construction", Edition of 2016, State of Wisconsin Department of Transportation, except Part I thereof.

The ENGINEER will stake the work once at no expense to the CONTRACTOR; however, if CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds. All project areas shall be stripped, rough graded and brought to subgrades, as shown on the plans.

2. CLEARING AND GRUBBING

All clearing and grubbing will be in accordance with plan requirements and as directed by Engineer.

The CONTRACTOR shall clear, grub and dispose of all brush, trees, stumps, logs, etc. within all excavation limits in accordance with Section 201 of the "Standard Specifications". Clearing and grubbing shall be paid for on a lump sum basis. All brushy vegetation and limbs shall be chipped and blown over existing vegetated site in a maximum of one to two inches depth. Stumps are to be ground and logs to be hauled offsite.

3. UNCLASSIFIED EXCAVATION

Unclassified excavation shall consist of all excavations necessary to provide a subgrade at suitable elevations such that roadways, curb and gutter, and lands adjacent thereto can be constructed to finished elevations shown on the plans by application of stone base course and pavement or topsoil replacement as applicable.

Payment for the unclassified excavation shall be lump sum which shall include all required transportation and disposal costs of excess materials. All excess excavated materials shall be disposed of on site in designated areas shown on the plans as directed by either OWNER or ENGINEER. It should be noted that there is substantial fill shown for the road and adjacent lot from Station 23+00 to the Cul-De-Sac. The road will be required to be filled to grade but adjacent lots may not be due to the volume of fill needed. These lots will not initially be opened until fill from basement excavations or the off-site material becomes available. Excess topsoil may be used for fill outside of any future building area. Estimated quantity of unclaimed excavations is CY.

4. CUTS

All areas of grading work, particularly cut areas, shall be kept shaped and drained during construction. All roadway and drainage swales, pockets, depressions and, low areas shall drain effectively at all times. Graded areas shall be protected against erosion prior to the completion of the work by use of temporary traps, diversions, checks and other methods.

5. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density; determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

A. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils and90 percent relative density for cohesionless soils may be adjusted by building designer).

B. Other Areas: Compact top eight inches if existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Where soil materials must be moisture conditioned before compaction, uniformly apply water to the surface. Prevent free water from appearing on the surface of soil materials during or subsequent to compaction operations.

Remove, replace, or scarify all dry air soil materials that are too wet to permit compaction to the specified density.

All compaction tests and inspections shall be made by an independent testing laboratory acceptable to Engineer. Site contractor will assist the testing firm in the performance of their tests and inspections and be responsible for coordinating the tests and inspections. Soil testing reports and procedures shall be completed and followed. Copies are to be provided to the OWNER and Village upon request..

No fill shall be placed without inspection and approval of the subgrade and fill material composition by a representative of the testing laboratory or Engineer.

Method of test for density of soil in place shall be the Sand-Cone Method, ASTM D1556 or Nuclear Denosmeter. Method of test for moisture-density relations of soils shall be Modified Proctor, ASTM D-1557-78. Relative density of cohesionless soils shall be established by ASTM D-2049-69, 90 percent relative density. A geotehnical report on compaction from the lesser of 6 feet over installed pipe or road subgrade.

Excavated materials may be used for backfill provided all wood, roots and other deleterious materials are removed and subject to approval by the Construction Manager. Excavated material shall be placed into fill areas once dried to proper moisture content or determined to be suitable by site Engineer. Excavated site materials shall be inspected, placed and compacted in lifts as recommended by the testing firm.

6. FILL

Place the fill on surfaces stripped of topsoil and graded to subgraded by compaction surfaces to the grade indicated. Maintain optimum moisture content for compacting material during placement operations.
Provide, place and compact off site pit run granular material to supplement any site shortage of suitable material to bring to the site to subgrade if ordered by owner at a unit price per ton. Borrow site within the existing pond areas will be considered if suitable materials are found there. Otherwise the material will be hauled in from off-site or left for future basement spoils.

7. SUBGRADE INSPECTION

Upon completion of final subgrade work and prior to the placement of crushed aggregate base material, the roadway areas will be inspected by the Engineer to check that conformance to the proposed grades is maintained. In addition, all subgrade shall be test rolled with a loaded quad-axle truck with the VILLAGE ENGINEER present before base course placement is started.

8. CRUSHED AGGREGATE BASE COURSE

Crushed aggregate base course shall be ten inches (10") thick and placed in a minimum of two lifts and shall conform to Gradation No. 2 as specified in accordance with the "State Specifications" Section 305.2. All crushed aggregate base course shall be compacted with water truck, grader and vibrator roller.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications".

If undercut and compacted granular fill is ordered by the ENGINEER at the time of excavating for the subgrade, payment shall be made as an extra at the supplemental price bid per cubic yard. All subgrade shall be test rolled with loaded quad-axle truck with VILLAGE ENGINEER present before base course placement is started.

9. BITUMINOUS CONCRETE PAVEMENT

Bituminous concrete pavement shall be 4 LT 58-28 S – 2.25 inch thickness of binder course and a 5 LT 58-28 S – 1.75 inch thickness of surface course materials. The materials and methods used in application of the bituminous concrete pavement shall comply with the general requirements of Section 450 of the "State Specifications". Asphalt shall be Type MC complying with AASHTO M82 and aggregates to Sub-section 460.2.2 of the "State Specifications". No recycle.

All bituminous concrete paving operations shall be done under the observation of the Village Engineer.

10. TACK COAT

All existing paved surfaces which call for a surface lift of pavement shall be thoroughly cleaned and dry prior to paving with an emulsified asphalt tack coast applied at a rate of 0.05 – 0.15 gallons per square yard. For new pavements when a time delay between binder course and surface course is specified or ordered by the ENGINEER the first binder lift shall be thoroughly cleaned and dry with an emulsified asphalt tack coat applied at 0.04 – 0.08 gallons per square yard.

11. CONCRETE

All concrete used on this project, except for pavement, shall be air-entraining, 6-bag mix with a minimum 28 day compressive strength of 4,000 psi. All requirements of Section 501 of the 'State Specifications' shall apply unless otherwise modified herein or waived by the ENGINEER. Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with a 6 percent air content plus or minus 1.5 percent.

12. TRAFFIC CONTROL

The Contractor shall maintain access to existing residences at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the 'Manual on Uniform Traffic Control Devices'.

13. DRAINAGE SWALES, OFF STREET GRADING & DITCHES

Drainage swales, ditches and off street grading shall be constructed in accordance with details of line, grade and configuration shown on the plans and as specified under Sub-section 205.3.6 of the "State Specifications". Temporary bale ditch checks, sediment basins, diversions, silt fence, erosion mats, etc., shall be used to minimize erosion throughout construction. Ditches over 5% grade shall have NAG P-300 erosion mats placed and staked.

All swales and off pavement grading shall be graded smooth to inlets of the storm sewer provided. If erosion control is found necessary, fabric, silt fencing, or other materials shall be provided as directed by the ENGINEER for the unit costs as listed in the proposal.

14. DELIVERY TICKETS

Delivery tickets for all items paid for on a unit price basis shall be provided by the CONTRACTOR at the time of delivery to the site. Tickets shall be dated, numbered and include all applicable pay quantities thereon with signature of scale operator as applicable. Provisions for required scale operations shall be provided by the CONTRACTOR. All items to be paid by weight shall be signed by the scale operator and all other quantities of volume or number shall be monitored by the Project Inspector.

15. SALVAGE, STOCKPILE & REPLACEMENT OF TOPSOIL

All topsoil on areas to be disturbed shall be stripped and stockpiled in areas as indicated on the plans or otherwise approved by the ENGINEER.

After excavating and rough grading of all required areas a minimum 6" topsoil shall be replaced and graded. All work shall be performed in accordance with the requirements of Section 625 of the "State Specifications". All excess topsoil shall remain the property of the OWNER and be placed in fill locations outside building site areas.

16. REMOVING MISCELLANEOUS MATERIALS

The CONTRACTOR shall remove and dispose of any old curb and gutter, bituminous pavement, masonry and manholes in accordance with the requirements of Subsection 204 of the "State Specifications". Payment for removal of miscellaneous structures shall be included in the Proposal for the work.

17. WASTE MATERIALS OR EXCESS EXCAVATION

All excess excavated materials resulting from construction of roadways and drainage courses shall be moved offsite or to designated fill areas on the site and there deposited in compacted 12 in. lifts as staked by the ENGINEER. This work shall be done only after stripping topsoil. All material shall be used on site. (See requirements for engineered fill under buildings and roadways.)

18. TIME PERIOD FOR PAVING

Installation of the binder course shall be done at as early a date as possible after initial placement of base course. The surface course shall not be constructed until one (1) year after installation of the binder course unless an earlier or later installation is approved by the Owner. The CONTRACTOR shall provide for any tack oil coat required. The delayed installation of the surface course shall not interfere with finalizing the Contract and payments for all other work. In addition the paving shall be disregarded in determining the time of completion.

Prior to the paving operation streets shall be regraded and additional crushed gravel provided and compacted to bring the base course to grades as shown on the plans. The ENGINEER shall stake centerline base course grades (red tops) once for CONTRACTORS use prior to the paving work as required. The base course shall be proof rolled before paving.

19. SEEDING, MULCHING & FERTILIZER

Preparation of all seed beds, sowing, and other requirements shall be in accordance with Section 630 of the "State Specifications". Seed Mixture shall be Seed Mixture No. 40, applied at a rate of 4 pounds per 1000 square feet of area. All seeded areas shall be mulched in accordance with Section 627 of the "State Specifications".

Fertilizer to be used shall be as defined under Sub-section 629.2.1 and applied at a rate of 7 pounds per 1000 square feet of area following procedures conforming to Sub-section 629.3 of the "State Specifications" for all areas seeded or sodded.

The street terraces, finished areas along boundary and sewer easements shall be seeded, mulched and fertilized except as may be otherwise noted on the plans. CONTRACTOR will provide a perennial rye cover crop over other disturbed or open lands. These disturbed areas on slopes shall be prepared and seeded with Seed Mixture No. 20 applied a rate of 5 pounds per 1000 square feet area or approved lawn turf mix.

Following any initial soil disturbance, permanent or temporary stabilization shall be completed within seven calendar days as to the surface of all slopes greater than 3:1. In addition, all other disturbed or graded areas shall be stabilized within fourteen calendar days.

20. DUST PALLIATIVE

The CONTRACTOR shall minimize the dispersion of dust from the sub-base, basecourse, drainage swales and other surface areas disturbed throughout construction until acceptance of work, by the applications of water or other approved dust control materials when surfaces are dry and travel over unfinished surfaces is required. No extra for water trucks and control will be paid. Calcium chloride, if used, shall be applied at a rate of 2 lbs. per square yard.

21. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of National Resources Construction Site Erosion & Sediment Control Technical Standards as a reference and guide for erosion control practices.

The Contractor shall comply with the provisions of local erosion control plans and/or ordinances.

All erosion and sediment control measures should be constructed and maintained in accordance with these Standards. Sediment control measures should be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface materials. Periodic inspection and maintenance of all sediment control structures should be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day. After any significant rainfall, sediment control structures should be inspected for integrity. Any damaged structures should be corrected for integrity. Sediment control measures should not be removed until the areas served have established vegetative cover. Stone and gravel mats should be installed at all construction site exits to prevent tracking of soil. Any tracked soil should be collected from paved roads located near the construction site. Overland flow should be prevented from directly leaving the work site by routing through proposed sediment traps. Following the cessation of initial soil disturbance and work activities in the area, permanent or temporary stabilization shall be completed and stabilized within fourteen calendar days of work completion.

All disturbed areas shall be seeded with temporary dormant seed mix (oats, winter wheat, annual rye) if permanent seed cannot be completed by September 15, 2025, with appropriate follow-up to address erosion problems, wash-out, etc. Permanent seed mix must then be made by June 1, 2026. Seeding rates and mixes shall conform to Section 630 of the "State Specification". If lands are disturbed after October 30 additional stabilization may be required with anionic polymer over a cover crop of winter wheat, oats, or annual rye on all slopes 4:1 or greater.

22. EROSION MAT

The CONTRACTOR shall place erosion mat over all seeded areas with slopes over 4:1 as required to control erosion, including at the locations shown on the plans and/or as directed by the ENGINEER. Erosion mat shall be placed in accordance with the procedure recommended by the manufacturer and Section 628.3.2 of the "State Specification" or as directed by the engineer. The rear slopes o flots 15-22 and the slopes around Outlots 3-5 will be restored with erosion matting within 7 days of either being left inactive or final grading.

Erosion mat material shall be North American Green S-150 double net straw blanket or equal, as indicated on the plans.
23. SEDIMENT TRAPS

Sediment traps shall be constructed as indicated on the plans and shall be constructed as part of the initial BMPs whenever practical. An overflow weir must be incorporated at the outlet to discharge flow from the trap. Sediment traps shall be phased with the earthwork activity where practical. If sediment trap sizes shown on the grading plan cannot be constructed due to terrain, CONTRACTOR shall incorporate a 'Best Fit' sediment trap.

24. DEWATERING

All site or trench dewatering shall be done by acceptable methods in strict accordance with technical standards (Code No. 1061) WI DNR. Discharge shall be into storm water basins and sediment containment areas at rates that can be accommodated (ENGINEER to approve).

Any dewatering being pumped directly to storm sewer or offsite shall be done through geotextile bags. In general, dewatering shall be pumped to the storm water basin area for containment.

25. PERMITS

Contractor shall be responsible for all permit conditions concerning erosion control and Village site permit conditions along with the State NOI permits. Drainage that leaves the site must be controlled and erosion prevented. It will be very important to prevent tracking of mud or other materials off site onto the roadways. If this occurs it must be immediately cleaned by power brush or other acceptable means. Anti-tracking mats are to be created and maintained as shown.

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
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ELKHORN, WISCONSIN 53121
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WILLIABAY MEADOWS
FINAL ENGINEERING PLAN

SITE SPECIFICATIONS

REVISIONS
12/18/2024 -NK
PLAN & PROFILE
03/13/2025 -RS
PLAN & PROFILE
05/12/2025 -RS
PLAN & PROFILE
05/30/2025 -NK
GEN. PLAN REV.
07/31/2025 -RS
REVISIONS
09/16/2025 -RS
REVISIONS

PROJECT NO.
5536.17
DATE
05/12/2025
SHEET NO.
17 OF 19

X:\Projects\5536\5536_17\ACAD\5536_17 Final Engineering_3.dwg

PUBLIC SANITARY SEWER AND WATER MAIN
STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The Village of Williams Bay Water and Sanitary Sewer Main Specifications dated January 7, 2019. Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions". Village material specifications shall apply without exception and be complied with.

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:
Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 778-1050

SANITARY SEWER CONSTRUCTION

A. Bedding and Cover Material
1. Sanitary sewer bedding and cover material shall conform to the appropriate sections of the "Standard Specifications", as specified and/or modified below:
a. PVC Pipe – Section 3.2.6(i), as modified below (Note that the bedding section is essentially Class "B" Bedding including placing a minimum of 12 inches of cover material over the top of the pipe.):
(1) Bedding material used for 18" diameter or smaller sewer pipes shall conform to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a). Crushed pea gravel will not be allowed for use as bedding material. Cover material shall be the same material as used for bedding.

(2) Delete the following sentence from Paragraphs 3.2.6(b)2 and 3.2.6(i):

"If crushed stone chips or other materials conforming to Section 8.43.2(a) are used as cover material, no compaction or staging is required."

(3) Placement and Compaction.
(a) Place bedding material to the springline of the pipe and compact prior to placing cover material. Compaction of bedding material at the level of the pipe springline shall include working bedding material under the haunches of the pipe using shovels or other suitable methods. The Contractor shall take care to completely work bedding material under the haunches of the pipe to provide adequate side support.

(b) Place and compact cover material in one or more lifts after compacting bedding material. Place a minimum of 12 inches of cover material over the pipe.

(c) Refer to Subsection 607.B. of the "Special Provisions" for requirements for recompacting Class "B" bedding disturbed by trench boxes.

B. Laterals
1. Connections to the Main Sewer
a. Building sewer 4" diameter (lateral) connections to the main sewer 18" in diameter or less shall be made with gasketed wyes except as noted below. The ends of laterals shall be plugged in accordance with Paragraph 3.2.5(f) of the "Standard Specifications".

(1) All lateral connections to new flexible pipe shall be made with factory fabricated or injection molded in-line wyes unless otherwise approved by the Engineer.

b. Place wyes at a typical vertical angle of 45° to the horizontal except install wyes flat or level when the Plans state to install laterals as low as possible.

2. Grade
a. Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

3. Marker Stakes
a. The Contractor shall furnish and install a marker stake over the end of each lateral installed. The marker shall be a minimum 2" x 4" x 4' wooden plank or as approved by the Engineer. The marker shall be placed vertically with its top flush with the surface grade. Place a spike or other durable magnetic material in the top of the marker stake to aid in future relocation.

4. Risers
a. Risers on shallow flexible gravity sewer mains shall be constructed of flexible gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications". Use File No. 10E for risers up to 6 feet in height and for mains not exceeding 16 feet in depth measured from the flowline of the sewer.

b. Riser connections shall be made with factory fabricated or injection molded in-line tees. Do not use saddles for riser connections.

5. Cleanouts
a. All laterals exceeding 100 feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100 foot maximum spacings as shown on the Plans or as directed by the Engineer. They shall be constructed in accordance with the details shown on the Plans.

C. Connections to Existing Manhole
1. Sewer connections to existing manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". Field tapped holes for connecting sewer pipe to manholes shall be made by coring the manhole except that connections to brick or block manholes may be made by punching out the opening. Flexible pipe connections shall be made with flexible watertight connectors, Kor-N-Seal, Link-Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link-Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

2. Form a new flow line(s) in the existing manhole(s) in accordance with File No. 13 of the "Standard Specifications".

3. For outside drop connection to existing manhole follow section 3.5.8(d)4, File 22 of the "Standard Specifications".

4. Plug Downstream Manhole
a. Place temporary plugs in all downstream (receiving) manholes to prevent groundwater and debris from entering the existing sewer system.

D. Pipe Flotation
1. Pipes installed below the groundwater elevation shall be protected against flotation. The Contractor shall lower the groundwater elevation until after adequate cover has been placed to secure pipes.

E. Insulation
1. Sewer lines shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

F. Deflection Testing
1. Polyvinyl chloride (PVC) sewer pipe shall be deflection tested with an approved go-no-go acceptance testing device. The test shall not be conducted until after all backfill has been placed and consolidated and after riser pipes and sewer laterals have been installed. The entire length of sewer pipe shall be tested.
a. PVC pipe shall be deflection tested in accordance with Paragraph 3.2.6(i)4. of the "Standard Specifications", as amended below:
(1) PVC pipe shall not be deflection tested until at least 14 days after all backfill has been placed, including backfilling of laterals and risers. Initial deflection testing shall be done using a 95% mandrel. The use of a 92.5% testing device will not be allowed for initial testing regardless of the time elapsed after backfilling.

(2) All sections failing to pass the test shall be repaired and retested, however, if at least 30 days have elapsed since the pipe was placed and backfilled, the Contractor will be allowed to retest the sewer line using a 92.5% mandrel.
2. Mandrels
a. Go-no go mandrels shall conform to the requirements of File No. 30 and 30A of the "Standard Specifications".

G. Leakage Testing
1. Low Pressure Air Test
a. Amend Paragraph 3.7.1 of the "Standard Specifications" to read in part: "Sanitary sewers less than or equal to 36 inches in diameter shall be tested for leakage using the low pressure air test. The length of laterals included in the test section shall be included in determining the test time."

H. Televising Sewers
1. The Contractor shall televise all sewers after successfully completing deflection and leakage testing.

2. The Contractor shall provide the Owner with a copy of the videotape and a written report by the video contractor. The report shall indicate all defects (i.e.; bad joints, cracked pipe, infiltration, standing water, etc.) and shall list locations of all laterals.

3. All defects shall be corrected and any dirt, gravel or foreign material removed from the sewer prior to acceptance by the Village.

SANITARY SEWER MATERIALS

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:
1. Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 26, with 115 psi integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477.

B. All lateral pipes shall be A and shall conform to the requirements of ASTM D3034, SDR 26.

SANITARY MANHOLES
A. Standard Manhole.
1. Sanitary manholes shall be constructed in accordance with Chapter 3.5.0 and File Nos. 12, 12A, 13, and 15 of the "Standard Specifications" and these Special Provisions.

a. Poured Manhole Base
(1) All manhole bases (benches) shall be poured in place in accordance with Subsection 3.5.5(b) of the "Standard Specifications". Precast manhole bases or precast integral base units will be allowed in accordance with Subsection 3.5.5(c), however, no precast base units with preformed benches are allowed. All manhole benches shall be poured in place.

2. Manholes shall be precast 48 inch inside diameter with eccentric offsets over the outgoing pipe.

a. Adjusting Rings
(1) A minimum of 4 inches to a maximum of 19 inches of adjusting rings shall be furnished for each manhole, unless shown otherwise on the Plans.

(2) Furnish manholes to minimize the chimney height required, so that chimney seal extensions will not be required. Note that a standard 9 inch seal covers a 6-1/2 inch chimney height.
(3) Material
(a) Adjusting rings shall be concrete, unless specified otherwise below, meeting the requirements of Subsection 8.39.11 of the "Standard Specifications".

(b) Rubber Adjusting Rings
l) The top adjusting ring on manholes subject to traffic loadings shall be rubber as manufactured by Infra-Risers, Adaptor, Inc., or equal. Use tapered adjusting rings alone or in combination to place the manhole casting truly parallel with the plane of the pavement. Install adjusting rings in accordance with the manufacturer's instructions using the recommended adhesive.

b. Manhole depths shown on the Plans are approximate only, unless the cover elevation is indicated. Manhole covers shall be placed to match the existing grade unless the finished elevation is shown on the Plans.

(l) Place manhole covers 1/4 inch below the pavement grade in roadways.

3. Manhole Frames and Covers
a. Manhole frames and covers shall be 1050 East Jordan Frame w/ 1020 Cover or equal In roadway; use 1020 East Jordan Frame off of roadway.

B. Frame/Chimney Joints
1. Type I - Modified
a. All sanitary manholes shall be constructed with Type I frame/chimney joints. Type I joints shall consist of the following:
(1) Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire surface area of all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.

(2) Internal/External Chimney Seal

Type I joints shall be provided with an external manhole chimney seal (internal/external adaptor seal) as manufactured by Adaptor Inc., West Allis, Wisconsin. The internal/external manhole seal shall be installed in accordance with the manufacturer's instructions.
b. Furnish and install manhole seals to span (cover) the entire chimney height. Provide extensions as required.

2. Cone/Ring Dimensions
a. Manhole Cone Sections
(1) The top dimensions of cone sections shall be either 24 inches inside diameter by 36 inches outside diameter or 26 inches inside diameter by 38 inches outside diameter.

(2) The outside diameter of the top of the cone section shall be as large as or larger than the base flange of the manhole casting.

b. Adjusting Rings
(1) Adjusting ring dimensions shall match the dimensions of the top of the cone section; either 24" x 36" or 26" x 38".

(2) Adjusting rings shall have flat or even bearing surfaces providing bearing contact over the entire contact surfaces.

(3) Adjusting rings shall be as specified in Section 8.39.11 of the "Standard Specifications" or Subsection 210.A.2.a(3) of the "Special Provisions", except the dimensions shall be as specified above.

c. Center adjusting rings on manhole cones and center manhole castings on adjusting rings so that their surfaces will be flush whenever possible.

C. Manhole Riser Joints
1. Joints for precast manhole riser sections shall be made with rubber "O"-ring gaskets, a continuous ring of butyl rubber sealant (EZ-Stik or Kent-Seal in rope form) or equal. The butyl sealant shall be l inch diameter equivalent or as recommended by the manhole manufacturer.

2. Joints for precast manhole barrel sections including the joint with the bottom of the cone shall be wrapped with an external joint seal as manufactured by Mar Mac Construction Products Company; Cretex Specialty Products; CCI Pipeline Systems, LLC; or equal. The external manhole seal shall be installed in accordance with the manufacturer's instructions.
c. If external joint seals require steel strapping, it shall be a minimum 5/8" – 316 stainless steel with stainless steel "strap lock" fasteners.

D. Manhole Lifting Holes
1. All lifting holes in precast manhole sections shall be plugged using rubber plugs supplied by the manhole supplier, non-shrink grout or other approved method. Non-shrink grout shall fill the entire void and shall be troweled at each face to provide smooth surfaces. Cement mortar shall not be used to plug lifting holes.

E. Manhole Pipe Connections
1. Connections of pipes to manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". All field tapped holes for connecting sewer pipe to manholes shall be made by coring.

2. All plastic pipe shall be connected to manholes by means of flexible watertight pipe to manhole seals in accordance with Subsection 3.5.7(c). Manhole seals shall be Kor-N-Seal, Link Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

F. Drop Manholes
1. All drop manholes, unless shown otherwise on the Plans, shall be constructed as "outside" drop manholes in accordance with Section 3.5.8(d) and File No. 19 or 20 of the "Standard Specifications" and the requirements of these Special Provisions.
a. Heights of manhole drops shown on the Plans are figured from the invert of the outgoing sewer to the invert of the incoming sewer.

G. Manhole Air Vents
1. The Contractor shall construct manhole air vents at the locations shown on the Plans and/or as directed by the Engineer. Manhole air vents shall be constructed in accordance with the details shown on the Plans or included in the Appendix of the "Special Provisions".

H. Manhole Vacuum Testing
1. Delete Section 3.7.6 of the "Standard Specifications" in its entirety and replace it with the following.

2. The Contractor shall vacuum test all sanitary sewer manholes for leakage, regardless of the sewer diameter, in accordance with the following:
d. The chimney and casting shall be in place prior to vacuum testing manholes.

b. All testing shall be done in the presence of the City Utility Engineer or his representative.

3. Isolate the manhole to be tested by plugging the inlet and outlet pipes with inflatable stoppers or other suitable test plugs. The plugs shall be securely braced to prevent the plugs from being drawn into the manhole.

4. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.

a. Prior to starting the vacuum pump, determine the hydrostatic head on the lowest pipe connection to the manhole being tested.

b. If the hydrostatic head on the lowest pipe connection to the manhole is 12 feet or less, a vacuum pressure equal to 10 inches Hg (mercury) shall be applied to the manhole utilizing the vacuum pump.

c. When the pressure gage indicates 10 inches Hg, close the control valve, shut off the vacuum pump, and begin counting the seconds for the indicated pressure to drop one inch Hg. If the elapsed time is longer than the minimum time indicated in the following Table J, the manhole passes the test.

d. In the event the hydrostatic head is between 12 feet and 21 feet above the lowest connection to the manhole, the test vacuum pressure shall be reduced one inch Hg for each foot of hydrostatic head in accordance with the following Table ll. If the hydrostatic head is greater than 22 feet, no vacuum test shall be performed.

e. If the test fails, repair or seal the manhole using non-shrink grout or other approved materials. Retest until an acceptable test is obtained.

f. Tests may be conducted before or after backfilling.

WATER MAIN CONSTRUCTION
A. Bedding and Cover Material
1. Polyvinyl Chloride (PVC) Pipe
a. Bedding and cover material shall be crushed stone chips conforming to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a) of the "Standard Specifications". Crushed pea gravel will not be allowed for use as bedding or cover material.

2. Trench Section
a. The trench section shall conform to Section 4.3.3 and File No. 36 of the "Standard Specifications", as amended below:
(1) Bedding and cover shall be placed in a minimum of three separate lifts to ensure adequate compaction of these materials, with one lift of bedding material ending at or near the springline of the pipe. The Contractor shall take care to completely work bedding material under the haunch of the pipe to provide adequate side support.

(2) Amend Section 4.3.3 and File No. 36 of the "Standard Specifications" to require a minimum of 12 inches of cover material over the top of the pipe.

B. Polyethylene Wrap
1. Delete Section 4.4.4 and all references to polyethylene wrap from the "Standard Specifications". Polyethylene wrap is not required along the trunk water main unless the Engineer orders it to be installed.

2. Water mains installed within organic soil layers, former landfill areas or crossing cathodically protected pipe lines shall be wrapped as ordered by the Engineer.
a. Polyethylene wrap, if required, shall meet the requirements of AWWA Standard C-105 (ANSI A21.S) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".
3. All fittings and valves are to be polyethylene wrapped. Polyethylene wrap shall meet the requirements of AWWA Standard C-105 (ANSI A21.S) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".

C. Disinfecting Water Mains
1. Water mains shall be cleaned and disinfected in accordance with Sections 4.3.11 and 4.3.12 and Chapter 4.16.0 of the "Standard Specifications" and AWWA Standard C651. Place calcium hypochlorite tablets in the water main as specified in Section 4.3.12.

2. See Section 555 of the "Special Provisions" for water main flushing and sampling requirements.

D. Sewer Crossings
1. Center one full length of water main pipe on sewers wherever water main crosses over or under a sanitary or storm sewer so that both water main joints will be as far from the sewer as possible.

E. High Points in Water Main
1. The Contractor shall install water main at the grades shown on the Plans with no high points constructed in the main except at hydrants and as indicated on the Plans. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point, if so ordered by the Engineer.
a. The Engineer reserves the right to order the Contractor to relay water main placed at the wrong grade. The cost of such relay work shall be paid for by the Contractor.

F. Joint Restraint
1. Restraining Fittings, Valves and Sleeves
a. MEGALUG Restrained Joints
(1) Restrain all fittings (bends, tees, caps and plugs), valves and sleeves using MEGALUG restrained joints as manufactured by EBAA Iron Sales, Inc. of Eastland, Texas.

(2) Buttress all fittings, as required, in addition to joint restraint.

2. Restraining Vertical Bends and Offsets
a. Changes in the grade of the water main made by vertical bends or offsets shall be restrained.

3. Restrained Hydrant Leads
a. Hydrant leads shall be restrained in accordance with the "Special Provisions".

G. Concrete Blocking (Buttresses)
1. All horizontal bends, tees, caps and plugs shall be provided with concrete buttresses, in addition to joint restraint as specified in Paragraph F.1.a(l) above, in accordance with Section 4.3.13 and File Nos. 44, 44A, 45 and 46 of the "Standard Specifications".

H. Insulation
1. Water mains shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

I. Operation of Existing Valves
1. All existing valves will be operated by or under the supervision of the Williams Bay Public Work Department. Contact Wayne Edwards, DPW.

J. Water Service Disruption
1. The Contractor shall coordinate his work schedule with the Owner when connecting intersecting streets to the new water main in order to minimize inconvenience and disruption caused by the temporary discontinuance of water service. Water service to residences shall not be shut down for a period longer than eight (8) hours, nor after 4:30 p.m. or on weekends without approval of the Owner. Residential water service may only be shut down between the hours of 8:30 a.m. to 4:30 p.m., except that residential water services may be shut down outside of these hours with the Owner's permission. Water service to businesses shall not be shut down for a period longer than two (2) hours unless satisfactory arrangements are made with the businesses affected. The Contractor shall take whatever measures are necessary to return service at the end of each working day, including the use of temporary valves or plugs.
a. The Contractor shall notify homeowners and businesses at least 24 hours prior to shutting off any water service.

K. Water Main Offsets
1. Water mains shall be offset as shown on the Plans or as directed by the Engineer. Water main offsets shall be in accordance with File No. 47 of the "Standard Specifications" as modified below.
a. Place offsets to provide a minimum of six (6) feet of cover.
(1) Water main shall be offset down only (under the conflicting utility) to prevent high points being created in the offset.

b. Offset castings may be used when the change in grade is 24 inches or less.

c. Concrete buttresses shall be constructed as shown, however, optional restraining methods as specified in the section on Joint Restraint of this article shall be used in lieu of strapping.

L. Tracer Wire
a. PVC water main shall be provided with tracer wire, including stubs and nonmetallic services and dead-end mains.

b. Material. Tracer wire shall be single strand, single conductor, insulated copper wire, minimum thickness No. 10 AWG.

c. Installation. Place tracer wire at the springline of the main and tape to the pipe at five-foot intervals. Extend wire up all valve boxes and hydrants terminated in a Bingham & Taylor Pb200NFG12W2T box set behind each hydrant.

d. Testing. The contractor shall test tracer wire for electrical continuity prior to acceptance of the main.

WATER MAIN MATERIALS
A. Water main pipe material shall be ductile iron (DI) or polyvinyl chloride (PVC) pipe conforming to the following:

B. Tests
1. Pipe material delivered for use on this project shall conform to the requirements of the appropriate AWWA and ASTM Specifications noted herein. All pipe shall be marked in accordance with the requirements of the cited Specifications and each load delivered to the job site shall be accompanied by the manufacturer's certification of such compliance. Said certification to be delivered to the Engineer or his representative.

DUCTILE IRON PIPE
A. Ductile iron pipe meeting the requirements of AWWA Standard C151 (ANSI 21.51), cement mortar lined with internal and external bituminous coating and furnished with either push-on or mechanical joints with rubber gaskets. Do not furnish cable bonding or other methods of providing electrical conductivity.
1. Ductile iron pipe shall be furnished for the following minimum thickness classes:
a. Six (6) inch hydrant lead and 8 inch pipe shall be Class 52.

POLYVINYL CHLORIDE PIPE
A. Polyvinyl chloride (PVC) pipe (4 inch through 12 inch diameter) meeting the requirements of AWWA Standard C909, DRI8, with cast iron O.D. and integral elastomeric bell and spigot joints each 10ga Bluetracer wire and tracer wire access boxes.
1. Hydrant leads shall be ductile iron pipe.

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

SITE SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
03/11/2025 RS
ADVANCE PLANS
05/12/2025 -RS
SPEC REVISIONS
05/30/2025 -NK
GEN. PLAN REV.
07/31/2025 -RS
REVISIONS

PROJECT NO.
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05/12/2025
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FITTINGS (USED WITH DUCTILE IRON AND PVC PIPE)

A. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints with rubber gaskets.

1. Ductile iron mechanical joint fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3" through 24" size, may be used in place of the fittings specified above.

2. All fittings shall be North American made; Star Pipe Products, Tyler/Union and Sigma Corp. ONLY.

B. Bolts

1. All water main nuts and bolts, including connections to mains, fittings, valves and hydrants, shall be stainless steel or Cor-Blue T-Bolts as manufactured by NSS Industries or equal.

VALVES AND VALVE BOXES

A. Resilient-Seated Gate Valves

1. Resilient-seated gate valves shall meet the requirements of AWWA C-509 or AWWA C-515.
   a. Resilient-seated gate valves shall be furnished with mechanical joints with rubber gaskets, cast iron or ductile iron body, bronze mounted, resilient wedge, non-rising stem, "O"-ring stem seals, 2 inch square operating nut opening to the left (counterclockwise) and rated at 200 psi working pressure.

   b. All 4, 6, and 8 inch valves shall be resilient-seated gate valves unless shown otherwise on the Plans.

   c. Resilient-seated gate valves shall be Meuller A2361, (no substitutes).

B. Valve Boxes and Adapters

1. 664s Cast Iron two piece box (American Made)
2. Rubber Valve Box Adapters shall be Valbe Box Adapter II manufactired by Adaptor, Inc. (no substitutes)

C. Tapping Valves and Sleves

1. Tapping sleeves shall be supplied by the manufacturer of the tapping valves.

D. Cutting-In Valves and Sleeves

1. Cutting-in valves shall be similar to the AWWA gate valves specified in Subsection 510.A of the "Special Provisions" except that they shall be provided with special gaskets allowing assembly on various types of pipe.

2. Cutting-in sleeves shall be supplied by the manufacturer of the cutting-in valves.

Repair Clamps

3. Valve Box Depth

a. Valve box depths shown on the Plans are approximate only, unless the cover elevation is indicated. Valve box covers shall be placed to match the existing grade (¼ inch below pavement surface) unless the finished elevation is shown on the Plans.

E. Repair Clamps

1. Use only Smith Blair Clamps with stainless steel bolts and nuts.

F. Valve Boxes and Adapters

1. 664s Cast Iron two piece box (American Made)
2. Rubber Valve Box Adapter shall be Valbe Box Adapter II manufactured by Adaptor, Inc. (no substitutes)

HYDRANTS

A. Standard Hydrant

1. Hydrants shall be A423 Mueller Centurion, conforming to the following specifications: (no alternates allowed)
   a. Hydrants shall be compression type, with 5-1/4 inch bottom valve and 6 inch mechanical joint inlet connection 6" trench depth, 6" MJ Shoe, equipped with cable bonding, "O" -ring packing, safety flange construction, meeting the requirements of AWWA Standard C502 and meeting specifications for 300 PSI test pressure and 150 PSI working pressure.

   b. Hydrants shall have two 2-1/2 inch hose nozzles with National Standard fire hose coupling screw threads and nut type nozzle caps with gaskets and chains and one 5 inch pumper nozzle with STORZ-LOK 125 quick-connect fitting.

   c. Hydrants shall have 1-1/2 inch pentagon operating nut opening to the left (counter-clockwise).

   d. Hydrants, including barrel extensions, shall be painted red. All hydrant parts and extensions must be OM parts.

B. Barrel Extensions

1. Hydrants shall be furnished for 6-1/2 feet of bury unless the Plans show greater burial depths. Use bends in the hydrant lead to bring the hydrant to the proper burial depth. The distance from the ground line to the centerline of the lowest nozzle shall be from 18 to 23 inches.

2. Extensions
   a. Hydrant extensions may be used only where bends cannot be utilized to bring the hydrant to the desired depth and only with the Owner's approval. Hydrant extensions shall be compatible with hydrant barrel and stem sections and shall be installed at the top of the barrel section.

C. Valves and Valve Boxes

1. Hydrant valves and valve boxes shall conform to the requirements for gate valves and valve boxes specified.

D. Hydrant Leads

1. Hydrant leads shall be six (6) inch, Class 53, ductile iron pipe.

2. Restrain hydrants with thrust blocking and by anchoring to the main. Restrain all joints with MEGALUG restrained joints or anchoring pipe and anchoring fittings. Provide concrete thrust blocks for both hydrant and hydrant tee.

3. Restrain one full length of pipe on both sides of the hydrant tee.

E. Hydrant and Auxiliary Valve Locations

1. Place hydrants on the back slopes of ditches at road grade or greater, or on fill slopes within 3' of shoulder edge.

F. Temporary Hydrant Cover

1. Temporarily cover new hydrants during construction with polyethylene bags, securely fastened in place, until after the water main has been tested and placed in service.

WATER SERVICES

A. Installation

1. Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:
   a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.

   b. Insert the corporation stop into the water main while the main is in service and under pressure.

   c. Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.

2. Cover
   a. Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.

3. Tapping PVC Water Main
   a. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.

      (1) Service clamps shall have the following minimum total widths:
      (a) 3/4" and 1" services - 2" minimum width.
      (b) 1-1/4", 1-1/2" and 2" services - 3" minimum width.

   b. Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.

   c. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.

   d. Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.

B. Curb Valve Location

1. Curb valves shall be placed, on the lot, six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation

   a. Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.
      (1) Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.

   b. No water service may be installed within 6 inches of a storm sewer.

2. Vertical Separation
   a. Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:
      (1) At least 12 inches above the top of the sewer, or
      (2) At least 18 inches below the bottom of the sewer from the top of the water piping, or
      (3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

B. Water Service Piping

1. Tubing
   a. Water service piping for shall be an SDR9 poly ethylene tubing (CTS) with stiffeners and 12ga TracerWire. 2500 PSI AWWA901.

C. Water Service Materials

1. The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.
   a. Corporation stops shall be Mueller 1" H-15008 compression fittings.
      (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

   b. Curb valves shall be 1" Mueller H-15155.

   c. Curb boxes shall be extension type with Minneapolis pattern base; 6" Mueller H-10300 with stationary rod #84261.
      (1) Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 1"x39" in length (no alternates allowed)

   d. All water service fittings shall be compression type.

HYDROSTATIC TESTS

A. General Requirements

1. All tests shall be performed as specified in Chapter 4.15.0 of the "Standard Specifications", except that the water main shall pass three consecutive one-hour leakage tests. The City Utility Engineer or his Representative shall be present at all times during testing.

2. The Contractor shall furnish all labor, equipment and material to complete all testing.

3. Temporary Air-Release
   a. Trapped air shall be bled off (by tapping the main) when filling the main with water and/or removed by flushing through hydrants.

   b. Temporary air-release may be provided by tapping 1 inch corporation stops into the high points of pipe or into the plug on dead end lines. After flushing and testing is completed, the temporary taps shall be abandoned in place.

   c. The Contractor shall provide temporary flushing hydrants if required to flush dead end lines.

B. Test Sections

1. The Contractor has the option to test the entire new water main as one continuous test section or in segments per his discretion.

2. Connections to intersecting streets need not be tested, however, the Contractor shall sterilize and flush all connecting mains. The intersecting main(s) shall be subjected to line pressure and any visible defects repaired prior to backfilling.

DISINFECTION

A. General Requirements

1. The water main shall be disinfected in accordance with Section 4.3.12 and Chapter 4.16.0 of the "Standard Specifications".
   a. Amend paragraph 4.16.5 of the "Standard Specifications" to read:

      4.16.5 SAMPLING. The Contractor shall take all necessary samples of the water and provide any equipment necessary to take these samples at no cost to the Owner. The Contractor, accompanied by the Engineer or his representative, shall deliver the samples to an approved laboratory for testing.

B. Safe Samples

1. At least one (1) safe sample must be obtained from each of the segments hydrostatically tested. Additional samples may also be required from:
   a. Representative locations from each of the test sections to establish that all of the mains are free of contamination.

   b. Dead end lines.

   c. Connections to existing mains.

2. Water main segment(s) shall not be placed in service until after safe water sample(s) have been obtained.

C. Procedures for Disinfecting Connections to Existing Mains

The following procedures apply when existing mains are wholly or partially dewatered. Existing mains that are isolated by an existing valve require no disinfection. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing to minimize disruption to service.

1. Apply liberal quantities of hypochlorite to wet trenches at or near the connection to the existing main. Use hypochlorite tablets if water is being pumped from the trench to prolong protection as hypochlorite is slowly released as the tablets dissolve.

2. Swab the interior of all pipe and fittings located between the connection to the existing main and the closest new valve (including connection pipe and fittings) with a one percent hypochlorite solution.

3. Flush the connection to the existing main, from both directions toward the connection if valve and locations permit, as soon as the connection has been completed and the nearest new valve installed and secured. Flush through the new main until all discolored water is eliminated.

4. Should the water main connection be severely contaminated by dirty water or other means, the existing main and connection shall be disinfected by slug chlorination in accordance with the procedure specified below:
   a. Continue to isolate the section of contaminated main.

   b. Shut off all service connections.

   c. Place hypochlorite tablets in the connection to the new main.

   d. Flush the main to remove particulates.

   e. Slowly dose the contaminated main with a 300 mg/l free chlorine concentration for a period of at least 15 minutes.

   f. Flush the main until the water is free of noticeable chlorine odor.

   g. Open service connections and return the main to service.

5. Take bacteriological samples to provide a record for determining the effectiveness of the procedure. Samples may be required from both sides of the connection.

If unsatisfactory tests are recorded, the City Utility Engineer will determine the necessary corrective action. Take daily samples until two consecutive safe samples have been recorded.

D. Rechlorination

1. Should any test prove unsatisfactory, the water main shall be sterilized by the Contractor by such methods as he deems necessary and samples taken until acceptable results are obtained.

E. Flushing

1. All water mains, including dead end mains and all hydrants, and all water services shall be flushed. Water services shall be flushed, with a minimum amount of water equivalent to the volume of the service pipe, until the water is visibly clean.
   a. Provisions shall be made to convey water used for flushing or testing to a suitable discharge point without damage to crops or cropland and without disruption of farming operations. No flushing water may be discharged on farmlands.

   b. The Contractor shall use suitable methods for disposing of flushing water to prevent surface erosion.

   c. The Contractor shall provide temporary flushing hydrants as required.

2. Water Furnished By the Village of Williams Bay
   a. Water for testing and flushing will be furnished by the Village of Williams Bay. The Contractor shall notify the Village DPW prior to commencing flushing and shall coordinate his operations with the Village in order not to deplete the water supply. Water usage may be restricted to periods of flow demand (night time or weekend hours) if water usage is high during normal working hours. All flushing of new mains and services shall be done under the direct supervision of the Engineer or his representative.

B. Swabbing Water Main.

1. All piping installed outside of water main test segments shall be disinfected by swabbing with a 1% hypochlorite solution and thoroughly flushed. The entire interior surfaces of all pipes and fittings shall be thoroughly swabbed. The diameter of swabs used in pipes shall match the interior pipe diameter and provide resistance when swabbing the pipes. Pipes shall be swabbed with a pumping motion with all surfaces wiped several times. The Contractor shall use extreme care to insure the cleanliness of all water main materials used.

Additional Construction Recommendations from the amended TSC geotechnical report (dated 8/14/25). These are in addition to the previous requirements and take precedence if and when they are not already implemented:

1. Grading operations shall include the complete stripping of topsoil/root-zone materials and proof-rolling of the exposed soils.

2. Exposed soils shall be reduced in moisture content and/or recompacted to provide a stable base for fill placement and/or pavement construction.

3. Compact all new fill and utility trench backfill to a minimum of 90% Modified Proctor density and compact the upper two feet of below pavement areas to 95% Modified Proctor density.

4. When soft/wet/unsuitable material is encountered in exposed soils, it shall be removed and replaced with dry engineered fill prior to commencing with fill placement.

5. Pavement base course materials shall conform to WisDOT specifications for 1 1/4"-inch dense graded base aggregate. The granular base shall be compacted to 95% Modified Proctor density (ASTM D1557) or 100 percent of the Standard Proctor (ASTM D698) maximum density value.

6. If soft/wet/unstable material is encountered at the base of utility excavations, it shall be removed and replaced with 12 to 24 inches of coarse aggregate backfill or additional bedding material.

7. Utility backfill within roadway areas shall be granular materials conforming to WisDOT specifications section 206 (Granular Backfill) or section 520.2.5.2 (Foundation Backfill).

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

SITE SPECIFICATIONS

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19 OF 19

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WILLABAY MEADOWS, A SUBDIVISION

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GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83) N. LINE NE 1/4 OF SECTION 6-1-17 BEARS N 88°55'28" E

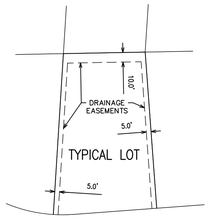
TRANS 233 NOTES

THERE SHALL BE NO IMPROVEMENTS OR STRUCTURES PLACED BETWEEN THE HIGHWAY AND THE SETBACK LINE WITHOUT A SPECIAL EXCEPTION FROM THE DEPARTMENT OF TRANSPORTATION. THIS SHALL BE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC UNDER §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

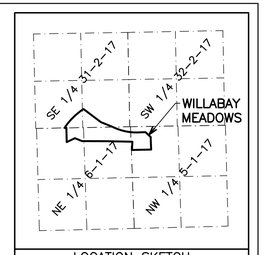
AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS (EXCEPT OUTLOTS 5, 6 AND 7) IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH '50' AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT THE LEVELS EXCEEDING THE LEVELS IN §TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

STANDARD DRAINAGE EASEMENT DETAIL
1:75 SCALE



MEADOW DRIVE



LOCATION SKETCH

LINE	BEARING	DISTANCE
L1	S 88°58'05" W	54.02'
L2	S 49°52'08" W	66.73'
L3	N 86°17'17" W	51.39'
L4	S 86°17'17" E	57.53'
L5	N 49°52'08" E	66.73'
L6	N 22°49'44" E	37.48'
L7	S 64°24'20" W	76.02'
L8	S 01°04'32" E	32.39'
L9	N 03°35'16" E	56.08'

NOTE: ALL LOTS 1 THRU 42 SHALL BE SUBJECT TO A 5 FOOT SIDE LOT DRAINAGE EASEMENT TO SERVE THE LOT AND ABUTTING LOTS TO COLLECT RUNOFF AND CARRY TO ESTABLISHED WATERWAYS IN THE REAR YARDS AS WELL AS THE EXISTING STREET DITCHES. REAR YARDS SHALL BE SUBJECT TO A 10 FOOT DRAINAGE EASEMENT.

OUTLOTS 1 AND 2 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS PUBLIC WATERMAIN EASEMENTS AND WALKING PATH AREAS.

OUTLOTS 3 AND 4 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AND WALKING PATH AREAS.

OUTLOT 5 SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE.

OUTLOTS 6 AND 7 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AREAS.

