VILLAGE OF WILLIAMS BAY

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

NOTICE

PLAN COMMISSION MEETING

TUESDAY, JULY 7, 2026 AT 6:30 PM

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

There may be a quorum of Village Trustees present, no board business will be conducted.

The meeting will be live-streamed on the Village of Williams Bay's YouTube, which can be found here: https://youtube.com/live/a4U-QMHz3iY?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. Minutes

A. Plan Commission Meeting Minutes of June 16, 2026

V. Recommendation and Possible Action for a Conditional Use Permit

A. APPLICANT: Peggy Sauser (Owner), Jon Sauser (Applicant)
TAX KEY: WA 166900002
STREET ADDRESS: 6 Jewell Drive, Williams Bay, Wisconsin 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence.

B. Open Public Hearing

C. Close Public Hearing

D. Discussion and Possible Action for a Conditional Use Permit

VI. Recommendation and Possible Action for a Conditional Use Permit

A. APPLICANT: Peggy Sauser (Owner), Jon Sauser (Applicant) Howard (Applicant)
TAX KEY: WJ 00016
STREET ADDRESS: 14 Jewell Drive, Williams Bay, WI, 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence.

B. Open Public Hearing

C. Close Public Hearing

D. Discussion and Possible Action for a Conditional Use Permit

VII. Recommendation and Possible Action for a Conditional Use Permit

A. APPLICANT: Johnell Overgaauw (Owner) (Applicant)
TAX KEY: WHV 00055
STREET ADDRESS: 47 Potawatomi Road, Williams Bay, WI, 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 6-foot-tall privacy fence.

B. Open Public Hearing

C. Close Public Hearing

D. Discussion and Possible Action for a Conditional Use Permit

VIII. Recommendation and Possible Action for a Conditional Use Permit

A. APPLICANT: Village of Williams Bay (Owner), TowerCom V-B, LLC (Applicant)
TAX KEY: WHV 00060 and WHV 00061
STREET ADDRESS: Water Tower Parcels on Potawatomi Road, Williams Bay, WI, 53191

The applicant is requesting a Conditional Use Permit per Section 390-0811 Communication Tower Standards to develop and construct a 175' Monopole Communications Tower and associated antenna, radio, and equipment enclosures.

B. Open Public Hearing

C. Close Public Hearing

D. Discussion and Possible Action for a Conditional Use Permit

IX. Recommendation and Possible Action for a Two Lot Certified Survey Map

A. APPLICANT: Terrence W Bulfin (Owner)
TAX KEYS: WWUP 00062B
STREET ADDRESS: 38 South Walworth Avenue, Williams Bay, WI 53191

The applicant is requesting approval of a 2-lot certified survey map (CSM) located within the Village of Williams Bay.

X. Recommendation and Possible Action for Affidavit of Correction on a Previously Approved Certified Survey Map

A. APPLICANT: Lakeland Community Church, Inc (Owner), Richard Holt (Applicant)
TAX KEYS: FA 395600001 and FA 395600002
STREET ADDRESS: N3181 State Highway 67, Lake Geneva, Wi 53147

The applicant is requesting approval of an Affidavit of Correction of CSM 3616 to allow for a second access to be constructed at the Lakeland Community Church.

XI. Recommendation and Possible Action for a Zoning Map Amendment - Planned Development Overlay

A. APPLICANT: Bayside LLC (Owner), Anthony Navilio (Applicant)
TAX KEY: WOP 00053
STREET ADDRESS: 17 W Geneva Street, Williams Bay, WI, 53191

The applicant requests to add a PDO- Planned Development Overlay per Section 390-0709 Planned Development Overlay District, and review of a General Development Plan to develop a mixed-use structure for residential and commercial use.

B. Open Public Hearing

C. Close Public Hearing

D. Discussion and Possible Action for Zoning Map Amendment - Planned Development Overlay

XII. Adjournment

Adam Jaramillo
Chairman

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

Posted: 07/02/2026 5:00 PM

VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES
PLAN COMMISSION MEETING 06/16/2026 MEETING
TUESDAY, JUNE 16, 2026 AT 6:30 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

THERE MAY BE A QUORUM OF VILLAGE TRUSTEES PRESENT, NO BOARD BUSINESS WILL BE CONDUCTED.

THE MEETING WILL BE LIVE-STREAMED ON THE VILLAGE OF WILLIAMS BAY'S YOUTUBE, WHICH CAN BE FOUND HERE: HTTPS://YOUTUBE.COM/LIVE/IAKS5J1-ZVM?FEATURE=SHARE

I. Call to Order

President Jaramillo called the meeting to order at 06:35pm.

II. Roll Call

Present: President Adam Jaramillo, Commissioners Maggie Gage, Marianne Klemke, Matt Robbins, Mike Fieweger, Colin Doerge
Also Present: Zoning Administrator Allison Schwark, Clerk Tina Kolls
Excused: Trustee Lowell Wright, Commissioner Jess Haak

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Plan Commission Meeting Minutes of June 2, 2026

The motion to approve the Plan Commission Meeting Minutes of June 2, 2026 was initiated by Commissioner Klemke and seconded by Commissioner Fieweger. Unanimously carried.

V. Recommendation and Possible Action for a Site Plan Review and Conditional Use Permit

A. A. APPLICANT: Yerkes Future Foundation Inc. (Owner)
TAX KEY: WA518500001
STREET ADDRESS: 373 W Geneva Street, Williams Bay, WI 53191
The applicant requests a site plan review and conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room.

The motion to recommend VIllage Board approval of conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room including the two conditions listed in the Zoning Administrators report as well as the condition that all construction traffic exits on Observatory place was initiated by President Jaramillo and seconded by Commissioner Doerge. Unanimously carried.

The motion to recommend Village Board Approval of the site plan review and conditional use permit per Section 390-0223 Conditional Use Permit, and Section 390-0223(C) (14) Large Developments, for the construction of a new playground space; and a pavilion building that includes a patio area, two family restrooms, and nursing/sensory room was initiated by President Jaramillo and seconded by Commissioner Doerge. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Commissioner Gage and seconded by Commissioner Klemke at 06:46pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

OFFICIAL PUBLICATION

FOR THE

VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING

FOR A

CONDITIONAL USE PERMIT

BEFORE THE

PLAN COMMISSION

July 7, 2026, at 6:30 PM

Village Hall Council Room
250 Williams Street

APPLICANT(S): Peggy Sauser (Owner), Jon Sauser (Applicant)

TAX KEY NUMBER: WA166900002

STREET ADDRESS: 6 Jewell Drive, Williams Bay, WI 53191

Applicant requests a conditional use permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7 foot tall privacy fence.

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

Tina Kolls
Village Clerk
Published June 18, 2026, and June 25, 2026

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
- X 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: 6 Jewel St.

Tax Parcel Number: WA166900002

Project or Development Name: Privacy Fence

Applicant
Name: Jon Sauser
Mailing Address: PO Box 566 DeKalb, IL 60115
eMail: JSAUSER@OUTLOOK.com
Phone: 815-739-5006

Owner of Site
Name: Peggy Sauser
Mailing Address: 8 Chari Ct. DeKalb, IL 60115
eMail: Peggy Sauser@comcast.net
Phone: 815-751-5498

Legal Representative
Name: XXXX
Mailing Address:
eMail:
Phone:

Architect, Engineer, (Contractor)
Name: Simmons Fence
Mailing Address: 4527 S. Hwy 51 Janesville, WI 53546
eMail: Jessica@simmonsfence.com
Phone: 608-754-1610

PAGE: 1 | 2

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

See Attached Survey

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

Current Zoning of Site: SF-6 **Current Overlay Districts of Site:** None

Proposed Zoning of Site: No change

Proposed type of structure of use: Adding privacy fencing

Proposed use of structure or site: No change - 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: Jon Sauser **Date:** 6-24-26

Signature of Applicant: Jon Sauser

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation etc.:

The Sauser family owns three contiguous parcels of land (6, 10, & 14 Jewel St.) that are zoned SF-6 (single family). These three parcels share a common property line on three sides with Gage Marine. Gage Marine uses these as a commercial boating business, Bar/Restaurant and parking lot to support with patrons, cars, trucks, trailers, boats, and semi trucks entering and leaving at all hours of the day and night. Gage Marine has directed their traffic pattern such that all vehicles entering and leaving shine their lights directly into our property. On a regular basis, patrons leave in the late evening hours with some patrons and employees leaving after midnight. Delivery trucks often come in the late evening hours as well as 1am, 3, am and 5am. A solid privacy fence will help minimize light and noise for not only us, but adjacent single family home as well. *Note: This has been an ongoing issue we have been working on with Gage Marine. They have attempted to inform delivery trucks they cannot delivery in the early AM hours. However, this is a commercial Bar/Restaurant that is open 7 days a week and requires deliveries 7 days a week.

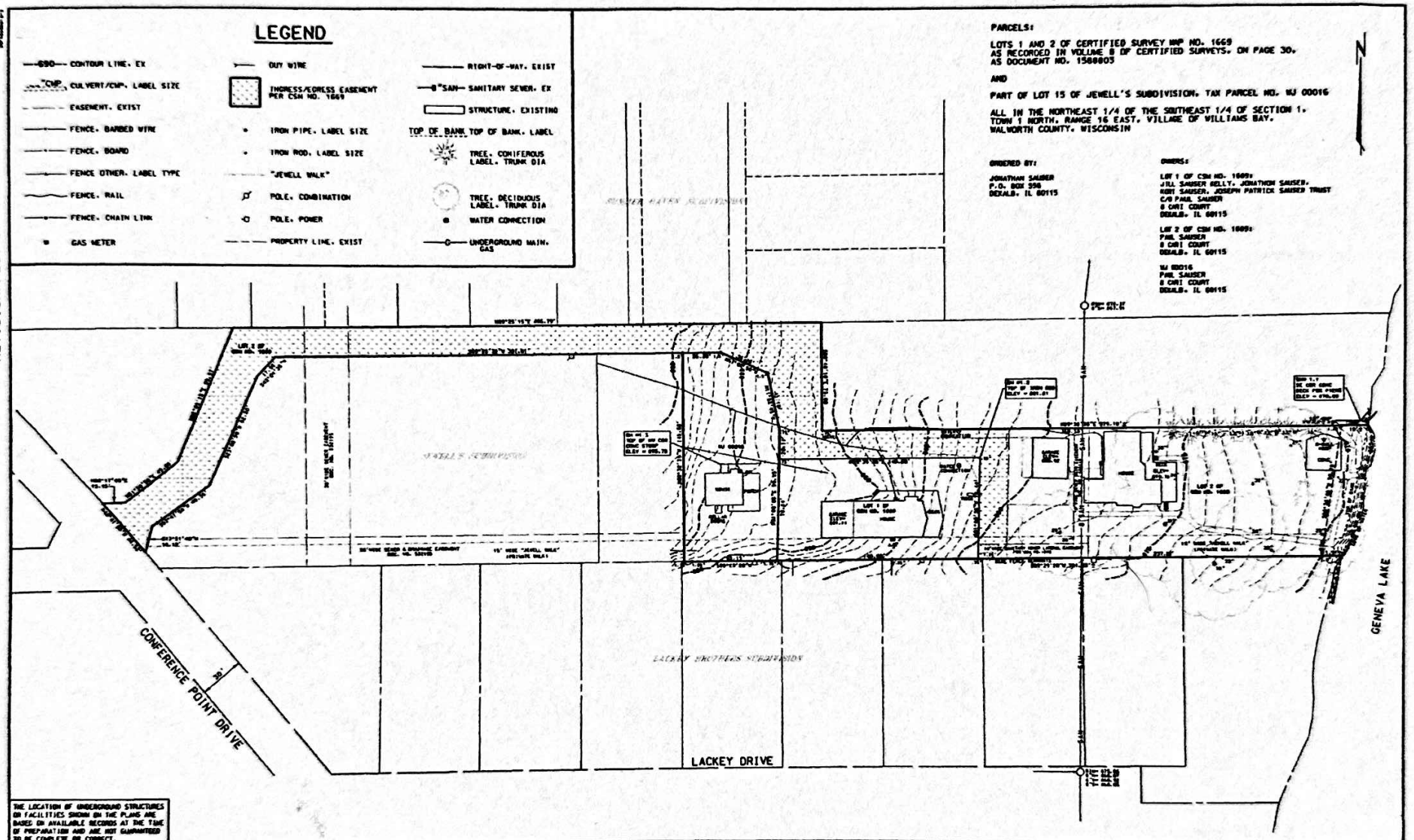
We propose installing two sections of maintenance free, solid white fencing. It will be 7' tall in total height with the first 6' solid and the top 1' open pickets for a very aesthetically pleasing look. Please see the included fence photo. There will be two sections. 220' on the North side of the 6 Jewel St. parcel and 128' on the West side of the14 Jewel St. parcel. See the attached drawing. Gage Marine already has 60' and 150' of solid privacy fencing that I believe was built at the time they opened their restaurant.

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan:

There will be no change to the zoning. It is currently SF-6 and will remain the same.

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods:

There will be no change to the zoning. It is currently SF-6 and will remain the same. Gage Marine is zoned commercial. They own multiple parcels of land that are zoned and used as commercial that abut our parcels on three different sides. They use these as a commercial business and parking lot to support with cars, trucks, trailers, boats, and semi trucks entering and leaving at all hours of the day and night. There are other residential parcels (neighbors) that are on the far opposite sides of the proposed privacy fence. They enter and leave by different streets. The addition of a privacy fence can only help minimize noise and light pollution for those distant neighbors as well.



REVISION/PLOT DATE

THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.

NO.	REVISIONS	BY	DATE

VERIFY SCALES

DRAWN BY: PREL IN MMR FINAL MMR

DESIGNED BY

CHECKED BY

DATE APRIL 2008

SCALE HORZ: 1"=80'

REVISED TO CONFORM TO CONSTRUCTION RECORDS DATE BY

ALL RIGHTS RESERVED

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

SAUSER PROPERTY SURVEY
JON SAUSER
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WISCONSIN

PROJECT NO. R08-1309-100

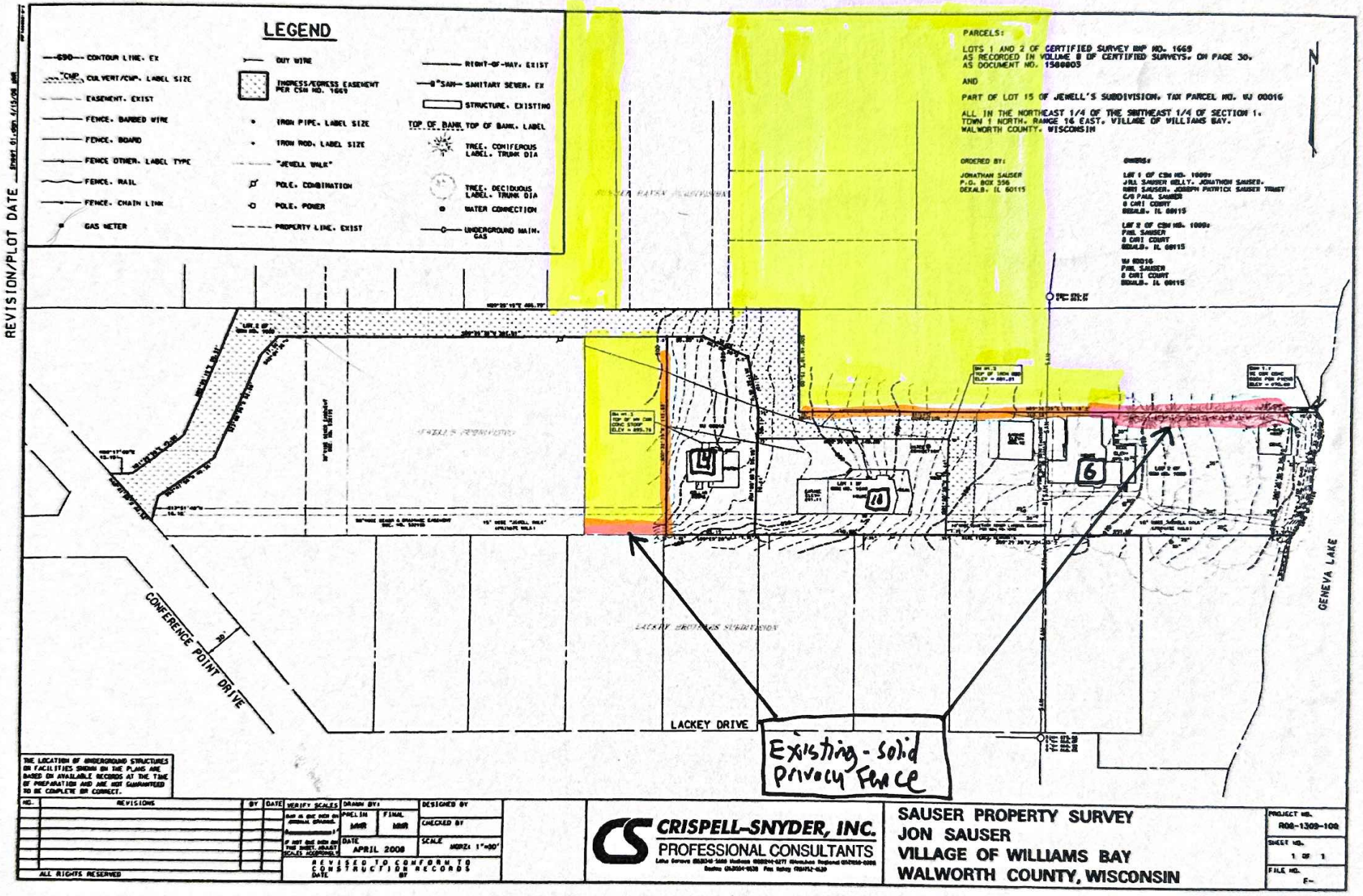
SHEET NO. 1 OF 1

FILE NO. F-

Existing - solid privacy Fence

Proposed Fence

Gage Marine Parking Lot



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NO.	REVISIONS	BY	DATE

VERIFY SCALES
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWN BY: PRELIM MMR FINAL MMR
DESIGNED BY
CHECKED BY
DATE APRIL 2008
SCALE HORZ: 1"=30'

REVISED TO CONFORM TO CONSTRUCTION RECORDS
BY
DATE

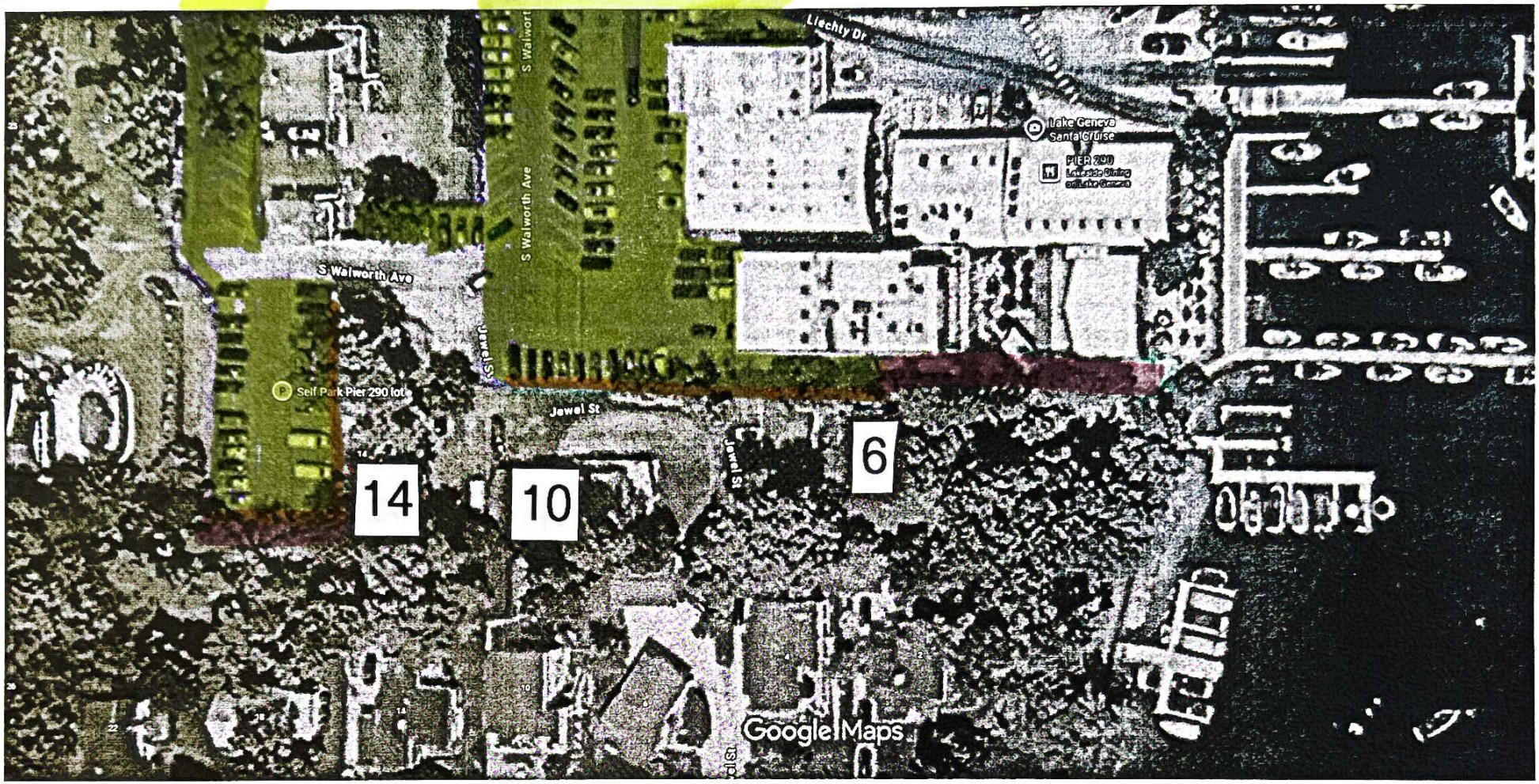
ALL RIGHTS RESERVED

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

SAUSER PROPERTY SURVEY
JON SAUSER
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WISCONSIN

PROJECT NO. R08-1309-100
SHEET NO. 1 OF 1
FILE NO. F-

Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

Exsting - solid privacy Fence

proposed Fence

Gage Marine parking Lot

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
July 7, 2026

Prepared: June 30, 2026

APPLICANT: Peggy Sauser (Owner), Jon Sauser (Applicant)

TAX KEYS: WA 166900002

STREET ADDRESS: 6 Jewell Drive, Williams Bay, WI 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence. The new proposed fence would consist of 6 feet of privacy fencing, and 1 foot of open lattice fencing at the top, making the final height 7 feet. The applicant is proposing this fence to provide more security and separation from the commercial property adjacent to the home. The fence would connect to existing 6-foot fencing that was previously placed. Below is an example of the approximate placement of the proposed fencing.

Conditional Use Review Procedure:

1. Review by the Zoning Administrator.

   (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.

   (b) The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

   i. Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

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

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

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

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

2. The Zoning Administrator shall prepare a written report addressing items above, to be forwarded to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

Applicable Ordinance Section: 390-0809D

(2) A fence, wall, tree, hedge, or shrubbery may be erected, placed, maintained, or grown along a lot line on or adjacent to a residentially zoned property.

(a) Permitted types of fences in residential districts include split rail fences; open picket fences; or decorative fences not more than three feet in height located on the interior of the lot surrounding patios, gardens, or other similar features. **Any other type of fence shall require a conditional use permit per § 390-1207.**

(b) The height of such fences or walls along interior side and rear lot lines shall not exceed six feet above the ground level, except that along zoning district boundaries there shall be a ten-foot limit on the height of fencing along such boundary. The height of fences or walls along street side and front lot lines shall not exceed three feet above ground level. If solid fences or walls are deemed appropriate along public rights-of-way, consideration should be given to providing a landscaped planting strip at least two feet in width adjacent to the property line.

The property located at 6 Jewell Drive is currently zoned SF-6 Village Residential District. This property borders a property zoned LSB Lakeshore Business. Therefore, the increased height is permitted, but the privacy portion of the fencing requires conditional use approval.

Respectfully submitted,

Allison Schwark
Zoning Administrator

OFFICIAL PUBLICATION

FOR THE

VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING

FOR A

CONDITIONAL USE PERMIT

BEFORE THE

PLAN COMMISSION

July 7, 2026, at 6:30 PM

Village Hall Council Room
250 Williams Street

APPLICANT(S): Peggy Sauser (Owner), Jon Sauser (Applicant)

TAX KEY NUMBER: WJ 00016

STREET ADDRESS: 14 Jewell Drive, Williams Bay, WI 53191

Applicant requests a conditional use permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7 foot tall privacy fence.

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Tina Kolls
Village Clerk
Published June 18, 2026, and June 25, 2026

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
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- ☐ Other: _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: 14 Jewel St.

Tax Parcel Number: WJ00016

Project or Development Name: Privacy Fence

Applicant
Name: Jon Sauser
Mailing Address: PO Box 566 DeKalb, IL 60115
eMail: JSAUSER@OUTLOOK.com
Phone: 815-739-5006

Owner of Site
Name: Peggy Sauser
Mailing Address: 8 Cari Ct. DeKalb, IL 60115
eMail: Peggy Sauser@comcast.net
Phone: 815-751-5498

Legal Representative
Name: XXXX
Mailing Address:
eMail:
Phone:

Architect, Engineer, (Contractor)
Name: Simmons Fence
Mailing Address: 4527 S. Hwy 51 Janesville, WI 53546
eMail: Jessica@simmonsfence.com
Phone: 608-754-1610

PAGE: 1 | 2

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

See Attached Survey

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

Current Zoning of Site: SF-6 **Current Overlay Districts of Site:** None

Proposed Zoning of Site: No change

Proposed type of structure of use: Adding privacy fencing

Proposed use of structure or site: No change - 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):

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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):

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Print Applicant's Name: Jon Sauser **Date:** 6-24-26

Signature of Applicant: Jon Sauser

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation etc.:

The Sauser family owns three contiguous parcels of land (6, 10, & 14 Jewel St.) that are zoned SF-6 (single family). These three parcels share a common property line on three sides with Gage Marine. Gage Marine uses these as a commercial boating business, Bar/Restaurant and parking lot to support with patrons, cars, trucks, trailers, boats, and semi trucks entering and leaving at all hours of the day and night. Gage Marine has directed their traffic pattern such that all vehicles entering and leaving shine their lights directly into our property. On a regular basis, patrons leave in the late evening hours with some patrons and employees leaving after midnight. Delivery trucks often come in the late evening hours as well as 1am, 3, am and 5am. A solid privacy fence will help minimize light and noise for not only us, but adjacent single family home as well. *Note: This has been an ongoing issue we have been working on with Gage Marine. They have attempted to inform delivery trucks they cannot delivery in the early AM hours. However, this is a commercial Bar/Restaurant that is open 7 days a week and requires deliveries 7 days a week.

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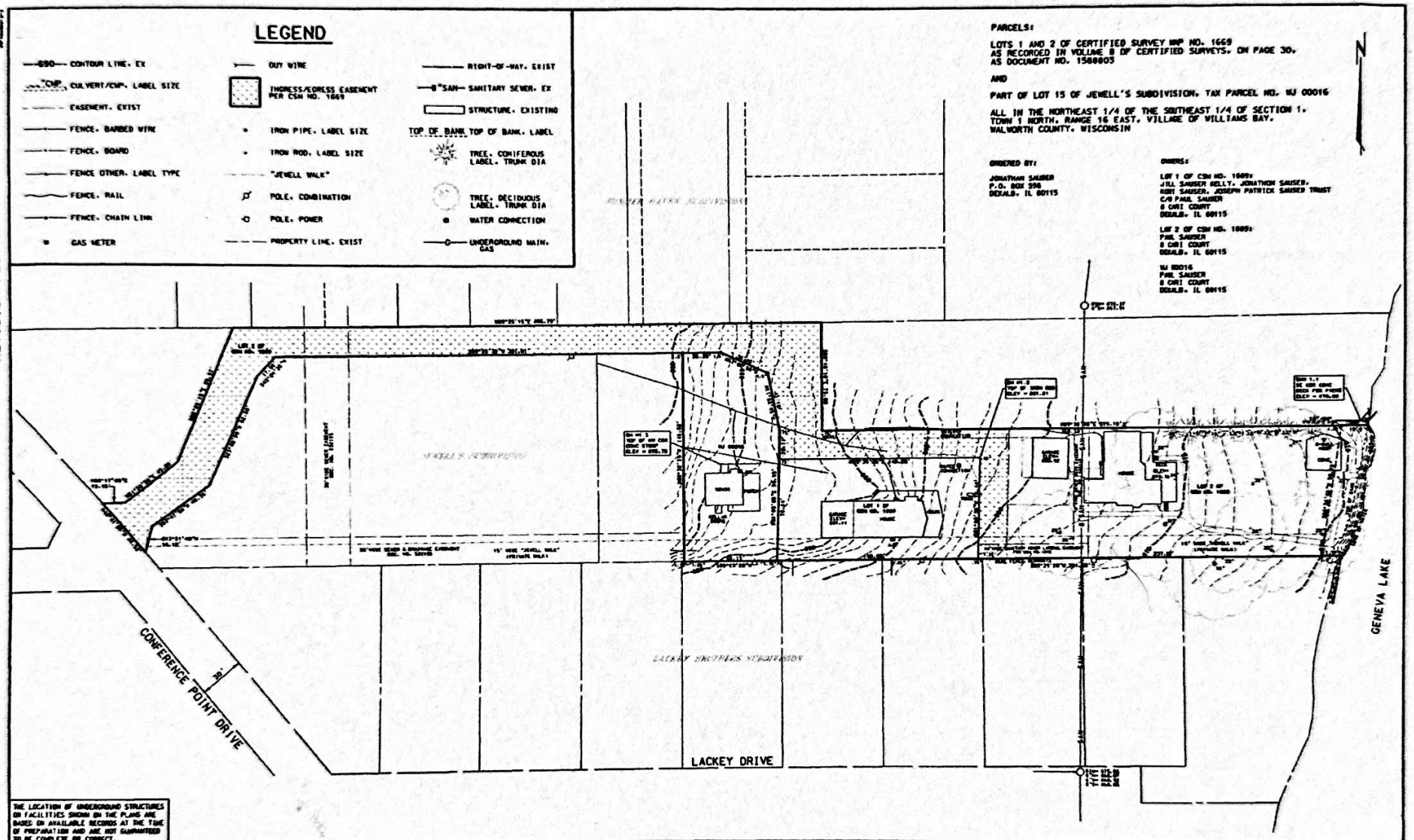


REVISION/PLOT DATE

THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.

NO.	REVISIONS	BY	DATE

VERIFY SCALES

DRAWN BY: PRELIM MMR FINAL MMR

DESIGNED BY

CHECKED BY

DATE APRIL 2008

SCALE HORZ: 1"=80'

REVISED TO CONFORM TO CONSTRUCTION RECORDS DATE BY

ALL RIGHTS RESERVED

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

SAUSER PROPERTY SURVEY
JON SAUSER
VILLAGE OF WILLIAMS BAY
WALWORTH COUNTY, WISCONSIN

PROJECT NO. R08-1309-100

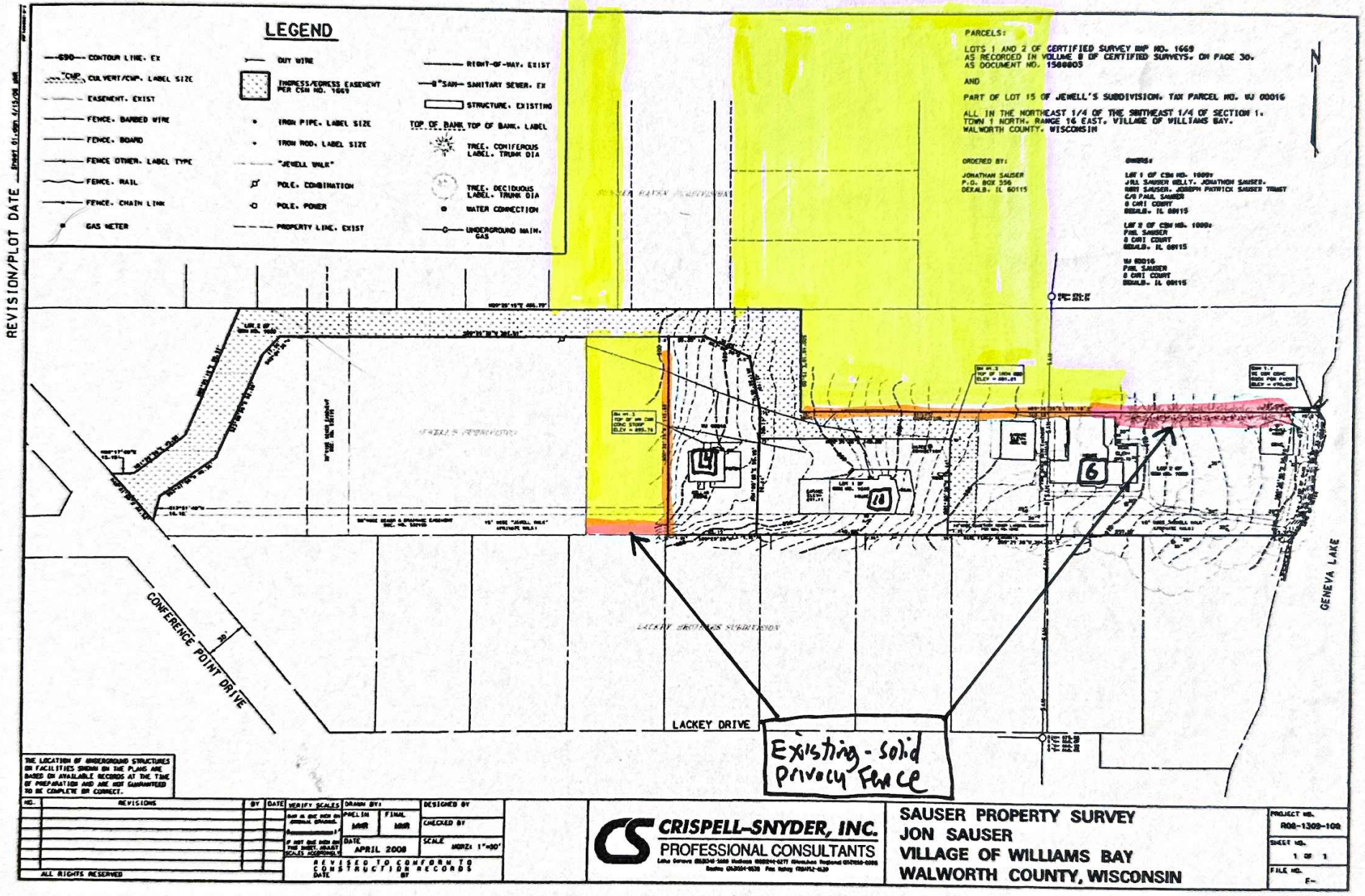
SHEET NO. 1 OF 1

FILE NO. F-

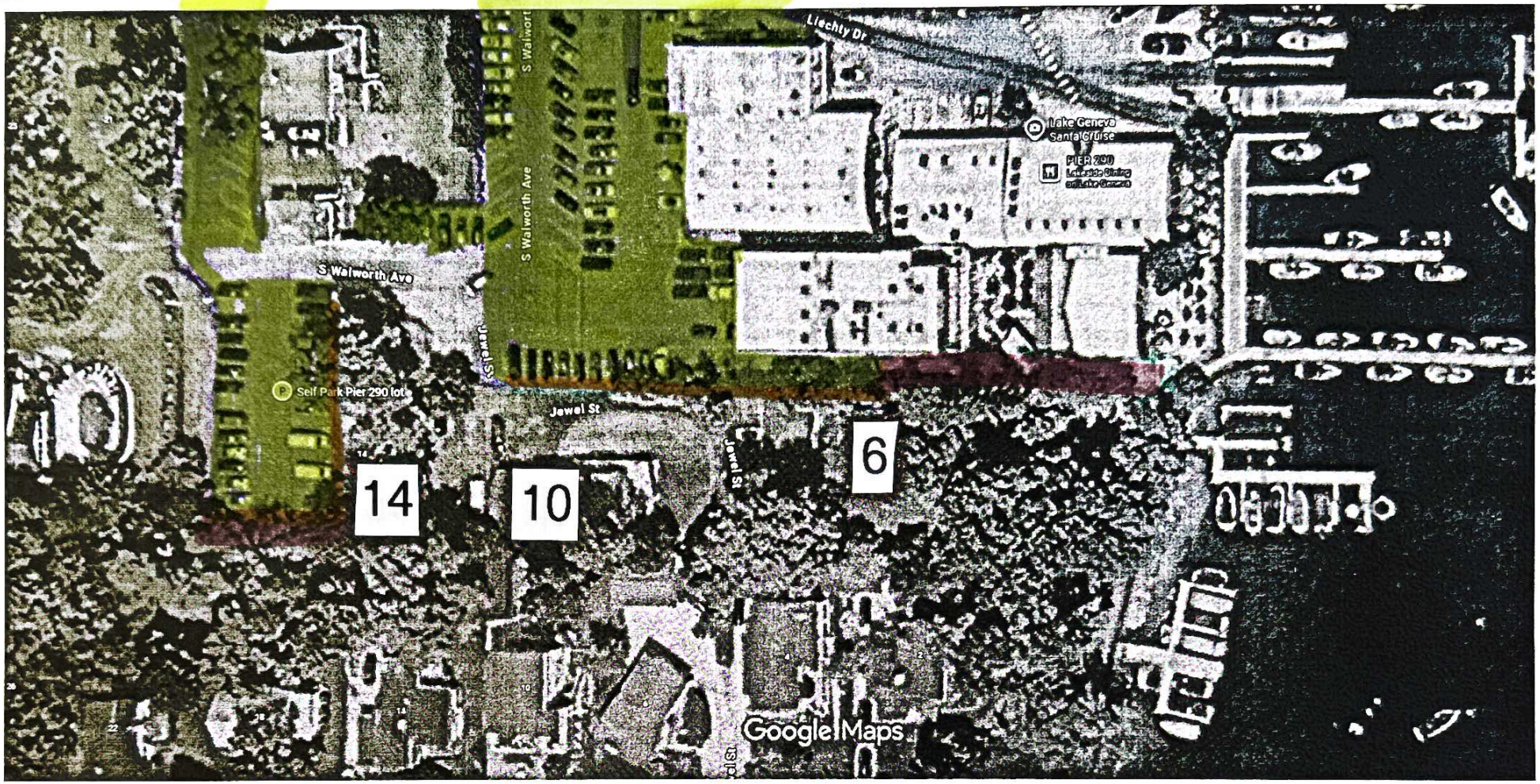
Existing - solid privacy Fence

Proposed Fence

Gage Marine Parking Lot



Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

Exsting - solid privacy Fence

proposed Fence

Gage Marine parking Lot

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
July 7, 2026

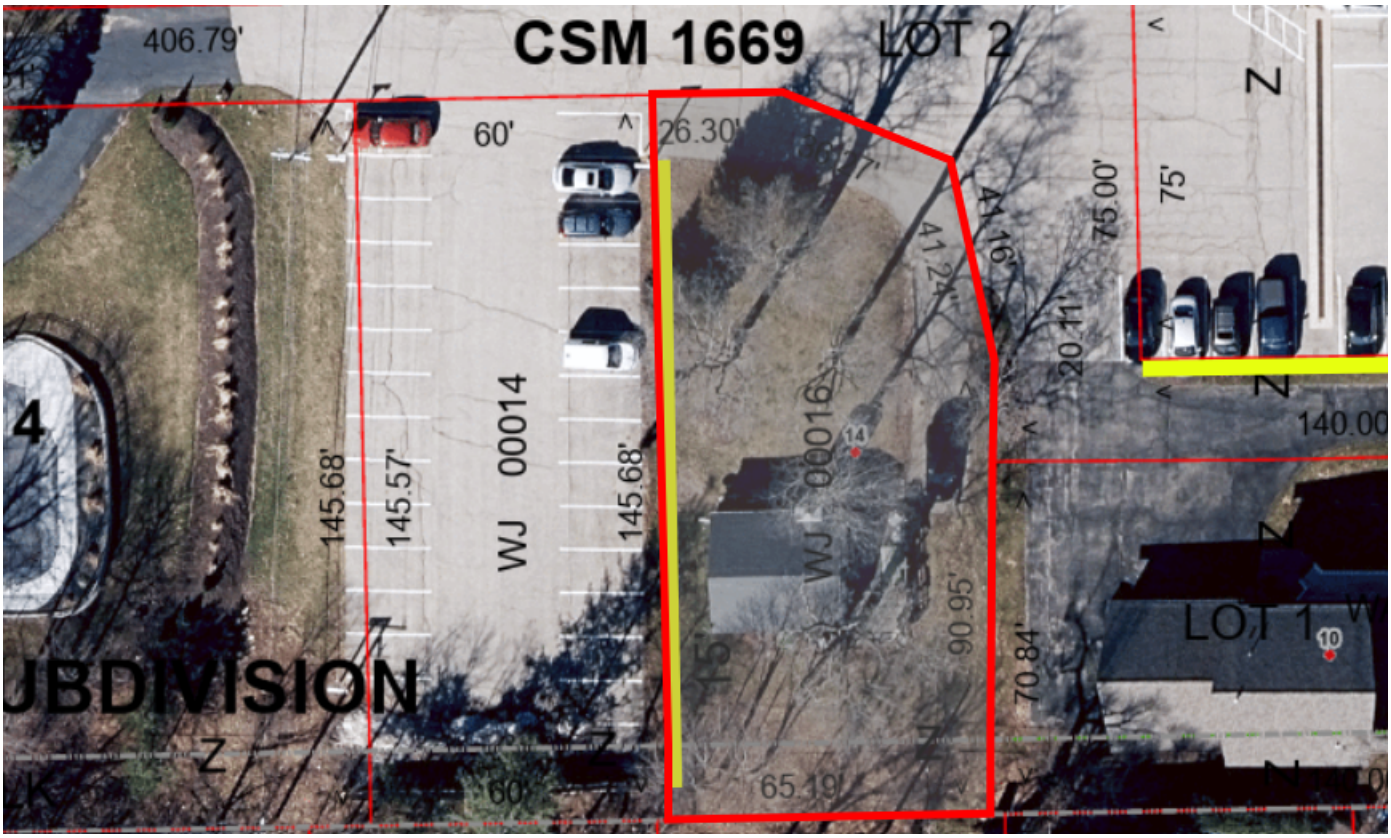
Prepared: June 30, 2026

APPLICANT: Peggy Sauser (Owner), Jon Sauser (Applicant)

TAX KEYS: WJ 00016

STREET ADDRESS: 14 Jewell Drive, Williams Bay, WI 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 7-foot-tall privacy fence. The new proposed fence would consist of 6 feet of privacy fencing, and 1 foot of open lattice fencing at the top, making the final height 7 feet. The applicant is proposing this fence to provide more security and separation from the commercial property adjacent to the home. The fence would connect to existing 6-foot fencing that was previously placed. Below is an example of the approximate placement of the proposed fencing.



Conditional Use Review Procedure:

1. Review by the Zoning Administrator.

   (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.

   (b) The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

   i. Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

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

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

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

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

2. The Zoning Administrator shall prepare a written report addressing items above, to be forwarded to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

Applicable Ordinance Section: 390-0809D

(2) A fence, wall, tree, hedge, or shrubbery may be erected, placed, maintained, or grown along a lot line on or adjacent to a residentially zoned property.

(a) Permitted types of fences in residential districts include split rail fences; open picket fences; or decorative fences not more than three feet in height located on the interior of the lot surrounding patios, gardens, or other similar features. **Any other type of fence shall require a conditional use permit per § 390-1207.**

(b) The height of such fences or walls along interior side and rear lot lines shall not exceed six feet above the ground level, except that along zoning district boundaries there shall be a ten-foot limit on the height of fencing along such boundary. The height of fences or walls along street side and front lot lines shall not exceed three feet above ground level. If solid fences or walls are deemed appropriate along public rights-of-way, consideration should be given to providing a landscaped planting strip at least two feet in width adjacent to the property line.

The property located at 14 Jewell Drive is currently zoned SF-6 Village Residential District. This property borders a property zoned LSB Lakeshore Business. Therefore, the increased height is permitted, but the privacy portion of the fencing requires conditional use approval.

Respectfully submitted,

Allison Schwark
Zoning Administrator

OFFICIAL PUBLICATION

FOR THE

VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING

FOR A

CONDITIONAL USE PERMIT

BEFORE THE

PLAN COMMISSION

July 7, 2026, at 6:30 PM

Village Hall Council Room
250 Williams Street

APPLICANT(S): Johnell Overgaauw (Owner)

TAX KEY NUMBER: WHV 00055

STREET ADDRESS: 47 Potawatomi Road, Williams Bay, WI 53191

Applicant requests a conditional use permit per Section 390-0809(D)(2)(a) to allow for the installation of a 6-foot-tall privacy fence.

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

Tina Kolls
Village Clerk
Published June 18, 2026, and June 25, 2026

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: 47 Potawatomi Rd WB, WI 53191

Tax Parcel Number: WHV 00055

Project or Development Name: Revamp Fencing

Applicant
Name: Johnell Overgaauw
Mailing Address: 47 Potawatomi Rd
Williams Bay WI 53191
eMail: wowujohnell@gmail.com
Phone: 847) 980-6278

Owner of Site
Name: Same as above
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative
Name: _____
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor
Name: Revamp Fencing
Mailing Address: 29 E Stephenson St.
Freeport IL 61032.
eMail: adrian@revampfence.com
Phone: 1-888-771-8284

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

47 Potawatomi Dr
Lot 7 Blk 4 Harbor View Sub. Williams Bay 0.217 acres

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

Current Zoning of Site: SF6 **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: ~

Proposed type of structure of use: Privacy fencing

Proposed use of structure or site: Fence installation

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):

Revamp applied for fencing - I am trying to enjoy my new home with some privacy fencing neighbors cameras + lighting are positioned to prevent me from enjoy my backyard.

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

4 photos attached / included.

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

I am including photos of cameras - I don't want to complain - just put up fence to enjoy my home.

Print Applicant's Name: Jamell Overgaauw **Date:** 5-7-26

Signature of Applicant: Jamell Overgaauw

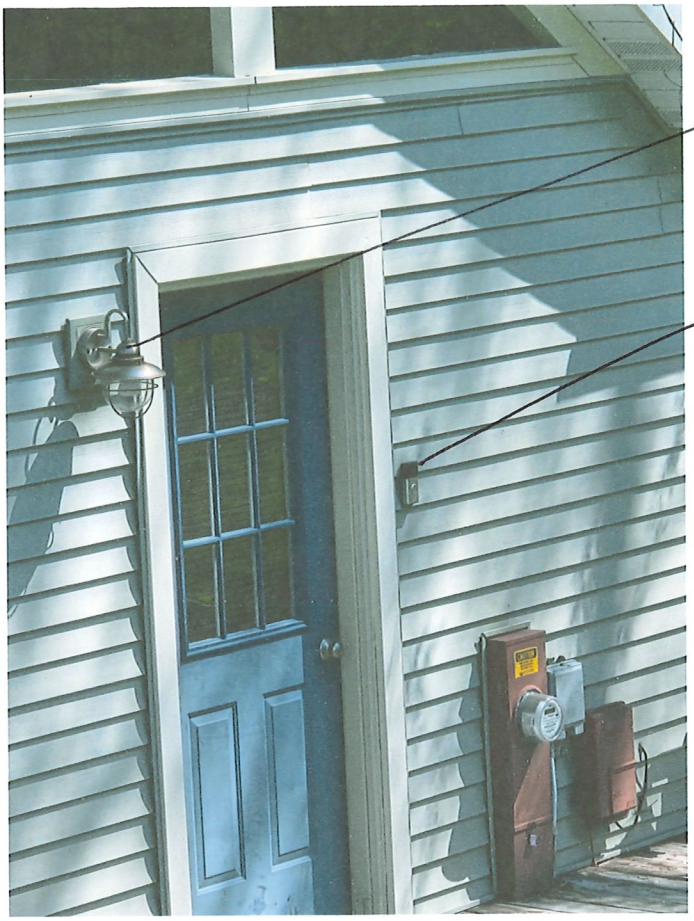
* Requested Both sides of Lot to Balance
I am not totally enclosing - just privacy sides.

* When I purchased in Aug of 2025 - this was always my vision - Realtor checked we could fence - was told yes - Have learned now - we (Realtor + I) did not look into this deep enough.

* I just want to enjoy my new home with a little privacy from cameras!