LEGEND

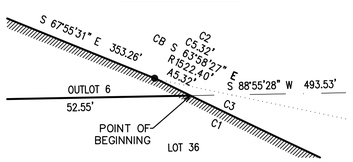
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊡ = FOUND COUNTY MONUMENT WITH BRASS CAP
- ⌀ = SET SOLID IRON BAR STAKE, 1 5/16" x 18" x 4.60 lbs/ft
- {XXX} = RECORDED AS

ALL OTHER LOT & OUTLOT CORNERS ARE SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft

EASEMENT LEGEND

- XX' U.E. = UTILITY EASEMENT
- XX' S.E. = SANITARY SEWER EASEMENT
- XX' W.E. = WATERMAIN EASEMENT
- XX' D.E. = DRAINAGE EASEMENT
- = WOODLAND PRESERVATION EASEMENT

POINT OF BEGINNING DETAIL



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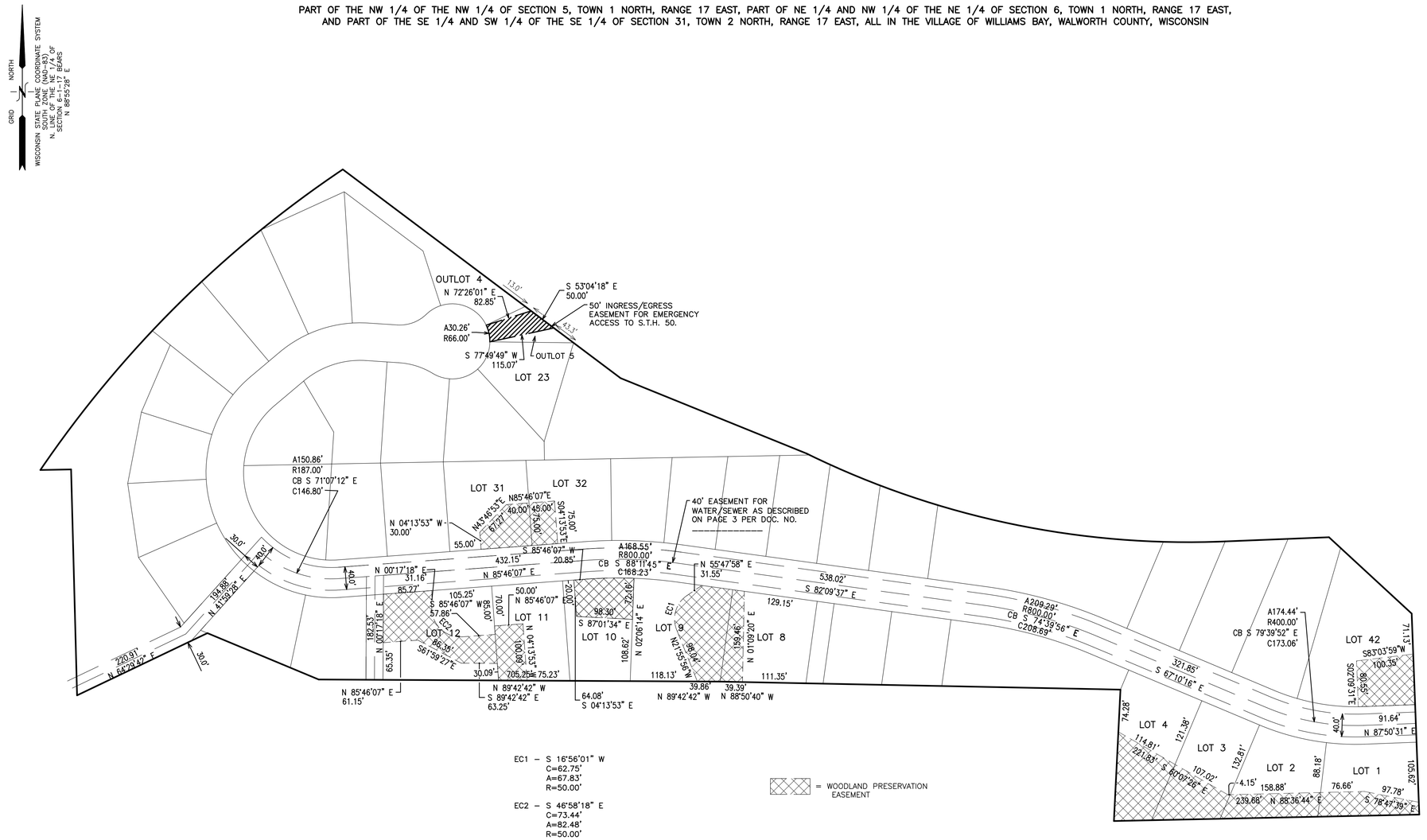
PROJ. NO.: 5536.17 | DATE: 11/11/2025 | SHEET 1 OF 3

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PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. HODGES, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATE DEVELOPMENT, (OWNER), I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 753.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 78DEG 15MIN 08SEC E, 745.78 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET TO AN IRON REBAR STAKE; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 703.54 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 89DEG 42MIN 42SEC W, 705.25 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 67DEG 21MIN 05SEC W, 211.80 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, S 64DEG 29MIN 42SEC W, 253.70 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE EASTERLY BOUNDARY OF WILLABAY SHORES CONDOMINIUM; THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM N 01DEG 31MIN 25SEC W, 396.99 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID CONDOMINIUM, S 88DEG 58MIN 55SEC W, 54.02 FEET; THENCE 753.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 09MIN 54SEC E, 749.25 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY S 53DEG 04MIN 18SEC E, 610.59 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 67DEG 55MIN 31SEC E, 353.26 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1,237,404 SQUARE FEET (28.41 ACRES) OF LAND, MORE OR LESS.

I ALSO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED: 11/11/2025

CHRISTOPHER A. HODGES PLS 2760

WISCONSIN — CHRISTOPHER A HODGES — 2760 — PALMYRA WIS. — LAND SURVEYOR

DEDICATED EASEMENT AS SHOWN ON SHEET 1 OF PLAT WITHIN MEADOW DRIVE EXTENDING THROUNG OUTLOT 3 TO WILLABAY SHORES CONDOMINIUM

LAND & LAKES DEVELOPMENT CO., (THE "GRANTOR"), DOES HEREBY GRANT TO THE VILLAGE OF WILLIAMS BAY, (THE "GRANTEE") AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT TO OPERATE, REPAIR, MAINTAIN, REPLACE, AND CONNECT TO EXISTING SANITARY SEWER AND WATER SERVICE IMPROVEMENTS CONSTRUCTED BY THE GRANTOR, OR ITS SUCCESSORS OR ASSIGNS, AND ACCEPTED BY THE VILLAGE, WITHIN 20 FEET ON EITHER SIDE OF THE CENTER LINE OF MEADOWS DRIVE FOR THE PURPOSES OF PROVIDING WATER SERVICE AND SANITARY SEWER SERVICE TO THE WILLABAY MEADOWS SUBDIVISION PROPERTY, AND FURTHER, PROVIDING THE RIGHT TO EXTEND THE WILLABAY MEADOWS PUBLIC UTILITIES FOR WATER AND SANITARY SEWER SERVICE EAST OF GENEVA STREET TO PROPERTY WHICH MAY BE ANNEXED TO THE VILLAGE AT A FUTURE DATE, PROVIDED, HOWEVER, THAT SUCH UTILITIES AND IMPROVEMENTS ARE INSTALLED AND MAINTAINED AS REQUIRED IN THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE FOR WILLABAY MEADOWS SUBDIVISION. THIS GRANT IS MADE ONLY TO THE EXTENT THAT THE GRANTOR HAS THE RIGHT TO MAKE SUCH GRANT, AND ONLY TO THE EXTENT NOT ALREADY CONVEYED BY THE DEDICATION OF THE MEADOWS DRIVE PUBLIC RIGHT-OF-WAY. THIS GRANT SHALL NOT BE CONSTRUED TO PERMIT THE VILLAGE OR ITS SUCCESSORS OR ASSIGNS TO CONSTRUCT SANITARY SEWER AND WATER SERVICE IMPROVEMENTS WITHIN WILLABAY MEADOWS SUBDIVISION, EXCEPT AS PROVIDED IN THE FINAL ENGINEERING PLANS, AND AS PROVIDED FOR IN THE DEVELOPER'S AGREEMENT EXECUTED BETWEEN THE PARTIES.

UTILITY EASEMENT PROVISIONS

An easement for electric, gas and communication facilities is hereby granted by

LAND & LAKES DEVELOPMENT CO. , Grantor, to

ALLIANT ENERGY, a Wisconsin corporation, Grantee,

_____, Grantee, and

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals. All in over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots. Also included is the right of access to the easement. Also, the right to trim and cut down trees, brush and roots as may be reasonably required incident to the rights herein given. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings and planting of trees shall not be placed within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF WILLIAMS BAY APPROVAL

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, TINA KOLLS, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING CLERK OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO

HEREBY CERTIFY THAT THE VILLAGE BOARD OF WILLIAMS BAY, WISCONSIN APPROVED ON _____, 2025, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF WILLABAY MEADOWS, A SUBDIVISION, LAND & LAKES DEVELOPMENT CO., OWNER.

DATED THIS _____ DAY OF _____, 2025.

_____
TINA KOLLS VILLAGE OF WILLIAMS BAY CLERK

CONSENT OF CORPORATE OWNER

LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATES DEVELOPMENT, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE

STATE OF _____, OWNER OF THE LANDS DESCRIBED HEREON, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR OBJECTION OR APPROVAL:

DEPARTMENT OF ADMINISTRATION (STATE OF WISCONSIN)
DEPARTMENT OF TRANSPORTATION (STATE OF WISCONSIN)
VILLAGE OF WILLIAMS BAY

IN WITNESS WHEREOF, THE SAID LAND & LAKES DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS REPRESENTATIVE, AT _____, _____ THIS _____ DAY OF

_____, 2025.

_____
MARY MARGARET COWHEY LAND & LAKES DEVELOPMENT CO.

STATE OF _____)
ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, _____, AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC, _____, _____

CURVE	TANGENT BEARING-IN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING-OUT
C1	S 63°52'26" E	1522.40'	28°33'23"	S 78°09'08" E	750.94'	758.77'	N 87°34'11" E
C2	S 63°52'26" E	1522.40'	0°12'01"	S 63°58'27" E	5.32'	5.32'	S 64°04'27" E
C3	S 64°04'27" E	1522.40'	28°21'22"	S 78°15'08" E	745.78'	753.45'	N 87°34'11" E
C4	N 34°12'58" E	1972.41'	21°53'51"	N 45°09'54" E	749.25'	753.83'	N 56°06'49" E
C5	S 67°10'16" E	433.00'	24°59'13"	S 79°39'52" E	187.34'	188.83'	N 87°50'31" E
C6	S 82°09'37" E	767.00'	14°59'21"	S 74°39'56" E	200.08'	200.65'	S 67°10'16" E
C7	N 85°46'07" E	767.00'	12°04'16"	S 88°11'45" E	161.29'	161.59'	S 82°09'37" E
C8	S 49°52'08" W	220.00'	144°06'01"	S 22°10'52" E	418.58'	553.31'	N 85°46'07" E
C9	N 86°17'17" W	220.00'	43°50'35"	S 71°47'26" W	164.27'	168.35'	S 49°52'08" W
C10	S 45°50'28" W	66.00'	47°52'15"	S 69°46'36" W	53.55'	55.14'	N 86°17'17" W
C11	S 58°40'44" E	66.00'	255°28'48"	N 06°25'08" W	104.39'	294.29'	S 45°50'28" W
C12	S 86°17'17" E	132.00'	27°36'32"	S 72°29'00" E	62.99'	63.61'	S 58°40'44" E
C13	N 49°52'08" E	154.00'	43°50'35"	N 71°47'26" E	114.99'	117.84'	S 86°17'17" E
C14	S 85°46'07" W	154.00'	144°06'01"	N 22°10'52" W	293.01'	387.31'	N 49°52'08" E
C15	N 82°09'37" W	833.00'	12°04'16"	N 88°11'45" W	175.17'	175.50'	S 85°46'07" W
C16	N 67°10'16" W	833.00'	14°59'21"	N 74°39'56" W	217.30'	217.92'	N 82°09'37" W
C17	S 87°50'31" W	367.00'	24°59'13"	N 79°39'52" W	158.79'	160.05'	N 67°10'16" W
C18	S 83°18'42" E	433.00'	8°50'47"	S 87°44'06" E	66.79'	66.85'	N 87°50'31" E
C19	S 67°10'16" E	433.00'	16°08'26"	S 75°14'29" E	121.58'	121.98'	S 83°18'42" E
C20	S 87°53'46" E	767.00'	5°44'09"	S 85°01'41" E	76.75'	76.79'	S 82°09'37" E
C21	N 85°46'07" E	767.00'	6°20'07"	N 88°56'11" E	84.76'	84.81'	S 87°53'46" E
C22	S 78°11'29" E	220.00'	16°02'23"	S 86°12'41" E	61.39'	61.59'	N 85°46'07" E
C23	S 51°55'06" E	220.00'	26°16'23"	S 65°03'18" E	100.00'	100.88'	S 78°11'29" E
C24	S 44°05'57" E	220.00'	7°49'09"	S 48°00'32" E	30.00'	30.02'	S 51°55'06" E
C25	S 23°49'46" E	220.00'	20°16'11"	S 33°57'52" E	77.43'	77.83'	S 44°05'57" E
C26	S 03°05'24" E	220.00'	20°44'22"	S 13°27'35" E	79.20'	79.63'	S 23°49'46" E
C27	S 17°38'58" W	220.00'	20°44'22"	S 07°16'47" W	79.20'	79.63'	S 03°05'24" E
C28	S 38°23'21" W	220.00'	20°44'22"	S 28°01'09" W	79.20'	79.63'	S 17°38'58" W
C29	S 49°52'08" W	220.00'	11°28'48"	S 44°07'45" W	44.01'	44.08'	S 38°23'21" W
C30	S 65°30'33" W	220.00'	15°38'25"	S 57°41'21" W	59.87'	60.05'	S 49°52'08" W
C31	S 86°25'01" W	220.00'	20°54'28"	S 75°57'47" W	79.84'	80.28'	S 65°30'33" W
C32	N 86°17'17" W	220.00'	7°17'42"	N 89°56'08" W	27.99'	28.01'	S 86°25'01" W
C33	S 72°02'07" W	66.00'	26°11'39"	S 58°56'18" W	29.91'	30.17'	S 45°50'28" W
C34	N 25°35'40" W	66.00'	82°22'13"	N 66°46'47" W	86.92'	94.88'	S 72°02'07" W
C35	N 00°40'43" E	66.00'	26°16'23"	N 12°27'29" W	30.00'	30.26'	N 25°35'40" W
C36	N 47°29'51" E	66.00'	46°49'08"	N 24°05'17" E	52.44'	53.93'	N 00°40'43" E
C37	S 85°41'00" E	66.00'	46°49'08"	N 70°54'25" E	52.44'	53.93'	N 47°29'51" E
C38	S 58°40'44" E	66.00'	27°00'16"	S 72°10'52" E	30.82'	31.11'	S 85°41'00" E
C39	N 04°28'30" E	154.00'	45°23'39"	N 27°10'19" E	118.84'	122.01'	N 49°52'08" E
C40	N 86°24'44" W	154.00'	90°53'14"	N 40°58'07" W	219.47'	244.29'	N 04°28'30" E
C41	S 85°46'07" W	154.00'	7°49'09"	S 89°40'42" W	21.00'	21.02'	N 86°24'44" W
C42	S 89°14'54" W	833.00'	3°28'47"	S 87°30'31" W	50.58'	50.59'	S 85°46'07" W
C43	N 84°26'29" W	833.00'	6°18'37"	N 87°35'47" W	91.70'	91.74'	S 89°14'54" W
C44	N 82°09'37" W	833.00'	2°16'52"	N 83°18'03" W	33.16'	33.16'	N 84°26'29" W
C45	N 73°51'56" W	367.00'	6°41'40"	N 70°31'06" W	42.86'	42.88'	N 67°10'16" W
C46	S 87°50'31" W	367.00'	18°17'33"	N 83°00'43" W	116.67'	117.17'	N 73°51'56" W
C47	N 34°12'58" E	1972.41'	9°07'40"	N 38°46'48" E	313.90'	314.23'	N 43°20'38" E
C48	N 43°20'38" E	1972.41'	3°33'16"	N 45°07'17" E	122.34'	122.36'	N 46°53'55" E
C49	N 46°53'55" E	1972.41'	4°00'52"	N 48°54'21" E	138.17'	138.19'	N 50°54'46" E
C50	N 50°54'46" E	1972.41'	5°12'03"	N 53°30'48" E	178.98'	179.04'	N 56°06'49" E
C51	S 64°04'27" E	1522.40'	1°30'06"	S 64°49'30" E	39.90'	39.90'	S 65°34'34" E
C52	S 65°34'34" E	1522.40'	3°34'54"	S 67°22'01" E	95.15'	95.17'	S 69°09'28" E
C53	S 69°09'28" E	1522.40'	4°01'35"	S 71°10'15" E	106.96'	106.98'	S 73°11'03" E
C54	S 73°11'03" E	1522.40'	15°09'02"	S 80°45'33" E	401.39'	402.56'	S 88°20'04" E
C55	S 88°20'04" E	1522.40'	4°05'45"	N 89°37'03" E	108.81'	108.83'	N 87°34'11" E

CURVE DATA TABLE

WALWORTH COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, VALERIE ETZEL, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS

AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

_____
VALERIE ETZEL WALWORTH COUNTY TREASURER

VILLAGE OF WILLIAMS BAY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, JENNIFER WIESE, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL

ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

_____
JENNIFER WIESE VILLAGE TREASURER

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO.: 5536.17 | DATE: 11/11/2025 | SHEET 3 OF 3

X:\PROJECTS\5536\5536_17\ACAD\5536_17 Final Plat.dwg

Engineer's Comments and Requested Changes

Willabay Meadows Subdivision
November 6, 2025

Developer's Responses dated November 13, 2025

Each item listed in the Engineer's Review Comments dated November 6, 2025 is presented below in **bold**, followed by the Developer's Response.

We completed a review of the following attached documents, prepared by Farris, Hansen & Associates, related to a proposed residential subdivision near the intersection of East Geneva Street and State Highway 50:

- **Final Engineer Plans – Willabay Meadows, a Subdivision, revisions dated 09/23/25**
- **Stormwater Management Plan (SWMP) – Willabay Meadows, dated 09/19/2025 (Cover Page Only) [**Note: The entire 236-page plan was included in the Dropbox link provided to Baxter Woodman and the Village.]
- **Plat– Willabay Meadows, a Subdivision, revisions dated 09/09/2025**

Please submit revised documents with the following modifications prior to planning commission:

1. **Final versions of the documents listed above in paper and digital formats, bearing the preparing engineer's seal and signature of the cover sheet.**

   Response: The paper formats have been signed and sealed by either the engineer or surveyor, as appropriate.

   The following are transmitted:

   Paper Documents delivered by Farris Hansen & Associates (FHA) to Village:

   This memo
   1 full size set of engineering drawings, cover sheet signed and sealed by engineer
   1 full size paper version of the Final Plat, signed and sealed by the surveyor
   1 Storm Water Management Plan, cover sheet signed and sealed by engineer

   Paper Documents delivered by Land and Lakes Co. (LALC) via Federal Express to Village:

   10 copies of this memo
   10 copies 11 x 17 copies of the Final Plat
   10 copies 11 x 17 of the engineering plan set

   Digital Documents delivered to both Village and Baxter Woodman (BW):

   FHA is providing a digital link to all documents via DropBox

2. **Show the location(s) of the anti-tracking mat on the erosion control/grading plans.**

   Response: Anti-tracking mat is now labeled on Sheets 1, 2, 3 and 4.

3. **SWMP: Remove the offsite drainage areas from the pre-development peak rate totals, so the total area analyzed to establish them under both conditions is similar.**

   Response:

   The revised SWMP submitted to the Village meets all Village ordinance requirements. The SWMP is revised as follows: 1) the on-site drainage areas and the off-site drainage area are included in both the pre- and post- construction models, therefore, the areas analyzed pre- and post- construction are identical; and 2) the post-construction non-detained area of 3.22 acres consists of 2.19 acres of undisturbed woodland conservation easements (CN 55) and 1.03 acres of residential lots over 1/3 acre (CN 72), therefore, the non-detained area in the post-construction model is conservatively set at composite CN 62.

4. **Correct the differing invert elevations shown for sanitary manhole 4 on sheets 7 and 8.**

   Response: The incorrect invert shown in the profile view on Sheet 8 has been corrected**.**

5. **Correct the primary outlet culvert diameter in the biofiltration basin 4 cross section to 8-inch.**

   Response: The culvert diameter is corrected from 12 inches to 8 inches in the cross section view on Sheet 10.

6. **On the Turfstone Pavers Emergency Access Detail, show an aggregate sub-base of at least 12-inches and an aggregate base of at least 6-inches (18-inches total) to meet the recommendations of the paver manufacturer.**

   Response: The total sub-base and aggregate base are increased to 18 inches in the detail shown on Sheet 14**.**

7. **Chage the roadway crossing culverts near STA 0+75 and STA 15+75 to 18-inch diameter (or 18-inch diameter equivalent) to match the sizing calculations provided.**

   Response: These two culverts are increased corrected from 12" to 18" on Sheets 5 and 6.

8. **Lower roadway crossing culverts as needed to provide a minimum of 14-inches cover and be below the pavement section.**

   Response: All five culverts have been lowered. The three western culverts were lowered by 1 2/10 feet; the two eastern culverts were lowered by 2/10 feet.

9. **Provide a status update for the following:**

   a. ***WDNR NOI permit.***

Response: Permit WP-ADR-SE-2-23-65-X03-22T15-56-31 is approved. The NOI application is prepared but cannot be processed until the property is annexed.

b. WDOT Permit.

Response: WDOT has approved the permit in concept and has reviewed the engineering and plat. All their comments have been incorporated. The WDOT permit cannot be issued until after the property is annexed.

c. WDNR water main and sanitary sewer extension permits

Response: The WDNR permit application has been prepared but cannot be processed until after the property is annexed.

d. Recorded copies of the access, water main, and sanitary sewer easements needed for this development that are not part of the plat.

Response: The Meadow Drive R.O.W. is depicted on the Final Plat to be dedicated to the Village. Additionally, a 40' wide easement for water and sanitary sewer service on either side of the centerline of Meadow Drive is granted on the Final Plat with further description on Page 3 of the Final Plat. The following easements are depicted within the Note on Page 1 of the Final Plat: (i) drainage easements on lots 1-42; (ii) watermain and walking path easements on Outlots 1 and 2; (iii) stormwater management and walking path easements on Outlots 3 and 4; (iv) stormwater management easements on Outlots 6 and 7. The Final Plat on Page 1 also establishes the following: 50' Emergency Access Easement, (ii) drainage easements, (iii) access easements, (iv) landscaping easements, (v) conservation easements, (vi) walkway easements, (vii) sanitary easements; and (viii) utility easements.

The Non-Pedestrian Walkway Easement from Willabay Shores Condominium Association; Non-Pedestrian Walkway Easement Agreement from Wisconsin Power and Light, and Utility Easement Agreement (Sanitary Easement from Willabay Shores Condominium Association are all referenced on the face of the Final Plat. These documents have been approved by the Village and executed by the requisite parties with originals held by the Developer.

Section 2.4. F.1 of the Development Agreement requires that the easements be recorded prior to recordation of the Final Plat. This will occur in accordance with detailed escrow instructions. This mechanism has been reviewed and approved by the Village attorney.

e. Recorded copy of the easement needed to extend water and sanitary sewer to the property east *if the plat for this development is not recorded (emphasis added)*.

Response:

This Item 9.e. as drafted requests recording of the easement *regardless of approval and recording of* the Final Plat. This request is outside the scope of the engineer's review; was not negotiated into nor made a requirement of the Development Agreement; and would constitute an unlawful taking of Developer's real property interest without compensation. A request for additional consideration from the Developer after execution of the Developer's Agreement is a violation of its contractual duty of good faith and fair dealing. If the Village is currently in

discussions with third parties about connecting to the sewer and water improvements to be constructed for this subdivision, Developer requests that the Village consider recapture provisions for the Developer's costs of installing the same. However, even in that instance, the Village cannot deny or otherwise delay the approval of the Final Plat because of their desire for additional consideration from the Developer.

The requested water and sewer easement is provided on the Final Plat as referenced on Page 1 and Page 2 and further described on Page 3. The Village is also receiving a dedication of Meadow Drive, which grants fee simple title to the right-of-way, including rights to extend the use of the underlying water and sewer in accordance with the Developer's Agreement. As required in Section 2.4.Q of the Development Agreement the easement provides that the Village may connect future developments located to the east of Geneva Street to the Willabay Meadows sewer and water systems. The easement will be created upon Developer's recordation of the Final Plat.

BAXTER & WOODMAN Consulting Engineers

Memo

To: Allison Schwark, Zoning Administrator
Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191
Delivered to: zoning@vi.williamsbay.wi.gov

Date: November 19, 2025
From: Douglas R. Snyder, PE
Project No.: 0210482

Subject: Willabay Meadows Subdivision – Conditional Approval Recommendation

We completed a review of the following attached documents, prepared by Farris, Hansen & Associates, for the proposed residential subdivision at the intersection of East Geneva Street and State Highway 50:

- Final Engineer Plans – Willabay Meadows, a Subdivision, revisions dated 11/08/25
- Stormwater Management Plan (SWMP) – Willabay Meadows, revised dated November 2025 (Cover Page Only)
- Plat– Willabay Meadows, a Subdivision, revisions dated 11/11/2025

We recommend approval of the documents contingent on receipt of the following items:

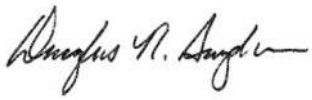
- WDNR NOI permit.
- WDOT approval for the emergency access to STH 50 and the intersection of Geneva Street and STH 50.
- WDNR water main and sanitary sewer extension permits.
- Recorded copies of the access, water main, and sanitary sewer easements needed for this development that were not included on the plat.
- A recorded copy of the easement needed to extend water and sanitary sewer to Geneva Street if the plat for this development is not recorded. This is a requirement of the developer agreement. It can be vacated at the time of recording of the plat.

Our review did not include field verification of existing conditions, elevations, grades and/or topography as shown on the plans. The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions, delineation of all recorded property lines and easements, as well as providing a design that complies with Village Ordinances and Standards.

Please call 262-492-1462 if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Douglas R. Snyder, P.E.

Copy by email to:

David Lothspeich, Village Administrator
Mary Margaret Cowhey, Land and Lakes Company
Dave Patzelt, Shodeen Group
Warren Hansen, Farris, Hansen & Associates

DRS/JDS

Attachments

P:\WLMSV\0210482-Willabay Meadows\Village Board Approval\Conditional Approval Recommendation\Conditional Approval Recommendation - 11-20-25.docx

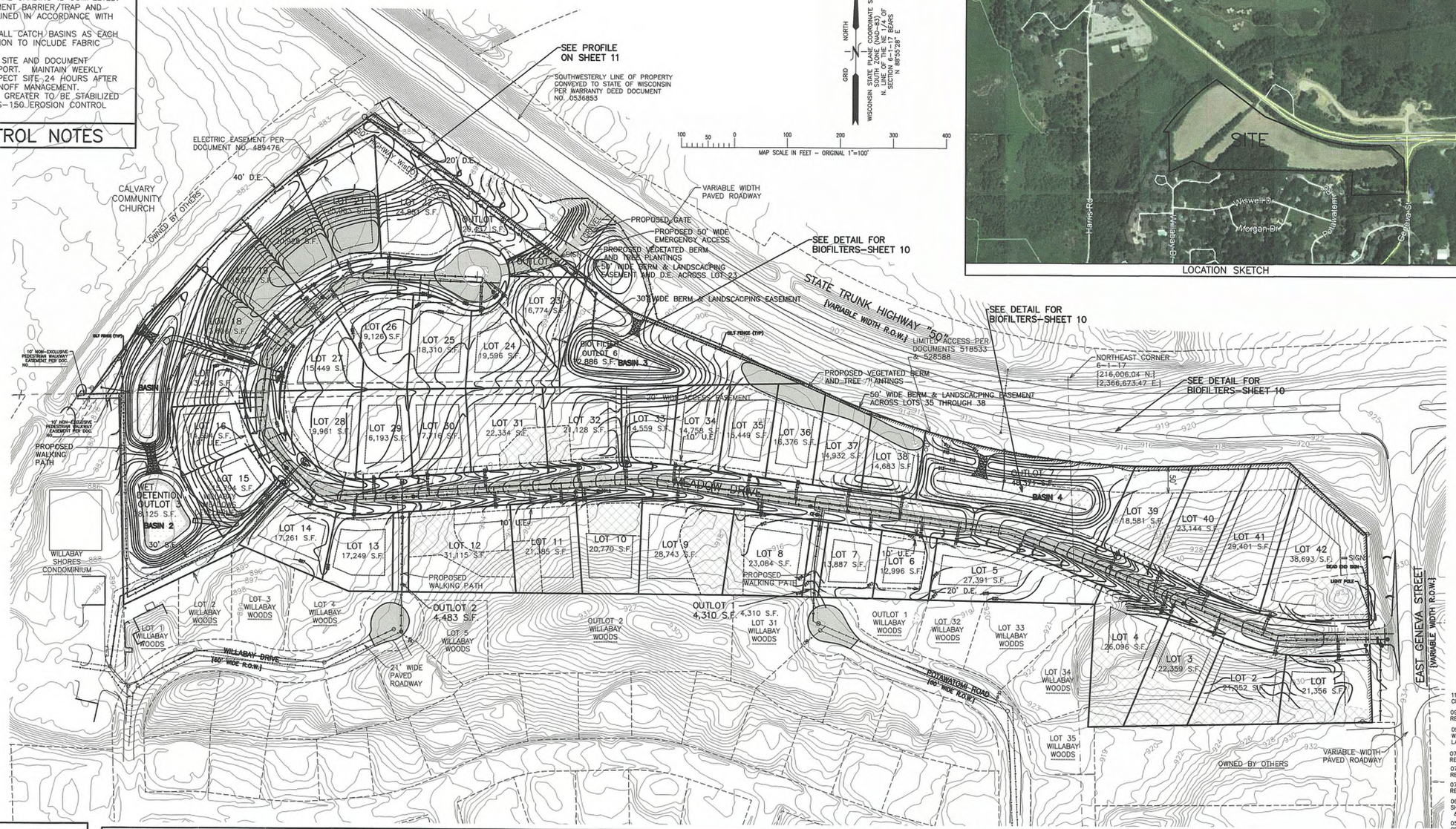
WILLABAY MEADOWS, A SUBDIVISION

SITE, GRADING, DRAINAGE, SANITARY SEWER, WATER MAIN, AND EROSION CONTROL PLANS

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST
, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

1. INLET PROTECTION TO BE INSTALLED IN EXISTING CURB INLET STRUCTURES AND MAINTAINED THROUGHOUT DURRATION OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF LOCAL EROSION CONTROL PLANS AND/OR ORDINANCES.
3. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS ON AN ON-GOING BASIS.
4. SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP AND SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
5. SILT FENCE TO ACT AS A SEDIMENT BARRIER/TRAP AND SHALL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
6. PROVIDE INLET PROTECTION AT ALL CATCH BASINS AS EACH IS INSTALLED. INLET PROTECTION TO INCLUDE FABRIC BARRIERS UNDER CASTINGS.
7. INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT SITE 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
8. ALL DISTURBED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET.

EROSION CONTROL NOTES





LOCATION SKETCH

1. REMOVE ALL BRUSH AND SCRUB TREES PRIOR TO STRIPPING OF TOPSOIL.
2. TOPSOIL STOCKPILE SHALL BE LOCATED WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED AND STABILIZED.
3. ALL FILL PLACED SHALL BE ON PREPARED LEVELED SUBSOIL WITH FILL PLACED IN COMPACTED 8" TO 12" LIFTS BY DOZER AND SHEEPSFOOT COMPACTOR.
4. ANY DISTURBED OR DAMAGED ROADWAY SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. EAST GENEVA STREET TO BE KEPT FREE OF DIRT, MUD, DEBRIS, ETC. AT ALL TIMES.
6. ALL SITE CLEANING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION," 2016 EDITION, STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.

GENERAL NOTES

SHEET 1	–	COVER
SHEETS 2	–	OVERALL SITE PLAN
SHEET 2A	–	OVERALL BUILDING GRADE CONCEPTS
SHEETS 3	–	GRADING (STA 0+00 – 12+00)
SHEET 3A	–	BUILDING GRADE CONCEPTS (STA 0+00 – 12+00)
SHEETS 4	–	GRADING (STA 12+00 – 28+00)
SHEET 4A	–	BUILDING GRADE CONCEPTS (STA 12+00 – 28+00)
SHEET 5	–	SEWER/WATER PLAN & PROFILE (STA 0+65 – 10+00
SHEET 6	–	SEWER/WATER PLAN & PROFILE (STA 10+00 – 20+00)
SHEET 7	–	SEWER/WATER PLAN & PROFILE (STA 20+00 – 28+00)
SHEET 8	–	PLAN & PROFILE SOUTH
SHEET 9	–	STORMWATER BASINS OUTLOT 3
SHEET 10	–	STORMWATER BASINS OUTLOT 6 & 7
SHEET 11	–	PLAN & PROFILE FOR STORM EASEMENTS
SHEETS 12 – 14	–	CONSTRUCTION DETAILS
SHEETS 15 – 16	–	ROAD CROSS SECTIONS
SHEETS 17 – 19	–	SPECIFICATIONS

WISCONSIN WARREN E. HANSEN, JR. E-14435 DELAVAN PROFESSIONAL ENGINEER
11/18/2025

INDEX OF SHEETS

1. OBTAIN REQUIRED NR 216 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE. (BY ENGINEER)
2. HOLD PRE-CON TO ADDRESS ANY ISSUES WITH PLAN AND SEQUENCE. (BY ENGINEER)
3. INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE, STONE TRACKING PAD PER WDNR TECHNICAL STANDARDS.
4. BASINS SHALL BE PARTIALLY DUG AND USED AS TEMPORARY SEDIMENT TRAP. SWALES FROM SITE GRADING AREAS SHALL BE CREATED TO DIVERT RUNOFF WATERS AS MUCH AS POSSIBLE TO THE BASINS DURING EXCAVATION AND GRADING.
5. CLEAR AND GRUB ON SITE AREAS NECESSARY TO CONSTRUCT ROADWAY AND BASINS (SEE SPECIFICATIONS).
6. STRIP TOPSOIL FROM ACCESS ROADS AND IN PLANNED WORK AREAS ALONG WITH TEMPORARY SEDIMENT BASINS. STOCKPILE WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 7 DAYS MUST BE SEEDED AND STABILIZED.
7. IMPORT FILL, PLACE AND COMPACT TO SUBGRADES.
8. PROVIDE FOR ALL SITE CUTS AND DISPOSAL OF MATERIAL IN FILL LOCATIONS.
9. CONSTRUCT ALL PUBLIC SEWER AND WATER AS SHOWN IN VILLAGE OF WILLIAMS BAY STANDARDS AND SPECIFICATIONS INCLUDING SERVICE LATERALS AND ALL APPURTENANCES.
10. GRADE AND COMPACT ROAD SUBGRADES AND PLACE CRUSHED STONE BASE ALLOWING FOR FUTURE 2" OF FINAL BASE BEFORE FIRST LEFT OF PAVEMENT.
11. STABILIZE ALL OTHER EXPOSED SOIL AREAS WITH PROPER SEEDING AND EROSION MATTING PER WDNR TECHNICAL STANDARDS WITHIN 7 DAYS OF FINAL GRADING.
12. COMPLETE FINAL GRADING OF DRAINAGE SWALES. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS WASTING EXCESS SITE CUT IN FILL AREAS OF THE PROPERTY.
13. SEEDING AND EROSION MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT BASINS & DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
14. COMPLETE EXCAVATION OF BASINS. STABILIZE AS GRADES ARE FINALIZED.
15. ROUGH GRADE PROPOSED ROADS.
16. INSTALL CULVERTS AND END SECTIONS.
17. FINE GRADE ROAD SUBGRADES.
18. INSTALL ROAD BASE COURSE. ROAD SLOPES UP TO 10 PERCENT SHALL BE COMPLETED WITHIN 2.5 MONTHS OF INITIAL DISTURBANCE. ROAD SLOPES TO PERCENT OR GREATER SHALL BE COMPLETED WITHIN 1 MONTH OF INITIAL DISTURBANCE.
19. COMPLETE CONSTRUCTION OF ALL ROADS BY INSTALLING BINDER PAVEMENT SURFACE COURSE MAY BE DELAYED UP TO 12 MONTHS.
20. RESTORE ALL REMAINING DISTURBED AREAS BY SEEDING WITH MULCH OR MATTING AS SHOWN.
21. IF SEDIMENT HAS ACCUMULATED WITHIN THE BASIN DURING CONSTRUCTION IT SHALL BE REMOVED AND PROPERLY DISPOSED OF ONSITE.
22. ONCE THE PROJECT IS NEARING COMPLETION AND ALL SURFACES ARE STABILIZED OR FINISHED, THE TEMPORARY BASINS SHALL BE CLEANED, CUT TO FINAL GRADES INCLUDING ALL OF THE FINAL SEEDING AND STABILIZATION WITH OUTFALL ADJUSTMENTS.
23. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION OF DISTURBED SURFACES ONLY AFTER VEGETATION HAS 70% GROW-IN COVERAGE.

NOTE: ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEANS AND METHODS SHOULD BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. THE ENGINEER SHALL NOTIFY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLANS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

SEQUENCE OF CONSTRUCTION

WILLABAY MEADOWS
FINAL ENGINEERING PLANS
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WI

COVER SHEET

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

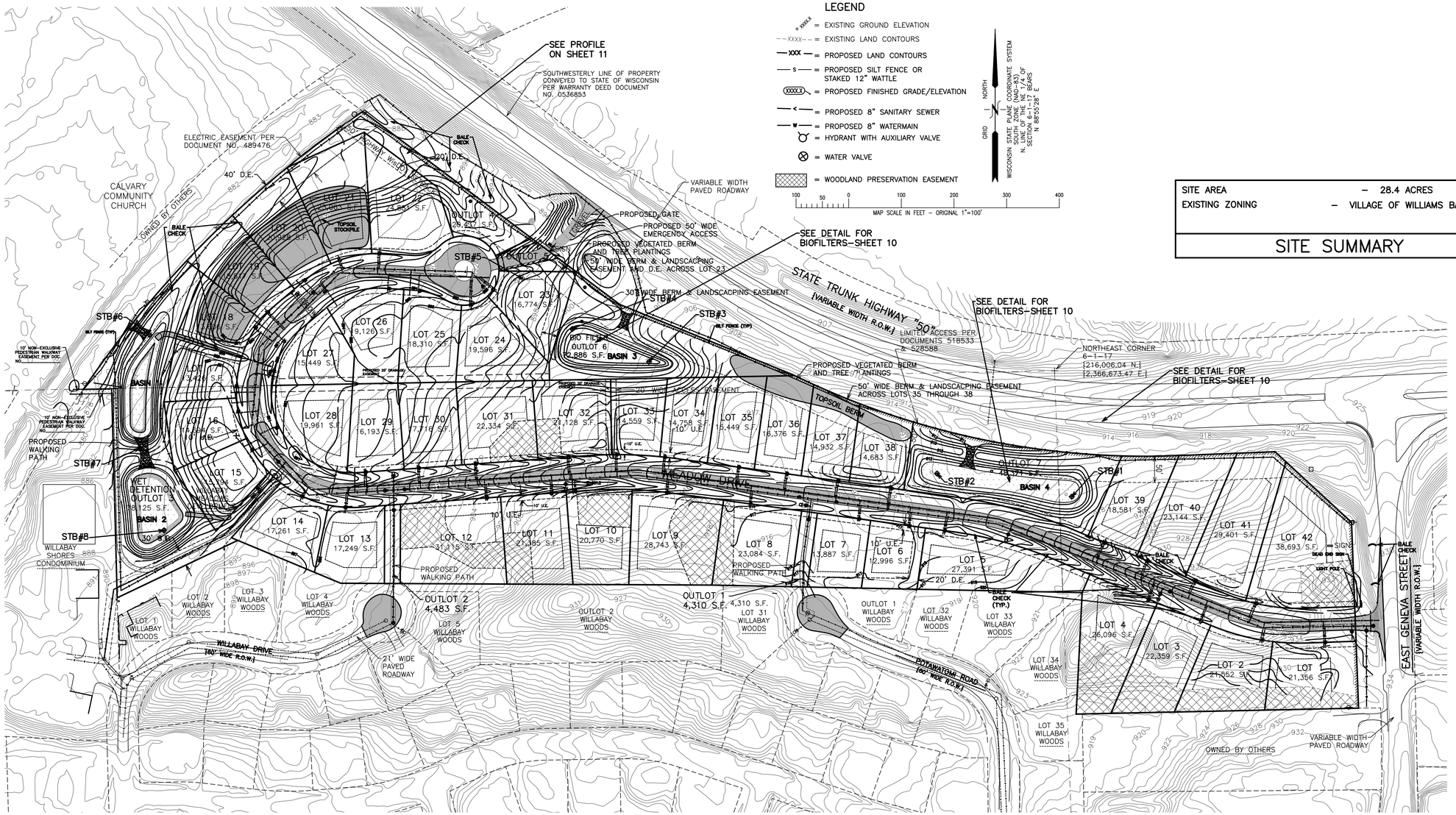
REVISIONS
- 11/08/2025 –RS CULVERTS
- 09/23/2025 –RS REVISIONS
- 09/19/2025 –RS WATER MAIN LABELING
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- 05/12/2025 –RS PLAN & PROFILE

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 1 OF 19

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WILLABAY MEADOWS, A SUBDIVISION
FINAL ENGINEERING PLANS

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST
, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



LEGEND

- x XXX.X = EXISTING GROUND ELEVATION
- XXXX = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- S = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- (XXX.X) = PROPOSED FINISHED GRADE/ELEVATION
- S = PROPOSED 8" SANITARY SEWER
- W = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

GRID NORTH — WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-83) N. LINE OF THE NE 1/4 OF SECTION 6-1-17 BEARS N 88°55'26" E

100 50 0 100 200 300 400
MAP SCALE IN FEET – ORIGINAL 1"=100'

SITE AREA	– 28.4 ACRES
EXISTING ZONING	– VILLAGE OF WILLIAMS BAY SF-3

SITE SUMMARY

NOTE!:

Contours for finished grading shown are not fully accurate for ditch grading on Meadow Drive because of the plan scale. Ditch shall be required to be a minimum of 2' in depth from finish shoulder grade as per standard cross sections shown.

SOIL BORINGS

SB#1 GROUND=916.23

0–10"	SILTY CLAY LOAM
10"–43"	SILTY CLAY LOAM
43"–99"	GRAVELLY SANDY CLAY LOAM
99"–148"	GRAVELLY SANDY LOAM

SB#2 GROUND=912.39

0–11"	SILTY CLAY LOAM
11"–42"	SILTY CLAY LOAM
42"–91"	SILT CLAY LOAM
91"–147"	GRAVELLY SANDY CLAY LOAM

SB#3 GROUND=906.40

0–10"	SILTY CLAY LOAM
10"–60"	SILTY CLAY LOAM
60"–90"	GRAVELLY SANDY CLAY LOAM
90"–149"	GRAVELLY SANDY LOAM

SB#4 GROUND=901.09

0–9"	SILTY CLAY LOAM
9"–40"	SILTY CLAY LOAM
40"–96"	GRAVELLY SANDY CLAY LOAM
96"–10"	GRAVELLY SANDY LOAM
110"–130"	SILTY CLAY LOAM

SB#5 GROUND=896.69

0–14"	SILT LOAM
14"–47"	CLAY LOAM
47"–83"	SANDY CLAY LOAM
83"–117"	GRAVELLY SANDY LOAM
117"–150"	SANDY CLAY LOAM

SB#6 GROUND=880.22

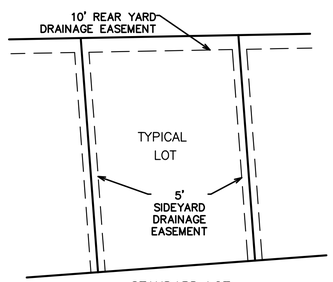
0–13"	SILT LOAM
13"–92"	GRAVELLY SANDY CLAY LOAM
92"–114"	GRAVELLY SANDY LOAM
114"–130"	SANDY CLAY LOAM

SB#7 GROUND=884.78

0–7"	SILTY CLAY LOAM
7"–30"	SILTY CLAY LOAM
30"–38"	GRAVELLY SANDY CLAY LOAM
38"–121"	GRAVELLY SANDY CLAY LOAM
121"–150"	GRAVELLY LOAMY SAND

SB#8 GROUND=888.47

0–9"	SILTY CLAY LOAM
9"–30"	SILTY CLAY LOAM
30"–58"	GRAVELLY SANDY CLAY LOAM
58"–144"	GRAVELLY SANDY CLAY LOAM



STANDARD LOT DRAINAGE EASEMENT DETAIL

11/08/2025 –RS CULVERTS
09/23/2025 –RS REVISIONS
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PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 2 OF 19

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

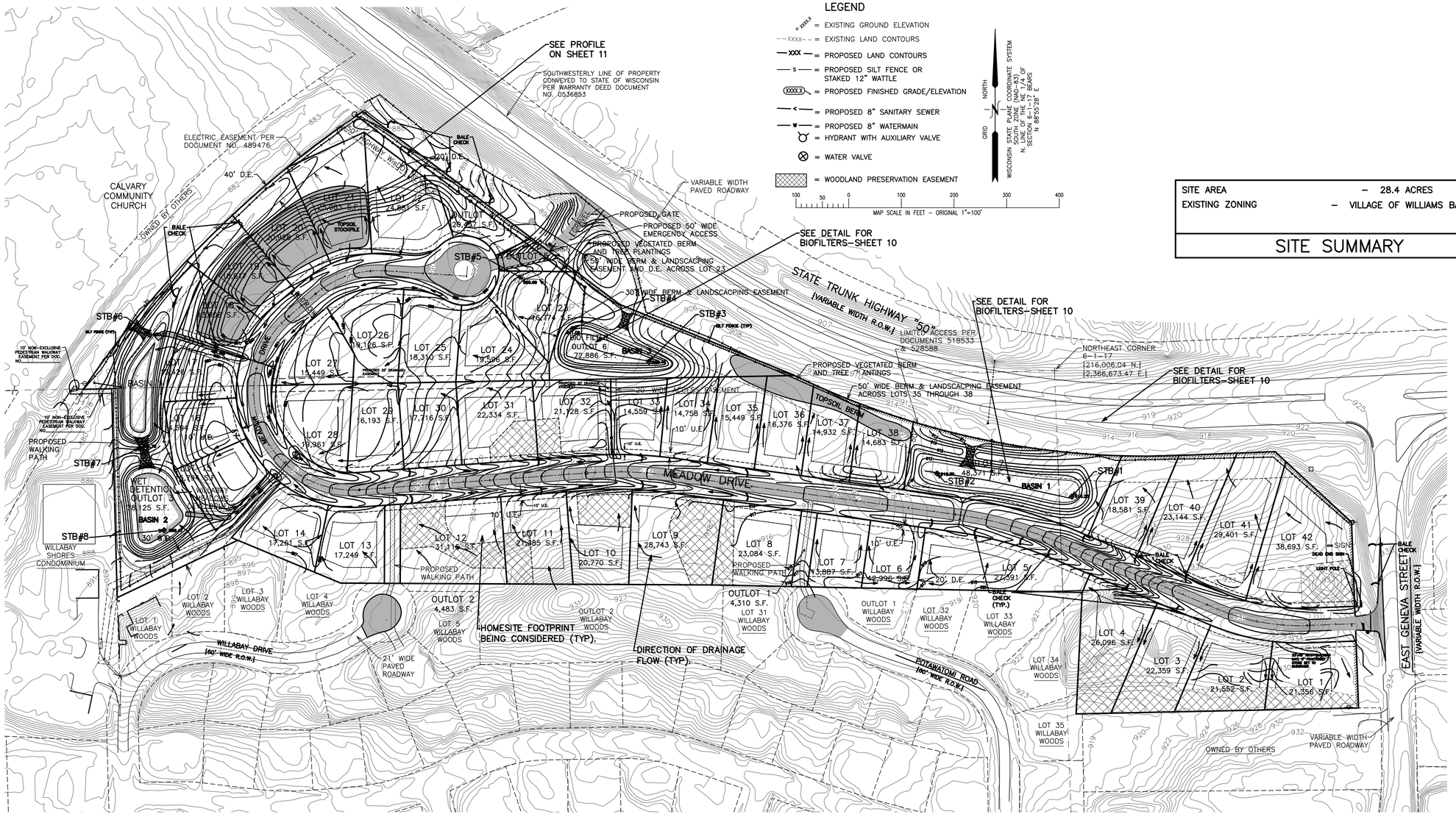
OVERALL SITE GRADING

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

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WILLABAY MEADOWS, A SUBDIVISION
FINAL ENGINEERING PLANS

PART OF NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST
, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



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EXISTING ZONING	– VILLAGE OF WILLIAMS BAY SF–3

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SB#7

0–7"	SILTY CLAY LOAM
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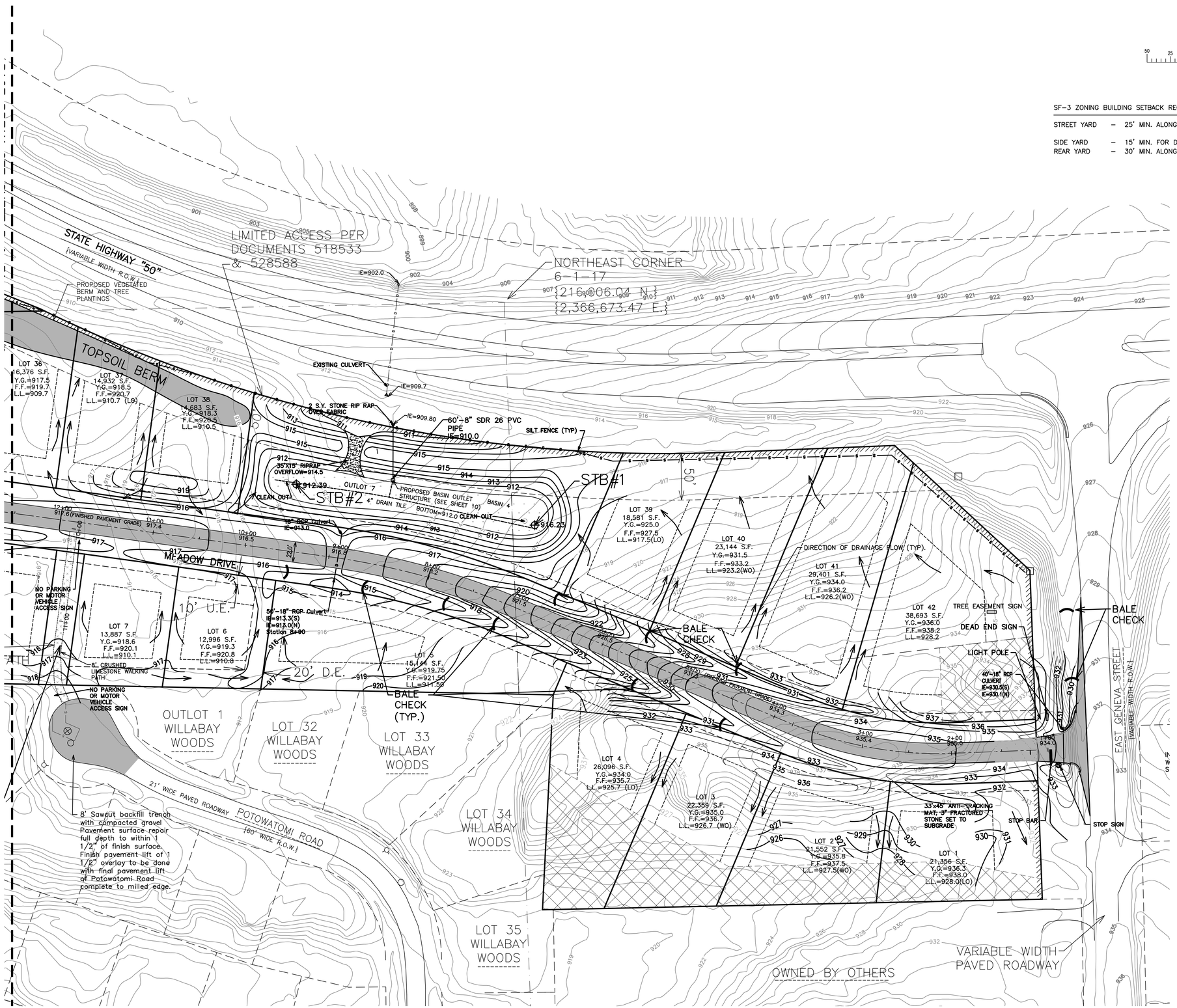
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PROJECT NO. 5536.17
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SHEET NO. 2A OF 19

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

OVERALL SITE GRADING

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NOTE: BUILDING GRADES ARE SUGGESTED AND MAY BE ALTERED FOR CAUSE.

NOTE: ALL PLANS FOR INDIVIDUAL HOME SITES SHALL REQUIRE DETAILED TOPOGRAPHIC MAPPING OF THE LOT AREA TO BE GRADED WITH STREET GRADES, DITCH GRADES, LARGE SPECIMEN TREES LOCATED, BENCH MARK SET AND A DETAIL OF THE HOUSE FOOT PRINT MADE TO SET FINAL GRADES. GRADES SHOWN ON THE ENGINEERING PLANS FOR THE DEVELOPMENT ARE GUIDELINES ONLY, BUT LOT GRADING FOR BEST DRAINAGE SHALL BE SUBMITTED TO DEVELOPER FOR REVIEW WITH THE PLANS FOR ARCHITECTURE REVIEW.

WILLABAY MEADOWS
FINAL ENGINEERING PLANS

GRADING PLAN STATIONS 0+00 – 12+00

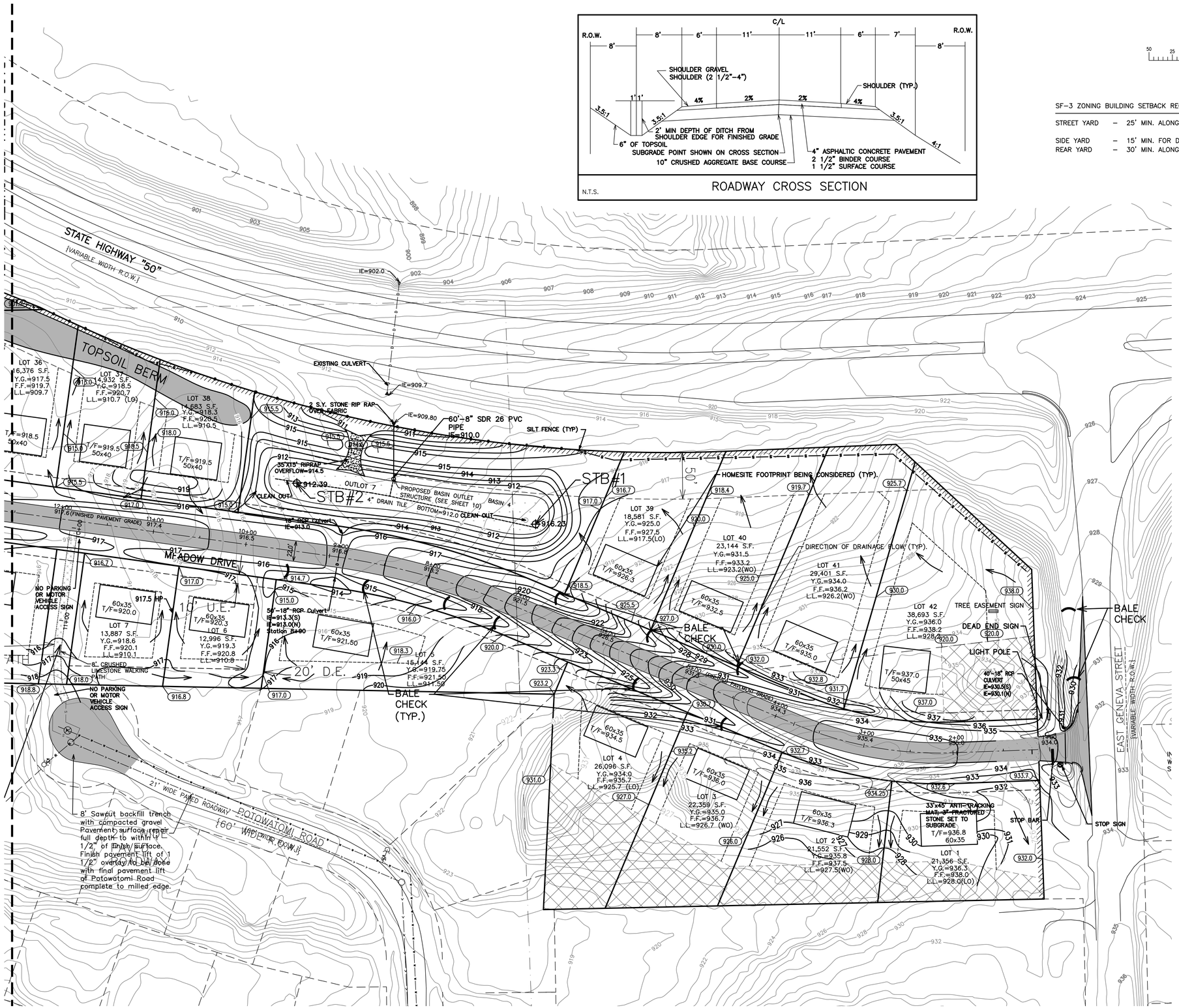
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

REVISIONS

04/08/2022 – TS ADVANCE
05/17/2023 –TS ADVANCE
11/06/2023– TS ADVANCE
01/30/2024 –TS REVISE OUTLOTS
02/19/2023 –TS ADVANCE
02/23/2024 –TS ADVANCE
05/10/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/11/2024 –RS PLAN & PROFILE
05/12/2024 –RS PLAN & PROFILE
11/08/2025 –RS CULVERTS
09/23/2025 –RS REVISIONS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS
07/18/2025 –RS REVISIONS
06/13/2025 –RS SHEETS 2A, 3A, & 4A
05/30/2025 –NK GEN. PLAN REV.

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 3 OF 19

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ELKHORN, WISCONSIN 53121
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WILLABAY MEADOWS
FINAL ENGINEERING PLANS

GRADING PLAN STATIONS 0+00 - 12+00

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE 811 OR 1-800-242-8511 TOLL FREE. WIS. STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MEMBER AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOTE: BUILDING GRADES ARE SUGGESTED AND MAY BE ALTERED FOR CAUSE.

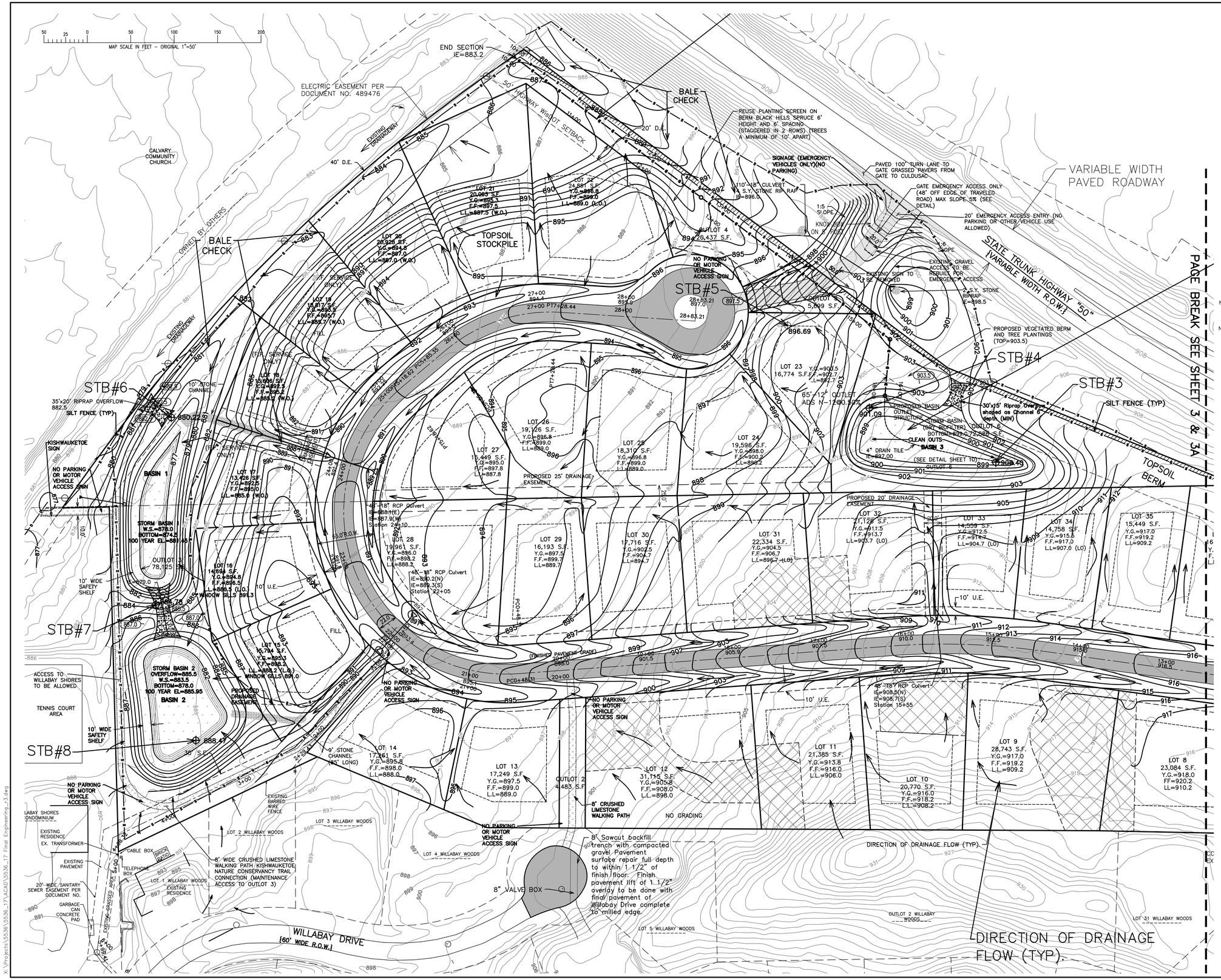
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NOTE: ON SLOPING LOTS, YARD GRADE IS SHOWN FOR HIGHEST CORNER OR SIDE OF HOMESITE. ALL GRADES ARE SUBJECT TO FINAL REVIEW AND ALTERATIONS WHEN BUILDING PLANS ARE DONE. DRAINAGE IS TO BE MAINTAINED WITHOUT NEGATIVE IMPACTS TO NEIGHBORS. DETAIL SITE AND GRADING PLANS ARE TO BE CREATED BY LICENSED ENGINEERS AT A SCALE OF EITHER 1"=10' OR 1"=20'

REVISIONS
04/08/2022 - TS ADVANCE
05/17/2023 -TS ADVANCE
11/06/2023- TS ADVANCE
01/30/2024 -TS REVISE OUTLOTS
02/19/2023 -TS ADVANCE
02/23/2024 -TS ADVANCE
05/10/2024 -TS ADVANCE
12/18/2024 -NK PLAN & PROFILE
06/12/2025 -RS BOXES AND TF'S
05/30/2025 -NK GEN. PLAN REV.
11/08/2025 -RS CULVERTS
09/23/2025 -RS REVISIONS
07/31/2025 -RS REVISIONS
07/22/2025 -RS REVISIONS
06/13/2025 -RS SHEETS 2A, 3A, & 4A
06/12/2025 -RS PLAN & PROFILE
05/12/2024 -RS PLAN & PROFILE

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 3A OF 19

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LEGEND

- x.xxx.x = EXISTING GROUND ELEVATION
- --xxxx-- = EXISTING LAND CONTOURS
- xxx = PROPOSED LAND CONTOURS
- s = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- (xxxx.x) = PROPOSED FINISHED GRADE/ELEVATION
- < = PROPOSED 8" SANITARY SEWER
- w = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

W.O. = WALKOUT BASEMENT
L.L. = LOWER LEVEL
Y.G. = YARD GRADE
F.F. = FIRST FLOOR GRADE
L.O. = LOOKOUT BASEMENT (3.5' ABOVE L.L.)

NOTE: LOTS 16,17,18, AND 19 WILL HAVE FIRST FLOOR GRAVITY SEWER SERVICES ONLY

NOTE: ROAD TO BE BUILT FIRST LOT 15–22 TO BE FILLED AND COMPACTED FROM BASEMENT EXCAVATIONS AND SPOILS FROM TRENCH WORK.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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MEMBER AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83) N 88°56'28" E – 1317.47' BEARS SECTION 6–11–17
N 88°56'28" E

NOTE: ALL PLANS FOR INDIVIDUAL HOME SITES SHALL REQUIRE DETAILED TOPOGRAPHIC MAPPING OF THE LOT AREA TO BE GRADED WITH STREET GRADES, DITCH GRADES, LARGE SPECIMEN TREES LOCATED, BENCH MARK SET AND A DETAIL OF THE HOUSE FOOT PRINT MADE TO SET FINAL GRADES. GRADES SHOWN ON THE ENGINEERING PLANS FOR THE DEVELOPMENT ARE GUIDELINES ONLY, BUT LOT GRADING FOR BEST DRAINAGE SHALL BE SUBMITTED TO DEVELOPER FOR REVIEW WITH THE PLANS FOR ARCHITECTURE REVIEW.

NOTE!:

Contours for finished grading shown are not fully accurate for ditch grading on Meadow Drive because of the plan scale. Ditch shall be required to be a minimum of 2' in depth from finish shoulder grade as per standard cross sections shown.

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

GRADING PLAN STATIONS 14+00 – 28+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

REVISIONS

- 04/08/2022 – TS ADVANCE
- 05/17/2023 – TS ADVANCE
- 11/06/2023 –TS ADVANCE
- 01/30/2024 –TS REVISE OUTLOTS
- 02/19/2023 –TS ADVANCE
- 02/23/2024 –TS ADVANCE
- 06/10/2024 –TS ADVANCE
- 12/18/2024 –NK PLAN & PROFILE
- 03/11/2025 –RS PLAN & PROFILE
- 05/12/2025 –RS PLAN & PROFILE
- 11/08/2025 –RS CULVERTS
- 08/15/2025 –RS CULVERTS
- 07/31/2025 –RS REVISIONS
- 07/22/2025 –RS REVISIONS
- 07/18/2025 –RS REVISIONS
- 06/13/2025 –RS SHEETS 2A, 3A, & 4A
- 05/30/2025 –NK GEN. PLAN REV.

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 4 OF 19

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MAP SCALE IN FEET – ORIGINAL 1"=50'

PAGE BREAK SEE SHEET 3 & 3A

LEGEND

- XXXX = EXISTING GROUND ELEVATION
- XXXX = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- S = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- XXXX.X = PROPOSED FINISHED GRADE/ELEVATION
- < = PROPOSED 8" SANITARY SEWER
- W = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
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W.O. = WALKOUT BASEMENT
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WI. AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD–83) N 25°00'00" E – 1317.28' BEARS SECTION 21–T7N–R22E N 88°50'28" E

NOTE: ALL PLANS FOR INDIVIDUAL HOME SITES SHALL REQUIRE DETAILED TOPOGRAPHIC MAPPING OF THE LOT AREA TO BE GRADED WITH STREET GRADES, DITCH GRADES, LARGE SPECIMEN TREES LOCATED, BENCH MARK SET AND A DETAIL OF THE HOUSE FOOT PRINT MADE TO SET FINAL GRADES. GRADES SHOWN ON THE ENGINEERING PLANS FOR THE DEVELOPMENT ARE GUIDELINES ONLY, BUT LOT GRADING FOR BEST DRAINAGE SHALL BE SUBMITTED TO DEVELOPER FOR REVIEW WITH THE PLANS FOR ARCHITECTURE REVIEW.

NOTE!:
Contours for finished grading shown are not fully accurate for ditch grading on Meadow Drive because of the plan scale. Ditch shall be required to be a minimum of 2' in depth from finish shoulder grade as per standard cross sections shown.

NOTE!:
Granular backfill and temporary crushed aggregate is required before the existing cul de sacs are re–paved.

REVISIONS
04/08/2022 – TS ADVANCE
05/17/2023 – TS ADVANCE
11/06/2023 –TS ADVANCE
01/30/2024 –TS REVISE OUTLOTS
02/19/2023 –TS ADVANCE
02/23/2024 – TS ADVANCE
06/10/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/11/2025 –RS PLAN & PROFILE
05/12/2025 –RS PLAN & PROFILE
11/08/2025 –RS CULVERTS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS
07/18/2025 –RS REVISIONS
06/13/2025 –RS SHEETS 2A, 3A, & 4A
06/12/2025 –RS BOXES & TF'S
05/30/2025 –NK GEN. PLAN REV.

PROJECT NO.
5536.17

DATE
05/12/2025

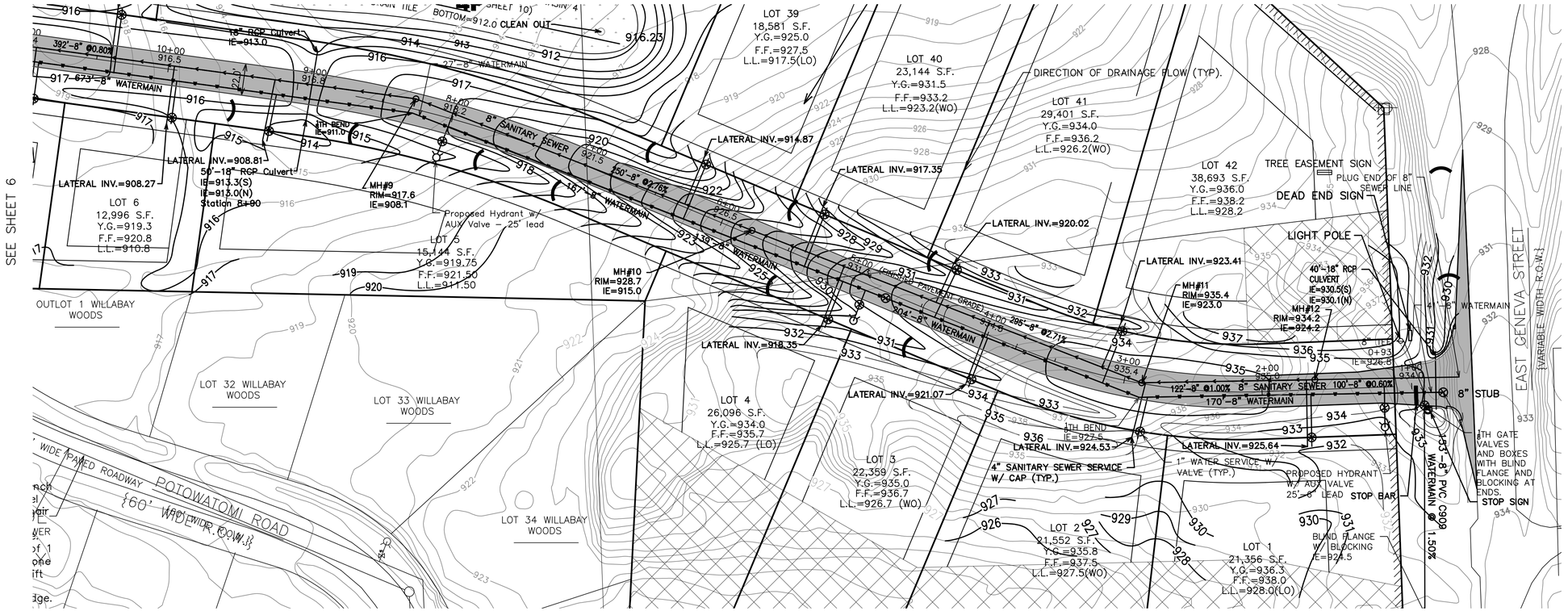
SHEET NO.
4A OF 19

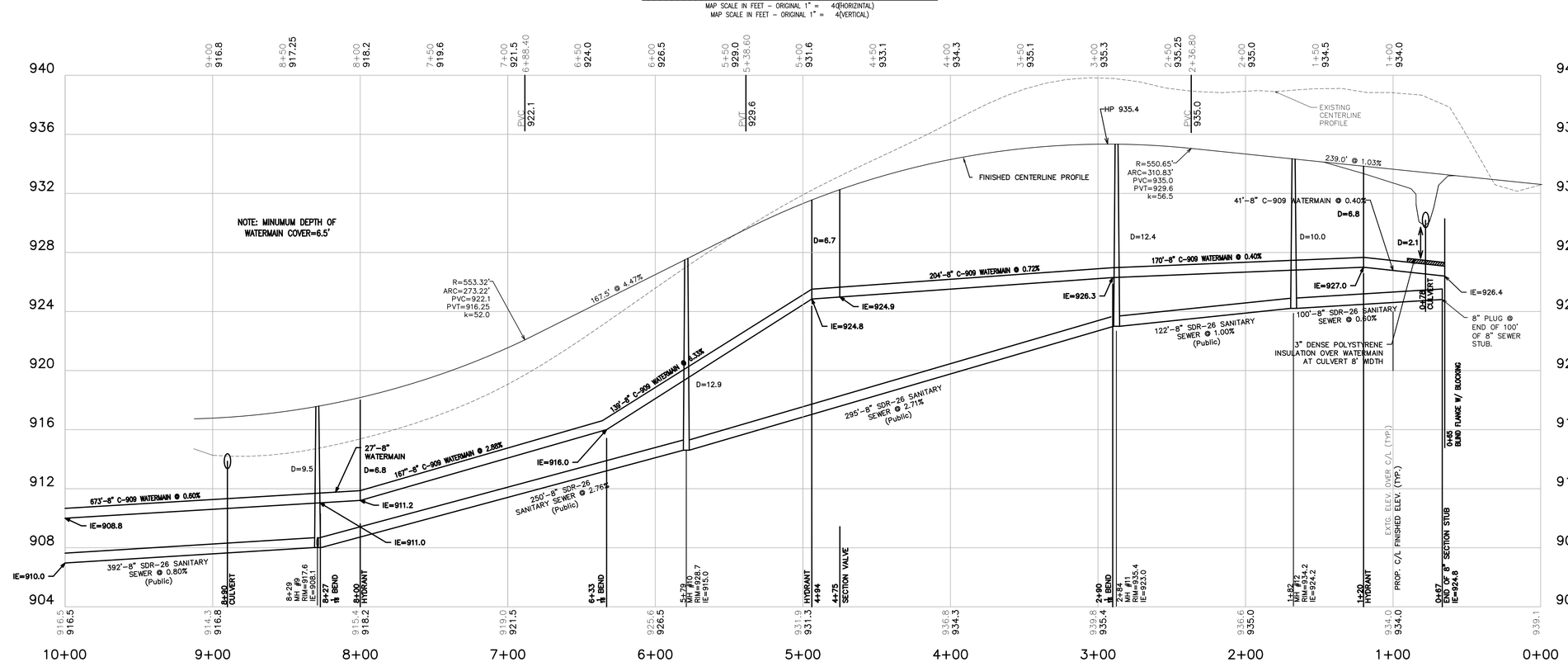
WILLABAY MEADOWS
FINAL ENGINEERING PLAN

GRADING PLAN
STATIONS 14+00 – 28+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
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ELKHORN, WISCONSIN 53121
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WILLABAY MEADOWS
FINAL ENGINEERING PLAN

PUBLIC SEWER & WATER PLAN & PROFILE STATIONS 1+00 - 10+00

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ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

11/08/2025 -RS CULVERTS
09/29/2025 -RS REVISIONS
09/23/2025 -RS REVISIONS
09/19/2025 -RS WATER MAIN LABELING
09/16/2025 -RS ADDED 8" SEWER STUB TO STREET EDGE ORDERED BY VILLAGE.

REVISIONS
04/08/2022 - TS ADVANCE
07/31/2025 -RS REVISIONS
07/22/2025 -RS REVISIONS
05/17/2023 -TS ADVANCE
07/18/2025 -RS REVISIONS
11/06/2023- TS ADVANCE
06/13/2025 -RS SHEETS 2A, 3A, & 4A
01/30/2024 -TS REVISE OUTLOTS
05/30/2025 -NK GEN. PLAN REV.
02/19/2023 -TS ADVANCE
02/23/2024 -TS ADVANCE
06/10/2024 -TS ADVANCE
12/18/2024 -NK PLAN & PROFILE
03/11/2024 -RS PLAN & PROFILE
05/12/2024 -RS PLAN & PROFILE

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 5 OF 19

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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MEMBER AREA 1-414-259-1181

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1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE VILLAGE ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 10 & 11.
3. NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE VILLAGE ENGINEER OR HIS INSPECTOR. THE VILLAGE ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.
4. THE VILLAGE ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED. VILLAGE MATERIAL STANDARDS SHALL BE COMPLIED WITH.

CONSTRUCTION & INSPECTION NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. CONTRACTOR SHALL CONTACT THE VILLAGE OF WILLIAMS BAY DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4. MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.
5. A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

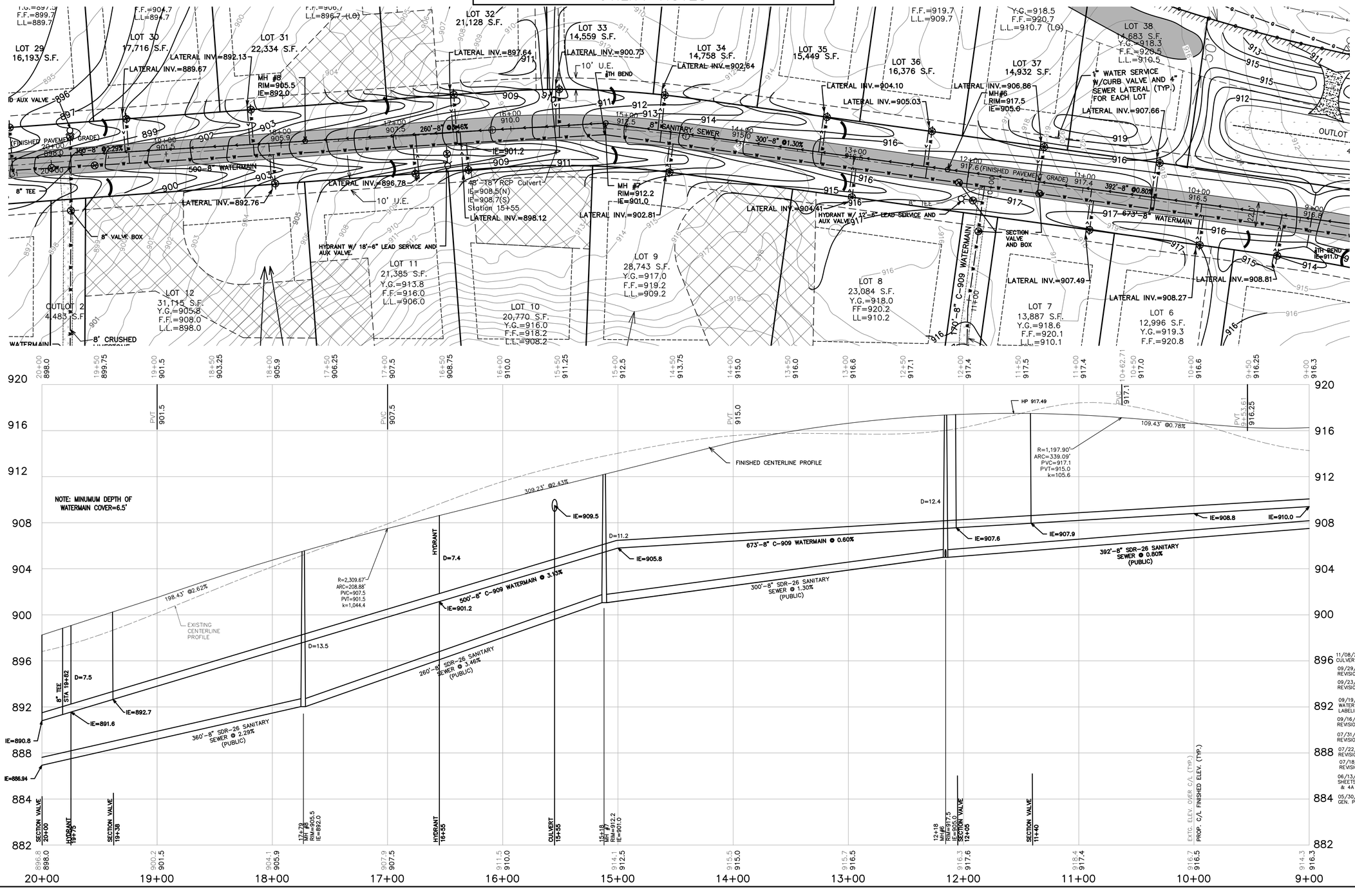
UTILITY NOTES

GENERAL NOTES:

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MAP SCALE IN FEET – ORIGINAL 1" = 4(HORIZINTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4(VERTICAL)

WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-83) N. LINE OF THE NE 1/4 OF SECTION 19 T1N R15E BEARS N 88°53'28" E.



WILLABAY MEADOWS
FINAL ENGINEERING PLAN

PUBLIC SEWER & WATER PLAN & PROFILE STATIONS 9+00 – 20+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
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REVISIONS
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- 02/19/2023 –TS ADVANCE
- 02/23/2024 –TS REVISIONS
- 06/10/2024 –TS ADVANCE
- 12/18/2024 –NK PLAN & PROFILE
- 05/02/2025 –RS PLAN & PROFILE
- 05/30/2025 –NK GEN. PLAN REV.
- 06/13/2025 –RS SHEETS 2A, 3A, & 4A
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- 07/31/2025 –RS REVISIONS
- 08/19/2025 –RS WATER MAIN LABELING
- 09/16/2025 –RS REVISIONS
- 09/23/2025 –RS REVISIONS
- 09/29/2025 –RS REVISIONS
- 11/08/2025 –RS CULVERTS

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 6 OF 19

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SEE SHEET 6

1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE VILLAGE ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
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CONSTRUCTION & INSPECTION NOTES

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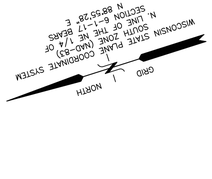
UTILITY NOTES

GENERAL NOTES:

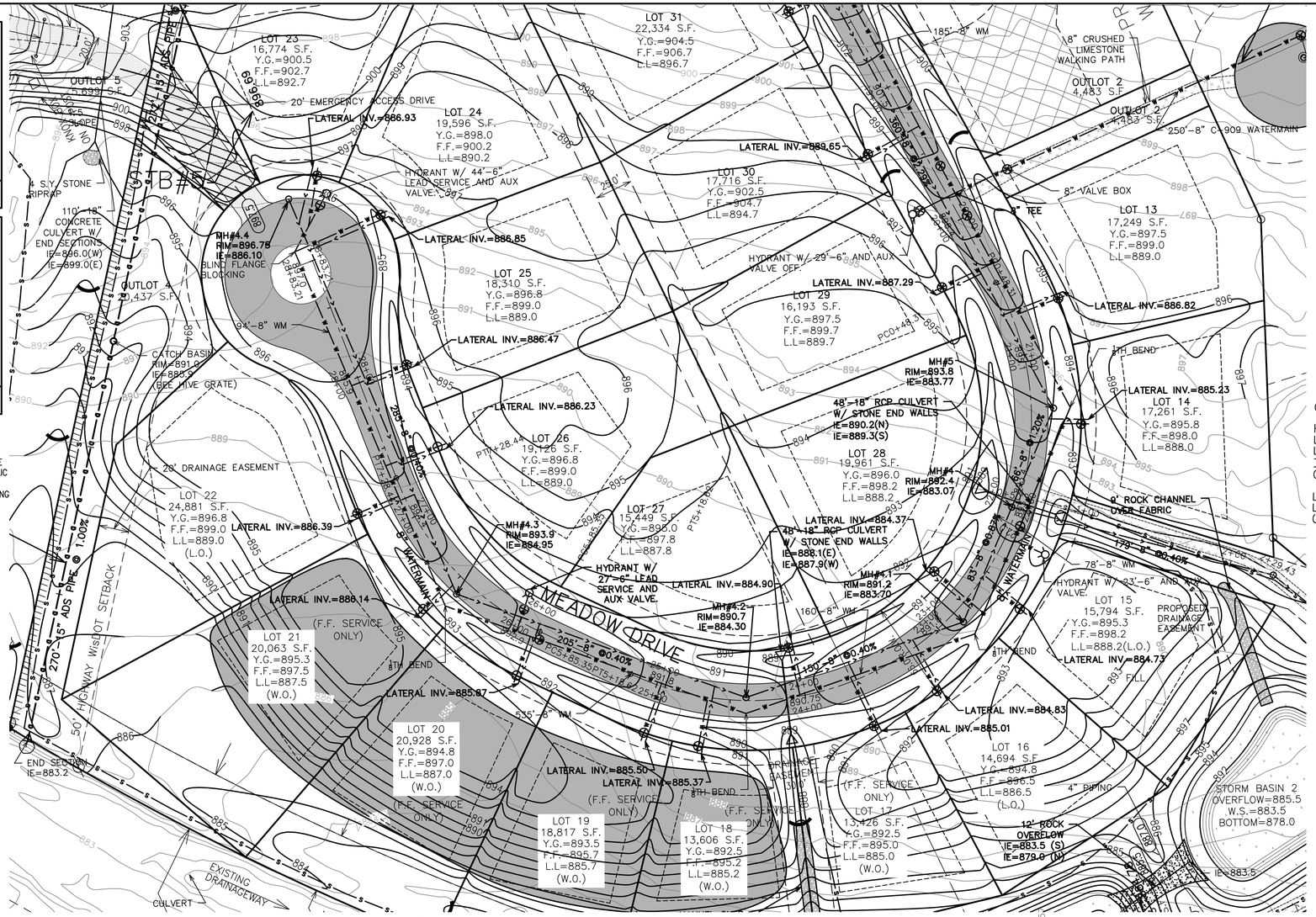
1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO VILLAGE STANDARDS.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH VILLAGE STANDARDS AND SPECIFICATIONS.

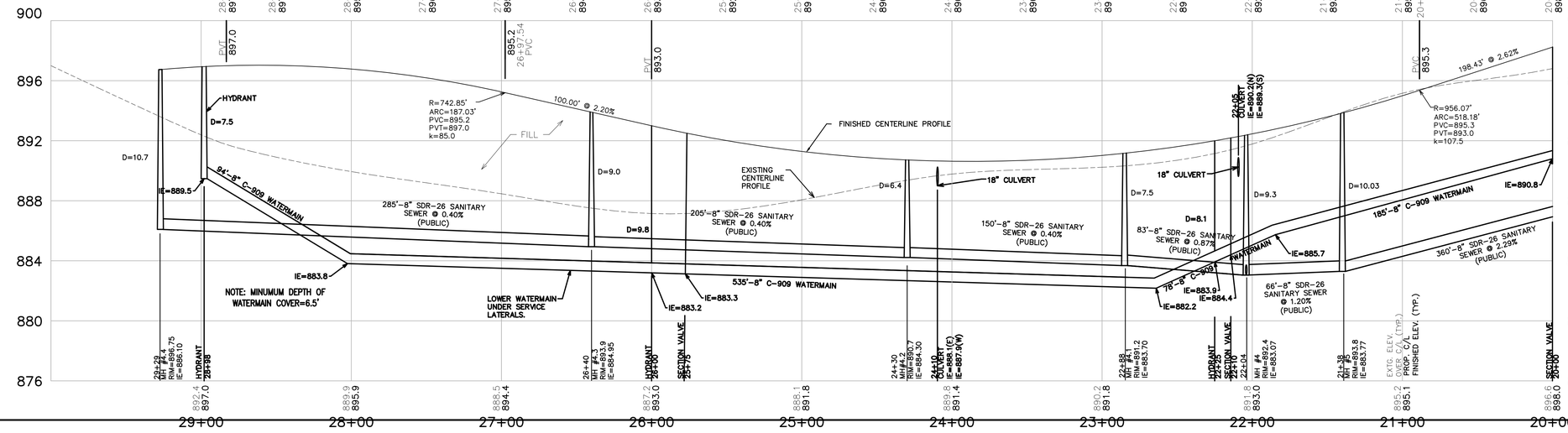
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1" = 4(HORIZONTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4(VERTICAL)





SEE SHEET 8

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

PUBLIC SEWER & WATER PLAN & PROFILE STATION 20+00 – 29+00

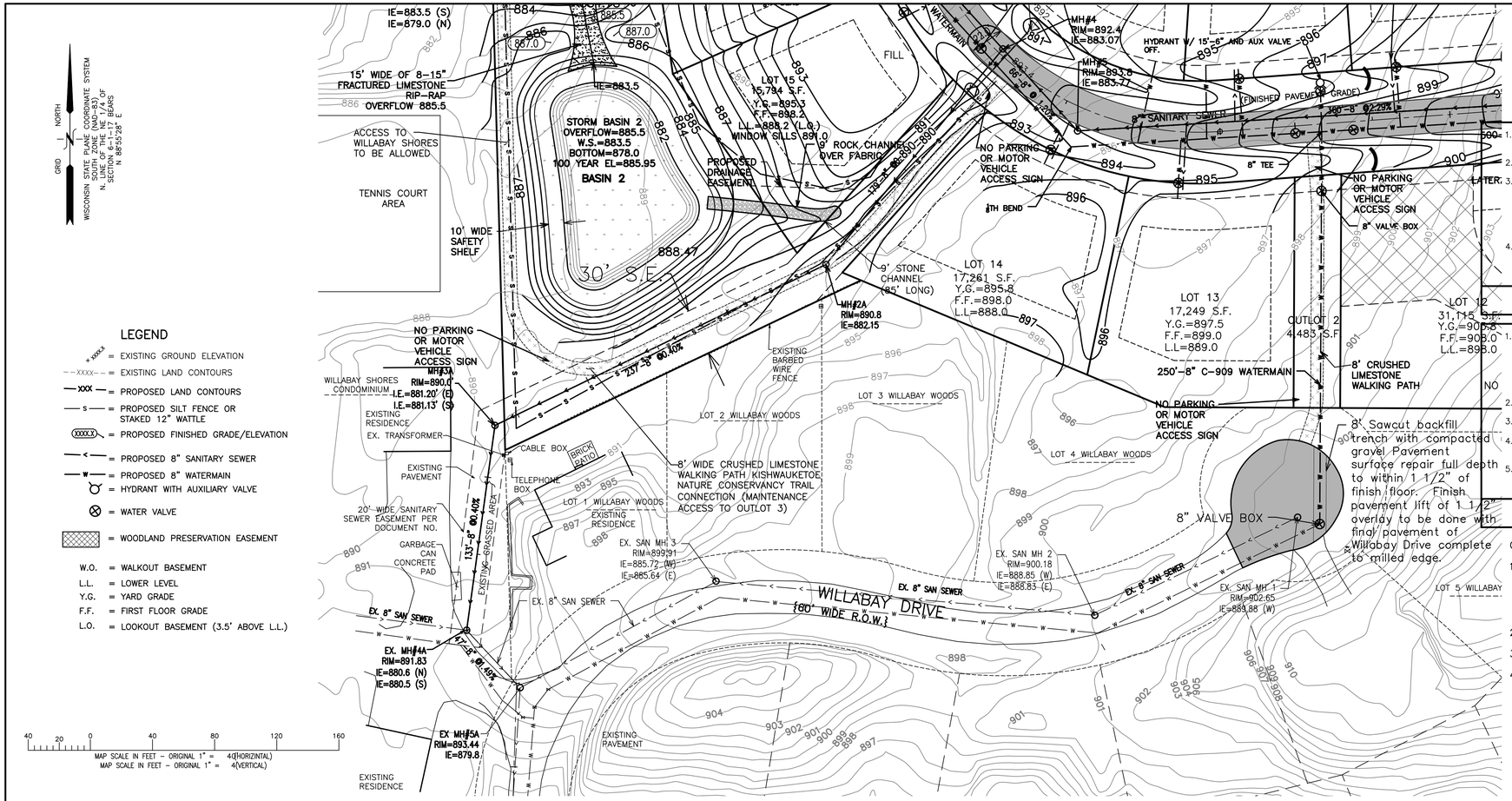
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

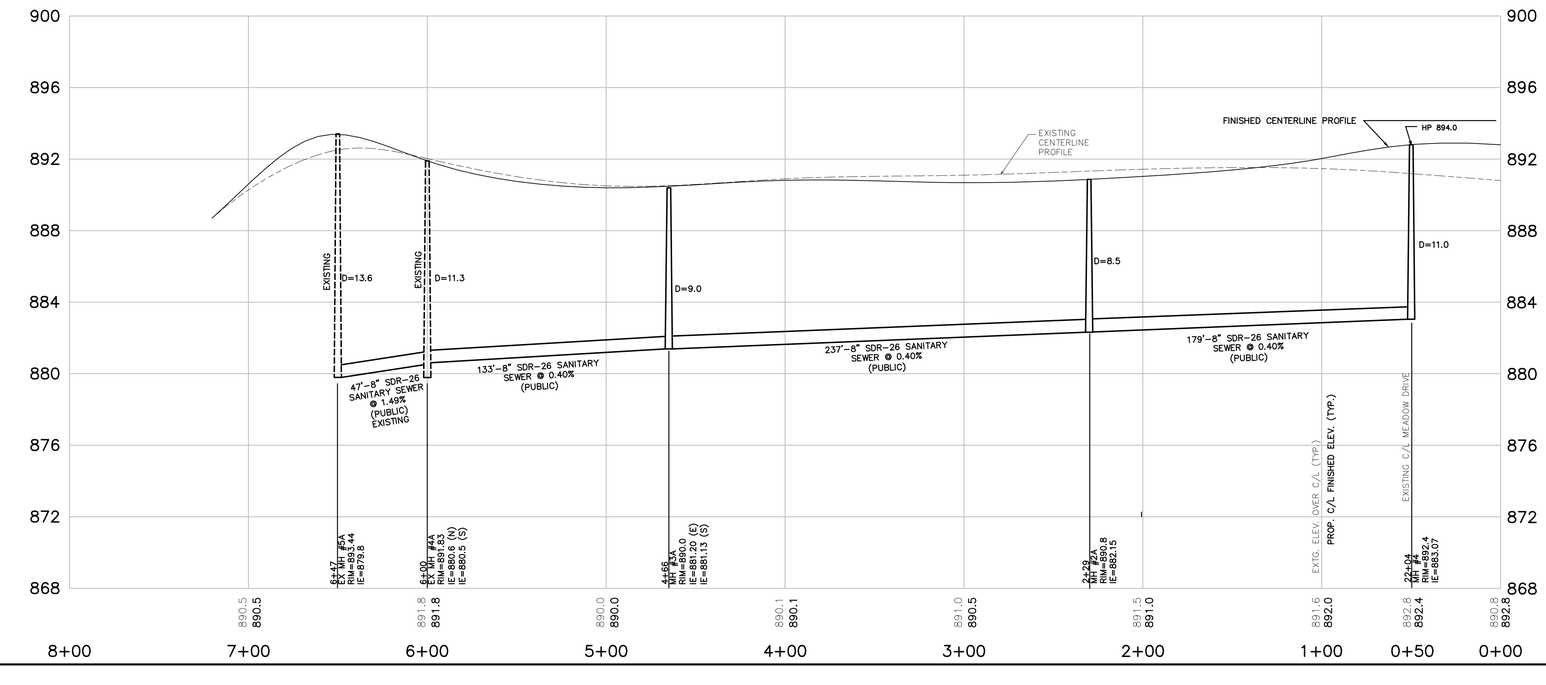
11/08/2025 –RS CULVERTS
09/29/2025 –RS REVISIONS
09/23/2025 –RS REVISIONS
09/19/2025 –RS WATER MAIN LABELING
09/16/2025 –RS REVISIONS
08/15/2025 –RS REVISIONS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS
07/18/2025 –RS REVISIONS
06/13/2025 –RS SHEETS 2A, 3A, & 4A
05/30/2025 –NK GEN. PLAN REV.

REVISIONS
04/08/2022 – TS ADVANCE
05/17/2023 – TS ADVANCE
11/06/2023 –TS ADVANCE
01/30/2024 –TS REVISE OUTLOTS
02/19/2023 –TS ADVANCE
02/23/2024 –TS ADVANCE
06/19/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/14/2025 –RS PLAN & PROFILE
05/12/2025 –RS PLAN & PROFILE

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DATE 05/12/2025
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CONSTRUCTION & INSPECTION NOTES

1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE VILLAGE ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 10 & 11.
3. NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE VILLAGE ENGINEER OR HIS INSPECTOR. THE VILLAGE ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.
4. THE VILLAGE ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED.