* View from my Deck/Patio
No privacy -
Cameras + Lighting are so Close + Makes enjoying my new home very limited.

Thank you -
Connell


Lights
Camera

Camera
Camera
Fence Request
*application filed By
ReVamp Fencing
my Deck area

* Lights

Zoning Permit 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.

- ☐ **Residential Principal Use 1 or 2 Family $**175.00
- ☐ **Residential Addition $**75.00
- ☐ **Residential Accessory Use $**75.00
- ☒ **Fence $**75.00
- ☐ **Deck $**75.00
- ☐ **Swimming Pool $**100.00
- ☐ **Commercial Principal Use (includes multi-family) $**150.00
- ☐ **Commercial Addition $**100.00
- ☐ **Commercial Accessory Use $**100.00
- ☐ **Signage $**50.00 first 20 sq. ft. plus $.50 per sq. ft. thereafter
- ☐ **Lakefront and Shoreyard Projects $**75.00
- ☐ **Other:** _____ Fee: _____

Date application was received:

Fee Paid: _____

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

Owner's Name: Johnell Overgaauw **Phone No.:** (847) 980-6272

Mailing Address: 47 Potawatomi Rd

Applicant's Name: Revamp Fence and Deck **Phone No.** 224-509-9638

Mailing Address: 29 E. Stephenson St Freeport, IL 61032

Physical Address of Site: 47 Potawatomi Rd **Tax Parcel No:** _____

Subdivision Name: _____ **Lot No.** _____ **Block No.** _____

Current Zoning of Site: _____ **Current Overlay Districts of Site:** _____

Proposed type of structure: fence

Proposed use of structure or site: _____

Lot Area _____ **sq. ft.** **Proposed Bldg. / Structure Footprint Area** _____ **sq. ft.**

Existing Building Coverage on Site: _____% **Proposed** _____%

Existing Impervious Surface Coverage on Site: _____% **Proposed** _____%

Proposed Setbacks: Front 54 **Rear** 0 **Left** 0 **Right** 0

Proposed Building Height _____ **ft.**

Applicant's Signature: Jackie Reuber **Date:** 4-21-26

OFFICE USE ONLY:

PERMIT FEES:

Permit	**$** _____
Admin Fee	**$** _____
Other	**$** _____
Total	**$** _____

PERMIT ISSUED BY:

Name:_____ **Date:** _____

Tel:_____ **Permit No.** _____

CONDITIONS OF APPROVAL:

REVAMP
FENCE | DECK | RAIL

CHANGE ORDER

Prepared for:	April 14, 2026 No. 72902
Johnell Overgaauw 47 Potawatomi Rd Williams Bay, WI 53191 wowujohnell@gmail.com (847) 980-6272	Revamp Fence & Deck - Freeport | Adrian Woollums 29 E. Stephenson St., Freeport, IL 61032 P: (844) 209-9843 | adrian@revampfence.com www.revampfence.com

*** This change order replaces the previously executed contract with Contract No. 72898**

Summary

As our valued customer, we want to be sure you have complete information about the installation of your fence, railing or deck and are in agreement with our installation methods and our right to access your property. Our goal is to avoid problems and provide a quick, quality installation service with great communication.

1. There are some underground items that only the homeowner can identify. The utility companies do not mark these and the installation professional is not responsible for damage to any unmarked items.

a. Underground Sprinkler Lines, Underground Water Lines, Underground Electric, French Drains or any electrical, water or cable locations where your utilities in your city do not provide marking services.

2. Homeowner is responsible for the location of the fence. If you cannot find the property line markers it is recommended that you have a survey done. We are not responsible for the costs of moving or removing fences where the property line has not been properly located.

3. Our install team will need access to an exterior electrical outlet and a water faucet. Please secure all pets prior to our installation teams arrival.

4. We do request that you be present at the start of the installation. Typically our crews arrive between 7am-9am.

5. Our company is not responsible for any damage or soiling to driveways, walkways, walls, gardens, fresh grading sod, shrubbery, patios, etc. resulting from gaining access or performing work in the same proximity.

6. While digging postholes of at least two feet we may encounter a hard dig condition. Hard dig is the use of a jackhammer or auger outside of our normal no dig system. There is a $150 charge per hard dig hole.

7. Our company is not responsible for ground settling for any reason. Settling is commonly caused by high underground water tables, poor drainage, inadequate backfill at the time of construction, and loose non-compacted soil.

8. Payment Terms upon signing the contract are 40% down. The remaining balance of 60% is due the day of the installation.

9. Our company is not responsible for drilling into unknown unstable concrete during a railing, fence or deck installation.

10. See Gate Warranty

11. Home Owner agrees to allow before and after pictures for use of marketing purposes.

12. Call 844-4FENCENOW for any service related questions.

13. Customer understands that all deposits are non-refundable beyond the 3 day right of recission due to fabrication and manufacture of the fence, deck, or railing beginning.

14. In the event any balance is referred to collections or an attorney who is not a full-time employee of the company, the customer agrees to pay the costs of the collection and/or reasonable attorney fees.

Privacy Fence

Privacy Fence

Quantity

1

Measurement

185 (Linear Ft)

Notes

INSTALL ASAP!!! Customer will take any short term notice to get it installed. Install by End of May

Customer wants White post and rails with cayenne infill and stone(gray) caps.

No gates needed or back row fence.

Footage:
Color:
Finance Company Used:
County/Township:

Msc Notes:
Plat Survey
A majority of fence permits will require a plat survey as well as a site plan. If you do not have a plat survey we can obtain a new survey for your property at a cost of $1500. Expect a permit and project delay if you do not have your plat survey at the time of sale.

Fence Style Privacy	**Post Color** White	**Rail Color** White
Post Cap Color Stone	**In-Fill Panel** Cayenne - Signature Series	**Post Cap Style** New England
Number of Gates N/A	**Picket Top Color** N/A	**Fence Height** 6 Feet
Estimate Start Date 30-60 days pending permit/survey	**Estimate End Date** 30-60 days pending permit/survey	**HOA Approval Required** No
Lot Type Interior Lot	**Form of Payment** ACH/Check/Credit Card	**Finance Company** Upgrade

001 - Fence Permit

Quantity
1

Fence Permit

02 - Line Post

Quantity
22

Line Post

04 - End Post

Quantity
4

End Post

10 - Signature Infill Upgrade

Quantity
1

Signature Only Infill

Color
Hazelnut

Discounts

60% OFF Installation

Discount

15.00%

Variable Incentive

Discount

$461

Pricing	
Subtotal:	$16,935.00
Discount:	$2,945.00
Grand Total:	**$13,990.00**
Deposit Amount:	$5,990.00
Balance Due:	$8,000.00

All applicable discounts and promos have been applied.
Projects cancelled/rescheduled without a 14 day a will have a $500 fee applied and will not be rescheduled until paid
No changes can be made to scope of work within 14 days of estimated install date.
Changes made to project inside 14 days of install will have a $500 fee applied.
Non-Refundable Deposit due upon signing. Balance due upon completion

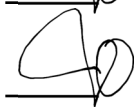
Please initial next to the following statements to indicate that you have read, understand, and agree to them:

The customer understands that they are responsible for any permitting required for a fence or deck project on their property. All municipalities are different and it is the customers responsibility to determine if they need one.

All fences are custom built and cancellations beyond the normal 3 day right of recission will not be accepted. Furthermore all deposits are non-refundable and the customer will be responsible for up to 50% of the contracted cost of the project beyond the 3-day right of recession.

I agree that the payment method used for my deposit payment may be securely kept on file to process the final payment for the remaining balance due immediately upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfaction. If nobody is present upon job completion, payment will still be processed for the remaining balance.

We have the right to move/adjust the project up to 18.5” to 24.5” based on where the utility markings are as required by state law.



Private utility lines on a homeowners property not owned and maintained by the utility companies will not be marked. Example of this would private gas lines to a grill or electricity to a detached garage.” It is the home owners responsibility to mark any private utility lines. Revamp Companies Brands will not be responsible for the lines or any damage caused to them.

If Revamp Fence & Deck is pulling the permit on behalf of the customer, the customer gives consent to Revamp Fence & Deck to sign on behalf of said customer for any permit application requirements.

WARRANTY

The warranty of the project: Residential Limited Lifetime Warranty
The Revamp Companies Fence & Deck system warrants their rigid vinyl extrusions to be the finest quality available and to be superior for exterior fence and railing applications. Revamp warrants that their rigid vinyl extrusions will not chip, peel, blister, rot or corrode when used in accordance with Revamp fabrication, installation, care & maintenance instructions and guidelines.

Revamp does not warrant against normal weathering conditions. Normal weathering will cause any surface to gradually fade or darken. Normal weathering includes, but is not limited to, color change (uniform fading), impact reduction and shrinkage.

This warranty is for the lifetime of the product from the date of manufacture and is non-transferable. Should any defective material be found during the warranty period, Revamp will replace the defective material. Warranty does not apply to parts and accessories such as caps, hinges, latches, support posts.

Exclusions: Solar Lights
Solar Lights have a 1-year warranty from the original date of the contract. All other warranty or services on solar lights will need to be directed to LMT-MERCER GROUP. Please change the battery prior to calling for warranty service or purchasing a new one.

WI RESIDENTS NOTICE OF LIEN RIGHTS:
As required by the Wisconsin Construction Lien Law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans or specifications for the construction on owner's land may be lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

IA RESIDENTS NOTICE OF LIEN RIGHTS:
Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. The mechanics' notice and lien registry provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property.
The state construction registry can be found at: https://sos.iowa.gov/mnlr/search/search.aspx. The toll-free telephone number for the state construction registry is: 1-888-767-8683.

Applies to all Backyard Vinyl, Revamp Fence & Deck, and The Vinyl Outlet Locations

X Johnell Overgaauw
Johnell Overgaauw

X Adrian Woollums
Company Authorized Signature

REVAMP
COMPANIES

-Limit 1 per customer.
-Must be claimed after installation is complete and project is paid in full.
-Delivered via email only.
-Must be installed within 90 days

After installation is complete claim your gift card at
www.revampcompanies.com/giftcard

Gift Card will be delivered via TEXT MESSAGE within 45 days after submission.

REVAMP
COMPANIES

Notice of Cancellation

DATE OF TRANSACTION: _____(as shown on contract)_____

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE (3) BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR THE PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO:
NAME OF SELLER: _____
AT THE ADDRESS OF SELLER OR SELLER'S PLACE OF BUSINESS
_____
_____
_____

NOT LATER THAN MIDNIGHT OF THIS DATE (3 business days from cancellation)__/__/____

I HEREBY CANCEL THIS TRANSACTION:
CONSUMER'S SIGNATURE: _____
DATE:_____
CONSUMER'S NAME:_____
CONSUMER'S EMAIL ADDRESS:_____

REVAMP
COMPANIES

Notice of Cancellation

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CONSUMER'S SIGNATURE: _____
DATE:_____
CONSUMER'S NAME:_____
CONSUMER'S EMAIL ADDRESS:_____

REVAMP
COMPANIES

Notice of Cancellation

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AT THE ADDRESS OF SELLER OR SELLER'S PLACE OF BUSINESS
_____
_____
_____

NOT LATER THAN MIDNIGHT OF THIS DATE (3 business days from cancellation)__/__/____

I HEREBY CANCEL THIS TRANSACTION:
CONSUMER'S SIGNATURE: _____
DATE:_____
CONSUMER'S NAME:_____
CONSUMER'S EMAIL ADDRESS:_____

xodo sign
by apryse

Audit Trail

Document Details

Title	Change Order No. 72902
File Name	Change Order-72902-1941689.pdf
Document ID	1609a7aaeb6b4b1aba675d87219782e6
Fingerprint	688af33e576a9963b08011146dcc0124
Status	Completed

Document History

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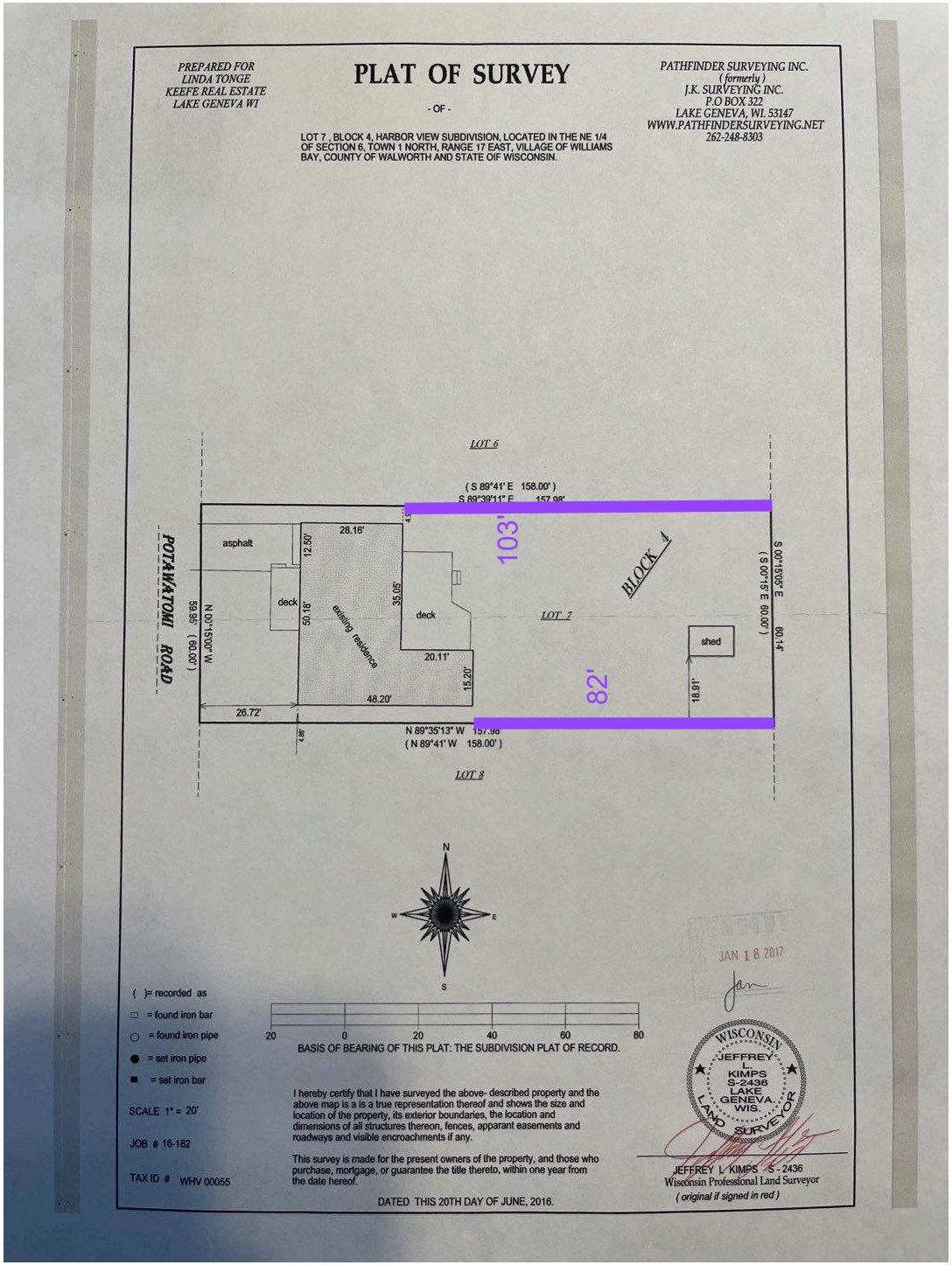


PREPARED FOR
LINDA TONGE
KEEFE REAL ESTATE
LAKE GENEVA WI

PLAT OF SURVEY

- OF -

LOT 7 , BLOCK 4, HARBOR VIEW SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST, VILLAGE OF WILLIAMS BAY, COUNTY OF WALWORTH AND STATE OIF WISCONSIN.

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

LOT 6

(S 89°41' E 158.00')
S 89°39'11" E 157.98'

103'

BLOCK 4

LOT 7

82'

LOT 8

POTAWATOMI ROAD

asphalt
deck
existing residence
deck
shed
28.16'
12.50'
50.18'
35.05'
20.11'
15.20'
48.20'
26.72'
4.86'
4.6'
18.91'
60.14'
59.95' (60.00')
N 00°15'00" W
S 00°15'05" E
(S 00°15' E 60.00')
N 89°35'13" W 157.98'
(N 89°41' W 158.00')

N
W
E
S

20 0 20 40 60 80

BASIS OF BEARING OF THIS PLAT: THE SUBDIVISION PLAT OF RECORD.

( ) = recorded as
□ = found iron bar
○ = found iron pipe
● = set iron pipe
■ = set iron bar

SCALE 1" = 20'

JOB # 16-182

TAX ID # WHV 00055

I hereby certify that I have surveyed the above- described property and the above map is a is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparant easements and roadways and visible encroachments if any.

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 20TH DAY OF JUNE, 2016.

RECEIVED
JAN 18 2017

WISCONSIN
JEFFREY L KIMPS
S-2436
LAKE GENEVA, WIS.
LAND SURVEYOR

JEFFREY L KIMPS S - 2436
Wisconsin Professional Land Surveyor
(original if signed in red)

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
July 7, 2026

Prepared: June 30, 2026

APPLICANT: Johnell Overgaauw (Owner) (Applicant)

TAX KEYS: WHV 00055

STREET ADDRESS: 47 Potawatomi Road, Williams Bay, WI 53191

The applicant is requesting a Conditional Use Permit per Section 390-0809(D)(2)(a) to allow for the installation of a 6-foot-tall privacy fence. The new proposed fence would consist of 6 feet of privacy fencing, along each side lot line of the property in the rear yard. The applicant is proposing this fence to provide more security and separation from the neighboring properties. The proposed fence would be constructed of white vinyl material. Below is an example of the approximate placement of the proposed fencing.

Conditional Use Review Procedure:

1. Review by the Zoning Administrator.
   (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
   (b) The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

121 N Walworth Ave | PO Box 580 | Williams Bay | WI | 53191 | USA | williamsbay.org
Email: inspector@williamsbay.org | Phone: 262-245-2704 | Fax: 262-245-2705

i. Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
ii. Will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
iii. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
iv. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
v. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

2. The Zoning Administrator shall prepare a written report addressing items above, to be forwarded to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

Applicable Ordinance Section: 390-0809D

(2) A fence, wall, tree, hedge, or shrubbery may be erected, placed, maintained, or grown along a lot line on or adjacent to a residentially zoned property.

(a) Permitted types of fences in residential districts include split rail fences; open picket fences; or decorative fences not more than three feet in height located on the interior of the lot surrounding patios, gardens, or other similar features. **Any other type of fence shall require a conditional use permit per § 390-1207.**

(b) The height of such fences or walls along interior side and rear lot lines shall not exceed six feet above the ground level, except that along zoning district boundaries there shall be a ten-foot limit on the height of fencing along such boundary. The height of fences or walls along street side and front lot lines shall not exceed three feet above ground level. If solid fences or walls are deemed appropriate along public rights-of-way, consideration should be given to providing a landscaped planting strip at least two feet in width adjacent to the property line.

The property located at 47 Potawatomi Road is currently zoned SF-6 Village Residential District, and all other surrounding properties are also zoned SF-6. The proposed privacy fencing is not currently allowed without conditional use approval.

Respectfully submitted,

Allison Schwark
Zoning Administrator

OFFICIAL PUBLICATION

FOR THE

VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING

FOR A

CONDITIONAL USE PERMIT

BEFORE THE

PLAN COMMISSION

July 7, 2026 at 6:30 PM

Village Hall Council Room
250 Williams Street

APPLICANT(S): Village of Williams Bay (Owner), TowerCom V-B, LLC (Applicant)

TAX KEY NUMBER: WHV 00060 and WHV 00061

STREET ADDRESS: Water Tower Parcels on Potawatomi Road, Williams Bay, WI 53191

Applicant requests a conditional use permit per Section 390-0811 *Communication Tower Standards* to develop and construct a 175' Monopole Communications Tower and associated antenna, radio, and equipment enclosures.

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

Tina Kolls
Village Clerk
Published June 18, 2026 and June 25, 2026

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: TBD, Village of Williams Bay, WI 53191

Tax Parcel Number: WHV 00060 & WHV 00061

Project or Development Name: Potawatomi - Communications Tower

Applicant
Name: TowerCom V-B, LLC - by Vince Abben Agent, GSS, Inc.
Mailing Address: 241 Atlantoc Blvd, Suite 201, Neptune Beach, FL 32266
Attn: Jinay Vascocu
eMail: vabben@gssmidwest.com
Phone: 319-930-6651

Owner of Site
Name: Village of Williams Bay
Mailing Address: 250 Williams Street, PO Box 580
Williams Bay, WI 53191
eMail:
Phone: 262-245-2700

Legal Representative
Name:
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name: Telecad Wireless Site Design, Inc
Mailing Address: 1961 Northpoint Blvd, Suite 130
Hixson, TN 37343
eMail: matt.bates@telecadeng.com
Phone: 423-802-7707

Legal Description of Site (Attach separate sheet if additional space is needed)**:**
See CUP - Exhibit 1

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

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

Proposed Zoning of Site: P&R

Proposed type of structure of use: 175' Monopole Communications Tower and Associated Antenna, Radio and Equipment Enclosures

Proposed use of structure or site: Wireless Telecommunications

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 CUP - Exhibit 2

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 CUP - Exhibit 3

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 CUP - Exhibit 4

Print Applicant's Name: Vince Abben **Date:** 5/21/26

Signature of Applicant: Vince Abben

CUP - EXHIBIT 1

Village of Williams Bay

TowerCom Proposed – 175’ Monopole Communications Tower

30’ ACCESS EASEMENT

All that certain Easement Area, situate, lying, and being part of Lots numbered Twelve (12), Thirteen (13) and Fourteen (14) in Block numbered Four (4) Harbor View Subdivision, according to the Plat thereof of record in the Office of the Register of Deeds in and for said County and being more particularly described as follows:

Commencing at a 1/2" Rebar found at the southwest corner of Lot Number 13, said monument having Wisconsin State Plane Coordinates of Northing: 213,611.92' Nad83(2011), and Easting: 2,366,434.22' thence N 00°49'59" W a distance of 101.40' to the true point of beginning having Wisconsin State Plane Coordinates of Nad83(2011), Northing: 213,713.31 Nad83(2011) Easting: 2,336,432.74 Nad83(2011); thence N 00°49'59" W a distance of 30.00' to a point; thence N 90°00'00" E a distance of 58.76' to a point; thence S 00°49'59" E a distance of 30.00' to a point; thence N 90°00'00" E a distance of 14.83' to a point; thence S 00°49'59" E a distance of 20.14' to a point; thence S 89°10'01" W a distance of 49.13' to a point; thence N 00°49'59" W a distance of 20.85' to a point; thence N 90°00'00" W a distance of 24.45' to the point of beginning,

having an area of 2769.5 Square Feet, 0.064 Acres

5400 SQ FT LEASE AREA

All that certain Leased Area, situate, lying, and being part of Lots numbered Thirteen (13) and Fourteen (14) in Block numbered Four (4) Harbor View Subdivision, according to the Plat thereof of record in the Office of the Register of Deeds in and for said County and being more particularly described as follows:

Commencing at a 1/2" Rebar found at the southwest corner of Lot Number 13, said monument having Wisconsin State Plane Coordinates of Northing: 213,611.92'

Nad83(2011), and Easting: 2,366,434.22' Nad83(2011), Thence N 33°05'06" E 24.33' to the southwest corner of the herein described 5400 SQ. FT. Lease Area and being the true pint of beginning, having Wisconsin State Plane Coordinates of Northing: 213,632.31' Nad83(2011) Easting: 2,366,447.50' Nad83(2011); thence N 00°49'59" W a distance of 60.00' to a point; thence N 89°10'01" E a distance of 60.00' to a point; thence S 00°49'59" E a distance of 30.00' to a point; thence N 89°10'01" E a distance of 60.00' to a point; thence S 00°49'59" E a distance of 30.00' to a point; thence S 89°10'01" W a distance of 120.00' to a point;

having an area of 5400.0 Square Feet, 0.124 acres more or less.

10’ UTILITY EASEMENT

All that certain Easement Area, situate, lying, and being part of Lot number Fourteen (14) in Block numbered Four (4) Harbor View Subdivision, according to the Plat thereof of record in the Office of the Register of Deeds in and for said County and being more particularly described as follows:

Commencing at a 1/2" Rebar found at the southwest corner of Lot Number 13, said monument having Wisconsin State Plane Coordinates of Northing: 213,611.92' Nad83(2011), and Easting: 2,366,434.22' Thence No 00°49'59" W 45.20 feet to the true point of beginning having Wisconsin State Plane Coordinates of Nad83(2011), Northing: 213,657.12 Nad83(2011) Easting: 2,366,433.56 Nad83(2011) ;thence N 00°49'59" W a distance of 10.00' to a point; thence N 89°10'01" E a distance of 13.58' to a point; thence S 00°49'59" E a distance of 10.00' to a point; thence S 89°10'01" W a distance of 13.58' to a point; which is the point of beginning,

having an area of 135.8 Square Feet, 0.003 Acres

CUP - EXHIBIT 2

Village of Williams Bay

TowerCom Proposed – 175' Monopole Communications Tower

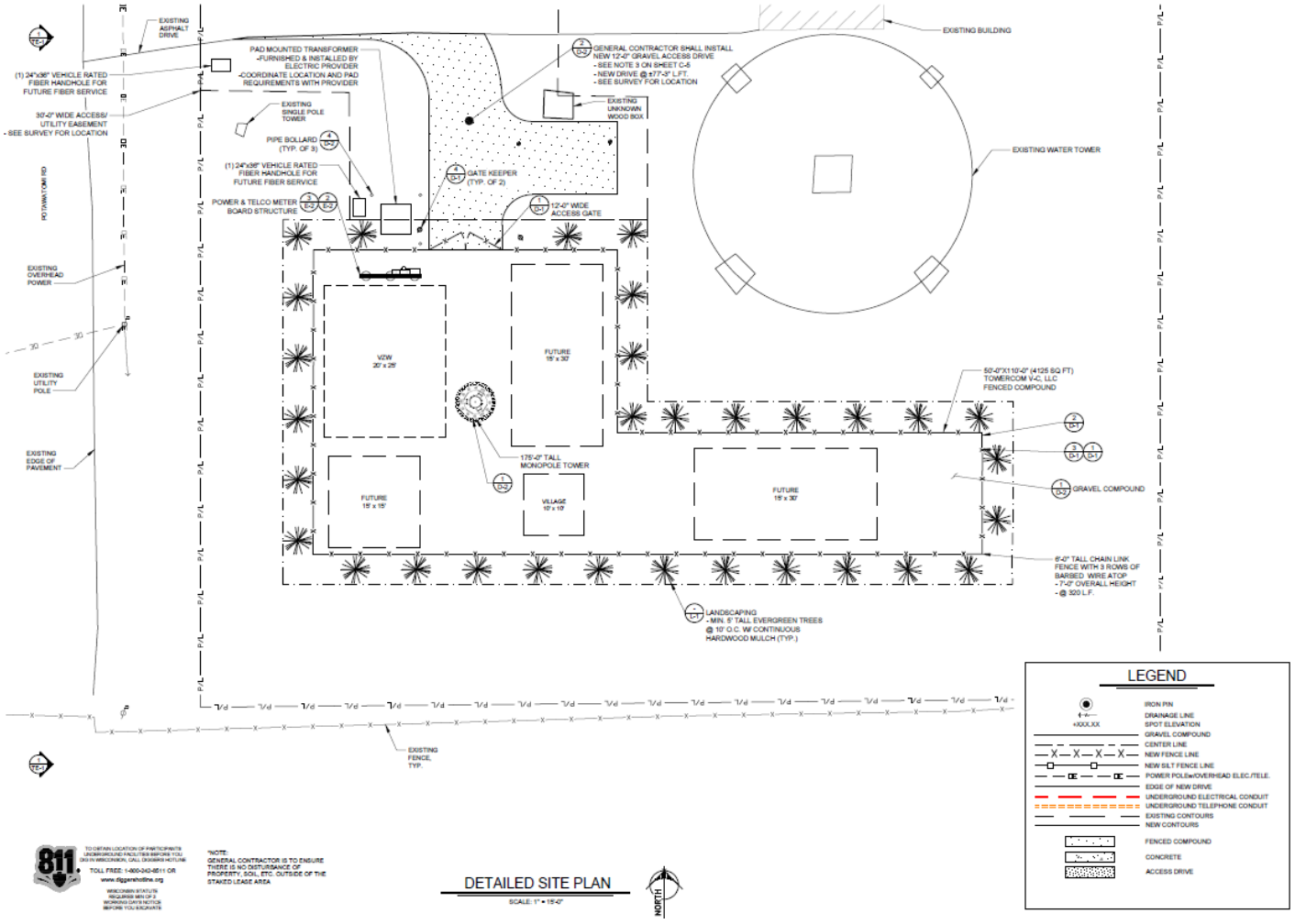
Statement of Proposed Use of Property

TowerCom V-B, LLC, in response to and subsequent award of a RFP issued by the Village of Williams Bay, proposes to lease 5,400 square feet of land for the development of a telecommunications tower compound, along with associated access and utility easements, located on Parcels WHV 00060 and WHV 00061, which are owned by the Village of Williams Bay.

The proposed lease area will be developed to construct a 175-foot monopole communications tower. This facility will accommodate wireless carriers currently operating from the Village of Williams Bay water tanks, as the Village has requested that these carriers vacate those locations. The new tower will provide a suitable and long-term alternative site for their equipment.

In addition, the Village of Williams Bay will retain the right to install and operate its public service antennas on the tower.

The tower is being designed to support a minimum of four (4) tenants, allowing for future co-location opportunities by additional wireless carriers.



CUP - EXHIBIT 3

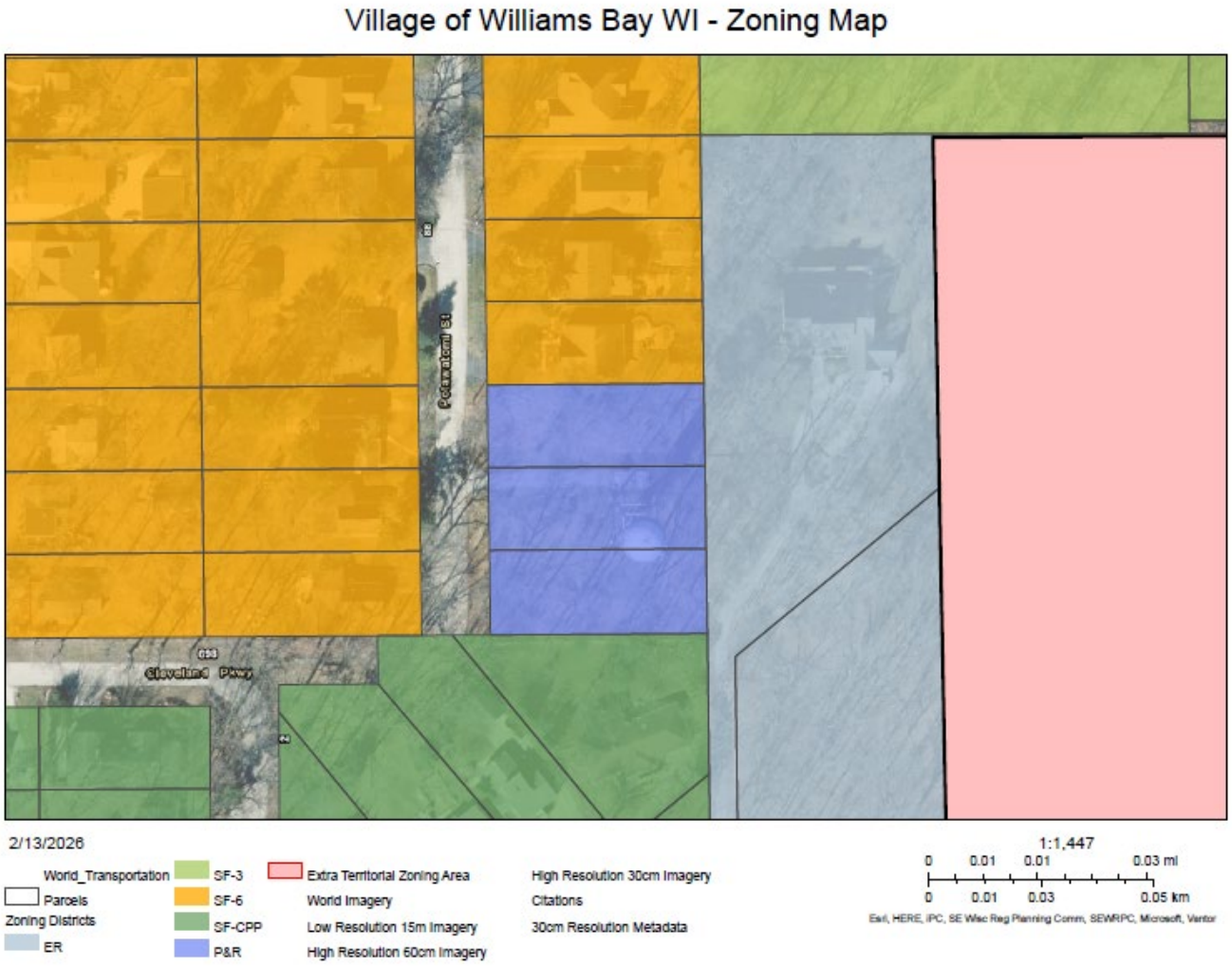
Village of Williams Bay

TowerCom Proposed – 175' Monopole Communications Tower

Statement of Compatibility of Zoning District / Comprehensive Plan

TowerCom V-B, LLC, in response to and subsequent award of a RFP issued by the Village of Williams Bay, proposes to lease 5,400 square feet of land for the development of a telecommunications tower compound, along with associated access and utility easements, located on Parcels WHV 00060 and WHV 00061, which are owned by the Village of Williams Bay.

These parcels (WHV 00060 and WHV 00061 both Zoned P&R) were identified in the RFP as locations that the Village of Williams Bay thought would best serve the community while placing the proposed Tower on Publicly owned land near an existing water tank.



CUP - EXHIBIT 4

Village of Williams Bay

TowerCom Proposed – 175' Monopole Communications Tower

Statement of Compatibility of Zoning District / Adjacent Properties

As stated in CUP – Exhibit 3, TowerCom V-B, LLC, , in response to and subsequent award of a RFP issued by the Village of Williams Bay, proposes to lease 5,400 square feet of land for the development of a telecommunications tower compound, along with associated access and utility easements, located on Parcels WHV 00060 and WHV 00061, which are owned by the Village of Williams Bay.

These parcels (WHV 00060 and WHV 00061 both Zoned P&R) were identified in the RFP as locations that the Village of Williams Bay thought would best serve the community while placing the proposed Tower on Publicly owned land near an existing water tank.

Adjacent Properties & Neighborhoods:

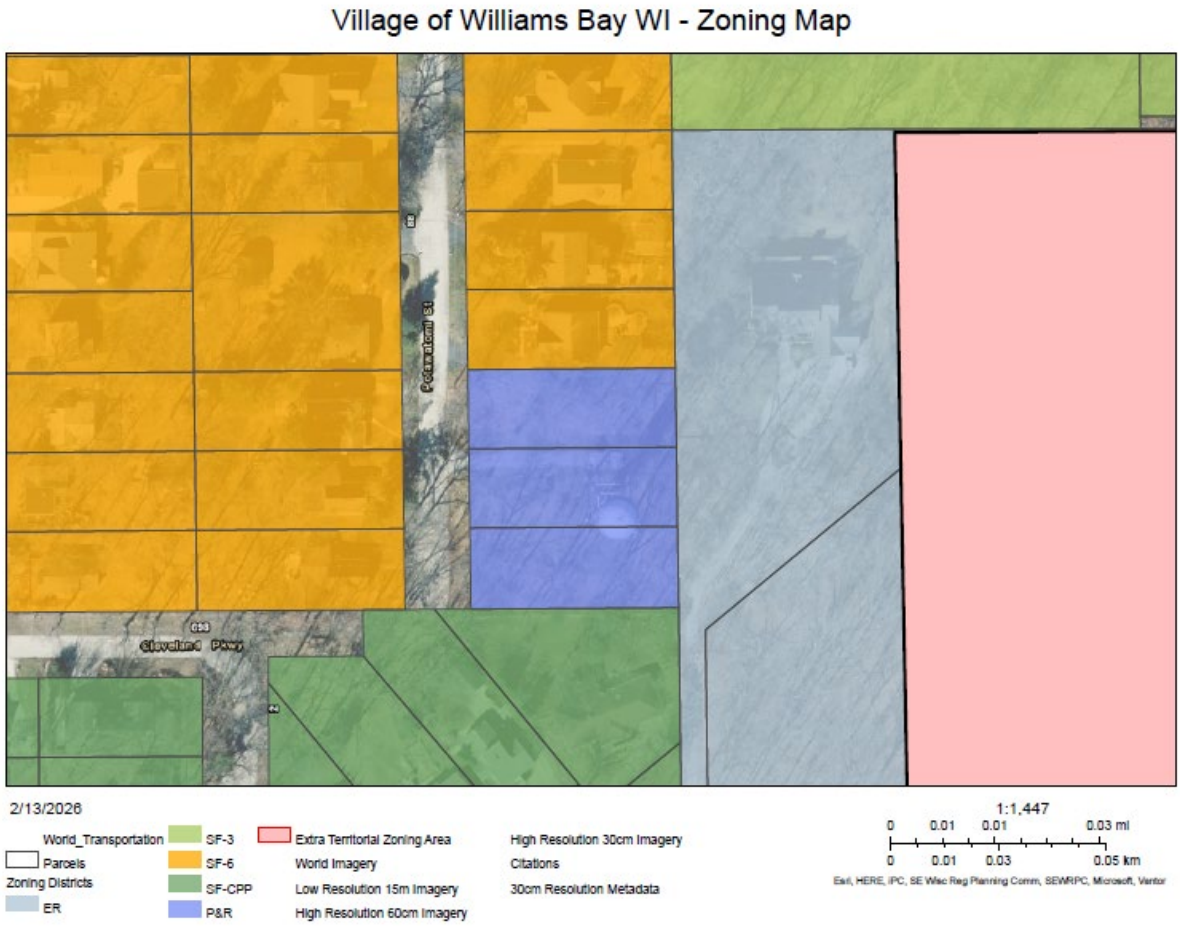
The properties to the West and North of the proposed location are zoned SF-6.

The property to the East of the proposed location is zoned ER.

The properties to the South of the proposed location are zoned SF-CPP.

CUP - EXHIBIT 4 (Cont.)

Zoning Map



TowerCom V-C, LLC – Potawatomi Road 175' Monopole
Zoning Ordinance Supplemental Responses

Section F

(2)(a)	On Application
(2)(b)	On Application and Construction Drawings (CD's) provided
(2)(c)	On Application and Construction Drawings (CD's) provided
(2)(d)	Provider is a Tower Management Company installing a multi-Tenant tower at the RFP request of the Village of Williams Bay. • Village of Williams Bay – Public Service • Verizon Wireless • Space for (3) additional future carriers
(2)(e)	Please see enclosed Construction Drawings (CD's) and Stamped Tower Design Letter provided
(2)(f)	N/A
(2)(g)	Please see enclosed Construction Drawings (CD's) provided
(2)(h)	There is not a Search Ring or Search Area that can be provided as TowerCom V-C, LLC participated in an RFP to build a multi-Tenant tower that would accommodate the commercial wireless providers that were being asked to relocate off the Village of Williams Bay Water Tanks (T-Mobile, UScellular & AT&T) and/or new wireless providers looking for a place to co-locate (VZW & Village of Williams Bay). There is a Water Tank at this location already housing AT&T equipment.
(2)(i)	Application Check of $500 included in Zoning Application
(3)	No Action Required by TowerCom
(4)(a)	No Action Required by TowerCom
(4)(b)(1-3)	No Action Required by TowerCom
(4)(b)(4)	TowerCom V-B, LLC will install minimum of 5' tall Evergreen trees 10' on center around the entire compound. See page L-1 in enclosed Construction Drawings.
(4)(b)(5)	Tower is a 175' Monopole
(4)(b)(6)	The proposed TowerCom V-C, LLC tower and Lease Area is designed to accommodate up to Four (4) tenants to include the Village, Wireless Mobile Carriers and WISPs.
(4)(b)(7-8)	Tower will be under 200' and will not be lit.
(4)(b)(9)	TowerCom V-C, LLC will comply with the Village Zoning Ordinance - No signs, other than warning or equipment information signs, shall be located on a tower
(4)(b)(10)	In accordance with § 66.0404(2)(g), Wis. Stats, TowerCom V-C, LLC will provide a 50% Fall Radius Letter (Fall Zone).
(4)(b)(11)	TowerCom V-C, LLC is proposing a 175' Monopole tower with a 4' Lighting Rod Appurtenance.
(4)(b)(12)	Please see enclosed Section (4)(b)(12) ASR Tower Check

(4)(b)(13) Please see enclosed Construction Drawings (CD's) – Page G-1

(4)(b)(14) It is not feasible to place the appurtenances underground. TowerCom V-C, LLC is proposing a minimum of 5' tall Evergreen trees, 10' on center around the entire compound. The proposed fencing is Six (6') feet in height with One (1') foot of 3-Strand Barbed Wire to secure the facility and make the site inaccessible to the General Public.

(4)(b)(15) a, b, c, d & e - There are no other structures in the area that can accommodate the wireless providers except for the Village of Williams Bay Water Tanks in which the wireless providers are being asked to vacate.

(4)(b)(16) N/A

(4)(b)(17) TowerCom V-C, LLC agrees to offer space to additional future tenants at current Fair Market rates

(4)(b)(18) TowerCom V-C, LLC ensures the application shall comply with all applicable aspects of the Village's Building Code and Zoning Ordinances.

(5) No Action Required by TowerCom

(6) No Action Required by TowerCom

(6)(b)(1) TowerCom V-C, LLC will provide the Village with a performance bond in the amount of $20,000 to guarantee that the tower/antenna and appurtenances will be removed when no longer in operation. The Village will be named as "oblige" in the bond and must approve the bonding company

(6)(b)(2) TowerCom V-C, LLC agrees to submit a "Tower/Antenna Annual Information Review Report" (hereafter, "report"), on a form provided by the Village, on or before January 31 of each year. The purpose of the report is to provide the Village with accurate current information concerning the tower/antenna owner(s) and provider(s) offering or providing wireless communication services within the Village and information on the wireless communication tower facilities so operated or utilized so as to assist the Village in administration and enforcement of this section and ensure Village compliance with Village, Walworth County, state and federal standards and requirements. The report shall include all of the following: tower/antenna owner and operator name(s), address(es), phone number(s), and relevant contact person(s); proof of bond and proof of insurance; and number of co-location positions designated, occupied, or vacant in the Village and evidence of compliance with this section

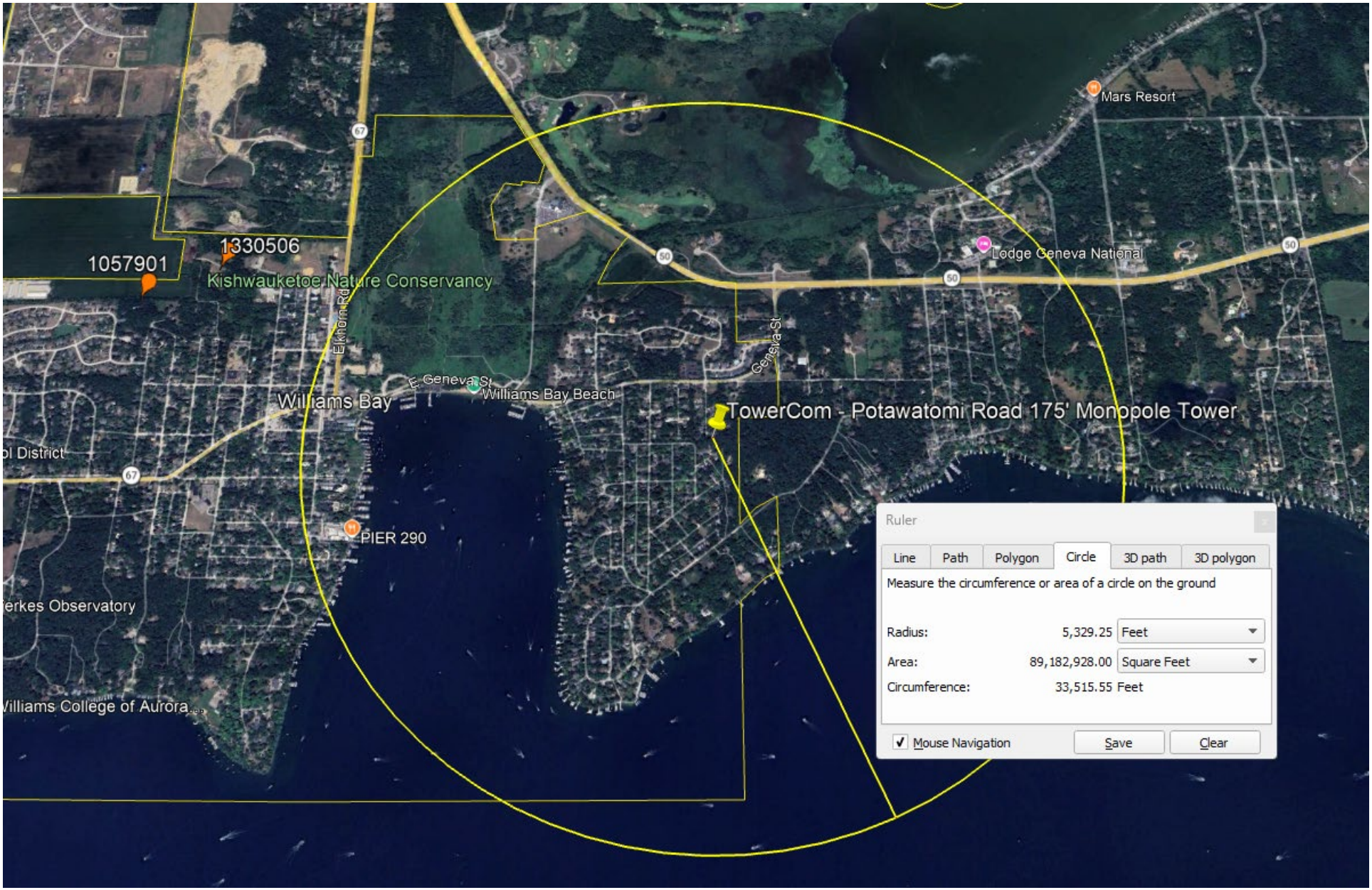
Section G

TowerCom V-C, LLC understands the Abandonment provision in the Village Ordinance and will abide by its requirements.

Section H

TowerCom V-C, LLC understands the Inspection provision in the Village Ordinance and will abide by its requirements.

Section (4)(b)(12) - 5,280’ ASR Tower Radius Check



- **ASR 1330506 is the TowerCom 250’ Self Supporting Tower on Village of Williams Bay property**
- **ASR 1057901 is a Village of Williams Bay Water Tank that UScellular is Co-Located on**

POTAWATOMI RD

TBD

POTAWATOMI ROAD
WILLIAMS BAY, WI
WALWORTH COUNTY

FROM NEPTUNE BEACH, FL: HEAD TOWARD LORA ST. (3.8 MI) USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE. (0.3 MI) TAKE I-10 W, I-75 N, I-24 W AND I-65 N TO WI-50 W IN PLEASANT PRAIRIE. TAKE EXIT 344 FROM I-94 W. (1,142 MI) CONTINUE ONTO FL-202 W/BUTLER BLVD. (12.0 MI) TAKE THE EXIT ONTO I-95 N TOWARD JACKSONVILLE. (7.3 MI) USE THE RIGHT 2 LANES TO TAKE EXIT 351B FOR I-10 W TOWARD LAKE CITY. (0.9 MI) CONTINUE ONTO I-10 W. (2.4 MI) KEEP LEFT TO STAY ON I-10 W. (62.8 MI) TAKE EXIT 296B TO MERGE ONTO I-75 N TOWARD VALDOSTA. (171 MI) KEEP LEFT TO STAY ON I-75 N. (21.8 MI) USE THE LEFT 3 LANES TO TAKE EXIT 156 FOR I-475 N TOWARD ATLANTA. (0.7 MI) CONTINUE ONTO I-475 N. (15.3 MI) MERGE ONTO I-75 N. (49.5 MI) KEEP LEFT TO STAY ON I-75 N. (22.9 MI) CONTINUE STRAIGHT TO STAY ON I-75 N (SIGNS FOR MARIETTA) (8.5 MI) KEEP LEFT TO STAY ON I-75 N. (10.1 MI) CONTINUE STRAIGHT TO STAY ON I-75 N. (87.1 MI) TAKE EXIT 2 FOR I-24 W TOWARD CHATTANOOGA/NASHVILLE. (0.7 MI) CONTINUE ONTO I-24 W. (16.8 MI) KEEP RIGHT TO STAY ON I-24 W, FOLLOW SIGNS FOR NASHVILLE. (118 MI) KEEP LEFT TO STAY ON I-24 W, FOLLOW SIGNS FOR I-40 W/NASHVILLE. (2.2 MI) USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TO STAY ON I-24 W (SIGNS FOR I-65 N/CLARKSVILLE/LOUISVILLE). (2.7 MI) KEEP RIGHT TO STAY ON I-24 W, FOLLOW SIGNS FOR I-65 N/CLARKSVILLE/LOUISVILLE. (2.2 MI) CONTINUE ONTO I-65 N. (176 MI) KEEP LEFT TO STAY ON I-65 N. (107 MI) KEEP RIGHT TO STAY ON I-65 N, FOLLOW SIGNS FOR CHICAGO. (147 MI) USE THE RIGHT 2 LANES TO TAKE EXIT 259A TO MERGE ONTO I-80 W/I-94 W/US-6 W TOWARD CHICAGO. (19.5 MI) CONTINUE STRAIGHT ONTO I-294 N. (26.3 MI) USE THE LEFT 3 LANES TO TAKE THE RAMP TO I-294 N. (341 FT) CONTINUE ONTO I-294 N. (22.7 MI) CONTINUE ONTO I-94 W. (19.4 MI) KEEP LEFT TO STAY ON I-94 W. (10.0 MI) USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 344 FOR WI-50 W. (0.3 MI) FOLLOW WI-50 W TO POTAWATOMI RD IN WILLIAMS BAY. (30.2 MI) USE THE LEFT 2 LANES TO TURN LEFT ONTO WI-50 W. (29.7 MI) TURN LEFT ONTO GENEVA ST. (0.4 MI) TURN LEFT ONTO POTAWATOMI RD. (0.2 MI) DESINATION WILL BE ON THE LEFT.

TOWERCOM
ON AIR. ON TIME.

241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

NEW 175'-0" MONOPOLE TOWER
w/4'-0" LIGHTNING ROD
TOTAL TOWER HEIGHT 179'-0"

PROJECT SUMMARY

TOWER OWNER SITE
POTAWATOMI RD
SITE #: TBD

SITE ADDRESS
POTAWATOMI ROAD
WILLIAMS BAY, WI
WALWORTH COUNTY
E911 ADDRESS:
TBD
TBD
TBD

TOWER OWNER
TOWERCOM V-C, LLC
241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266
CONTACT: TBD
PHONE: TBD
E-MAIL: tbd

PROPERTY OWNER
VILLAGE OF WILLIAMS BAY
POTAWATOMI RD
WILLIAMS BAY, WI
CONTACT: TBD
PHONE: TBD
E-MAIL: tbd

POLICE
TBD
TBD
TBD
PHONE: TBD

FIRE
TBD
TBD
TBD
PHONE: TBD

GENERAL INFORMATION
LATITUDE - 42° 34' 35.559278" N
LONGITUDE - 88° 31' 20.757251" W
1983 (NAD83)
ELEVATION - 939.23 AMSL
1988 (NAVD88)

TOWER OWNER LEASE AREA
(5400 sq ft)

PROJECT TOTAL DISTURBED AREA
COMPOUND: (3700 SF) = (0.085 ACRE)
ACCESS DRIVE: (1168 SF) = (0.027 ACRE)
GROSS AREA: (4868 SF) = (0.112 ACRE)

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
NOTE: ALL ITEMS WITHIN THESE CONSTRUCTION DOCUMENTS ARE BY TOWER OWNER'S GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS. GENERALLY DESCRIBED BELOW:

SCOPE:
- INSTALL A NEW 175'-0" MONOPOLE TOWER W/ 4'-0" LIGHTNING ROD (TOTAL 179'-0") AND FOUNDATION
- INSTALL A NEW 50'-0"X110'-0" (4125 SQ FT) FENCED GRAVEL COMPOUND AND ALL GENERAL SITE CONSTRUCTION ITEMS
- INSTALL A NEW ELECTRICAL SERVICE RUN TO NEW UTILITY H-FRAME
- INSTALL A NEW GRAVEL ACCESS DRIVE
- INSTALL NEW TOWER & SITE GROUNDING SYSTEM
- INSTALL (1) NEW (FUTURE USE) FIBER OPTIC 4" PVC CONDUIT OR AS SPECIFIED BY THE TOWER OWNER FOR THEIR OWNED FIBER CONDUIT w/PULL TAPE AND TRACER WIRE FROM UTILITY H-FRAME TO 24"X36 HANDHOLE AT R.O.W.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE (IBC)
STRUCTURAL CODE	2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE	2018 WISCONSIN UNIFORM PLUMBING CODE
ELECTRICAL CODE	2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
FIRE/LIFE SAFETY CODE	2021 INTERNATIONAL FIRE CODE (IFC)
FUEL/GAS CODE	2021 INTERNATIONAL FUEL GAS CODE (IFGC)

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. BARRIER FREE ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE WISCONSIN (IBC) BUILDING CODE.

APPLICABLE CODES

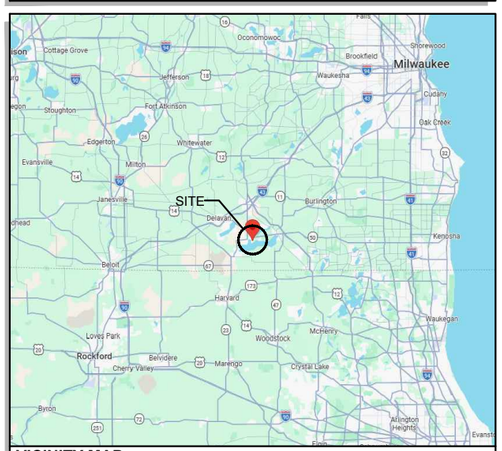
CONSULTANT TEAM

SURVEYOR
CBRE LAND SURVEYING
950 MAIN AVENUE
CLEVELAND, OH 44113
PHONE: 800-520-1010

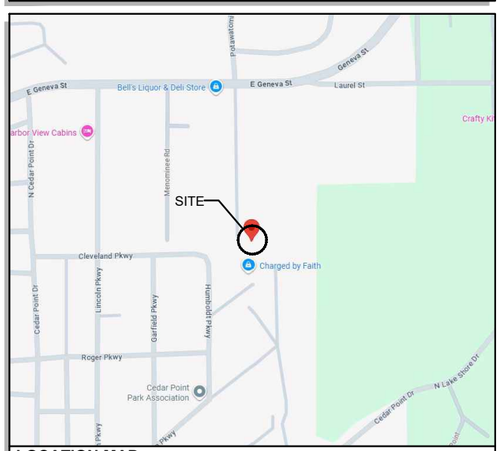
ELECTRICAL
ALLIANT ENERGY
ADDRESS: TBD
TBD
CONTACT: NAME
PHONE: 800-255-4268
EMAIL: name@powercompany.com

ARCHITECTURAL
TELECAD WIRELESS
1961 NORTHPOINT BLVD, STE 130
HIXSON, TN 37343
CONTACT: MATT BATES
PHONE: 423-843-9500
EMAIL: matt.bates@telecadeng.com

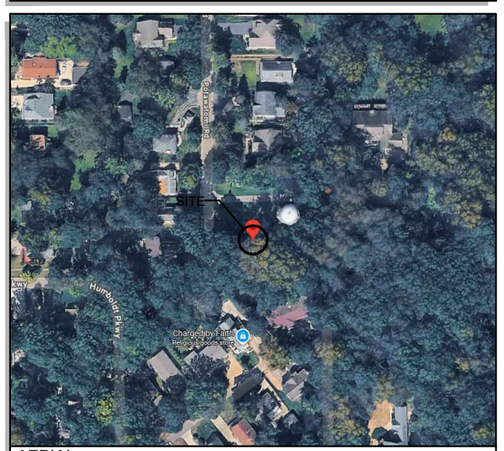
ELECTRICAL UTILITY COORDINATION IS NOT FINALIZED, DO NOT PROCEED WITH CONSTRUCTION.



VICINITY MAP



LOCATION MAP



AERIAL

SHEET NUMBER	DESCRIPTION
T-1	PROJECT INFORMATION, SITE MAPS, SHEET INDEX
	SURVEY PLAN
CIVIL	
C-1	OVERALL SITE PLAN
C-1A	OVERALL SITE PLAN w/TOWER DISTANCE TO PROPERTY LINES
C-1B	TOWER DISTANCE TO RESIDENTIAL STRUCTURES
C-2	GRADING AND E&S CONTROL PLAN
C-3	DETAILED SITE PLAN
C-4	DIMENSIONED SITE PLAN
C-5	GENERAL SITE CONSTRUCTION NOTES
C-6	BEST MANAGEMENT PRACTICES & EROSION CONTROL DETAILS AND NOTES
SITE DETAILS	
D-1	FENCE DETAILS AND NOTES
D-2	SITE DETAILS
D-3	TOWER OWNER SITE FENCE SIGNAGE (REFERENCE ONLY)
L-1	LANDSCAPE PLAN, DETAILS AND NOTES
TOWER ELEVATION	
TE-1	TOWER ELEVATION
ELECTRICAL	
E-1	SITE UTILITY PLAN
E-2	ELECTRICAL NOTES AND DETAILS
GROUNDING	
G-1	GROUNDING SITE PLAN
G-2	GROUNDING NOTES
G-3	GROUNDING DETAILS

PREPARED FOR:
TOWERCOM ON AIR. ON TIME.
241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

PREPARED BY:
TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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DRAWN BY:	MDR
CHECKED BY:	DS

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	05/01/26	WAM	CONSTRUCTION ISSUE
D	04/30/26	PLS	PRELIMINARY REVIEW
C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:
WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:
POTAWATOMI RD

ADDRESS:
POTAWATOMI ROAD
WILLIAMS BAY, WI

COUNTY:
WALWORTH

LATITUDE:
42° 34' 35.559278" N

LONGITUDE:
88° 31' 20.757251" W

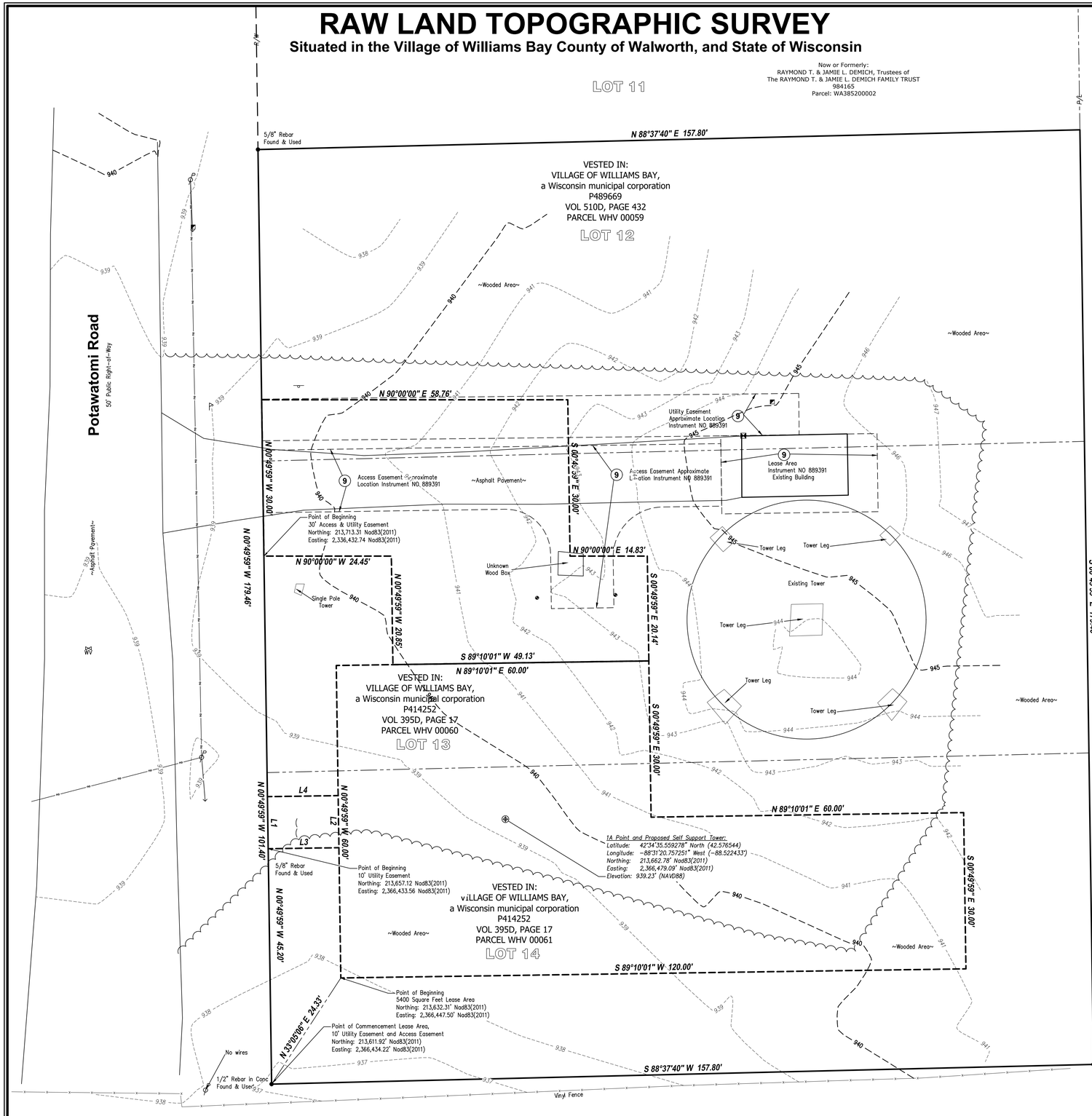
SITE NUMBER:
TBD

SHEET TITLE:
TITLE SHEET

DRAWING NO.	REVISION:
T-1	0

RAW LAND TOPOGRAPHIC SURVEY

Situated in the Village of Williams Bay County of Walworth, and State of Wisconsin



LINE	BEARING	DISTANCE
L1	N 00°49'59" W	10.00'
L2	S 00°49'59" E	10.00'
L3	S 89°10'01" W	13.58'
L4	N 89°10'01" E	13.58'

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone (x) (Areas of determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Management Association Flood Insurance Rate Map for the Village of Williams Bay, Community Panel No. (5505940310D), Effective Date October 2, 2009

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 5000020667 - SCHEDULE A:

An interest in land, said interest being over a portion of the following described parent parcel:
The following described real estate, situated in the County of Walworth and State of Wisconsin, to-wit:
Lots numbered Thirteen (13) and Fourteen (14) in Block numbered Four (4) Harbor View Subdivision, according to the Plat thereof of record in the Office of the Register of Deeds in and for said County
AND BEING the same property conveyed to Village of Williams Bay, Wisconsin, a Municipal corporation from Hulda Maatta by Warranty Deed dated January 27, 1949 and recorded February 7, 1949 in Instrument No. 414252.
Tax Parcel Nos. WHV 0060 and WHV 0061

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 5000020667 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

7. The property insured herein is now listed as tax-exempt for the year 2024. This policy is subject to all taxes which may be hereafter levied against said property.
(NOT A SURVEY ITEM)
8. Matters as shown and noted on Plat recorded in Instrument No. 247077.
(AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS)
9. Memorandum of Agreement dated July 14, 2014, by and between Village of Williams Bay, a Wisconsin municipal corporation and New Cingular Wireless PCS, LLC, a Delaware limited liability company, recorded on August 7, 2014 in Instrument No. 889391.
(AFFECTS THE SUBJECT PROPERTY PLOTTED AND SHOWN HEREON. ACCESS EASEMENT AND UTILITY EASEMENT PLOTTED AND SHOWN IN APPROXIMATE LOCATION)

MISCELLANEOUS NOTES:

1. This is a specific purpose survey for the stated purpose of performing a topographical survey around a proposed telecommunication tower compound as requested by the client.
2. This is not a Boundary Survey..
3. The locations of all utilities shown on the survey are from visible surface evidence only.
4. No Wetlands Areas have been investigated by the Survey.
5. All horizontal coordinates shown hereon in the North American Datum of 1983 (2011 Adjustment), and the vertical datum is based on NAVD 88', both horizontal and vertical coordinates are determined from an OPUS static session on January 16th, 2026.
6. The locations of all utilities shown on the survey are from visible surface evidence only.

1A INFORMATION:

Latitude: *42°34'35.559278" North (42.576544)*
Longitude: *-88°31'20.757251" West (-88.522433')*
Northing: *213,662.78' Nad83(2011)*
Easting: *2,366,479.09' Nad83(2011)*
Elevation: *939.23' (NAVD88)*

LEGAL DESCRIPTION OF 30' ACCESS EASEMENT

All that certain Easement Area, situate, lying, and being part of Lots numbered Twelve (12), Thirteen (13) and Fourteen (14) in Block numbered Four (4) Harbor View Subdivision, according to the Plat thereof of record in the Office of the Register of Deeds in and for said County and being more particularly described as follows:

Commencing at a 1/2" Rebar found at the southwest corner of Lot Number 13, said monument having Wisconsin State Plane Coordinates of Northing: 213,611.92' Nad83(2011), and Easting: 2,366,434.22' thence N 00°49'59" W a distance of 101.40' to the true point of beginning having Wisconsin State Plane Coordinates of Nad83(2011), Northing: 213,713.31 Nad83(2011) Easting: 2,336,432.74 Nad83(2011); thence N 00°49'59" W a distance of 30.00' to a point; thence N 90°00'00" E a distance of 58.76' to a point; thence S 00°49'59" E a distance of 30.00' to a point;thence N 90°00'00" E a distance of 14.83' to a point; thence S 00°49'59" E a distance of 20.14' to a point; thence S 89°10'01" W a distance of 49.13' to a point; thence N 00°49'59" W a distance of 20.85' to a point; thence N 90°00'00" W a distance of 24.45' to the point of beginning,
having an area of 2769.5 Square Feet, 0.064 Acres

LEGAL DESCRIPTION OF 5400 SQ FT LEASE AREA

All that certain Leased Area, situate, lying, and being part of Lots numbered Thirteen (13) and Fourteen (14) in Block numbered Four (4) Harbor View Subdivision, according to the Plat thereof of record in the Office of the Register of Deeds in and for said County and being more particularly described as follows:

Commencing at a 1/2" Rebar found at the southwest corner of Lot Number 13, said monument having Wisconsin State Plane Coordinates of Northing: 213,611.92' Nad83(2011), and Easting: 2,366,434.22' Nad83(2011), Thence N 33°05'06" E 24.33' to the southwest corner of the herein described 5400 SQ. FT. Lease Area and being the true pint of beginning, having Wisconsin State Plane Coordinates of Northing: 213,632.31' Nad83(2011) Easting: 2,366,447.50' Nad83(2011); thence N 00°49'59" W a distance of 60.00' to a point; thence N 89°10'01" E a distance of 60.00' to a point; thence S 00°49'59" E a distance of 30.00' to a point;
thence N 89°10'01" E a distance of 60.00' to a point; thence S 00°49'59" E a distance of 30.00' to a point;
thence S 89°10'01" W a distance of 120.00' to a point;

having an area of 5400.0 Square Feet, 0.124 acres more or less.

LEGAL DESCRIPTION OF 10' UTILITY EASEMENT

All that certain Easement Area, situate, lying, and being part of Lot number Fourteen (14) in Block numbered Four (4) Harbor View Subdivision, according to the Plat thereof of record in the Office of the Register of Deeds in and for said County and being more particularly described as follows:

Commencing at a 1/2" Rebar found at the southwest corner of Lot Number 13, said monument having Wisconsin State Plane Coordinates of Northing: 213,611.92' Nad83(2011), and Easting: 2,366,434.22' Thence No 00°49'59" W 45.20 feet to the true point of beginning having Wisconsin State Plane Coordinates of Nad83(2011), Northing: 213,657.12 Nad83(2011) Easting: 2,366,433.56 Nad83(2011) ;thence N 00°49'59" W a distance of 10.00' to a point; thence N 89°10'01" E a distance of 13.58' to a point; thence S 00°49'59" E a distance of 10.00' to a point; thence S 89°10'01" W a distance of 13.58' to a point; which is the point of beginning,
having an area of 135.8 Square Feet, 0.003 Acres

CERTIFICATION:

To: TeleCad:

To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made by myself or under my direct supervision on month, day, year. All monuments have been found or set as shown hereon. Dimensions are shown in feet and decimal parts thereof.

By: _____
JAY M. SCHWANDT, PLS
SURVEY LICENSE NO. S-2968-8
STATE OF WISCONSIN
For and on behalf of CBRE

PARKING:

There are no striped parking spaces on the subject property.

VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
P.O.B.	– Place/Point of Beginning
P.O.C.	– Place/Point of Commencement
●	– Monumentation Found as Noted
(X)	– Schedule B-Section II Item
	– Utility Pole
OU	– Overhead Utilities
	– Water Valve
	– Telecommunication Pedestal
	– Guy Wire
	– Underground Utility Marker
	– T Post
	– No Trespassing Post
	– Electric Meter

CBRE

Transforming the Industry
Land Surveys
Zoning Compliance
Environmental Consulting
Property Condition Assessment
Seismic Risk Analysis
Appraisal

Millman Surveying, Inc.
d.b.a CBRE Land Surveying
Corporate Headquarters
950 Main Avenue,
Cleveland, OH 44113
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@cbre.com

SPECIAL PURPOSE SURVEY
PREPARED FOR:

Telecad
1961 Northpoint Boulevard
Suite 130
Hixson, Tennessee 37343

Potawatomi Road
City of Willimas Bay
County of Walworth
State of Wisconsin

NORTH

GRAPHIC SCALE
0 0' 0'
1 INCH = 00 FT.

WISCONSIN
JAY M. SCHWANDT
S-2968-8
ROCKFORD
MICHIGAN
LAND SURVEYOR

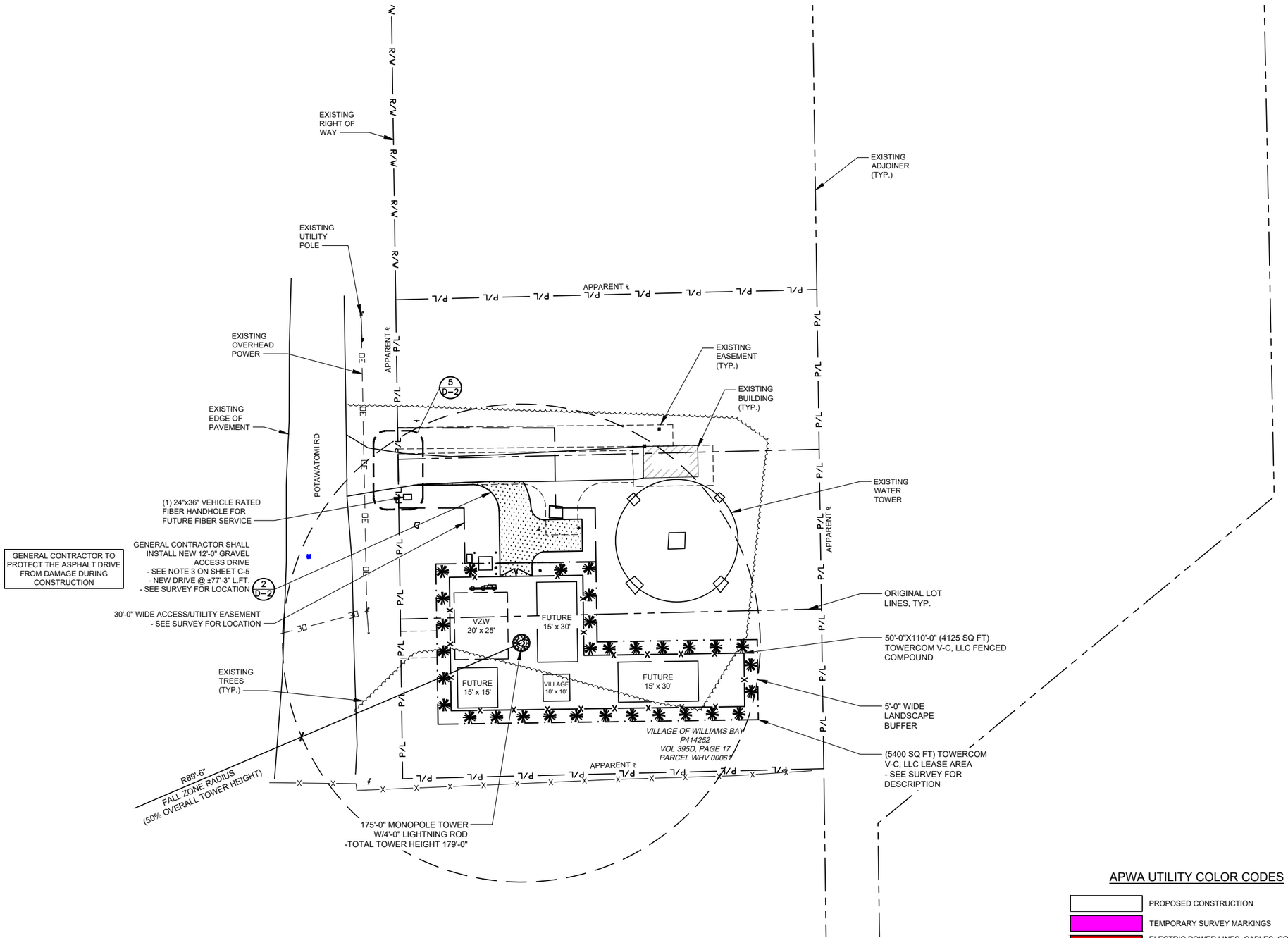
Surveyor's Seal
Date Signed: _____

REVISION HISTORY

BY:	DATE:	COMMENT:

Sheet No. **1** of **1**

MSI Project No. 63066
PC: PMM
PM: CAL Drafter: CAL



GRAPHIC SCALE

40 0 20 40 80

OVERALL SITE PLAN

SCALE: 1" = 80'

NORTH

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSON, CALL DIGGERS HOTLINE

TOLL FREE: 1-800-242-8511 OR

www.diggershotline.org

WISCONSIN STATUTE REQUIRES MIN OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

APWA UTILITY COLOR CODES

- PROPOSED CONSTRUCTION
- TEMPORARY SURVEY MARKINGS
- ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLES
- GAS, OIL STEAM PETROLEUM OR GASEOUS MATERIALS
- COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
- POTABLE WATER
- RECLAIMED WATER, IRRIGATION AND SLURRY LINES
- SEWERS AND DRAIN LINES

PREPARED FOR:

TOWERCOM ON AIR. ON TIME.

241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

PREPARED BY:

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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DRAWN BY:	MDR
CHECKED BY:	DS

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	05/01/26	WAM	CONSTRUCTION ISSUE
D	04/30/26	PLS	PRELIMINARY REVIEW
C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:
POTAWATOMI RD

ADDRESS:
POTAWATOMI ROAD
WILLIAMS BAY, WI

COUNTY:
WALWORTH

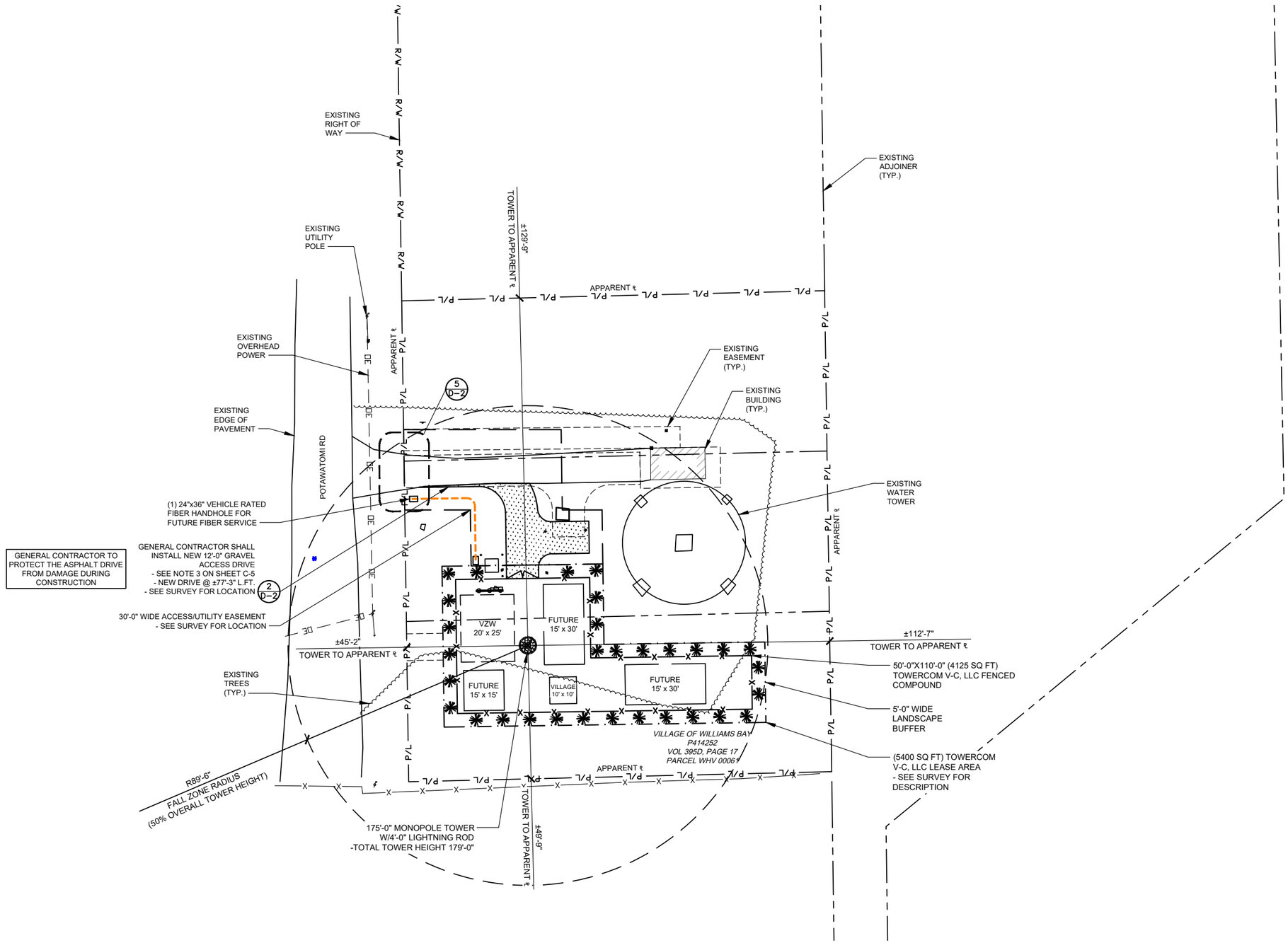
LATITUDE:
42° 34' 35.559278" N

LONGITUDE:
88° 31' 20.757251" W

SITE NUMBER:
TBD

SHEET TITLE:
OVERALL SITE PLAN

DRAWING NO.	REVISION:
C-1	0



OVERALL SITE PLAN w/TOWER DISTANCE TO PROPERTY LINES

SCALE: 1" = 80'

811 TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSON, CALL DIGGERS HOTLINE
TOLL FREE: 1-800-242-8511 OR
www.diggershotline.org
WISCONSIN STATUTE REQUIRES MIN OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PREPARED FOR:

TOWERCOM ON AIR. ON TIME.

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NEPTUNE BEACH, FL 32266

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HIXSON, TN 37343
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CHECKED BY:	DS

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ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER

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COUNTY:
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42° 34' 35.559278" N

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88° 31' 20.757251" W

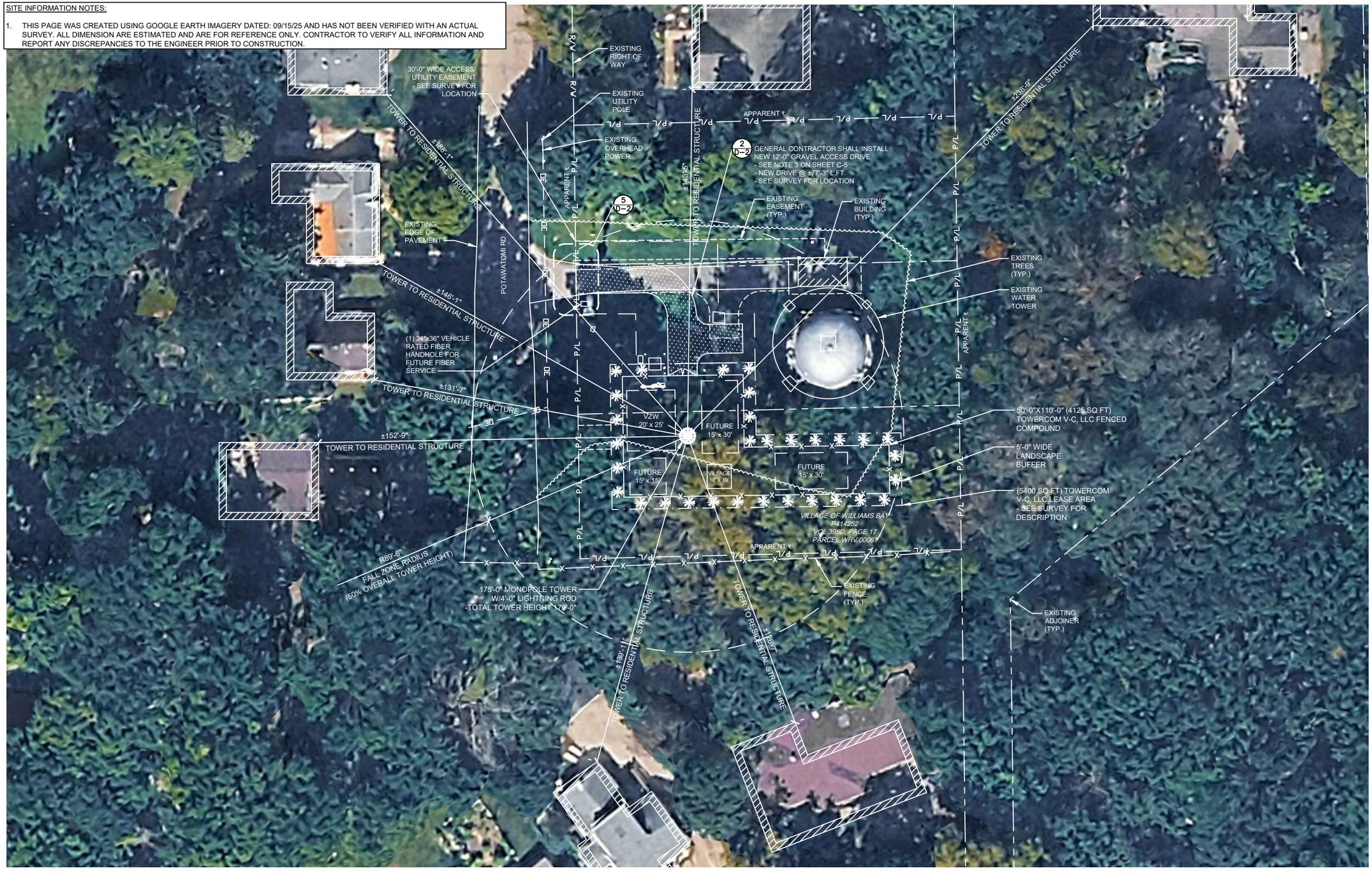
SITE NUMBER:
TBD

SHEET TITLE:
OVERALL SITE PLAN

DRAWING NO.	REVISION:
C-1A	0

SITE INFORMATION NOTES:

1. THIS PAGE WAS CREATED USING GOOGLE EARTH IMAGERY DATED: 09/15/25 AND HAS NOT BEEN VERIFIED WITH AN ACTUAL SURVEY. ALL DIMENSION ARE ESTIMATED AND ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL INFORMATION AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



GRAPHIC SCALE

40 0 20 40 80

TOWER DISTANCE TO RESIDENTIAL STRUCTURES

SCALE: 1" = 80'

NORTH

811 TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSON, CALL DIGGERS HOTLINE
TOLL FREE: 1-800-242-8511 OR
www.diggershotline.org
WISCONSIN STATUTE REQUIRES MIN OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PREPARED FOR:

TOWERCOM ON AIR. ON TIME.

241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

PREPARED BY:

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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CHECKED BY:	DS

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	05/01/26	WAM	CONSTRUCTION ISSUE
D	04/30/26	PLS	PRELIMINARY REVIEW
C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: POTAWATOMI RD

ADDRESS: POTAWATOMI ROAD WILLIAMS BAY, WI

COUNTY: WALWORTH

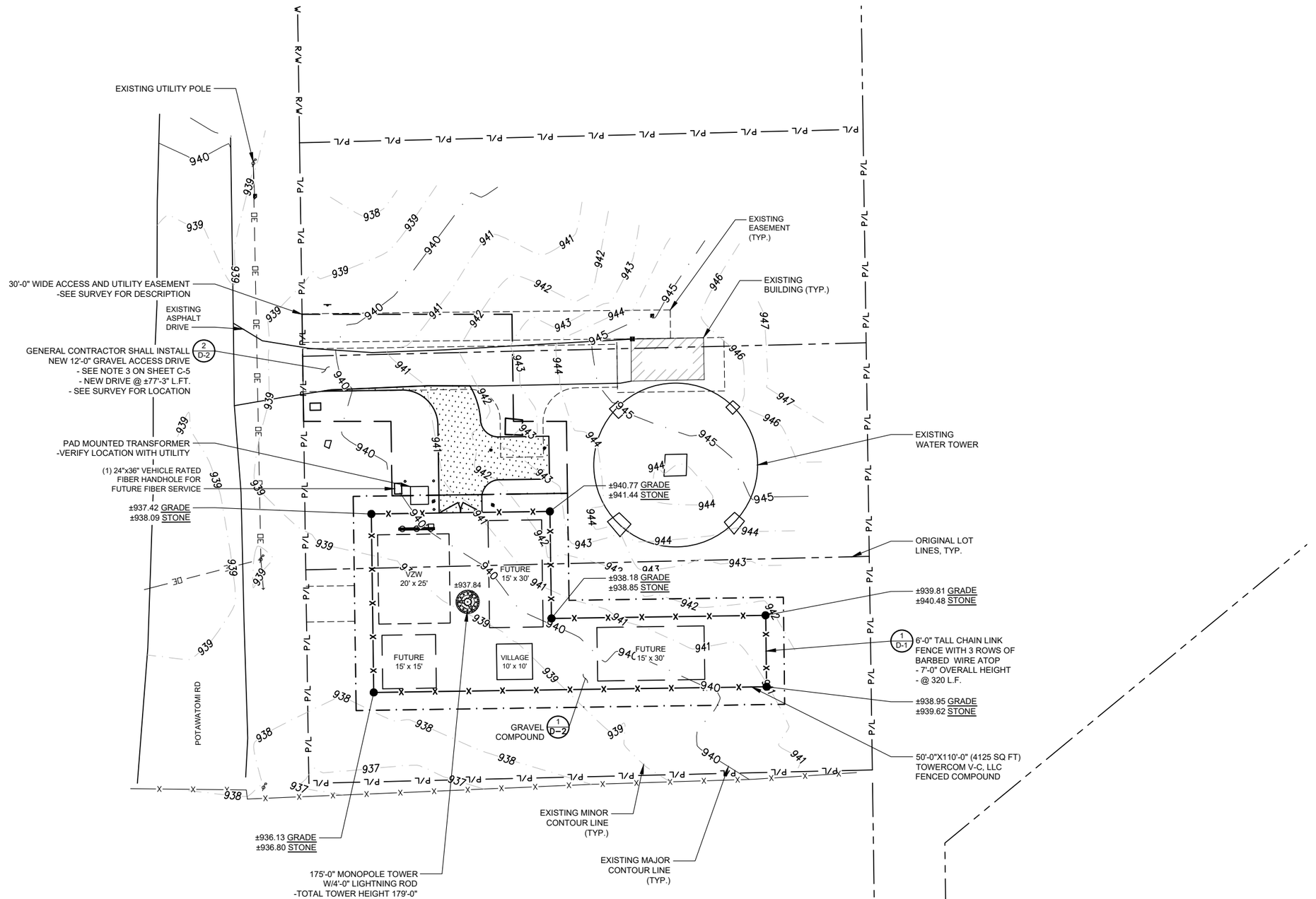
LATITUDE: 42° 34' 35.559278" N

LONGITUDE: 88° 31' 20.757251" W

SITE NUMBER: TBD

SHEET TITLE: OVERALL SITE PLAN

DRAWING NO.	REVISION:
C-1B	0



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GRADING AND E&S CONTROL PLAN

SCALE: 1" = 30'

NORTH

GRAPHIC SCALE
30 0 15 30 60

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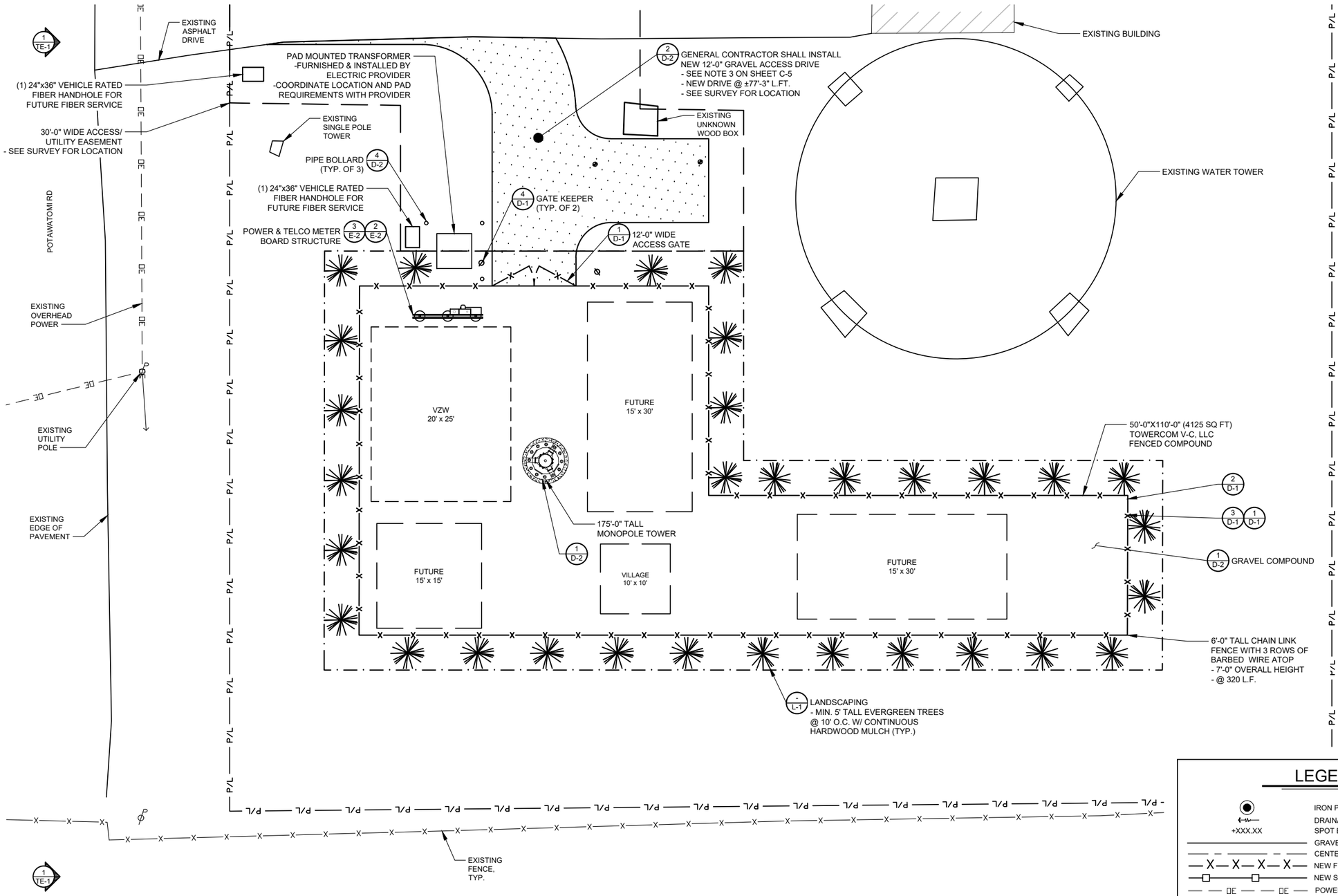
COUNTY: WALWORTH
LATITUDE: 42° 34' 35.559278" N
LONGITUDE: 88° 31' 20.757251" W
SITE NUMBER: TBD

SHEET TITLE: GRADING AND E&S CONTROL PLAN

DRAWING NO.	REVISION:
C-2	0



LEGEND

- IRON PIN
- DRAINAGE LINE
- +XXX.XX SPOT ELEVATION
- GRAVEL COMPOUND
- CENTER LINE
- NEW FENCE LINE
- NEW SILT FENCE LINE
- POWER POLEw/OVERHEAD ELEC./TELE.
- EDGE OF NEW DRIVE
- UNDERGROUND ELECTRICAL CONDUIT
- UNDERGROUND TELEPHONE CONDUIT
- EXISTING CONTOURS
- NEW CONTOURS
- FENCED COMPOUND
- CONCRETE
- ACCESS DRIVE

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*NOTE:
GENERAL CONTRACTOR IS TO ENSURE THERE IS NO DISTURBANCE OF PROPERTY, SOIL, ETC. OUTSIDE OF THE STAKED LEASE AREA

DETAILED SITE PLAN

SCALE: 1" = 15'-0"

NORTH

PREPARED FOR:
TOWERCOM ON AIR. ON TIME.
241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

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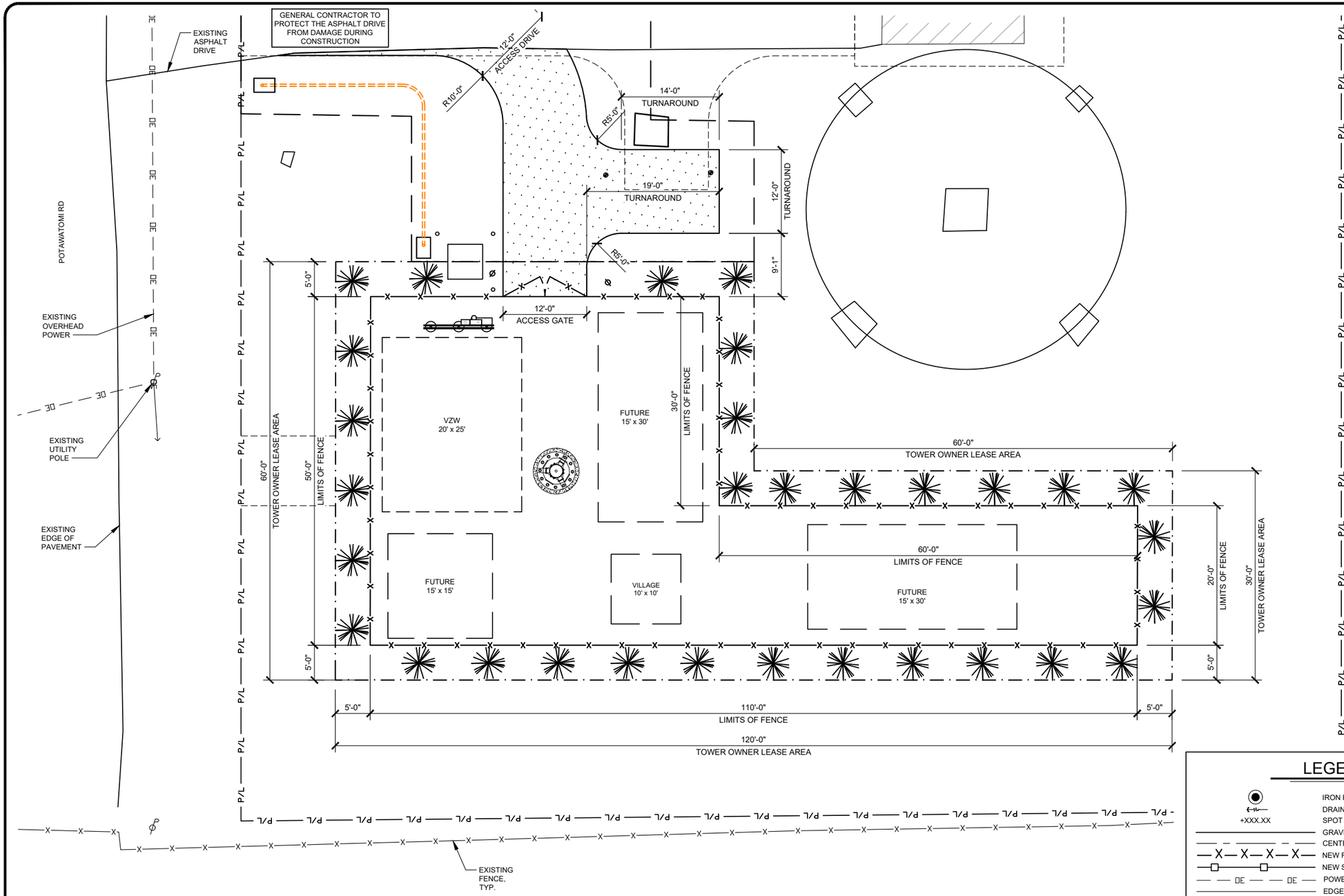
LONGITUDE: 88° 31' 20.757251" W
SITE NUMBER: TBD
SHEET TITLE: DETAILED SITE PLAN

DRAWING NO.	REVISION:
C-3	0



LEGEND

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- DRAINAGE LINE
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DIMENSIONED SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH

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WILLIAMS BAY, WI

COUNTY:
WALWORTH

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42° 34' 35.559278" N

LONGITUDE:
88° 31' 20.757251" W

SITE NUMBER:
TBD

SHEET TITLE:
DIMENSIONED SITE PLAN

DRAWING NO.	REVISION:
C-4	0

GENERAL SITE CONSTRUCTION NOTES

1. SCHEDULE:

THE CONSTRUCTION OF THE SITE REQUIRES A CERTAIN SEQUENCE OF EVENTS TO MINIMIZE CONSTRUCTION TIME REQUIRED UNTIL AVAILABILITY OF CELLULAR TELEPHONE SERVICE. VERIFY SCHEDULE DURING BID WALK.