UTILITY NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. CONTRACTOR SHALL CONTACT THE VILLAGE OF WILLIAMS BAY DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4. MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.
5. A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

GENERAL NOTES:

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
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3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH VILLAGE STANDARDS AND SPECIFICATIONS.
4. EXISTING SEWERS NOTED.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

09/23/2025 -RS REVISIONS
09/16/2025 -RS REVISIONS
08/14/2025 -RS REVISIONS
07/31/2025 -RS REVISIONS
07/22/2025 -RS REVISIONS
07/18/2025 -RS REVISIONS

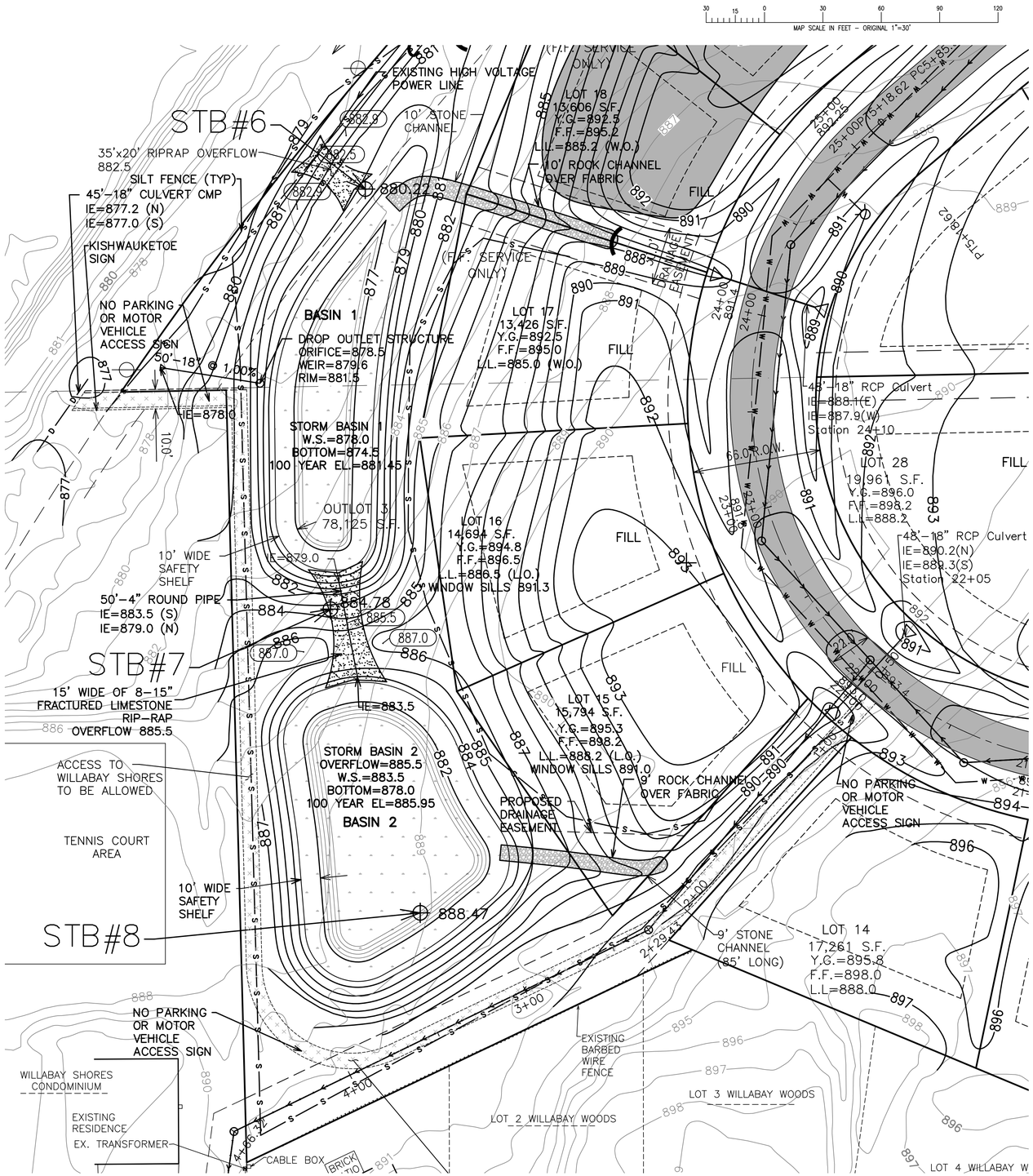
REVISIONS
04/08/2022 -TS ADVANCE
02/19/2023 -TS ADVANCE
02/23/2024 -TS ADVANCE
06/10/2024 -TS ADVANCE
12/18/2024 -NK PLAN & PROFILE
03/08/2025 -RS EDITS AND REVIEW
05/02/2025 -RS EDITS AND REVIEW
05/12/2025 -RS EDITS AND REVIEW
05/30/2025 -NK GEN. PLAN REV.
06/13/2025 -RS SHEETS 2A, 3A, & 4A

WILLABAY MEADOWS
FINAL ENGINEERING PLAN
PUBLIC SEWER & WATER PLAN & PROFILE STATIONS 0+00 - 7+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

PROJECT NO. 5536.17
DATE 05/12/2025
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NORTH
GRID
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD-83) N. LINE OF THE NE 1/4 OF SECTION 6-5-22 BEARS N 88°55'28" E

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

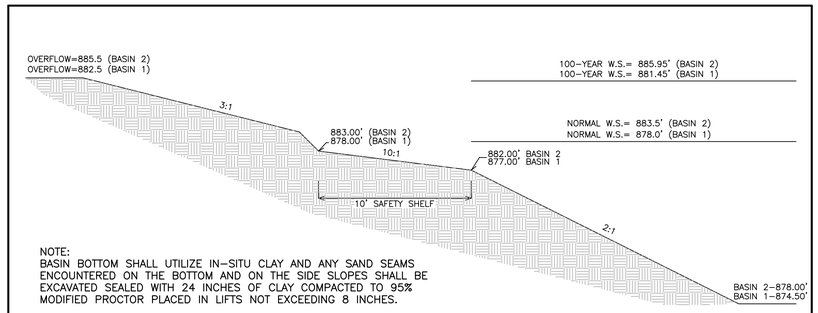
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CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
WI. STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

LEGEND

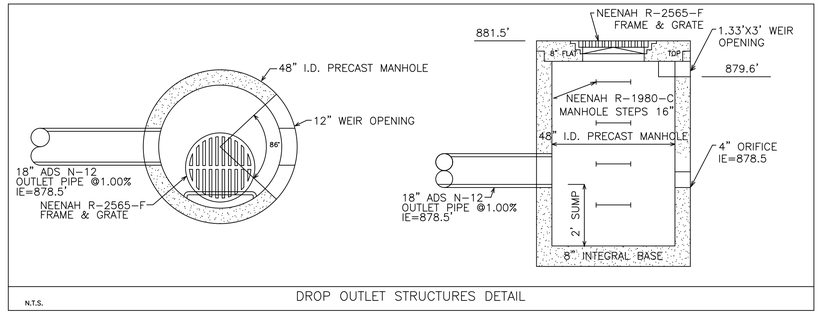
- +XXX.X = EXISTING GROUND ELEVATION
- --XXXX-- = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- S = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- XXXX.X = PROPOSED FINISHED GRADE/ELEVATION
- < = PROPOSED 8" SANITARY SEWER
- W = PROPOSED 8" WATERMAIN
- HYDRANT WITH AUXILIARY VALVE
- WATER VALVE



NOTE:
BASIN BOTTOM SHALL UTILIZE IN-SITU CLAY AND ANY SAND SEAMS ENCOUNTERED ON THE BOTTOM AND ON THE SIDE SLOPES SHALL BE EXCAVATED SEALED WITH 24 INCHES OF CLAY COMPACTED TO 95% MODIFIED PROCTOR PLACED IN LIFTS NOT EXCEEDING 8 INCHES.

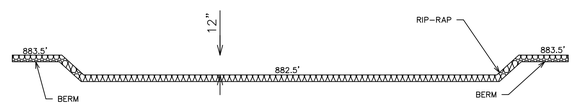
N.T.S.

WET POND CROSS SECTIONS BASINS 1 & 2

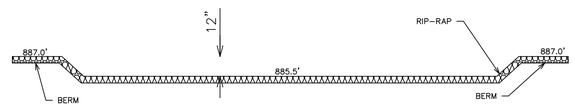


N.T.S.

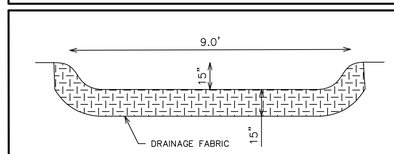
DROP OUTLET STRUCTURES DETAIL



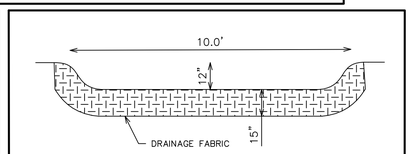
20' OVERFLOW DETAIL – BASIN 1



15' OVERFLOW DETAIL – BASIN 2



ROCK CHANNEL DETAIL (NTS)



ROCK OVERFLOW DETAIL (NTS)

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

STORM WATER BASINS OUTLET 3

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

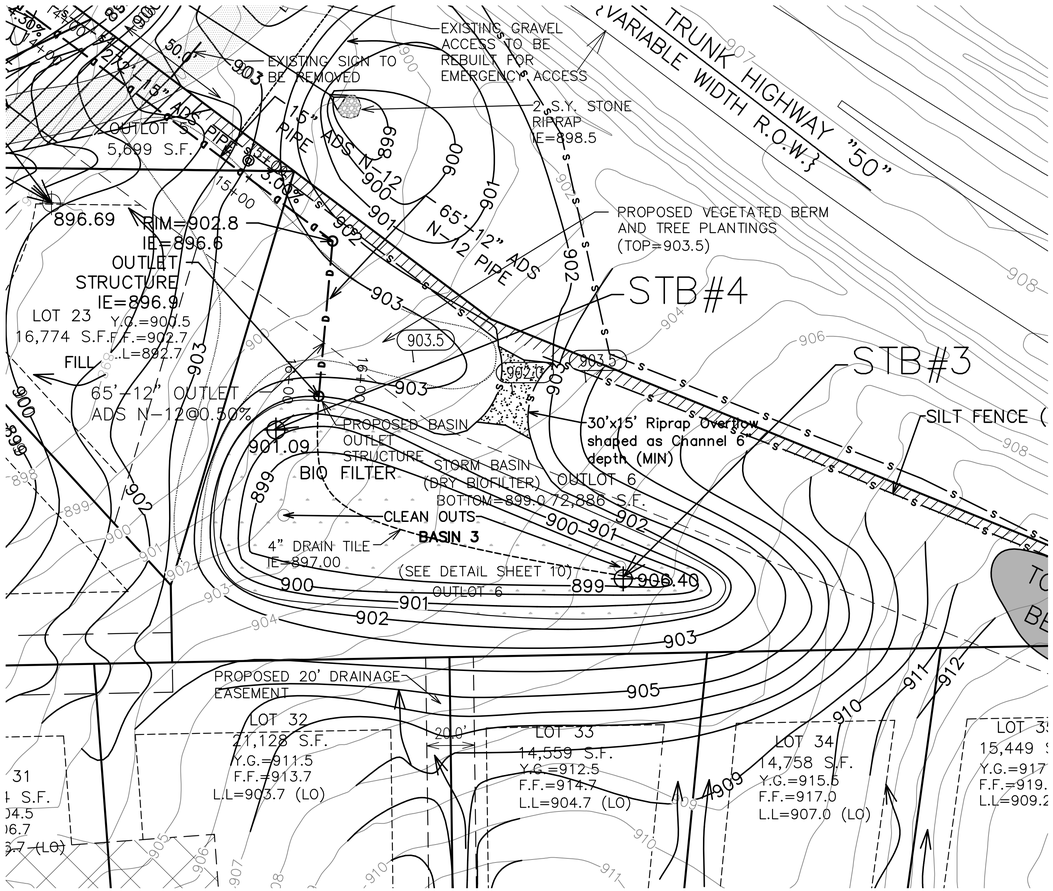
REVISIONS
- 04/08/2022 –TS ADVANCE
- 02/19/2023 –TS ADVANCE
- 02/23/2024 –TS ADVANCE
- 06/10/2024 –TS ADVANCE
- 12/18/2024 –NK PLAN & PROFILE
- 03/14/2025 –RS PLAN & PROFILE
- 05/02/2025 –RS PLAN & PROFILE
- 05/12/2025 –RS PLAN & PROFILE
- 05/30/2025 –NK GEN. PLAN REV.
- 06/13/2025 –RS SHEETS 2A, 3A, & 4A
- 07/18/2025 –RS REVISIONS
- 08/15/2025 –RS REVISIONS
- 07/31/2025 –RS REVISIONS
- 07/22/2025 –RS REVISIONS
- 09/16/2025 –RS REVISIONS
- 09/23/2025 –RS REVISIONS
- 09/29/2025 –RS REVISIONS
- 11/08/2025 –RS CULVERTS

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5536.17

DATE
05/12/2025

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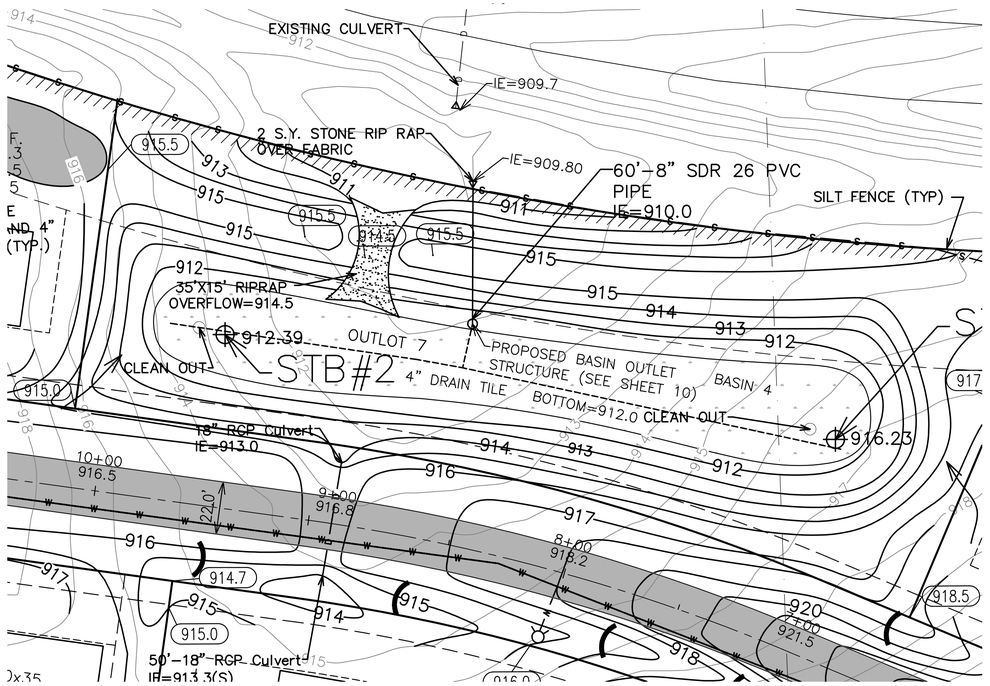


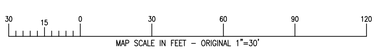
LEGEND

- xxxx = EXISTING GROUND ELEVATION
- --XXXX-- = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- S = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- XXXX = PROPOSED FINISHED GRADE/ELEVATION
- S = PROPOSED 8" SANITARY SEWER
- W = PROPOSED 8" WATERMAIN
- = HYDRANT WITH AUXILIARY VALVE
- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

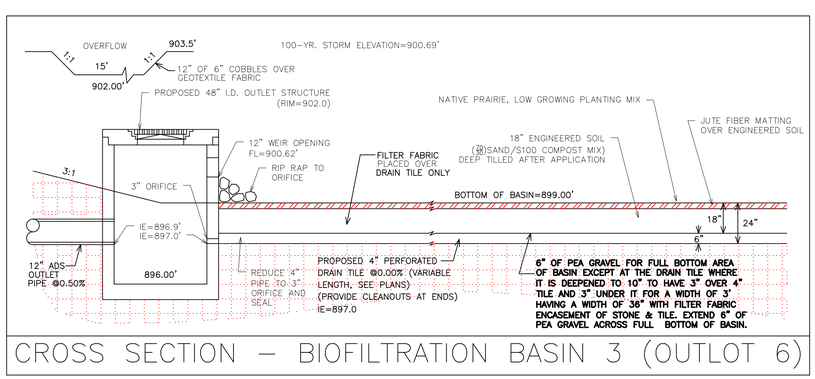
W.O. = WALKOUT BASEMENT
L.L. = LOWER LEVEL
Y.G. = YARD GRADE
F.F. = FIRST FLOOR GRADE



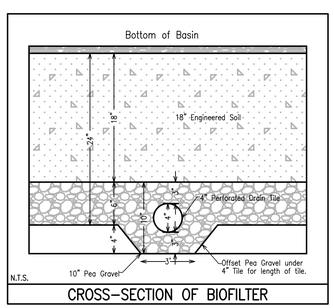




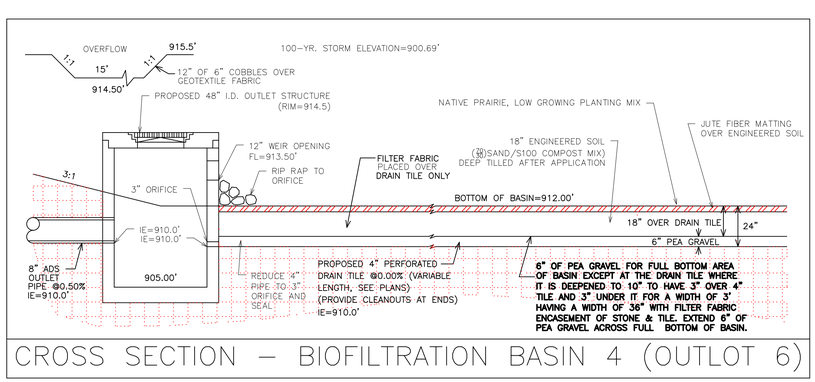




CROSS SECTION – BIOFILTRATION BASIN 3 (OUTLOT 6)



CROSS-SECTION OF BIOFILTER



CROSS SECTION – BIOFILTRATION BASIN 4 (OUTLOT 6)

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

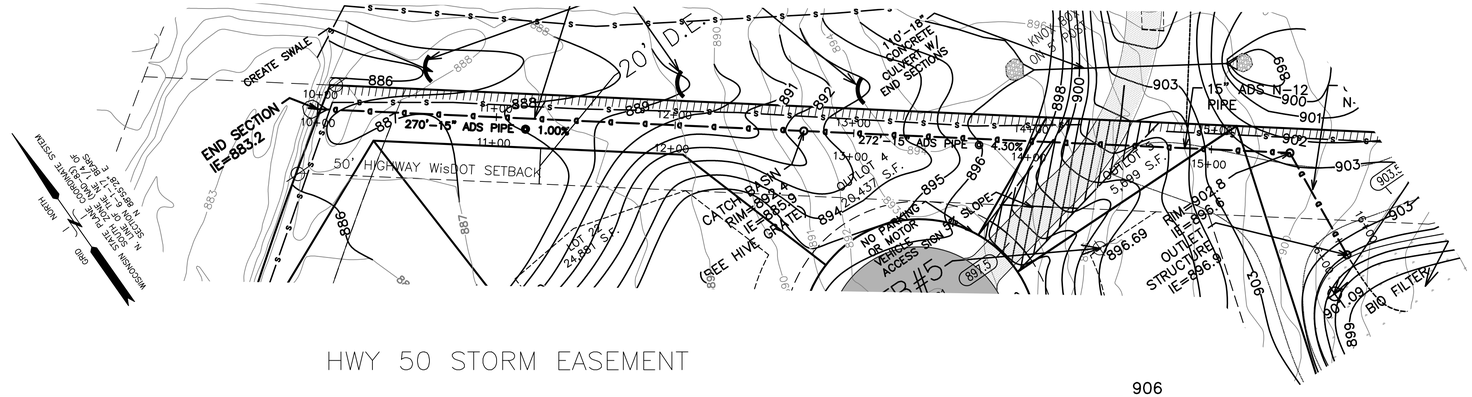
BASIN 3 & 4
OUTLOTS 6 & 7

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
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REVISIONS
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02/19/2023 –TS ADVANCE
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05/30/2025 –NK GEN. PLAN REV.
06/13/2025 –RS SHEETS 2A, 3A, & 4A
07/18/2025 –RS REVISIONS
11/08/2025 –RS REVISIONS
09/29/2025 –RS REVISIONS
09/23/2025 –RS REVISIONS
09/16/2025 –RS REVISIONS
08/13/2025 –RS NOTE ON BIO FILTER BASINS
07/31/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS

PROJECT NO.
5536.17
DATE
05/12/2025
SHEET NO.
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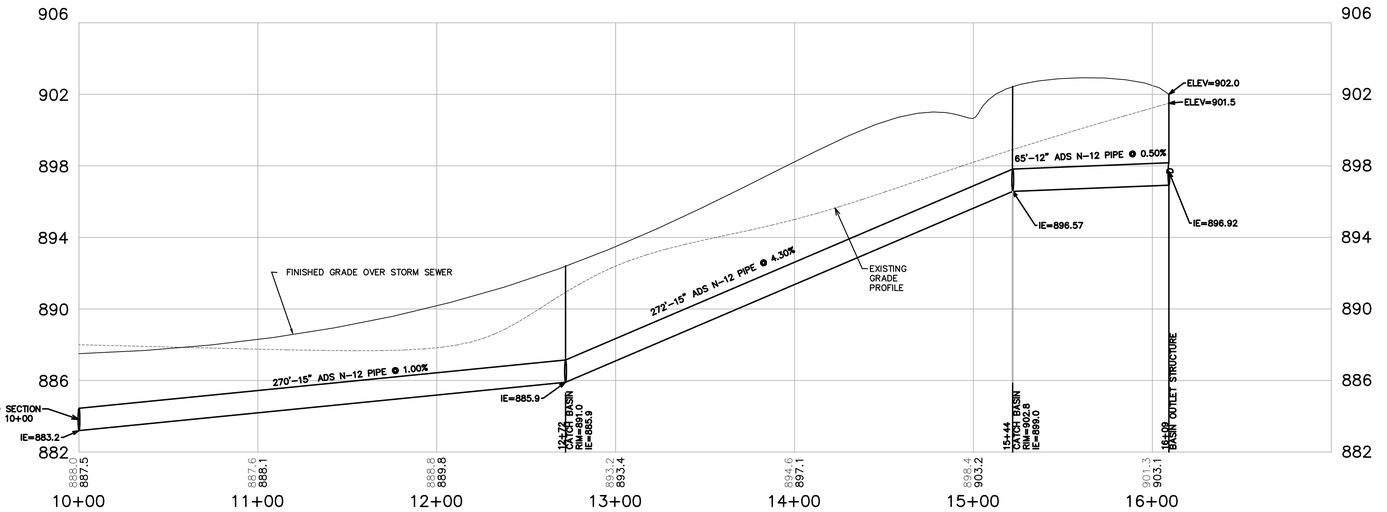
LEGEND

- x XXX.X = EXISTING GROUND ELEVATION
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- XXX = PROPOSED LAND CONTOURS
- s = PROPOSED SILT FENCE OR STAKED 12" WATTLE
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- = WATER VALVE
- = WOODLAND PRESERVATION EASEMENT

W.O. = WALKOUT BASEMENT
L.L. = LOWER LEVEL
Y.G. = YARD GRADE
F.F. = FIRST FLOOR GRADE
L.O. = LOOKOUT BASEMENT (3.5' ABOVE L.L.)

40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1" = 40'(HORIZONTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4'(VERTICAL)

HWY 50 STORM EASEMENT



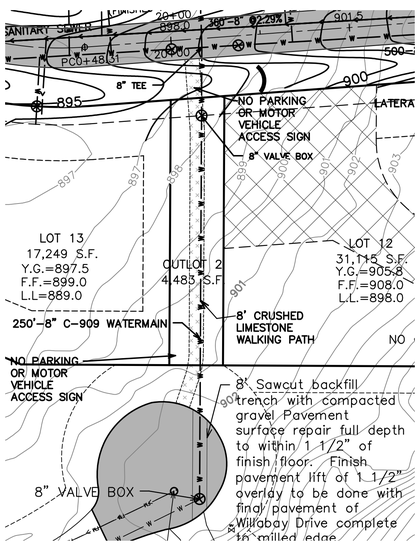
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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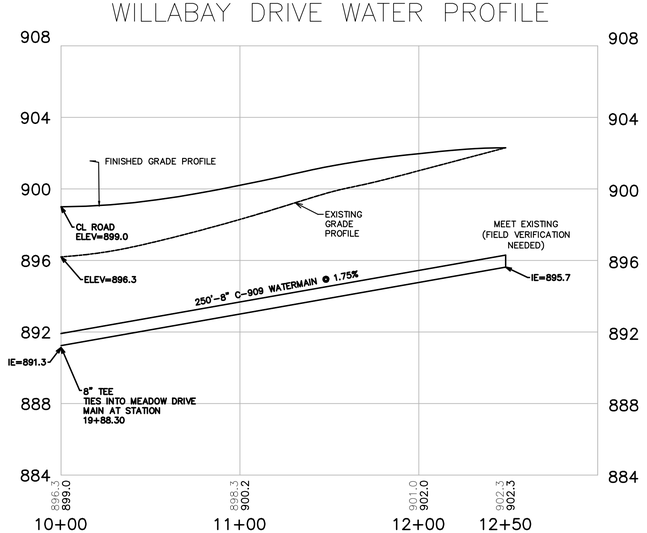
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MEMBER AREA 1-414-259-1181

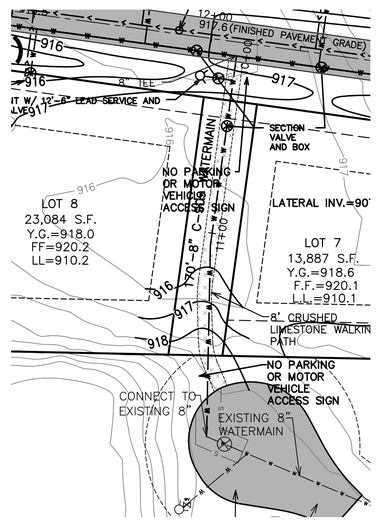
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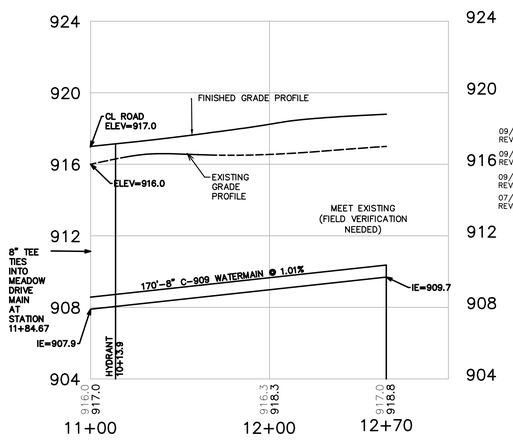
NOTE: MINUMUM DEPTH OF WATERMAIN COVER=6.5'

WILLABAY DRIVE WATER PROFILE





POTOWATOMI ROAD WATER PROFILE



REVISIONS
04/08/2022 –TS ADVANCE
02/19/2023 –TS ADVANCE
02/23/2024 –TS ADVANCE
06/10/2024 –TS ADVANCE
12/18/2024 –NK PLAN & PROFILE
03/08/2025 –RS EDITS AND REVIEW
05/02/2025 –RS EDITS AND REVIEW
05/12/2025 –RS EDITS AND REVIEW
05/30/2025 –NK GEN. PLAN REV.
07/18/2025 –RS REVISIONS
07/22/2025 –RS REVISIONS
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09/23/2025 –RS REVISIONS
09/16/2025 –RS REVISIONS
07/31/2025 –RS REVISIONS

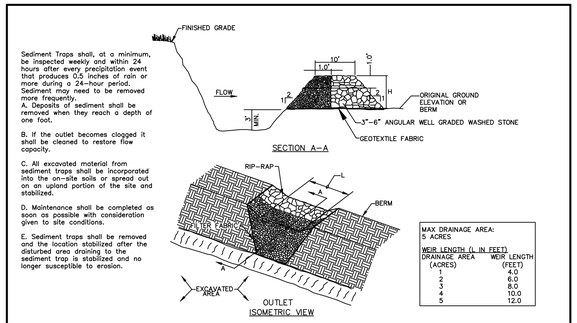
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

PUBLIC SEWER & WATER PLAN & PROFILE STATIONS 0+00 – 7+00

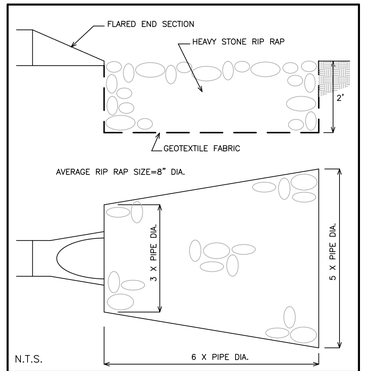
PROJECT NO. 5536.17
DATE 05/12/2025
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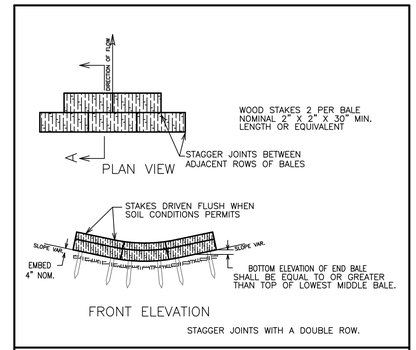
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TEMPORARY SEDIMENT TRAP



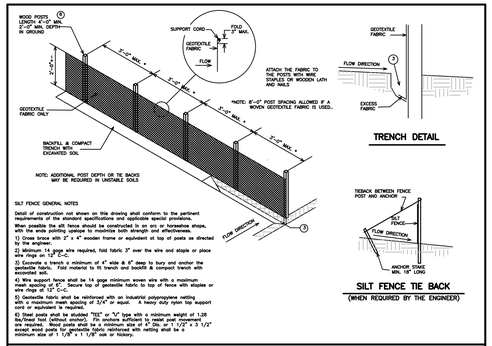
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RIP RAP PLACEMENT DETAIL



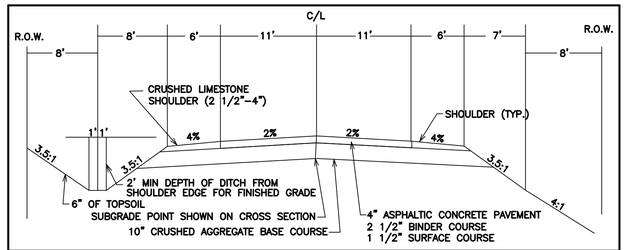
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STRAW BALE DITCH CHECK



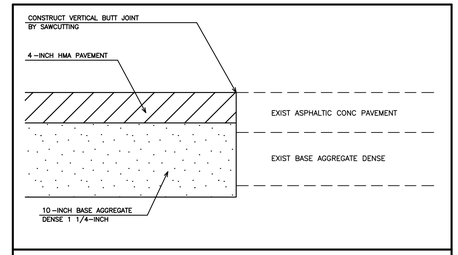
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SILT FENCE (NON-REINFORCED) DETAIL



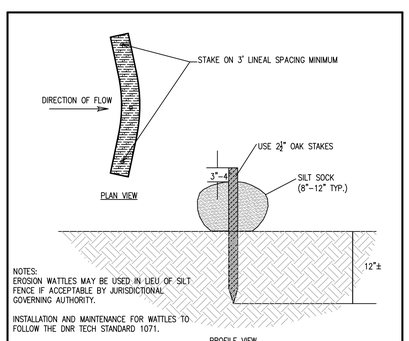
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ROADWAY CROSS SECTION



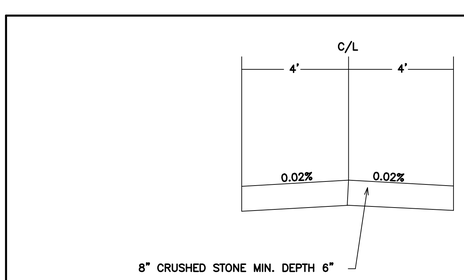
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BUTT JOINT DETAIL



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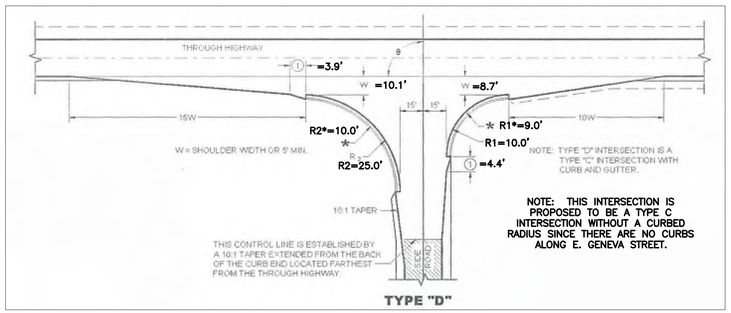
EROSION WATTLE



N.T.S.

WALKING PATH DETAIL

TO BE USED AT INTERSECTION OF E. GENEVA ST. & MEADOW DRIVE



WILLABAY MEADOWS
FINAL ENGINEERING PLAN

CONSTRUCTION DETAILS

FARRIS, HANSEN & ASSOCIATES, INC.
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REVISIONS
03/14/2025 -RS PLAN
05/12/2025 -RS DETAIL REVISION
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07/22/2025 -RS REVISIONS
07/31/2025 -RS REVISIONS
09/16/2025 -RS REVISIONS
09/23/2025 -RS REVISIONS

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WILLABAY MEADOWS
FINAL ENGINEERING PLAN

MEADOW DRIVE
ROAD CROSS SECTIONS
STATIONS 1+00 – 14+00

FARRIS, HANSEN & ASSOCIATES, INC.
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7 RIDGWAY COURT P.O. BOX 437
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PHONE (262) 723-2098 e-mail: office@farrishansen.com

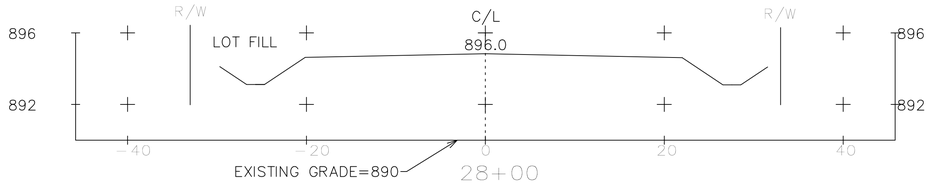
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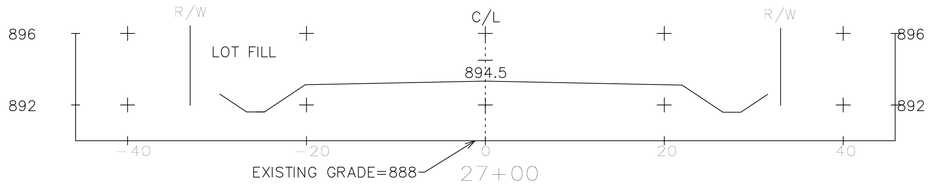
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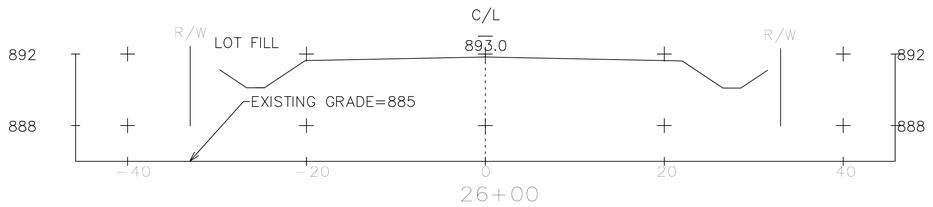
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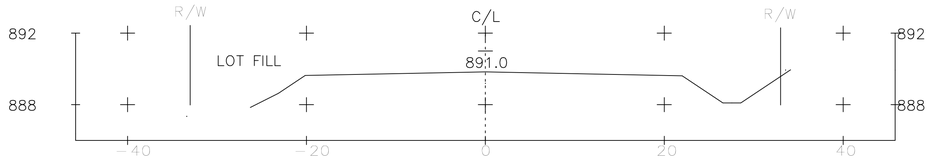
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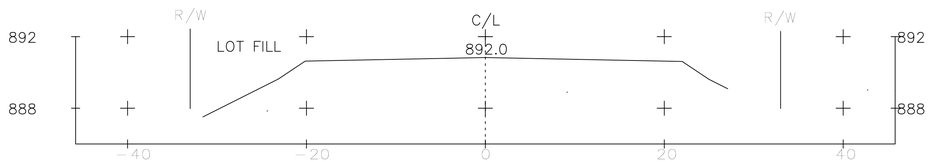
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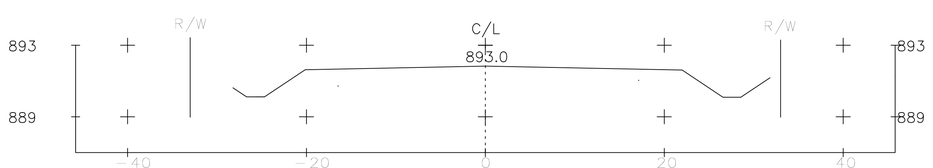


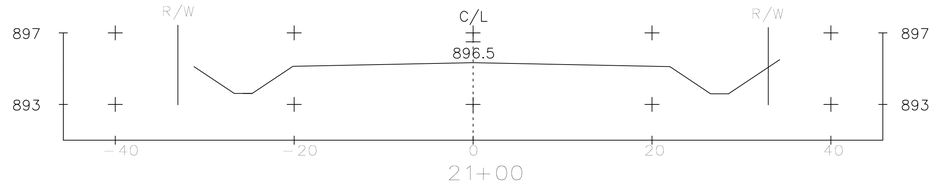


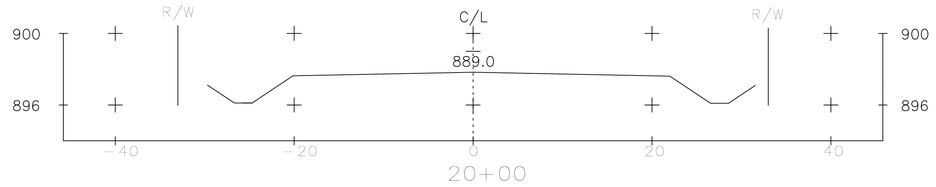


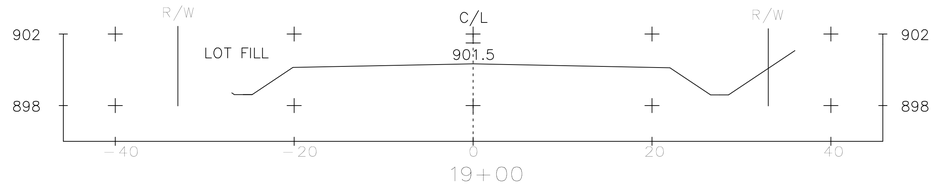


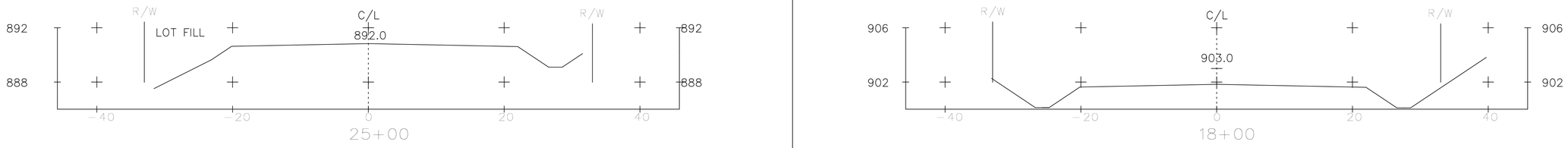


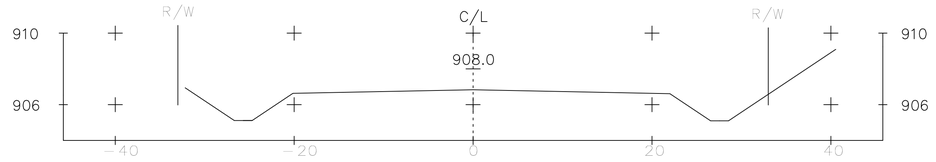


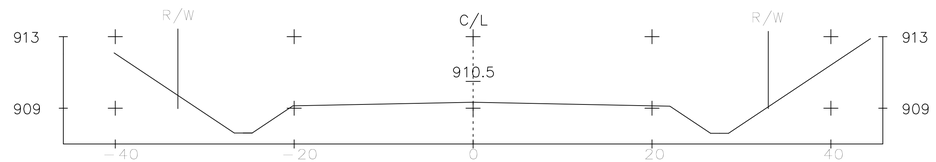


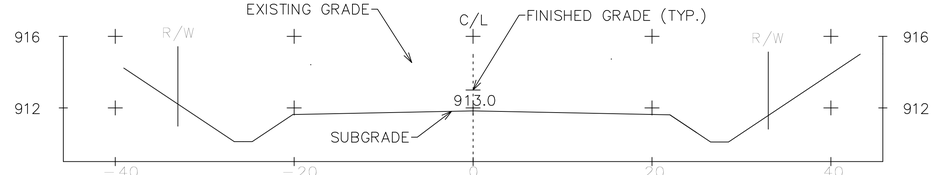












WILLABAY MEADOWS
FINAL ENGINEERING PLAN

MEADOW DRIVE
ROAD CROSS SECTIONS
STATIONS 15+00 – 28+00

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

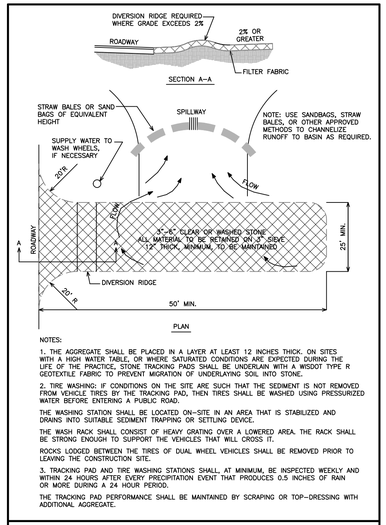
REVISIONS

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5536.17

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12/12/2024

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NOTES:

1. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLAYING SOIL INTO STONE.

2. TIRE WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED USING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

THE WASHING STATION SHALL BE LOCATED ON–SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.

THE WASH RACK SHALL CONSIST OF HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

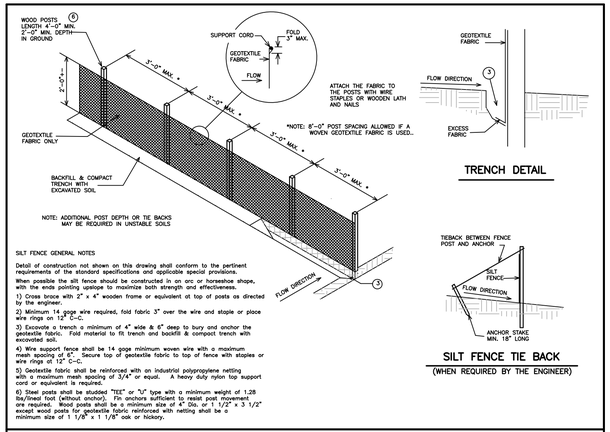
ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

3. TRACKING PAD AND TIRE WASHING STATIONS SHALL, AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.

N.T.S.

ANTI–TRACKING MAT



SILT FENCE GENERAL NOTES

Detail of construction not shown on this drawing shall conform to the pertinent requirements of the standard specifications and applicable special provisions.

When possible the silt fence should be constructed in an arc or horseshoe shape, with the ends pointing upslope to maximize both strength and effectiveness.

1) Cross brace with 2" x 4" wooden frame or equivalent at top of posts as directed by the engineer.

2) Minimum 14 gage wire required, fold fabric 3" over the wire and staple or place wire rings on 12" C–C.

3) Excavate a trench a minimum of 4" wide & 6" deep to bury and anchor the geotextile fabric. Field material to fill trench and backfill & compact trench with excavated soil.

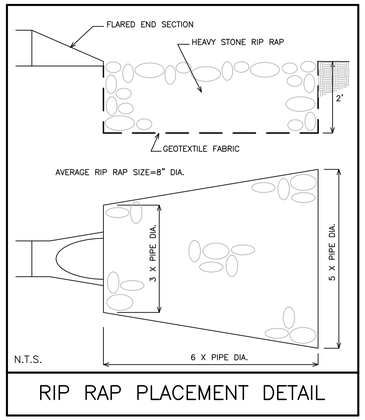
4) Wire support fence shall be 14 gage minimum woven wire with a maximum mesh spacing of 6". Secure top of geotextile fabric to top of fence with staples or wire rings at 12" C–C.

5) Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy duty nylon top support cord or equivalent is required.

6) Steel posts shall be studded "TEE" or "L" type with a minimum weight of 1.28 lbs/lineal foot (without anchor). Fin anchors sufficient to resist post movement are required. Wood posts shall be a minimum size of 4" Dia. or 1 1/2" x 3 1/2" except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

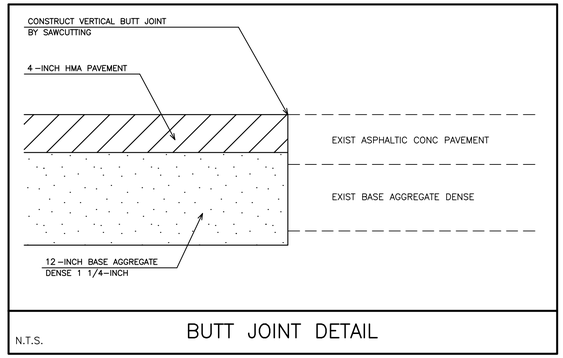
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SILT FENCE (NON–REINFORCED) DETAIL



N.T.S.

RIP RAP PLACEMENT DETAIL

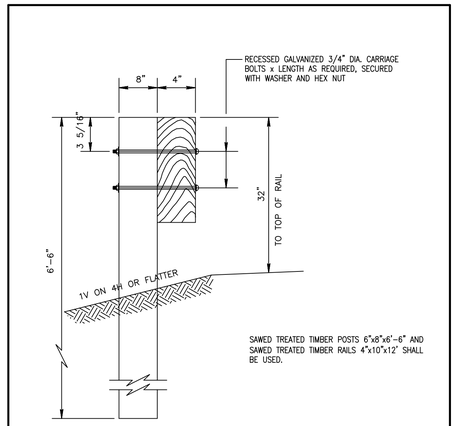


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BUTT JOINT DETAIL

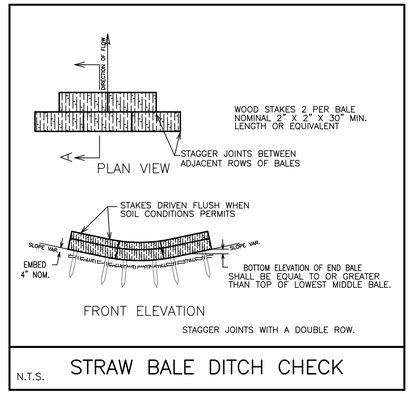
WILLABAY MEADOWS SUBDIVISION
UTILITY LOCATIONS BY COORDINATES

	NORTHING	EASTING	ELEVATION	DRIVEWAY CULVERT
LOT 1	936.0	937.7	927.7 (LO)	15"
LOT 2	935.8	937.5	927.5 (WO)	15"
LOT 3	935.0	936.7	926.7 (LO)	15"
LOT 4	934.0	935.7	925.7 (LO)	15"
LOT 5	917.8	920.0	910.0	15"
LOT 6	919.0	920.5	910.5	15"
LOT 7	918.6	920.1	910.1	15"
LOT 8	918.0	920.2	910.2	15"
LOT 9	917.0	919.2	909.2	15"
LOT 10	916.0	918.2	908.2	15"
LOT 11	913.8	916.0	906.0 (LO)	15"
LOT 12	905.8	908.0	898.0	15"
LOT 13	897.5	899.0	889.0	15"
LOT 14	895.8	898.0	888.0	15"
LOT 15	894.5	896.7	886.7 (LO)	15"
LOT 16	894.3	896.5	886.5 (LO)	15"
LOT 17	892.5	895.0	885.0 (WO)	15"
LOT 18	892.5	895.2	885.2 (WO)	15"
LOT 19	893.5	895.7	885.7 (WO)	15"
LOT 20	894.8	897.0	887.0 (WO)	15"
LOT 21	894.8	897.0	887.0 (WO)	15"
LOT 22	896.0	898.2	888.2 (LO)	15"
LOT 23	900.5	902.7	892.7	15"
LOT 24	898.6	900.2	890.2	15"
LOT 25	896.5	898.2	888.2	15"
LOT 26	895.8	898.0	888.0	15"
LOT 27	895.0	897.8	887.8	15"
LOT 28	894.5	896.7	886.7	15"
LOT 29	896.5	898.7	888.7	15"
LOT 30	902.5	904.7	894.7 (LO)	15"
LOT 31	904.5	906.7	896.7	15"
LOT 32	911.5	913.7	903.7 (LO)	15"
LOT 33	912.5	914.7	904.7 (LO)	15"
LOT 34	915.5	917.7	907.7 (LO)	15"
LOT 35	917.0	919.2	909.2	15"
LOT 36	917.5	919.7	909.7	15"
LOT 37	918.5	920.7	910.7 (LO)	15"
LOT 38	918.3	920.5	910.5	15"
LOT 39	925.0	927.5	917.5 (LO)	15"
LOT 40	931.5	933.2	923.2 (WO)	15"
LOT 41	934.0	936.2	926.2 (WO)	15"
LOT 42	936.0	938.2	928.2	15"



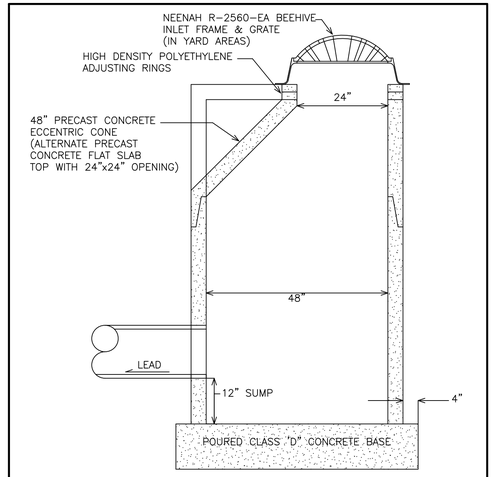
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SAWN WOOD POST GUARD RAIL



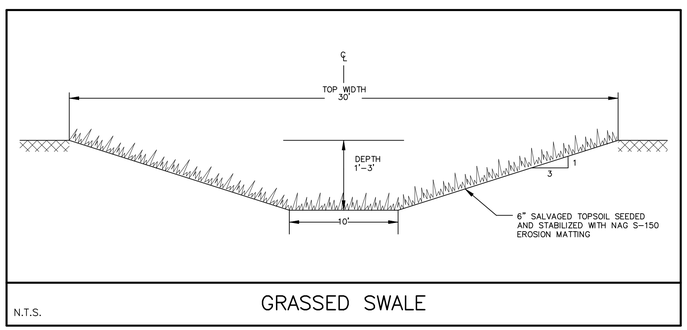
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STRAW BALE DITCH CHECK



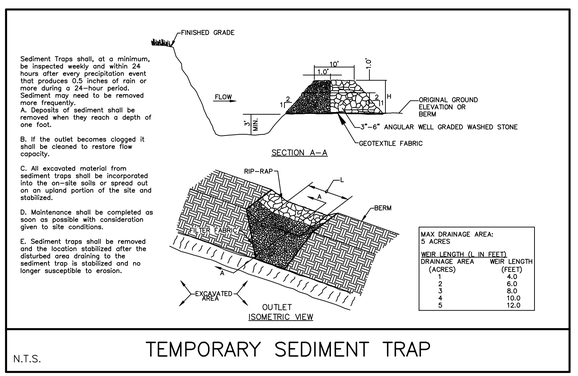
N.T.S.