2. TOWER OWNER REPRESENTATIVE:

TOWERCOM V-C, LLC
241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266
CONTACT: TBD
PHONE: TBD
E-MAIL: tbd

PROPERTY OWNER REPRESENTATIVE:

VILLAGE OF WILLIAMS BAY
POTAWATOMI RD
WILLIAMS BAY, WI
CONTACT: TBD
PHONE: TBD
E-MAIL: tbd

3. ACCESS DRIVEWAY:

THE GENERAL CONTRACTOR SHALL CONSTRUCT THE ACCESS DRIVE PER THE ALIGNMENT AS SHOWN ON THESE DRAWINGS. IF ANY AREA OF CONSTRUCTION REQUIRES ADDITIONAL FILL OF AGGREGATE STONE THAN SHOWN ON THE DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER FOR APPROVAL OF THE SIZE, TYPE AND QUANTITY OF STONE/FILL NECESSARY AND SHALL NOT BE USED UNTIL APPROVAL BY THE ENGINEER. THE GENERAL CONTRACTOR SHALL ALSO OBTAIN DRIVE PERMIT FOR NEW ACCESS DRIVE.

4. UTILITIES:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION AND PROPER BACKFILLING OF TRENCHES AND SUPPLY CONDUIT REQUIRED FOR UNDERGROUND TELEPHONE & ELECTRICAL UTILITIES. ALL TRENCHING SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE W/ASTM D-1557.

5. SITE GRADING

A. UNIFORMLY GRADE AREA TO BE SMOOTH SURFACE FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTION, TOPO LINES AND ELEVATIONS INDICATED.

1. COMPOUND SURFACE GRADES ARE TO BE SLOPED TO DIRECT WATER AWAY FROM EQUIPMENT PAD AND TOWER TO PREVENT STANDING AND PONDING WATER.

2. COMPOUND SURFACE SHALL BE COMPACTED TO A 95% MAXIMUM DRY DENSITY TO ALLOW PROPER STERILIZATION FOR ACCESS TO ALL CUSTOMERS DENSITY TESTING MAY BE REQUIRED AT THE TOWER OWNERS DISCRETION DUE TO QUESTIONABLE COMPACTION OF FINISH SURFACE GRADE OR SUB-GRADE.

3. DITCHES/SWALES AROUND THE COMPOUND AREA AND ALONG ACCESS ROAD SHALL BE CONSTRUCTED SO TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES/SLOPE AND NEW PROPOSED GRADES.

4. SITE GRADING AND DRAINAGE SHOULD BE CONSTRUCTED TO PREVENT WATER FROM ENTERING THE COMPOUND SURFACE OR THE ACCESS ROAD SUB-GRADE.

B. MOISTURE CONTROL - UNIFORMLY MOISTEN OR AERATE SUB-GRADE AND EACH SUBSEQUENT FILL OR BACK FILL LAYER BEFORE COMPACTION TO WITHIN 90% OF OPTIMUM MOISTURE CONTENT. DO NOT PLACE BACK FILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST, SNOW OR ICE.

C. STOCKPILING MATERIAL (TOP SOIL OR FILL DIRT) - SHOULD BE PLACED IN AN AREA THAT CAN BE CONTROLLED TO PREVENT WATER, SNOW, OR ICE FROM EFFECTING MOISTURE CONTENT. STOCKPILES MAY HAVE TO BE COVERED TO PREVENT ADDITIONAL MOISTURE FROM ACCUMULATING SO ACCEPTABLE FILL CAN BE USED.

D. DE-WATERING - PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUB-GRADE, AND FROM FLOODING PROJECT OR BUILD AREA.

E. EROSION CONTROL - MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
1. ALL INLETS, DRAINS, PIPES, SWELLS, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.

F. GEOTEXTILE FABRIC - AFTER PLACEMENT AND COMPACTION OF FILL WITHIN THE WORK AREA AND BEFORE THE PLACEMENT OF LIMESTONE AGGREGATE, (SEE SITE AREA SURFACING DETAIL ON D-1), THE ENTIRE DISTURBED WORK AREA SHALL BE COVERED WITH A GEOTEXTILE FABRIC. THIS FABRIC SHALL BE "TENCATE (MIRAFI 500X) WOVEN ENGINEERING FABRIC" INSTALLED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.

6. TRASH REMOVAL & SANITATION:

THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AS CREATED BY THEMSELVES AND THEIR SUBCONTRACTORS. TRASH SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL AREA. THE GENERAL CONTRACTOR SHALL ALSO REMOVE ALL TRASH CREATED BY OTHER CONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES AND PACKING. NO BURNING OR BURYING OF TRASH IS PERMITTED.

THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A PORTABLE TOILET FOR THE DURATION OF THE CONSTRUCTION PROJECT.

7. TOWER:

A. TOWER & FOUNDATION DESIGN ARE BY OTHERS FOR TOWER OWNER. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY IN WRITING FROM TOWER OWNER THAT THE TOWER IS STRUCTURALLY SUFFICIENT TO SUPPORT ALL LOADINGS AS OUTLINED IN THESE DOCUMENTS. TOWER AND FOUNDATION DESIGN SHALL BE PERFORMED BY A LICENSED ENGINEER.

B. THE GENERAL CONTRACTOR SHALL VERIFY THE TOP OF FOUNDATION MATCHES THE FAA APPROVAL LETTER.

8. EXCAVATION OF UTILITIES:

A. FIELD VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING IN THE VICINITY OF THE SITE. ALL EXCAVATIONS SHALL BE MADE BY HAND OVER OR UNDER OR IMMEDIATELY ADJACENT TO ANY EXISTING UTILITIES & GROUNDING.

B. ALL UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ON THIS PROJECT. CONTACT UNDERGROUND UTILITY PROTECTION SERVICE BEFORE YOU DIG AT 1-800-242-8511 OR 811.

C. EXISTING UTILITIES ARE SHOWN FROM THE SURVEY AND ARE NOT NECESSARILY COMPLETE AND ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE AND DETERMINE IF CONFLICTS EXIST WITH THE NEW IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER (A&E FIRM) IN ORDER TO RESOLVE ANY CONFLICTS.

9. CONTRACTOR'S LICENSE:

THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS THAT DO ANY WORK ON THIS PROJECT SHALL BE CURRENTLY LICENSED TO PERFORM WORK IN THE LOCATION OF THIS SITE. PROOF OF LICENSES SHALL BE SUPPLIED PRIOR TO THE COMMENCEMENT OF ANY WORK.

10. SEEDING:

ALL DISTURBED AREAS SHALL BE REPAIRED AND SEEDED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED. SEED DISTURBED AREAS W/4 POUNDS/1000 SQ. FT. - 60% KENTUCKY BLUEGRASS, 18% CREEPING RED FESCUE, 22% ANNUAL RYEGRASS.

11. TRAFFIC CONTROL:

THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR GOVERNING LOCAL AGENCIES.

12. CONSTRUCTION STAKING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING NEEDED TO COMPLETE ALL THE CONSTRUCTION SHOWN HEREON. CONTACT DESIGN ENGINEER TO SCHEDULE CONSTRUCTION STAKING.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY RESULTING FROM THE CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO PAVEMENT, FINISHED GRADES, LANDSCAPING, BUILDINGS, SURVEY MARKERS, FIELD TILES, CULVERTS, ETC.

14. IN THE EVENT ANY DISCREPANCIES OR ERRORS ARE FOUND ON THESE PLANS OR ANY CONFLICT OR PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE GENERAL CONTRACTOR FOR WORK HAVING TO BE REDONE FOR GRADE OR GEOMETRIC DISCREPANCIES IF NOTICE TO THE ENGINEER HAS NOT BEEN PROVIDED. THE ENGINEER RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS AS NECESSARY TO ACCOMPLISH THE INTENT OF THESE PLANS.

15. ALL SITE WORK AND CONSTRUCTION SHALL CONFORM TO ANY AND ALL APPLICABLE CODES.

16. ALL ELEVATIONS AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY SUPPLIED TO TELECAD WIRELESS BY CBRE LAND SURVEYING. TELECAD WIRELESS HAS NOT VERIFIED THIS INFORMATION AND DOES NOT WARRANT ANY INFORMATION SUPPLIED BY OTHERS.

17. THE GENERAL CONTRACTOR SHALL MAINTAIN A COMPLETE AS-BUILT SET OF PLANS AND CONDITIONS AS REQUIRED BY THE TOWER OWNER, AND SUBMIT SAME TO THE ENGINEER WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION. AS-BUILT PLANS SUBMITTED TO THE ENGINEER SHALL INCLUDE A DRAWING WITH DIMENSIONS SHOWING THE LOCATION OF THE UNDERGROUND UTILITIES, GROUNDING GRID, EQUIPMENT PAD, TOWER FOUNDATION, TOWER PLATFORM ORIENTATION, AND FENCE WITHIN THE LEASE AREA OR PROPERTY AND BE CERTIFIED BY A LICENSED PROFESSIONAL SURVEYOR.

18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL GOVERNING AGENCIES THAT REQUIRE SITE INSPECTION OF THE WORK AND/OR SIMPLY NOTIFICATION.

19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL TESTING AGENCIES THAT REQUIRE SITE INSPECTION OR TESTING OF THE WORK AS DIRECTED IN THESE PLANS, GOVERNING AGENCIES AND ALL APPLICABLE CODES.

20. PRIOR TO THE SUBMISSION OF BIDS, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL DETAILS AND SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE OWNER, FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ALL CONSTRUCTION DOCUMENTS TO INCLUDE, BUT NOT LIMITED TO, GEOTECHNICAL REPORT, STRUCTURAL ANALYSIS, TOWER, MECHANICAL AND ELECTRICAL DRAWINGS, FOR SCALE, SPACE LIMITATIONS, DOOR SWINGS, ADJACENT CARRIER EQUIPMENT COORDINATION AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO THE OWNER BEFORE SUBMITTING BIDS.

21. WORK SITE SAFETY:

A. CONSTRUCTION WORK PRESENTS UNIQUE THREATS TO HEALTH AND SAFETY. THE CONTRACTOR IS RESPONSIBLE TO EDUCATE THEIR WORK FORCE OF THESE DANGERS AND LIMIT THEIR EXPOSURE TO HAZARDS. THIS EDUCATION SHALL INCLUDE BUT NOT BE LIMITED TO APPLICABLE TRAINING COURSES AND CERTIFICATIONS, PROPER PERSONAL PROTECTIVE EQUIPMENT USAGE, DAILY TAILGATE MEETINGS AND ANY OTHER PREVENTATIVE MEASURES WHICH MAY BE REASONABLY EXPECTED. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND ANY PROPERTY OCCUPANTS WHO MAY BE AFFECTED BY THE WORK UNDER CONTRACT. ALL CONTRACTORS SHALL REVIEW ALL LANDOWNER, PRIME CONTRACTOR, CARRIER, OSHA, AND LOCAL SAFETY GUIDELINES AND AT ALL TIMES SHALL CONFORM TO THE MOST RESTRICTIVE OF THESE STANDARDS TO ENSURE A SAFE WORKPLACE.

B. TOWER WORK PRESENTS ADDITIONAL THREATS TO HEALTH AND SAFETY. ALL TOWER WORKERS WORKING ON A TOWER MUST BE ADEQUATELY TRAINED AND MONITORED TO ENSURE THAT SAFE WORK PRACTICES ARE LEARNED AND FOLLOWED. AS REQUIRED BY OSHA, WHEN WORKING ON EXISTING COMMUNICATION TOWERS, EMPLOYEES MUST BE PROVIDED WITH APPROPRIATE FALL PROTECTION, TRAINED TO USE THIS FALL PROTECTION PROPERLY, AND THE USE OF FALL PROTECTION MUST BE CONSISTENTLY SUPERVISED AND ENFORCED BY THE CONTRACTOR.

C. ALL SAFETY EQUIPMENT SHALL BE INSPECTED ACCORDING TO ALL OSHA AND INDUSTRY SCHEDULED INTERVALS AND ALL INSPECTIONS SHALL BE DOCUMENTED PER APPLICABLE CODES AND STANDARDS.

D. ALL ANCHORS, CONNECTORS, CLAMPS, TIE WRAPS, ETC. WHEN FIELD CUT SHALL BE DONE SO WITH APPROVED CUTTING TOOLS TO REMOVE ALL SHARP EDGES AND BURRS.

PREPARED FOR:

TOWERCOM
ON AIR. ON TIME.

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NEPTUNE BEACH, FL 32266

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SODDY DAISY, TN
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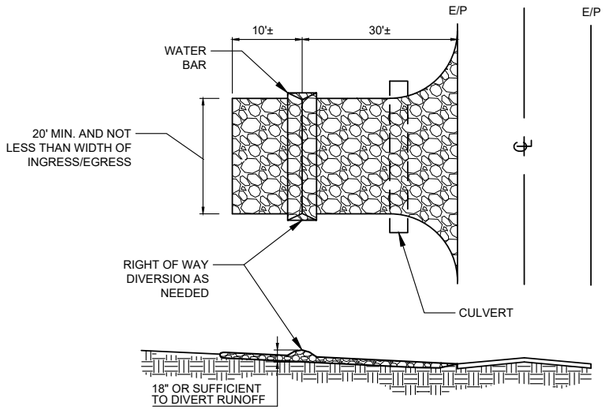
COUNTY:	WALWORTH
LATITUDE:	42° 34' 35.559278" N
LONGITUDE:	88° 31' 20.757251" W
SITE NUMBER:	TBD
SHEET TITLE:	GENERAL NOTES
DRAWING NO.	C-5
REVISION:	0



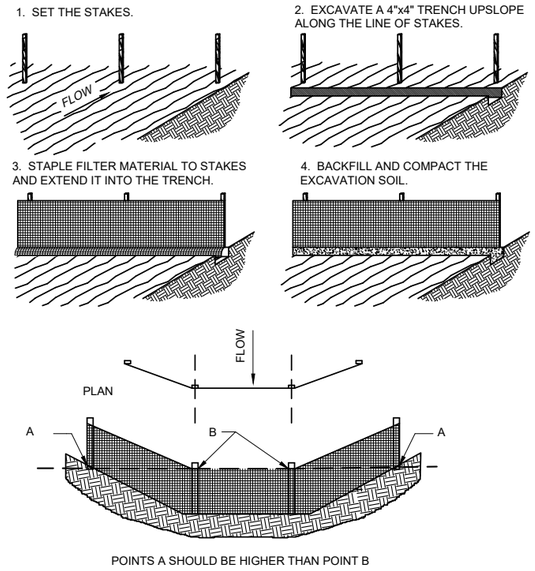
NOTES:

1. STONE SIZE - TWO INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. THE CONSTRUCTION ENTRANCE SHALL COINCIDE WITH THE PROPOSED DRIVE AS SHOWN ON THE PLAN.
3. PAVEMENT THICKNESS - STONE LAYER SHALL BE AT LEAST 6" THICK.
4. DRIVEWAY WIDTH - THE ENTRANCE SHALL BE AT LEAST 10' WIDE, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS/EGRESS OCCURS.
5. BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LBS. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LBS.
6. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
7. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
8. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND, MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF OS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY, REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
9. CONSTRUCTIONS ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SHALL BE RESTRICTED FROM MUDDY AREAS.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

1 / C-7

SCALE: N.T.S.

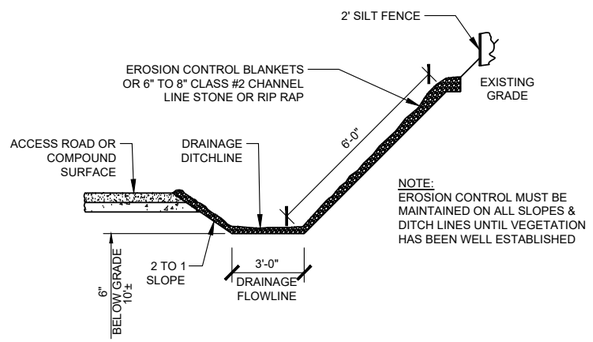


POINTS A SHOULD BE HIGHER THAN POINT B

SILT FENCE DETAIL

2 / C-7

SCALE: N.T.S.



NOTE:
EROSION CONTROL MUST BE MAINTAINED ON ALL SLOPES & DITCH LINES UNTIL VEGETATION HAS BEEN WELL ESTABLISHED

NOTES:

1. WHEN FACED WITH SLOPES LESS THAN 2 TO 1 SLOPES, ALL SLOPES SHOULD BE DOZER TRACKED PRIOR TO SEEDING. ALL SLOPES SHOULD HAVE EROSION CONTROL BLANKETS OR RIP RAP EMBEDDED ON SLOPES SURFACES TO REDUCE EROSION.
2. ALL FLOWLINES MUST BE INSTALLED BELOW SUB-GRADE OF COMPOUND. (AT MINIMUM OF 6" BELOW)

DRAINAGE DITCHLINE DETAIL (SWALE)

3 / C-7

SCALE: N.T.S.

EROSION & SEDIMENT CONTROL NOTES

1. ALL WORK SPECIFIED AS A/AN DOT ITEM SHALL BE GOVERNED BY THE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION HANDBOOK. IT IS CONTRACTORS RESPONSIBILITY TO POSSESS AND BE FAMILIAR WITH APPLICABLE SECTIONS.
2. THIS CONTRACT DRAWING SHALL BE MADE AVAILABLE ON SITE AT ALL TIMES AND PRESENTED UPON REQUEST. IF UNFORESEEN STORM WATER POLLUTION PREVENTION IS ENCOUNTERED, ADDITIONAL STORM WATER POLLUTION PREVENTION (SWPP) MEASURES MAY BE REQUESTED BY THE OWNER, COUNTY ENGINEER, PROJECT ENGINEER OR SOIL CONSERVATION SERVICE REPRESENTATIVE AT ANYTIME. SUCH REQUESTS SHALL BE IMPLEMENTED IMMEDIATELY AT CONTRACTOR'S EXPENSE.
3. ALL STORM WATER POLLUTION PREVENTION ITEMS SHALL BE INSTALLED AS SHOWN OR NOTED ON THIS SHEET.
4. PLANT TEMPORARY SEEDING AND MULCHING IN ALL AREAS THAT SHALL BE INACTIVE FOR 7 DAYS OR MORE. ALL DISTURBED AND ERODED EARTH SHALL BE REGRADED AND SEEDED WITHIN 14 DAYS WITH SEEDING, AS DEFINED ABOVE AND AS SHOWN ON THE TABLE BELOW. TO ESTABLISH STABILITY AND PROVIDE SEDIMENT CONTROL, WHERE POSSIBLE. TEMPORARY SEEDING GROWTH SHALL NOT BE MOWED UNTIL IT HAS GONE TO SEED FOR 1 YEAR.

SEEDING

RESTORATION OF ALL DISTURBED AREAS, INCLUDING PLACEMENT OF 4 INCHES OF TOPSOIL, SEED, FERTILIZER AND MULCH AND/OR SOD, SHALL BE DONE WITHIN 5 DAYS OF THE COMPLETION OF FINAL GRADING. MINIMUM SEEDING REQUIREMENTS CONSIST OF 200 LBS/ACRE OF SEED, 500 LBS/ACRE OF 10/10/10 ANALYSIS FERTILIZER (OR EQUAL) AND STRAW MULCH AT A RATE OF 1.5 TONS/ACRE (OR EQUIVALENT)

5. PERMANENT VEGETATION SHALL BE INSTALLED WITHIN 10 DAYS AT THE COMPLETION OF ANY GRADED AREAS, WEATHER PERMITTING. ALL PERMANENT VEGETATION SHALL CONSIST OF PLANTING AND SOD
6. AT SUCH TIME ROUGH GRADING OF THE SITE IS COMPLETE AND DRAINAGE DIVERTS TO INLETS, INLET SEDIMENT FILTERS SHALL BE INSTALLED AT ALL INLET STRUCTURES TO KEEP PIPING SYSTEMS FREE OF SILTATION.
7. SILT BARRIERS SHALL BE INSTALLED AROUND ALL EXISTING OR NEW STORM INLETS, CATCH BASINS, AND YARD DRAINS. INSTALL ROCK CHECK DAMS FOR HEADWALL INLETS FOR STORM WATER POLLUTION PREVENTION.
8. STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INSTALLED OR TOPSOIL STOCKPILES AND OTHER TEMPORARILY DISTURBED AREAS AS SHOWN ON THESE PLANS AND AS DIRECTED BY THE ENGINEER.
9. CONTRACTOR SHALL INSPECT ALL SWPP MEASURES DAILY AND REPAIR AS NECESSARY TO PREVENT EROSION. SILTATION SHALL BE REMOVED FROM AREAS WHERE FAILURES HAVE OCCURRED AND CORRECTIVE ACTION TAKEN WITHIN 24 HOURS TO MAINTAIN ALL SWPP.
10. SILT BARRIERS, CONSTRUCTION ENTRANCES, AND SILT FENCES SHALL REMAIN IN PLACE UNTIL A GOOD STAND OF GRASS HAS BEEN OBTAINED AND/OR PAVING OPERATIONS ARE COMPLETE. CONTRACTOR SHALL KEEP SILT FROM ENTERING ANY STORM DRAINAGE SYSTEM. ONCE SITE HAS BEEN COMPLETELY STABILIZED, ANY SILT IN PIPES AND DRAINAGE SWALES SHALL BE REMOVED WITHIN 10 DAYS.
11. TEMPORARY SEDIMENTATION AND STORM WATER POLLUTION PREVENTION MEASURES MUST BE INSPECTED AND LOGGED BY THE CONTRACTOR FOR INSPECTION, LOGGING SHALL BE WEEKLY AND AFTER RAIN STORMS.
12. UTILITY COMPANIES MUST COMPLY WITH ALL STORM WATER POLLUTION PREVENTION MEASURES AS DEFINED ON THE STORM WATER PREVENTION PLANS, DETAILS AND NOTES.
13. THE TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 0.96 ACRES.
14. ALL EXISTING WATER COURSES WITHIN THE PROJECT LIMITS SHALL BE TEMPORARILY PROTECTED DURING LAND CLEARING AND GRADING OPERATIONS. SOILS WITHIN 50 FEET OF SAID WATER COURSES SHALL BE STABILIZED WITHIN 2 DAYS OF THE INITIAL CLEARING / GRADING OPERATION AS SHOWN ON PLANS.
15. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL SEDIMENTATION AND STORM WATER POLLUTION PREVENTION ITEMS AT ALL TIMES.
17. ALL STORM WATER POLLUTION PREVENTION PRACTICES WILL BE INSTALLED BEFORE ANY OTHER EARTH MOVING OCCURS.
18. THE FOLLOWING STORM WATER POLLUTION PREVENTION AND SEDIMENT CONTROL MEASURES WILL BE USED ON THIS SITE:
    1. SILT BARRIERS
    2. SILT FENCE
    3. CONSTRUCTION ENTRANCE
    4. EROSION CONTROL SEED BLANKETS - SPEC FOR TEMPORARY EROSION CONTROL BLANKETS ON SLOPES/DITCHES

CONSTRUCTION SEQUENCE

1. STAKE AND/OR FLAG LIMITS OF CLEARING
2. DURING PRECONSTRUCTION MEETING ALL EROSION & SEDIMENT CONTROL FACILITIES & PROCEDURES SHALL BE DISCUSSED.
3. CLEARING & GRUBBING, AS NECESSARY, FOR INSTALLATION OF PERIMETER CONTROLS.
4. INSTALL SILT FENCE PERIMETER CONTROLS AS SHOWN ON PLANS.
5. INSTALL CONSTRUCTION ENTRANCE, IF CONDITIONS ARE SUCH THAT MUD IS COLLECTION ON VEHICLE TIRES, THE TIRES MUST BE CLEANED BEFORE THE VEHICLES ENTER THE PUBLIC ROADWAY. THE SITE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE ROADWAY MUST BE REMOVED PROMPTLY.
6. CLEARING & GRUBBING THE REMAINING SITE AS NECESSARY.
7. BEGIN FILLING & GRADING AS REQUIRED TO REACH SUBGRADE.
8. CONSTRUCT AND MAINTAIN TEMPORARY DRAINAGE SWALES DURING FILLING AND GRADING ACTIVITIES.
9. CONSTRUCT SITE WORK INCLUDING STORM DRAINAGE FACILITIES.
10. MAINTAIN EROSION & SEDIMENTATION CONTROL MEASURES UNTIL THE SITE HAS BEEN COMPLETELY STABILIZED.
11. REMOVE SEDIMENT CONTROLS.

PREPARED FOR:

TOWERCOM
ON AIR. ON TIME.

241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

PREPARED BY:

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
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CHECKED BY:	DS

REVISIONS

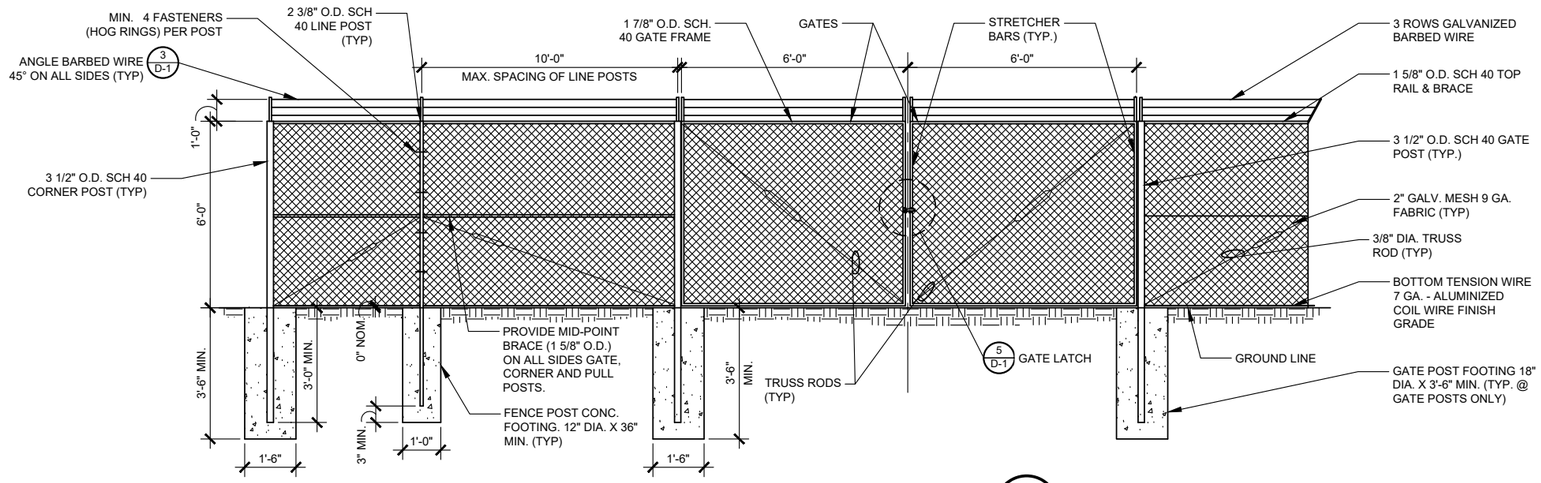
NO.	DATE	BY	DESCRIPTION
0	05/01/26	WAM	CONSTRUCTION ISSUE
D	04/30/26	PLS	PRELIMINARY REVIEW
C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:	POTAWATOMI RD
ADDRESS:	POTAWATOMI ROAD WILLIAMS BAY, WI
COUNTY:	WALWORTH
LATITUDE:	42° 34' 35.559278" N
LONGITUDE:	88° 31' 20.757251" W
SITE NUMBER:	TBD
SHEET TITLE:	EROSION CONTROL NOTES
DRAWING NO.	C-6
REVISION:	0

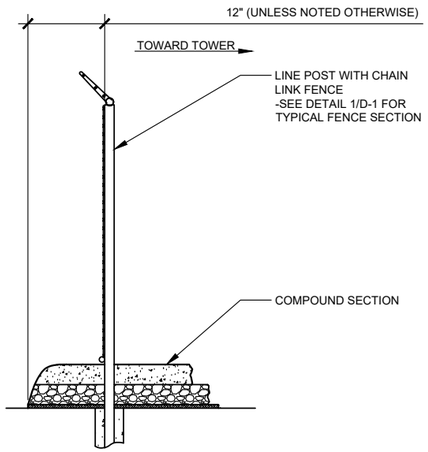


CHAIN LINK FENCE & POST DETAIL 1 D-1

SCALE: N.T.S.

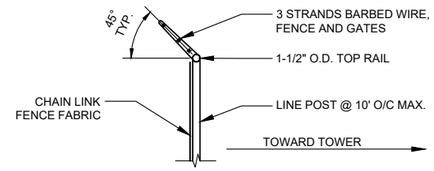
CHAIN LINK FENCING NOTES

1. ALL FENCE AND FABRIC SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM OF 2 OZ. PER SQUARE FOOT, 9 GAUGE WIRE (MIN. BREAKING STRENGTH OF 1,290 LBS) WITH 2" MESH. ALL BARBED WIRE SHALL BE ALUMINUM OR COATED PER NOTE #4.
2. BOTTOM EDGE OF FENCE FABRIC SHALL EXTEND TO FINISHED GRADE.
3. SITE FENCE SHALL BE 6'-0" FABRIC W/ 3 STRAND BARBED WIRE FOR TOTAL HEIGHT OF 7'-0".
4. BARBED WIRE SHALL MEET ASTM A 121, CLASS 3 GALV. OR ASTM A 585, TYPE I, CLASS 2 COATING (NOT LESS THAN 0.8 OZ. PER SQ. FT.) AND SHALL BE THREE STRAND 12.5 GAGE w/4 POINT BARBS AT 5" O/C.
5. BOTTOM OF CONCRETE BASE SHALL BE SET BELOW FROSTLINE (SEE LOCAL CODE). WHERE SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, INCREASE CONCRETE SURROUNDING FENCE POST FOUNDATION DIAMETERS BY 8", PROVIDE CONCRETE WITH A 28 DAY STRENGTH OF 3000 PSI (MIN.)
6. PROVIDE A DIAGONAL BRACE ROD AND TURN BUCKLE ON BOTH GATE LEAFS.
7. ALL RAILS AND BRACES SHALL BE SCHEDULE 40 STEEL PIPE, AND ALL FENCE POSTS SHALL BE SCHEDULE 40 STEEL PIPE, AND BE 2 OZ. GALVANIZED COATED.
8. CONTRACTOR SHALL ENSURE ALL POSTS ARE PLUMB.
9. ALL FENCE SHALL BE FABRICATED AND INSTALLED PER ASTM F2611-15, ASTM F567-14a AND CHAIN LINK FENCE MANUFACTURES INSTITUTE CLFMI-PM 2445.
10. CONTRACTOR SHALL FURNISH AND INSTALL ONE (1) MASTER LOCK LONG SHANK #175LH COMBINATION PADLOCK. COMBINATION TO BE SET AT 7011.



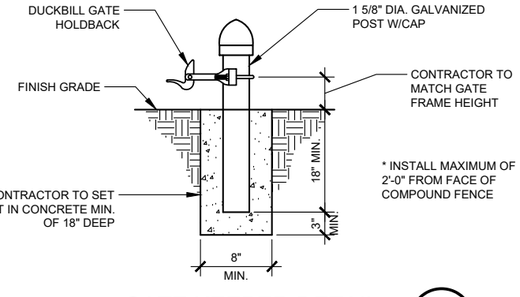
SITE AREA SURFACING 2 D-1

SCALE: N.T.S.



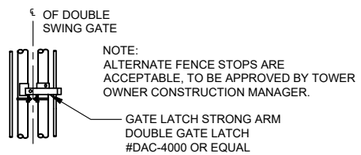
TYPICAL BARBED WIRE DETAIL 3 D-1

SCALE: N.T.S.



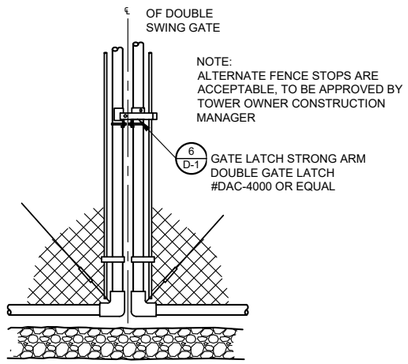
GATE KEEPER DETAIL 4 D-1

SCALE: N.T.S.



GATE LATCH DETAIL 6 D-1

SCALE: N.T.S.



GATE LATCH DETAIL 5 D-1

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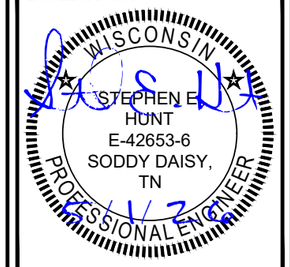
REVISIONS

NO.	DATE	BY	DESCRIPTION
0	05/01/26	WAM	CONSTRUCTION ISSUE
D	04/30/26	PLS	PRELIMINARY REVIEW
C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:



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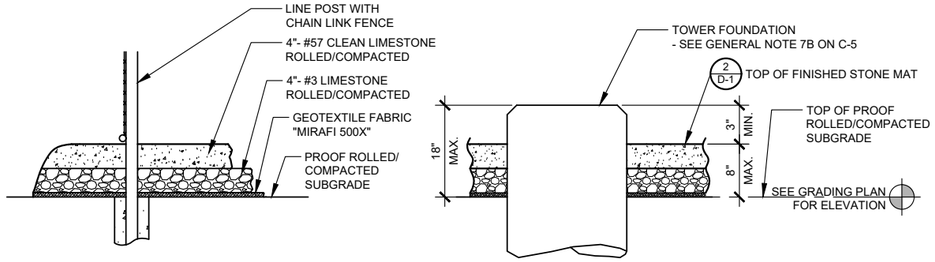
SITE NAME:	POTAWATOMI RD
ADDRESS:	POTAWATOMI ROAD WILLIAMS BAY, WI
COUNTY:	WALWORTH
LATITUDE:	42° 34' 35.559278" N
LONGITUDE:	88° 31' 20.757251" W
SITE NUMBER:	TBD

SHEET TITLE: FENCE DETAILS AND NOTES

DRAWING NO.	REVISION:
D-1	0

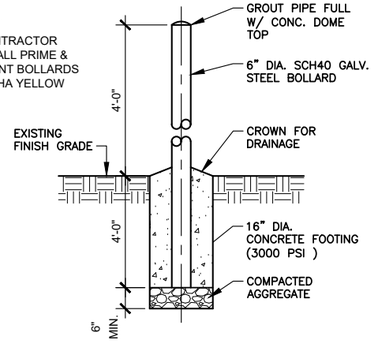


PARTIAL COMPOUND SECTION 1 D-2

SCALE: N.T.S.

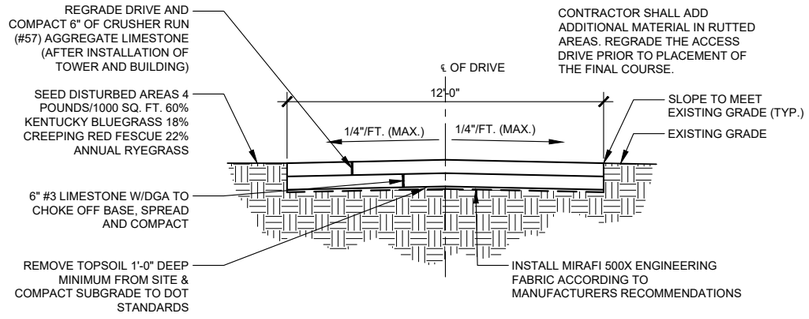
NOTE:

1. CONTRACTOR SHALL PRIME & PAINT BOLLARDS OSHA YELLOW



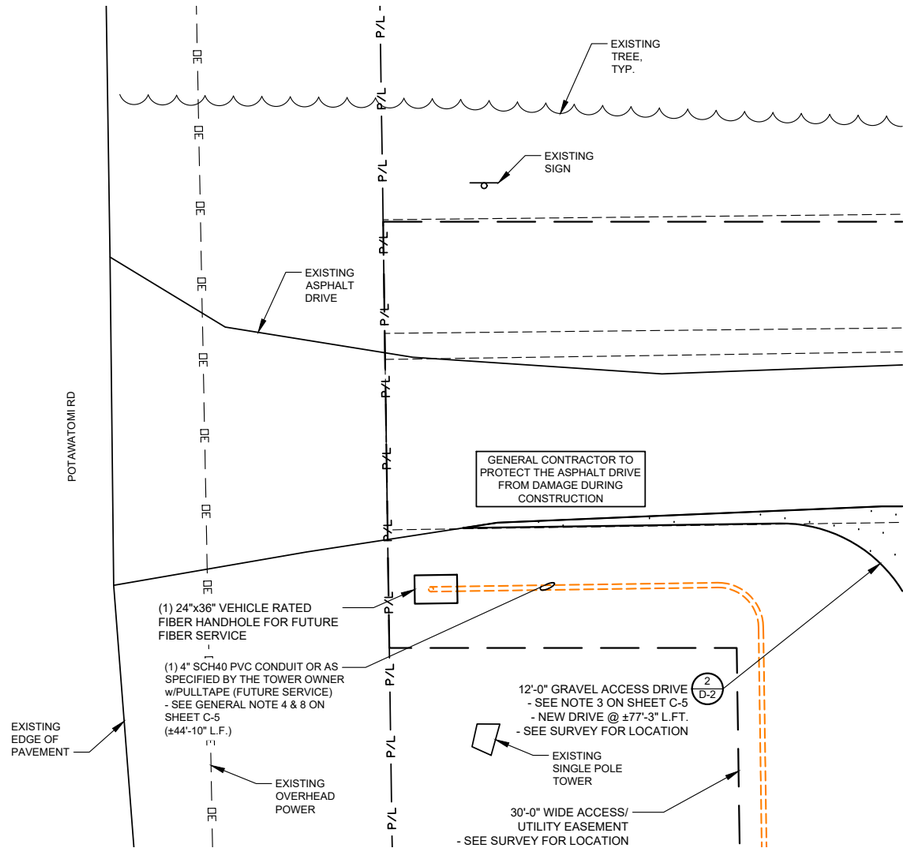
BOLLARD DETAIL 4 D-2

SCALE: N.T.S.



ACCESS DRIVE TYPICAL SECTION 2 D-2

SCALE: N.T.S.



ENLARGED FIBER HAND HOLE PLAN AT R.O.W. 5 D-2

SCALE: 3/32" = 1'-0"

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NEPTUNE BEACH, FL 32266

PREPARED BY:

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1961 NORTHPOINT BLVD, SUITE 130
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ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER
12/1/25

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ADDRESS: POTAWATOMI ROAD WILLIAMS BAY, WI

COUNTY: WALWORTH

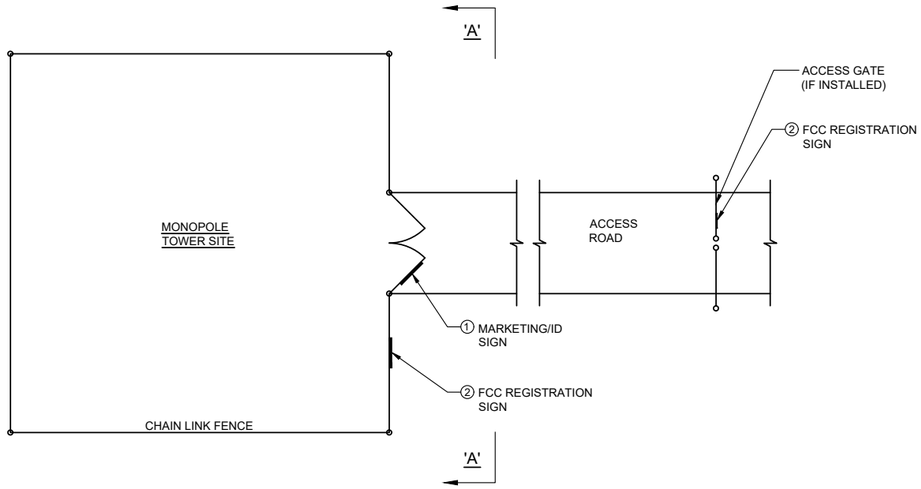
LATITUDE: 42° 34' 35.559278" N

LONGITUDE: 88° 31' 20.757251" W

SITE NUMBER: TBD

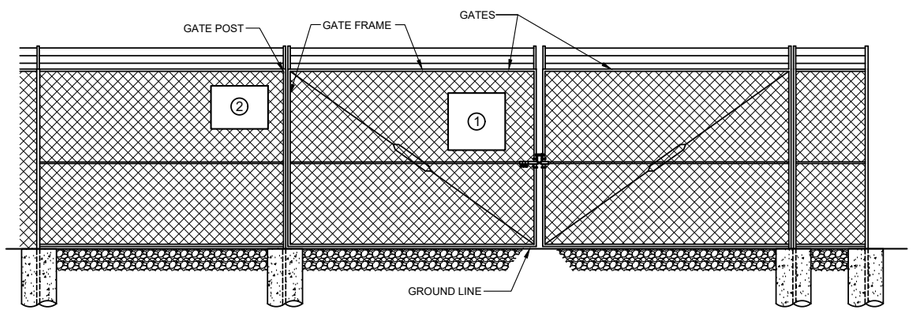
SHEET TITLE: SITE DETAILS

DRAWING NO.	REVISION:
D-2	0



TYPICAL SITE FENCE SIGNAGE PLAN

SCALE: N. T. S.

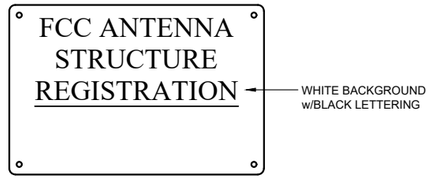


ELEVATION "A-A"

SCALE: N. T. S.

MARKETING/ID SIGN 1

24" WIDE x 24" HIGH



FCC REGISTRATION SIGN 2

24" WIDE x 18" HIGH

PREPARED FOR:

TOWERCOM ON AIR. ON TIME.

241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

PREPARED BY:

TeleCAD Wireless

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C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER

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POTAWATOMI RD

ADDRESS:
POTAWATOMI ROAD
WILLIAMS BAY, WI

COUNTY:
WALWORTH

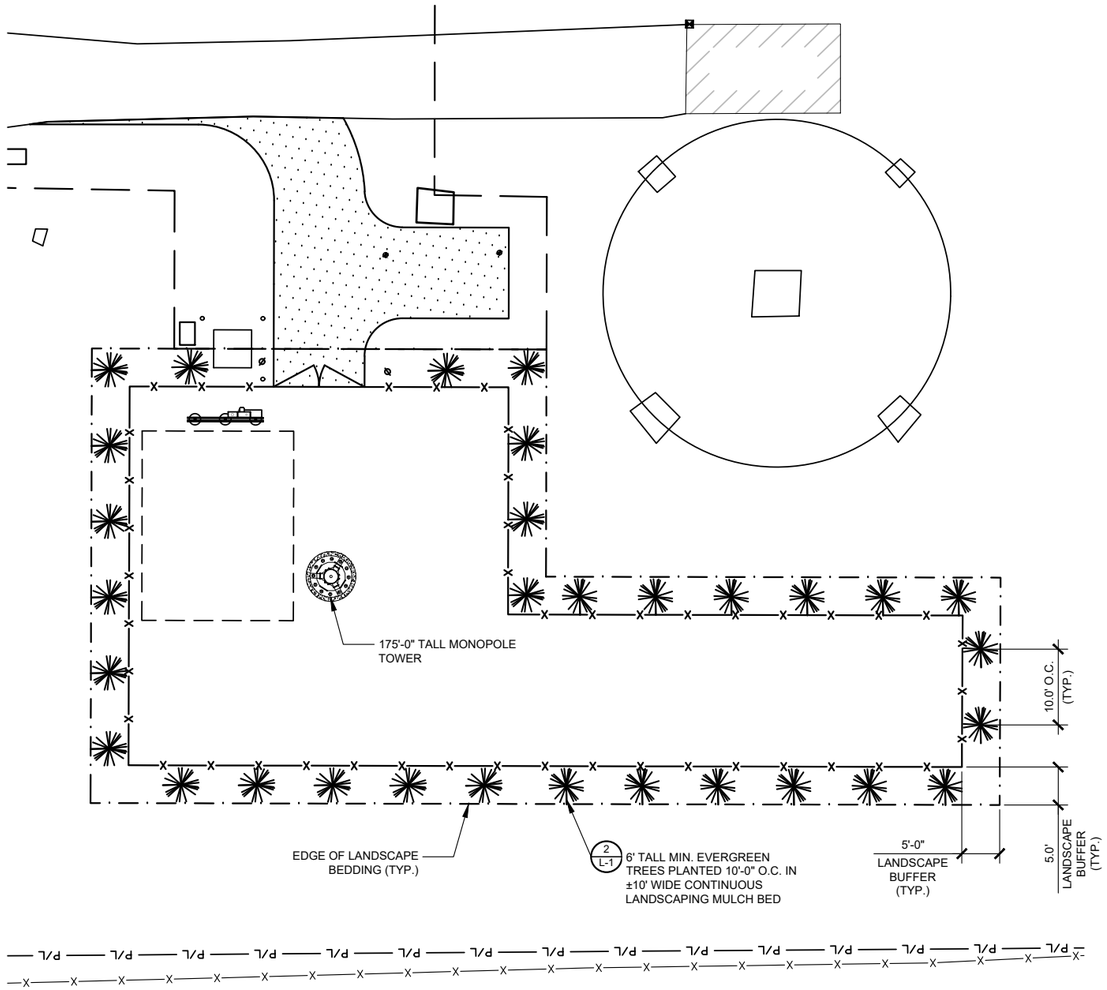
LATITUDE:
42° 34' 35.559278" N

LONGITUDE:
88° 31' 20.757251" W

SITE NUMBER:
TBD

SHEET TITLE:
TOWER OWNER SIGNAGE

DRAWING NO.	REVISION:
D-3	0



GRAPHIC SCALE

20 0 10 20 40

LANDSCAPE PLAN

SCALE: 1" = 20'

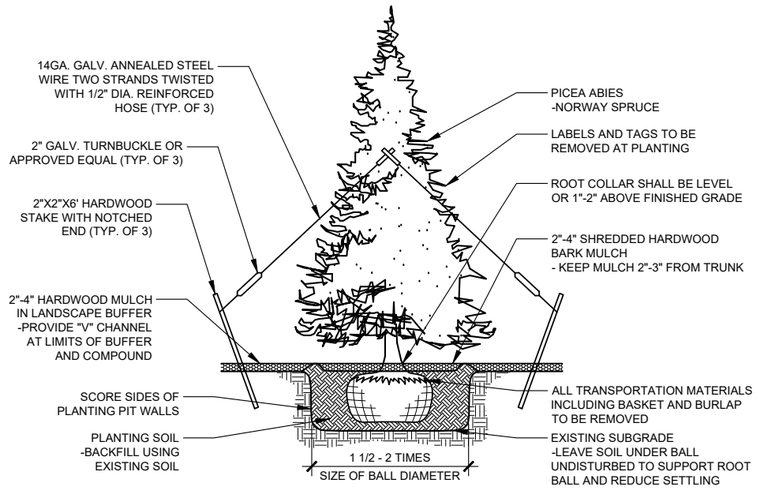
1
L-1

NORTH

LANDSCAPING CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE & BECOME COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND EROSION CONTROL MEASURES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES, INSPECTIONS AND SAFETY REGULATIONS, AND PROVIDE ALL NECESSARY PERMITS. THE CONTRACTOR SHALL HAVE ALL NECESSARY LOCAL, STATE & FEDERAL LICENSE REQUIRED. UPON REQUEST, THE CONTRACTOR SHALL SHOW EVIDENCE OF WORKERS COMPENSATION COVERAGE AND LIABILITY POLICY.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION (INCLUDING WATERING AND UPKEEP) FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE BY OWNER AND/OR PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE; HAND EXCAVATE AS REQUIRED.
6. ALL LANDSCAPE/PLANTING AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IT IS INTENDED THAT THIS SITE WILL MATCH EXISTING GROUND ELEVATIONS AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.
7. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE SIZE & TYPE SPECIFIED, IF SUBSTITUTIONS ARE PROPOSED, THEY MUST BE APPROVED BY TOWER OWNER. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECTS AND DEFECTS SUCH AS BUT NOT LIMITED TO KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT. APPROVAL OF PLANT MATERIAL AT THE SOURCE DOES NOT ALTER THE RIGHT OF REJECTION AT PROJECT. ALL PLANT MATERIAL SHALL COMPLY WITH THE CURRENT ISSUE OF "ASSOCIATION OF AMERICAN STANDARD" FOR NURSERY STOCK PUBLISHED BY THE "AMERICAN ASSOCIATION OF NURSERYMEN".
8. THE CONTRACTOR SHALL PROVIDE A FINISHED GRADE THAT SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE OF ANY IRREGULAR SURFACE CHANGE. THE CONTRACTOR SHALL SLOPE ALL PLANTING BEDS AND LAWN AREAS TO CAUSE RUN-OFF TO FLOW AWAY FROM BUILDING AND PAVING.
9. THE CONTRACTOR SHALL BACKFILL ALL PLANT MATERIAL WITH SHREDDED TOPSOIL AND THE SPECIFIED AMOUNT OF PEAT MOSS AS REQUIRED FOR THE BED PREPARATION.
10. THE LANDSCAPING CONTRACTOR SHALL USE SOME TYPE OF HARDWOOD MULCH.
    - THE FINISHED DEPTH OF MULCH MUST BE AT LEAST 2" AND NO MORE THAN 4".
    - PRIOR TO MULCHING THE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. READ WARNING LABEL BEFORE APPLYING. WATER ALL TREES IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION
    - THE CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC AFTER APPLICATION OF PRE-EMERGENT HERBICIDE AND PRIOR TO MULCH INSTALLATION. SEE NOTE #5 ON SHEET C-5 FOR GEOTEXTILE FABRIC.

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	COMMENTS/SPECIFICATIONS
	31	NORWAY SPRUCE EVERGREEN TREE	PICEA ABIES	6 FEET HEIGHT MINIMUM (BALLED & BURLAPPED)



NOTE:
CONTRACTOR SHALL GUARANTEE ALL NEWLY PLANTED AND RELOCATED TREES FOR A MINIMUM OF 1 YEAR AFTER COMPLETION OF PROJECT. GUARANTEE SHALL BE FOR FULL REPLACEMENT OF LOST PLANTS.

EVERGREEN TREE PLANTING

SCALE: N.T.S.

2
L-1

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NEPTUNE BEACH, FL 32266

PREPARED BY:

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER
4/30/26

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SITE NAME:
POTAWATOMI RD

ADDRESS:
POTAWATOMI ROAD
WILLIAMS BAY, WI

COUNTY:
WALWORTH

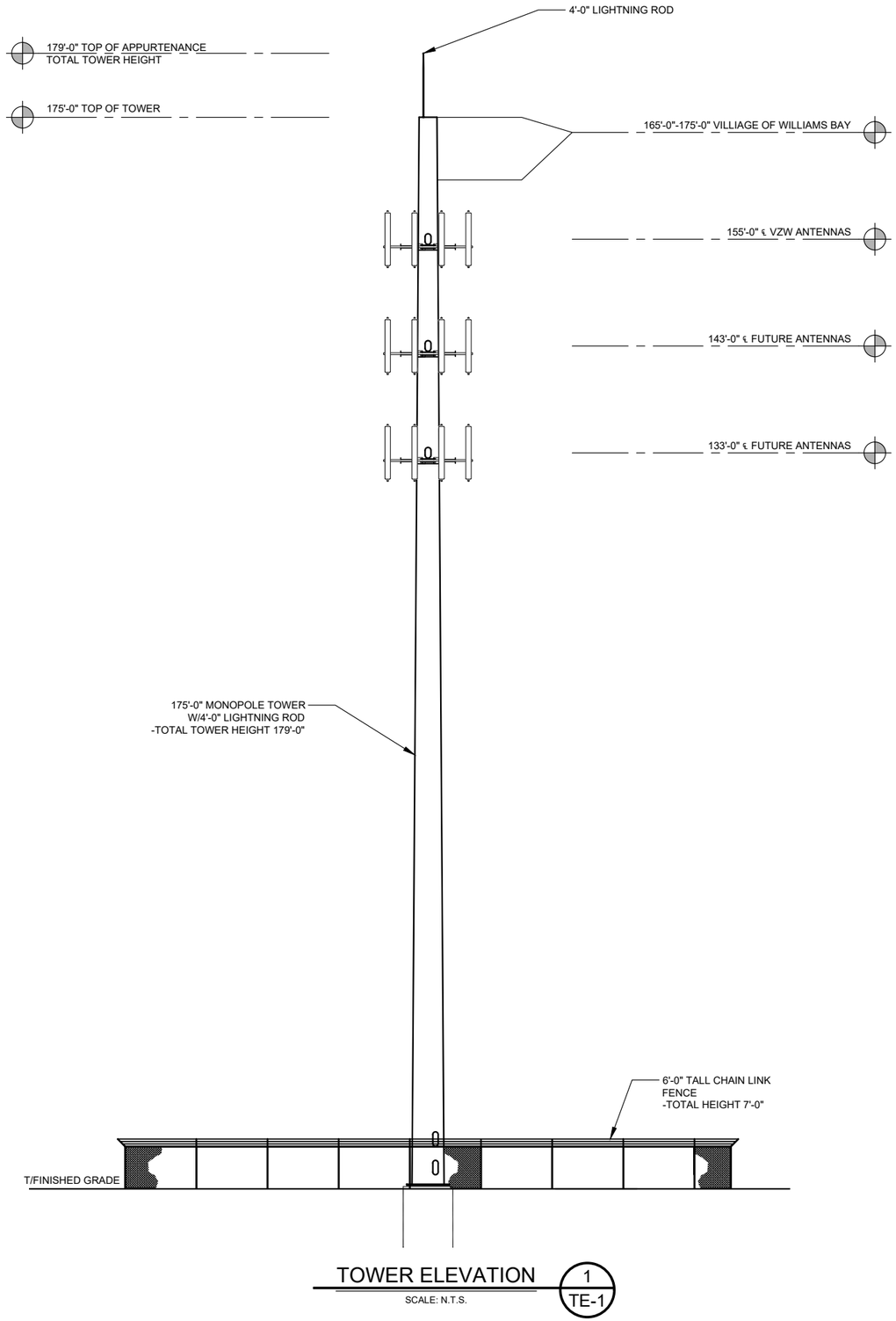
LATITUDE:
42° 34' 35.559278" N

LONGITUDE:
88° 31' 20.757251" W

SITE NUMBER:
TBD

SHEET TITLE:
LANDSCAPE PLAN

DRAWING NO.	REVISION:
L-1	0



TOWER ELEVATION 1 / TE-1

SCALE: N.T.S.

NOTE:

1. ALL TOWER LIGHTING SHALL BE INSTALLED AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION AND RECOMMENDED BY THE USFWS INTERIM GUIDELINES (2000) FOR LIGHTING OF TOWERS OVER 200' IN HEIGHT.

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SHEET TITLE:
TOWER ELEVATION

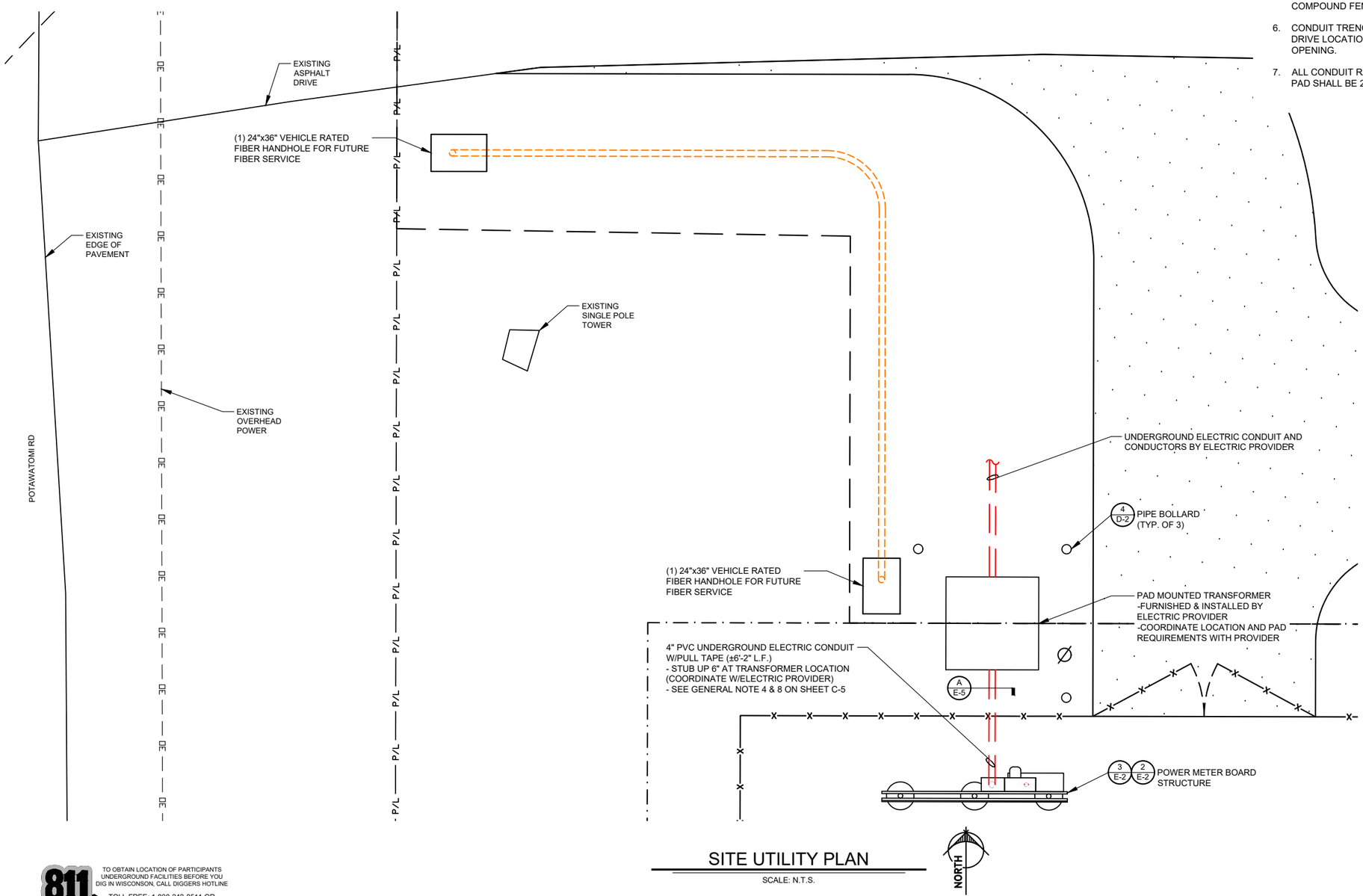
DRAWING NO.	REVISION:
TE-1	0

ALTERNATE FIBER CONDUIT BID SPECIFICATION

1. ONE 4" SCH40 PVC FIBER CONDUIT WITH PULLTAPE FOR FUTURE FIBER SERVICE OR AS SPECIFIED BY THE TOWER OWNER FOR THEIR OWNED FIBER CONDUIT AND (3) 1-1/4" PVC CONDUITS AND PULLTAPES SHALL BE INSTALLED FROM H-FRAME HOFFMAN BOX TO HANDHOLE MEET POINTS AT THE PUBLIC RIGHT-OF-WAY. EACH FIBER CONDUIT ROUTE SHALL HAVE ITS OWN DEDICATED HANDHOLE MODEL AS FOLLOWS:
   - THE GENERAL USE FIBER CONDUIT HANDHOLE SHALL BE A MODEL AS APPROVED BY THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL PLACE ADDITIONAL HANDHOLES ALONG ROUTE, AS NECESSARY, SO THAT SPACING BETWEEN HANDHOLES IS NO GREATER THAN 500 FEET.
3. CONTRACTOR SHALL PLACE (1) COPPERHEAD INDUSTRIES ORANGE TRACER WIRE (PART NO. 1230N-HS) OR APPROVED EQUIVALENT ABOVE PROPOSED FIBER CONDUIT(S)
4. IF WET GROUND CONDITIONS ARE ENCOUNTERED ONE 4" SCH40 PVC FIBER CONDUIT w/(3) 1" HDPE SMOOTH WALL INNERDUCTS AND PULLTAPES MAY BE INSTALLED FROM HANDHOLE OUTSIDE COMPOUND MEET POINT AT THE PUBLIC RIGHT-OF-WAY WITHIN UTILITY EASEMENT WITH PULL TAPE.

ELECTRICAL NOTES:

1. EMERGENCY GENERATOR SHALL BE AS MANUFACTURED BY HOFFMAN ENCLOSURE (P/N A865JFGQRPWR) OR APPROVED EQUAL
2. GENERATOR EMERGENCY STOP SWITCH SHALL BE OF A SINGLE PUSH BUTTON OPERATING MODE USING A MAINTAINED PUSH/PULL ACTUATOR AS MANUFACTURED BY PILLA ELECTRICAL PRODUCTS (P/N GS120) OR APPROVED EQUAL.
3. CONTACT BLOCKS SHALL BE RATED AT CONTINUOUS CURRENT OF 10A @ 120 VAC
4. PROVIDE 6'-0" MAX. LIQUIDTIGHT FLEXIBLE METAL CONDUIT AT ALL EQUIPMENT AND GENERATOR CONNECTIONS.
5. ALL CONDUIT SHALL BE ROUTED WITHIN 2'-0" OF PERIMETER COMPOUND FENCE WHERE APPLICABLE.
6. CONDUIT TRENCH WIDTH SHALL NOT EXCEED 18" AT ALL ACCESS DRIVE LOCATIONS AND WHEN CROSSING THE COMPOUND GATE OPENING.
7. ALL CONDUIT RACEWAYS BETWEEN CABINETS ABOVE CONCRETE PAD SHALL BE 2" DIAMETER IMC WITH WEATHERPROOF FITTINGS.



SITE UTILITY PLAN

SCALE: N.T.S.

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SHEET TITLE:
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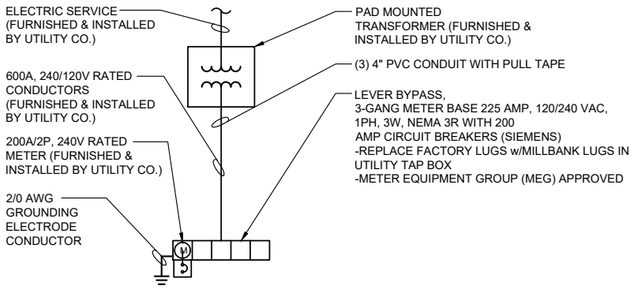
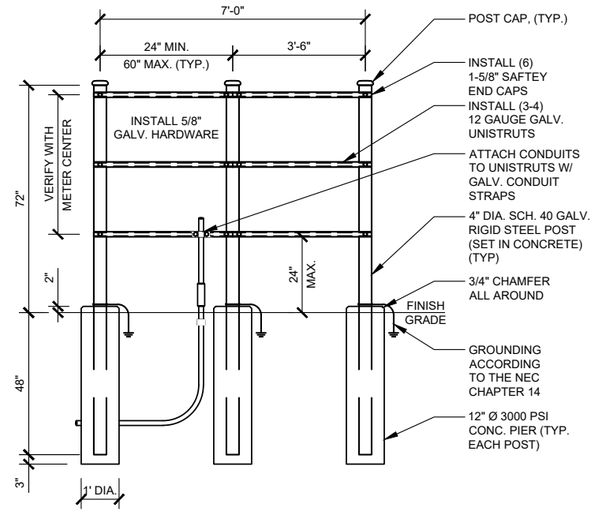


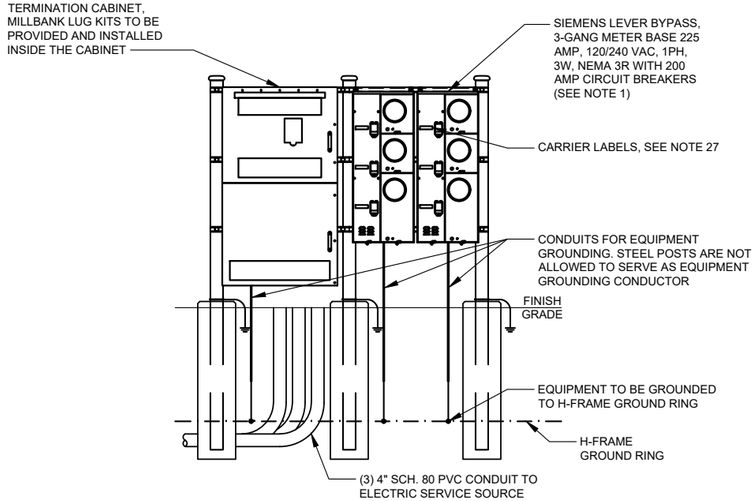
ONE LINE DIAGRAM — 1 / E-2

SCALE: N.T.S.



METER BOARD STRUCTURE — 2 / E-2

SCALE: 1/4" = 1'-0"



METER BOARD STRUCTURE-ELECTRIC SIDE — 3 / E-2

SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

1. UNLESS NOTED, ALL WORK ITEMS ON ELECTRICAL "E" & GROUNDING "G" SHEETS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR. ALL WORK SHOWN AS NEW UNLESS NOTED EXISTING.
2. THE GENERAL CONTRACTOR ELECTRICAL CONTRACTORS SHALL BE LICENSED TO PERFORM WORK IN THE COUNTY OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING AN ELECTRICAL PERMIT FROM THE COUNTY.
3. UNDERGROUND CONDUIT SHALL BE SCH. 40 (SCH. 80 UNDER ROADWAY) PVC PLASTIC DUCT WITH ALL BENDS MINIMUM 24" RADIUS 90° SWEEP SCH. 80 UNLESS OTHERWISE NOTED ON DRAWINGS. ELECTRICAL AND FIBER UTILITY LATERAL CONDUITS SHALL BE MINIMUM 36" RADIUS 90° SWEEP SCH. 80. ALL PVC SCH80 PIPING AND FITTINGS SHALL USE BELL END WHERE FEASIBLE.
4. ABOVE GRADE RISER CONDUIT SHALL BE RIGID SCH. 80 PVC WITH MATCHING FITTINGS UNLESS NOTED OTHERWISE.
5. ALL CONDUITS SHALL BE PLACED WITH 200 LB POLYETHYLENE PULL TAPES. PULL TAPES SHALL BE SECURELY FASTENED AT EACH END OF CONDUIT. (THIS SHALL ALSO APPLY FOR ALL FIBER CONDUITS).
6. PRIOR TO TRENCHING AND FOR COORDINATING OF THE FIBER AND ELECTRICAL SERVICES, SEE SHEET C-5 GENERAL NOTE #6 FOR UTILITY CONTACT NAMES & PHONE NUMBERS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. AND N.E.C. CODES, NEMA STANDARDS AND ALL LOCAL CODES.
8. ALL WIRE SHALL BE COPPER, 600V THHN-2/THWN-2 OR XHHW-2 90°C UNLESS NOTED OTHERWISE.
9. ALL ELECTRICAL CONTRACTORS SHALL ABIDE BY ALL GUIDELINES REQUIRED BY TOWER OWNER, INCLUDING BUT NOT LIMITED TO, a) STAGE CONSTRUCTION AND REPORT WHEN ON AND OFF THE SITE. b) PROVIDE LOG BOOK RECORDS OF PERSONNEL ON TOWER. c) PROVIDE R.F. MONITORING DEVICES TO TOWER PERSONNEL. d) TOWER OWNER TO INSPECT ALL TRENCHING BEFORE BACKFILLING.
10. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL UNDERGROUND CONDUITS SHOWN ON PLANS UNLESS NOTED OTHERWISE. ALL UNDERGROUND CONDUIT SHALL BE STUBBED-UP AND CAPPED AT THE LOCATION INDICATED ON PLANS.
11. THE ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL SERVICE REQUIRED - 120/240V, SINGLE PHASE, 200 AMP BEFORE ROUGH IN.
12. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTORS SHALL PROVIDE FIRE WATCH DURING ALL WELDING OPERATIONS. TWO (2) HAND HELD 30 LB. FIRE EXTINGUISHERS & ADEQUATE WATER SUPPLY SHALL BE APPROVED BY THE CLIENT AND THE TOWNSHIP WATER AUTHORITY.
13. SEAL ALL PENETRATIONS WITH SILICONE SEALANT.
14. ELECTRICAL WORK PRESENTS SPECIFIC THREATS TO THE HEALTH AND SAFETY OF WORKERS ON SITE. SPECIFICALLY ELECTROCUTIONS ARE THE FOURTH LEADING CAUSE OF DEATH ON CONSTRUCTION SITES. ALL ELECTRICAL WORKERS SHALL HAVE CURRENT CERTIFICATIONS WHICH SATISFY ALL TRAINING REQUIREMENTS FOR THE ELECTRICAL WORK THEY ARE PERFORMING PER OSHA STANDARDS. ALL ELECTRICAL WORKERS SHALL ADHERE TO ALL SAFETY RULES AND REGULATIONS FOR WORKER AND PUBLIC SAFETY. ALL WORK SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS TRAINED FOR THE TYPE OF WORK AND THE VOLTAGES PRESENT FOR EACH TASK. THE CONTRACTOR SHALL REVIEW ALL LANDOWNER, PRIME CONTRACTOR, CARRIER, OSHA, NFPA 70E, AND LOCAL SAFETY GUIDELINES AND AT ALL TIMES SHALL CONFORM TO THE MOST RESTRICTIVE OF THESE STANDARDS TO ENSURE A SAFE WORKPLACE.
15. CONNECT NEUTRAL TERMINAL IN SERVICE DISCONNECTING DEVICE TO GROUNDING ELECTRODE. (2/0 AWG TINNED STRANDED COPPER GROUNDING ELECTRODE CONDUCTOR IN 1" PVC CONDUIT). CONNECT FIRST GROUNDING ELECTRODE TO SECOND GROUNDING ELECTRODE WITH 2/0 AWG TINNED STRANDED COPPER CONDUCTOR EXOTHERMICALLY WELDED TO ELECTRODES.
16. ELECTRICAL CONTRACTOR SHALL VERIFY SUFFICIENT CAPACITY EXISTS AT EXISTING METER CENTER. NOTIFY ENGINEER IMMEDIATELY IF SERVICE IS NOT ADEQUATE.
17. REFER TO ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE EQUIREMENTS.
18. ALL ELECTRICAL EQUIPMENT PLACARDS MUST BE ENGRAVED PLASTIC LABELS ONLY, NO P-TOUCH LABELS ARE TO BE USED. PLACARDS SHALL BE 1 1/2" x 5" IN SIZE AND PERMANENTLY AFFIXED TO THE ENCLOSURES EASILY VISIBLE LOCATIONS.
19. ALL EQUIPMENT SHALL BE GROUNDED PER LATEST EDITION OF NEC AND AS INDICATED ON GROUNDING PLAN.
20. ELECTRICAL EQUIPMENT SHALL BE MIN 3'-0" FROM ANY STRUCTURE AND AS REQUIRED BY LOCAL UTILITY COMPANIES.
21. 2 AWG BARE SOLID TINNED COPPER WIRE LEADS FROM NEW H-FRAME STRUCTURE TO BE BONDED TO EXISTING GROUNDING SYSTEM (TYP)
22. ALL METALLIC CABINETS & ENCLOSURES MUST BE GROUNDED WITH 2 AWG TO GROUND RING.
23. ALL ABOVE GRADE GROUND CONNECTIONS SHALL BE IN 1/2" FLEXIBLE PVC CONDUIT w/ANTI-THEFT COMPOUND. ALL OTHER LEADS SHALL BE IN 1/2" PVC CONDUIT.
24. ALL HARDWARE USED MUST BE GALVANIZED OR STAINLESS STEEL, NO ZINC OR OTHER MATERIAL IS TO BE USED.
25. ALL CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE METERBOARD SO THAT WATER WILL NOT FLOW FROM THE EQUIPMENT. TRENCHES SHALL BE EXCAVATED ALONG STRAIGHT LINES BEFORE CONDUIT ARE INSTALLED SO THE ELEVATION CAN BE ADJUSTED, IF NECESSARY, TO AVOID UNSEEN OBSTACLES.
26. PRIOR TO THE SUBMISSION OF BIDS, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL DETAILS AND SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE OWNER, FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION, CHECK STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, DOOR SWINGS, ADJACENT CARRIER EQUIPMENT COORDINATION AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO THE OWNER BEFORE SUBMITTING BIDS.
27. FOR MULTIPLE METERING INSTALLATION, EACH METER POSITION SHALL BE MARKED WITH THE ADDRESS OR UNIT NUMBER OF THE LOCATION SERVED ON THE OUTSIDE OF THE SOCKET OR BY THE BREAKER, THIS MARKING SHALL ALSO BE PLACED ON THE CORRESPONDING DISTRIBUITION PANEL(S). THE EXTERNAL MARKING SHALL BE A PERMENET SELF STICKING BRASS OR ENGRAVED RIGID PLASTIC LABEL WITH MINIMUM 1/2" BLOCK LETTERS OR NUMBERS. IT SHALL BE MACHINE ENGRAVED WITH UNIFORM NUMBERS AND LETTERING. A PERMENET MARKING SHALL ALSO BE INSIDE THE METER-SOCKET BASE IN A VISIABLE LOCATION WHEN THE COVE IS REMOVED. ALLIANT ENERGY WILL NOT INSTALL METERS UNTIL THIS REQURIMENT IS MET.

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STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
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COUNTY: WALWORTH
LATITUDE: 42° 34' 35.559278" N
LONGITUDE: 88° 31' 20.757251" W
SITE NUMBER: TBD

SHEET TITLE: ELECTRICAL NOTES AND DETAILS

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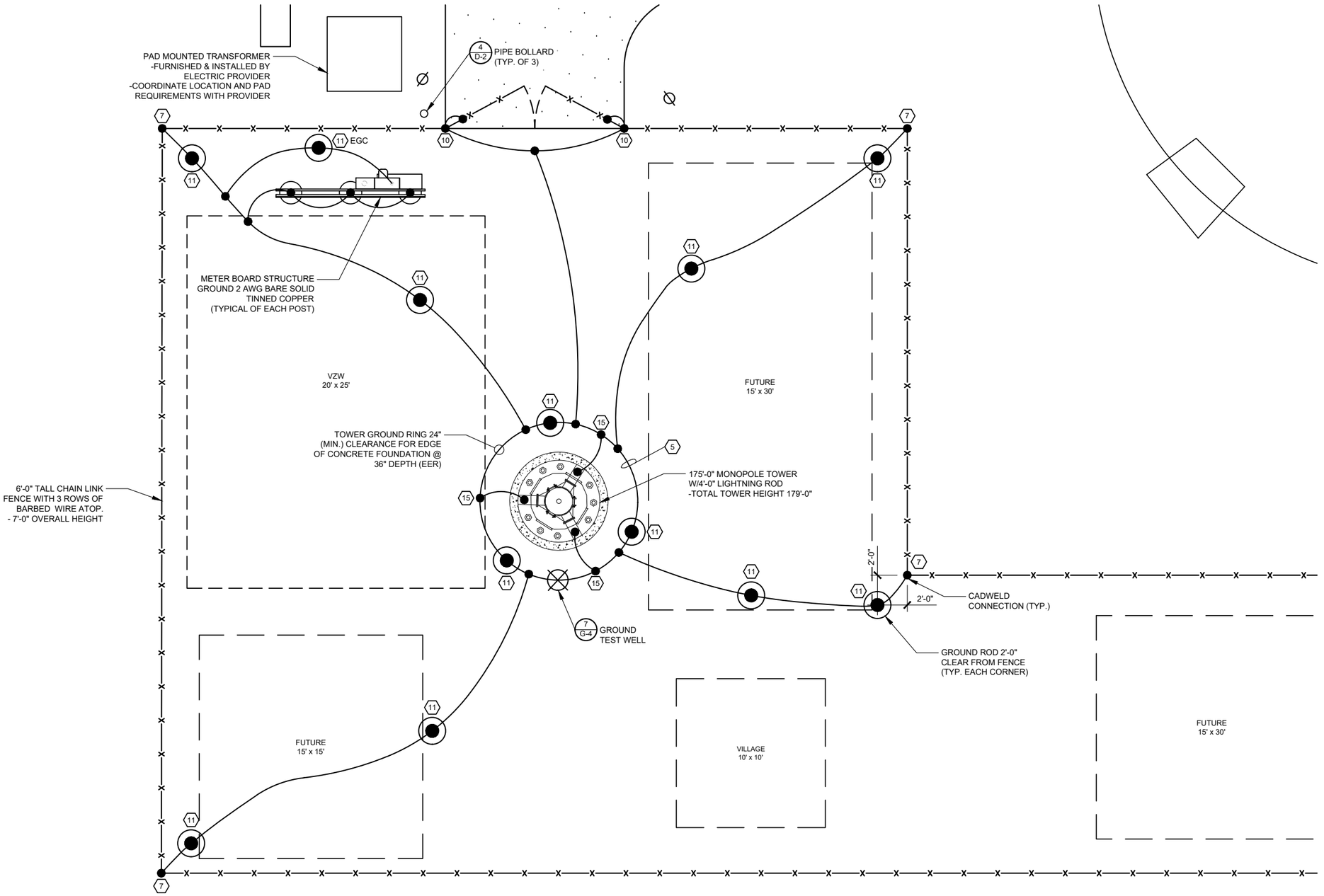
E-2	0



GROUNDING SITE PLAN

SCALE: N.T.S.

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GROUNDING SITE PLAN

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G-1	0

TOWER OWNER GROUNDING KEYED NOTES

1. BBG: NOT USED
2. CEPSG: NOT USED
3. CG: NOT USED
4. CSG: NOT USED
5. EER: FURN. & INST. 2 AWG BARE SOLID TINNED COPPER BURIED EXTERIOR ELECTRODE GROUND RING (EER) AROUND TOWER BURIED AT 36" OR 6" BELOW FROST LINE (WHICHEVER IS GREATER). MAINTAIN 24" FROM TOWER FOUNDATIONS MINIMUM.
6. FEG: NOT USED
7. FG: FURN. & INST. 1 - 2 AWG BARE SOLID TINNED COPPER GND WIRE FROM NEW FENCING TO GROUND RING (EER). CONNECTION TO FENCING SHALL BE AT THE BASE OF FENCE POST USING CADWELD AND WEAVE GND. WIRE THRU FABRIC AND ATTACH TO TOP RAIL WITH CADWELD. CONNECTION TO (EER) SHALL BE CADWELD.
8. FTWGL: FURN. & INST. FUTURE TOWER WAVEGUIDE GROUND BAR LEADS. CONTRACTOR SHALL COIL UP TEN (10') OF 2 AWG SOLID TINNED COPPER GROUND (TYP.)
9. GEG: NOT USED
10. GG: FURN. & INST. 1 - 2 AWG BARE SOLID TINNED COPPER GND WIRE AT EACH GATE POST AND PROVIDE GROUND WIRE TO BONDING JUMPER FROM GATE POST TO FENCE POST.
11. GRE: FURN. & INST. GROUND RODS TO 36" BELOW FINISH GRADE (OR 6" BELOW FROST LINE, WHICHEVER IS GREATER) AT A MINIMUM SPACING OF 10'-0" AT TOWER AND SITE EXTERIOR GROUND SYSTEM. CONNECTION TO (EER) SHALL BE CADWELD. REFER TO DETAIL 5 ON SHEET G-3.
12. IBSG: FURN. & INST. 1 - 2 AWG BARE SOLID TINNED COPPER GND. WIRE FROM ICE BRIDGE SUPPORT POST TO (EER). CONNECTION (EER) SHALL BE CADWELD. SEE SHEET S-1 FOR ICE BRIDGE POST LOCATIONS.
13. PEG: NOT USED
14. PCSG: NOT USED
15. TBG: FURN. & INST. 1- 2 AWG BARE SOLID TINNED COPPER GND. WIRE FROM TOWER LEG BASE PLATE TO (EER). CONNECTION TO TOWER LEG BASE PLATE SHALL BE CADWELD OR MECHANICAL TO LEG AND (EER) SHALL BE CADWELD.
16. TWG: NOT USED
17. UG: NOT USED
18. OGA: NOT USED
19. OGL: NOT USED
20. OHG: NOT USED
21. GPSG: NOT USED

TOWER OWNER GROUNDING NOTES

1. ALL UNDERGROUND CONNECTIONS ON THE LIGHTNING PROTECTION SYSTEM SHALL BE EXOTHERMIC WELDED USING THE CADWELD PROCESS. THE TOWER OWNER E.C. SHALL FURN. & INST. ALL THESE CONNECTIONS, INCLUDING WELD METALS, MOLDS AND TOOLS. THE TOWER OWNER E.C. SHALL FURN. & INST. 5/8" x 10' COPPER CLAD STEEL (COPPER JACKET 0.0012" MIN.) GROUND RODS, DRIVEN VERTICAL TO 36" BELOW FIN. GRADE (OR 6" BELOW FROSTLINE, WHICHEVER IS GREATER) @ 10'-0" O.C. MINIMUM.
2. THE TOWER OWNER E.C. SHALL FURN. & INST. 2 AWG BARE SOLID TINNED COPPER GND. WIRE AT A DEPTH OF 36" BELOW FIN. GRADE FOR THE EQUIPMENT PAD (EER) AND ICE BRIDGE (CSG).
3. ALL EXTERIOR GND. CONNECTIONS SHALL BE EXOTHERMIC CADWELD (U.N.O).
4. UPON COMPLETION OF THE EQUIPMENT PAD GROUNDING RING AND BEFORE BONDING TO THE TOWER GROUND RING, THE TOWER OWNER E.C. SHALL MEGGER TEST THIS GROUNDING FIELD. THE REQUIRED RESISTANCE LEVEL IS 5 OHMS OR LESS. THE TOWER OWNER E.C. SHALL NOTIFY THE ENGINEER IF THESE REQUIREMENTS ARE NOT ACHIEVED. THE TOWER OWNER E.C. SHALL SUBMIT PRICING TO TOWER OWNER FOR THE INSTALLATION OF ADDITIONAL GROUND RODS REQUIRED FOR PROPER RESISTANCE. UPON APPROVAL FROM TOWER OWNER, THE TOWER OWNER E.C. SHALL INSTALL ADDITIONAL GROUND RODS AS REQUIRED.
5. GROUND SYSTEM SHALL BE VISUALLY INSPECTED BY A TOWER OWNER CONSTRUCTION ENGINEER BEFORE BACKFILLING IF REQUESTED.
6. NO SHARP 90° BENDS SHALL BE USED. A LONG SWINGING RADIUS BEND REQUIRED.
7. ALL ABOVE GROUND BARE COPPER CONDUCTORS BELOW 10' ABOVE GRADE SHALL BE INSTALLED IN FLEXIBLE PVC CONDUIT. CONDUIT SHALL BE FILLED WITH THEFT DETERRENT COMPOUND (ELECTRIC MOTION COMPANY ANTI-THEFT COMPOUND EM-5101).
8. CONNECTION OF COPPER CONDUCTORS TO GALVANIZED METAL OR ALUMINUM SHALL BE AVOIDED. BRASS OR STAINLESS STEEL LUGS OR BARS SHALL BE USED FOR THESE CONNECTIONS.
9. BARE COPPER CONDUCTORS SHALL NOT BE INSTALLED WHERE THEY MAY BE IN CONTACT WITH GALVANIZED METALS. THE CONDUCTORS SHALL BE INSULATED OR ENCLOSED IN PVC CONDUIT, PLASTIC SEALTIGHT OR INSTALLED WITH STANDOFF SUCH THAT NO CONTACT BETWEEN DISSIMILAR METALS MAY TAKE PLACE.

LEGEND

BBG	BATTERY BAY GROUND
CEPSG	COAX ENTRY PROTECTION SYSTEM GROUND
CG	CABINET GROUND
CSG	CABLE SUPPORT GROUND
EER	BURIED EXTERIOR ELECTRODE GROUND RING
EGC	EQUIPMENT GROUNDING CONDUCTOR (NEC DESIGNATION)
FEG	FIBER ENTRANCE GROUND
FG	FENCE GROUND
FTWGL	FUTURE TOWER WAVEGUIDE GROUND LEAD
GEC	GROUNDING ELECTRODE CONDUCTOR (NEC DESIGNATION)
GEG	GENERATOR ENCLOSURE GROUND
GES	GROUNDING ELECTRODE SYSTEM (NEC DESIGNATION)
GG	GATE GROUND
GPSG	GPS ANTENNA MOUNT GROUND
GRE	GROUND ROD ELECTRODE
IBSG	ICE BRIDGE SUPPORT GROUND
OGA	OVP GROUND ASSEMBLY
OGL	OVP GROUND LEAD
OHG	OVP H-FRAME SUPPORT GROUND
PEG	POWER ENTRANCE GROUND
PCSG	PAD CANOPY SUPPORT GROUND DOWN LEAD
TBG	TOWER BASE GROUND
TWG	TOWER WAVEGUIDE GROUND ASSEMBLY
UG	UFER GROUND (PIER FOUNDATION)
	CABLE TO CABLE CADWELD CONNECTION
	CABLE TO GND. ROD CADWELD CONNECTION
	TEST WELL
	INSPECTION PORT CABLE TO CABLE CADWELD CONNECTION

PREPARED FOR:

TOWERCOM
ON AIR. ON TIME.

241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

PREPARED BY:

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

DRAWING NOTICE:

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DRAWN BY:	MDR
CHECKED BY:	DS

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	05/01/26	WAM	CONSTRUCTION ISSUE
D	04/30/26	PLS	PRELIMINARY REVIEW
C	04/28/26	MDR	PRELIMINARY REVIEW
B	04/13/26	WAM	PRELIMINARY REVIEW
A	03/31/26	MDR	PRELIMINARY REVIEW

ENGINEER'S STAMP:

WISCONSIN
STEPHEN E. HUNT
E-42653-6
SODDY DAISY, TN
PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:
POTAWATOMI RD

ADDRESS:
POTAWATOMI ROAD
WILLIAMS BAY, WI

COUNTY:
WALWORTH

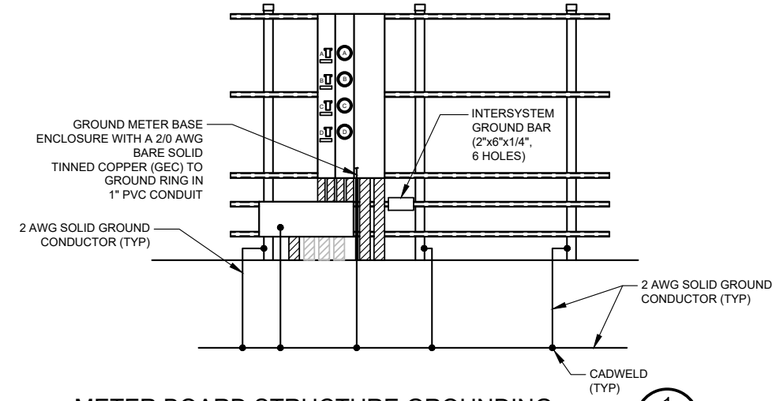
LATITUDE:
42° 34' 35.559278" N

LONGITUDE:
88° 31' 20.757251" W

SITE NUMBER:
TBD

SHEET TITLE:
GROUNDING NOTES

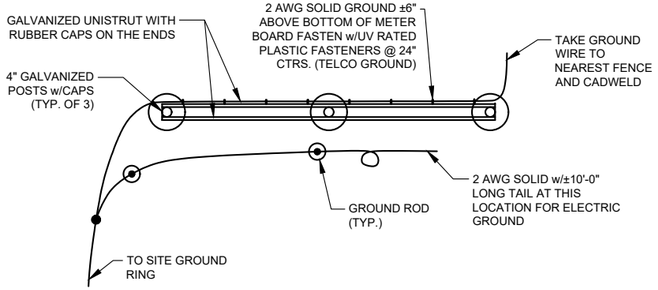
DRAWING NO.	REVISION:
G-2	0



METER BOARD STRUCTURE GROUNDING

SCALE: 1/4" = 1'-0"

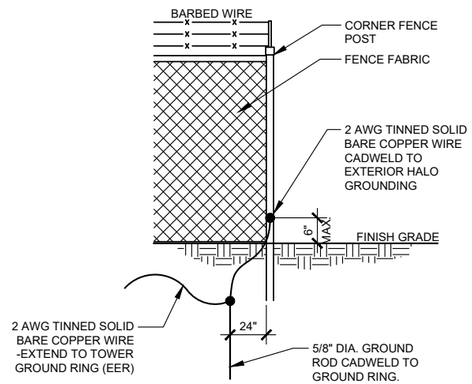
1 G-3



METER BOARD STRUCTURE GROUND PLAN

SCALE: N.T.S.

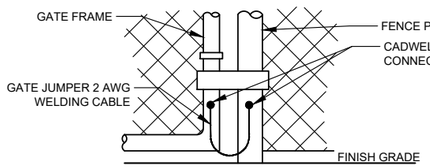
2 G-3



FENCE GROUNDING DETAIL

SCALE: N.T.S.

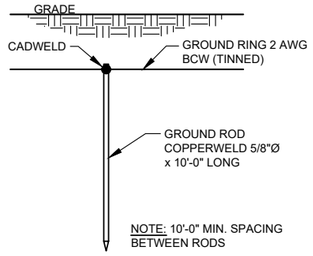
3 G-3



GATE GROUNDING DETAIL

SCALE: N.T.S.

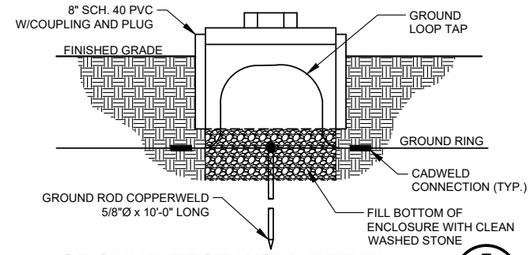
4 G-3



GROUND ROD DETAIL

SCALE: N.T.S.
(TYP. FOR CONTRACTOR)

5 G-3



GROUND TEST WELL DETAIL

SCALE: N.T.S.

7 G-3

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ON AIR. ON TIME.

241 ATLANTIC BOULEVARD, SUITE 201
NEPTUNE BEACH, FL 32266

PREPARED BY:

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TBD

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GROUNDING DETAILS

DRAWING NO.	REVISION:
G-3	0

May 20, 2026

Jinay Vascocu
Towercom V-C, LLC
241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32231

RE: 175' Monopole for Potawatomi Rd, WI (Sabre #575549)

Dear Mr. Vascocu,

As shown in our Structural Design Report #575549, the above referenced monopole has been designed for an Ultimate Wind Speed of 107 mph with no ice and 48 mph with 0.9" ice, Risk Category II, Exposure Category D and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-I, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. If the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius of 87 feet at ground level.