STANDARD AREA DRAIN



N.T.S.

GRASSED SWALE



Sediment Traps shall, at a minimum, be inspected weekly and within 24 hours after every precipitation event that produces 0.5 inches of rain or more during a 24–hour period. Sediment may need to be removed more frequently.

A. Deposits of sediment shall be removed when they reach a depth of one foot.

B. If the outlet becomes clogged it shall be cleaned to restore flow capacity.

C. All excavated material from sediment traps shall be incorporated into the on–site soils or spread out on an upland portion of the site and stabilized.

D. Maintenance shall be completed as soon as possible with consideration given to site conditions.

E. Sediment traps shall be removed and the location stabilized after the disturbed area draining to the sediment trap is stabilized and no longer susceptible to erosion.

MAX DRAINAGE AREA: 5 ACRES

WEIR LENGTH (L IN FEET)

DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

N.T.S.

TEMPORARY SEDIMENT TRAP

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

CONSTRUCTION DETAILS

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REVISIONS

07/31/2025 –RS
REVISIONS

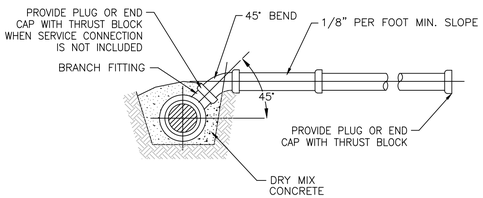
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DATE
05/12/2025

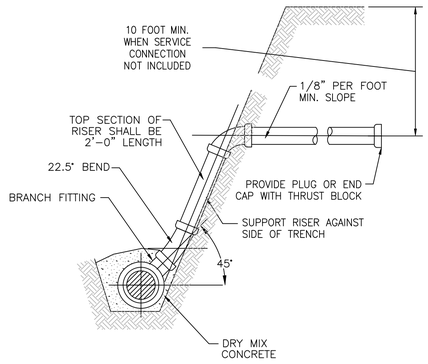
SHEET NO.
13 OF 19

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BUILDING SERVICE DETAIL

FOR SEWER INVERT DEPTHS TO 12 FEET



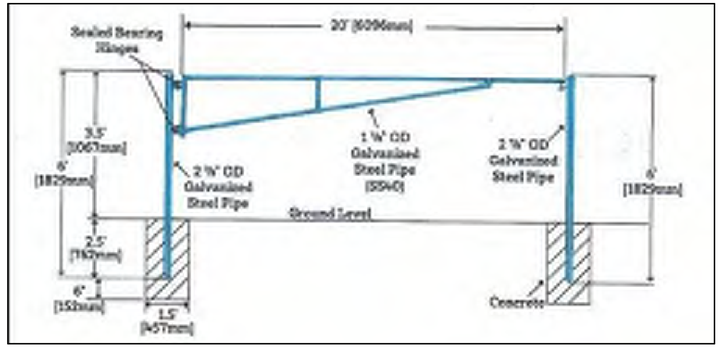
BUILDING SERVICE RISER DETAIL

FOR SEWER INVERT DEPTHS OVER 12 FEET

N.T.S.

SANITARY LATERAL

GATE DETAIL



Water Shut Off Location by Lot Number	Northing	Easting
1	215489.96	2367187.66
2	215494.02	2367068.77
3	215530.17	2366951.98
4	215571.77	2366852.78
5	215702.21	2366465.38
6	215711.47	2366398.14
7	215724.65	2366302.44
8	215753.05	2366096.2
9	215774.77	2365937.98
10	215776.84	2365763.36
11	215773.46	2365717.28
12	215764.94	2365595.65
13	215746.48	2365326.19
14	215767.78	2365243.99
15	215856.33	2365149.46
16	215929.21	2365123.05
17	215976.87	2365119.49
18	216088.54	2365156.45
19	216117.58	2365179.69
20	216178.41	2365249.77
21	216216.14	2365315.85
22	216229.1	2365391.87
23	216159.23	2365606.82
24	216131.86	2365565.47
25	216157.99	2365467.87
26	216162.17	2365409.67
27	216006.67	2365190.67
28	215815.02	2365309.34
29	215813.52	2365365.22
30	215821.07	2365466.31
31	215829.08	2365574.46
32	215842.11	2365750.59
33	215846.73	2365842.1
34	215841.72	2365933.73
35	215822.61	2366074.5
36	215810.29	2366165.61
37	215796.7	2366263.02
38	215782.66	2366363.35
39	215678.99	2366768.19
40	215644.44	2366850.29
41	215605.84	2366941.95
42	215563.61	2367056.57

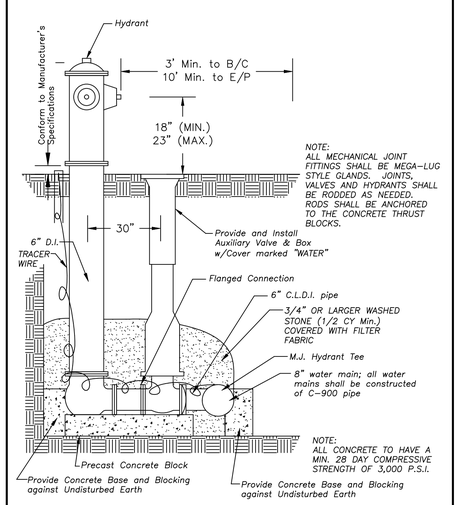
Structure Tables

Sewer Sturcture and Station	Northing	Easting	Invert Elevation	Rim Elevation
MH #12 @ 1+82	215529.83	2367189.83	924.2	934.2
MH #11 @ 2+90	215527.79	2367069.85	923	935.4
MH #10 @ 5+79	215633.37	2366800	915	928.7
MH #9 @ 8+29	215724.45	2366567.18	908.1	917.6
MH #6 @ 12+18	215777.06	2366179.33	905	917.5
MH #7 @ 15+18	215817.42	2365882.6	901	912.2
MH #8 @ 17+79	215801.69	2365621.62	892	905.5
MH #5 @ 21+38	215779.96	2365261.24	883.77	893.8
MH #4 @ 22+04	215832.72	2365213.14	882.87	892.4
MH #4.1 @ 22+88	215893.89	2365157.38	883.2	891.9
MH #4.2 @ 24+30	216046.12	2365172.38	883.8	891.5
MH #4.3 @ 26+40	216191.81	2365315.56	884.62	893.9
MH #4.4 @ 29+29	216182.88	2365600.6	885.76	896.4

Water Structure and Station	Northing	Easting	Invert Elevation	
Hydrant @ 1+20	215492.77	2367238.5	927	
Section Valve @ 4+75	215586.42	2366892.56	924.9	
Hydrant @ 5+00	215570.77	2366870.23	924.8	
Hydrant @ 8+00	215683.89	2366581.33	911.2	
Section Valve @ 11+40	215756.19	2366258.84	907.9	
Section Valve @ 12+05	215765.66	2366189.03	907.6	
Hydrant @ 16+55	215780.36	2365745.32	901.2	
Section Valve @ 19+38	215780.61	2365438.88	892.7	
Hydrant @ 19+75	215810.98	2365417.4	891.6	
Section Valve @ 20+00	215778.4	2365401.51	890.8	
Section Valve @ 21+75	215803.47	2365226.27	896	
Section Valve @ 22+10	215832.99	2365199.37	894.4	
Hydrant @ 22+25	215825.8	2365175.25	883.9	
Section Valve @ 25+75	216154.59	2365264.96	883.3	

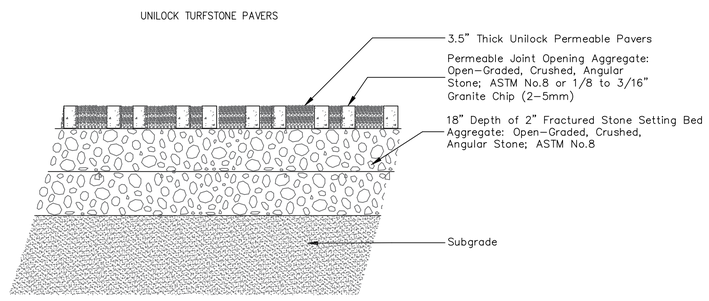
WILLABAY MEADOWS SUBDIVISION
BUILDING GRADES AND DRIVEWAY CULVERT SIZING

	YARD GRADE	FINISH FLOOR	LOWER LEVEL	DRIVEWAY CULVERT
LOT 1	936.3	938.0	928.0 (LO)	15"
LOT 2	935.8	937.5	927.5 (WO)	15"
LOT 3	935.0	936.7	926.7 (LO)	15"
LOT 4	934.0	935.7	925.7 (LO)	15"
LOT 5	919.75	921.5	911.5	15"
LOT 6	919.3	920.8	910.8	15"
LOT 7	918.6	920.1	910.1	15"
LOT 8	918.0	920.2	910.2	15"
LOT 9	917.0	919.2	909.2	15"
LOT 10	916.0	918.2	908.2	15"
LOT 11	913.8	916.0	906.0	15"
LOT 12	905.8	908.0	898.0	15"
LOT 13	897.5	899.0	889.0	15"
LOT 14	895.8	898.0	888.0	15"
LOT 15	895.3	898.2	888.2 (LO)	15"
LOT 16	894.8	896.5	886.5 (LO)	15"
LOT 17	892.5	895.0	885.0 (WO)	15"
LOT 18	892.5	895.2	885.2 (WO)	15"
LOT 19	895.5	895.7	885.7 (WO)	15"
LOT 20	894.8	897.0	887.0 (WO)	15"
LOT 21	895.3	897.5	887.5 (WO)	15"
LOT 22	896.8	898.2	888.2 (LO)	15"
LOT 23	900.5	902.7	892.7	15"
LOT 24	898.0	900.2	890.2	15"
LOT 25	896.8	899.0	889.0	15"
LOT 26	896.8	899.0	889.0	15"
LOT 27	895.0	897.8	887.8	15"
LOT 28	896.0	898.2	888.2	15"
LOT 29	897.5	899.7	889.7	15"
LOT 30	902.5	904.7	894.7	15"
LOT 31	904.5	906.7	896.7	15"
LOT 32	911.5	913.7	903.7 (LO)	15"
LOT 33	912.5	914.7	904.7 (LO)	15"
LOT 34	915.5	917.0	907.0 (LO)	15"
LOT 35	917.0	919.2	909.2	15"
LOT 36	917.5	919.7	909.7	15"
LOT 37	918.5	920.7	910.7 (LO)	15"
LOT 38	918.3	920.5	910.5	15"
LOT 39	925.0	927.5	917.5 (LO)	15"
LOT 40	931.5	933.2	923.2 (WO)	15"
LOT 41	934.0	936.2	926.2 (WO)	15"
LOT 42	936.0	938.2	928.2	15"

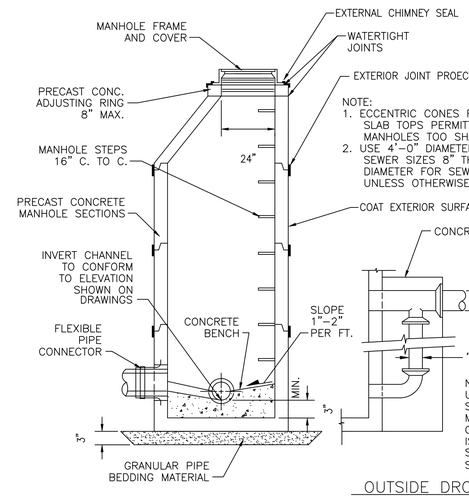


N.T.S.

STANDARD FIRE HYDRANT DETAIL



TURFSTONE PAVERS EMERGENCY ACCESS DETAIL



OUTSIDE DROP DETAIL

N.T.S.

SANITARY MANHOLE DETAIL

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

CONSTRUCTION DETAILS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
12/18/2024 -NK PLAN & PROFILE
03/14/2025 -RS PLAN & PROFILE
05/30/2025 -NK GEN. PLAN REV.
07/18/2025 -RS REVISIONS
07/22/2025 -RS REVISIONS
07/31/2025 -RS REVISIONS
09/16/2025 -RS REVISIONS
09/23/2025 -RS REVISIONS

PROJECT NO. 5536.17
DATE 05/12/2025
SHEET NO. 14 OF 19

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SPECIFICATIONS FOR
ROADWAY, GRADING,
STORM SEWER CONSTRUCTION
SITE PREPARATION, DRAINAGE
AND EROSION CONTROL
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WISCONSIN

GENERAL DESCRIPTION

Land and Lakes Developers, or their assigns, defined as OWNER, will receive bids for all work as shown on the plans, indicated within a bid Proposal, and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin" sixth edition, December 22, 2003 with Addendum No. 1, December 22, 2004, except Part I thereof, and its Addendums and the "Standard Specifications for Highway and Structure Construction," 2016 Edition, State of Wisconsin Department of Transportation, except Part I thereof.

Site Work Specifications on Sheet 19.

The project consists of all the roadways, storm sewer construction, site grading, and erosion control.

The work that shall be done under this Contract consists of furnishing all labor, tools, equipment, machinery and appliances, and all materials, except where definitely specified to the contrary, and construction complete, in working order, ready for use.

The ENGINEER, Farris, Hansen & Associates, Inc., will stake the work once at no expense to the CONTRACTOR; however, if the CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds.

PART 1 – STORM SEWER
1. STANDARD SPECIFICATIONS

All work under this project shall be done in accordance with the "Standard Specifications for the Sewer and Water Construction in Wisconsin," Sixth Edition, December 22, 2003, and its Addendums, hereinafter referred to as the "Standard Specifications," and its amendments and corrections. Specifications contained herein shall supersede these standard specifications as indicated only to modify, alter or extend them.

2. EXISTING UTILITIES

It shall be the responsibility of the CONTRACTOR to notify all public utilities such as telephone, power, gas, etc., prior to excavating to determine for himself the extent of existing underground utilities. In addition the CONTRACTOR shall be responsible for any costs involved with relocating or bracing any above ground utility poles or structures which may be weakened or on line of any proposed sewer construction.

3. ABOVE GROUND UTILITIES

It shall be the responsibility of the CONTRACTOR to notify any above ground utilities such as electric power utilities, phone companies, and telegraph companies to relocate or reinforce any poles, ties, or anchors, which may be on the line of the proposed sewer line, or weakened by excavation for the sewer line at no extra cost to the OWNER.

4. UNDERGROUND UTILITIES

The CONTRACTOR shall have located or verify all known underground utilities such as existing gas line, telephone lines, underground power lines, storm sewer, sanitary sewers or water mains, prior to requesting grades for any sewer line. If any other utility is on line or grade, the location of the sewer line will be relocated to clear such utility, if possible, or the underground utility will be relocated.

5. UTILITY CROSSINGS

The CONTRACTOR shall carefully expose, with hand tools, all utilities which cross the proposed storm sewer prior to construction in the immediate area of same, to allow the ENGINEER to check for conflicts. All utilities shall be protected from any disturbance throughout the project work and supported in accordance with Section 2.6.5 of the "Standard Specifications."

6. INTERFERENCE OF UNDERGROUND STRUCTURES

Section 2.1.1 of the "Standard Specifications" shall govern except as modified hereafter: All altered work shall be either negotiated between CONTRACTOR and OWNER or payment made by increasing or decreasing the bid item involved. Concrete encasement or capping of sewer when ordered shall be negotiated as an extra.

7. SURFACE REPLACEMENT

Sections 2.6.11, 2.6.12, 2.7.1 and 2.7.2 of the "Standard Specifications: shall be deleted and the following shall apply: The CONTRACTOR shall include within his unit price bid for utilities the cost of replacing all damaged or disturbed driveways, pavements, or other existing surface improvements. Replacement of all existing surface improvements shall meet or exceed the quality of the original materials or workmanship. Existing bituminous or concrete pavements shall be sawcut prior to excavating.

8. SEWER CONSTRUCTION

The appropriate provisions of Parts II and III of the "Standard Specifications" shall apply except as modified or amended hereinafter. Construction shall be in accordance with requirements contained within all permits obtained for the project, copies of which shall be furnished to the CONTRACTOR and made a part of these specifications.

All excavations within established roadways, shoulders or new roadways shall be backfilled with granular material conforming to Section 8.43.4. Consolidation of backfill within these established areas shall be by mechanical compaction as defined in Section 2.6.14. granular material in established roadways.
All excavations outside of existing pavement or shoulder areas may be backfilled with excavated material conforming to Section 8.46.5 unless the material is determined to be unsuitable. If determined unsuited at the time of construction, granular material conforming to Section 8.43.4 shall be substituted and paid for as an extra cost. Extra cost shall include wasting the unsuitable soils on site outside of building pad areas in designated fill areas as shown on the plans which have been stripped of topsoil preceding its placement. Cubic yard quantities shall be determined by using the factor 0.15 cubic yards per foot of trench depth per foot of trench length.

All bedding and cover materials used for sewer construction shall conform to materials as defined under Section 8.43.0 of the "Standard Specifications".

9. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density; determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

a. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils for 95 percent relative density for cohesionless soils.
b. Other Areas: Compact top eight inches of existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Compact the soil materials around piping and conduit with hand-operated tampers.

Do not allow heavy vehicles, equipment, or machinery to operate directly over piping and conduit until a minimum of 24 inches of backfill has been placed and compacted over it.

10. STORM SEWER PIPE MATERIALS

The CONTRACTOR shall furnish all new materials required to complete work as called for within these specifications and shown on the drawings. Reinforced concrete pipe shall be used throughout entire project unless specifically noted on the plans.

Reinforced concrete pipe used for storm sewers shall meet the requirements of ASTM C-76 with rubber gasket joints conforming to ASTM C-443 or Section 3.2.15 of the "Standard Specifications".

11. CATCH BASINS AND AREA DRAINS

The provisions of Section 3.6.1 of the "Standard Specifications" shall govern except as modified hereafter. Catch basins in driveway shall be 48" I.D., unless otherwise shown, and conform to details shown on this plan, castings shall be Neenah R-2560E with beehive grate. Catch basins shall be bid to include all costs associated with their construction complete including inlet castings and grates.

Backfill trenches within new roadways with granular material.

Area drains shall be 48 inches diameter precast concrete section with a top opening to accommodate the Neenah R-2560-E1 frame and grate.

It should be noted that placement of catch basins and area drains may be modified by Engineer prior to construction if conflicts or other conditions occur.

12. CLEANING OF SEWERS and APPURTENANCES

The interior of all sewers and appurtenances shall be kept clean throughout construction. The Work shall be freed from all dirt and extraneous materials of all types as the work progresses and left clean at the completion of work.

13. COORDINATION OF WORK

The CONTRACTOR shall coordinate his work effort with that of the Contractor for the site, grading and roadway construction. Stripping and stockpiling of topsoil and rough grading of roadway sub-grade shall be done by others ahead of installation of the underground utilities by this CONTRACTOR. After all sewer and construction for a given street or area is complete the CONTRACTOR for the roadway construction shall be responsible for the protection of all surface protruding appurtenances such as manhole frames and lids, area drains, catch basins, etc.

14. SURPLUS EXCAVATED MATERIALS

The provisions of Section 2.2.11 of the "Standard Specifications" shall be deleted and the following shall apply: The CONTRACTOR shall haul and dispose of surplus excavated material to designated fill areas on site. The cost of placing such surplus or disposing of material to the designated fill area shall be included in the bid for the work.

15. ADJUSTMENT OF SURFACE PROTRUSIONS

All catch basins, area drains, and other surface protrusions shall be adjusted at the request of the CONTRACTOR for Street Construction if found to be unreasonably high or low at the time of paving or doing other work which must meet elevations of the surface protrusions. This work shall be done promptly or the OWNER may cause others to do the work and charge this CONTRACTOR for the costs.

16. STAKING, STAKES AND LATH

Necessary stakes and lath shall be furnished by the ENGINEER for staking of line and grade. All line and grade shall be provided as required by the Project Engineer.

17. SURVEY POINTS

All reference stakes, horizontal and vertical control points, survey monuments and other points which are marked by lath crossed over the point and heavily ribboned shall be protected by the CONTRACTOR against being destroyed. If these points are destroyed by the CONTRACTOR'S work activity, they shall be replaced at the CONTRACTOR'S cost by the ENGINEER.

18. SUBSURFACE SOIL INVESTIGATION

Subsurface soil investigations have not been fully made. All CONTRACTORS who review shall make his own judgment pertaining to the character of existing subsurface materials of the site test pits were dug and are shown. The CONTRACTOR shall be responsible in formulating his own opinion of the soils to be encountered and to what extent testing or investigation is required for him to formulate his bid. The CONTRACTOR shall assume the responsibility of constructing all improvements for the bid prices. The only exception to this shall be as specified for ordering undercut and other specified extras or changes to work.

19. SCHEDULE OF WORK

It shall be the intent of the Owner to complete all grading for the sub-base of the roadways, drainage swales and underground pipe work as soon as possible. The CONTRACTOR shall submit a schedule for his work completion with his bid as contained within the proposal of the Contract Document.

20. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residences at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the "Manual on Uniform Traffic Control Devices".

PART 2 -ROADWAY AND SITE WORK
1. STANDARD SPECIFICATIONS

All work as shown on the plans, indicated within the bid proposal, and further described in the following specifications, completed, and in accordance with "Standard Specifications for Highway and Structure Construction", Edition of 2016, State of Wisconsin Department of Transportation, except Part I thereof.

The ENGINEER will stake the work once at no expense to the CONTRACTOR; however, if CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds. All project areas shall be stripped, rough graded and brought to subgrades, as shown on the plans.

2. CLEARING AND GRUBBING

All clearing and grubbing will be in accordance with plan requirements and as directed by Engineer.

The CONTRACTOR shall clear, grub and dispose of all brush, trees, stumps, logs, etc. within all excavation limits in accordance with Section 201 of the "Standard Specifications". Clearing and grubbing shall be paid for on a lump sum basis. All brushy vegetation and limbs shall be chipped and blown over existing vegetated site in a maximum of one to two inches depth. Stumps are to be ground and logs to be hauled offsite.

3. UNCLASSIFIED EXCAVATION

Unclassified excavation shall consist of all excavations necessary to provide a subgrade at suitable elevations such that roadways, curb and gutter, and lands adjacent thereto can be constructed to finished elevations shown on the plans by application of stone base course and pavement or topsoil replacement as applicable.

Payment for the unclassified excavation shall be lump sum which shall include all required transportation and disposal costs of excess materials. All excess excavated materials shall be disposed of on site in designated areas shown on the plans as directed by either OWNER or ENGINEER. It should be noted that there is substantial fill shown for the road and adjacent lot from Station 23+00 to the Cul-De-Sac. The road will be required to be filled to grade but adjacent lots may not be due to the volume of fill needed. These lots will not initially be opened until fill from basement excavations or the off-site material becomes available. Excess topsoil may be used for fill outside of any future building area. Estimated quantity of unclaimed excavations is CY.

4. CUTS

All areas of grading work, particularly cut areas, shall be kept shaped and drained during construction. All roadway and drainage swales, pockets, depressions and, low areas shall drain effectively at all times. Graded areas shall be protected against erosion prior to the completion of the work by use of temporary traps, diversions, checks and other methods.

5. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density; determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

A. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils and90 percent relative density for cohesionless soils may be adjusted by building designer).

B. Other Areas: Compact top eight inches if existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Where soil materials must be moisture conditioned before compaction, uniformly apply water to the surface. Prevent free water from appearing on the surface of soil materials during or subsequent to compaction operations.

Remove, replace, or scarify all dry air soil materials that are too wet to permit compaction to the specified density.

All compaction tests and inspections shall be made by an independent testing laboratory acceptable to Engineer. Site contractor will assist the testing firm in the performance of their tests and inspections and be responsible for coordinating the tests and inspections. Soil testing reports and procedures shall be completed and followed. Copies are to be provided to the OWNER and Village upon request..

No fill shall be placed without inspection and approval of the subgrade and fill material composition by a representative of the testing laboratory or Engineer.

Method of test for density of soil in place shall be the Sand-Cone Method, ASTM D1556 or Nuclear Denosmeter. Method of test for moisture-density relations of soils shall be Modified Proctor, ASTM D-1557-78. Relative density of cohesionless soils shall be established by ASTM D-2049-69, 90 percent relative density. A geotehnical report on compaction from the lesser of 6 feet over installed pipe or road subgrade.

Excavated materials may be used for backfill provided all wood, roots and other deleterious materials are removed and subject to approval by the Construction Manager. Excavated material shall be placed into fill areas once dried to proper moisture content or determined to be suitable by site Engineer. Excavated site materials shall be inspected, placed and compacted in lifts as recommended by the testing firm.

6. FILL

Place the fill on surfaces stripped of topsoil and graded to subgraded by compaction surfaces to the grade indicated. Maintain optimum moisture content for compacting material during placement operations.
Provide, place and compact off site pit run granular material to supplement any site shortage of suitable material to bring to the site to subgrade if ordered by owner at a unit price per ton. Borrow site within the existing pond areas will be considered if suitable materials are found there. Otherwise the material will be hauled in from off-site or left for future basement spoils.

7. SUBGRADE INSPECTION

Upon completion of final subgrade work and prior to the placement of crushed aggregate base material, the roadway areas will be inspected by the Engineer to check that conformance to the proposed grades is maintained. In addition, all subgrade shall be test rolled with a loaded quad-axle truck with the VILLAGE ENGINEER present before base course placement is started.

8. CRUSHED AGGREGATE BASE COURSE

Crushed aggregate base course shall be ten inches (10") thick and placed in a minimum of two lifts and shall conform to Gradation No. 2 as specified in accordance with the "State Specifications" Section 305.2. All crushed aggregate base course shall be compacted with water truck, grader and vibrator roller.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications".

If undercut and compacted granular fill is ordered by the ENGINEER at the time of excavating for the subgrade, payment shall be made as an extra at the supplemental price bid per cubic yard. All subgrade shall be test rolled with loaded quad-axle truck with VILLAGE ENGINEER present before base course placement is started.

9. BITUMINOUS CONCRETE PAVEMENT

Bituminous concrete pavement shall be 4 LT 58-28 S – 2.25 inch thickness of binder course and a 5 LT 58-28 S – 1.75 inch thickness of surface course materials. The materials and methods used in application of the bituminous concrete pavement shall comply with the general requirements of Section 450 of the "State Specifications". Asphalt shall be Type MC complying with AASHTO M82 and aggregates to Sub-section 460.2.2 of the "State Specifications". No recycle.

All bituminous concrete paving operations shall be done under the observation of the Village Engineer.

10. TACK COAT

All existing paved surfaces which call for a surface lift of pavement shall be thoroughly cleaned and dry prior to paving with an emulsified asphalt tack coast applied at a rate of 0.05 – 0.15 gallons per square yard. For new pavements when a time delay between binder course and surface course is specified or ordered by the ENGINEER the first binder lift shall be thoroughly cleaned and dry with an emulsified asphalt tack coat applied at 0.04 – 0.08 gallons per square yard.

11. CONCRETE

All concrete used on this project, except for pavement, shall be air-entraining, 6-bag mix with a minimum 28 day compressive strength of 4,000 psi. All requirements of Section 501 of the 'State Specifications'shall apply unless otherwise modified herein or waived by the ENGINEER. Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with a 6 percent air content plus or minus 1.5 percent.

12. TRAFFIC CONTROL

The Contractor shall maintain access to existing residences at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the "Manual on Uniform Traffic Control Devices".

13. DRAINAGE SWALES, OFF STREET GRADING & DITCHES

Drainage swales, ditches and off street grading shall be constructed in accordance with details of line, grade and configuration shown on the plans and as specified under Sub-section 205.3.6 of the "State Specifications". Temporary bale ditch checks, sediment basins, diversions, silt fence, erosion mats, etc., shall be used to minimize erosion throughout construction. Ditches over 5% grade shall have NAG P-300 erosion mats placed and staked.

All swales and off pavement grading shall be graded smooth to inlets of the storm sewer provided. If erosion control is found necessary, fabric, silt fencing, or other materials shall be provided as directed by the ENGINEER for the unit costs as listed in the proposal.

14. DELIVERY TICKETS

Delivery tickets for all items paid for on a unit price basis shall be provided by the CONTRACTOR at the time of delivery to the site. Tickets shall be dated, numbered and include all applicable pay quantities thereon with signature of scale operator as applicable. Provisions for required scale operations shall be provided by the CONTRACTOR. All items to be paid by weight shall be signed by the scale operator and all other quantities of volume or number shall be monitored by the Project Inspector.

15. SALVAGE, STOCKPILE & REPLACEMENT OF TOPSOIL

All topsoil on areas to be disturbed shall be stripped and stockpiled in areas as indicated on the plans or otherwise approved by the ENGINEER.

After excavating and rough grading of all required areas a minimum 6" topsoil shall be replaced and graded. All work shall be performed in accordance with the requirements of Section 625 of the "State Specifications". All excess topsoil shall remain the property of the OWNER and be placed in fill locations outside building site areas.

16. REMOVING MISCELLANEOUS MATERIALS

The CONTRACTOR shall remove and dispose of any old curb and gutter, bituminous pavement, masonry and manholes in accordance with the requirements of Subsection 204 of the "State Specifications". Payment for removal of miscellaneous structures shall be included in the Proposal for the work.

17. WASTE MATERIALS OR EXCESS EXCAVATION

All excess excavated materials resulting from construction of roadways and drainage courses shall be moved offsite or to designated fill areas on the site and there deposited in compacted 12 in. lifts as staked by the ENGINEER. This work shall be done only after stripping topsoil. All material shall be used on site. (See requirements for engineered fill under buildings and roadways.)

18. TIME PERIOD FOR PAVING

Installation of the binder course shall be done at as early a date as possible after initial placement of base course. The surface course shall not be constructed until one (1) year after installation of the binder course unless an earlier or later installation is approved by the Owner. The CONTRACTOR shall provide for any tack oil coat required. The delayed installation of the surface course shall not interfere with finalizing the Contract and payments for all other work. In addition the paving shall be disregarded in determining the time of completion.

Prior to the paving operation streets shall be regraded and additional crushed gravel provided and compacted to bring the base course to grades as shown on the plans. The ENGINEER shall stake centerline base course grades (red tops) once for CONTRACTORS use prior to the paving work as required. The base course shall be proof rolled before paving.

19. SEEDING, MULCHING & FERTILIZER

Preparation of all seed beds, sowing, and other requirements shall be in accordance with Section 630 of the "State Specifications". Seed Mixture shall be Seed Mixture No. 40, applied at a rate of 4 pounds per 1000 square feet of area. All seeded areas shall be mulched in accordance with Section 627 of the "State Specifications".

Fertilizer to be used shall be as defined under Sub-section 629.2.1 and applied at a rate of 7 pounds per 1000 square feet of area following procedures conforming to Sub-section 629.3 of the "State Specifications" for all areas seeded or sodded.

The street terraces, finished areas along boundary and sewer easements shall be seeded, mulched and fertilized except as may be otherwise noted on the plans. CONTRACTOR will provide a perennial rye cover crop over other disturbed or open lands. These disturbed areas on slopes shall be prepared and seeded with Seed Mixture No. 20 applied a rate of 5 pounds per 1000 square feet area or approved lawn turf mix.

Following any initial soil disturbance, permanent or temporary stabilization shall be completed within seven calendar days as to the surface of all slopes greater than 3:1. In addition, all other disturbed or graded areas shall be stabilized within fourteen calendar days.

20. DUST PALLIATIVE

The CONTRACTOR shall minimize the dispersion of dust from the sub-base, basecourse, drainage swales and other surface areas disturbed throughout construction until acceptance of work, by the applications of water or other approved dust control materials when surfaces are dry and travel over unfinished surfaces is required. No extra for water trucks and control will be paid. Calcium chloride, if used, shall be applied at a rate of 2 lbs. per square yard.

21. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of National Resources Construction Site Erosion & Sediment Control Technical Standards as a reference and guide for erosion control practices.

The Contractor shall comply with the provisions of local erosion control plans and/or ordinances.

All erosion and sediment control measures should be constructed and maintained in accordance with these Standards. Sediment control measures should be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface materials. Periodic inspection and maintenance of all sediment control structures should be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day. After any significant rainfall, sediment control structures should be inspected for integrity. Any damaged structures should be corrected for integrity. Sediment control measures should not be removed until the areas served have established vegetative cover. Stone and gravel mats should be installed at all construction site exits to prevent tracking of soil. Any tracked soil should be collected from paved roads located near the construction site. Overland flow should be prevented from directly leaving the work site by routing through proposed sediment traps. Following the cessation of initial soil disturbance and work activities in the area, permanent or temporary stabilization shall be completed and stabilized within fourteen calendar days of work completion.

All disturbed areas shall be seeded with temporary dormant seed mix (oats, winter wheat, annual rye) if permanent seed cannot be completed by September 15, 2025, with appropriate follow-up to address erosion problems, wash-out, etc. Permanent seed mix must then be made by June 1, 2026. Seeding rates and mixes shall conform to Section 630 of the "State Specification". If lands are disturbed after October 30 additional stabilization may be required with anionic polymer over a cover crop of winter wheat, oats, or annual rye on all slopes 4:1 or greater.

22. EROSION MAT

The CONTRACTOR shall place erosion mat over all seeded areas with slopes over 4:1 as required to control erosion, including at the locations shown on the plans and/or as directed by the ENGINEER. Erosion mat shall be placed in accordance with the procedure recommended by the manufacturer and Section 628.3.2 of the "State Specification" or as directed by the engineer. The rear slopes o flots 15-22 and the slopes around Outlots 3-5 will be restored with erosion matting within 7 days of either being left inactive or final grading.

Erosion mat material shall be North American Green S-150 double net straw blanket or equal, as indicated on the plans.
23. SEDIMENT TRAPS

Sediment traps shall be constructed as indicated on the plans and shall be constructed as part of the initial BMPs whenever practical. An overflow weir must be incorporated at the outlet to discharge flow from the trap. Sediment traps shall be phased with the earthwork activity where practical. If sediment trap sizes shown on the grading plan cannot be constructed due to terrain, CONTRACTOR shall incorporate a 'Best Fit'sediment trap.

24. DEWATERING

All site or trench dewatering shall be done by acceptable methods in strict accordance with technical standards (Code No. 1061) WI DNR. Discharge shall be into storm water basins and sediment containment areas at rates that can be accommodated (ENGINEER to approve).

Any dewatering being pumped directly to storm sewer or offsite shall be done through geotextile bags. In general, dewatering shall be pumped to the storm water basin area for containment.

25. PERMITS

Contractor shall be responsible for all permit conditions concerning erosion control and Village site permit conditions along with the State NOI permits. Drainage that leaves the site must be controlled and erosion prevented. It will be very important to prevent tracking of mud or other materials off site onto the roadways. If this occurs it must be immediately cleaned by power brush or other acceptable means. Anti-tracking mats are to be created and maintained as shown.

WILLIABAY MEADOWS
FINAL ENGINEERING PLAN

SITE SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
12/18/2024 -NK
PLAN & PROFILE
03/13/2025 -RS
PLAN & PROFILE
05/12/2025 -RS
PLAN & PROFILE
05/30/2025 -NK
GEN. PLAN REV.
07/31/2025 -RS
REVISIONS
09/16/2025 -RS
REVISIONS

PROJECT NO.
5536.17
DATE
05/12/2025
SHEET NO.
17 OF 19

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PUBLIC SANITARY SEWER AND WATER MAIN
STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The Village of Williams Bay Water and Sanitary Sewer Main Specifications dated January 7, 2019. Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions". Village material specifications shall apply without exception and be complied with.

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:
Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 778-1050

SANITARY SEWER CONSTRUCTION

A. Bedding and Cover Material
1. Sanitary sewer bedding and cover material shall conform to the appropriate sections of the "Standard Specifications", as specified and/or modified below:
a. PVC Pipe – Section 3.2.6(i), as modified below (Note that the bedding section is essentially Class "B" Bedding including placing a minimum of 12 inches of cover material over the top of the pipe.):
(1) Bedding material used for 18" diameter or smaller sewer pipes shall conform to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a). Crushed pea gravel will not be allowed for use as bedding material. Cover material shall be the same material as used for bedding.

(2) Delete the following sentence from Paragraphs 3.2.6(b)2 and 3.2.6(i):

"If crushed stone chips or other materials conforming to Section 8.43.2(a) are used as cover material, no compaction or staging is required."

(3) Placement and Compaction.
(a) Place bedding material to the springline of the pipe and compact prior to placing cover material. Compaction of bedding material at the level of the pipe springline shall include working bedding material under the haunches of the pipe using shovels or other suitable methods. The Contractor shall take care to completely work bedding material under the haunches of the pipe to provide adequate side support.

(b) Place and compact cover material in one or more lifts after compacting bedding material. Place a minimum of 12 inches of cover material over the pipe.

(c) Refer to Subsection 607.B. of the "Special Provisions" for requirements for recompacting Class "B" bedding disturbed by trench boxes.

B. Laterals
1. Connections to the Main Sewer
a. Building sewer 4" diameter (lateral) connections to the main sewer 18" in diameter or less shall be made with gasketed wyes except as noted below. The ends of laterals shall be plugged in accordance with Paragraph 3.2.5(f) of the "Standard Specifications".

(1) All lateral connections to new flexible pipe shall be made with factory fabricated or injection molded in-line wyes unless otherwise approved by the Engineer.

b. Place wyes at a typical vertical angle of 45° to the horizontal except install wyes flat or level when the Plans state to install laterals as low as possible.

2. Grade
a. Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

3. Marker Stakes
a. The Contractor shall furnish and install a marker stake over the end of each lateral installed. The marker shall be a minimum 2" x 4" x 4' wooden plank or as approved by the Engineer. The marker shall be placed vertically with its top flush with the surface grade. Place a spike or other durable magnetic material in the top of the marker stake to aid in future relocation.

4. Risers
a. Risers on shallow flexible gravity sewer mains shall be constructed of flexible gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications". Use File No. 10E for risers up to 6 feet in height and for mains not exceeding 16 feet in depth measured from the flowline of the sewer.

b. Riser connections shall be made with factory fabricated or injection molded in-line tees. Do not use saddles for riser connections.

5. Cleanouts
a. All laterals exceeding 100 feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100 foot maximum spacings as shown on the Plans or as directed by the Engineer. They shall be constructed in accordance with the details shown on the Plans.

C. Connections to Existing Manhole
1. Sewer connections to existing manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". Field tapped holes for connecting sewer pipe to manholes shall be made by coring the manhole except that connections to brick or block manholes may be made by punching out the opening. Flexible pipe connections shall be made with flexible watertight connectors, Kor-N-Seal, Link-Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link-Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

2. Form a new flow line(s) in the existing manhole(s) in accordance with File No. 13 of the "Standard Specifications".

3. For outside drop connection to existing manhole follow section 3.5.8(d)4, File 22 of the "Standard Specifications".

4. Plug Downstream Manhole
a. Place temporary plugs in all downstream (receiving) manholes to prevent groundwater and debris from entering the existing sewer system.

D. Pipe Flotation
1. Pipes installed below the groundwater elevation shall be protected against flotation. The Contractor shall lower the groundwater elevation until after adequate cover has been placed to secure pipes.

E. Insulation
1. Sewer lines shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

F. Deflection Testing
1. Polyvinyl chloride (PVC) sewer pipe shall be deflection tested with an approved go-no-go acceptance testing device. The test shall not be conducted until after all backfill has been placed and consolidated and after riser pipes and sewer laterals have been installed. The entire length of sewer pipe shall be tested.
a. PVC pipe shall be deflection tested in accordance with Paragraph 3.2.6(i)4. of the "Standard Specifications", as amended below:
(1) PVC pipe shall not be deflection tested until at least 14 days after all backfill has been placed, including backfilling of laterals and risers. Initial deflection testing shall be done using a 95% mandrel. The use of a 92.5% testing device will not be allowed for initial testing regardless of the time elapsed after backfilling.

(2) All sections failing to pass the test shall be repaired and retested, however, if at least 30 days have elapsed since the pipe was placed and backfilled, the Contractor will be allowed to retest the sewer line using a 92.5% mandrel.
2. Mandrels
a. Go-no go mandrels shall conform to the requirements of File No. 30 and 30A of the "Standard Specifications".

G. Leakage Testing
1. Low Pressure Air Test
a. Amend Paragraph 3.7.1 of the "Standard Specifications" to read in part: "Sanitary sewers less than or equal to 36 inches in diameter shall be tested for leakage using the low pressure air test. The length of laterals included in the test section shall be included in determining the test time."

H. Televising Sewers
1. The Contractor shall televise all sewers after successfully completing deflection and leakage testing.

2. The Contractor shall provide the Owner with a copy of the videotape and a written report by the video contractor. The report shall indicate all defects (i.e.; bad joints, cracked pipe, infiltration, standing water, etc.) and shall list locations of all laterals.

3. All defects shall be corrected and any dirt, gravel or foreign material removed from the sewer prior to acceptance by the Village.

SANITARY SEWER MATERIALS

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:
1. Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 26, with 115 psi integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477.

B. All lateral pipes shall be A and shall conform to the requirements of ASTM D3034, SDR 26.

SANITARY MANHOLES
A. Standard Manhole.
1. Sanitary manholes shall be constructed in accordance with Chapter 3.5.0 and File Nos. 12, 12A, 13, and 15 of the "Standard Specifications" and these Special Provisions.

a. Poured Manhole Base
(1) All manhole bases (benches) shall be poured in place in accordance with Subsection 3.5.5(b) of the "Standard Specifications". Precast manhole bases or precast integral base units will be allowed in accordance with Subsection 3.5.5(c), however, no precast base units with preformed benches are allowed. All manhole benches shall be poured in place.

2. Manholes shall be precast 48 inch inside diameter with eccentric offsets over the outgoing pipe.

a. Adjusting Rings
(1) A minimum of 4 inches to a maximum of 19 inches of adjusting rings shall be furnished for each manhole, unless shown otherwise on the Plans.

(2) Furnish manholes to minimize the chimney height required, so that chimney seal extensions will not be required. Note that a standard 9 inch seal covers a 6-1/2 inch chimney height.
(3) Material
(a) Adjusting rings shall be concrete, unless specified otherwise below, meeting the requirements of Subsection 8.39.11 of the "Standard Specifications".

(b) Rubber Adjusting Rings
l) The top adjusting ring on manholes subject to traffic loadings shall be rubber as manufactured by Infra-Risers, Adaptor, Inc., or equal. Use tapered adjusting rings alone or in combination to place the manhole casting truly parallel with the plane of the pavement. Install adjusting rings in accordance with the manufacturer's instructions using the recommended adhesive.

b. Manhole depths shown on the Plans are approximate only, unless the cover elevation is indicated. Manhole covers shall be placed to match the existing grade unless the finished elevation is shown on the Plans.

(l) Place manhole covers 1/4 inch below the pavement grade in roadways.

3. Manhole Frames and Covers
a. Manhole frames and covers shall be 1050 East Jordan Frame w/ 1020 Cover or equal In roadway; use 1020 East Jordan Frame off of roadway.

B. Frame/Chimney Joints
1. Type I – Modified
a. All sanitary manholes shall be constructed with Type I frame/chimney joints. Type I joints shall consist of the following:
(1) Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire surface area of all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.

(2) Internal/External Chimney Seal

Type I joints shall be provided with an external manhole chimney seal (internal/external adaptor seal) as manufactured by Adaptor Inc., West Allis, Wisconsin. The internal/external manhole seal shall be installed in accordance with the manufacturer's instructions.
b. Furnish and install manhole seals to span (cover) the entire chimney height. Provide extensions as required.

2. Cone/Ring Dimensions
a. Manhole Cone Sections
(1) The top dimensions of cone sections shall be either 24 inches inside diameter by 36 inches outside diameter or 26 inches inside diameter by 38 inches outside diameter.

(2) The outside diameter of the top of the cone section shall be as large as or larger than the base flange of the manhole casting.

b. Adjusting Rings
(1) Adjusting ring dimensions shall match the dimensions of the top of the cone section; either 24" x 36" or 26" x 38".

(2) Adjusting rings shall have flat or even bearing surfaces providing bearing contact over the entire contact surfaces.

(3) Adjusting rings shall be as specified in Section 8.39.11 of the "Standard Specifications" or Subsection 210.A.2.a(3) of the "Special Provisions", except the dimensions shall be as specified above.

c. Center adjusting rings on manhole cones and center manhole castings on adjusting rings so that their surfaces will be flush whenever possible.

C. Manhole Riser Joints
1. Joints for precast manhole riser sections shall be made with rubber "O"-ring gaskets, a continuous ring of butyl rubber sealant (EZ-Stik or Kent-Seal in rope form) or equal. The butyl sealant shall be l inch diameter equivalent or as recommended by the manhole manufacturer.

2. Joints for precast manhole barrel sections including the joint with the bottom of the cone shall be wrapped with an external joint seal as manufactured by Mar Mac Construction Products Company; Cretex Specialty Products; CCI Pipeline Systems, LLC; or equal. The external manhole seal shall be installed in accordance with the manufacturer's instructions.
c. If external joint seals require steel strapping, it shall be a minimum 5/8" – 316 stainless steel with stainless steel "strap lock" fasteners.

D. Manhole Lifting Holes
1. All lifting holes in precast manhole sections shall be plugged using rubber plugs supplied by the manhole supplier, non-shrink grout or other approved method. Non-shrink grout shall fill the entire void and shall be troweled at each face to provide smooth surfaces. Cement mortar shall not be used to plug lifting holes.

E. Manhole Pipe Connections
1. Connections of pipes to manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". All field tapped holes for connecting sewer pipe to manholes shall be made by coring.

2. All plastic pipe shall be connected to manholes by means of flexible watertight pipe to manhole seals in accordance with Subsection 3.5.7(c). Manhole seals shall be Kor-N-Seal, Link Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

F. Drop Manholes
1. All drop manholes, unless shown otherwise on the Plans, shall be constructed as "outside" drop manholes in accordance with Section 3.5.8(d) and File No. 19 or 20 of the "Standard Specifications" and the requirements of these Special Provisions.
a. Heights of manhole drops shown on the Plans are figured from the invert of the outgoing sewer to the invert of the incoming sewer.

G. Manhole Air Vents
1. The Contractor shall construct manhole air vents at the locations shown on the Plans and/or as directed by the Engineer. Manhole air vents shall be constructed in accordance with the details shown on the Plans or included in the Appendix of the "Special Provisions".

H. Manhole Vacuum Testing
1. Delete Section 3.7.6 of the "Standard Specifications" in its entirety and replace it with the following.

2. The Contractor shall vacuum test all sanitary sewer manholes for leakage, regardless of the sewer diameter, in accordance with the following:
d. The chimney and casting shall be in place prior to vacuum testing manholes.

b. All testing shall be done in the presence of the City Utility Engineer or his representative.

3. Isolate the manhole to be tested by plugging the inlet and outlet pipes with inflatable stoppers or other suitable test plugs. The plugs shall be securely braced to prevent the plugs from being drawn into the manhole.

4. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.

a. Prior to starting the vacuum pump, determine the hydrostatic head on the lowest pipe connection to the manhole being tested.

b. If the hydrostatic head on the lowest pipe connection to the manhole is 12 feet or less, a vacuum pressure equal to 10 inches Hg (mercury) shall be applied to the manhole utilizing the vacuum pump.

c. When the pressure gage indicates 10 inches Hg, close the control valve, shut off the vacuum pump, and begin counting the seconds for the indicated pressure to drop one inch Hg. If the elapsed time is longer than the minimum time indicated in the following Table J, the manhole passes the test.

d. In the event the hydrostatic head is between 12 feet and 21 feet above the lowest connection to the manhole, the test vacuum pressure shall be reduced one inch Hg for each foot of hydrostatic head in accordance with the following Table ll. If the hydrostatic head is greater than 22 feet, no vacuum test shall be performed.

e. If the test fails, repair or seal the manhole using non-shrink grout or other approved materials. Retest until an acceptable test is obtained.

f. Tests may be conducted before or after backfilling.

WATER MAIN CONSTRUCTION
A. Bedding and Cover Material
1. Polyvinyl Chloride (PVC) Pipe
a. Bedding and cover material shall be crushed stone chips conforming to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a) of the "Standard Specifications". Crushed pea gravel will not be allowed for use as bedding or cover material.

2. Trench Section
a. The trench section shall conform to Section 4.3.3 and File No. 36 of the "Standard Specifications", as amended below:
(1) Bedding and cover shall be placed in a minimum of three separate lifts to ensure adequate compaction of these materials, with one lift of bedding material ending at or near the springline of the pipe. The Contractor shall take care to completely work bedding material under the haunch of the pipe to provide adequate side support.

(2) Amend Section 4.3.3 and File No. 36 of the "Standard Specifications" to require a minimum of 12 inches of cover material over the top of the pipe.