Sincerely,

WISCONSIN
KEITH J. TINDALL
E-32635
SIOUX CITY
IOWA
PROFESSIONAL ENGINEER

5/20/26

Keith J. Tindall, P.E., S.E.
Vice President, Telecom Engineering

sabre

Structural Design Report

175' Monopole

Site: Potawatomi Rd, WI

Prepared for: TOWERCOM V-C, LLC

by: Sabre Industries ™

Job Number: 575549

May 20, 2026

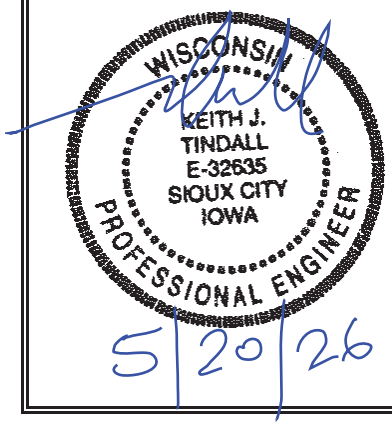
Monopole Profile..... 1

Foundation Design Summary (Preliminary) (Option 1)..... 2

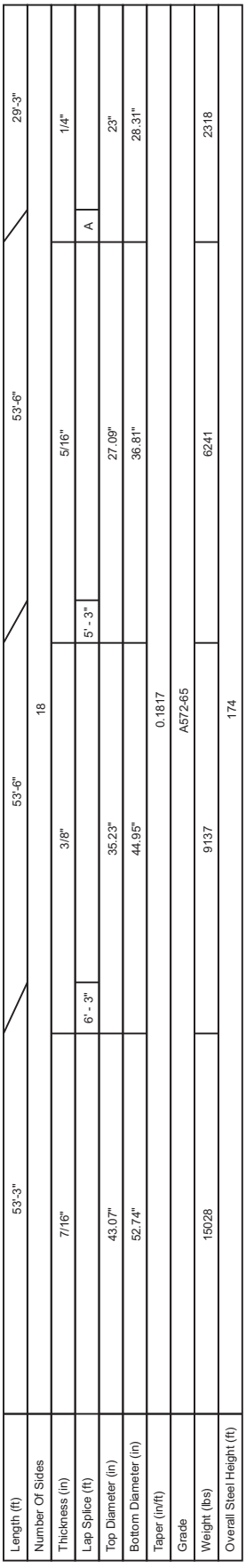
Foundation Design Summary (Preliminary) (Option 2)..... 3

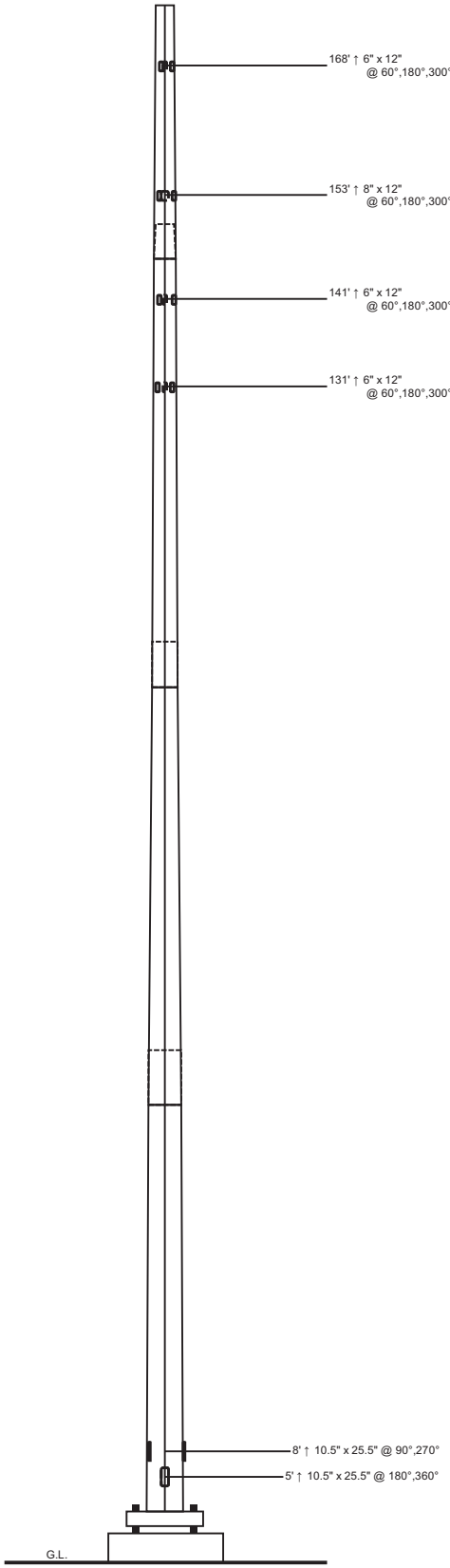
Pole Calculations..... 4-28

Foundation Calculations..... 29-37



Digitally Signed By Keith Tindall
DN: c=US, st=Texas, l=Alvarado, o=SABRE INDUSTRIES, INC., cn=Keith Tindall, email=kjtindall@sabreindustries.com Date: 2026.05.20 08:55:26





Designed Appurtenance Loading

Elev	Description	Tx-Line
170	(1) 15,000 sq. in. (3500 lbs) (below top)	(6) 1 5/8"
155	(1) 42,000 Sq. Inches (12,000 lbs) (below top)	(18) 1 5/8"
143	(1) 25,000 sq. in. (8000 lbs) (below top)	(12) 1 5/8"
133	(1) 20,000 sq. in. (4000 lbs) (below top)	(12) 1 5/8"

Design Criteria - ANSI/TIA-222-I

Wind Speed (No Ice)	107 mph
Wind Speed (Ice)	48 mph
Design Ice Thickness	0.90 in
Risk Category	II
Exposure Category	D
Topographic Factor Procedure	Method 1
Topographic Feature	Flat Terrain
Ground Elevation	939 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.12 g
1-sec Spectral Response, S1	0.061 g
Site Class	D
Sms	0.15 g
Sm1	0.13 g
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	75.99	35.15	5023	16.53	9.57
0.9 D + 1.0 Wo	57.11	34.99	4802.56	15.6	9
1.2 D + 1.0 Di + 1.0 Wi	113.07	11.5	1782.84	6.15	3.54
1.2 D + 1.0 Ev + 1.0 Eh	77.21	1.91	319.7	1.13	0.65
0.9 D - 1.0 Ev + 1.0 Eh	55.69	1.91	305.43	1.07	0.61
1.0 Wf (Along Wind)	0.02	4.76	578.84	1.83	1.03
1.0 D + 1.0 Wo (Service @ 60 mph)	63.4	9.87	1387.86	4.64	2.65

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	65.25"	2.25"	59.5"	18	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	2179.8	A615-75	Galv

Material List

Display	Value
A	4' - 0"

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) Tower Rating: 99%

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

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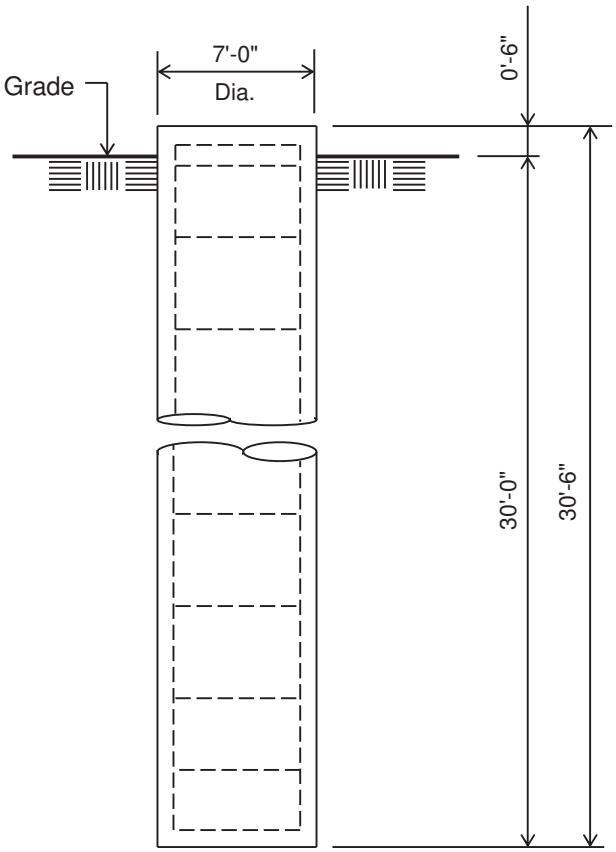
Job:	**575549**
Customer:	TOWERCOM V-C, LLC
Site Name:	Potawatomi Rd, WI
Description:	175' Monopole
Date:	5/20/2026 By: KJT

No.: 575549
Date: 05/20/26
By: KJT

Customer: TOWERCOM V-C, LLC
Site: Potawatomi Rd, WI
175' Monopole

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(43.47 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-19.

2) Rebar to conform to ASTM specification A615 Grade 60.

3) All rebar to have a minimum of 3" concrete cover.

4) All exposed concrete corners to be chamfered 3/4".

5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-I-2023. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.

6) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pier	
Pier	(34) #9 vertical rebar w/ #5 ties, (2) within top 5" of pier, then 8" C/C

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No.: 575549
Date: 05/20/26
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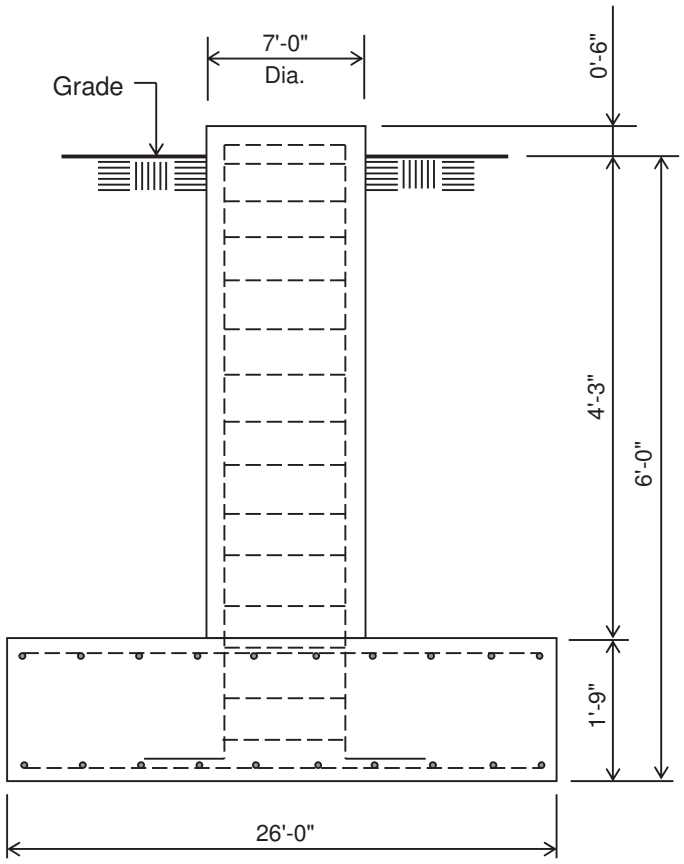
Site: Potawatomi Rd, WI
175' Monopole

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(50.59 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-19.

2) Rebar to conform to ASTM specification A615 Grade 60.

3) All rebar to have a minimum of 3" concrete cover.

4) All exposed concrete corners to be chamfered 3/4".

5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-I-2023. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.

6) 4.25 ft of soil cover is required over the entire area of the foundation slab.

7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(40) #8 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(38) #10 horizontal rebar evenly spaced each way top and bottom (152 total)

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175' Monopole / Potawatomi Rd, WI

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

ELEV ft	SECTION NAME	No. SIDE	OUTSIDE DIAM in	THICK -NESS in	RESISTANCES Φ*Pn kip	Φ*Mn ft-kip	SPLICE TYPE	...OVERLAP... LENGTH ft	RATIO	w/t
174.0										
			23.35	0.250	1341.2	625.7				
	A	18								15.0
			28.01	0.250	1560.9	876.4				
148.7										
			28.01	0.250	1560.9	876.4				
	A/B	18					SLIP	4.00	1.73	
			28.25	0.312	2027.3	1143.3				
144.7										
			28.25	0.312	2027.3	1143.3				
	B	18								14.6
			36.40	0.312	2501.2	1826.4				
100.5										
			36.40	0.312	2501.2	1826.4				
	B/C	18					SLIP	5.25	1.74	
			36.75	0.375	3165.1	2326.0				
95.2										
			36.75	0.375	3165.1	2326.0				
	C	18								16.1
			44.48	0.375	3641.8	3250.7				
53.2										
			44.48	0.375	3641.8	3250.7				
	C/D	18					SLIP	6.25	1.70	
			44.89	0.438	4455.9	4003.7				
47.0										
			44.89	0.438	4455.9	4003.7				
	D	18								17.0
			53.55	0.438	5059.7	5440.7				
0.0										

POLE ASSEMBLY

SECTION NAME	BASE ELEV ft	.....BOLTS AT BASE OF SECTION..... NUMBER	TYPE	DIAM in	STRENGTH ksi	THREADS IN SHEAR PLANE	CALC BASE ELEV ft
A	144.750	0	A325	0.00	92.0	0	144.750
B	95.250	0	A325	0.00	92.0	0	95.250
C	47.000	0	A325	0.00	92.0	0	47.000
D	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

SECTION NAME	No.of SIDES	LENGTH	OUTSIDE.DIAMETER BOT *	TOP *	BEND RAD	MAT-ERIAL ID	FLANGE.ID BOT	TOP	FLANGE.WELD ..GROUP.ID.. BOT	TOP
		ft	in	in	in					
A	18	29.25	28.75	23.35	0.625	1	0	0	0	0
B	18	53.50	37.38	27.51	0.625	2	0	0	0	0
C	18	53.50	45.64	35.77	0.625	3	0	0	0	0
D	18	53.25	53.55	43.73	0.625	4	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES
==============

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT &	HEIGHT	WIDTH	.THICKNESS. WEB	FLANGE	IRREGULARITY .PROJECTION. % OF AREA	ORIENT
			deg	in	in	in	in		deg
PL	1	1	0.0	28.75	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	37.38	0.31	0.312	0.312	0.00	0.0
PL	3	1	0.0	45.64	0.38	0.375	0.375	0.00	0.0
PL	4	1	0.0	53.55	0.44	0.438	0.438	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES
===================

MATERIAL TYPE NO.	ELASTIC MODULUS	UNIT WEIGHT	.. STRENGTH .. Fu	Fy	THERMAL COEFFICIENT
	ksi	pcf	ksi	ksi	/deg
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170
4	29000.0	490.0	80.0	65.0	0.00001170

* Only 5 condition(s) shown in full

==========

LOADING CONDITION A ==========

107 mph wind with no ice. Wind Azimuth: 0° (1.2 D + 1.0 Wo)

LOADS ON POLE
=============

LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	.....FORCES..... HORIZ	DOWN	.....MOMENTS..... VERTICAL	TORSNAL
	ft	ft			kip	kip	ft-kip	ft-kip
C	172.000	0.00	0.0	0.0	0.0118	0.0067	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.0000	1.2655	0.0000	0.0000
C	169.000	0.00	0.0	0.0	3.3637	4.2000	0.0000	0.0000
C	165.000	0.00	0.0	0.0	0.0293	0.0168	0.0000	0.0000
C	155.000	0.00	0.0	0.0	0.0290	0.0168	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	3.4595	0.0000	0.0000

C	154.000	0.00	0.0	0.0	9.2673	14.4000	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0287	0.0168	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0000	2.1266	0.0000	0.0000
C	142.000	0.00	0.0	0.0	5.4403	9.6000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0283	0.0168	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.0000	1.9768	0.0000	0.0000
C	132.000	0.00	0.0	0.0	4.2977	4.8000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0279	0.0168	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0275	0.0168	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0271	0.0168	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0266	0.0168	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0261	0.0168	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0256	0.0168	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0249	0.0168	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0242	0.0168	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0234	0.0168	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0224	0.0168	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0211	0.0168	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0193	0.0168	0.0000	0.0000
D	174.000	0.00	180.0	0.0	0.0504	0.0749	0.0000	0.0000
D	148.750	0.00	180.0	0.0	0.0575	0.0875	0.0000	0.0000
D	148.750	0.00	180.0	0.0	0.0587	0.1998	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0587	0.1998	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0594	0.1139	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0700	0.1415	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0712	0.3177	0.0000	0.0000
D	95.250	0.00	180.0	0.0	0.0712	0.3177	0.0000	0.0000
D	95.250	0.00	180.0	0.0	0.0715	0.1769	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0774	0.2084	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0775	0.4589	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0775	0.4589	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0774	0.2514	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0721	0.2814	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0718	0.2874	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0733	0.2934	0.0000	0.0000

==========

LOADING CONDITION M ==========

107 mph wind with no ice. Wind Azimuth: 0° (0.9 D + 1.0 Wo)

LOADS ON POLE

==========

LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	......FORCES...... HORIZ	DOWN	......MOMENTS..... VERTICAL	TORSNAL
	ft	ft			kip	kip	ft-kip	ft-kip
C	172.000	0.00	0.0	0.0	0.0118	0.0050	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.0000	0.9491	0.0000	0.0000
C	169.000	0.00	0.0	0.0	3.3637	3.1500	0.0000	0.0000
C	165.000	0.00	0.0	0.0	0.0293	0.0126	0.0000	0.0000
C	155.000	0.00	0.0	0.0	0.0290	0.0126	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	2.5946	0.0000	0.0000
C	154.000	0.00	0.0	0.0	9.2673	10.8000	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0287	0.0126	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0000	1.5949	0.0000	0.0000
C	142.000	0.00	0.0	0.0	5.4403	7.2000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0283	0.0126	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.0000	1.4826	0.0000	0.0000
C	132.000	0.00	0.0	0.0	4.2977	3.6000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0279	0.0126	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0275	0.0126	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0271	0.0126	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0266	0.0126	0.0000	0.0000

C	85.000	0.00	0.0	0.0	0.0261	0.0126	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0256	0.0126	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0249	0.0126	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0242	0.0126	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0234	0.0126	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0224	0.0126	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0211	0.0126	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0193	0.0126	0.0000	0.0000
D	174.000	0.00	180.0	0.0	0.0504	0.0561	0.0000	0.0000
D	148.750	0.00	180.0	0.0	0.0575	0.0656	0.0000	0.0000
D	148.750	0.00	180.0	0.0	0.0587	0.1499	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0587	0.1499	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0594	0.0854	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0700	0.1061	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0712	0.2382	0.0000	0.0000
D	95.250	0.00	180.0	0.0	0.0712	0.2382	0.0000	0.0000
D	95.250	0.00	180.0	0.0	0.0715	0.1326	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0774	0.1563	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0775	0.3442	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0775	0.3442	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0774	0.1885	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0721	0.2110	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0718	0.2155	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0733	0.2200	0.0000	0.0000

==========

LOADING CONDITION Y ==========

48 mph wind with 0.9 ice. Wind Azimuth: 0° (1.2 D + 1.0 Di + 1.0 Wi)

LOADS ON POLE
==========

LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	.....FORCES..... HORIZ	DOWN	.....MOMENTS..... VERTICAL	TORSNAL
	ft	ft			kip	kip	ft-kip	ft-kip
C	172.000	0.00	0.0	0.0	0.0123	0.0187	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.0000	1.2655	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.9639	7.9111	0.0000	0.0000
C	165.000	0.00	0.0	0.0	0.0305	0.0288	0.0000	0.0000
C	155.000	0.00	0.0	0.0	0.0300	0.0288	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	3.4595	0.0000	0.0000
C	154.000	0.00	0.0	0.0	2.6487	27.0068	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0295	0.0288	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0000	2.1266	0.0000	0.0000
C	142.000	0.00	0.0	0.0	1.5512	17.9371	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0290	0.0288	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.0000	1.9768	0.0000	0.0000
C	132.000	0.00	0.0	0.0	1.2227	8.9384	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0284	0.0288	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0278	0.0288	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0272	0.0288	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0265	0.0288	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0258	0.0288	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0250	0.0288	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0241	0.0288	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0231	0.0288	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0219	0.0288	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0206	0.0288	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0189	0.0288	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0166	0.0288	0.0000	0.0000
D	174.000	0.00	180.0	0.0	0.0193	0.1070	0.0000	0.0000
D	148.750	0.00	180.0	0.0	0.0217	0.1243	0.0000	0.0000

D	148.750	0.00	180.0	0.0	0.0221	0.2374	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0221	0.2374	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0224	0.1519	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0260	0.1870	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0264	0.3642	0.0000	0.0000
D	95.250	0.00	180.0	0.0	0.0264	0.3642	0.0000	0.0000
D	95.250	0.00	180.0	0.0	0.0265	0.2237	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0284	0.2606	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0284	0.5117	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0284	0.5117	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0283	0.3044	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0262	0.3346	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0260	0.3387	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0265	0.3411	0.0000	0.0000

==========

LOADING CONDITION AK ==========

Seismic - Azimuth: 0° (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	172.000	0.00	0.0	0.0	0.0003	0.0068	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.0588	1.2866	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.1953	4.2700	0.0000	0.0000
C	165.000	0.00	0.0	0.0	0.0007	0.0171	0.0000	0.0000
C	159.380	0.00	0.0	0.0	0.0994	2.4424	0.0000	0.0000
C	155.000	0.00	0.0	0.0	0.0007	0.0171	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.1336	3.5172	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.5560	14.6400	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0006	0.0171	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0698	2.1620	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.3152	9.7600	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0005	0.0171	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.0561	2.0098	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.1362	4.8800	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0004	0.0171	0.0000	0.0000
C	122.000	0.00	0.0	0.0	0.1657	6.9529	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0004	0.0171	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0003	0.0171	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0002	0.0171	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0002	0.0171	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0171	0.0000	0.0000
C	73.750	0.00	0.0	0.0	0.0912	10.4727	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0001	0.0171	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0171	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0171	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0171	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0165	14.5333	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0171	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0171	0.0000	0.0000
D	174.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

==========

LOADING CONDITION AL ==========

Seismic - Azimuth: 0° (0.9 D - 1.0 Ev + 1.0 Eh)

LOADS ON POLE
=============

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	......FORCES...... HORIZ kip	DOWN kip	......MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	172.000	0.00	0.0	0.0	0.0003	0.0049	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.0588	0.9280	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.1953	3.0800	0.0000	0.0000
C	165.000	0.00	0.0	0.0	0.0007	0.0123	0.0000	0.0000
C	159.380	0.00	0.0	0.0	0.0994	1.7618	0.0000	0.0000
C	155.000	0.00	0.0	0.0	0.0007	0.0123	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.1336	2.5369	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.5560	10.5600	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0006	0.0123	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0698	1.5596	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.3152	7.0400	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0005	0.0123	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.0561	1.4498	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.1362	3.5200	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0004	0.0123	0.0000	0.0000
C	122.000	0.00	0.0	0.0	0.1657	5.0152	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0004	0.0123	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0003	0.0123	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0002	0.0123	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0002	0.0123	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0123	0.0000	0.0000
C	73.750	0.00	0.0	0.0	0.0912	7.5541	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0001	0.0123	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0123	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0123	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0123	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0165	10.4829	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0123	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0123	0.0000	0.0000
D	174.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

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175' Monopole / Potawatomi Rd, WI

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)
==

MAST ELEV ft	.....DEFLECTIONS (ft)..... HORIZONTAL ..... ALONG	ACROSS	DOWN	.....ROTATIONS (deg)..... TILT ..... ALONG	ACROSS	TWIST
174.0	16.53A	0.39L	2.10D	9.57A	0.23L	-0.03Q

170.4	15.94A	0.38L	2.01D	9.57A	0.23L	-0.03Q
166.8	15.35A	0.37L	1.91D	9.57A	0.23L	-0.03Q
163.2	14.77A	0.35L	1.81D	9.56A	0.23L	-0.03Q
159.6	14.18A	0.34L	1.71D	9.53A	0.23L	-0.03Q
156.0	13.60A	0.32L	1.62D	9.50A	0.23L	-0.03Q
152.4	13.01A	0.31L	1.52D	9.45A	0.23L	-0.03Q
148.7	12.44A	0.30L	1.43D	9.38A	0.23L	-0.03Q
144.7	11.80A	0.28L	1.32D	9.29A	0.22L	-0.03Q
138.4	10.81A	0.26L	1.17D	9.09A	0.22L	-0.02Q
132.1	9.84A	0.23L	1.02D	8.82A	0.21L	-0.02Q
125.8	8.91A	0.21L	0.87D	8.49A	0.20L	-0.02Q
119.5	8.01A	0.19L	0.75D	8.10A	0.19L	-0.02Q
113.1	7.15A	0.17L	0.63D	7.67A	0.18L	-0.02Q
106.8	6.35A	0.15L	0.52D	7.21A	0.17L	-0.02Q
100.5	5.59A	0.13L	0.43D	6.72A	0.16L	-0.02Q
95.2	5.00A	0.12L	0.36D	6.36A	0.15L	-0.02Q
89.2	4.36A	0.10L	0.29D	5.93A	0.14L	-0.01Q
83.2	3.77A	0.09L	0.24D	5.49A	0.13L	-0.01Q
77.2	3.22A	0.07L	0.19D	5.05A	0.12L	-0.01Q
71.2	2.72A	0.06L	0.14D	4.60A	0.11L	-0.01Q
65.2	2.26A	0.05L	0.11D	4.16A	0.10L	-0.01Q
59.2	1.85A	0.04L	0.08D	3.71A	0.09L	-0.01Q
53.2	1.49A	0.03L	0.06D	3.27A	0.08L	-0.01Q
47.0	1.15A	0.03L	0.04D	2.88A	0.07L	-0.01Q
41.1	0.88A	0.02L	0.03D	2.50A	0.06L	-0.01Q
35.2	0.64A	0.01L	0.02D	2.13A	0.05L	0.00Q
29.4	0.44A	0.01L	0.01D	1.76A	0.04L	0.00Q
23.5	0.28A	0.01L	0.01D	1.39A	0.03L	0.00Q
17.6	0.16A	0.00L	0.00D	1.03A	0.02L	0.00Q
11.7	0.07A	0.00L	0.00D	0.68A	0.02L	0.00Q
5.9	0.02A	0.00L	0.00AJ	0.34A	0.01L	0.00Q
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST	TOTAL	SHEAR.w.r.t.WIND.DIR	MOMENT.w.r.t.WIND.DIR	TORSION

ELEV ft	AXIAL kip	ALONG kip	ACROSS kip	ALONG ft-kip	ACROSS ft-kip	ft-kip
174.0						
	0.06 D	0.17 K	0.05 B	-0.25 C	0.09 B	-0.01 B
	0.41 AC	0.36 K	0.05 B	-0.71 K	-0.09 B	-0.01 H
170.4						
	0.44 AA	0.49 M	0.21 Q	-0.51 I	0.18 E	-0.03 O
	10.01 AA	4.04 M	0.21 Q	-11.57 A	-0.72 Q	0.09 O
166.8						
	10.06 AA	4.04 Q	-0.28 K	-11.75 A	-0.65 N	0.14 N
	10.50 AA	4.26 Q	-0.28 K	-28.94 A	1.57 K	-0.25 K
163.2						
	10.50 Y	4.16 K	0.32 I	-29.18 A	1.52 K	-0.21 K
	10.92 Y	4.35 K	0.32 I	-47.66 A	1.99 K	0.32 O
159.6						
	10.92 Y	4.74 T	0.38 L	-47.67 A	2.01 K	0.34 O
	11.35 Y	4.94 T	0.38 L	-67.90 D	2.39 K	0.37 O
156.0						
	11.32 Y	5.07 T	-0.43 C	-67.61 D	2.53 K	0.38 O
	42.25 Y	14.57 T	-0.43 C	-108.14 A	2.92 K	0.42 O
152.4						
	42.26 AJ	14.31 A	0.29 R	-108.43 A	2.79 K	-0.42 C
	42.70 AJ	14.51 A	0.29 R	-173.05 A	3.70 K	-0.61 C
148.7						
	42.72 AJ	14.51 A	0.49 L	-173.06 A	3.66 K	-0.61 C
	43.69 AJ	14.77 A	0.49 L	-246.19 A	-4.60 L	-0.83 C
144.7						
	43.71 AJ	14.99 A	0.68 L	-246.50 A	-4.69 L	-0.79 C
	64.75 AJ	20.80 A	0.68 L	-390.95 A	-9.31 L	-1.22 C
138.4						
	64.76 AJ	20.67 A	0.72 L	-391.02 A	-9.38 L	-1.21 C
	65.79 AJ	21.09 A	0.72 L	-556.37 A	-14.28 L	-1.72 Q
132.1						
	65.78 AJ	21.12 A	0.84 L	-556.43 A	-14.24 L	-1.72 Q
	77.73 AJ	25.81 A	0.84 L	-756.35 A	-19.93 L	-2.43 Q
125.8						
	77.74 AJ	25.80 A	0.80 L	-756.27 A	-19.87 L	-2.42 Q
	78.84 AJ	26.23 A	0.80 L	-958.73 A	-25.32 L	-3.05 Q
119.5						
	78.83 AJ	26.16 A	0.72 L	-958.61 A	-25.39 L	-3.05 Q
	79.96 AJ	26.60 A	0.72 L	-1162.34 A	-30.36 L	-3.58 Q
113.1						
	79.96 AJ	26.61 A	0.72 L	-1162.29 A	-30.35 L	-3.59 Q
	81.09 AJ	27.03 A	0.72 L	-1367.46 A	-35.29 L	-4.09 Q
106.8						
	81.09 AJ	27.12 A	0.69 L	-1367.40 A	-35.32 L	-4.10 Q
	82.29 AJ	27.58 A	0.69 L	-1574.46 A	-40.09 L	-4.58 Q
100.5						
	82.28 AJ	27.56 C	0.67 L	-1574.73 A	-40.08 L	-4.58 Q
	84.19 AJ	27.93 C	0.67 L	-1747.42 A	-43.89 L	-4.94 Q
95.2						

```
         84.20 AJ    27.90 A      0.55 L  -1747.41 A    -44.06 L     -4.93 Q

         85.58 AJ    28.35 A      0.55 L  -1946.77 A    -47.73 L     -5.31 Q
  89.2   ..........................................................................
         85.58 AJ    28.35 A      0.64 L  -1946.59 A    -47.68 L     -5.33 Q

         87.00 AJ    28.81 A      0.64 L  -2147.30 A    -51.87 L     -5.67 Q
  83.2   ..........................................................................
         87.00 AJ    28.81 A      0.67 L  -2147.47 A    -51.84 L     -5.66 Q

         88.42 AJ    29.25 A      0.67 L  -2349.10 A    -56.13 L     -6.02 Q
  77.2   ..........................................................................
         88.42 AJ    29.27 A      0.68 L  -2349.13 A    -56.23 L     -6.02 Q

         89.90 AJ    29.74 A      0.68 L  -2552.16 A    -60.58 L     -6.36 Q
  71.2   ..........................................................................
         89.90 AJ    29.69 A      0.72 L  -2552.16 A    -60.57 L     -6.35 Q

         91.39 AJ    30.14 A      0.72 L  -2755.85 A    -65.18 L     -6.67 Q
  65.2   ..........................................................................
         91.38 AJ    30.08 A      0.71 L  -2755.90 A    -65.13 L     -6.66 Q

         92.93 AJ    30.56 A      0.71 L  -2960.26 A    -69.63 L     -6.95 Q
  59.2   ..........................................................................
         92.93 AJ    30.52 A      0.73 L  -2960.25 A    -69.65 L     -6.95 Q

         94.51 AJ    31.01 A      0.73 L  -3165.20 A    -74.26 L     -7.19 Q
  53.2   ..........................................................................
         94.51 AJ    31.00 A      0.78 L  -3165.17 A    -74.27 L     -7.20 Q

         97.70 AJ    31.48 A      0.78 L  -3379.90 A    -79.37 L     -7.43 Q
  47.0   ..........................................................................
         97.70 AJ    31.57 A      0.72 L  -3379.81 A    -79.36 L     -7.43 Q

         99.54 AJ    32.04 A      0.72 L  -3583.29 A    -83.80 L     -7.64 Q
  41.1   ..........................................................................
         99.54 AJ    32.01 A      0.75 L  -3583.33 A    -83.74 L     -7.64 Q

        101.37 AJ    32.46 A      0.75 L  -3787.41 A    -88.30 L     -7.82 Q
  35.2   ..........................................................................
        101.37 AJ    32.50 A      0.68 L  -3787.45 A    -88.32 L     -7.82 Q

        103.26 AJ    32.97 A      0.68 L  -3992.51 A    -92.42 L     -7.97 Q
  29.4   ..........................................................................
        103.26 AJ    32.96 A      0.66 L  -3992.50 A    -92.40 L     -7.97 Q

        105.18 AJ    33.42 A      0.66 L  -4197.96 A    -96.40 L     -8.10 Q
  23.5   ..........................................................................
        105.18 AJ    33.39 A      0.66 L  -4197.96 A    -96.41 L     -8.10 Q

        107.10 AJ    33.82 A      0.66 L  -4403.74 A   -100.36 L     -8.20 Q
  17.6   ..........................................................................
        107.10 AJ    33.85 A      0.69 L  -4403.74 A   -100.36 L     -8.20 Q

        109.08 AJ    34.29 A      0.69 L  -4609.96 A   -104.46 L     -8.27 Q
  11.7   ..........................................................................
        109.08 AJ    34.32 A      0.69 L  -4609.94 A   -104.46 L     -8.27 Q

        111.07 AJ    34.74 A      0.69 L  -4816.48 A   -108.57 L     -8.31 Q
   5.9   ..........................................................................
        111.07 AJ    34.73 A      0.69 L  -4816.49 A   -108.58 L     -8.31 Q

        113.07 AJ    35.15 A      0.69 L  -5023.00 A   -112.63 L     -8.32 Q
-------------------------------------------------------------------------------
 base
 reaction  113.07 AJ   -35.15 A     -0.69 L   5023.00 A    112.63 L      8.32 Q
-------------------------------------------------------------------------------
```

COMPLIANCE WITH 4.8.2 & 4.5.4
==========

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
174.00							
	0.00D	0.00C	0.00K	0.00C	YES	14.99A	45.2
	0.00AC	0.00K	0.00K	0.00K	YES	15.45A	45.2
170.39							
	0.00AA	0.00K	0.00Q	0.00I	YES	15.45A	45.2
	0.01AA	0.02A	0.01M	0.02A	YES	15.91A	45.2
166.79							
	0.01AA	0.02A	0.01Q	0.02A	YES	15.91A	45.2
	0.01AA	0.04A	0.01Q	0.04A	YES	16.37A	45.2
163.18							
	0.01Y	0.04A	0.01K	0.04A	YES	16.37A	45.2
	0.01Y	0.06A	0.01K	0.07A	YES	16.84A	45.2
159.57							
	0.01Y	0.06A	0.01T	0.07A	YES	16.84A	45.2
	0.01Y	0.08D	0.01T	0.09D	YES	17.30A	45.2
155.96							
	0.01Y	0.08D	0.01T	0.09D	YES	17.30A	45.2
	0.03Y	0.13A	0.02T	0.15A	YES	17.76A	45.2
152.36							
	0.03AJ	0.13A	0.02A	0.15A	YES	17.76A	45.2
	0.03AJ	0.20A	0.02A	0.21A	YES	18.22A	45.2
148.75							
	0.02AJ	0.15A	0.01A	0.17A	YES	14.51A	45.2
	0.02AJ	0.21A	0.01A	0.22A	YES	14.92A	45.2
144.75							
	0.02AJ	0.22A	0.01A	0.23A	YES	14.64A	45.2
	0.03AJ	0.32A	0.02A	0.33A	YES	15.28A	45.2
138.43							
	0.03AJ	0.32A	0.02A	0.33A	YES	15.28A	45.2
	0.03AJ	0.41A	0.02A	0.43A	YES	15.93A	45.2
132.11							
	0.03AJ	0.41A	0.02A	0.43A	YES	15.93A	45.2
	0.03AJ	0.53A	0.02A	0.55A	YES	16.58A	45.2
125.79							
	0.03AJ	0.53A	0.02A	0.55A	YES	16.58A	45.2
	0.03AJ	0.63A	0.02A	0.65A	YES	17.23A	45.2
119.46							
	0.03AJ	0.63A	0.02A	0.65A	YES	17.23A	45.2
	0.03AJ	0.71A	0.02A	0.73A	YES	17.88A	45.2
113.14							
	0.03AJ	0.71A	0.02A	0.73A	YES	17.88A	45.2
	0.03AJ	0.79A	0.02A	0.81A	YES	18.53A	45.2
106.82							
	0.03AJ	0.79A	0.02A	0.81A	YES	18.53A	45.2
	0.03AJ	0.86A	0.02A	0.88A	YES	19.17A	45.2
100.50							
	0.03AJ	0.69A	0.02C	0.71A	YES	15.92A	45.2

	0.03AJ	0.73A	0.02C	0.75A	YES	16.37A	45.2
95.25							
	0.03AJ	0.75A	0.02C	0.77A	YES	16.07A	45.2
	0.03AJ	0.79A	0.02C	0.81A	YES	16.59A	45.2
89.25							
	0.03AJ	0.79A	0.02A	0.81A	YES	16.59A	45.2
	0.03AJ	0.83A	0.02A	0.85A	YES	17.10A	45.2
83.25							
	0.03AJ	0.83A	0.02A	0.85A	YES	17.10A	45.2
	0.03AJ	0.87A	0.02A	0.88A	YES	17.61A	45.2
77.25							
	0.03AJ	0.87A	0.02A	0.88A	YES	17.61A	45.2
	0.03AJ	0.90A	0.02A	0.91A	YES	18.12A	45.2
71.25							
	0.03AJ	0.90A	0.02A	0.91A	YES	18.12A	45.2
	0.03AJ	0.93A	0.02A	0.94A	YES	18.64A	45.2
65.25							
	0.03AJ	0.93A	0.02E	0.94A	YES	18.64A	45.2
	0.03AJ	0.95A	0.02E	0.97A	YES	19.15A	45.2
59.25							
	0.03AJ	0.95A	0.02C	0.97A	YES	19.15A	45.2
	0.03AJ	0.97A	0.02C	0.99A	YES	19.66A	45.2
53.25							
	0.02AJ	0.80A	0.01E	0.82A	YES	16.80A	45.2
	0.02AJ	0.82A	0.01E	0.83A	YES	17.26A	45.2
47.00							
	0.02AJ	0.84A	0.01E	0.86A	YES	16.96A	45.2
	0.02AJ	0.86A	0.01E	0.87A	YES	17.39A	45.2
41.12							
	0.02AJ	0.86A	0.01E	0.87A	YES	17.39A	45.2
	0.02AJ	0.87A	0.01E	0.89A	YES	17.82A	45.2
35.25							
	0.02AJ	0.87A	0.01E	0.89A	YES	17.82A	45.2
	0.02AJ	0.88A	0.01C	0.90A	YES	18.25A	45.2
29.37							
	0.02AJ	0.88A	0.01C	0.90A	YES	18.25A	45.2
	0.02AJ	0.89A	0.01C	0.91A	YES	18.68A	45.2
23.50							
	0.02AJ	0.89A	0.01C	0.91A	YES	18.68A	45.2
	0.02AJ	0.90A	0.01C	0.92A	YES	19.11A	45.2
17.62							
	0.02AJ	0.90A	0.01C	0.92A	YES	19.11A	45.2
	0.02AJ	0.91A	0.01C	0.92A	YES	19.54A	45.2
11.75							
	0.02AJ	0.91A	0.01C	0.92A	YES	19.54A	45.2
	0.02AJ	0.92A	0.01C	0.93A	YES	19.97A	45.2
5.88							
	0.02AJ	0.92A	0.01C	0.93A	YES	19.97A	45.2
	0.02AJ	0.92A	0.01C	0.94A	YES	20.40A	45.2
0.00							

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

```
==================================================

    DOWN    SHEAR.w.r.t.WIND.DIR   MOMENT.w.r.t.WIND.DIR     TORSION
              ALONG      ACROSS       ALONG      ACROSS
     kip        kip         kip       ft-kip     ft-kip      ft-kip

  113.07      35.15        0.69    -5023.00    -112.63       -8.32
      AJ         A           L           A           L           Q


================================================================================


================================================================================
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Sabre Towers and Poles                            on: 20 may 2026  at:  8:41:29
================================================================================

175' Monopole / Potawatomi Rd, WI


********************************************************************************
*************************  Service Load Condition  *************************
********************************************************************************

* Only 1 condition(s) shown in full

 LOADING CONDITION  A    ======================================================

60 mph wind with no ice. Wind Azimuth: 0° (1.0 D + 1.0 Wo)


 LOADS ON POLE
 =============

 LOAD      ELEV  APPLY..LOAD..AT   LOAD  ......FORCES......  ......MOMENTS.....
 TYPE             RADIUS    AZI     AZI     HORIZ      DOWN  VERTICAL   TORSNAL
             ft        ft                     kip       kip    ft-kip    ft-kip

 C      172.000      0.00    0.0    0.0    0.0033    0.0056    0.0000    0.0000
 C      169.000      0.00    0.0    0.0    0.0000    1.0546    0.0000    0.0000
 C      169.000      0.00    0.0    0.0    0.9463    3.5000    0.0000    0.0000
 C      165.000      0.00    0.0    0.0    0.0082    0.0140    0.0000    0.0000
 C      155.000      0.00    0.0    0.0    0.0082    0.0140    0.0000    0.0000
 C      154.000      0.00    0.0    0.0    0.0000    2.8829    0.0000    0.0000
 C      154.000      0.00    0.0    0.0    2.6073   12.0000    0.0000    0.0000
 C      145.000      0.00    0.0    0.0    0.0081    0.0140    0.0000    0.0000
 C      142.000      0.00    0.0    0.0    0.0000    1.7722    0.0000    0.0000
 C      142.000      0.00    0.0    0.0    1.5306    8.0000    0.0000    0.0000
 C      135.000      0.00    0.0    0.0    0.0080    0.0140    0.0000    0.0000
 C      132.000      0.00    0.0    0.0    0.0000    1.6474    0.0000    0.0000
 C      132.000      0.00    0.0    0.0    1.2091    4.0000    0.0000    0.0000
 C      125.000      0.00    0.0    0.0    0.0079    0.0140    0.0000    0.0000
 C      115.000      0.00    0.0    0.0    0.0077    0.0140    0.0000    0.0000
 C      105.000      0.00    0.0    0.0    0.0076    0.0140    0.0000    0.0000
 C       95.000      0.00    0.0    0.0    0.0075    0.0140    0.0000    0.0000
 C       85.000      0.00    0.0    0.0    0.0073    0.0140    0.0000    0.0000
 C       75.000      0.00    0.0    0.0    0.0072    0.0140    0.0000    0.0000
 C       65.000      0.00    0.0    0.0    0.0070    0.0140    0.0000    0.0000
 C       55.000      0.00    0.0    0.0    0.0068    0.0140    0.0000    0.0000
```

```
C       45.000      0.00    0.0    0.0    0.0066    0.0140    0.0000    0.0000
C       35.000      0.00    0.0    0.0    0.0063    0.0140    0.0000    0.0000
C       25.000      0.00    0.0    0.0    0.0059    0.0140    0.0000    0.0000
C       15.000      0.00    0.0    0.0    0.0054    0.0140    0.0000    0.0000

D      174.000      0.00  180.0    0.0    0.0142    0.0624    0.0000    0.0000
D      148.750      0.00  180.0    0.0    0.0162    0.0729    0.0000    0.0000
D      148.750      0.00  180.0    0.0    0.0165    0.1665    0.0000    0.0000
D      144.750      0.00  180.0    0.0    0.0165    0.1665    0.0000    0.0000
D      144.750      0.00  180.0    0.0    0.0167    0.0949    0.0000    0.0000
D      100.500      0.00  180.0    0.0    0.0197    0.1179    0.0000    0.0000
D      100.500      0.00  180.0    0.0    0.0200    0.2647    0.0000    0.0000
D       95.250      0.00  180.0    0.0    0.0200    0.2647    0.0000    0.0000
D       95.250      0.00  180.0    0.0    0.0201    0.1474    0.0000    0.0000
D       53.250      0.00  180.0    0.0    0.0218    0.1736    0.0000    0.0000
D       53.250      0.00  180.0    0.0    0.0218    0.3824    0.0000    0.0000
D       47.000      0.00  180.0    0.0    0.0218    0.3824    0.0000    0.0000
D       47.000      0.00  180.0    0.0    0.0218    0.2095    0.0000    0.0000
D       11.750      0.00  180.0    0.0    0.0203    0.2345    0.0000    0.0000
D       11.750      0.00  180.0    0.0    0.0202    0.2395    0.0000    0.0000
D        0.000      0.00  180.0    0.0    0.0206    0.2445    0.0000    0.0000
```

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```
 MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)
 ===========================================================

   MAST   .......DEFLECTIONS (ft).........   .........ROTATIONS (deg).........
   ELEV   ..... HORIZONTAL ......     DOWN   ........ TILT ..........    TWIST
     ft        ALONG       ACROSS                 ALONG       ACROSS


  174.0        4.64K       -0.08H    0.17H         2.65K       -0.05H    0.00I
       .....................................................................
  170.4        4.47K       -0.07H    0.16H         2.65K       -0.05H    0.00I

  166.8        4.31K       -0.07H    0.15H         2.65K       -0.05H    0.00I
       .....................................................................
  163.2        4.14K       -0.07H    0.15H         2.65K       -0.05H    0.00I

  159.6        3.97K       -0.06H    0.14H         2.64K       -0.05H    0.00I
       .....................................................................
  156.0        3.81K       -0.06H    0.13H         2.63K       -0.05H    0.00I

  152.4        3.64K       -0.06H    0.12H         2.62K       -0.05H    0.00I
       .....................................................................
  148.7        3.48K       -0.05H    0.12H         2.60K       -0.05H    0.00I

  144.7        3.30K       -0.05H    0.11H         2.57K       -0.04H    0.00I
       .....................................................................
  138.4        3.02K       -0.05H    0.09H         2.51K       -0.04H    0.00I

  132.1        2.75K       -0.04H    0.08H         2.44K       -0.04H    0.00I
       .....................................................................
  125.8        2.48K       -0.04H    0.07H         2.35K       -0.04H    0.00I

  119.5        2.23K       -0.03H    0.06H         2.24K       -0.04H    0.00I
       .....................................................................
  113.1        1.99K       -0.03H    0.05H         2.12K       -0.03H    0.00I

  106.8        1.76K       -0.03H    0.04H         1.99K       -0.03H    0.00I
       .....................................................................
  100.5        1.55K       -0.02H    0.04H         1.85K       -0.03H    0.00I

   95.2        1.39K       -0.02H    0.03H         1.76K       -0.03H    0.00I
       .....................................................................
   89.2        1.21K       -0.02H    0.03H         1.64K       -0.02H    0.00I