B. Polyethylene Wrap
1. Delete Section 4.4.4 and all references to polyethylene wrap from the "Standard Specifications". Polyethylene wrap is not required along the trunk water main unless the Engineer orders it to be installed.

2. Water mains installed within organic soil layers, former landfill areas or crossing cathodically protected pipe lines shall be wrapped as ordered by the Engineer.
a. Polyethylene wrap, if required, shall meet the requirements of AWWA Standard C-105 (ANSI A21.S) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".
3. All fittings and valves are to be polyethylene wrapped. Polyethylene wrap shall meet the requirements of AWWA Standard C-105 (ANSI A21.S) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".

C. Disinfecting Water Mains
1. Water mains shall be cleaned and disinfected in accordance with Sections 4.3.11 and 4.3.12 and Chapter 4.16.0 of the "Standard Specifications" and AWWA Standard C651. Place calcium hypochlorite tablets in the water main as specified in Section 4.3.12.

2. See Section 555 of the "Special Provisions" for water main flushing and sampling requirements.

D. Sewer Crossings
1. Center one full length of water main pipe on sewers wherever water main crosses over or under a sanitary or storm sewer so that both water main joints will be as far from the sewer as possible.

E. High Points in Water Main
1. The Contractor shall install water main at the grades shown on the Plans with no high points constructed in the main except at hydrants and as indicated on the Plans. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point, if so ordered by the Engineer.
a. The Engineer reserves the right to order the Contractor to relay water main placed at the wrong grade. The cost of such relay work shall be paid for by the Contractor.

F. Joint Restraint
1. Restraining Fittings, Valves and Sleeves
a. MEGALUG Restrained Joints
(1) Restrain all fittings (bends, tees, caps and plugs), valves and sleeves using MEGALUG restrained joints as manufactured by EBAA Iron Sales, Inc. of Eastland, Texas.

(2) Buttress all fittings, as required, in addition to joint restraint.

2. Restraining Vertical Bends and Offsets
a. Changes in the grade of the water main made by vertical bends or offsets shall be restrained.

3. Restrained Hydrant Leads
a. Hydrant leads shall be restrained in accordance with the "Special Provisions".

G. Concrete Blocking (Buttresses)
1. All horizontal bends, tees, caps and plugs shall be provided with concrete buttresses, in addition to joint restraint as specified in Paragraph F.1.a(l) above, in accordance with Section 4.3.13 and File Nos. 44, 44A, 45 and 46 of the "Standard Specifications".

H. Insulation
1. Water mains shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

I. Operation of Existing Valves
1. All existing valves will be operated by or under the supervision of the Williams Bay Public Work Department. Contact Wayne Edwards, DPW.

J. Water Service Disruption
1. The Contractor shall coordinate his work schedule with the Owner when connecting intersecting streets to the new water main in order to minimize inconvenience and disruption caused by the temporary discontinuance of water service. Water service to residences shall not be shut down for a period longer than eight (8) hours, nor after 4:30 p.m. or on weekends without approval of the Owner. Residential water service may only be shut down between the hours of 8:30 a.m. to 4:30 p.m., except that residential water services may be shut down outside of these hours with the Owner's permission. Water service to businesses shall not be shut down for a period longer than two (2) hours unless satisfactory arrangements are made with the businesses affected. The Contractor shall take whatever measures are necessary to return service at the end of each working day, including the use of temporary valves or plugs.
a. The Contractor shall notify homeowners and businesses at least 24 hours prior to shutting off any water service.

K. Water Main Offsets
1. Water mains shall be offset as shown on the Plans or as directed by the Engineer. Water main offsets shall be in accordance with File No. 47 of the "Standard Specifications" as modified below.
a. Place offsets to provide a minimum of six (6) feet of cover.
(1) Water main shall be offset down only (under the conflicting utility) to prevent high points being created in the offset.

b. Offset castings may be used when the change in grade is 24 inches or less.

c. Concrete buttresses shall be constructed as shown, however, optional restraining methods as specified in the section on Joint Restraint of this article shall be used in lieu of strapping.

L. Tracer Wire
a. PVC water main shall be provided with tracer wire, including stubs and nonmetallic services and dead-end mains.

b. Material. Tracer wire shall be single strand, single conductor, insulated copper wire, minimum thickness No. 10 AWG.

c. Installation. Place tracer wire at the springline of the main and tape to the pipe at five-foot intervals. Extend wire up all valve boxes and hydrants terminated in a Bingham & Taylor Pb200NFG12W2T box set behind each hydrant.

d. Testing. The contractor shall test tracer wire for electrical continuity prior to acceptance of the main.

WATER MAIN MATERIALS
A. Water main pipe material shall be ductile iron (DI) or polyvinyl chloride (PVC) pipe conforming to the following:

B. Tests
1. Pipe material delivered for use on this project shall conform to the requirements of the appropriate AWWA and ASTM Specifications noted herein. All pipe shall be marked in accordance with the requirements of the cited Specifications and each load delivered to the job site shall be accompanied by the manufacturer's certification of such compliance. Said certification to be delivered to the Engineer or his representative.

DUCTILE IRON PIPE
A. Ductile iron pipe meeting the requirements of AWWA Standard C151 (ANSI 21.51), cement mortar lined with internal and external bituminous coating and furnished with either push-on or mechanical joints with rubber gaskets. Do not furnish cable bonding or other methods of providing electrical conductivity.
1. Ductile iron pipe shall be furnished for the following minimum thickness classes:
a. Six (6) inch hydrant lead and 8 inch pipe shall be Class 52.

POLYVINYL CHLORIDE PIPE
A. Polyvinyl chloride (PVC) pipe (4 inch through 12 inch diameter) meeting the requirements of AWWA Standard C909, DRI8, with cast iron O.D. and integral elastomeric bell and spigot joints each 10ga Bluetracer wire and tracer wire access boxes.
1. Hydrant leads shall be ductile iron pipe.

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

SITE SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
03/11/2025 RS
ADVANCE PLANS
05/12/2025 -RS
SPEC REVISIONS
05/30/2025 -NK
GEN. PLAN REV.
07/31/2025 -RS
REVISIONS

PROJECT NO.
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18 OF 19

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FITTINGS (USED WITH DUCTILE IRON AND PVC PIPE)

A. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints with rubber gaskets.

1. Ductile iron mechanical joint fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3" through 24" size, may be used in place of the fittings specified above.

2. All fittings shall be North American made; Star Pipe Products, Tyler/Union and Sigma Corp. ONLY.

B. Bolts

1. All water main nuts and bolts, including connections to mains, fittings, valves and hydrants, shall be stainless steel or Cor-Blue T-Bolts as manufactured by NSS Industries or equal.

VALVES AND VALVE BOXES

A. Resilient-Seated Gate Valves

1. Resilient-seated gate valves shall meet the requirements of AWWA C-509 or AWWA C-515.
   a. Resilient-seated gate valves shall be furnished with mechanical joints with rubber gaskets, cast iron or ductile iron body, bronze mounted, resilient wedge, non-rising stem, "O"-ring stem seals, 2 inch square operating nut opening to the left (counterclockwise) and rated at 200 psi working pressure.

   b. All 4, 6, and 8 inch valves shall be resilient-seated gate valves unless shown otherwise on the Plans.

   c. Resilient-seated gate valves shall be Meuller A2361, (no substitutes).

B. Valve Boxes and Adapters

1. 664s Cast Iron two piece box (American Made)
2. Rubber Valve Box Adapters shall be Valbe Box Adapter II manufactired by Adaptor, Inc. (no substitutes)

C. Tapping Valves and Sleves

1. Tapping sleeves shall be supplied by the manufacturer of the tapping valves.

D. Cutting-In Valves and Sleeves

1. Cutting-in valves shall be similar to the AWWA gate valves specified in Subsection 510.A of the "Special Provisions" except that they shall be provided with special gaskets allowing assembly on various types of pipe.

2. Cutting-in sleeves shall be supplied by the manufacturer of the cutting-in valves.

Repair Clamps

3. Valve Box Depth

a. Valve box depths shown on the Plans are approximate only, unless the cover elevation is indicated. Valve box covers shall be placed to match the existing grade (¼ inch below pavement surface) unless the finished elevation is shown on the Plans.

E. Repair Clamps

1. Use only Smith Blair Clamps with stainless steel bolts and nuts.

F. Valve Boxes and Adapters

1. 664s Cast Iron two piece box (American Made)
2. Rubber Valve Box Adapter shall be Valbe Box Adapter II manufactured by Adaptor, Inc. (no substitutes)

HYDRANTS

A. Standard Hydrant

1. Hydrants shall be A423 Mueller Centurion, conforming to the following specifications: (no alternates allowed)
   a. Hydrants shall be compression type, with 5-1/4 inch bottom valve and 6 inch mechanical joint inlet connection 6" trench depth, 6" MJ Shoe, equipped with cable bonding, "O" -ring packing, safety flange construction, meeting the requirements of AWWA Standard C502 and meeting specifications for 300 PSI test pressure and 150 PSI working pressure.

   b. Hydrants shall have two 2-1/2 inch hose nozzles with National Standard fire hose coupling screw threads and nut type nozzle caps with gaskets and chains and one 5 inch pumper nozzle with STORZ-LOK 125 quick-connect fitting.

   c. Hydrants shall have 1-1/2 inch pentagon operating nut opening to the left (counter-clockwise).

   d. Hydrants, including barrel extensions, shall be painted red. All hydrant parts and extensions must be OM parts.

B. Barrel Extensions

1. Hydrants shall be furnished for 6-1/2 feet of bury unless the Plans show greater burial depths. Use bends in the hydrant lead to bring the hydrant to the proper burial depth. The distance from the ground line to the centerline of the lowest nozzle shall be from 18 to 23 inches.

2. Extensions
   a. Hydrant extensions may be used only where bends cannot be utilized to bring the hydrant to the desired depth and only with the Owner's approval. Hydrant extensions shall be compatible with hydrant barrel and stem sections and shall be installed at the top of the barrel section.

C. Valves and Valve Boxes

1. Hydrant valves and valve boxes shall conform to the requirements for gate valves and valve boxes specified.

D. Hydrant Leads

1. Hydrant leads shall be six (6) inch, Class 53, ductile iron pipe.

2. Restrain hydrants with thrust blocking and by anchoring to the main. Restrain all joints with MEGALUG restrained joints or anchoring pipe and anchoring fittings. Provide concrete thrust blocks for both hydrant and hydrant tee.

3. Restrain one full length of pipe on both sides of the hydrant tee.

E. Hydrant and Auxiliary Valve Locations

1. Place hydrants on the back slopes of ditches at road grade or greater, or on fill slopes within 3' of shoulder edge.

F. Temporary Hydrant Cover

1. Temporarily cover new hydrants during construction with polyethylene bags, securely fastened in place, until after the water main has been tested and placed in service.

WATER SERVICES

A. Installation

1. Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:
   a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.

   b. Insert the corporation stop into the water main while the main is in service and under pressure.

   c. Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.

2. Cover
   a. Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.

3. Tapping PVC Water Main
   a. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.

      (1) Service clamps shall have the following minimum total widths:
      (a) 3/4" and 1" services - 2" minimum width.
      (b) 1-1/4", 1-1/2" and 2" services - 3" minimum width.

   b. Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.

   c. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.

   d. Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.

B. Curb Valve Location

1. Curb valves shall be placed, on the lot, six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation

   a. Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.
      (1) Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.

   b. No water service may be installed within 6 inches of a storm sewer.

2. Vertical Separation
   a. Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:
      (1) At least 12 inches above the top of the sewer, or
      (2) At least 18 inches below the bottom of the sewer from the top of the water piping, or
      (3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

B. Water Service Piping

1. Tubing
   a. Water service piping for shall be an SDR9 poly ethylene tubing (CTS) with stiffeners and 12ga TracerWire. 2500 PSI AWWA901.

C. Water Service Materials

1. The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.
   a. Corporation stops shall be Mueller 1" H-15008 compression fittings.
      (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

   b. Curb valves shall be 1" Mueller H-15155.

   c. Curb boxes shall be extension type with Minneapolis pattern base; 6" Mueller H-10300 with stationary rod #84261.
      (1) Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 1"x39" in length (no alternates allowed)

   d. All water service fittings shall be compression type.

HYDROSTATIC TESTS

A. General Requirements

1. All tests shall be performed as specified in Chapter 4.15.0 of the "Standard Specifications", except that the water main shall pass three consecutive one-hour leakage tests. The City Utility Engineer or his Representative shall be present at all times during testing.

2. The Contractor shall furnish all labor, equipment and material to complete all testing.

3. Temporary Air-Release
   a. Trapped air shall be bled off (by tapping the main) when filling the main with water and/or removed by flushing through hydrants.

   b. Temporary air-release may be provided by tapping 1 inch corporation stops into the high points of pipe or into the plug on dead end lines. After flushing and testing is completed, the temporary taps shall be abandoned in place.

   c. The Contractor shall provide temporary flushing hydrants if required to flush dead end lines.

B. Test Sections

1. The Contractor has the option to test the entire new water main as one continuous test section or in segments per his discretion.

2. Connections to intersecting streets need not be tested, however, the Contractor shall sterilize and flush all connecting mains. The intersecting main(s) shall be subjected to line pressure and any visible defects repaired prior to backfilling.

DISINFECTION

A. General Requirements

1. The water main shall be disinfected in accordance with Section 4.3.12 and Chapter 4.16.0 of the "Standard Specifications".
   a. Amend paragraph 4.16.5 of the "Standard Specifications" to read:

      4.16.5 SAMPLING. The Contractor shall take all necessary samples of the water and provide any equipment necessary to take these samples at no cost to the Owner. The Contractor, accompanied by the Engineer or his representative, shall deliver the samples to an approved laboratory for testing.

B. Safe Samples

1. At least one (1) safe sample must be obtained from each of the segments hydrostatically tested. Additional samples may also be required from:
   a. Representative locations from each of the test sections to establish that all of the mains are free of contamination.

   b. Dead end lines.

   c. Connections to existing mains.

2. Water main segment(s) shall not be placed in service until after safe water sample(s) have been obtained.

C. Procedures for Disinfecting Connections to Existing Mains

The following procedures apply when existing mains are wholly or partially dewatered. Existing mains that are isolated by an existing valve require no disinfection. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing to minimize disruption to service.

1. Apply liberal quantities of hypochlorite to wet trenches at or near the connection to the existing main. Use hypochlorite tablets if water is being pumped from the trench to prolong protection as hypochlorite is slowly released as the tablets dissolve.

2. Swab the interior of all pipe and fittings located between the connection to the existing main and the closest new valve (including connection pipe and fittings) with a one percent hypochlorite solution.

3. Flush the connection to the existing main, from both directions toward the connection if valve and locations permit, as soon as the connection has been completed and the nearest new valve installed and secured. Flush through the new main until all discolored water is eliminated.

4. Should the water main connection be severely contaminated by dirty water or other means, the existing main and connection shall be disinfected by slug chlorination in accordance with the procedure specified below:
   a. Continue to isolate the section of contaminated main.

   b. Shut off all service connections.

   c. Place hypochlorite tablets in the connection to the new main.

   d. Flush the main to remove particulates.

   e. Slowly dose the contaminated main with a 300 mg/l free chlorine concentration for a period of at least 15 minutes.

   f. Flush the main until the water is free of noticeable chlorine odor.

   g. Open service connections and return the main to service.

5. Take bacteriological samples to provide a record for determining the effectiveness of the procedure. Samples may be required from both sides of the connection.

If unsatisfactory tests are recorded, the City Utility Engineer will determine the necessary corrective action. Take daily samples until two consecutive safe samples have been recorded.

D. Rechlorination

1. Should any test prove unsatisfactory, the water main shall be sterilized by the Contractor by such methods as he deems necessary and samples taken until acceptable results are obtained.

E. Flushing

1. All water mains, including dead end mains and all hydrants, and all water services shall be flushed. Water services shall be flushed, with a minimum amount of water equivalent to the volume of the service pipe, until the water is visibly clean.
   a. Provisions shall be made to convey water used for flushing or testing to a suitable discharge point without damage to crops or cropland and without disruption of farming operations. No flushing water may be discharged on farmlands.

   b. The Contractor shall use suitable methods for disposing of flushing water to prevent surface erosion.

   c. The Contractor shall provide temporary flushing hydrants as required.

2. Water Furnished By the Village of Williams Bay
   a. Water for testing and flushing will be furnished by the Village of Williams Bay. The Contractor shall notify the Village DPW prior to commencing flushing and shall coordinate his operations with the Village in order not to deplete the water supply. Water usage may be restricted to periods of flow demand (night time or weekend hours) if water usage is high during normal working hours. All flushing of new mains and services shall be done under the direct supervision of the Engineer or his representative.

B. Swabbing Water Main.

1. All piping installed outside of water main test segments shall be disinfected by swabbing with a 1% hypochlorite solution and thoroughly flushed. The entire interior surfaces of all pipes and fittings shall be thoroughly swabbed. The diameter of swabs used in pipes shall match the interior pipe diameter and provide resistance when swabbing the pipes. Pipes shall be swabbed with a pumping motion with all surfaces wiped several times. The Contractor shall use extreme care to insure the cleanliness of all water main materials used.

Additional Construction Recommendations from the amended TSC geotechnical report (dated 8/14/25). These are in addition to the previous requirements and take precedence if and when they are not already implemented:

1. Grading operations shall include the complete stripping of topsoil/root-zone materials and proof-rolling of the exposed soils.

2. Exposed soils shall be reduced in moisture content and/or recompacted to provide a stable base for fill placement and/or pavement construction.

3. Compact all new fill and utility trench backfill to a minimum of 90% Modified Proctor density and compact the upper two feet of below pavement areas to 95% Modified Proctor density.

4. When soft/wet/unsuitable material is encountered in exposed soils, it shall be removed and replaced with dry engineered fill prior to commencing with fill placement.

5. Pavement base course materials shall conform to WisDOT specifications for 1 1/4"-inch dense graded base aggregate. The granular base shall be compacted to 95% Modified Proctor density (ASTM D1557) or 100 percent of the Standard Proctor (ASTM D698) maximum density value.

6. If soft/wet/unstable material is encountered at the base of utility excavations, it shall be removed and replaced with 12 to 24 inches of coarse aggregate backfill or additional bedding material.

7. Utility backfill within roadway areas shall be granular materials conforming to WisDOT specifications section 206 (Granular Backfill) or section 520.2.5.2 (Foundation Backfill).

WILLABAY MEADOWS
FINAL ENGINEERING PLAN

SITE SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
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OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

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19 OF 19

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STORMWATER MANAGEMENT PLAN

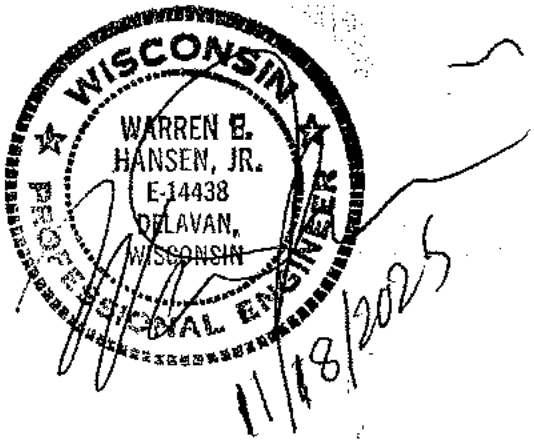
WILLABAY MEADOWS
WILLIAMS BAY, WALWORTH COUNTY,
WISCONSIN
JULY 2024
REVISED AUGUST 2025
REVISED SEPTERMBER 2025
REVISED NOVEMBER 2025

Prepared For:

Land and Lakes Development
Des Plaines IL, 60018

Prepared By:

Farris, Hansen & Associates, Inc.
Engineers, Architects & Surveyors
7 Ridgway Court
Elkhorn, WI 53121
Project No.: 5536.17



*** PORTIONS OF THIS PLAT ARE NOT ACCURATE UNTIL ANNEXATION OCCURS ***

WILLABAY MEADOWS, A SUBDIVISION

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GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83) N. LINE NE 1/4 OF SECTION 6-1-17 BEARS N 88°55'28" E

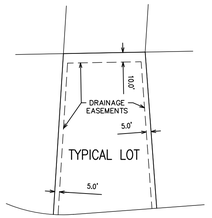
TRANS 233 NOTES

THERE SHALL BE NO IMPROVEMENTS OR STRUCTURES PLACED BETWEEN THE HIGHWAY AND THE SETBACK LINE WITHOUT A SPECIAL EXCEPTION FROM THE DEPARTMENT OF TRANSPORTATION. THIS SHALL BE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC UNDER §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

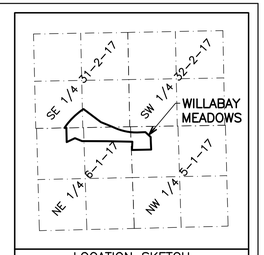
AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS (EXCEPT OUTLOTS 5, 6 AND 7) IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH '50' AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT THE LEVELS EXCEEDING THE LEVELS IN §TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

STANDARD DRAINAGE EASEMENT DETAIL
1:75 SCALE



MEADOW DRIVE



LOCATION SKETCH

LINE	BEARING	DISTANCE
L1	S 88°58'05" W	54.02'
L2	S 49°52'08" W	66.73'
L3	N 86°17'17" W	51.39'
L4	S 86°17'17" E	57.53'
L5	N 49°52'08" E	66.73'
L6	N 22°49'44" E	37.48'
L7	S 64°24'20" W	76.02'
L8	S 01°04'32" E	32.39'
L9	N 03°35'16" E	56.08'

NOTE: ALL LOTS 1 THRU 42 SHALL BE SUBJECT TO A 5 FOOT SIDE LOT DRAINAGE EASEMENT TO SERVE THE LOT AND ABUTTING LOTS TO COLLECT RUNOFF AND CARRY TO ESTABLISHED WATERWAYS IN THE REAR YARDS AS WELL AS THE EXISTING STREET DITCHES. REAR YARDS SHALL BE SUBJECT TO A 10 FOOT DRAINAGE EASEMENT.

OUTLOTS 1 AND 2 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS PUBLIC WATERMAIN EASEMENTS AND WALKING PATH AREAS.

OUTLOTS 3 AND 4 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AND WALKING PATH AREAS.

OUTLOT 5 SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE.

OUTLOTS 6 AND 7 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AREAS.

LEGEND

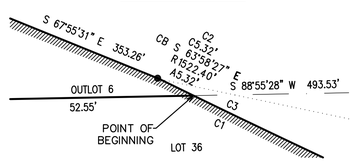
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊡ = FOUND COUNTY MONUMENT WITH BRASS CAP
- ⌀ = SET SOLID IRON BAR STAKE, 1 5/16" x 18" x 4.60 lbs/ft
- {XXX} = RECORDED AS

ALL OTHER LOT & OUTLOT CORNERS ARE SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft

EASEMENT LEGEND

- XX' U.E. = UTILITY EASEMENT
- XX' S.E. = SANITARY SEWER EASEMENT
- XX' W.E. = WATERMAIN EASEMENT
- XX' D.E. = DRAINAGE EASEMENT
- = WOODLAND PRESERVATION EASEMENT

POINT OF BEGINNING DETAIL



FARRIS, HANSEN & ASSOCIATES, INC.
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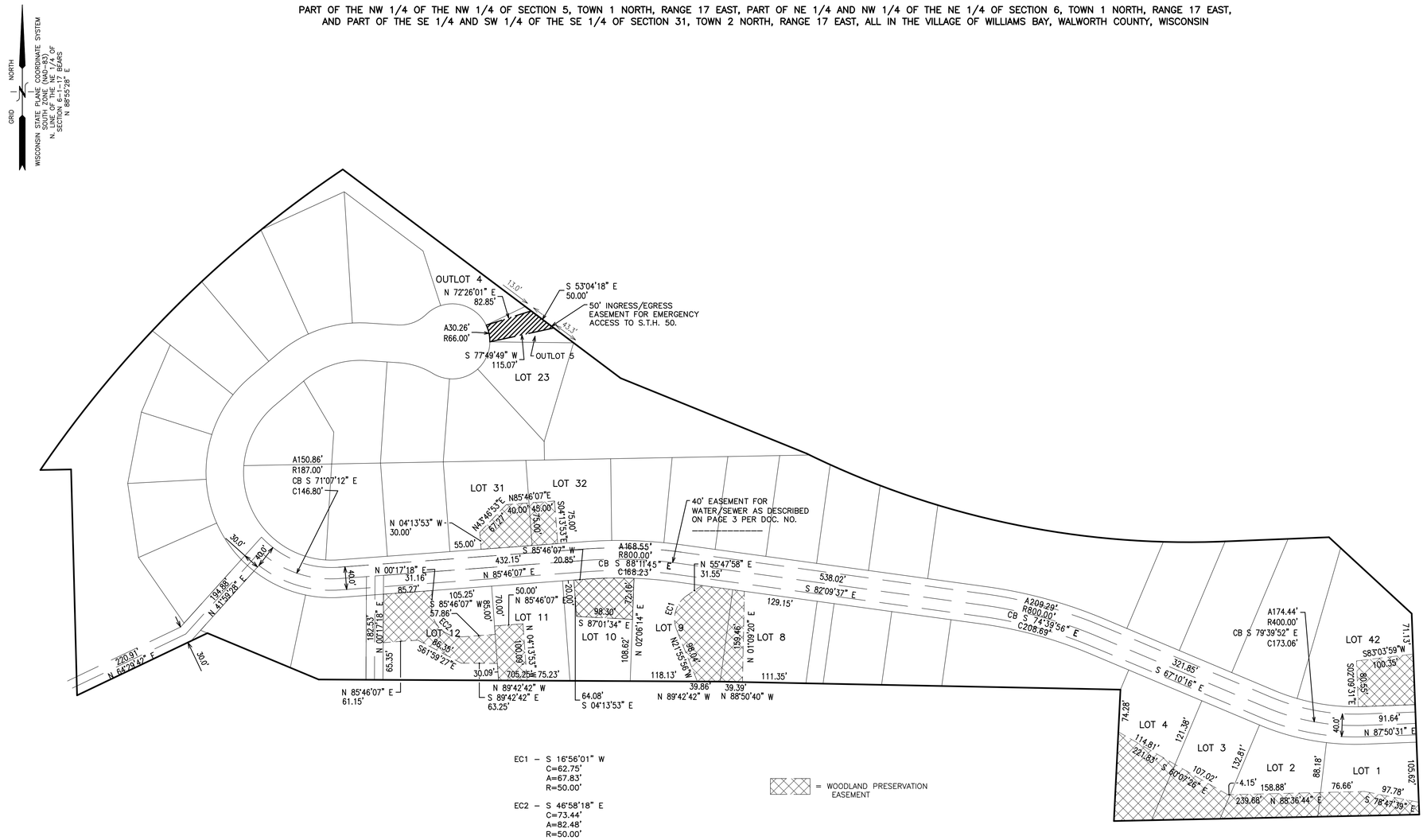
PROJ. NO.: 5536.17 | DATE: 11/11/2025 | SHEET 1 OF 3

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WILLABAY MEADOWS, A SUBDIVISION

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SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. HODGES, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATE DEVELOPMENT, (OWNER), I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 753.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 78DEG 15MIN 08SEC E, 745.78 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET TO AN IRON REBAR STAKE; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 703.54 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 89DEG 42MIN 42SEC W, 705.25 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 67DEG 21MIN 05SEC W, 211.80 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, S 64DEG 29MIN 42SEC W, 253.70 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE EASTERLY BOUNDARY OF WILLABAY SHORES CONDOMINIUM; THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM N 01DEG 31MIN 25SEC W, 396.99 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID CONDOMINIUM, S 88DEG 58MIN 55SEC W, 54.02 FEET; THENCE 753.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 09MIN 54SEC E, 749.25 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY S 53DEG 04MIN 18SEC E, 610.59 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 67DEG 55MIN 31SEC E, 353.26 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1,237,404 SQUARE FEET (28.41 ACRES) OF LAND, MORE OR LESS.

I ALSO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED: 11/11/2025

CHRISTOPHER A. HODGES PLS 2760

WISCONSIN — CHRISTOPHER A HODGES — 2760 — PALMYRA WIS. — LAND SURVEYOR

DEDICATED EASEMENT AS SHOWN ON SHEET 1 OF PLAT WITHIN MEADOW DRIVE EXTENDING THROUNG OUTLOT 3 TO WILLABAY SHORES CONDOMINIUM

LAND & LAKES DEVELOPMENT CO., (THE "GRANTOR"), DOES HEREBY GRANT TO THE VILLAGE OF WILLIAMS BAY, (THE "GRANTEE") AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT TO OPERATE, REPAIR, MAINTAIN, REPLACE, AND CONNECT TO EXISTING SANITARY SEWER AND WATER SERVICE IMPROVEMENTS CONSTRUCTED BY THE GRANTOR, OR ITS SUCCESSORS OR ASSIGNS, AND ACCEPTED BY THE VILLAGE, WITHIN 20 FEET ON EITHER SIDE OF THE CENTER LINE OF MEADOWS DRIVE FOR THE PURPOSES OF PROVIDING WATER SERVICE AND SANITARY SEWER SERVICE TO THE WILLABAY MEADOWS SUBDIVISION PROPERTY, AND FURTHER, PROVIDING THE RIGHT TO EXTEND THE WILLABAY MEADOWS PUBLIC UTILITIES FOR WATER AND SANITARY SEWER SERVICE EAST OF GENEVA STREET TO PROPERTY WHICH MAY BE ANNEXED TO THE VILLAGE AT A FUTURE DATE, PROVIDED, HOWEVER, THAT SUCH UTILITIES AND IMPROVEMENTS ARE INSTALLED AND MAINTAINED AS REQUIRED IN THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE FOR WILLABAY MEADOWS SUBDIVISION. THIS GRANT IS MADE ONLY TO THE EXTENT THAT THE GRANTOR HAS THE RIGHT TO MAKE SUCH GRANT, AND ONLY TO THE EXTENT NOT ALREADY CONVEYED BY THE DEDICATION OF THE MEADOWS DRIVE PUBLIC RIGHT-OF-WAY. THIS GRANT SHALL NOT BE CONSTRUED TO PERMIT THE VILLAGE OR ITS SUCCESSORS OR ASSIGNS TO CONSTRUCT SANITARY SEWER AND WATER SERVICE IMPROVEMENTS WITHIN WILLABAY MEADOWS SUBDIVISION, EXCEPT AS PROVIDED IN THE FINAL ENGINEERING PLANS, AND AS PROVIDED FOR IN THE DEVELOPER'S AGREEMENT EXECUTED BETWEEN THE PARTIES.

UTILITY EASEMENT PROVISIONS

An easement for electric, gas and communication facilities is hereby granted by

LAND & LAKES DEVELOPMENT CO. , Grantor, to

ALLIANT ENERGY, a Wisconsin corporation, Grantee,

_____, Grantee, and

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals. All in over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots. Also included is the right of access to the easement. Also, the right to trim and cut down trees, brush and roots as may be reasonably required incident to the rights herein given. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings and planting of trees shall not be placed within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF WILLIAMS BAY APPROVAL

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, TINA KOLLS, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING CLERK OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO HEREBY CERTIFY THAT THE VILLAGE BOARD OF WILLIAMS BAY, WISCONSIN APPROVED ON _____, 2025, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF WILLABAY MEADOWS, A SUBDIVISION, LAND & LAKES DEVELOPMENT CO., OWNER.

DATED THIS _____ DAY OF _____, 2025.

_____
TINA KOLLS VILLAGE OF WILLIAMS BAY CLERK

CONSENT OF CORPORATE OWNER

LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATES DEVELOPMENT, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE

STATE OF _____, OWNER OF THE LANDS DESCRIBED HEREON, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR OBJECTION OR APPROVAL:

DEPARTMENT OF ADMINISTRATION (STATE OF WISCONSIN)
DEPARTMENT OF TRANSPORTATION (STATE OF WISCONSIN)
VILLAGE OF WILLIAMS BAY

IN WITNESS WHEREOF, THE SAID LAND & LAKES DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS REPRESENTATIVE, AT _____, _____ THIS _____ DAY OF _____, 2025.

_____
MARY MARGARET COWHEY LAND & LAKES DEVELOPMENT CO.

STATE OF _____)
ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, _____, AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC, _____, _____

CURVE	TANGENT BEARING-IN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING-OUT
C1	S 63°52'26" E	1522.40'	28°33'23"	S 78°09'08" E	750.94'	758.77'	N 87°34'11" E
C2	S 63°52'26" E	1522.40'	0°12'01"	S 63°58'27" E	5.32'	5.32'	S 64°04'27" E
C3	S 64°04'27" E	1522.40'	28°21'22"	S 78°15'08" E	745.78'	753.45'	N 87°34'11" E
C4	N 34°12'58" E	1972.41'	21°53'51"	N 45°09'54" E	749.25'	753.83'	N 56°06'49" E
C5	S 67°10'16" E	433.00'	24°59'13"	S 79°39'52" E	187.34'	188.83'	N 87°50'31" E
C6	S 82°09'37" E	767.00'	14°59'21"	S 74°39'56" E	200.08'	200.65'	S 67°10'16" E
C7	N 85°46'07" E	767.00'	12°04'16"	S 88°11'45" E	161.29'	161.59'	S 82°09'37" E
C8	S 49°52'08" W	220.00'	144°06'01"	S 22°10'52" E	418.58'	553.31'	N 85°46'07" E
C9	N 86°17'17" W	220.00'	43°50'35"	S 71°47'26" W	164.27'	168.35'	S 49°52'08" W
C10	S 45°50'28" W	66.00'	47°52'15"	S 69°46'36" W	53.55'	55.14'	N 86°17'17" W
C11	S 58°40'44" E	66.00'	255°28'48"	N 06°25'08" W	104.39'	294.29'	S 45°50'28" W
C12	S 86°17'17" E	132.00'	27°36'32"	S 72°29'00" E	62.99'	63.61'	S 58°40'44" E
C13	N 49°52'08" E	154.00'	43°50'35"	N 71°47'26" E	114.99'	117.84'	S 86°17'17" E
C14	S 85°46'07" W	154.00'	144°06'01"	N 22°10'52" W	293.01'	387.31'	N 49°52'08" E
C15	N 82°09'37" W	833.00'	12°04'16"	N 88°11'45" W	175.17'	175.50'	S 85°46'07" E
C16	N 67°10'16" W	833.00'	14°59'21"	N 74°39'56" W	217.30'	217.92'	N 82°09'37" W
C17	S 87°50'31" W	367.00'	24°59'13"	N 79°39'52" W	158.79'	160.05'	N 67°10'16" W
C18	S 83°18'42" E	433.00'	8°50'47"	S 87°44'06" E	66.79'	66.85'	N 87°50'31" E
C19	S 67°10'16" E	433.00'	16°08'26"	S 75°14'29" E	121.58'	121.88'	S 83°18'42" E
C20	S 87°53'46" E	767.00'	5°44'09"	S 85°01'41" E	76.75'	76.79'	S 82°09'37" E
C21	N 85°46'07" E	767.00'	6°20'07"	N 88°56'11" E	84.76'	84.81'	S 87°53'46" E
C22	S 78°11'29" E	220.00'	16°02'23"	S 86°12'41" E	61.39'	61.59'	N 85°46'07" E
C23	S 51°55'06" E	220.00'	26°16'23"	S 65°03'18" E	100.00'	100.88'	S 78°11'29" E
C24	S 44°05'57" E	220.00'	7°49'09"	S 48°00'32" E	30.00'	30.02'	S 51°55'06" E
C25	S 23°49'46" E	220.00'	20°16'11"	S 33°57'52" E	77.43'	77.83'	S 44°05'57" E
C26	S 03°05'24" E	220.00'	20°44'22"	S 13°27'35" E	79.20'	79.63'	S 23°49'46" E
C27	S 17°38'58" W	220.00'	20°44'22"	S 07°16'47" W	79.20'	79.63'	S 03°05'24" E
C28	S 38°23'21" W	220.00'	20°44'22"	S 28°01'09" W	79.20'	79.63'	S 17°38'58" W
C29	S 49°52'08" W	220.00'	11°28'48"	S 44°07'45" W	44.01'	44.08'	S 38°23'21" W
C30	S 65°30'33" W	220.00'	15°38'25"	S 57°41'21" W	59.87'	60.05'	S 49°52'08" W
C31	S 86°25'01" W	220.00'	20°54'28"	S 75°57'47" W	79.84'	80.28'	S 65°30'33" W
C32	N 86°17'17" W	220.00'	7°17'42"	N 89°56'08" W	27.99'	28.01'	S 86°25'01" W
C33	S 72°02'07" W	66.00'	26°11'39"	S 58°56'18" W	29.91'	30.17'	S 45°50'28" W
C34	N 26°35'40" W	66.00'	82°22'13"	N 66°46'47" W	86.92'	94.88'	S 72°02'07" W
C35	N 00°40'43" E	66.00'	26°16'23"	N 12°27'29" W	30.00'	30.26'	N 26°35'40" W
C36	N 47°29'51" E	66.00'	46°49'08"	N 24°05'17" E	52.44'	53.93'	N 00°40'43" E
C37	S 85°41'00" E	66.00'	46°49'08"	N 70°54'25" E	52.44'	53.93'	N 47°29'51" E
C38	S 58°40'44" E	66.00'	27°00'16"	S 72°10'52" E	30.82'	31.11'	S 85°41'00" E
C39	N 04°28'30" E	154.00'	45°23'39"	N 27°10'19" E	118.84'	122.01'	N 49°52'08" E
C40	N 86°24'44" W	154.00'	90°53'14"	N 40°58'07" W	219.47'	244.29'	N 04°28'30" E
C41	S 85°46'07" W	154.00'	7°49'09"	S 89°40'42" W	21.00'	21.02'	N 86°24'44" W
C42	S 89°14'54" W	833.00'	3°28'47"	S 87°30'31" W	50.58'	50.59'	S 85°46'07" W
C43	N 84°26'29" W	833.00'	6°18'37"	N 87°35'47" W	91.70'	91.74'	S 89°14'54" W
C44	N 82°09'37" W	833.00'	2°16'52"	N 83°18'03" W	33.16'	33.16'	N 84°26'29" W
C45	N 73°51'56" W	367.00'	6°41'40"	N 70°31'06" W	42.86'	42.88'	N 67°10'16" W
C46	S 87°50'31" W	367.00'	18°17'33"	N 83°00'43" W	116.67'	117.17'	N 73°51'56" W
C47	N 34°12'58" E	1972.41'	9°07'40"	N 38°46'48" E	313.90'	314.23'	N 43°20'38" E
C48	N 43°20'38" E	1972.41'	3°33'16"	N 45°07'17" E	122.34'	122.36'	N 46°53'55" E
C49	N 46°53'55" E	1972.41'	4°00'52"	N 48°54'21" E	138.17'	138.19'	N 50°54'46" E
C50	N 50°54'46" E	1972.41'	5°12'03"	N 53°30'48" E	178.98'	179.04'	N 56°06'49" E
C51	S 64°04'27" E	1522.40'	1°30'06"	S 64°49'30" E	39.90'	39.90'	S 65°34'34" E
C52	S 65°34'34" E	1522.40'	3°34'54"	S 67°22'01" E	95.15'	95.17'	S 69°09'28" E
C53	S 69°09'28" E	1522.40'	4°01'35"	S 71°10'15" E	106.96'	106.98'	S 73°11'03" E
C54	S 73°11'03" E	1522.40'	15°09'02"	S 80°45'33" E	401.39'	402.56'	S 88°20'04" E
C55	S 88°20'04" E	1522.40'	4°05'45"	N 89°37'03" E	108.81'	108.83'	N 87°34'11" E

CURVE DATA TABLE

WALWORTH COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, VALERIE ETZEL, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

_____
VALERIE ETZEL WALWORTH COUNTY TREASURER

VILLAGE OF WILLIAMS BAY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, JENNIFER WIESE, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

_____
JENNIFER WIESE VILLAGE TREASURER

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

X:\PROJECTS\5536\5536_17\ACAD\5536_17 Final Plat.dwg

RESOLUTION NO. R-_____-25

RESOLUTION RECOMMENDING TEMPORARY ZONING, UPON ANNEXATION, OF TERRITORY LOCATED IN THE TOWN OF GENEVA AND TOWN OF LINN TO THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

WHEREAS, Land & Lakes Development Co., an Illinois corporation ("Petitioner"), has made and filed with the Village Clerk of the Village of Williams Bay ("Village") a Petition for Direct Annexation by Unanimous Consent of Electors and Property Owners of Territory Located in the Town of Geneva, Walworth County, Wisconsin, and Town of Linn, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(2) ("Annexation Petition"), in the office of the Village Clerk for the Village of Williams Bay, Walworth County, Wisconsin, on or about the 2nd day of August, 2025, requesting the annexation to the Village of lands described in Exhibit A attached hereto and incorporated herein by reference ("Subject Territory"), which such lands are contiguous to the Village; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Geneva, Walworth County, Wisconsin, Town of Linn, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the Village Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. § 66.0217(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the Village and/or the Village's Counsel; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the Village for its recommendation concerning the temporary zoning of the Subject Territory upon annexation to the Village; and

WHEREAS, pursuant to the Preannexation Agreement between the Village and Developer approved October 7, 2024, the Developer stated its desire that, upon annexation, the Subject Territory be assigned the temporary and permanent zoning of Suburban and Residential Zoning District (SF-3); and

WHEREAS, the Plan Commission of the Village finds that the Suburban and Residential District Zoning District (SF-3) of the Subject Territory would conform to the Village's comprehensive plan.

NOW, THEREFORE, the Plan Commission of the Village of Williams Bay, Walworth County, Wisconsin, hereby Resolves:

1. It is recommended to the Village Board of the Village of Williams Bay that the lands comprising the Subject Territory, as described in Exhibit A attached hereto and incorporated herein, upon annexation, be assigned the temporary zoning classification of Suburban and Residential Zoning District (SF-3).

Approved by the Plan Commission of the Village of Williams Bay, Walworth County Wisconsin this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By:_____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A

Legal Descriptions

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

RESOLUTION NO. R-_____-25

RESOLUTION RECOMMENDING APPROVAL OF FINAL PLAT OF WILLABAY MEADOWS, A SUBDIVISION

WHEREAS, Land & Lakes Development Co., an Illinois Corporation (Applicant), has filed with the Village of Williams Bay (Village) a preliminary plat for the development of property currently located in part in the Village, in part in the Town of Geneva and in part in the Town of Linn, which is identified as Willabay Meadows, a subdivision; and

WHEREAS, the preliminary plat having been reviewed by the Village Engineer and Village Zoning Administrator who supplied their comments relative thereto to the Plan Commission of the Village; and

WHEREAS, the Village Plan Commission having reviewed the proposed preliminary plat, and having considered the comments of the Village Engineer and Village Zoning Administrator, and based on said review and consideration of those comments, having recommended to the Village Board approval of the preliminary plat subject to the comments of the Plan Commission, Village Engineer and Village Zoning Administrator; and

WHEREAS, the Village Board having reviewed the proposed preliminary plat, the recommendations of the Plan Commission as well as the comments of the Village Engineer and Village Zoning Administrator, and having, on October 7, 2024, approved the preliminary plat subject to such comments; and

WHEREAS, Applicant having subsequently conferred with the Village Engineer to address the concerns of the Village relative to the proposed final plat; and

WHEREAS, the Applicant having prepared for review and comment by the Village Engineer, engineering plans for the installation of public improvements within the plat area as required by §375-305E. of the Code of Ordinances; and

WHEREAS, the Village Engineer having reviewed same and having given his conditional approval to the engineering plan; and

WHEREAS, the Plan Commission of the Village having reviewed the proposed final plat, and having considered the comments of the Village Engineer and Village Zoning Administrator, and having determined that the final plat is in conformity with the intent and provisions of Chapter 375 of the Code of Ordinances and that the final plat substantially conforms with the preliminary plat.

NOW, THEREFORE, the Plan Commission of the Village of Williams Bay hereby resolves as follows:

That it recommends to the Village Board of the Village of Williams Bay approval of the final plat of Willabay Meadows, a subdivision, as submitted by Applicant Land & Lakes Development Co., conditioned upon addressing any remaining comments of the Village Engineer to the satisfaction of the Village Board.

Approved by the Plan Commission of the Village of Williams Bay, Walworth County Wisconsin this _____ day of December, 2025.

VILLAGE OF WILLIAMS BAY

By:_____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

Date Passed: _____

ORDINANCE #2025-14

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, AND TOWN OF LINN, WALWORTH COUNTY, TO THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

WHEREAS, Land & Lakes Development Co., an Illinois corporation ("Petitioner"), has made and filed with the Village Clerk of the Village of Williams Bay ("Village") a Petition for Direct Annexation by Unanimous Consent of Electors and Property Owners of Territory Located in the Town of Geneva, Walworth County, Wisconsin, and Town of Linn, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(2) ("Annexation Petition"), in the office of the Village Clerk for the Village of Williams Bay, Walworth County, Wisconsin, on or about the 2nd day of August, 2025, requesting the annexation to the Village of lands described in Exhibit A attached hereto and incorporated herein by reference ("Subject Territory"), which such lands are contiguous to the Village; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Geneva, Walworth County, Wisconsin, Town of Linn, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the Village Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. § 66.0217(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the Village and/or the Village's Counsel; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the Village, and said Plan Commission has recommended annexing the Subject Territory to the Village with a temporary zoning of Suburban Residential Zoning District (SF-3); and

WHEREAS, the Village Board of the Village of Williams Bay, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory to be annexed:

a. That the annexation of the Subject Territory proposed to be annexed to the Village of Williams Bay, Walworth County, Wisconsin, is in the best interest of the Village.

b. That the annexation of the Subject Territory proposed to be annexed will enable the Village to regulate and control development of these lands which are contiguous to the Village.

c. That, upon annexation, the Subject Territory shall be temporarily zoned pursuant to Wis. Stat: § 66.0217(8) in the Suburban Residential Zoning District (SF-3) in accordance with the attached Exhibit B incorporated herein;

d. That the annexation of the Subject Territory does not create a Town island under the provisions of Wis. Stat. § 66.0221.

e. That the Village is in need of additional lands suitable for single-family residential development.

f. That there are zero electors residing within the boundaries of the Subject Territory.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the Village of Williams Bay, Walworth County, Wisconsin.

2. Those lands comprising the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. § 66.0217(8) in the Suburban Residential Zoning District (SF-3), in accordance with the attached Exhibit B incorporated herein.

3. Those lands comprising the Subject Territory shall be included within Supervisory District 7 of Walworth County and in Ward 3 of the Village of Williams Bay.

4. This Ordinance, and the annexation hereby effected, shall be in full force and effect upon enactment.

5. The Village Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.

6. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

7. Pursuant to Wis. Stat. Sec. 66.0217 (14) (a), the Village of Williams Bay agrees to pay annually to the Town of Geneva and to the Town of Linn for five (5) years an amount equal to the amount of property taxes levied by the Town of Geneva and by the Town of Linn on the property annexed from their respective towns, as shown on the tax roll, in the year in which the annexation is final.

Adopted, passed, and approved by the Village Board of the Village of Williams Bay, Walworth County, Wisconsin, this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

First Reading: 12/15/2025

Second Reading: _____

Date Adopted: _____

Date Published: _____

Approved as to Form:

_____
Mark A. Schroder, Village Attorney

EXHIBIT A

Legal Descriptions

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

ORDINANCE FOR DIRECT ANNEXATION

EXHIBIT B

Suburban Residential (SF-3) Zoning District

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

RESOLUTION NO. R-81-25

RESOLUTION APPROVING FINAL PLAT OF WILLABAY MEADOWS, A SUBDIVISION AND ESCROW AGREEMENT

WHEREAS, Land & Lakes Development Co., an Illinois Corporation (Applicant), has filed with the Village of Williams Bay (Village) a preliminary plat for the development of property currently located in part in the Village, in part in the Town of Geneva and in part in the Town of Linn, which is identified as Willabay Meadows, a subdivision; and

WHEREAS, the preliminary plat having been reviewed by the Village Engineer and Village Zoning Administrator who supplied their comments relative thereto to the Plan Commission of the Village; and

WHEREAS, the Village Plan Commission having reviewed the proposed preliminary plat, and having considered the comments of the Village Engineer and Village Zoning Administrator, and based on said review and consideration of those comments, having recommended to the Village Board approval of the preliminary plat subject to the comments of the Plan Commission, Village Engineer and Village Zoning Administrator; and

WHEREAS, the Village Board having reviewed the proposed preliminary plat, the recommendations of the Plan Commission as well as the comments of the Village Engineer and Village Zoning Administrator, and having, on October 7, 2024, approved the preliminary plat subject to such comments; and

WHEREAS, Applicant having subsequently conferred with the Village Engineer to address the concerns of the Village relative to the proposed final plat; and

WHEREAS, the Applicant having prepared for review and comment by the Village Engineer, engineering plans for the installation of public improvements within the plat area as required by §375-305E. of the Code of Ordinances; and

WHEREAS, the Village Engineer having reviewed same and having given his conditional approval to the engineering plan; and

WHEREAS, the Plan Commission of the Village having reviewed the proposed final plat, and having considered the comments of the Village Engineer and Village Zoning Administrator, and having determined that the final plat is in conformity with the intent and provisions of Chapter 375 of the Code of Ordinances and that the final plat substantially conforms with the preliminary plat.