   83.2        1.04K       -0.02H    0.02H         1.51K       -0.02H    0.00I
```

77.2	0.89K	-0.01H	0.02H	1.39F	-0.02H	0.00I
71.2	0.75K	-0.01H	0.01H	1.27F	-0.02H	0.00I
65.2	0.63K	-0.01H	0.01H	1.15F	-0.02H	0.00I
59.2	0.51K	-0.01H	0.01H	1.02F	-0.01H	0.00I
53.2	0.41K	-0.01H	0.01H	0.90F	-0.01H	0.00I
47.0	0.32K	0.00H	0.00H	0.80K	-0.01H	0.00I
41.1	0.24K	0.00H	0.00H	0.69K	-0.01H	0.00I
35.2	0.18K	0.00H	0.00H	0.59K	-0.01H	0.00I
29.4	0.12K	0.00H	0.00H	0.48K	-0.01H	0.00I
23.5	0.08K	0.00H	0.00H	0.38K	-0.01H	0.00I
17.6	0.04K	0.00H	0.00H	0.29K	0.00H	0.00I
11.7	0.02K	0.00H	0.00H	0.19K	0.00H	0.00I
5.9	0.00K	0.00H	0.00D	0.09K	0.00H	0.00I
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	SHEAR.w.r.t.WIND.DIR ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	MOMENT.w.r.t.WIND.DIR ACROSS ft-kip	TORSION ft-kip
174.0	-0.01 L	-0.06 D	0.02 B	-0.14 D	0.03 L	0.00 F
	0.24 A	0.08 L	0.02 B	-0.16 B	-0.05 E	0.00 B
170.4	0.26 H	0.08 L	0.09 C	-0.18 C	-0.09 E	0.01 E
	5.05 H	1.08 L	0.09 C	-3.13 L	-0.31 C	0.01 C
166.8	5.10 H	1.18 K	0.11 C	-3.21 E	-0.30 F	0.01 F
	5.35 H	1.24 K	0.11 C	-8.34 K	-0.67 C	0.03 C
163.2	5.33 H	1.29 K	-0.14 H	-8.31 K	-0.70 C	0.02 C
	5.58 H	1.34 K	-0.14 H	-13.99 K	-1.03 C	0.04 C
159.6	5.60 H	1.24 B	-0.14 H	-13.98 K	-1.02 C	0.04 C
	5.85 H	1.30 B	-0.14 H	-19.55 K	-1.49 C	0.05 C
156.0	5.85 H	1.35 I	-0.14 I	-19.68 K	-1.49 C	0.05 C
	21.00 H	4.02 I	-0.14 I	-30.75 K	-1.83 C	0.06 C
152.4	20.97 H	4.04 K	-0.13 I	-30.70 K	-1.81 C	0.06 C
	21.23 H	4.10 K	-0.13 I	-48.83 K	2.30 H	-0.07 H
148.7	21.22 A	4.09 I	-0.16 I	-48.88 K	2.28 H	-0.07 H

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        21.90 A      4.16 I     -0.16 I    -68.87 K      2.81 H     -0.08 I
144.7   ..................................................................
        21.91 A      4.17 I     -0.14 I    -68.83 K      2.78 H     -0.08 H

        32.29 A      5.81 I     -0.14 I   -108.22 K      3.45 H     -0.11 I
138.4   ..................................................................
        32.29 A      5.80 I     -0.12 I   -108.24 K      3.44 H     -0.11 I

        32.93 A      5.92 I     -0.12 I   -153.65 K      4.17 H     -0.15 I
132.1   ..................................................................
        32.93 A      5.95 I     -0.13 I   -153.61 K      4.18 H     -0.14 I

        39.23 A      7.27 I     -0.13 I   -208.66 K      4.98 H     -0.18 I
125.8   ..................................................................
        39.23 A      7.23 I     -0.12 I   -208.61 K      4.98 H     -0.18 I

        39.92 A      7.35 I     -0.12 I   -264.18 K      5.66 H     -0.21 I
119.5   ..................................................................
        39.92 A      7.33 I     -0.11 I   -264.16 K      5.67 H     -0.21 I

        40.62 A      7.46 I     -0.11 I   -320.25 K      6.37 H     -0.23 I
113.1   ..................................................................
        40.63 A      7.48 I     -0.12 I   -320.23 K      6.36 H     -0.23 I

        41.34 A      7.60 I     -0.12 I   -376.74 K      7.09 H     -0.26 I
106.8   ..................................................................
        41.34 A      7.59 I     -0.11 I   -376.72 K      7.10 H     -0.26 I

        42.09 A      7.72 I     -0.11 I   -433.63 K      7.74 H     -0.28 I
100.5   ..................................................................
        42.09 A      7.71 F      0.10 L   -433.62 K      7.75 H     -0.28 I

        43.48 A      7.82 F      0.10 L   -481.18 K      8.29 H     -0.29 I
 95.2   ..................................................................
        43.48 A      7.80 H     -0.09 I   -481.19 K      8.30 H     -0.29 I

        44.38 A      7.93 H     -0.09 I   -535.78 K      8.96 H     -0.31 I
 89.2   ..................................................................
        44.39 A      7.90 F      0.10 L   -535.77 K      8.97 H     -0.31 I

        45.32 A      8.03 F      0.10 L   -590.78 K      9.70 H     -0.32 I
 83.2   ..................................................................
        45.32 A      8.04 F     -0.11 H   -590.80 K      9.69 H     -0.32 I

        46.26 A      8.17 F     -0.11 H   -646.10 K     10.48 H     -0.33 I
 77.2   ..................................................................
        46.26 A      8.17 K      0.11 L   -646.08 K     10.48 H     -0.33 I

        47.23 A      8.30 K      0.11 L   -701.91 K     11.24 H     -0.34 I
 71.2   ..................................................................
        47.23 A      8.32 F      0.12 L   -701.87 K     11.26 H     -0.34 I

        48.22 A      8.44 F      0.12 L   -757.99 F     11.94 H     -0.36 I
 65.2   ..................................................................
        48.22 A      8.43 H      0.11 L   -758.01 F     11.93 H     -0.36 I

        49.24 A      8.56 H      0.11 L   -814.41 F     12.67 H     -0.36 I
 59.2   ..................................................................
        49.24 A      8.57 F      0.12 L   -814.42 F     12.67 H     -0.36 I

        50.28 A      8.70 F      0.12 L   -871.19 F     13.42 H     -0.37 I
 53.2   ..................................................................
        50.28 A      8.70 K      0.12 L   -871.21 F     13.43 H     -0.37 I

        52.67 A      8.84 K      0.12 L   -930.75 F     14.20 H     -0.38 I
 47.0   ..................................................................
        52.67 A      8.84 I      0.13 L   -930.76 F     14.19 H     -0.38 I

        53.93 A      8.97 I      0.13 L   -987.00 F     14.91 H     -0.39 I
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  41.1   ..................................................................
         53.93 A      8.98 I      0.14 L   -987.00 F     14.90 H     -0.39 I

         55.20 A      9.10 I      0.14 L  -1043.51 F     15.53 H     -0.40 I
  35.2   ..................................................................
         55.20 A      9.13 I     -0.13 I  -1043.52 F     15.53 H     -0.40 I

         56.50 A      9.27 I     -0.13 I  -1100.30 F     16.06 H     -0.40 I
  29.4   ..................................................................
         56.50 A      9.26 I     -0.13 I  -1100.32 F     16.05 H     -0.40 I

         57.83 A      9.39 I     -0.13 I  -1157.44 K     16.58 H     -0.41 I
  23.5   ..................................................................
         57.83 A      9.39 I     -0.13 I  -1157.45 K     16.58 H     -0.41 I

         59.17 A      9.51 I     -0.13 I  -1214.84 K     17.06 H     -0.41 I
  17.6   ..................................................................
         59.17 A      9.51 I     -0.12 I  -1214.84 K     17.07 H     -0.41 I

         60.55 A      9.63 I     -0.12 I  -1272.37 K     17.54 H     -0.41 I
  11.7   ..................................................................
         60.55 A      9.63 I     -0.12 I  -1272.37 K     17.54 H     -0.41 I

         61.97 A      9.75 I     -0.12 I  -1330.06 K     18.01 H     -0.42 I
   5.9   ..................................................................
         61.97 A      9.75 I     -0.13 I  -1330.05 K     18.00 H     -0.42 I

         63.40 A      9.87 I     -0.13 I  -1387.86 K     18.45 H     -0.42 I
-------------------------------------------------------------------------------
base
reaction   63.40 A     -9.87 I      0.13 I   1387.86 K    -18.45 H      0.42 I
-------------------------------------------------------------------------------


 COMPLIANCE WITH 4.8.2 & 4.5.4
 =============================

   ELEV       AXIAL   BENDING SHEAR +       TOTAL SATISFIED  D/t(w/t)   MAX
                            TORSIONAL                                    ALLOWED
     ft

 174.00  ..................................................................
            0.00L     0.00D     0.00D     0.00D     YES      14.99A       45.2

            0.00A     0.00B     0.00L     0.00B     YES      15.45A       45.2
 170.39  ..................................................................
            0.00H     0.00C     0.00C     0.00H     YES      15.45A       45.2

            0.00H     0.00F     0.00L     0.01F     YES      15.91A       45.2
 166.79  ..................................................................
            0.00H     0.00E     0.00K     0.01E     YES      15.91A       45.2

            0.00H     0.01K     0.00K     0.01K     YES      16.37A       45.2
 163.18  ..................................................................
            0.00H     0.01K     0.00K     0.01K     YES      16.37A       45.2

            0.00H     0.02K     0.00K     0.02K     YES      16.84A       45.2
 159.57  ..................................................................
            0.00H     0.02K     0.00B     0.02K     YES      16.84A       45.2

            0.00H     0.02K     0.00B     0.03K     YES      17.30A       45.2
 155.96  ..................................................................
            0.00H     0.02K     0.00I     0.03K     YES      17.30A       45.2

            0.01H     0.04K     0.01I     0.05K     YES      17.76A       45.2
 152.36  ..................................................................
            0.01H     0.04K     0.01K     0.05K     YES      17.76A       45.2

            0.01H     0.06K     0.01K     0.07K     YES      18.22A       45.2
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148.75 ..........................................................................
          0.01A     0.04K     0.00I     0.05K     YES      14.51A       45.2

          0.01A     0.06K     0.00I     0.07K     YES      14.92A       45.2
144.75 ..........................................................................
          0.01A     0.06K     0.00I     0.07K     YES      14.64A       45.2

          0.02A     0.09K     0.01I     0.10K     YES      15.28A       45.2
138.43 ..........................................................................
          0.02A     0.09K     0.01I     0.10K     YES      15.28A       45.2

          0.01A     0.11K     0.01I     0.13K     YES      15.93A       45.2
132.11 ..........................................................................
          0.01A     0.11K     0.01I     0.13K     YES      15.93A       45.2

          0.02A     0.15K     0.01I     0.16K     YES      16.58A       45.2
125.79 ..........................................................................
          0.02A     0.15K     0.01I     0.16K     YES      16.58A       45.2

          0.02A     0.17K     0.01I     0.19K     YES      17.23A       45.2
119.46 ..........................................................................
          0.02A     0.17K     0.01I     0.19K     YES      17.23A       45.2

          0.02A     0.20K     0.01I     0.21K     YES      17.88A       45.2
113.14 ..........................................................................
          0.02A     0.20K     0.01I     0.21K     YES      17.88A       45.2

          0.02A     0.22K     0.01I     0.24K     YES      18.53A       45.2
106.82 ..........................................................................
          0.02A     0.22K     0.01I     0.24K     YES      18.53A       45.2

          0.02A     0.24K     0.01I     0.25K     YES      19.17A       45.2
100.50 ..........................................................................
          0.01A     0.19K     0.00F     0.20K     YES      15.92A       45.2

          0.01A     0.20K     0.00F     0.21K     YES      16.37A       45.2
 95.25 ..........................................................................
          0.01A     0.21K     0.00H     0.22K     YES      16.07A       45.2

          0.01A     0.22K     0.00H     0.23K     YES      16.59A       45.2
 89.25 ..........................................................................
          0.01A     0.22K     0.00H     0.23K     YES      16.59A       45.2

          0.01A     0.23K     0.00H     0.24K     YES      17.10A       45.2
 83.25 ..........................................................................
          0.01A     0.23K     0.00F     0.24K     YES      17.10A       45.2

          0.01A     0.24K     0.00F     0.25K     YES      17.61A       45.2
 77.25 ..........................................................................
          0.01A     0.24K     0.00K     0.25K     YES      17.61A       45.2

          0.01A     0.25K     0.00K     0.26K     YES      18.12A       45.2
 71.25 ..........................................................................
          0.01A     0.25K     0.00F     0.26K     YES      18.12A       45.2

          0.01A     0.25F     0.00F     0.27F     YES      18.64A       45.2
 65.25 ..........................................................................
          0.01A     0.25F     0.00H     0.27F     YES      18.64A       45.2

          0.01A     0.26F     0.00H     0.28F     YES      19.15A       45.2
 59.25 ..........................................................................
          0.01A     0.26F     0.00F     0.28F     YES      19.15A       45.2

          0.01A     0.27F     0.00F     0.28F     YES      19.66A       45.2
 53.25 ..........................................................................
          0.01A     0.22F     0.00K     0.23F     YES      16.80A       45.2

          0.01A     0.23F     0.00K     0.24F     YES      17.26A       45.2
 47.00 ..........................................................................
```

```
           0.01A     0.23F     0.00I     0.24F     YES      16.96A       45.2

           0.01A     0.24F     0.00I     0.25F     YES      17.39A       45.2
 41.12  ..........................................................................
           0.01A     0.24F     0.00I     0.25F     YES      17.39A       45.2

           0.01A     0.24F     0.00I     0.25F     YES      17.82A       45.2
 35.25  ..........................................................................
           0.01A     0.24F     0.00I     0.25F     YES      17.82A       45.2

           0.01A     0.24F     0.00I     0.26F     YES      18.25A       45.2
 29.37  ..........................................................................
           0.01A     0.24F     0.00I     0.26F     YES      18.25A       45.2

           0.01A     0.25K     0.00I     0.26K     YES      18.68A       45.2
 23.50  ..........................................................................
           0.01A     0.25K     0.00I     0.26K     YES      18.68A       45.2

           0.01A     0.25K     0.00I     0.26K     YES      19.11A       45.2
 17.62  ..........................................................................
           0.01A     0.25K     0.00I     0.26K     YES      19.11A       45.2

           0.01A     0.25K     0.00I     0.26K     YES      19.54A       45.2
 11.75  ..........................................................................
           0.01A     0.25K     0.00I     0.26K     YES      19.54A       45.2

           0.01A     0.25K     0.00I     0.27K     YES      19.97A       45.2
  5.88  ..........................................................................
           0.01A     0.25K     0.00I     0.27K     YES      19.97A       45.2

           0.01A     0.26K     0.00I     0.27K     YES      20.40A       45.2
  0.00  ..........................................................................

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)
====================================================

    DOWN    SHEAR.w.r.t.WIND.DIR   MOMENT.w.r.t.WIND.DIR     TORSION
               ALONG      ACROSS       ALONG      ACROSS
     kip         kip         kip      ft-kip      ft-kip      ft-kip

   63.40        9.87       -0.13    -1387.86       18.45       -0.42
      A           I           I           K           H           I



================================================================================


================================================================================
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================================================================================

175' Monopole / Potawatomi Rd, WI


********************************************************************************
*************************  Fatigue Load Condition  *****************************
********************************************************************************

* Only 1 condition(s) shown in full
```

LOADING CONDITION A ==========

Fatigue - Wind Azimuth: 0° (1.0 Wf)

LOADS ON POLE
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	172.000	0.00	0.0	0.0	0.0015	0.0000	0.0000	0.0000
C	169.000	0.00	0.0	0.0	0.4166	0.0000	0.0000	0.0000
C	165.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	155.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	154.000	0.00	0.0	0.0	1.1665	0.0000	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.6945	0.0000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	132.000	0.00	0.0	0.0	0.5555	0.0000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0037	0.0000	0.0000	0.0000
D	174.000	0.00	180.0	0.0	0.0072	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0132	0.0000	0.0000	0.0000

==========

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)
==========

MAST ELEV ft	.....DEFLECTIONS (ft)..... HORIZONTAL ..... ALONG	ACROSS	DOWN	.....ROTATIONS (deg)..... TILT ..... ALONG	ACROSS	TWIST
174.0	1.83F	-0.03H	0.03D	1.03F	-0.02H	0.00H
170.4	1.77F	-0.03H	0.02D	1.03F	-0.02H	0.00H
166.8	1.70F	-0.03H	0.02D	1.03F	-0.02H	0.00H
163.2	1.64F	-0.03H	0.02D	1.03F	-0.02H	0.00H
159.6	1.57F	-0.03H	0.02D	1.03F	-0.02H	0.00H
156.0	1.51F	-0.03E	0.02D	1.02F	-0.02H	0.00H
152.4	1.44F	-0.02E	0.02D	1.02F	-0.02H	0.00H
148.7	1.38F	-0.02E	0.02D	1.01F	-0.02H	0.00H
144.7	1.31F	-0.02E	0.02D	1.00F	-0.02H	0.00H
138.4	1.20F	-0.02E	0.01D	0.98F	-0.02H	0.00H
132.1	1.09F	-0.02E	0.01D	0.95F	-0.02H	0.00H

125.8	0.99F	-0.02E	0.01D	0.92F	-0.02H	0.00H
119.5	0.89F	-0.02E	0.01D	0.88F	-0.01H	0.00H
113.1	0.80F	-0.01E	0.01D	0.83F	-0.01H	0.00H
106.8	0.71F	-0.01E	0.01D	0.78F	-0.01H	0.00H
100.5	0.62F	-0.01E	0.01D	0.73F	-0.01E	0.00H
95.2	0.56F	-0.01E	0.00D	0.70F	-0.01E	0.00H
89.2	0.49F	-0.01E	0.00D	0.65F	-0.01E	0.00H
83.2	0.42F	-0.01E	0.00D	0.60F	-0.01E	0.00H
77.2	0.36F	-0.01E	0.00D	0.56F	-0.01E	0.00H
71.2	0.31F	-0.01E	0.00D	0.51F	-0.01E	0.00H
65.2	0.25F	0.00E	0.00D	0.46F	-0.01E	0.00H
59.2	0.21F	0.00E	0.00D	0.41F	-0.01E	0.00H
53.2	0.17F	0.00E	0.00D	0.37F	-0.01E	0.00H
47.0	0.13F	0.00E	0.00D	0.32F	-0.01E	0.00H
41.1	0.10F	0.00E	0.00D	0.28F	0.00E	0.00H
35.2	0.07F	0.00E	0.00D	0.24F	0.00E	0.00H
29.4	0.05F	0.00E	0.00D	0.20F	0.00E	0.00H
23.5	0.03F	0.00E	0.00D	0.16F	0.00E	0.00H
17.6	0.02F	0.00E	0.00D	0.12F	0.00E	0.00H
11.7	0.01F	0.00E	0.00D	0.08F	0.00E	0.00H
5.9	0.00F	0.00E	0.00K	0.04F	0.00E	0.00H
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	ACROSS ft-kip	TORSION ft-kip
174.0	0.00 A	0.02 L	-0.01 B	0.03 D	-0.01 F	0.00 C
	0.00 A	0.05 L	-0.01 B	-0.10 L	0.01 L	0.00 B
170.4	-0.01 B	0.05 D	-0.03 H	-0.11 L	0.03 L	0.00 L
	-0.01 B	0.49 D	-0.03 H	-1.23 D	0.10 H	0.00 H
166.8	-0.02 B	0.53 K	-0.05 L	-1.23 D	0.07 E	0.00 H
	-0.02 B	0.56 K	-0.05 L	-3.13 K	0.17 L	0.00 L
163.2	-0.02 B	0.55 D	-0.04 H	-3.14 K	0.19 L	0.00 L

```
        -0.02 B      0.58 D     -0.04 H     -5.12 K      0.31 L     -0.01 L
159.6   ..........................................................................
        -0.02 B      0.58 K      0.05 I     -5.09 K      0.31 L     -0.01 L

        -0.02 B      0.61 K      0.05 I     -7.28 K      0.45 H     -0.01 H
156.0   ..........................................................................
        -0.02 B      0.62 F     -0.04 F     -7.28 K      0.44 H     -0.01 H

        -0.02 B      1.82 F     -0.04 F    -11.44 K      0.54 L     -0.01 H
152.4   ..........................................................................
        -0.02 B      1.80 C      0.05 I    -11.46 K      0.55 H     -0.01 H

        -0.02 B      1.83 C      0.05 I    -17.87 K      0.68 L     -0.02 L
148.7   ..........................................................................
        -0.02 B      1.83 D     -0.06 H    -17.86 K      0.67 L     -0.02 L

        -0.02 B      1.87 D     -0.06 H    -25.16 K      0.88 H     -0.02 H
144.7   ..........................................................................
        -0.02 B      1.87 F     -0.05 B    -25.14 F      0.89 H     -0.02 H

        -0.02 B      2.62 F     -0.05 B    -39.62 F      1.11 H     -0.03 H
138.4   ..........................................................................
        -0.02 B      2.65 F     -0.05 H    -39.63 F      1.10 H     -0.03 H

        -0.02 B      2.70 F     -0.05 H    -56.52 F      1.44 H     -0.04 H
132.1   ..........................................................................
        -0.02 B      2.70 F     -0.06 H    -56.52 F      1.44 H     -0.04 H

        -0.02 B      3.31 F     -0.06 H    -77.23 F      1.81 H     -0.04 H
125.8   ..........................................................................
        -0.02 B      3.31 F     -0.06 H    -77.22 F      1.81 H     -0.04 H

        -0.02 B      3.37 F     -0.06 H    -98.35 F      2.17 H     -0.05 H
119.5   ..........................................................................
        -0.02 B      3.37 F     -0.05 H    -98.35 F      2.18 H     -0.05 H

        -0.02 B      3.43 F     -0.05 H   -119.82 F      2.50 H     -0.06 H
113.1   ..........................................................................
        -0.02 B      3.43 F     -0.05 H   -119.82 F      2.50 H     -0.06 H

        -0.02 B      3.49 F     -0.05 H   -141.67 F      2.84 H     -0.07 H
106.8   ..........................................................................
        -0.02 B      3.48 F     -0.05 H   -141.69 F      2.83 H     -0.07 H

        -0.02 B      3.55 F     -0.05 H   -163.91 F      3.17 H     -0.08 H
100.5   ..........................................................................
        -0.02 B      3.56 F     -0.05 E   -163.88 F      3.17 H     -0.08 H

        -0.02 B      3.61 F     -0.05 E   -182.69 F      3.42 H     -0.08 H
 95.2   ..........................................................................
        -0.02 B      3.61 F     -0.06 E   -182.69 F      3.44 H     -0.08 H

        -0.02 B      3.68 F     -0.06 E   -204.56 F      3.71 H     -0.09 H
 89.2   ..........................................................................
        -0.02 B      3.68 F     -0.07 E   -204.54 F      3.71 H     -0.09 H

        -0.02 B      3.75 F     -0.07 E   -226.84 F      4.04 H     -0.09 H
 83.2   ..........................................................................
        -0.02 B      3.75 F     -0.06 E   -226.83 F      4.04 H     -0.09 H

        -0.02 B      3.81 F     -0.06 E   -249.52 F      4.38 H     -0.10 H
 77.2   ..........................................................................
        -0.02 B      3.81 F     -0.07 E   -249.50 F      4.39 H     -0.10 H

        -0.02 B      3.88 F     -0.07 E   -272.56 F      4.72 H     -0.10 H
 71.2   ..........................................................................
        -0.02 B      3.87 F     -0.07 E   -272.55 F      4.71 H     -0.10 H

        -0.02 B      3.94 F     -0.07 E   -295.99 F      5.06 H     -0.11 H
```

```
  65.2   ..........................................................................
          -0.02 B      3.93 F     -0.08 E   -295.98 F      5.05 H     -0.11 H

          -0.02 B      4.01 F     -0.08 E   -319.82 F      5.39 H     -0.11 H
  59.2   ..........................................................................
          -0.02 B      4.01 F     -0.08 E   -319.80 F      5.39 H     -0.11 H

          -0.02 B      4.08 F     -0.08 E   -344.05 F      5.70 E     -0.12 H
  53.2   ..........................................................................
          -0.02 B      4.07 F     -0.08 E   -344.06 F      5.70 E     -0.12 H

          -0.02 B      4.14 F     -0.08 E   -369.70 F      6.20 E     -0.12 H
  47.0   ..........................................................................
          -0.02 B      4.15 F     -0.08 E   -369.69 F      6.20 E     -0.12 H

          -0.02 B      4.22 F     -0.08 E   -394.29 F      6.66 E     -0.12 H
  41.1   ..........................................................................
          -0.02 B      4.22 F     -0.08 E   -394.29 F      6.66 E     -0.12 H

          -0.02 B      4.29 F     -0.08 E   -419.30 F      7.13 E     -0.12 H
  35.2   ..........................................................................
          -0.02 B      4.30 F     -0.09 E   -419.30 F      7.14 E     -0.12 H

          -0.02 B      4.37 F     -0.09 E   -444.77 F      7.67 E     -0.13 H
  29.4   ..........................................................................
          -0.02 B      4.37 F     -0.09 E   -444.77 F      7.67 E     -0.13 H

          -0.02 B      4.45 F     -0.09 E   -470.67 F      8.22 E     -0.13 H
  23.5   ..........................................................................
          -0.02 B      4.45 F     -0.09 E   -470.67 F      8.22 E     -0.13 H

          -0.02 B      4.52 F     -0.09 E   -497.03 F      8.77 E     -0.13 H
  17.6   ..........................................................................
          -0.02 B      4.53 F     -0.09 E   -497.02 F      8.77 E     -0.13 H

          -0.02 B      4.61 F     -0.09 E   -523.85 F      9.31 E     -0.13 H
  11.7   ..........................................................................
          -0.02 B      4.60 F     -0.09 E   -523.85 F      9.31 E     -0.13 H

          -0.02 B      4.68 F     -0.09 E   -551.12 F      9.85 E     -0.13 H
   5.9   ..........................................................................
          -0.02 B      4.68 F     -0.09 E   -551.12 F      9.85 E     -0.13 H

          -0.02 B      4.76 F     -0.09 E   -578.84 F     10.39 E     -0.13 H
-------------------------------------------------------------------------------
 base
 reaction   -0.02 B     -4.76 F      0.09 E    578.84 F    -10.39 E      0.13 H
-------------------------------------------------------------------------------


 MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)
 ====================================================

     DOWN    SHEAR.w.r.t.WIND.DIR   MOMENT.w.r.t.WIND.DIR     TORSION
                ALONG      ACROSS       ALONG      ACROSS
      kip         kip         kip      ft-kip      ft-kip      ft-kip

    -0.02        4.76       -0.09     -578.84       10.39       -0.13
       B           F           E           F           E           H



 ===============================================================================
```

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-I

Parameters	
Risk Category	II
R	1.500
S_S	0.120
S_1	0.061
Site Class	D
T_L (sec)	12.000
S_{MS}	0.150
S_{M1}	0.130
S_{DS}	0.100
S_{D1}	0.087
T_s	0.870
I_e	1.000
Ω	1.500
C_S	0.030
E (ksi)	29,000
I_{top} (in^4)	1,183
I_{bot} (in^4)	25,161
I_{avg} (in^4)	13,172
g (in/s^2)	386.4
W_t (kips)	63.285
W_u (kips)	27.500
W_L (kips)	35.785
L_p (in)	2088
f_1 (Hertz)	0.185
T (sec)	5.401
k_e	2.0000
V_s (kips)	1.899
Seismic Design Category	B

Vertical Distribution of Seismic Forces

Description	h_i (ft.)	w_i (kips)	W_u (kips)	$w_i h_i^{ke}$	F_{sz} or E_h (kips)	E_V (kips)	1.2 D + 1.0 E_V (kips)	0.9 D - 1.0 E_V (kips)
Step Bolts Load	172.00	0.0056	0.0000	165.6704	0.0003	0.0001	0.0068	0.0049
Antenna Load	169.00	3.5000	3.5000	99,963.5000	0.1953	0.0700	4.2700	3.0800
Line Deadload	169.00	1.0546	0.0000	30,120.4306	0.0588	0.0211	1.2866	0.9280
Step Bolts Load	165.00	0.0140	0.0000	381.1500	0.0007	0.0003	0.0171	0.0123
Structure - Section 1	159.38	2.0020	0.0000	50,854.7728	0.0994	0.0400	2.4424	1.7618
Step Bolts Load	155.00	0.0140	0.0000	336.3500	0.0007	0.0003	0.0171	0.0123
Antenna Load	154.00	12.0000	12.0000	284,592.0000	0.5560	0.2400	14.6400	10.5600
Line Deadload	154.00	2.8829	0.0000	68,370.8564	0.1336	0.0577	3.5172	2.5369
Step Bolts Load	145.00	0.0140	0.0000	294.3500	0.0006	0.0003	0.0171	0.0123
Antenna Load	142.00	8.0000	8.0000	161,312.0000	0.3152	0.1600	9.7600	7.0400
Line Deadload	142.00	1.7722	0.0000	35,734.6408	0.0698	0.0354	2.1620	1.5596
Step Bolts Load	135.00	0.0140	0.0000	255.1500	0.0005	0.0003	0.0171	0.0123
Antenna Load	132.00	4.0000	4.0000	69,696.0000	0.1362	0.0800	4.8800	3.5200
Line Deadload	132.00	1.6474	0.0000	28,704.2976	0.0561	0.0329	2.0098	1.4498
Step Bolts Load	125.00	0.0140	0.0000	218.7500	0.0004	0.0003	0.0171	0.0123
Structure - Section 2	122.00	5.6991	0.0000	84,825.4044	0.1657	0.1140	6.9529	5.0152
Step Bolts Load	115.00	0.0140	0.0000	185.1500	0.0004	0.0003	0.0171	0.0123
Step Bolts Load	105.00	0.0140	0.0000	154.3500	0.0003	0.0003	0.0171	0.0123
Step Bolts Load	95.00	0.0140	0.0000	126.3500	0.0002	0.0003	0.0171	0.0123
Step Bolts Load	85.00	0.0140	0.0000	101.1500	0.0002	0.0003	0.0171	0.0123
Step Bolts Load	75.00	0.0140	0.0000	78.7500	0.0002	0.0003	0.0171	0.0123
Structure - Section 3	73.75	8.5842	0.0000	46,690.0003	0.0912	0.1717	10.4727	7.5541
Step Bolts Load	65.00	0.0140	0.0000	59.1500	0.0001	0.0003	0.0171	0.0123
Step Bolts Load	55.00	0.0140	0.0000	42.3500	0.0001	0.0003	0.0171	0.0123
Step Bolts Load	45.00	0.0140	0.0000	28.3500	0.0001	0.0003	0.0171	0.0123
Step Bolts Load	35.00	0.0140	0.0000	17.1500	0.0000	0.0003	0.0171	0.0123
Structure - Section 4	26.62	11.9125	0.0000	8,441.4882	0.0165	0.2383	14.5333	10.4829
Step Bolts Load	25.00	0.0140	0.0000	8.7500	0.0000	0.0003	0.0171	0.0123
Step Bolts Load	15.00	0.0140	0.0000	3.1500	0.0000	0.0003	0.0171	0.0123
	Σ	63.28	27.5000	971,761.46	1.90	1.27	77.21	55.69

SO#: 575549
Site Name: Potawatomi Rd, WI
Date: 5/20/2026

Round Base Plate and Anchor Rods, per ANSI/TIA 222-I

Pole Data

Diameter, D:	52.740	in (flat to flat)
Thickness:	0.4375	in
Yield (Fy):	65	ksi
# of Sides:	18	"0" IF Round
Strength (Fu):	80	ksi

Reactions

Moment, Mu:	5023	ft-kips
Axial, Pu:	75.99	kips
Shear, Vu:	35.15	kips

Anchor Rod Data

Quantity:	18		
Diameter:	2.25	in	
Rod Material:	A615		
Strength (Fu):	100	ksi	
Yield (Fy):	75	ksi	
BC Diam, Dbc (in):	59.5	BC Override:	59.5

Plate Data

Diameter (in):	65.25	Dia. Override:	65.25
Thickness:	2.25	in	
Yield (Fy):	50	ksi	
Eff Width/Rod:	9.30	in	
Drain Hole:	4.25	in. diameter	
Drain Location:	23.25	in. pole to drain hole (c/c)	
Center Hole, Dop:	16.00	in. diameter	

Anchor Rod Results

(per 4.9.9)

Maximum Put:	221.95	Kips
Φt*Rnt:	243.75	Kips
Vu:	1.95	Kips
Φv*Rnv:	149.10	Kips
Tension Interaction Ratio:	0.83	
Maximum Puc:	229.34	Kips
Φc*Rnc:	268.39	Kips
Vu:	1.95	Kips
Φc*Rnvc:	120.77	Kips
Compression Interaction Ratio:	0.85	
Maximum Interaction Ratio:	**85.5%**	**Pass**

Base Plate Results

Base Plate (Mu/Z):	41.9	ksi	
Allowable Φ*Fy:	45.0	ksi	(per AISC)
Base Plate Interaction Ratio:	**93.0%**	**Pass**	

SO#: 575549
Site Name: Potawatomi Rd, WI
Date: 5/20/2026

Fatigue Checks For
Round Base Plate and Anchor Rods, per ANSI/TIA 222-I

Pole Data

Diameter, D:	52.740	in (flat to flat)
Thickness:	0.4375	in
Yield (Fy):	65	ksi
# of Sides:	18	"0" IF Round
Strength (Fu):	80	ksi

Reactions

Moment, Mu:	578.84	ft-kips
Axial, Pu:	0.02	kips
Shear, Vu:	4.76	kips

Anchor Rod Data

Quantity:	18		
Diameter:	2.25	in	
Rod Material:	A615		
Strength (Fu):	100	ksi	
Yield (Fy):	75	ksi	
BC Diam, Dbc (in):	59.5	BC Override:	

Plate Data

Diameter (in):	65.25	Dia. Override:	
Thickness:	2.25	in	
Yield (Fy):	50	ksi	
Eff Width/Rod:	9.30	in	
Drain Hole:	4.250	in. diameter	
Drain Location:	23.25	in. pole to drain hole (c/c)	
Center Hole, Dop:	16.00	in. diameter	

Anchor Rod Results

Maximum Pu:	25.94	Kips
Net Area An:	3.25	in^2
Stress Range, Δf:	7.98	ksi
Resistance Stress Range, $\phi_{fa}\Delta F_{TH}$::	10.00	ksi
Maximum Interaction Ratio:	**79.8%**	**Pass**

Pole Wall Results

Elastic Section Modulus, S	927.44	in^3
Cbc = Dbc/D:	1.13	
Cop = Dop/D:	0.30	
KF:	1.76	
KI:	3.91	
Stress Range, Δf:	7.49	ksi
Resistance Stress Range, $\phi_{fa}\Delta F_{TH}$::	8.98	ksi
Pole Wall Interaction Ratio:	**83.4%**	**Pass**

```
================================================================================

                    LPile for Windows, Version 2019-11.009

                Analysis of Individual Piles and Drilled Shafts
               Subjected to Lateral Loading Using the p-y Method
                          © 1985-2019 by Ensoft, Inc.
                              All Rights Reserved

================================================================================

This copy of LPile is being used by:

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--------------------------------------------------------------------------------
                            Files Used for Analysis
--------------------------------------------------------------------------------

Path to file locations:
\Program Files (x86)\Ensoft\Lpile2019\files\

Name of input data file:
575549.lp11d

Name of output report file:
575549.lp11o

Name of plot output file:
575549.lp11p

Name of runtime message file:
575549.lp11r



--------------------------------------------------------------------------------
                          Date and Time of Analysis
--------------------------------------------------------------------------------

               Date:  May 20, 2026               Time:   8:50:16



--------------------------------------------------------------------------------
                                  Problem Title
--------------------------------------------------------------------------------

Site         : Potawatomi Rd, WI


Tower        : 175' Monopole


Prepared for : TOWERCOM V-C, LLC


Job Number   : 575549
```

Engineer : KJT

Program Options and Settings

Computational Options:
- Conventional Analysis

Engineering Units Used for Data Input and Computations:
- US Customary System Units (pounds, feet, inches)

Analysis Control Options:

- Maximum number of iterations allowed	=	999
- Deflection tolerance for convergence	=	1.0000E-05 in
- Maximum allowable deflection	=	100.0000 in
- Number of pile increments	=	100

Loading Type and Number of Cycles of Loading:
- Static loading specified

- Use of p-y modification factors for p-y curves not selected
- Analysis uses layering correction (Method of Georgiadis)
- No distributed lateral loads are entered
- Loading by lateral soil movements acting on pile not selected
- Input of shear resistance at the pile tip not selected
- Input of moment resistance at the pile tip not selected
- Input of side resistance moment along pile not selected
- Computation of pile-head foundation stiffness matrix not selected
- Push-over analysis of pile not selected
- Buckling analysis of pile not selected

Output Options:
- Output files use decimal points to denote decimal symbols.
- Report only summary tables of pile-head deflection, maximum bending moment, and maximum shear force in output report file.
- No p-y curves to be computed and reported for user-specified depths
- Print using wide report formats

Pile Structural Properties and Geometry

Number of pile sections defined	=	1
Total length of pile	=	30.500 ft
Depth of ground surface below top of pile	=	0.5000 ft

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over the length of the pile. A summary of values of pile diameter vs. depth follows.

Point No.	Depth Below Pile Head feet	Pile Diameter inches
1	0.000	84.0000
2	30.500	84.0000

Input Structural Properties for Pile Sections:

Pile Section No. 1:

   Section 1 is a round drilled shaft, bored pile, or CIDH pile
   Length of section = 30.500000 ft
   Shaft Diameter = 84.000000 in
   Shear capacity of section = 0.0000 lbs

Ground Slope and Pile Batter Angles

Ground Slope Angle = 0.000 degrees
= 0.000 radians

Pile Batter Angle = 0.000 degrees
= 0.000 radians

Soil and Rock Layering Information

The soil profile is modelled using 1 layers

Layer 1 is stiff clay without free water

   Distance from top of pile to top of layer = 0.500000 ft
   Distance from top of pile to bottom of layer = 60.500000 ft
   Effective unit weight at top of layer = 110.000000 pcf
   Effective unit weight at bottom of layer = 110.000000 pcf
   Undrained cohesion at top of layer = 1000.000000 psf
   Undrained cohesion at bottom of layer = 1000.000000 psf
   Epsilon-50 at top of layer = 0.010000
   Epsilon-50 at bottom of layer = 0.010000

(Depth of the lowest soil layer extends 30.000 ft below the pile tip)

Summary of Input Soil Properties

Layer Num.	Soil Type Name (p-y Curve Type)	Layer Depth ft	Effective Unit Wt. pcf	Cohesion psf	E50 or krm
1	Stiff Clay w/o Free Water	0.5000 60.5000	110.0000 110.0000	1000.0000 1000.0000	0.01000 0.01000

Static Loading Type

Static loading criteria were used when computing p-y curves for all analyses.

Pile-head Loading and Pile-head Fixity Conditions

Number of loads specified = 2

Load No.	Load Type	Condition 1	Condition 2	Axial Thrust Force, lbs	Compute Top y vs. Pile Length	Run Analysis
1	1	V = 35150. lbs	M = 60276000. in-lbs	75990.	No	Yes
2	1	V = 9870. lbs	M = 16654320. in-lbs	63400.	No	Yes

V = shear force applied normal to pile axis
M = bending moment applied to pile head
y = lateral deflection normal to pile axis
S = pile slope relative to original pile batter angle
R = rotational stiffness applied to pile head
Values of top y vs. pile lengths can be computed only for load types with
specified shear loading (Load Types 1, 2, and 3).
Thrust force is assumed to be acting axially for all pile batter angles.

Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

---

Axial thrust force values were determined from pile-head loading conditions

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

Length of Section	=	30.500000 ft
Shaft Diameter	=	84.000000 in
Concrete Cover Thickness (to edge of long. rebar)	=	3.625000 in
Number of Reinforcing Bars	=	34 bars
Yield Stress of Reinforcing Bars	=	60000. psi
Modulus of Elasticity of Reinforcing Bars	=	29000000. psi
Gross Area of Shaft	=	5542. sq. in.
Total Area of Reinforcing Steel	=	33.977154 sq. in.
Area Ratio of Steel Reinforcement	=	0.61 percent
Edge-to-Edge Bar Spacing	=	5.849518 in
Maximum Concrete Aggregate Size	=	0.750000 in
Ratio of Bar Spacing to Aggregate Size	=	7.80
Offset of Center of Rebar Cage from Center of Pile	=	0.0000 in

Axial Structural Capacities:

Nom. Axial Structural Capacity = 0.85 Fc Ac + Fy As	=	23105.935 kips
Tensile Load for Cracking of Concrete	=	-2538.659 kips
Nominal Axial Tensile Capacity	=	-2038.629 kips

Reinforcing Bar Dimensions and Positions Used in Computations:

Bar Number	Bar Diam. inches	Bar Area sq. in.	X inches	Y inches
1	1.128000	0.999328	37.811000	0.00000
2	1.128000	0.999328	37.167196	6.947753
3	1.128000	0.999328	35.257707	13.658909
4	1.128000	0.999328	32.147560	19.904927
5	1.128000	0.999328	27.942666	25.473106
6	1.128000	0.999328	22.786218	30.173829
7	1.128000	0.999328	16.853813	33.847019
8	1.128000	0.999328	10.347471	36.367589
9	1.128000	0.999328	3.488759	37.649705
10	1.128000	0.999328	-3.488759	37.649705

11	1.128000	0.999328	-10.347471	36.367589
12	1.128000	0.999328	-16.853813	33.847019
13	1.128000	0.999328	-22.786218	30.173829
14	1.128000	0.999328	-27.942666	25.473106
15	1.128000	0.999328	-32.147560	19.904927
16	1.128000	0.999328	-35.257707	13.658909
17	1.128000	0.999328	-37.167196	6.947753
18	1.128000	0.999328	-37.811000	0.00000
19	1.128000	0.999328	-37.167196	-6.947753
20	1.128000	0.999328	-35.257707	-13.658909
21	1.128000	0.999328	-32.147560	-19.904927
22	1.128000	0.999328	-27.942666	-25.473106
23	1.128000	0.999328	-22.786218	-30.173829
24	1.128000	0.999328	-16.853813	-33.847019
25	1.128000	0.999328	-10.347471	-36.367589
26	1.128000	0.999328	-3.488759	-37.649705
27	1.128000	0.999328	3.488759	-37.649705
28	1.128000	0.999328	10.347471	-36.367589
29	1.128000	0.999328	16.853813	-33.847019
30	1.128000	0.999328	22.786218	-30.173829
31	1.128000	0.999328	27.942666	-25.473106
32	1.128000	0.999328	32.147560	-19.904927
33	1.128000	0.999328	35.257707	-13.658909
34	1.128000	0.999328	37.167196	-6.947753

NOTE: The positions of the above rebars were computed by LPile

Minimum spacing between any two bars not equal to zero = 5.850 inches
between bars 32 and 33.

Ratio of bar spacing to maximum aggregate size = 7.80

Concrete Properties:

Compressive Strength of Concrete	=	4500. psi
Modulus of Elasticity of Concrete	=	3823676. psi
Modulus of Rupture of Concrete	=	-503.115295 psi
Compression Strain at Peak Stress	=	0.002001
Tensile Strain at Fracture of Concrete	=	-0.0001152
Maximum Coarse Aggregate Size	=	0.750000 in

Number of Axial Thrust Force Values Determined from Pile-head Loadings = 2

Number	Axial Thrust Force kips
1	63.400
2	75.990

Summary of Results for Nominal Moment Capacity for Section 1

Moment values interpolated at maximum compressive strain = 0.003
or maximum developed moment if pile fails at smaller strains.

Load No.	Axial Thrust kips	Nominal Mom. Cap. in-kip	Max. Comp. Strain
1	63.400	75377.316	0.00300000
2	75.990	75782.644	0.00300000

Note that the values of moment capacity in the table above are not
factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether
the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction
factor to compute ultimate moment capacity according to ACI 318,
or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding
bending stiffnesses computed for common resistance factor values used for
reinforced concrete sections.

Axial Load No.	Resist. Factor	Nominal Ax. Thrust kips	Nominal Moment Cap in-kips	Ult. (Fac) Ax. Thrust kips	Ult. (Fac) Moment Cap in-kips	Bend. Stiff. at Ult Mom kip-in^2
1	0.65	63.400000	75377.	41.210000	48995.	1.5889E+09
2	0.65	75.990000	75783.	49.393500	49259.	1.5988E+09
1	0.75	63.400000	75377.	47.550000	56533.	1.5323E+09
2	0.75	75.990000	75783.	56.992500	56837.	1.5420E+09
1	0.90	63.400000	75377.	57.060000	67840.	990168480.
2	0.90	75.990000	75783.	68.391000	68204.	996950019.

Summary of Pile-head Responses for Conventional Analyses

Definitions of Pile-head Loading Conditions:

Load Type 1: Load 1 = Shear, V, lbs, and Load 2 = Moment, M, in-lbs
Load Type 2: Load 1 = Shear, V, lbs, and Load 2 = Slope, S, radians
Load Type 3: Load 1 = Shear, V, lbs, and Load 2 = Rot. Stiffness, R, in-lbs/rad.
Load Type 4: Load 1 = Top Deflection, y, inches, and Load 2 = Moment, M, in-lbs
Load Type 5: Load 1 = Top Deflection, y, inches, and Load 2 = Slope, S, radians

Load Case No.	Load Type 1	Pile-head Load 1	Load Type 2	Pile-head Load 2	Axial Loading lbs	Pile-head Deflection inches	Pile-head Rotation radians	Max Shear in Pile lbs	Max Moment in Pile in-lbs
1	V, lb	35150.	M, in-lb	6.03E+07	75990.	15.8984	-0.07395	-346314.	6.11E+07
2	V, lb	9870.	M, in-lb	1.67E+07	63400.	0.1011	-6.01E-04	-92115.	1.68E+07

Maximum pile-head deflection = 15.8984149618 inches
Maximum pile-head rotation = -0.0739520375 radians = -4.237140 deg.

The analysis ended normally.

IBC 1807.3.2.1

Moment (ft·k)	5,023.00	
Shear (k)	35.15	
Caisson diameter (ft)	7	
Caisson height above ground (ft)	0.5	
Caisson height below ground (ft)	28	
Lateral soil pressure (lb/ft^2)	**300.00**	
Ground to application of force, h (ft)	143.40	
Applied lateral force, P (lb)	35,150	
Lateral soil bearing pressure, S_1 (lb/ft)	2,800.00	
Diameter, b (ft)	7	
A	4.20	$= (2.34P)/(S_1 b)$
Minimum depth of embedment, d (ft)	27.80	$= 0.5A[\ 1 + (\ 1 + (\ 4.36h\ /\ A\ )\ )^{1/2}\ ]$

MAT FOUNDATION DESIGN BY SABRE INDUSTRIES

175' Monopole TOWERCOM V-C, LLC Potawatomi Rd, WI (575549) 05/20/26 KJT

Overall Loads:			
Factored Moment (ft-kips)	5023		
Factored Axial (kips)	75.99		
Factored Shear (kips)	35.15		
Bearing Design Strength (ksf)	3.75	Max. Net Bearing Press. (ksf)	3.58
Water Table Below Grade (ft)	**999**		
Width of Mat (ft)	26	Allowable Bearing Pressure (ksf)	**2.50**
Thickness of Mat (ft)	1.75	Safety Factor	**2.00**
Depth to Bottom of Slab (ft)	6	Ultimate Bearing Pressure (ksf)	5.00
Quantity of Bolts in Bolt Circle	18	Bearing Φs	0.75
Bolt Circle Diameter (in)	59.5		
Effective Anchor Bolt Embedment (in)	66.5		
Diameter of Pier (ft)	7	Minimum Pier Diameter (ft)	7.00
Ht. of Pier Above Ground (ft)	0.5	Equivalent Square b (ft)	6.20
Ht. of Pier Below Ground (ft)	4.25	Square Pier? (Y/N)	**N**
Quantity of Bars in Mat	38		
Bar Diameter in Mat (in)	1.27		
Area of Bars in Mat (in^2)	48.14		
Spacing of Bars in Mat (in)	8.24	Recommended Spacing (in)	5 to 12
Quantity of Bars Pier	40		
Bar Diameter in Pier (in)	1		
Tie Bar Diameter in Pier (in)	0.625		
Spacing of Ties (in)	4		
Area of Bars in Pier (in^2)	31.42	Minimum Pier A_s (in^2)	27.71
Spacing of Bars in Pier (in)	5.95	Recommended Spacing (in)	5 to 12
f'c (ksi)	4.5		
fy (ksi)	60		
Unit Wt. of Soil (kcf)	**0.11**		
Unit Wt. of Concrete (kcf)	0.15		
Volume of Concrete (yd^3)	50.59		
Two-Way Shear Action:			
Average d (in)	16.73		
ϕv_c (ksi)	0.193	v_u (ksi)	0.146
$\phi v_c = \phi(2 + 4/\beta_c)f'_c{}^{1/2}$	0.302		
$\phi v_c = \phi(\alpha_s d/b_o+2)f'_c{}^{1/2}$	0.193	J (in^3)	8.524E+06
$\phi v_c = \phi 4f'_c{}^{1/2}$	0.201	c + d (in)	91.17
Shear perimeter, b_o (in)	364.69	$0.40M_{sc}$ (ft-kips)	2076.0
β_c	1		
One-Way Shear:			
ϕV_c (kips)	525.2	V_u (kips)	359.0
Stability:			
Overturning Design Strength (ft-k)	6624.9	Total Applied M (ft-k)	5251.5

Pier-Slab Transfer by Flexure:

b_{slab} (ft)	12.25		
ϕM_n (ft-kips)	3167.9	$0.60M_{sc}$ (ft-kips)	3114.0

Pier Design:

ϕV_n (kips)	1035.8	V_u (kips)	35.2
$\phi V_c=\phi 2(1+N_u/(2000A_g))f'_c{}^{1/2}b_wd$	571.9		
V_s (kips)	618.5	*** V_s max = 4 $f'_c{}^{1/2}b_wd$ (kips)	1514.7
Maximum Spacing (in)	8.71	(Only if Shear Ties are Required)	
Actual Hook Development (in)	15.46	Req'd Hook Development l_{dh} (in) - Tension	12.52
		Req'd Hook Development l_{dc} (in) - Compression	13.50

Flexure in Slab:

ϕM_n (ft-kips)	3361.9	M_u (ft-kips)	2460.4
a (in)	2.42		
Steel Ratio	0.00922		
β_1	0.825		
Maximum Steel Ratio (ρ_t)	0.0197		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)	111.00	Required Development in Pad (in)	34.08

Condition	1 is OK, 0 Fails
Maximum Soil Bearing Pressure	1
Pier Area of Steel	1
Pier Shear	1
Interaction Diagram	1
Two-Way Shear Action	1
One-Way Shear Action	1
Overturning	1
Flexure	1
Steel Ratio	1
Length of Development in Pad	1
Hook Development	1
Anchor Bolt Pullout	1
Anchor Bolt Punching Shear	1

VILLAGE OF WILLIAMS BAY
Engineer's Report
July 1, 2026

STH 67 Reconstruction: East – West Section – Project No. 230260

- We will begin the final design on the water main after the WDOT provides a current preliminary field survey for the route; we expect this in the next month; public works responded to a recent Digger's Hotline request from the design engineer.
- The Village should replace any non-PVC sanitary sewer laterals in the right of way to prevent the vibratory roller from damaging the clay laterals, requiring the homeowner to patch the new roadway. We may need additional televising to determine the ones that are not PVC. The WDOT does not need to know about this work until after they issue the 60 percent plans.

Sanitary Sewer Replacement – Project No. 2501134

- The project includes the replacement of sanitary sewer at two locations: Oakwood Street from Center Street south to mid-block and then west through existing easements to Orchard Street and the Lift Station 4 gravity sewer along the lakefront from just north of Gage Marine to Bay Shore Villas.
- This project is bidding; We should have bids for the July 7th committee meeting.

Water Plant Letter Flood Map Revision (LOMR) Assistance—Project No. 2325347

- SEWRPC submitted a response to the FEMA comments received last month; the SEWRPC engineer notes the comments are minor.
- SEWRPC will send letters to impacted residents and hold a public hearing following FEMA approval.

Corrosion Control Study – Improvements to Water Plant —Project No. 211778

- August Winters & Son is the Contractor.
- We met onsite in June and expect the final payment application soon.

Street Rehabilitation Program – Project No. 2400607.00

- Rock Road is the Contractor; they submitted a final payment application without completing their work and without paying the subcontractors.
- We are recommending termination for cause under Section 15.02 of the Contract.

East Geneva Street Canyon Development – Former Levar – Project No. 2326015

- The developer is requesting regulatory approvals.
- We will observe construction of the public improvements.

Bailey Estates – Phase 6—Phase 7 – Project No. 2501884

- Phase 6: Utilities are installed; proof roll of subgrade was performed this week.
- Phase 7, north of Phase 6 is still in the permitting phase.

Preserve Development – Former GW College – Project No. 2326581

- We met with the design team last week; they are currently seeking permits and assembling the bid packages based on recently revised plans; they wish to bid in November.
- We requested final plans to review, including an overall site plan for Allison to review for items such as retaining wall safety issues.

Willabay Meadows Subdivision – Project No. 0210482

- The Developer is Land and Lakes and soon to be Shodeen, Inc.
- WDOT conditionally approved emergency access on June 18, 2026; the access and associated gate can't be installed until the public improvements are complete; this will likely require a single construction phase to meet this condition.
- The Developer is of the opinion that the Engineer's recommended conditions of approval provided at the time of final plat approval are not part of the Village approval.
- The developer is requesting action on a revised final plat; the plat revisions include modifications to the stormwater size and location and modifications required by WDOT; we are awaiting current plans and calculations.