WHEREAS, the Plan Commission of the Village of Williams Bay having recommended to the Village Board of the Village of Williams Bay approval of the final plat of the Willabay Meadows, a subdivision; and

WHEREAS, the Village Board of the Village of Williams Bay having reviewed the proposed final plat, and having considered the considered the comments of the Village Engineer and the Village Zoning Administrator, and having determined that the final plat is in conformity with the intent and provisions of Chapter 375 of the Code of Ordinances, and that the final plat substantially conforms with the preliminary plat.

NOW, THEREFORE, the Village Board of the Village of Williams Bay hereby resolves as follows:

That the final plat of Willabay Meadows, a subdivision, as submitted by Land & Lakes Development Co., is hereby approved.

IT IS FURTHER RESOLVED as follows:

That the Escrow Agreement (attached as Exhibit A) providing for the recording of the Utility Easement Agreement between Willabay Shores Condominium Association, Inc. and the Village and the Non-Exclusive Pedestrian Walkway Easements between Wisconsin Power and Light Company and Developer and between Willabay Shores Condominium Association, Inc and Developer, as required by the Development Agreement between Developer and the Village, is approved.

Approved by the Village Board of the Village of Williams Bay this 15th day of December, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest: _____
Tina Kolls, Village Clerk

ESCROW AGREEMENT

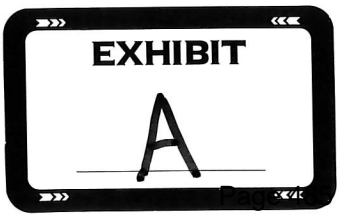
THIS ESCROW AGREEMENT by and between LAND & LAKES DEVELOPMENT CO. f/k/a POPLAR RIDGE ESTATES DEVELOPMENT CO., an Illinois corporation ("DEVELOPER") and the VILLAGE OF WILLIAMS BAY, a Wisconsin municipality ("VILLAGE").

WHEREAS, DEVELOPER is the owner of certain real property located in the Village of Williams Bay, known as Walworth County Tax Key Parcel No. WWUP 00084 ("Williams Bay Property"), certain real property located in the Town of Geneva, known as Walworth County Tax Key Parcel No. J G 3100009A ("Geneva Property"), and certain real property located in the Town of Linn, known as Walworth County Tax Key Parcel Nos. I L 500005 and I L 50005A ("Linn Property") (collectively the "Property"); and

WHEREAS, DEVELOPER, or its successors and assigns, desire to develop the Property as a forty-two (42) lot single family subdivision known as Willabay Meadows ("Subdivision") in the Village of Williams Bay; and

WHEREAS, DEVELOPER obtained preliminary plat approval from the VILLAGE by Resolution R-75-24 dated October 7, 2024 ("Preliminary Plat Approval"); entered into a Development Agreement with the Village of Williams Bay dated October 8, 2024 and approved by Resolution R-76-24 dated October 7, 2024 ("Development Agreement"); and entered into a Pre-Annexation Agreement with the Village of Williams Bay dated October 8, 2024 and approved by Resolution R-77-24 dated October 7, 2024 ("Pre-Annexation Agreement"); and

WHEREAS, on December 2, 2025, the Village of Williams Bay Plan Commission recommended approval of the temporary zoning designation of SF-3 Suburban Residential District upon annexation and final plat for the Property subject to certain conditions contained within a memorandum from the Village engineer dated November 19, 2025, which conditions require further review and approval by the Village attorney: and



WHEREAS, DEVELOPER and VILLAGE desire to utilize this Agreement to enable VILLAGE to approve the annexation and execute the final plat with the understanding that the final plat shall not be recorded until the conditions of this Agreement have been completed as more fully described herein.

IT IS HEREBY AGREED that DEVELOPER and VILLAGE shall make the following deposits in escrow with CHICAGO TITLE COMPANY, 210 E. O'Connor Drive, Suite 108, Elkhorn, WI 53121 ("Escrowee") to be recorded and delivered as follows:

1. **VILLAGE'S Escrow Deposits.** VILLAGE shall make the following deposit with ESCROWEE, within twenty (20) days of approval by the Village Board of the annexation and final plat:

a. VILLAGE executed final plat for Willabay Meadows dated November 11, 2025, which plat includes an easement to the Village to extend the Willabay Meadows subdivision water and sanitary sewer eastward its eastern property boundary at Geneva Street (the "Final Plat").

2. **DEVELOPER'S Escrow Deposits.** DEVELOPER shall make the following deposits with ESCROWEE, prior to the recording of the Final Plat:

a. Fully executed original access, water main, and sanitary sewer easements referenced on the Final Plat, consisting of:

- Utility Easement Agreement by and between Willabay Shores Condominium Association, Inc. and Village of Williams Bay;
- Non-exclusive Pedestrian Walkway Easement Agreement by and between Wisconsin Power and Light Company and DEVELOPER; and
- Non-exclusive Pedestrian Walkway Easement Agreement by and between Willabay Shores Condominium Association, Inc. and DEVELOPER, (all three being collectively the "Easements").

c. An original copy of the final plat to be first executed by the Village, and then countersigned by the Developer.

3. **Recordation and Delivery Authorization.** ESCROWEE is

authorized to record the Final Plat and Easements:

a. Upon ESCROWEE being in possession of all the Escrow Deposits as provided above.

b. Upon ESCROWEE being prepared to record the recordable Easements and Final Plat pursuant to the recordation order provided in Section 4 below.

Following such recordation, the recorded Easements and Final Plat and the balance of the Escrow Deposits shall be delivered to the DEVELOPER.

In the event the above specified conditions have not been made by Friday, March 31, 2026, ("Deadline Date") which time is expressly made of essence, ESCROWEE shall return DEVELOPER'S escrow deposits to DEVELOPER and VILLAGE escrow deposits to VILLAGE, unless directed in writing by DEVELOPER and VILLAGE to extend beyond the contemplated Deadline Date.

4. **Order of Recording.**

i. Utility Easement Agreement by and between Willabay Shores Condominium Association, Inc. and Village of Williams Bay

ii. Non-exclusive Pedestrian Walkway Easement Agreement by and between Wisconsin Power and Light Company and DEVELOPER

iii. Non-exclusive Pedestrian Walkway Easement Agreement by and between Willabay Shores Condominium Association, Inc. and DEVELOPER

iv. Final Plat

NOTE: Prior to recording, Escrowee to update Final Plat with recording information from recorded Easements

5. **General Provisions.**

a. It is understood that, except for the above, there are no other conditions, qualifications, or instructions relative to the disposition of the escrowed documents. The Developer is expressly not required to record the Easements until the time of recordation of the final plat.

b. The parties acknowledge that ESCROWEE is acting for their accommodation and hereby release ESCROWEE and hold ESCROWEE harmless from liability for any acts performed in good faith, in relation to this escrow.

c. DEVELOPER and VILLAGE shall indemnify and hold harmless ESCROWEE with respect to all costs and expenses incurred by ESCROWEE including reasonable attorneys' fees by reason of ESCROWEE being a party to this Escrow Agreement, except any such costs and expenses (a) incurred by ESCROWEE as a result of any failure by ESCROWEE to perform its obligations under this Escrow Agreement or (b) arising out of the gross negligence or willful misconduct of ESCROWEE.

d. In the event of any disagreement between DEVELOPER and VILLAGE or among them and any other person resulting in adverse claims and demands being made in connection with the Escrow Deposits, ESCROWEE may commence an interpleader action and deposit the Escrow Deposits with a court of competent jurisdiction and in such event shall be relieved of any and all further liability to DEVELOPER and VILLAGE. DEVELOPER and VILLAGE shall jointly reimburse ESCROWEE for any and all expense, including reasonable attorneys' fees and other costs and expenses, incurred by ESCROWEE relating to the commencement of an interpleader action.

6. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, and together which shall constitute an original executed Agreement.

[Signature Page Follows]

ESCROW SIGNATURE PAGE

Dated this ____ day of _____, 202__.

VILLAGE:

VILLAGE OF WILLIAMS BAY, a
Wisconsin municipal Corporation

By: _____
William Duncan, Village President

Attest:_____

Tina Kolls, Village Clerk

DEVELOPER:

LAND & LAKES DEVELOPMENT CO.
f/k/a Poplar Ridge Estates Development Co.,
an Illinois corporation

By: _____
Mary Margaret Cowhey, its President

ACCEPTED:

CHICAGO TITLE COMPANY, Escrowee

By: _____
Printed Name: _____
Title: _____

THIS INSTRUMENT DRAFTED BY:

Attorney Charles W. Pollard, SBN 1087847
STUART, TOKARZ, SOBERALSKI & POLLARD LLC
Attorneys for Land & Lakes Development Co.
617 East Walworth Avenue, P.O. Box 445
Delavan, WI 53115-0445
Telephone: (262) 728-9196
Email: cpollard@stsplaw.com

*** PORTIONS OF THIS PLAT ARE NOT ACCURATE UNTIL ANNEXATION OCCURS ***

WILLABAY MEADOWS, A SUBDIVISION

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83) N. LINE NE 1/4 OF SECTION 6-1-17 BEARS N 88°55'28" E

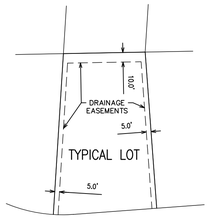
TRANS 233 NOTES

THERE SHALL BE NO IMPROVEMENTS OR STRUCTURES PLACED BETWEEN THE HIGHWAY AND THE SETBACK LINE WITHOUT A SPECIAL EXCEPTION FROM THE DEPARTMENT OF TRANSPORTATION. THIS SHALL BE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC UNDER §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

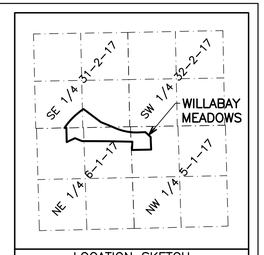
AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS (EXCEPT OUTLOTS 5, 6 AND 7) IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH '50' AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT THE LEVELS EXCEEDING THE LEVELS IN §TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

STANDARD DRAINAGE EASEMENT DETAIL
1:75 SCALE



MEADOW DRIVE



LOCATION SKETCH

LINE	BEARING	DISTANCE
L1	S 88°58'05" W	54.02'
L2	S 49°52'08" W	66.73'
L3	N 86°17'17" W	51.39'
L4	S 86°17'17" E	57.53'
L5	N 49°52'08" E	66.73'
L6	N 22°49'44" E	37.48'
L7	S 64°24'20" W	76.02'
L8	S 01°04'32" E	32.39'
L9	N 03°35'16" E	56.08'

NOTE: ALL LOTS 1 THRU 42 SHALL BE SUBJECT TO A 5 FOOT SIDE LOT DRAINAGE EASEMENT TO SERVE THE LOT AND ABUTTING LOTS TO COLLECT RUNOFF AND CARRY TO ESTABLISHED WATERWAYS IN THE REAR YARDS AS WELL AS THE EXISTING STREET DITCHES. REAR YARDS SHALL BE SUBJECT TO A 10 FOOT DRAINAGE EASEMENT.

OUTLOTS 1 AND 2 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS PUBLIC WATERMAIN EASEMENTS AND WALKING PATH AREAS.

OUTLOTS 3 AND 4 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AND WALKING PATH AREAS.

OUTLOT 5 SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE.

OUTLOTS 6 AND 7 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS STORM WATER MANAGEMENT AREAS.

MAP SCALE IN FEET – ORIGINAL 1"=100'

LEGEND

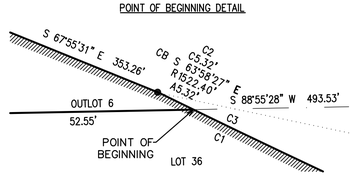
- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊡ = FOUND COUNTY MONUMENT WITH BRASS CAP
- ⊘ = SET SOLID IRON BAR STAKE, 1 5/16" x 18" x 4.60 lbs/ft
- {XXX} = RECORDED AS

ALL OTHER LOT & OUTLOT CORNERS ARE SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft

EASEMENT LEGEND

- XX' U.E. = UTILITY EASEMENT
- XX' S.E. = SANITARY SEWER EASEMENT
- XX' W.E. = WATERMAIN EASEMENT
- XX' D.E. = DRAINAGE EASEMENT
- = WOODLAND PRESERVATION EASEMENT

POINT OF BEGINNING DETAIL



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

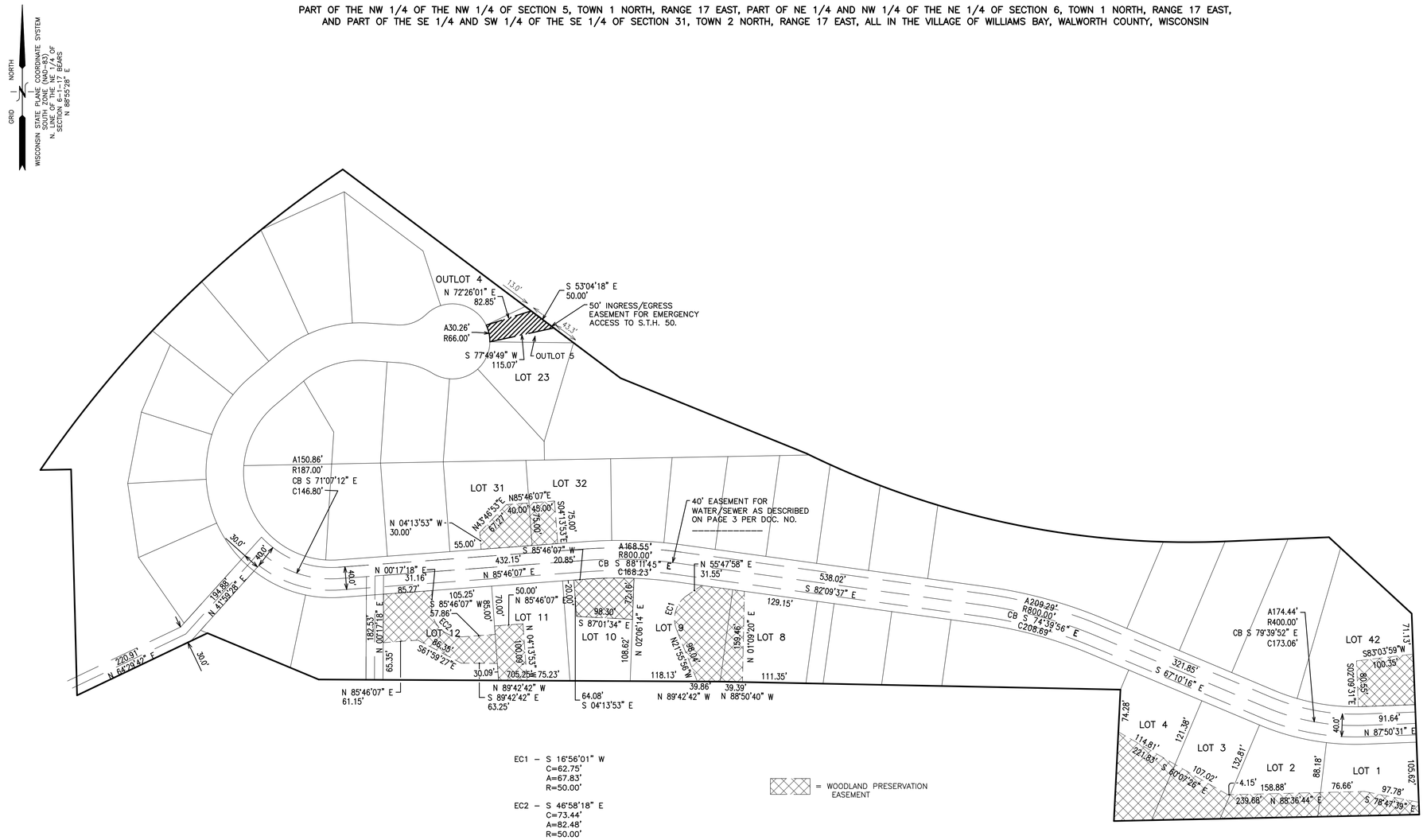
PROJ. NO.: 5536.17 | DATE: 11/11/2025 | SHEET 1 OF 3

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*** PORTIONS OF THIS PLAT ARE NOT ACCURATE UNTIL ANNEXATION OCCURS ***

WILLABAY MEADOWS, A SUBDIVISION

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



EC1 – S 16°56'01" W
C=62.75'
A=67.83'
R=50.00'

EC2 – S 46°58'18" E
C=73.44'
A=82.48'
R=50.00'

= WOODLAND PRESERVATION EASEMENT

100 50 0 100 200 300 400
MAP SCALE IN FEET – ORIGINAL 1"=100'

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
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PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO.: 5536.17	DATE: 11/11/2025	SHEET 2 OF 3

X:\PROJECTS\5536\5536_17\ACAD\5536_17 Final Plat.dwg

*** PORTIONS OF THIS PLAT ARE NOT ACCURATE UNTIL ANNEXATION OCCURS ***

WILLABAY MEADOWS, A SUBDIVISION

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. HODGES, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATE DEVELOPMENT, (OWNER), I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, PART OF NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, ALL IN THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 753.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 78DEG 15MIN 08SEC E, 745.78 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET TO AN IRON REBAR STAKE; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 703.54 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 89DEG 42MIN 42SEC W, 705.25 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 67DEG 21MIN 05SEC W, 211.80 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, S 64DEG 29MIN 42SEC W, 253.70 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE EASTERLY BOUNDARY OF WILLABAY SHORES CONDOMINIUM; THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM N 01DEG 31MIN 25SEC W, 396.99 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID CONDOMINIUM, S 88DEG 58MIN 55SEC W, 54.02 FEET; THENCE 753.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 09MIN 54SEC E, 749.25 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY S 53DEG 04MIN 18SEC E, 610.59 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY S 67DEG 55MIN 31SEC E, 353.26 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID HIGHWAY 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1,237,404 SQUARE FEET (28.41 ACRES) OF LAND, MORE OR LESS.

I ALSO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED: 11/11/2025

CHRISTOPHER A. HODGES PLS 2760

WISCONSIN — CHRISTOPHER A HODGES — 2760 — PALMYRA WIS. — LAND SURVEYOR

DEDICATED EASEMENT AS SHOWN ON SHEET 1 OF PLAT WITHIN MEADOW DRIVE EXTENDING THROUNG OUTLOT 3 TO WILLABAY SHORES CONDOMINIUM

LAND & LAKES DEVELOPMENT CO., (THE "GRANTOR"), DOES HEREBY GRANT TO THE VILLAGE OF WILLIAMS BAY, (THE "GRANTEE") AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT TO OPERATE, REPAIR, MAINTAIN, REPLACE, AND CONNECT TO EXISTING SANITARY SEWER AND WATER SERVICE IMPROVEMENTS CONSTRUCTED BY THE GRANTOR, OR ITS SUCCESSORS OR ASSIGNS, AND ACCEPTED BY THE VILLAGE, WITHIN 20 FEET ON EITHER SIDE OF THE CENTER LINE OF MEADOWS DRIVE FOR THE PURPOSES OF PROVIDING WATER SERVICE AND SANITARY SEWER SERVICE TO THE WILLABAY MEADOWS SUBDIVISION PROPERTY, AND FURTHER, PROVIDING THE RIGHT TO EXTEND THE WILLABAY MEADOWS PUBLIC UTILITIES FOR WATER AND SANITARY SEWER SERVICE EAST OF GENEVA STREET TO PROPERTY WHICH MAY BE ANNEXED TO THE VILLAGE AT A FUTURE DATE, PROVIDED, HOWEVER, THAT SUCH UTILITIES AND IMPROVEMENTS ARE INSTALLED AND MAINTAINED AS REQUIRED IN THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE FOR WILLABAY MEADOWS SUBDIVISION. THIS GRANT IS MADE ONLY TO THE EXTENT THAT THE GRANTOR HAS THE RIGHT TO MAKE SUCH GRANT, AND ONLY TO THE EXTENT NOT ALREADY CONVEYED BY THE DEDICATION OF THE MEADOWS DRIVE PUBLIC RIGHT-OF-WAY. THIS GRANT SHALL NOT BE CONSTRUED TO PERMIT THE VILLAGE OR ITS SUCCESSORS OR ASSIGNS TO CONSTRUCT SANITARY SEWER AND WATER SERVICE IMPROVEMENTS WITHIN WILLABAY MEADOWS SUBDIVISION, EXCEPT AS PROVIDED IN THE FINAL ENGINEERING PLANS, AND AS PROVIDED FOR IN THE DEVELOPER'S AGREEMENT EXECUTED BETWEEN THE PARTIES.

UTILITY EASEMENT PROVISIONS

An easement for electric, gas and communication facilities is hereby granted by

LAND & LAKES DEVELOPMENT CO. , Grantor, to

ALLIANT ENERGY, a Wisconsin corporation, Grantee,

_____, Grantee, and

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals. All in over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots. Also included is the right of access to the easement. Also, the right to trim and cut down trees, brush and roots as may be reasonably required incident to the rights herein given. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings and planting of trees shall not be placed within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF WILLIAMS BAY APPROVAL

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, TINA KOLLS, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING CLERK OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO

HEREBY CERTIFY THAT THE VILLAGE BOARD OF WILLIAMS BAY, WISCONSIN APPROVED ON _____, 2025, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF WILLABAY MEADOWS, A SUBDIVISION, LAND & LAKES DEVELOPMENT CO., OWNER.

DATED THIS _____ DAY OF _____, 2025.

_____
TINA KOLLS VILLAGE OF WILLIAMS BAY CLERK

CONSENT OF CORPORATE OWNER

LAND & LAKES DEVELOPMENT CO., FORMERLY KNOWN AS POPLAR RIDGE ESTATES DEVELOPMENT, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE

STATE OF _____, OWNER OF THE LANDS DESCRIBED HEREON, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR OBJECTION OR APPROVAL:

DEPARTMENT OF ADMINISTRATION (STATE OF WISCONSIN)
DEPARTMENT OF TRANSPORTATION (STATE OF WISCONSIN)
VILLAGE OF WILLIAMS BAY

IN WITNESS WHEREOF, THE SAID LAND & LAKES DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS REPRESENTATIVE, AT _____, _____ THIS _____ DAY OF

_____, 2025.

_____
MARY MARGARET COWHEY LAND & LAKES DEVELOPMENT CO.

STATE OF _____)
ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, _____, AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC, _____, _____

CURVE	TANGENT BEARING-IN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING-OUT
C1	S 63°52'26" E	1522.40'	28°33'23"	S 78°09'08" E	750.94'	758.77'	N 87°34'11" E
C2	S 63°52'26" E	1522.40'	0°12'01"	S 63°58'27" E	5.32'	5.32'	S 64°04'27" E
C3	S 64°04'27" E	1522.40'	28°21'22"	S 78°15'08" E	745.78'	753.45'	N 87°34'11" E
C4	N 34°12'58" E	1972.41'	21°53'51"	N 45°09'54" E	749.25'	753.83'	N 56°06'49" E
C5	S 67°10'16" E	433.00'	24°59'13"	S 79°39'52" E	187.34'	188.83'	N 87°50'31" E
C6	S 82°09'37" E	767.00'	14°59'21"	S 74°39'56" E	200.08'	200.65'	S 67°10'16" E
C7	N 85°46'07" E	767.00'	12°04'16"	S 88°11'45" E	161.29'	161.59'	S 82°09'37" E
C8	S 49°52'08" W	220.00'	144°06'01"	S 22°10'52" E	418.58'	553.31'	N 85°46'07" E
C9	N 86°17'17" W	220.00'	43°50'35"	S 71°47'26" W	164.27'	168.35'	S 49°52'08" W
C10	S 45°50'28" W	66.00'	47°52'15"	S 69°46'36" W	53.55'	55.14'	N 86°17'17" W
C11	S 58°40'44" E	66.00'	255°28'48"	N 06°25'08" W	104.39'	294.29'	S 45°50'28" W
C12	S 86°17'17" E	132.00'	27°36'32"	S 72°29'00" E	62.99'	63.61'	S 58°40'44" E
C13	N 49°52'08" E	154.00'	43°50'35"	N 71°47'26" E	114.99'	117.84'	S 86°17'17" E
C14	S 85°46'07" W	154.00'	144°06'01"	N 22°10'52" W	293.01'	387.31'	N 49°52'08" E
C15	N 82°09'37" W	833.00'	12°04'16"	N 88°11'45" W	175.17'	175.50'	S 85°46'07" W
C16	N 67°10'16" W	833.00'	14°59'21"	N 74°39'56" W	217.30'	217.92'	N 82°09'37" W
C17	S 87°50'31" W	367.00'	24°59'13"	N 79°39'52" W	158.79'	160.05'	N 67°10'16" W
C18	S 83°18'42" E	433.00'	8°50'47"	S 87°44'06" E	66.79'	66.85'	N 87°50'31" E
C19	S 67°10'16" E	433.00'	16°08'26"	S 75°14'29" E	121.58'	121.98'	S 83°18'42" E
C20	S 87°53'46" E	767.00'	5°44'09"	S 85°01'41" E	76.75'	76.79'	S 82°09'37" E
C21	N 85°46'07" E	767.00'	6°20'07"	N 88°56'11" E	84.76'	84.81'	S 87°53'46" E
C22	S 78°11'29" E	220.00'	16°02'23"	S 86°12'41" E	61.39'	61.59'	N 85°46'07" E
C23	S 51°55'06" E	220.00'	26°16'23"	S 65°03'18" E	100.00'	100.88'	S 78°11'29" E
C24	S 44°05'57" E	220.00'	7°49'09"	S 48°00'32" E	30.00'	30.02'	S 51°55'06" E
C25	S 23°49'46" E	220.00'	20°16'11"	S 33°57'52" E	77.43'	77.83'	S 44°05'57" E
C26	S 03°05'24" E	220.00'	20°44'22"	S 13°27'35" E	79.20'	79.63'	S 23°49'46" E
C27	S 17°38'58" W	220.00'	20°44'22"	S 07°16'47" W	79.20'	79.63'	S 03°05'24" E
C28	S 38°23'21" W	220.00'	20°44'22"	S 28°01'09" W	79.20'	79.63'	S 17°38'58" W
C29	S 49°52'08" W	220.00'	11°28'48"	S 44°07'45" W	44.01'	44.08'	S 38°23'21" W
C30	S 65°30'33" W	220.00'	15°38'25"	S 57°41'21" W	59.87'	60.05'	S 49°52'08" W
C31	S 86°25'01" W	220.00'	20°54'28"	S 75°57'47" W	79.84'	80.28'	S 65°30'33" W
C32	N 86°17'17" W	220.00'	7°17'42"	N 89°56'08" W	27.99'	28.01'	S 86°25'01" W
C33	S 72°02'07" W	66.00'	26°11'39"	S 58°56'18" W	29.91'	30.17'	S 45°50'28" W
C34	N 25°35'40" W	66.00'	82°22'13"	N 66°46'47" W	86.92'	94.88'	S 72°02'07" W
C35	N 00°40'43" E	66.00'	26°16'23"	N 12°27'29" W	30.00'	30.26'	N 25°35'40" W
C36	N 47°29'51" E	66.00'	46°49'08"	N 24°05'17" E	52.44'	53.93'	N 00°40'43" E
C37	S 85°41'00" E	66.00'	46°49'08"	N 70°54'25" E	52.44'	53.93'	N 47°29'51" E
C38	S 58°40'44" E	66.00'	27°00'16"	S 72°10'52" E	30.82'	31.11'	S 85°41'00" E
C39	N 04°28'30" E	154.00'	45°23'39"	N 27°10'19" E	118.84'	122.01'	N 49°52'08" E
C40	N 86°24'44" W	154.00'	90°53'14"	N 40°58'07" W	219.47'	244.29'	N 04°28'30" E
C41	S 85°46'07" W	154.00'	7°49'09"	S 89°40'42" W	21.00'	21.02'	N 86°24'44" W
C42	S 89°14'54" W	833.00'	3°28'47"	S 87°30'31" W	50.58'	50.59'	S 85°46'07" W
C43	N 84°26'29" W	833.00'	6°18'37"	N 87°35'47" W	91.70'	91.74'	S 89°14'54" W
C44	N 82°09'37" W	833.00'	2°16'52"	N 83°18'03" W	33.16'	33.16'	N 84°26'29" W
C45	N 73°51'56" W	367.00'	6°41'40"	N 70°31'06" W	42.86'	42.88'	N 67°10'16" W
C46	S 87°50'31" W	367.00'	18°17'33"	N 83°00'43" W	116.67'	117.17'	N 73°51'56" W
C47	N 34°12'58" E	1972.41'	9°07'40"	N 38°46'48" E	313.90'	314.23'	N 43°20'38" E
C48	N 43°20'38" E	1972.41'	3°33'16"	N 45°07'17" E	122.34'	122.36'	N 46°53'55" E
C49	N 46°53'55" E	1972.41'	4°00'52"	N 48°54'21" E	138.17'	138.19'	N 50°54'46" E
C50	N 50°54'46" E	1972.41'	5°12'03"	N 53°30'48" E	178.98'	179.04'	N 56°06'49" E
C51	S 64°04'27" E	1522.40'	1°30'06"	S 64°49'30" E	39.90'	39.90'	S 65°34'34" E
C52	S 65°34'34" E	1522.40'	3°34'54"	S 67°22'01" E	95.15'	95.17'	S 69°09'28" E
C53	S 69°09'28" E	1522.40'	4°01'35"	S 71°10'15" E	106.96'	106.98'	S 73°11'03" E
C54	S 73°11'03" E	1522.40'	15°09'02"	S 80°45'33" E	401.39'	402.56'	S 88°20'04" E
C55	S 88°20'04" E	1522.40'	4°05'45"	N 89°37'03" E	108.81'	108.83'	N 87°34'11" E

CURVE DATA TABLE

WALWORTH COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, VALERIE ETZEL, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS

AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

_____
VALERIE ETZEL WALWORTH COUNTY TREASURER

VILLAGE OF WILLIAMS BAY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, JENNIFER WIESE, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL

ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILLABAY MEADOWS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

_____
JENNIFER WIESE VILLAGE TREASURER

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO.: 5536.17 | DATE: 11/11/2025 | SHEET 3 OF 3

X:\PROJECTS\5536\5536_17\ACAD\5536_17 Final Plat.dwg

VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-76-25

A RESOLUTION AUTHORIZING INSURANCE POLICY RENEWALS WITH LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE COMPANY (LWMMIC) AND R&R INSURANCE FOR YEAR 2026

WHEREAS, the Village is a member of the League of Wisconsin Municipalities Mutual Insurance Company (LWMMIC); and

WHEREAS, LWMMIC and R&R Insurance provided the enclosed proposal for Year 2026; and

WHEREAS, LWMMIC provided the enclosed ("***Proposal***"}; and

WHEREAS, the Finance and Personnel Committee determined that it is in the best interests of the Village and its residents to renew insurance through LWMMIC to provide insurance to the Village in accordance with the Proposal; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated herein as if fully set forth.

SECTION TWO: Approval; Authorization. The Proposal submitted by League of Wisconsin Municipalities Mutual Insurance Company (LWMMIC) is hereby authorized in substantially the form attached hereto as Exhibit A. The Village President and Village Clerk are hereby authorized and directed to execute and attest, respectively, the Proposal in its final form on behalf of the Village.

SECTION THREE: Effective Date. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

Approved by the Village Board of the Village of Williams Bay this 15th day of December 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A
League of Wisconsin Municipalities Mutual insurance Company Proposal
(LWMMIC and R&R Insurance)

R&R INSURANCE

Village of Williams Bay Proposal

1/1/2026 – 1/1/2027

The LWMMI





Protection for League Members and the communities they call home. That is our business and we do it well

Created in 1984 and governed by a board of your peers, League Insurance insures more than 500 cities, villages and special districts. We are 100% member owned and our financial security, broad coverages and customized services are specifically designed to serve Wisconsin municipalities.

1 Premium Comparison

2 Proposal

3 Property

4 Cyber

5 Premier Services

R&R INSURANCE

Insured Name: Village of Williams Bay

Nancy Wuenne/ Ashley Pettit
Effective: 1/1/2026

Premium Comparison

Company	Prior Year LWMMI		Current Year - By Companies Quoting LWMMI			
Year	2025		2026		Difference	
Coverages						
General Liability	$8,706.00		$8,759.00		$53.00	0.6%
Police Prof Liability	$7,532.00		$9,394.00		$1,862.00	24.7%
Public Officials Liability	$12,593.00		$12,453.00		-$140.00	-1.1%
Auto Liability	$9,727.00		$9,911.00		$184.00	1.9%
Auto Physical Damage	$14,173.00		$14,805.00		$632.00	4.5%
Crime	$635.00		$635.00		$0.00	0.0%
Cyber	$3,988.00		$4,838.00		$850.00	21.3%
Package Total	**$57,354.00**		**$60,795.00**		**$3,441.00**	**6.0%**
Property	$25,245.00	*MPIC*	$34,073.00	*MPIC*	$8,828.00	35.0%
Other Coverages Subtotal	**$25,245.00**		**$34,073.00**		**$8,828.00**	**35.0%**
Workers Compensation	$39,704.00		$40,549.00		$845.00	2.1%
Estimated Premium	**$122,303.00**		**$135,417.00**		**$13,114.00**	**10.7%**

Exposure changes

Package Changes	**2025**	**2026**	**Difference**	
Total Payroll	$1,932,840	$2,153,584	220,744	11.4%
# of Full Time Police Officers	9	11	2	22.2%
Number of Vehicle	33	33	0	0.0%
Population	2,953	2,953	0	0.0%
APD - Total Value Covered	$3,229,231	$3,279,231	50,000	1.5%
APD- Total Number of Vehicles	32	32	0	0.0%
Number of Employees	37.75	37.75	0	0.0%

Insured Name: Village of Williams Bay

Effective: 1/1/2026

Workers' Compensation Comparison

Code	Classification	2025 Payroll Exposure	2025 Rate	2025 Premium	2026 Payroll Exposure	2026 Rate	2026 Premium	Exposure Difference	Rate Difference	% Rate Difference	Premium Difference
7520	Waterworks Operation	109,950	2.83	3,112	113,250	2.59	2,933	3,300	-0.24	-8.5%	(179)
7709	Fire Department - Volunteer *Flat Charge based on Population*	2,953		1,813	1,870		1,392				(421)
7720	Police Officers	716,800	2.32	16,630	912,967	2.14	19,537	196,167	-0.18	-7.8%	2,907
8810	Clerical Office	634,877	0.16	1,016	653,925	0.16	1,046	19,048	0.00	0.0%	30
9414	Village Operations	458,300	3.57	16,361	472,050	3.39	16,002	13,750	-0.18	-5.0%	(359)
Totals		**1,922,880**		**38,932**	**2,154,062**		**40,910**	**232,265**			**1,978**
Experience Mod			1.09	3,504		1.06	2,455		-0.03		(1,049)
Premium Discount			7.00%	(2,952)		7.00%	(3,036)		0.00%		(84)
Expense Constant				220			220				0
Terrorism Coverage			0.00	0		0.00	0				0
Total Premium				**$39,704**			**$40,549**				**$845**

Insured Name: Village of Williams Bay

Effective: 1/1/2026

Property Comparison

	Prior Year MPIC 2025	Current Year MPIC 2026	Difference	
Building, BPP, PITO				
Premium	$20,503.00	$28,406.00	$7,903.00	39%
Coverage Limit	28,525,467	39,390,400	$10,864,933.00	38%
Rate	$0.0719	$0.0721	$0.00	0%
Deductible	$5,000.00	$5,000.00	$0.00	0%
Coverage Limit	997,080	953,300	-$43,780.00	-4%
Rate	$0.22	$0.22	$0.00	0%
Deductible	$1,000.00	$1,000.00	$0.00	0%
Contractor's Equipment under $25K				
No Charge	$0.00	$0.00	$0.00	0%
Coverage Limit	184,984	248,000	$63,016.00	34%
Deductible	$1,000.00	$1,000.00	$0.00	0%
Business Income				
Premium	$360.00	$360.00	$0.00	0%
Coverage Limit	1,000,000	1,000,000	$0.00	0%
Rate	$0.036	$0.036	$0.00	0%
Deductible	$1,000.00	$1,000.00	$0.00	0%
Equipment Breakdown				
Premium	$2,188.00	$3,210.00	$1,022.00	47%
Coverage Limit	27,311,267	39,390,400	$12,079,133.00	44%
Rate	$0.008	$0.0081	$0.00	2%
Deductible	$5,000.00	$5,000.00	$0.00	0%
Property Total	**$25,245.00**	**$34,073.00**	**$8,828.00**	**35%**

2025 PITO Limit and Premium includes the addition of the Conservancy Boardwalks/Bridges via endorsement effective 3/4/2025

Optional Coverages

Coverage Type	*Pier and Wharf*	*Utility Meters*
Limit	$2,421,500	$794,400
Deductible	$5000/ 10%	$1,000
Coverage Annual Premium	$16,443	$250



Proposal

LEAGUE INSURANCE – COVERAGE HIGHLIGHTS

COVERAGE PROVIDED FOR:

- Elected/Appointed Officials
- Commissions
- Departments
- Employees
- Mutual Aid Assistance
- Volunteers

COMPREHENSIVE COVERAGE INCLUDES:

- Auto Liability
- Auto Physical Damage
- Crime Liability
- Cyber Liability
- Employee Benefits Liability
- Employment Practices Liability
- General Liability
- Law Enforcement
- Public Officials & Employment Practice Liability
- Self-Insured Retention Workers' Compensation
- Workers' Compensation

ADDITIONAL COVERAGE ENHANCEMENTS

Liability:

- Airports
- Back Wages in Employment Claims
- Breach of Contract
- Care, Custody, & Control
- Communicable Disease
- Contractual Liability
- Cyber
- Damages to Rented Premises
- Dams
- Defense Costs in Addition to Limit
- Discrimination
- Drones
- EEOC actions
- Failure to Supply
- Land Use, Permits, & Zoning Claims
- Medical Payments
- No Fault Sewer Backup Optional Coverage
- Non-monetary Claims
- Occurrence Based
- Pollution
- Sexual Harassment/Abuse Coverage
- Special Events Included
- Tax Assessment Claims
- Volunteers
- Watercraft
- Wrongful Termination

Auto:

- Automatic New Auto Coverage
- Autos of Others in Your Care, Custody, or Control
- Commandeered Autos
- Hired Auto Physical Damage
- Hired/Non-owned
- Lease Gap
- Personal Auto Physical Damage Deductible Reimbursement
- Temporary Transportation Expense
- Towing Expense
- Uninsured/Underinsured

PREMIER SERVICES – CUSTOMIZED FOR YOU

HUMAN RESOURCES ASSISTANCE

League Insurance has partnered with *Stafford Rosenbaum LLP* to provide the following human resources services:

- HR Hotline – phone assistance with HR-related issues.
- Talent Management – support with recruitment, hiring, background screening, onboarding, performance management, coaching, feedback, disciplinary counseling, termination management, and organizational and staff development.
- Employment Law Compliance – WI and Federal Fair Employment, wage & hour, safety, FMLA, I-9 Employment Verification, and more.
- Documents – development/review of job descriptions, **handbooks, policies, procedures**, and forms customized for the municipality.
- Compliance and HR practices assessments and development of remedial plans.
- Workplace Training – related to compliance and HR-related topics for supervisors and/or employees.
- Workplace investigations.
- Sample handbooks, toolkits addressing various HR subjects and best practices, and online harassment and discrimination training webinars.

EMPLOYEE SAFETY & RISK MANAGEMENT

With loss control resources provided by United Heartland, we can analyze loss trends and municipal operations to **customize a safety program for your community.** Included are comprehensive safety manuals, job site analysis, newsletters, webinars, and information on many topics including:

- Confined Space
- Excavating/Trenching
- Hearing Conservation
- Ladder Safety/Fall Protection
- Lawn Care/Mowers/Trimming/Landscaping
- Lockout Tagout/Electrical Arc Flash
- Motor Vehicle & Construction Equipment Safety
- Outside Contractor Qualification
- Power Platforms/Aerial Lifts
- Respiratory Protection
- Rigging/Slings/Hoists
- Tools – Hand Tools/Power Tools
- Tree Trimming/Chainsaw & Chipper Safety
- Water Hazards – Pools, Ponds, Lakes
- Welding, Cutting, or Brazing
- Work Zone Safety/Traffic Control

LEAGUE INSURANCE UNIVERSITY

League Insurance has partnered with *Lexipol* to provide self-paced online courses *written specifically* for local government and public safety professionals. Courses are available on demand from any computer or mobile device with internet access, 24/7.

- League Insurance University offers all employees access to over **200 online training topics** including HR & Management, Safety, Public Works, Law Enforcement, and much more.
- For Water and Wastewater, League Insurance University courses can be used to fulfill annual training hours requirements. Wastewater professionals will simply need to submit their certificate of course completion directly to the DNR for training approval.
- For law enforcement, League Insurance Police University can be used to fulfill 8 of the 24 hours of annual training requirements with Department level approval.

CYBER UNIVERSITY

League Insurance is partnered with leading cyber insurance provider, *Tokio Marine HCC*. With cyber liability coverage from League Insurance, you have **access to state-of-the-art cyber coverage and resources** including:

- Training courses on many topics including ransomware, phishing emails, network security, and more.
- Sample policies and procedures for best practices and breach response plans.
- Cyber security advisors for technical information and scenario planning.

LAW ENFORCEMENT POLICIES/PROCEDURES ASSISTANCE

League Insurance members are **eligible to receive reimbursement** for updating law enforcement and fire department manuals through an accredited policy manual service provider, as well as reimbursement for law enforcement accreditation.

REBOUND RETURN TO WORK PROGRAM

League Insurance has contracted with *Rebound*, a company which specializes in rehabilitation of injured municipal employees. The program gets your employees seen by top specialists quickly, and with better outcomes. This helps employees recover and saves departments money. Under the *Rebound* program, members are **100% reimbursed** by League Insurance for Rebound expenses incurred.

NURSE TRIAGE & TELEHEALTH

League Insurance is partnered with *CorVel* to provide nurse triage and telehealth services. CorVel's proactive healthcare solution offers injured workers the following medical services:

- Nurse Triage – **24-7 access to registered nurse hotline** to evaluate injuries to determine immediate medical needs.
- Telehealth – Provides immediate referral to medical physicians when needed via computer, tablet, or phone.

YOUR LEAGUE INSURANCE TEAM

LEAGUE INSURANCE

316 W. Washington Avenue
Suite 600
Madison, WI 53703
(608) 833-9595

Matt Becker
Chief Executive Officer
matt@lwmmi.org

Emily Eagon
Director of Training and Member Services
EEagon@lwm-info.org

Craig Sherven
Public Safety Specialist
csherven@lwmmi.org

R & R INSURANCE SERVICES

N14 W23900 Stone Ridge Drive
Waukesha, WI 53188
262-245-2700

Nancy Wuenne
nancy.wuenne@rrins.com
(262) 338-7865
262-245-2700

WORKERS COMPENSATION CLAIMS ADMINISTATOR

United Heartland
PO Box 3026
Milwaukee, WI 53201-3026
(800) 258-2667

Denise Kawczynski
Senior Claims Representative
denise.kawczynski@unitedheartland.com
(262) 787-7646

LIABILITY CLAIMS ADMINISTRATOR

Statewide Services, Inc.
PO Box 5555
Madison, WI 53705
(800) 858-1536

Dan Lowndes
Managing Attorney
dlowndes@statewidesvcs.com
(608) 828-5687

League Insurance Quote Summary

Policy Effective Date: 1/1/2026
Proposal Number: 13327

Insured Name: Williams Bay, Village of
Contact Name: David Lothspeich
Contact Phone: 262-245-2700
Contact Email: admin@vi.williamsbay.wi.gov

Agency: R & R Insurance Services
Agent Name: Wuenne, Nancy
Agent Email: nancy.wuenne@rrins.com
Agent Phone: (262) 338-7865

PREMIUM:

	Expiring Policy			Renewal		
	Deductible	**Limit**	**Premium**	**Deductible**	**Limit**	**Premium**
General Liability	0	6,000,000	8,706	0	6,000,000	8,759
Police Professional Liability	0	6,000,000	7,532	0	6,000,000	9,394
Public Official Liability	0	6,000,000	12,593	0	6,000,000	12,453
Auto Liability	0	6,000,000	9,727	0	6,000,000	9,911
Auto Physical Damage	N/A	N/A	14,173			14,805
Airport	N/A	N/A	0	N/A	N/A	0
Dam	N/A	N/A	0	N/A	N/A	0
No Fault Sewer						
Railroad	N/A	N/A	0	N/A	N/A	0
UM & UIM Higher Limit	N/A	25,000/50,000	0	N/A	25,000/50,000	0
Crime & Bonds	2,500	250,000	635	2,500	250,000	635
Cyber	2,500	1,000,000	3,988	2,500	1,000,000	4,838
Total Premium			57,354.00			**60,795.00**

EXPOSURES AND LIMITS:

Base Exposures:	**Expiring**	**Renewal**
Total Payroll	1,932,840	2,153,584
Number for FTE Police	9.00	11.00
Number of Vehicles (Auto Liability)	33	33
Population	2,953	2,953
APD – Total Value	3,229,231	3,279,231
APD – Total Number of Vehicles	32	32
Number of Employees	37.75	37.75
Supplemental Exposures:		
UM & UIM limit	$25K Per Person / $50k Occurrence	$25K Per Person / $50k Occurrence
Cyber Limit	1,000,000	1,000,000
Operating Expenditures (Cyber)	8,035,931	10,074,819
Number of Dams		
Number of Railroads	N/A	N/A
Airport Coverage	No	No
Airport Refueling	N/A	N/A
Population Base for No Fault Sewer Coverage	2,953	2,953

ADDITIONAL INSUREDS:

Name	**Reason**
Flex Financial, a division of Stryker Sales, LLC	Power Load Lift

Walworth County Range Facility	liability arising out of use or damage to Walworth County and adjacent land owners property during use of range

Proposed coverages, no coverage has been bound.

League Insurance – Auto Schedule

Municipality: Williams Bay, Village of

Effective Date: 1/1/2026 Expiration Date: 1/1/2027

Auto Liability Deductible: 0

Year	Make	Model	Vehicle Type	VIN #	Dept. (optional)	Zip Code (Garaged at Night)	Parked Inside (i) or Outside (o)	Is Garage Location in a Flood Zone?	APD Total Value	Is APD Coverage Requested?	APD Deductible	APD Coverage Type *(Actual Cash Value, Agreed Value or Replacement Cost)*
1998	GMC	Step Van	Fire Other	GBHP32R2W3313168	Fire		Inside	No	11,392.00	Yes	$500	Actual Cash Value
2002	Ford	Horton 450	Fire Other	1FOXE45F72HA22515		53191	Inside	No	22,713.87	Yes	$2,500	Actual Cash Value
2003	Ford	F150	Pickup	2FTRF18W73CA74078		53191	Inside	No	15,500.00	Yes	$500	Actual Cash Value
2005	Freightliner	Leaf Vac Trk	Dump Truck	1FVACXDC45HV32910		53191	Inside	No	103,000.00	Yes	$2,500	Actual Cash Value
2005	International	7400	Dump Truck	1HTVVDAARO6J218124		53191	Inside	No	90,000.00	Yes	$500	Actual Cash Value
2006	International	Plow Truck	Dump Truck	1HTWDAARO6J401492		53191	Inside	No	95,000.00	Yes	$500	Actual Cash Value
2006	International	Plow Trk	Dump Truck	1HTWDAAR06,1401491.		53191	Inside	No	95,000.00	Yes	$500	Actual Cash Value
2006	Ford	F550	Fire Other	1FDAWS6P66ED91960		53191	Inside	No	57,928.13	Yes	$500	Actual Cash Value
2010	Ford	Edge	Pickup	2FM0K4JC2A131346455		53191	Inside	No	48,328.00	Yes	$500	Actual Cash Value
2010	Chevrolet	Colorado	Pickup	1GCJTCDEXA8131894	No APD - Liability Only	53191	Outside	No	0.00	No		
2011	Ford	350	Pickup	1F1RF3136XEEA22893		53191	Inside	No	23,937.00	Yes	$500	Actual Cash Value
2011	Chevrolet	Silverado	Pickup	1GCWKPEA08Z323909		53191	Inside	No	20,700.00	Yes	$500	Actual Cash Value
2012	Ford	350	Pickup	1FD8F3F69CEC12306		53191	Inside	No	35,000.00	Yes	$500	Actual Cash Value
2012	Pierce	Pumper	Fire Other	4P1CSO1A3CA013068		53191	Inside	No	389,300.58	Yes	$2,500	Actual Cash Value
2012	International	4300	Dump Truck	1HTMNAAL5CH591002		53191	Inside	No	118,575.00	Yes	$2,500	Actual Cash Value
2012	International	7400	Dump Truck	1HTVVDAAR38J331317		53191	Inside	No	118,575.00	Yes	$2,500	Actual Cash Value
2014	Ford	interceptor	Police	1FM5K8AR9EGC26009		53191	Inside	No	31,000.00	Yes	$500	Actual Cash Value
2016	Ford	Interceptor	Police	1FM5K8AR2GGC91643		53191	Inside	No	29,000.00	Yes	$500	Actual Cash Value
2018	Pierce	Pumper	Fire Other	4P1BAAFF1JA019201		53191	Inside	No	582,578.49	Yes	$2,500	Replacement Cost
2019	Chevrolet	Silverado	Pickup	1GCUYAEF9KZ331624		53191	Inside	No	29,032.00	Yes	$500	Actual Cash Value
2019	Ford	F150	Pickup	1FTMF1E56KKCO5534		53191	Inside	No	20,361.00	Yes	$500	Actual Cash Value
2019	Ford	F150	Pickup	1FTEW1EP2KFB93672		53191	Inside	No	37,995.00	Yes	$500	Actual Cash Value
2020	Ford	F-350	Pickup	1FTRF3B6XLEE08294		53191	Outside	No	27,168.00	Yes	$500	Actual Cash Value
2020	Chevrolet	Tahoe	Pickup	1GNSKDEC8LR278245	Police	53191	Outside	No	37,466.00	Yes	$500	Actual Cash Value
2020	International	Leaf Vac Truck	Dump Truck	3HBADTAR8LL424246		53191	Inside	No	180,000.00	Yes	$2,500	Replacement Cost

2020	Freightline	Dump Truck	Dump Truck	3ALACYFE7LDMH6741		53191	Inside	No	180,000.00	Yes	$2,500	Replacement Cost
2021	International	CV515	Dump Truck	1HTKTSWMOMH319284			Inside	No	114,498.00	Yes	$2,500	Replacement Cost
2022	Chevrolet	G4500	Rescue	1HA6GUC7XNN011955		53191	Inside	No	216,262.00	Yes	$2,500	Replacement Cost
2023	Chevrolet	Tahoe	Police	1GNSKLED2PR496965		53191	Inside	No	85,000.00	Yes	$500	Replacement Cost
2023	Chevrolet	Tahoe	Police	1GNSKLED7PR473004		53191	Inside	No	85,000.00	Yes	$500	Replacement Cost
2023	Chevrolet	Tahoe	Pickup	1GNSKLED7PR398191					43,187.00	Yes	$500	Replacement Cost
2025	Chevrolet	Tahoe	Police	1GNS6UED0SR293530	Police	53191	Inside	No	80,000.00	Yes	$500	Replacement Cost
2025	International	HV507	Dump Truck	3HAEDTAR8SL626390		53191	Inside	No	255,734.00	Yes	$500	Replacement Cost

Number of Vehicles with Auto Liability: 33 **APD Total Value:** $3,279,231

Number of Vehicles with APD: 32

(1) "APD Value" is determined by Original Cost New (OCN – retail cost the original purchaser paid for the vehicle) or by Appraisal Value for certain older Fire/Rescue vehicles. Insured value may differ from "APD Value" based on coverage type selected.

(2) APD Coverage Type is determined by underwriting and is based on the vehicle age and value.

* Trailers do not impact auto liability premiums.

UnitedHeartland
Part of the AF Group

LEAGUE MUTUAL INSURANCE

Workers Compensation

Employers Liability & Increased Limits

Coverage	Each Accident	Disease Policy	Disease Employee
WC & Employer's liability	$100,000	$500,000	$100,000

Worker's Comp Rating Basis

Workers Compensation Insurance Quotation

Classification	Code #	Premium Basis Total Estimated Annual Remuneration	Rate Per $100 Of Remuneration	Estimated Annual Premium
Period 01/01/2026 - 01/01/2027				
Wisconsin				
WATERWORKS OPERATION & D	7520	113,250	2.59	2,933
FIRE DEPARTMENT - VOLUNTEER	7709	1,870	0.00	1,392
POLICE OFFICERS & DRIVERS	7720	912,967	2.14	19,537
CLERICAL OFFICE EMPLOYEES NOC	8810	653,925	0.16	1,046
MUNICIPAL OPERATIONS - MISCELLANEOUS - VILLAGE	9414	472,050	3.39	16,002
Total Manual Premium				40,910
Experience Modification	9898	40,910	1.060	2,455
Total Modified Premium				43,365
Total Standard Premium				43,365
Premium Discount	0063	43,365	7.0%	(3,036)
Expense Constant	0900			220
Terrorism		2,154,062		0
Catastrophe (other than Certified Acts of Terrorism)		2,154,062		0
Total Estimated Annual Premium				40,549

The exposures shown above are subject to audit and may result in an additional or return premium depending on your actual exposures for the policy term. The audit could also result in additional classifications not shown in this proposal.



Property

R&R INSURANCE

UP, UP, *AND AWAY!*



Does your law enforcement or emergency services personnel use drones? Do they understand how to maximize the capabilities of these devices and the associated technology, effectively and safely?

In partnership with Northeast Wisconsin Technical College, MPIC is offering drone training courses. These courses are designed for operators who are already FAA Section 107 Certified or have received an FAA Certificate of Waiver (COA) from entities that already have drone equipment.

MPIC
Municipal Property Insurance Company

NORTHEAST
WI Technical College

COURSE OUTLINE:

- Interior Operations and Building Evaluation and Clearing
- Exterior Operations and Search and Rescue

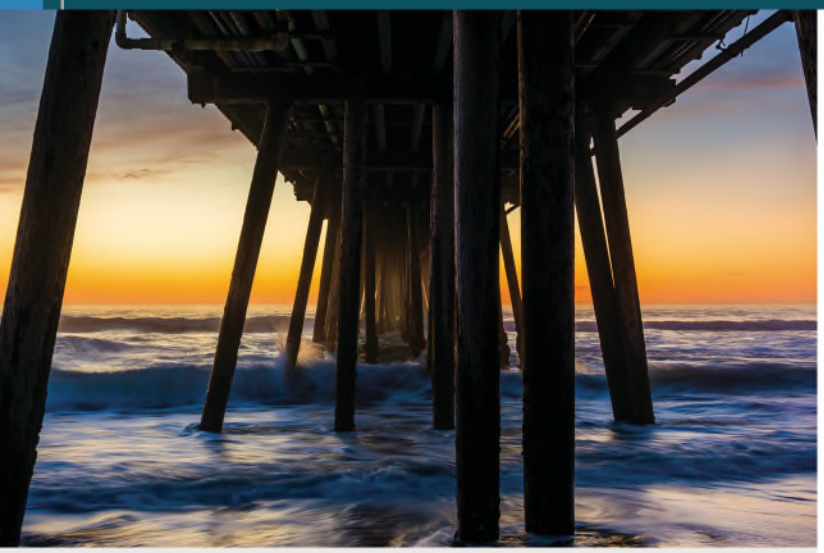
No tuition fee for MPIC insured drone operators.

Class hours are accredited for ACADIS 24 hours of mandatory training.

Register here for drone classes

For additional information, contact:
Blair at **brogacki@mpicwi.com** or
Rob at **rob.hock@nwtc.edu**

PIER AND WHARF ENDORSEMENT



MEETING YOUR NEEDS

Piers and wharves are a major exposure base that is often overlooked and inadequately valued. MPIC is dedicated to providing comprehensive coverage and unique products to fulfill our policyholders' needs.

COMMON EXPOSURES

Common pier and wharf exposures include the following:

- **Piers**
- **Docks**
- **Wharves**
- **Boardwalks**
- **Slips**

EXCLUSIONS ELIMINATED

While the MPIC policy provides standard peril coverage for pier and wharf exposures, there are particular exclusions that directly apply to this type of property under the policy form. In order to bridge this potential gap in coverage, MPIC offers the Pier and Wharf endorsement which eliminates the following exclusions:

- **IMPACT** of watercraft
- **PRESSURE OR WEIGHT** of snow, ice, and rain – whether wind-driven or not
- **WAVE** activity

VERSIONS OF ENDORSEMENT

MPIC provides two versions of the Pier and Wharf endorsement:

- **MPIC 203(0918) Pier and Wharf Replacement Coverage:** This endorsement provides full replacement cost for all scheduled pier and wharf exposures.
- **MPIC 204(0918) Pier and Wharf Limited Coverage:** This endorsement limits the per occurrence amount to $250,000 for scheduled pier and wharf exposures. A variety of deductible options are available under these endorsements.

WORK WITH YOUR AGENT

MPIC encourages our policyholders to work with their agent to review their PITO schedules, verifying all owned property is fully reported and accurately valued. Reporting new assets can be accomplished by using the online Asset Management System (AMS) or by informing MPIC directly by emailing us at policy@mpicwi.com.

SERVICE HIGHLIGHTS

MPIC
Municipal Property Insurance Company

$ FINANCIAL STRENGTH

MPIC has a $500 million reinsurance program in place to provide the security needed for large or catastrophic losses. All reinsurance companies are rated "A" or better by A.M. Best with a combined surplus of $7 billion. Lloyds of London syndicates also provide additional support and financial security. Our partnerships with financially strong reinsurers provide significant assets supporting MPIC's promise to pay.

APPRAISAL SERVICES

MPIC has partnered with AAE Consulting to provide a comprehensive appraisal to each insured. This includes on-site evaluations of all buildings greater than utility buildings and all other buildings valued more than $250,000. These appraisals are provided on a rolling five-year cycle, at no additional cost to the insured. Our appraisal program also provides valuations for contractor equipment greater than $20,000 and the development of an inflation factor to ensure your values remain accurate.

POLICY/CLAIM SERVICES

MPIC has as staff of underwriting and claims personnel that are specifically dedicated to working with MPIC insureds and agents. These individuals are strategically located throughout the state to rapidly address the service requirements of insureds.

AGENT SERVICES

The needs of municipalities and counties are different than commercial companies. That is why MPIC has appointed agents who specialize in servicing LWMMI, CVMIC, and WMMIC members. Your needs come first.

MPIC'S BOARD OF DIRECTORS

MPIC is fortunate to have seven board members, whose full-time positions are servicing municipalities and counties in Wisconsin. They understand your needs and provide the direction and oversight to MPIC service providers.

Board of Directors:

- Jerry Deschane, *Executive Director LWM and LWMMI Director*
- Matt Becker, *CEO LWMMI*
- Steve Stanczak, *CEO CVMIC*
- Robert Smith, *City of Brookfield CVMIC*
- Pallin Allen, *Executive Director WMMIC*
- Eric Veum, *Risk Manager - City of Madison WMMIC*
- Blair Rogacki, *CEO MPIC*

COVERAGE HIGHLIGHTS

MPIC
Municipal Property Insurance Company

The Reason Insurance is Purchased

- Contractor's Equipment coverage included with no premium charge for all items up to $25,000 - Coverage for equipment in excess of $25,000 is provided if scheduled on the policy.
- Valuable records coverage with full coverage limits, once deductible is met
- $10 million extra expense coverage; additional coverage available if requested
- $5 million for asbestos cleanup, abatement and removal from a covered loss
- $10 million for ordinance and law losses
- $1 million coverage for unscheduled buildings
- $10,000 coverage for unscheduled Property In The Open (PITO)
- Coverage for service dogs and horses up to $50,000; subject to a $1,000 deductible
- Builder's risk coverage for projects up to $2.5 million in value included when endorsed; projects up to $10 million in value are eligible
- $2 million coverage for pollutants from a covered peril
- $5 million of earth movement coverage per occurrence
- $5 million of flood coverage per occurrence for property not located in a flood plain
- $50,000 coverage for excavation, grading and filling
- $250,000 coverage building foundations and footings
- Coverage for trees and shrubs damaged by any covered peril within 100' of a scheduled building
- Coverage for fire department service charges with no deductible
- $50,000 coverage for documentation of loss coverage
- $250,000 coverage for architectural and engineering design
- $25,000 coverage for computer service interruption
- Coverage for scheduled pedestrian bridges – enhanced coverage available
- Coverage for scheduled piers and wharfs – enhanced coverage available
- Direct damage from utilities is covered for buildings, personal property, and PITO
- Expanded coverage for underground fiber optic cable within the municipality's jurisdictional boundaries available by endorsement
- Limited coverage for fungus related to a covered peril
- Emergency support equipment contained in/on emergency response vehicles subject to a $1,000 deductible.
- Coverage for utility meters is available by endorsement

IMPORTANT *HIGHLIGHTS*

BLANKET PLUS COVERAGE

Coverage up to

125%

of your Total Insured Value for any covered loss

AUTOMATIC COVERAGE

for all newly acquired property and contractors equipment, during the policy period, without needing to endorse the policy

A SINGLE DEDUCTIBLE

applies to a covered loss that impacts more than one property type

Commercial Property

Subjects of Insurance

Subjects of Insurance	Limit	Deductible
Building	$ 28,812,600	$ 5,000
Business Personal Property	$ 2,628,700	$ 5,000
Property in the Open	$ 7,949,100	$ 5,000
Contractors Equipment Over $25,000 Replacement cost	$ 953,300	$ 1,000
Contractors Equipment Under $25,000 Replacement Cost	$ 248,000	$ 1,000
Equipment Breakdown	$ 39,390,400	$ 5,000
Business Income	$ 1,000,000	$ 1,000
	$	$
	$	$
	$	$

Optional Endorsements to quote:

- Business Income
- Fiber Optics – Expands coverage territory to the legal boundaries of the insured entity.

Entity	Limit: $250,000	Limit $500,000
City	$500	$750
Village	$250	$500
Towns	$250	$500
Water, Sewer, and Electric Utilities	$500	$750
Housing Authorities	$250	$500

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $39,390,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
001		***Municipal Building***					
	001	Municipal building 250 WILLIAMS STREET, WILLIAMS BAY,WI 53191	1996	1.0	6,283	$1,858,000	$330,500
		Municipal Building (001) Total				**$1,858,000**	**$330,500**
002		***Water Treatment Plant***					
	001	LIME STORAGE 155 ELKHORN ROAD, WILLIAMS BAY,WI 53191	1984	1.0	0	$287,800	$0
	002	SLUDGE THICKENER 155 ELKHORN ROAD, WILLIAMS BAY,WI 53191	1984	1.0	452	$310,300	$0
	003	WTP-Clearwells 155 ELKHORN ROAD, WILLIAMS BAY,WI 53191	1987	1.0	2,567	$891,500	$0
	004	WTP-Filter bldg 155 ELKHORN ROAD, WILLIAMS BAY,WI 53191	1936	3.0	6,425	$3,838,600	$0
	005	WTP-Water treatment bldg 155 ELKHORN ROAD, WILLIAMS BAY,WI 53191	1936	2.0	4,775	$2,685,300	$57,200
		Water Treatment Plant (002) Total				**$8,013,500**	**$57,200**
003		***Fire Station***					
	001	Fire Station 5E W GENEVA STREET, WILLIAMS BAY,WI 53191	1936	2.0	8,214	$1,484,900	$237,200
		Fire Station (003) Total				**$1,484,900**	**$237,200**
004		***Harris Rd. Lift Station***					
	002	Building 1 Harris Rd, Williams Bay,WI 53191	2025		620	$1,000,000	$0
		Harris Rd. Lift Station (004) Total				**$1,000,000**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $39,390,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
005		***Park Buildings***					
	001	Beach House 10 E GENEVA STREET, WILLIAMS BAY,WI 53191	2003	1.0	902	$339,800	$11,900
	002	Horvath 14 E GENEVA STREET, WILLIAMS BAY,WI 53191	1930	1.0	3,325	$266,500	$71,500
	003	Park Offices/Restroom 15 E Geneva Street, WILLIAMS BAY,WI 53191		1.0	810	$132,100	$14,700
		Park Buildings (005) Total				**$738,400**	**$98,100**
006		***Conference Point***					
	001	Lift Station 300 CONFERENCE POINT ROAD, WILLIAMS BAY,WI 53191	1965	1.0	220	$506,000	$0
		Conference Point (006) Total				**$506,000**	**$0**
007		***Fieldhouse***					
	001	Fieldhouse 280 ELKHORN ROAD, WILLIAMS BAY,WI 53191	1963	1.0	3,420	$675,700	$56,600
	002	Fieldhouse-Concessions 240 ELKHORN ROAD, WILLIAMS BAY,WI 53191		1.0	600	$45,800	$11,200
		Fieldhouse (007) Total				**$721,500**	**$67,800**
008		***Library/ Rec Center***					
	001	Library 65 W GENEVA STREET, WILLIAMS BAY,WI 53191	1964	2.0	10,356	$2,554,000	$1,568,900
		Library/ Rec Center (008) Total				**$2,554,000**	**$1,568,900**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $39,390,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
009		***Parks Department***					
	001	Park Shed Williams Street, WILLIAMS BAY,WI 53191		1.0	1,440	$132,200	$64,300
	002	Park Garage 229 WILLIAMS STREET, WILLIAMS BAY,WI 53191	2006	1.0	4,900	$456,500	$71,500
	003	Park sand/salt shed Williams Street, WILLIAMS BAY,WI 53191		1.0	676	$30,200	$0
		Parks Department (009) Total				**$618,900**	**$135,800**
010		***Wellhouse - Olive St.***					
	001	Wellhouse 69 OLIVE STREET, WILLIAMS BAY,WI 53191	1953	1.0	396	$317,400	$0
		Wellhouse - Olive St. (010) Total				**$317,400**	**$0**
011		***Edgewater Park***					
	001	Edgewater park 7 E Geneva St, WILLIAMS BAY,WI 53191		1.0	3,016	$235,600	$21,000
	002	Harbor Hut 89 E Geneva St, WILLIAMS BAY,WI 53191		1.0	84	$23,200	$9,200
		Property in the Open					$2,600,500
		Edgewater Park (011) Total				**$258,800**	**$2,630,700**
012		***Wellhouse - Harris Rd.***					
	001	Wellhouse 240 HARRIS ROAD, WILLIAMS BAY,WI 53191	1998	1.0	180	$680,200	$0
		Wellhouse - Harris Rd. (012) Total				**$680,200**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $39,390,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
013		***Lift Station - Prairie View***					
	001	Lift Station 533 WOODLAWN DRIVE, WILLIAMS BAY,WI 53191	2009	1.0	616	$541,100	$0
		Lift Station - Prairie View (013) Total				**$541,100**	**$0**
014		***Lift Station - Bailey Estate***					
	001	Lift Station 439 THEATRE ROAD, WILLIAMS BAY,WI 53191	2009	1.0	616	$614,300	$0
		Lift Station - Bailey Estate (014) Total				**$614,300**	**$0**
015		***Public Works Garage***					
	001	Public Works Garage 230 WILLIAMS STREET, WILLIAMS BAY,WI 53191	1960	1.0	4,800	$844,500	$93,000
	002	Water Transfer Sation 230 WILLIAMS STREET, WILLIAMS BAY,WI 53191		1.0	195	$173,600	$0
		Public Works Garage (015) Total				**$1,018,100**	**$93,000**
016		***Tower - Collie St.***					
	001	Tower 85 COLLIE STREET, WILLIAMS BAY,WI 53191	1930	1.0	0	$758,300	$0
		Tower - Collie St. (016) Total				**$758,300**	**$0**
017		***Tower - Hill St.***					
	001	Water Tower 382 FAIR OAKS DRIVE, WILLIAMS BAY,WI 53191	1969	1.0	0	$914,900	$0
		Tower - Hill St. (017) Total				**$914,900**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $39,390,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
018		***Tower - Potowatomi St.***					
	001	Tower 25 POTOWATOMI ROAD, WILLIAMS BAY,WI 53191	1950	1.0	0	$946,800	$0
		Tower - Potowatomi St. (018) Total				**$946,800**	**$0**
019		***Lift Station - Circle Parkway***					
	001	Lift Station 284 CIRCLE PARKWAY, WILLIAMS BAY,WI 53191	1965	1.0	0	$524,400	$0
		Lift Station - Circle Parkway (019) Total				**$524,400**	**$0**
020		***Lift Station - Edgewater Park***					
	001	Lift Station 5 E GENEVA STREET, WILLIAMS BAY,WI 53191	1983	1.0	0	$246,500	$0
		Lift Station - Edgewater Park (020) Total				**$246,500**	**$0**
021		***Lift Station - Stam St.***					
	001	Lift Station 91 STAM STREET, WILLIAMS BAY,WI 53191	1990	1.0	0	$185,400	$0
		Lift Station - Stam St. (021) Total				**$185,400**	**$0**
022		***Lift Station - Washing Parkway***					
	001	Lift Station 622 WASHINGTON PARKWAY, WILLIAMS BAY,WI 53191	1965	1.0	0	$514,100	$0
		Lift Station - Washing Parkway (022) Total				**$514,100**	**$0**
023		***Water Tower***					
	001	Water tower 401 THEATRE ROAD, WILLIAMS BAY,WI 53191	2006	1.0	0	$2,498,600	$0
		Water Tower (023) Total				**$2,498,600**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $39,390,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
024		***Property in the Open***					
		Property in the Open					$3,519,500
		Property in the Open (024) Total				**$0**	**$3,519,500**
025		***Prairie View Park***					
		Property in the Open					$56,100
		Prairie View Park (025) Total				**$0**	**$56,100**
026		***Bailey Estates Park***					
		Property in the Open					$56,100
		Bailey Estates Park (026) Total				**$0**	**$56,100**
027		***Baywood Heights Park***					
		Property in the Open					$58,200
		Baywood Heights Park (027) Total				**$0**	**$58,200**
028		***Lions Park***					
		Property in the Open					$150,100
		Lions Park (028) Total				**$0**	**$150,100**
029		***Theatre Park***					
	001	RECREATION BUILDING 2610 THEATRE ROAD, WILLIAMS BAY,WI 53191	1986	1.0	2,700	$471,000	$10,000
		Property in the Open					$14,400
		Theatre Park (029) Total				**$471,000**	**$24,400**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $39,390,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
030		***Kishwauketoe Nature Conservancy***					
	001	Observation Tower 251 Elkhorn Road, WILLIAMS BAY,WI 53191		2.0	1,452	$44,400	$0
	002	Welcome Shelter 251 Elkhorn Road, WILLIAMS BAY,WI 53191		1.0	256	$18,100	$0
		Property in the Open					$1,494,200
		Kishwauketoe Nature Conservancy (030) Total				**$62,500**	**$1,494,200**
031		***Old First National Bank Building***					
	001	Old First National Bank Building 120 Walworth Ave, Williams Bay,WI 53191		2.0		$765,000	$0
		Old First National Bank Building (031) Total				**$765,000**	**$0**

Building Subtotal	$28,812,600
Contents Subtotal	$2,628,700
Property in the Open Subtotal	$7,949,100
Building, Contents and PITO Total	$39,390,400

PROPERTY IN THE OPEN
MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
011	***Edgewater Park***		
	1000 lakefront fencing		$45,000
	12 park benches		$17,600
	2 launch piers		$62,000
	4 animal bouncers		$3,700
	4 flagpoles		$14,000
	42 garbage cans		$35,300
	child swingsets		$5,400
	climber		$1,600
	East Pier - 39 Slips		$852,600
	large swingsets		$8,000
	launch ramp		$100,600
	Municipal Pier - 12 slips		$331,600
	picnic tables		$15,000
	play structure		$23,300
	swimming piers		$222,100
	West Pier - 39 slips		$852,600
	wood playstructure		$10,100
	Edgewater Park (011) Total		**$2,600,500**
024	***Property in the Open***		
	2 double basketball backboards		$8,000
	3 baseball backstops		$24,300
	3 welcome signs		$6,100
	boardwalk		$40,300
	double tennis courts		$134,200
	Fire Hydrants (300)		$1,503,200
	Foot Bridge at Southwick Creek		$50,000
	Harris Creek Foot Bridge		$500,000

PROPERTY IN THE OPEN
MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
	Johnson Memorial Bridge at Southwick Creek		$75,000
	Lakefront Boardwalk - 6' Wide		$494,000
	Other Boardwalks - 3' Wide		$505,200
	over 6 foot chain link		$29,200
	Railroad Trestle Bridge		$150,000
	Property in the Open (024) Total		**$3,519,500**
025	***Prairie View Park***		
	Playground and Swings		$56,100
	Prairie View Park (025) Total		**$56,100**
026	***Bailey Estates Park***		
	Playground and Swings		$56,100
	Bailey Estates Park (026) Total		**$56,100**
027	***Baywood Heights Park***		
	Belt Swings		$8,000
	Kiddie Swings		$5,400
	Play Structure		$44,800
	Baywood Heights Park (027) Total		**$58,200**
028	***Lions Park***		
	Baseball Diamond Fencing (2)		$28,900
	Dog Fence		$26,700
	Garden Fence		$10,600
	Playground and Swings		$83,900
	Lions Park (028) Total		**$150,100**
029	***Theatre Park***		
	Baseball Diamond Fencing (1)		$14,400
	Theatre Park (029) Total		**$14,400**
030	***Kishwauketoe Nature Conservancy***		
	Trail Boardwalk		$1,494,200
	Kishwauketoe Nature Conservancy (030) Total		**$1,494,200**
PROPERTY IN THE OPEN TOTAL			***$7,949,100***

CONTRACTORS EQUIPMENT
MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
1990 ONAN 3 PHASE GENERATOR		$25,000
1996 HSMFR TRAILER S/N:4ULU92029TM000358		$6,400
1999 UNITED TRAILER S/N:48B500F24X1039036		$12,900
2000 KOMATSU WB150 BACKHOE		$150,000
2000 TORO WOAKMAN		$15,100
2006 TORO LITTER LIFT		$15,100
2007 KUBOTA L4240 UTILITY TRACTOR S/N:31495		$28,000
2013 JOHN DEERE GATOR 4X4 DIESEL =855D		$17,000
2013 KUBOTA 2725 MOWER		$8,000
2013 VERMEER 1500 CHIPPER		$85,000
2014 CASE IH SR175 SKIDLOADER		$60,000
2016 JOHN DEERE 1570 MOWER		$35,300
2016 KUBOTA X1100 RTV S=23311 WITH BOSS 6X6 BLADE S=268704		$21,200
2017 WOODS TB144 12' MOWER		$16,000
2018 JOHN DEERE 544K LOADER S/N:1DWHKJF686969		$275,000
2021 ELGIN PELICAN STREET SWEEPER		$255,000
2021 LANDPRIDE RCR1872 6' MOWER		$2,600
2022 JOHN DEERE 1200A BUNKER RAKE		$18,000
2023 BARBER 400 SURF RAKE		$30,000
2023 JOHN DEERE 4052M TRACTOR		$35,000
2023 KUBOTA F2690 MOWER		$22,000
2023 WACKER NEUSON R012A ROLLER		$18,000
2025 GRAY CO 3900 LINELAZER		$8,600
SEWER EASMENT MACHINE		$6,500
WACKER LIGHT TOWER		$10,600
WACS TRAILER VAC		$25,000
CONTRACTOR'S EQUIPMENT ≥ $25,000		**$953,300**
CONTRACTOR'S EQUIPMENT < $25,000		**$248,000**
CONTRACTOR'S EQUIPMENT TOTAL		**$1,201,300**

DECLARATIONS
MUNICIPAL PROPERTY INSURANCE COMPANY
Variable Coverage Schedules

Business Income	
Municipal Building	$1,000,000
Total	**$1,000,000**

Pier and Wharf	
Edgewater Park - Municipal Pier - 12 slips	$331,600
Edgewater Park - launch ramp	$100,600
Edgewater Park - swimming piers	$222,100
Edgewater Park - West Pier - 39 slips	$852,600
Edgewater Park - 2 launch piers	$62,000
Edgewater Park - East Pier - 39 Slips	$852,600
Total	**$2,421,500**

Utility Meter	
Water Meters (2,213)	$794,400
Total	**$794,400**



Cyber

R&R INSURANCE



Cyber Quote for the Village of Williams Bay

Cyber Limit:	$1,000,000
Deductible:	$2,500
Effective Date:	1/1/2026
Operating Expenditures:	$10,074,819
Premium:	$4,838

Third Party Liability Insuring Agreements:

Multimedia Liability	$1,000,000
Security and Privacy Liability	$1,000,000
Privacy Regulatory Defense & Penalties	$1,000,000
PCI DSS Liability	$1,000,000
TCPA Defense	$100,000

First Party Insuring Agreements:

Breach Events Costs	$1,000,000
BrandGuard®	$1,000,000
System Failure	$1,000,000
Cyber Extortion	$1,000,000
Cyber Crime	$250,000
Reward Expenses	$100,000
Court Attendance Costs	$100,000
Aggregate Limit of Liability	$1,000,000

Thank you for your continued support of the League of Wisconsin Municipalities Mutual Insurance!

Strohm Ballweg, LLP



Premier Services

R&R INSURANCE

LEAGUE INSURANCE

MEMBER SERVICES GUIDE



www.lwmmi.org

LEAGUE INSURANCE

MEMBER SERVICES GUIDE

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CrisisRisk



League Insurance knows that public entities are experiencing an increase in crisis events. Whether allegations of excessive use of force, abuse of power, first and second amendment violations, sexual misconduct, racial discrimination, or workplace violence, to name a few, these situations are business unusual and lead to adverse outcomes.

When facing crisis events that can impact people, brand, and reputation, government leadership is looking for proven, experienced-based assistance to help them restore control. CrisisRisk will help to support and guide you and your members in the event of business unusual.

League Insured Services

CrisisRisk will provide online access to automated planning resources, documents, tools, training, and information **BEFORE** a crisis event. CrisisRisk will offer up to 20 hours of crisis coaching per crisis event to Member-Insureds in the **IMMINENT, DURING & AFTER** stages of a crisis to empower them to restore control.

It is CrisisRisk's experience that in 99% of reported crisis events, control is restored in less than 20 hours. If needed, League members have the option to retain CrisisRisk for additional hours at their cost.

Crisis In A Box™

Provides Member-Insureds with automated tools, 24/7, at every crisis stage: BEFORE, IMMINENT, DURING & AFTER.

- 24/7 Crisis Hotline
- Virtual Crisis Response Advisor (VCRA™) automated tool to facilitate DECISIONS, ACTIONS & WORDS in every crisis stage with control checklists, documents, and issue-specific content
- Certified CrisisCoordinator™ e-learning platform to train and certify Crisis Coordinators within Member-Insured Organizations to RECOGNIZE, IDENTIFY & ALERT leadership of emerging crisis exposures that affect residents, employees, properties, and reputation of Pool Clients
- Crisis ABCs™ (ANGER/BLAME/CONCERN) to measure severity reactions and extent of a crisis event
- Webinar Series & Test Exercises

www.crisisrisk.com

www.crisiscoordinator.com

In the event of a crisis, call: **877-274-7473.**

Someone is available 24/7 for guidance and recommendations.

911 is your first call for medical emergencies.

CRISIS RISK

Cyber Protection and Education

State-of-the-Art Cyber Protection

Through our partnership with leading cyber insurance provider, Tokio Marine HCC, you have access to a team of cyber experts with the experience and know-how to respond quickly and get your business back on track. Should you suspect a cyber breach, our expert claims examiners coordinate the response, including expert legal counsel who will act as your breach coach throughout the claims process. If necessary, specialists may be engaged, including:

- IT security and forensic experts
- Public relations/advertising support
- Breach notification
- Call center and website support
- Credit monitoring and identity theft restoration services

Cyber Liability Protects You Against:

- System failure due to ransomware or malware attacks
- Loss and/or exposure of customer or employee data, including Social Security numbers, phone numbers, email addresses, etc.
- Phishing or email scams targeting your business or employees that result in financial loss

Cyber University

Access expert cybersecurity online training and resources through the League's partnership with Tokio Marine HCC. When a cyberattack happens, it's too late. With access to expert cybersecurity advisors and online training courses, our cyber support resources help you and your organization mitigate cyber risks and the impact of a cybersecurity breach.

You'll have access to:

- Cybersecurity advisors to help with scenario planning and policy development
- Online cybersecurity courses and trainings
- Best practices for cyber incident response planning



Request access using the QR code:

Training Access Request

TOKIO MARINE HCC

How to File a Claim



File A Claim

Workers' Compensation

Claim Form

Send Workers' Compensation Claim Form to United Heartland at:

fax 262-787-7701 or e-mail ClaimsExpress@UnitedHeartland.com

To immediately report a Workers' Compensation Claim:

24-Hour Claim Line 1-800-258-2667
Denise Kawczynski, Manager, Claims
Direct: 262-787-7646
Denise.Kawczynski@unitedheartland.com

Liability & Auto Physical Damage

Claim Form

Send Liability Claim Form to Statewide Services at:

fax 800-858-1536 or e-mail StatewideClaimsReporting@Statewidesvcs.com

To immediately report a Liability Claim:

24-Hour Claim Line 1-877-204-9712

Notice & Disallowance of Claims

Property (Municipal Property Insurance Company (MPIC))

Claim Form

Send Property Claim Form to Municipal Property Insurance Company at:

fax 612-766-3099 or email claims@mpicwi.com

To immediately report a Property Claim:

24-Hour Claim Line 1-877-278-4165

Local Gov U Online Learning

Local Gov U delivers free online training to our Insure Members at no cost. Online training improves the safety and effectiveness of your organization and personnel, while contributing to successful professional development.

Employees can conveniently access hundreds of e-learning courses 24/7, allowing them to balance their work schedules while completing practical and informative self-directed training at their own pace.

Members can choose to train by topic or can select more specific courses by profession.

Course Topics Cover:

- EEOC and employment law
- Emergency medical services
- Equipment safety
- Financial management
- General safety
- Health and wellness
- HR development
- Information technology
- Law enforcement
- Leadership development
- Professional development
- Risk management
- Roadway and highway
- Schools and educational
- Transit and fleet operations
- Water and wastewater

For water and wastewater, Local Gov U courses can be used to fulfill the required hours of annual training requirements. Wastewater professionals will need to submit their certificate of course completion directly to the Department of Natural Resources for training approval.

Organization Administrator Features:

- Add members and organize into groups
- Assign group admins or user-specific roles
- Create quick assignments or bundle courses into learning plans
- Track training and compliance through ad hoc or recurring reports
- Manage and customize training and assignment notifications
- Assign and manage course credits from online and in-person training
- Highlight featured courses or hide select courses from view

Be prepared to name the primary administrator of this resource at your municipality.

www.LocalGovU.com
844-312-9500

Request access using the QR code or link below.

Training Access Request

LocalGov U



Management & Team Training

League Insurance offers workplace training for members. Whether it's compliance, supervisor, or team building, League Insurance can help you keep your managers up to date and your team on the same page.

For more information, reach out to service@lwmmi.org

Nurse Triage & Telehealth by CorVel



League Insurance is proud to partner with CorVel as our nurse triage and telehealth partner. CorVel's proactive healthcare solution connects injured workers to medical services ensuring they feel cared for in the event of a workplace injury.

Nurse Triage

At the time of a workplace injury, employees can call and speak with a registered nurse (through CorVel's 24/7 nurse hotline) who will evaluate the injury to determine immediate medical needs. By addressing the injury when it first occurs, CorVel can provide quick and timely care for your employees.

Telehealth

CorVel's nurses are trained to provide an initial assessment and will provide immediate referral to medical care when needed. Nurses may also refer to telehealth as appropriate at the discretion of the employee. This feature connects the injured worker to a physician immediately via a computer, tablet, or phone. The CorVel nurse will email a link with instructions directly to the injured worker. The CorVel nurse will stay on the telephone with the injured worker until they are connected to the online visit.

Advantages of Telehealth

For many workplace injuries, immediate treatment can be received through a virtual visit with a doctor eliminating the need for scheduling and attending an in-person appointment. No driving to a doctor's office, missed appointments, or delays in waiting rooms. With the advent of new technologies, many welcome the convenience of a virtual visit with a doctor and the added expediency of prescriptions and physical therapy scheduling. By connecting our employees with appropriate, quality care, it can help prevent a minor injury from becoming a complicated injury and focus on your employee's wellness.

About Telehealth Physicians

CorVel has contracted with dedicated physicians who average 15 years in primary and urgent care experience, and are US Board Certified, licensed, and credentialed.

Reporting a Claim

For any work-related injury that goes through the 24/7 nurse hotline, and requires a doctor visit either with CorVel or outside of CorVel, CorVel will automatically send the first notice of injury to United Heartland for claim handling. If the employee does not use CorVel, the employer will need to submit the claim to the United Heartland directly.

Better injury management helps your employees and your bottom line.

Employee Injury Call Center 855-438-4577

911 is your first call for medical emergencies.

Telehealth Poster

Telehealth Card

CORVEL

Pre-Loss and Human Resources Legal Services

Has something happened in your community recently where you need legal advice? Stafford Rosenbaum offers League Insurance members no-cost pre-loss and human resources legal services for:

- Land use, zoning, permits
- Conflicts of interest
- Tax assessments
- Open meetings and public records
- Contractual issues
- Best practices for cybersecurity
- Data privacy issues
- ...and many more

Stafford Rosenbaum offers employment law advice on HR legal issues at no cost to insured members:

- Employee leaves, including FMLA
- Reasonable accommodations
- Recruitment and background checks
- Onboarding and hiring
- Performance management
- Terminations
- Wage & Hour
- Discipline
- Union issues
- Workplace investigations
- Documents: Development and review of employment policies, procedures, forms, job descriptions, and employee handbooks customized for the municipality



League Insurance knows that getting you support now might keep you from making an even more costly mistake down the road.

Stafford Rosenbaum Legal Services through League Insurance are meant as a supplemental support to your Municipal Attorney.

To get help, contact:

Attorneys Pahoua Thao or Kyle Engelke
LeagueInsuranceHotline@staffordlaw.com
(608) 210-6330

StaffordRosenbaum LLP
Attorneys

Ready Rebound Injury Management

Every day, public safety workers get hurt on and off the job. When that happens, Ready Rebound is primed to help. Our elite patient navigation and advocacy help workers heal faster, allowing them to return to their critical jobs and – more important – to their lives as quickly as possible.

Helping you recover in record time:

- Ready Rebound Navigators connect you with the best doctor in your area for your specific injury within 24 to 72 hours.
- Ready Rebound Advocates take you and your family through the recovery process every step of the way. They offer advice, support, and troubleshoot insurance benefit issues, including major medical and workers' compensation complications.
- All stakeholders are kept in the loop with our goal of transparent communication and trusting relationships.
- Family members are eligible for Ready Recover services, following the rules of their major medical coverage. Because it's the right thing to do.

For implementation and training, contact Chase McCarty at cmccarty@readyrebound.com or call at 816-853-2830.

Find a Navigator for a health issue by calling 800-781-2320

READY REBOUND
We protect those who protect us

"Working with Ready Rebound has taken all the stress and burden away when dealing with an injury from start to finish! Their professionalism, expertise, and dedication to delivering exceptional care are outstanding. Throughout the entire process, Ready Rebound delivered top-notch service from scheduling all the appointments and dealing with your insurance while demonstrating genuine compassion. Knowing you are going to get taken care of within that 24- to 48-hour time frame by the best orthopedic surgeons and physical therapists gives you that peace of mind and a sense of relief.

Ready Rebound goes above and beyond to make sure they check in every step of the way from pre-op, post-op, and recovery. They are truly phenomenal, and I cannot recommend Ready Rebound highly enough to handle my injuries, my family's injuries, and the injuries of the firefighter/paramedics within our department! They are a reliable partner and when Ready Rebound states, 'We protect those who protect us' they truly mean it and stand by every word."

- Shannon Anthoine
Assistant Fire Chief – EMS
City of Franklin

Resources for Elected Officials

Partnering with the League of Wisconsin Municipalities, League Insurance supports the development of various publications to help elected officials quickly get up to speed on their role as a governing body member. From pocket guides on Open Meetings Law, Ethics, and Robert's Rules of Order, to training courses that cover a broad range of topics, League Insurance is underwriting the development of resources you need.

For more information, reach out to service@lwmmi.org



Safety Grant Reimbursement

League Insurance traditionally offers discretionary reimbursements to members participating in the Workers' Compensation program. Eligibility is based on percentage of WC premium and the program runs on a June-to-June schedule to help organizations plan their budget year.

Examples of possible uses for funds include, but are not limited to:

- Manhole lift
- Power cot
- Valve exercisers
- Tommy Lift Gate
- Body cams
- Protective clothing

Submit your safety grant application and proof of purchase to service@lwmmi.org



Application

Guidelines and Equipment

Workplace Safety Resources

Effective employee safety risk management is a top priority for both League Insurance and United Heartland, a leader in comprehensive return-to-work best practices.

The following services are available to League Insurance members:

- Comprehensive safety manual for League Insurance members including sample safety programs and informational documents
- On-site or virtual meetings including jobsite evaluations and safety education
- Templates for incident reporting and return-to-work best practices
- Risk Connection newsletters containing industry-specific safety information and OSHA updates
- Recorded webinars available on Workers' Compensation 101 and safety topics

UnitedHeartland.com
800-258-2667

UnitedHeartland

AF Group
AccidentFund UnitedHeartland CompWest ThirdCoast Underwriters





DART Police Training Simulator

The DART simulator, which stands for Decisional Aptitude and Reasoning Training, is a cutting-edge tool used in police training programs to enhance decision-making skills and situational awareness among law enforcement officers. This simulator recreates realistic scenarios that officers might encounter in the line of duty, ranging from routine traffic stops to high-stakes hostage situations.

League Insurance has several simulators that can be borrowed and/or showcased for communities that are dedicated to training and enhancing their ability to protect and serve while upholding public safety and trust.

To get connected with a DART simulator, contact Craig Sherven at csherven@lwmmi.org

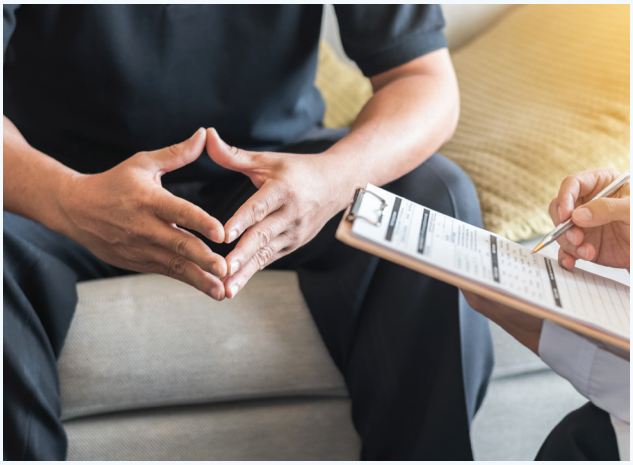


DART™
Highly Trained. Always Ready.™

Mental Health Toolkit

The mental health of public safety personnel is often neglected despite their critical role. Statistics reveal high rates of depression and sleep issues among these workers, impacting productivity and public trust. Factors like exposure to trauma, societal pressures, irregular schedules, and staffing shortages contribute to this strain.

Fear of job repercussions prevents many from seeking help, leading to untreated conditions. Shockingly, public safety workers are more likely to die by suicide than in the line of duty. Acknowledging these challenges, agencies must implement comprehensive mental health programs to support staff and communities.



Toolkit

... League Insurance's proactive approach aims to address the mental health challenges faced by public safety personnel. Through education, support, and resources, they strive to foster healthier and more resilient communities.

League Insurance prioritizes the well-being of its insured members' employees. We actively promote mental health awareness and support initiatives statewide, leveraging expertise and partnerships within the public safety sector. The Mental Health Toolkit offers financial assistance, training, provider partners, policy templates, and stakeholder engagement tools to help communities establish effective mental health programs.

League Insurance's Public Safety Specialist, a former police chief, Craig Sherven, contributes firsthand experience to these efforts. Involved in peer support and mental health organizations, he understands the unique needs of public safety professionals.

In summary, League Insurance's proactive approach aims to address the mental health challenges faced by public safety personnel. Through education, support, and resources, they strive to foster healthier and more resilient communities.

We strongly encourage you to take full advantage of the toolkit and trust you will find it helpful in starting up your own program or augmenting a program already in operation. For more information, contact Public Safety Specialist Craig Sherven at csherven@lwmmi.org or by phone at 608-740-2470.

National Testing Network Recruiting & Assessment

League Insurance has partnered with National Testing Network (NTN), the nation's leading provider of public safety recruitment and assessment services.

As a part of this partnership, we are offering a **20% special discount** to NTN membership services bringing you exclusive access to:

- Job posting and marketing
- Candidate scheduling
- Exam administration (brick-and-mortar and virtual)
- Data collection and reporting
- Dedicated support teams
- Online oral board interviews
- Simulation exams
- Customized client portals

In addition, we are offering a 15% discount on first project-based services:

- Background investigations
- Pre-Hire psychological evaluations

Want to discuss how this partnership can benefit your agency? Contact Julianne Garcia with NTN at julianneg@nationaltestingnetwork.com



NATIONAL TESTING NETWORK

Non-Rep Critical Incident Coverage Discount

When law enforcement officers are involved in critical incidents that require a use of force resulting in the significant injury or death of another individual, the need to have immediate, on-scene legal representation is paramount. While officers who are represented by a union typically have access to this type of coverage, it is common for those who do not belong to a union to not have access to representation and are typically left to fend for themselves during the very crucial early stages of what is many times a criminal investigation.

WPPA

Recognizing the need that exists for our non-represented members to have quality representation, League Insurance and the Wisconsin Professional Police Association have partnered to provide them access to this type of legal representation through the availability of a 10% discounted rate, exclusive to League Insurance members, on the WPPA's Non-Rep Critical Incident Coverage.

Access to this kind of coverage for our non-represented members is a game-changer and serves to address an issue that has unfortunately been the reality for many years in the law enforcement world.

For more information on the partnership or coverage, contact Jeff Spencer at jspencer@wppa.com or 608-963-7477.

Police Accreditation Reimbursement

Insured police agencies that maintain WILEAG or CALEA accreditation are eligible for a $650 reimbursement.

To find out more, contact Craig Sherven at csherven@lwmmi.org

WILEAG WISCONSIN LAW ENFORCEMENT ACCREDITATION GROUP

Police One Academy Online Learning

Police One Academy is a product of Lexipol offering a variety of online trainings specifically for police officers. Trainings cover topics such as Use of Force, Traffic Stops & Safety, Ethics, Defensive Driving, Mental Health, Stress Management, and much more.

These courses are free to League Insurance members though our partnership with Lexipol. Police One Academy can fulfill 12 of the 24 hours of annual training requirements with department-level approval.

www.lexipol.com
844-312-9500

Request access using the QR code.



Training Access Request

POLICEONE ACADEMY

LEXIPOL

Policy & Procedure Reimbursement

Understanding that sound policy and procedure is a cornerstone of a successful public safety department, League Insurance provides members with financial assistance for public safety policy and procedure services. Through our partnerships with Lexipol, Custom Service Information (CSI), and Deer Creek Technologies, our members are eligible to receive up to $2500 annual reimbursement for one of the following:

- A bundle package including Custom Service Information policy services and Deer Creek policy management and early warning system services, along with a 10% Deer Creek discount exclusive to League Insurance members.
- Lexipol's Wisconsin Law Enforcement or Fire policy services along with a 10% discount on the current market rate subscription price.
- Policies are continuously updated as state and federal laws, and best practices change.
- Both offer customized implementation options to fit your agency to help you get your manual up and running faster.



From a liability standpoint we strongly encourage municipalities to regularly have their policies and procedures reviewed to decrease the amount and severity of lawsuits due to ineffective policies. Just as important, up-to-date policies help keep employees working in these difficult jobs as safely as possible and help protect everyone in your community.

To receive reimbursement for these products, please send a copy of the invoice from Lexipol or CSI and a copy of your invoice and paid receipt/check to service@lwmmi.org.

Learn more about Custom Service Information LLC: Contact Tim Kriz at 715-741-0189 or csi-llc@hotmail.com

Learn more about Deer Creek Technologies: https://www.deercreektech.com

Learn more about Lexipol: https://www.lexipol.com/

Deer Creek TECHNOLOGIES

LEAGUE INSURANCE







League Insurance. Protecting the communities we live in.

316 W. Washington Avenue • Suite 600 • Madison, WI 53703
608-833-9595 • **www.lwmmi.org**

RESOLUTION NO. R-78-25

AUTHORIZING EXECUTION OF CLOSING DOCUMENTS

WHEREAS, the Village of Williams Bay, Wisconsin, a municipal corporation, did on November 17, 2025, by Resolution No. R-72-25, authorize an offer to purchase the property located at 121 North Walworth Ave./120 North Elkhorn Rd., Williams Bay, Wisconsin which is described in **Exhibit A** attached hereto, (the Property) from First National Bank & Trust Company, by approving a Commercial Offer to Purchase drafted on November 17, 2025 and accepted by the Seller on November 20, 2025, for the sum of $398,000; and

WHEREAS, title to the Property shall, prior to closing on the purchase of the Property by the Village, be transferred to Bank First; and

WHEREAS, to finalize the purchase of the Property, additional documentation will need to be prepared and will need the signature of a representative of the Village of Williams Bay.

NOW, THEREFORE, it is hereby resolved by the Village Board of the Village of Williams Bay that Village President Adam Jaramiilo or City Administrator David Lothspeich are hereby authorized to sign on behalf of the Village of Williams Bay all documents necessary to carry out the terms of the purchase of the Property by the Village of Williams Bay from Bank First.

Approved by the Village Board of the Village of Williams Bay this 15th day of December, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, Village President

Attest: _____
Tina Kolls, Village Clerk

EXHIBIT A

Legal Description

Lot 6 in Block 1 of the Original Plat of the Village of Williams Bay; EXCEPTING THEREFROM the East 33 feet thereof, which has been conveyed to the Village of Williams Bay for highway purposes. Said land being in the Village of Williams Bay, County of Walworth, State of Wisconsin.
AND
Lot 5 and the South 3 feet of Lot 4, all in Block 1 of the Original Plat of the Village of Williams Bay, subject to the rights of the public in any highway or sidewalks. Said land being in the Village of Williams Bay, County of Walworth, State of Wisconsin.