TowerCom – 175 Foot Antenna Structure at South Potawatomi Road

- We recommend approval contingent on removal of the existing building and easement.
- This structure will allow antennas to be removed from the adjacent water tower and provide the Village with flexibility at the time a decision is made to either remove or replace the water tower from that location.
- The Village utility communication system (SCADA) needs a repeater near the top to remedy existing issues with trees and line of sight for the existing lift stations and the proposed water metering station at Topography.

Development – 80 N. Walworth

- The Developer is Anthony Navillo; the engineer is Cardinal Engineering.
- We reviewed a concept plan (presented as a GDP submittal) and requested additional information in January of 2026; the engineer confirmed stormwater is not extended to the site on Walworth Avenue. The reviewed plan lacks stormwater, onsite vehicle maneuvering, intends to block traffic for deliveries, does not address possible soil contamination, and requests retaining walls on lot lines.

Park Place CSM – Project No. 2400339

- The developer is Jack Pease/Super-Mix Aggregates.
- They still need to connect two water services and complete the paving. There are erosion issues due to lack of progress with paving and site restoration; the developer has been invited to committee meeting to hear my update.

Former Elementary School Development – Project No. 2501550

- The Developer is Jack Pease.
- They have a revised concept that will more closely match the lot size and building styles of the neighborhood. All utilities except water will be private and installed in the private alley between the lots.
- The next step is planning commission for concept approval.

Women's Leadership Center – Project Number 222626

- The water main is operational. We will issue a punch list just after binder installation. When complete, the Village will need to accept the water main by resolution.
- If this continues until November, Topography may be under construction and the section of water main and easement between the WLC and Topography abandoned and vacated. We have notified WLC.

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VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
July 7, 2026

Prepared: June 30, 2026

APPLICANT: Village of William Bay (Owner) TowerCom V-B, LLC (Applicant) Vince Abben (Agent)

TAX KEYS: WHV 00060 and WHV 00061

STREET ADDRESS: Water Tower Parcels on Potawatomi Road, Williams Bay, WI, 53191

The applicant is requesting a Conditional Use Permit per Section 390-0811 pertaining to Communication Towers. TowerCom V-B, LLC was awarded an RFP issued by the Village of Williams Bay, and is proposing to lease 5, 400 square feet of land for the development of a telecommunications tower compound, along with associated access and utility easements located on the two parcel shown below, owned by the Village of Williams Bay.

Within the proposed lease area the applicant is proposing to construct a 175-foot monopole communications tower. The structure will accommodate wireless carriers currently operating from the Village of Williams Bay water tower tank, as the Village has requested these carriers vacate those locations. The new tower will provide a suitable and long-term alternative for these carriers. The proposed tower is being designed to support a

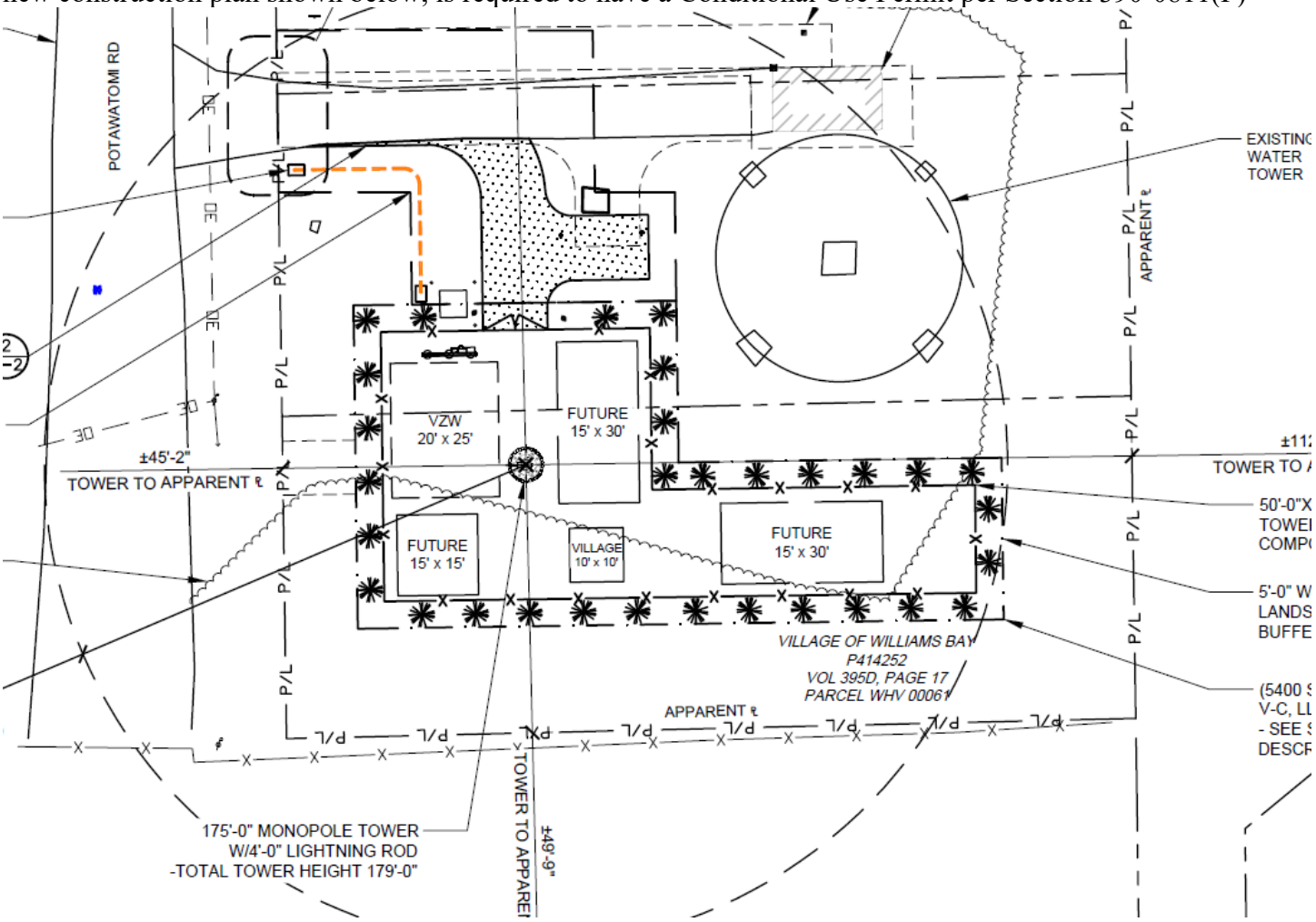
minimum of 4 tenants, allowing for future co-location opportunities. In addition, the Village of Williams Bay will retain the right to install and operate public service antennas on the tower.

Conditional Use Review Procedure:

1. Review by the Zoning Administrator.
   (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
   (b) The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:
      i. Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
      ii. Will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
      iii. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
      iv. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
      v. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.
2. The Zoning Administrator shall prepare a written report addressing items above, to be forwarded to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

Staff Review:

The parcels of the proposed development are currently zoned P&R, Parks and Recreation District. The proposed new construction plan shown below, is required to have a Conditional Use Permit per Section 390-0811(F)



F. Class 1 co-location and new construction.

(1) Conditional use permit. A conditional use shall be allowed only after approval by the Plan Commission and issuance of a conditional use permit in accordance with the procedures listed in Subsection F(2) through (6).

(2) application. An applicant shall submit to the Village Clerk a conditional use permit application along with the following information:

(a) The name and business address of, and the contact individual for, the applicant.

Provided

(b) The location of the proposed or affected support structure.

Provided

(c) The location of the proposed mobile service facility.

Provided

(d) A plan for Walworth County-wide coverage of the provider's antenna locations for existing and proposed towers, containing all of the following information: tower height and design, including a cross section and elevation; location of tower and support structure(s), equipment buildings, security structures, vegetation, lot lines, access road(s) and other significant features; and height above grade for all potential mounting positions and collocated antennas and minimum separation distances between antennas;

Provided

(e) A site plan containing all of the following information: tower capacity, including the number and type of antennas it can accommodate; steps the applicant will take to avoid interference with established public safety telecommunications; proof the proposed tower/antenna complies with the regulations set forth by the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC); proof provided by a qualified and licensed professional engineer that the tower/antenna meets all applicable structural and electrical standards and requirements; and engineer's stamp and registration number.

Provided

(f) If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.

Not Applicable. The proposed tower is new construction

(g) If the application is to construct a mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling and related equipment to be placed on or around the new mobile service support structure.

Provided

(h) If the application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose co-location, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that co-location within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity, is technically infeasible, or is economically burdensome to the mobile service provider.

Statement on reason for location has been provided.

(i) An application fee as set by resolution of the Village Board but not to exceed $3,000, or other monetary amount as set by § 66.0404(4)(d), Wis. Stats.

Provided

(3) Application complete. The Zoning Administrator shall provide written notice to the applicant as to the completeness of the application within ten (10) days of receipt of said application by the Village. If the application is deemed incomplete by the Zoning Administrator, said notice shall specifically describe additional application materials required by the Village.

(4) Application review.

(a) Upon receipt of the conditional use permit application from the applicant, the Clerk shall provide notification, by postal mail, to the parties of interest and all landowners and the clerk of any local government unit within 1,000 feet of the lot identified for the conditional use in the application, and shall publish a Class 2 Legal Notice, in accordance with § 985, Wis. Stats, listing the time and place of a public hearing at which the conditional use permit application will be reviewed by the Plan Commission and the proposed conditional use and its location, with said postal mail notification post marked 14 days prior to said hearing.

(b) The Plan Commission shall review a conditional use permit application for compliance with this section at a public hearing within 90 days of receipt of a complete application, in accordance with Subsection F(3) above, to ensure said application is in accordance with the following requirements:

[1] Siting and construction of towers and antennas, and necessary associated buildings, structures, and equipment (hereafter, collectively "appurtenances") shall balance the federal interest (Sec. 704 Telecommunications Act of 1996) regarding telecommunications towers and antennas with the Village interest in regulating land uses within its borders;

[2] Siting and construction of towers, antennas, and appurtenances shall be done in a manner so as to protect other uses from the potential adverse impacts of said antennas, towers, and appurtenances, encourage co-location, minimize adverse visual impact through design, landscaping, visual screening and camouflaging techniques, consider the health and safety of antennas, towers, and appurtenances, and avoid potential damage to property or individuals due to tower/antenna mechanical failure;
[3] Siting and construction of towers, antennas, and appurtenances shall comply with all applicable Walworth County, state, and federal building codes, as well as applicable standards for towers and antennas published by the Electronic Industries Association;
[4] Siting and construction of towers, antennas, and appurtenances shall be in a manner so as to blend in, to the fullest extent possible, with the character of adjacent and proximate lands and not be readily visible, except as may be required by the Federal Aeronautics Administration or Federal Communications Commission;
The applicant is proposing to install landscaping and evergreen trees around the entire compound.
[5] Towers shall be monopole design unless recommended otherwise by the Village Engineer. Options for alternate designs shall be reviewed by the Planning Commission. Towers utilizing guy wires are not allowed;
The applicant is proposing a monopole design.
[6] Towers shall be designed structurally, electronically, and in all respects to accommodate the applicant's antenna and comparable antenna for up to two additional uses, to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights;
The applicant is proposing a design that will accommodate up to four tenants.
[7] Towers shall not be artificially lighted unless required by the Federal Aeronautics Administration or other applicable authority and, if lighting is required, it shall be designed in a manner so as to cause the least amount of disturbance as possible to any affected viewshed or property owners;
The tower will not be lit.
[8] Towers shall comply with the obstruction and marking requirements of the Federal Aeronautics Administration in cooperation with the Federal Communications Commission and if dual lighting systems are proposed for use, white strobe lighting only shall be used during daylight hours and red strobe lighting only shall be utilized during night hours;
The tower will not be lit.
[9] No signs, other than warning or equipment information signs, shall be located on a tower;
The applicant will not install signage.
[10] Towers shall be set back from lot lines, easements, and streets (roads) a minimum of 105% of the tower's height, including antennas and lights, except as modified by § 66.0404(2)(g), Wis. Stats. If any portion of a lot is being leased for the tower, the boundary of the leased area shall be considered the lot line. Appurtenances shall comply with the requirements of the zoning district in which they are located;
The applicant has provided a fall radius letter per State Statute.
[11] A tower's minimum and maximum height shall be as follows:

[a] Monopole: 200 feet or more;
[b] Monopole and self-support: 201 feet to 300 feet;
[c] Monopole and guy wire: 301 feet or greater;

It shall be noted that per ordinance the proposed tower is shorter than 200 feet, however, our Village Ordinance is contradictory with State Statute, and it shall be the Zoning Administrators professional opinion that a minimum height of 200' not be required. This ordinance shall be reviewed for consistency and compliance with all State requirements.

[12] A tower shall be sited not less than 5,280 feet from another, whether located in the Village or an adjacent local government unit, unless for reasons beyond the applicant's control, such as unusual or unique topography, with distances between towers measured by a straight line between the base of the towers;

The applicant has provided documentation showing this requirement is met as part of the application.

[13] Towers and antennas shall be shielded, filtered, and grounded in a manner consistent with Federal Communications Commission and the Electronic Industries Association guidelines so as to minimize the possibility of interference with locally received transmissions;

Provided

[14] Appurtenances shall be placed underground if feasible given site conditions and screened from view by suitable vegetation, except where a design of nonvegetative screening better reflects and complements the character of the surrounding area. The tower base and appurtenances shall be fenced with materials impervious to sight and secured so as to make the site inaccessible to the general public. Fencing shall not exceed six feet in height and shall be painted or coated in nonreflective material;

The applicant has provided statement that it is not feasible to place the appurtenances underground, therefore they are proposing plantings around the entire compound, as well as a 6 foot fence with barbed wire to secure the facility. It is the Zoning Administrator's recommendation to allow a privacy fence as a part of this conditional use, but to have the applicant remove all barbed wire, as this is not code compliant, or permitted in the Village.

[15] The applicant shall demonstrate that the equipment planned for the proposed tower cannot be accommodated on an existing tower. The Village may determine that it is necessary to consult with a third party considering the feasibility of accommodating said equipment on an existing tower, with all reasonable costs and expenses associated with such consultation borne by the applicant. The applicant may provide names to the Village of qualified third-party consultants. The consultant shall undertake due diligence and provide a report with sufficient data to substantiate all of the following:

[a] No existing towers are located within the geographic region required to meet the applicant's engineering requirements;

[b] Existing towers are not of sufficient height to meet the engineering requirements;

[c] Existing towers do not have the structural capacity to support the applicant's proposed equipment, and the existing tower cannot be reinforced, modified, or replaced to accommodate said equipment at a reasonable cost;

[d] Locating new equipment on an existing tower would cause interference affecting the usability of the other existing or planned equipment at the tower, or the existing equipment would cause interference with the applicant's proposed equipment and the interference cannot be prevented at a reasonable cost; and

[e] The fees, cost, or contractual provisions required to share an existing tower are cost prohibitive;

The applicant has provided statement that there are no other structures in the area that can accommodate the wireless providers except the Williams Bay water tower, which they have been asked to vacate.

[16] Antennas mounted on buildings or structures not built specifically for the purpose of mounting said antennas shall meet all of the following:

[a] No antenna, including all mounting structures, lights, and any additional equipment, shall exceed 10 feet above the roof surface upon which it is mounted;

[b] No more than four nonreflective panel antennas shall be installed, with the total area of antennas per provider not to exceed 1,440 square inches, and no single antenna to exceed 480 square inches;

[c] All antennas and support buildings/structures shall be screened from view and architecturally compatible with the building or structure on which it is mounted; and
[d] All equipment enclosures shall be located underground, if site conditions permit, or located within the building/structure on which the antenna is mounted, and said equipment shall be architecturally compatible with the building/structure;
Not Applicable. The applicant is not proposing antennas.
[17] The tower owner shall offer space for additional antennas at current market rates, if co-location is undertaken; and
The applicant is making space available for other tenants for future use.
[18] The application shall comply with all applicable aspects of the Village's Building Code and Zoning Ordinances.

(5) Recommendation and action. After review and public hearing, the Plan Commission shall take action no later than 90 days from the date which the applicant was notified that the application was complete to approve, approve with conditions, or deny with substantial evidence the conditional use permit application.

(6) Issuance or denial notification.

(a) The applicant shall be notified, in writing, of the final decision within 10 days of the Plan Commission's action. If the Plan Commission's decision is to disapprove the application, a written notification with substantial evidence which supports such decision shall be sent to the applicant.

(b) If the conditional use permit application is approved, it shall be subject to all of the following:

[1] A performance bond in the amount of $20,000 to guarantee that the tower/antenna and appurtenances will be removed when no longer in operation. The Village will be named as obligee in the bond and must approve the bonding company; and

[2] Stipulation of submittal of a "Tower/Antenna Annual Information Review Report" (hereafter, "report"), on a form provided by the Village, on or before January 31 of each year. The purpose of the report is to provide the Village with accurate current information concerning the tower/antenna owner(s) and provider(s) offering or providing wireless communication services within the Village and information on the wireless communication tower facilities so operated or utilized so as to assist the Village in administration and enforcement of this section and ensure Village compliance with Village, Walworth County, state and federal standards and requirements. The report shall include all of the following: tower/antenna owner and operator name(s), address(es), phone number(s), and relevant contact person(s); proof of bond and proof of insurance; and number of co-location positions designated, occupied, or vacant in the Village and evidence of compliance with this section.

Respectfully submitted,

Allison Schwark
Zoning Administrator

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: $240.00

Physical Address of Site: 38 SOUTH WALWORTH AVE

Tax Parcel Number: WWUP 00062B

Project or Development Name: LAND DIVISION

Applicant
Name: TERRENCE W BULFIN
Mailing Address: 9010 LAKE WASHINGTON BLVD NE,
BELLEVUE, WA 98004
eMail: twaltbulfin@gmail.com
Phone: 206-300-4978

Owner of Site
Name: SAME AS APPLICANT
Mailing Address: _____
eMail: _____
Phone: _____

Legal Representative
Name: SAME AS APPLICANT
Mailing Address: _____
eMail: _____
Phone: _____

Architect, Engineer, Contractor
Name: NONE
Mailing Address: _____
eMail: _____
Phone: _____

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

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

Current Zoning of Site: SF-6 **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: _____

Proposed type of structure of use: FUTURE

Proposed use of structure or site: FUTURE

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):
THE ATTACHED CSM SHOWS THE METES AND BOUNDS OF EXISTING PARCEL WWUP 00062B. THERE IS AN EXISTING 30 FOOT WIDE UTILITY EASEMENT RUNNING EAST/WEST FROM THE WALWORTH AVE RIGHT-OF-WAY THAT IS APPROXIMATELY IN THE MIDDLE OF THE WALWORTH AVE PROPERTY LINE. IT IS PROPOSED TO DIVIDE THE EXISTING PARCEL INTO TWO PARCELS WITH THE NEW COMMON PROPERTY LINE IN THE MIDDLE OF THE EXISTING UTILITY EASEMENT.. THIS IS SHOWN AS PROPOSED LOTS 1 & 2 ON THE CSM.

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

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

Print Applicant's Name: TERRENCE W BULFIN **Date:** 11/14/2025

Signature of Applicant: Terrence W Bulfin

FARRIS, HANSEN & ASSOC. INC.

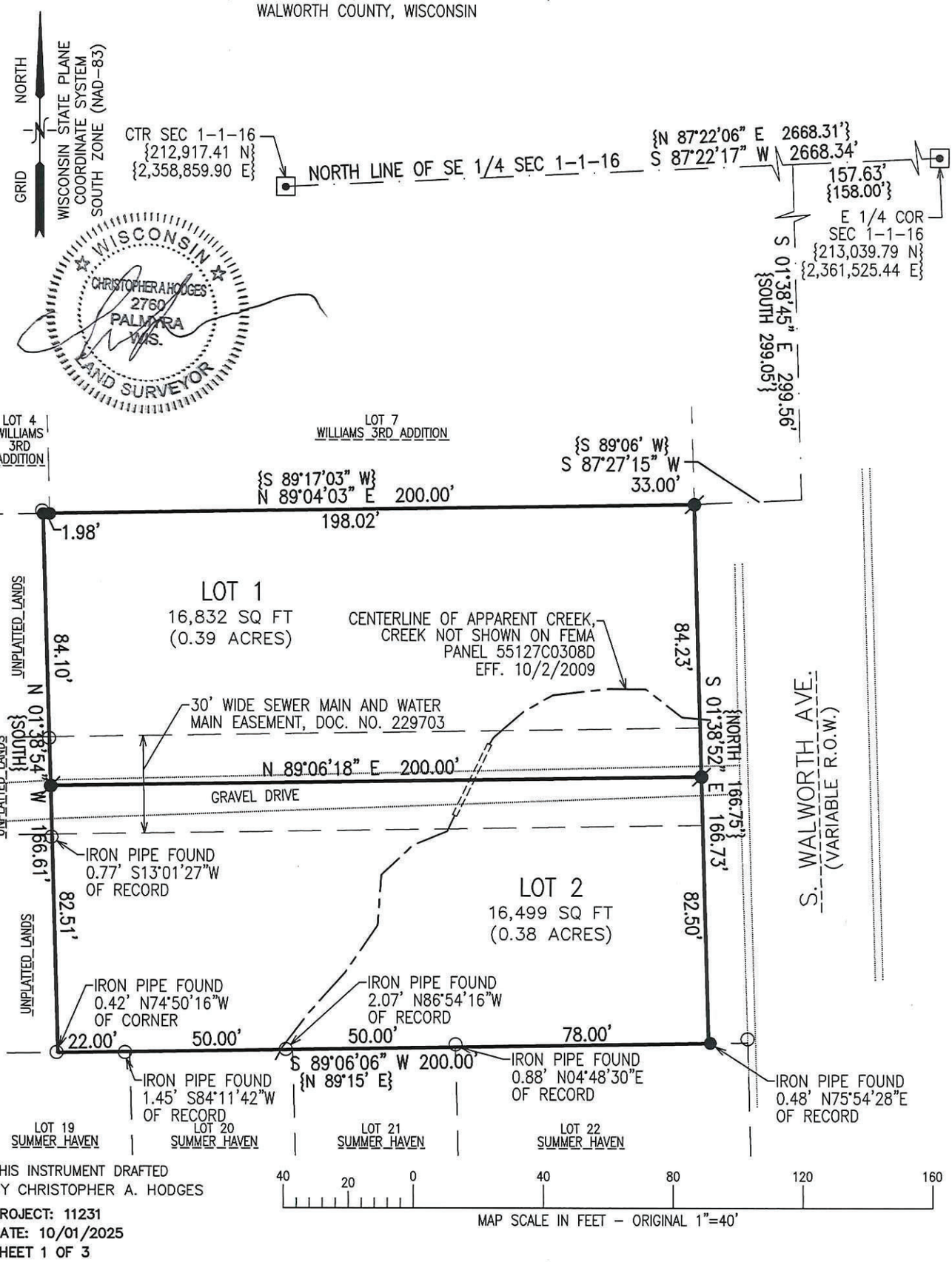
7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
e–mail: office@farrishansen.com

OWNERS:
DANIEL BULFIN & TERRANCE BULFIN; ETAL
9042 EWING AVE
EVANSTON, IL 60203

ZONING: SF–6
SOILS: MwC2

CERTIFIED SURVEY MAP NO._____

A PARCEL OF LAND LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN



THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 11231
DATE: 10/01/2025
SHEET 1 OF 3

A PARCEL OF LAND LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. HODGES, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF DANIEL BULFIN & DANIEL BULFIN; ETAL, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE VILLAGE OF WILLIAMS BAY, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

A PARCEL OF LAND LOCATED IN THE PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST; THENCE S 87DEG 22MIN 17SEC W, 157.63 FEET; THENCE S 01DEG 38MIN 45SEC W, 299.56 FEET; THENCE S 87DEG 27MIN 15SEC W, 33.00 FEET TO POINT OF BEGINNING; THENCE S 01DEG 38MIN 52SEC, 166.73 FEET; THENCE S 89DEG 06MIN 06SEC W, 200.00 FEET; THENCE N 01DEG 38MIN 54SEC W, 166.61 FEET; THENCE N 89DEG 04MIN 03SEC E, 200.00 FEET TO POINT OF BEGINNING.

CONTAINING 33,331 SQUARE FEET (0.77 ACRES) OF LAND, MORE OR LESS.

DATED: October 9, 2025

CHRISTOPHER A. HODGES PLS 2760

WISCONSIN
CHRISTOPHER A HODGES
2760
PALMYRA
WIS.
LAND SURVEYOR

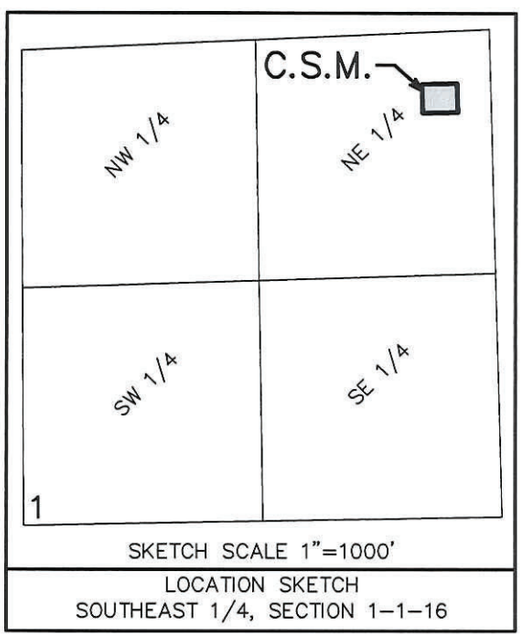
VILLAGE OF WILLIAMS BAY APPROVAL

APPROVED BY THE VILLAGE OF WILLIAMS BAY, WISCONSIN ON THIS _____ DAY OF _____, 2025.

_____
AUTHORIZED SIGNATURE FOR THE VILLAGE OF WILLIAMS BAY

LEGEND

- ⊡ = CONC. MONUMENT w/BRASS CAP
- ○ = IRON PIPE FOUND 1 3/8" O.D.
- ● = IRON REBAR FOUND 3/4" O.D.
- ⦿ = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- {XXX} = RECORDED AS



SKETCH SCALE 1"=1000'

LOCATION SKETCH
SOUTHEAST 1/4, SECTION 1–1–16

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 11231
DATE: 10/01/2025
SHEET 2 OF 3

A PARCEL OF LAND LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO._____

OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE VILLAGE OF WILLIAMS BAY AND WALWORTH COUNTY.

_____ _____
DANIEL BULFIN OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED DANIEL BULFIN & TERRANCE BULFIN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____, _____
NOTARY PUBLIC COMMISSION EXPIRES

_____ _____
TERRANCE BULFIN OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED DANIEL BULFIN & TERRANCE BULFIN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____, _____
NOTARY PUBLIC COMMISSION EXPIRES

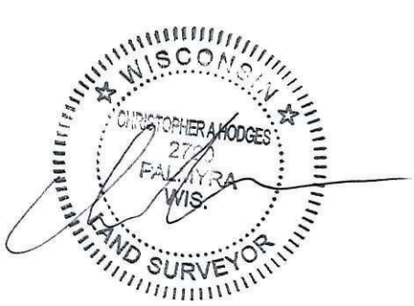
_____ _____
JOANNE PROKOP OWNER DATED

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED DANIEL BULFIN & TERRANCE BULFIN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

_____, _____
NOTARY PUBLIC COMMISSION EXPIRES



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 11231
DATE: 10/01/2025
SHEET 3 OF 3

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
July 7, 2026

Prepared: June 30, 2026

APPLICANT: Terrence Bulfin (Owner)
TAX KEYS: WWUP 00062B
STREET ADDRESS: Vacant Lot in front of 38 S Walworth Avenue, Williams Bay, WI 53191

The applicant is requesting approval of a 2 lot Certified Survey Map (CSM). The proposed CSM would separate one existing vacant parcel into two separate parcels. Lot 1 consisting of 16,832 square feet, and Lot 2 consisting of 16, 499 square feet. As you can see below the existing vacant parcel has been serving as an access to both 38 S Walworth Avenue and 32 S Walworth Avenue. The proposal would split the current access drive onto two separate parcels.

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

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375-0600 *Certified Survey Map.*

The existing parcel is currently zoned SF-6, Village Residential District. The new proposed parcels are required to comply with the following requirements:

Figure 390-0212
Density, Intensity, and Bulk Regulations in the Village Residential Zoning District

	Residential Uses	Nonresidential Uses
Minimum lot area	7,200 square feet	12,000 square feet
Maximum gross density	6 du per acre	N/A
Minimum gross floor area	900 square feet/level	N/A
Maximum building coverage of lot	30%	
Minimum landscape surface ratio	50%	
Minimum lot width	60 feet	

It appears that the current proposed CSM complies with all of the above requirements for the SF-6 Zoning District.

At this time, staff recommends approval of the proposed Certified Survey Map with the following conditions:

1. **Access easement agreements be drafted, reviewed by Village Zoning Administrator, and recorded in conjunction with the Certified Survey Map.**

Respectfully submitted,

Allison Schwark
Zoning Administrator

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: N3181 STATE HIGHWAY 67 LAKE GENEVA WI 53147

Tax Parcel Number: FA 3956 00001 & FA 3956 00002

Project or Development Name: LAKELANDS COMMUNITY CHURCH MASTER PLAN - PHASE I

Applicant
Name: RICHARD HOLT, EXECUTIVE PASTOR
Mailing Address: N3181 STATE HIGHWAY 67 LAKE GENEVA WI 53147
eMail: RICHARD@LAKELANDS.CHURCH
Phone: (262) 374-4521

Owner of Site
Name: LAKELANDS COMMUNITY CHURCH, INC.
Mailing Address: N3181 STATE HIGHWAY 67 LAKE GENEVA WI 53147
eMail: RICHARD@LAKELANDS.CHURCH
Phone: (262) 374-4521

Legal Representative
Name:
Mailing Address:
eMail:
Phone:

Architect, Engineer, Contractor
Name: Pete SCHNEIDER, PARTNER, GROTH DESIGN GROUP
Mailing Address: 600 W. VIRGINIA ST. MILWAUKEE WI 53204
eMail: PSCHNEIDER@GDG-ARCHITECTS.COM
Phone: (262) 327-0319

Legal Description of Site (Attach separate sheet if additional space is needed):
LOT 2 CERTIFIED SURVEY NO. 3956 AS RECORDED IN VOL. 24 OF C.S. ON PAGE 179 WORK LOCATED IN NE 1/4 + SE 1/4 NE 1/4 SEC 25 T2N R15E 114,043B SQ FT OMITS F D 25-1

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

Current Zoning of Site: _____ **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: _____

Proposed type of structure of use: MASTER PLAN TO 2031 INCLUDING EDUCATION SPACE, AUDITORIUM SEATING AND GATHERING SPACE CONSISTING OF NEW BUILDING, PARKING EXPANSION AND CONSTRUCTION
Proposed use of structure or site: OF TURN LANES AS APPROVED BY WISDOT ON STH 67.

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):
BUILDING, PARKING + TRAFFIC FLOW MODIFICATIONS FOR AN EXISTING CHURCH.

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 PROPERTY IS LOCATED IN THE TOWN OF DELAVAN.

Print Applicant's Name: RICHARD HOLT, EXECUTIVE PASTOR **Date:** 6/24/26

Signature of Applicant: Richard Holt

AFFIDAVIT OF CORRECTION

Document Number | Document Title

STATE OF WISCONSIN)
)ss
COUNTY OF WALWORTH)

PURSUANT TO WISCONSIN STATUTE 236.295, I, CHRISTOPHER A. HODGES, REGISTERED LAND SURVEYOR, S-2760, HEREBY MAKE THIS AFFIDAVIT FOR THE PURPOSE OF REMOVINIG A PORTION OF THE ACCESS ON CERTIFIED SURVEY MAP NO. 3956 RECORDED WITH THE WALWORTH COUNTY REGISTER OF DEEDS ON JUNE 22, 2006 AS DOCUMENT NO. 680324, LOCATED IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN,
MORE PARTICULARLY DESCRIBED IN EXHIBIT *nAn* ATTACHED HERETO.

IN WITNESS WHEREOF THE UNDERSIGNED HAS SIGNED THIS AFFIDAVIT OF CORRECTION THIS 25TH DAY OF JUNE, 2025.

CHRISTOPHER A. HODGES S-2760

STATE OF WISCONSIN)
)ss
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS 25th DAY OF JUNE, 2026, THE ABOVE NAMED CHRISTOPHER A. HODGES, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

DAVID H. CARPENTER NOTARY PUBLIC, WALWORTH COUNTY, WI

MY COMMISSION EXPIRES: APRIL 3, 2026

Recording Area

Name and Return Address

FARRIS, HANSEN & ASSOCIATES, INC.
7 RIDGWAY COURT - P.O. BOX 437
ELKHORN, WI 53121

FA3956QQQQ2

Parcel Identification Number (PIN)

LAKELAND COMMUNITY CHURCH, INC

APPROVED THE REMOVAL OF A PORTION OF "NO ACCESS" CREATED ON CERTIFIED SURVEY MAP NO. 3956, ON THIS 19 DAY OF August, 2025.

Executive Pastor
AUTHORIZED SIGNATURE FOR THE LAKELAND COMMUNITY CHURCH, INC

HEATHER FOULKES NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)
)ss
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS 19 DAY OF August, 2025, THE ABOVE NAMED TRUSTEE OF THE AMANDA ANDERSON TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES 11-1-28 17-9.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE

This information must be completed by submitter: Document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. WRDA Rev. 12/22/2010

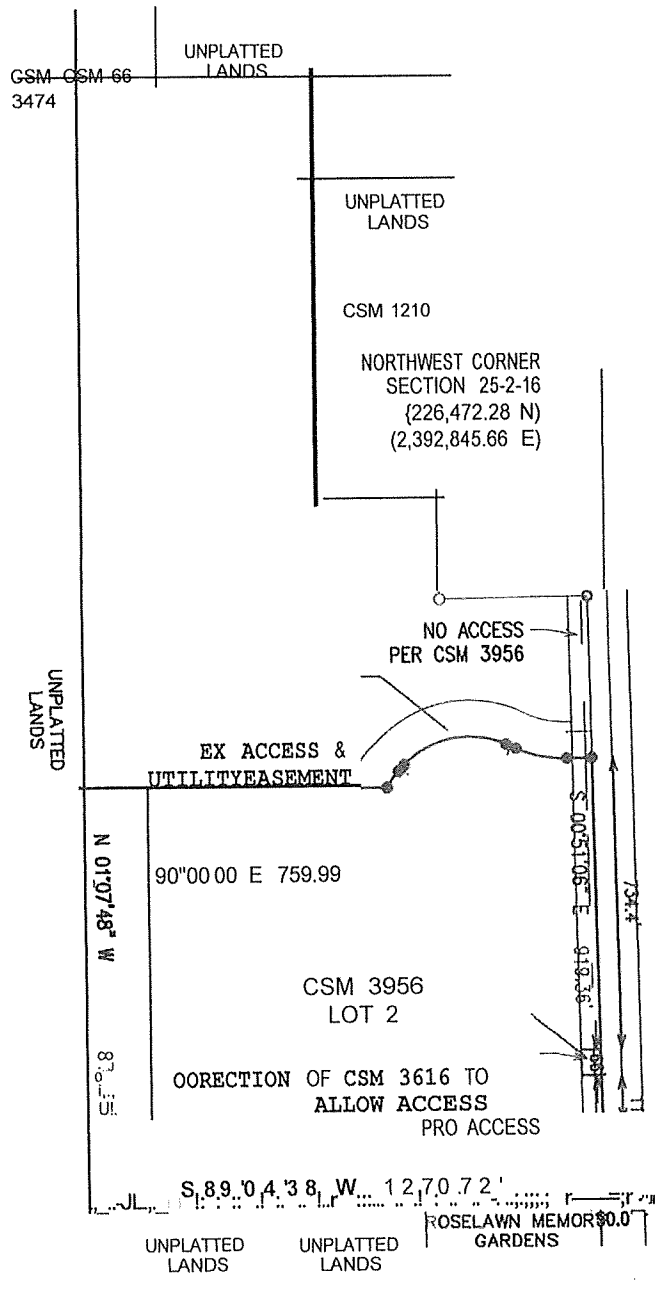
This instrument was drafted b Christo her A. Hod es

AFFIDAVIT OF CORRECTION

Document Number | Document Title

EXHIBIT A

THAT PORTION OF SHEET 1 OF CERTIFIED SURVEY MAP NO. 3956 WITH A PORTION OF "NO ACCESS" REMOVED



Recording Area

Name and Return Address

FARRIS, HANSEN & ASSOCIATES, INC.
7 RIDGWAY COURT - P.O. BOX 437
ELKHORN, WI 53121

FA395600002

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT DO NOT REMOVE

This information must be completed by submitter: Document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. WRDA Rev. 12/22/2010

This instrument was drafted b Christo her A. Hod es

AFFIDAVIT OF CORRECTION

Document Number | Document Title

Recording Area

Name and Return Address

FARRIS, HANSEN & ASSOCIATES, INC.
7 RIDGWAY COURT - P.O. BOX 437
ELKHORN, WI 53121

FA395600002

Parcel Identification Number (PIN)

WALWORTH COUNTY APPROVAL

RESOLVED THAT THIS AFFIDAVIT OF CORRECTION IS HEREBY APPROVED THIS __ DAY OF ------ 2025.

AUTHORIZED SIGNATURE FOR WALWORTH COUNTY

TOWN OF DELAVAN APPROVAL

RESOLVED THAT THIS AFFIDAVIT OF CORRECTION IS HEREBY APPROVED THIS 21 DAY OF April 2026.

X Mary Kriejasen
AUTHORIZED SIGNATURE FOR TOWN OF DELAVAN

EXTRATERRITORIAL PLAT APPROVAL

RESOLVED THAT AFFIDAVIT OF CORRECTION, LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE VILLAGE OF WIWAMS BAY, IS HERBY APPROVED THIS ____DAY OF_____ 2026

CITY MAYOR

ATTEST: _____
CITY CLERK

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE

This information must be completed by submitter: Document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. WRDA Rev. 12/22/2010

This Instrument was drafted by Christopher A. Hodges

PAGE 3 OF 3

Evaluation Report
Plan Commission Meeting
July 7, 2026

Prepared: June 30, 2026

APPLICANT: Lakeland Community Church, Inc. (Owner) Richard Holt (Applicant)
TAX KEYS: FA395600001 and FA395600002
STREET ADDRESS: N3181 State Highway 67, Lake Geneva, WI 53147

The applicant is requesting approval of an Affidavit of Correction on a previously approved and executed CSM, #3616, recorded with the Walworth County Register of Deeds. The applicant, Lakeland Community Church, is located in our Extraterritorial Platting Jurisdiction. The Village only has the opportunity and jurisdiction to comment on platting changes, not any proposed zoning changes, or use changes to the site. The applicant is proposing to correct the CSM that had previously been recorded by allowing a small access point off Hwy 67, so that a second exit/entry can be placed. The applicant has been working with WISDOT, Town of Delavan, and Walworth County, and has obtained approval from all jurisdictions. The Village of Williams Bay is considered to be the final reviewer of the proposed Affidavit of Correction.

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375-0600 *Certified Survey Map.*

At this time, staff recommends approval of the proposed Affidavit of Correction for the previously approved CSM #3616 to create a second access point off Hwy 67.

Respectfully submitted,

Allison Schwark
Zoning Administrator

OFFICIAL PUBLICATION

FOR THE

VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING

FOR A

ZONING MAP AMENDMENT-PLANNED DEVELOPMENT OVERLAY

BEFORE THE

PLAN COMMISSION

July 7, 2026 at 6:30 PM

Village Hall Council Room
250 Williams Street

APPLICANT(S): Bayside LLC (Owner), Anthony Navilio (Applicant)

TAX KEY NUMBER: WOP 00053

STREET ADDRESS: 17 W Geneva Street, Williams Bay, WI 53191

Applicant requests to add a PDO- Planned Development Overlay per Section 390-0709 *Planned Development Overlay District,* and review of a General Development Plan to develop a mixed-use structure for residential, and commercial use.

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

Tina Kolls
Village Clerk
Published June 18, 2026 and June 25, 2026

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: 17 W Geneva Street

Tax Parcel Number: WOP 00053

Project or Development Name: Bayside LLC or TBD

Applicant
Name: Anthony Navilio
Mailing Address: PO Box 577
Williams Bay, WI 53191
eMail: Navilio747@gmail.com
Phone: 708-217-4774

Owner of Site
Name: Bayside LLC
Mailing Address: PO Box 577
Williams Bay, WI 53191
eMail: Navilio747@gmail.com
Phone: 708-217-4774

Legal Representative
Name: Anthony Navilio
Mailing Address: PO Box 577
Williams Bay, WI 53191
eMail: Navilio747@gmail.com
Phone: 708-217-4774

Architect, Engineer, Contractor
Name: Ryan Cardinal Engineering
Mailing Address: 526 S Wells St, Lake Geneva, WI 53147
eMail: ryan@plansurveyengineer.com
Phone: (262) 757-8776

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

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

Current Zoning of Site: VC **Current Overlay Districts of Site:**

Proposed Zoning of Site: VC PDO

Proposed type of structure of use: Mixed Use / Townhouse / Residential

Proposed use of structure or site: Residential Mixed Use / Retail / Commercial

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 sheet

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 sheet

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 sheet

Print Applicant's Name: Anthony C. Navilio **Date:** 02-10-2026

Signature of Applicant: Anthony C Navilio

CARDINAL
Plan | Survey | Engineer

526 S Wells St
Lake Geneva, WI 53147
262-757-8776
talktous@plansurveyengineer.com

General Development Plan (GDP) Narrative

Project Name: 17 W Geneva Street Mixed-Use Development

Location: (Current Addresses) 17 W Geneva Street & 80 S Walworth Ave Williams Bay, WI (Tax Parcel WOP 00053)

Current Phase: Step 3: General Development Plan (GDP)

Date: May 7, 2026

I. Project Identification & Themes

- **Applicant:** Anthony C. Navilio
- **Project Themes and Images:** A coordinated, architecturally cohesive infill development designed to strengthen the "Downtown Gateway". The project utilizes traditional scales and materials compatible with the existing downtown fabric.
- **General Land Use Mix:** A mixed-use configuration consisting of street-level retail/commercial suites and upper-story residential units (townhomes and lofts).

II. Development Density & Intensity (§ 390-0709 G(1)(b)[3])

- **Total Parcel Size:** 0.348 acres (approx. 15,150 sq. ft.)
- **Residential Density:** 6 dwelling units (4 townhomes, 2 lofts).
- **Nonresidential Intensity:** Approximately 3,000 sq. ft. of commercial floor area.
- **Building Coverage:** Total Gross Building Area of approximately 34,000 sq. ft..
- **Natural Features:** The project utilizes the existing site topography and a retaining wall at the rear property line to maintain structural and visual separation.

(continued)

III. PDO Rationale & Requested Variations (§ 390-0709 G(1)(b)[7-8])

As required by ordinance, the following variations from the **Village Center (VC)** base zoning are requested to provide for "community betterment" that standard zoning would otherwise inhibit:

1. Table of Requested Variations:

Standard Requirement	Proposed Variation	Rationale / Community Betterment
Height: 35' Max (§ 390-0218)	**~47' Max** (including roof access enclosure)	Allows modern commercial ceiling heights and screens rooftop mechanical equipment while sitting 5' below street grade.
Rear Setback: 20'	0' Setback	Efficiently utilizes land constrained by the existing retaining wall and reflects traditional downtown zero-lot-line patterns.
Use Mix: Art. 4 Intensity	Flexible Commercial/Residential Ratio	Improves tenant viability and reduces vacancy risk by concentrating retail on the pedestrian corridor.

2. Rear Yard Setback & Retaining Wall Coordination

The Applicant is explicitly requesting a PDO Variation to reduce the required 20-foot rear yard setback to zero (0) feet along the existing retaining wall.

- Engineering & Structural Integrity: The Applicant acknowledges the Village Engineer's requirement for professional structural design.
- FDP Condition: As a condition of the Final Development Plan (FDP) approval, the Applicant will provide detailed structural engineering calculations and a formal Geotechnical Evaluation.
- Neighbor Coordination: Documentation regarding temporary construction access and neighbor permissions for the wall installation will be finalized and submitted during the FDP stage.

3. Delivery Operations & Circulation

The Applicant has revised the delivery strategy to ensure no negative impact on the public right-of-way.

- On-Site Deliveries: The Applicant agrees that no deliveries shall occur within the public travel way of Walworth Avenue or Geneva Street.
- Vehicle Accommodation: All deliveries are expected to be conducted via box-truck style services (USPS/UPS/FedEx/Amazon).
- Turning Exhibits: A Turning Movement Exhibit has been provided to demonstrate that the Village's largest emergency apparatus and standard delivery vehicles can navigate the site internally. Final operational requirements will be confirmed with Emergency Services during the FDP stage.

4. Public Benefit & Infrastructure (Regional Improvements)

The proposed PDO provides significant public benefits that compensate for the requested variations:

- Storm Sewer Investigation: The Applicant proposes to televise and explore existing lines to update the Village's data for this area. This investigative work and subsequent connection constitute a significant public benefit regarding local drainage.
- Regional Water Management: If the Village requires detention beyond standard ordinance requirements to address downstream issues, the Applicant views this as a regional infrastructure improvement. The Applicant is prepared to implement underground detention systems and will seek TIF assistance to offset the costs of these off-site solutions.

IV. Relationship to the Comprehensive Plan (§ 390-0709 G(1)(b)[6])

The project advances the following Village goals:

- **Downtown Vitality:** Promotes reinvestment in the Village center and enhances the pedestrian character of Geneva Street.
- **Housing Diversity:** Provides townhomes, a housing type that supports moderate density while remaining compatible with the neighborhood.
- **Economic Resilience:** Leverages existing infrastructure for compact infill development.

V. Site Relationships & Justification

- **Nearby Properties:** The project maintains compatibility with the adjacent "Frosty Moose" parcel and surrounding downtown architecture.

- **Public Streets:** Commercial frontage is oriented to Geneva Street to enhance the public realm and pedestrian amenities.
- **Public Benefit:** The PDO framework allows for unified site design, shared access, and integrated parking that would not be achievable under standard piecemeal zoning.

VI. Future FDP Staging (§ 390-0709 G(1)(b)[9][b])

Per the phased engineering request, the following will be detailed during the **Final Development Plan (FDP)** stage. These items are being deferred to the FDP by ordinance and because they require "construction-level design" that is only financially and technically viable once the "land use framework" of the GDP is approved

- Final architectural and civil engineering designs
- WDOT right-of-way coordination.
- Final stormwater management and utility connection design.
- Detailed geotechnical and structural engineering for retaining walls.
- Final landscaping and signage plans conforming to Village standards.
- Final delivery agreement coordination
- Final public pavement replacement agreement.
- Final emergency services coordination agreement.

VII. Review and Response to GDP Required Submittal Items (§ 390-0709G(1))

(1) The GDP submittal shall include the following items:

a. A map of the subject site (at a minimum scale of one inch equals 800 feet) showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject site, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds. Said map shall clearly indicate the current zoning of the subject site and its environs, and the jurisdiction(s) that maintains that control. All lot dimensions of the subject site, a graphic scale, and a North arrow shall be provided. Provided as exhibit in submittal documents

b. A general written description of the proposed planned development, including:

i. General project themes and images. Provided in exhibits and narrative

ii. The general mix of dwelling unit types and/or land uses. Provided in exhibits and narrative

iii. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity. Provided in exhibits and narrative

iv. General treatment of natural features. Provided in exhibits and narrative – landscaping plan provided.
v. General relationship to nearby properties and public streets. Provided in exhibits and narrative
vi. General relationship of the project to the Comprehensive Plan. Provided in exhibits and narrative
vii. A statement of rationale as to why Planned Development Overlay zoning is proposed. This statement shall list the standard base zoning district requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed planned development project. Provided in exhibits and narrative
viii. A written description of potentially requested exemptions or variations from the requirements of the underlying base zoning district. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the potential adverse impacts created by making exemptions to standard zoning district requirements. Provided in narrative
ix. A GDP map (at a minimum scale of one inch equals 100 feet) of the proposed project showing at least the following information in sufficient detail to evaluate the project against the criteria for approval listed in Subsection G(2) below:
    1. Location of recreational and open space areas and facilities, specifically indicating those areas that would be reserved or dedicated for public acquisition and use. Provided in exhibits and narrative
    2. Statistical data on the minimum lot sizes in the development; the approximate areas of all development lots and pads; density/intensity of various parts of the development; building coverage, landscaping surface area ratio of all land uses; expected staging; and any other plans required by the Plan Commission. Provided in exhibits and narrative
    3. Notations relating the written information provided in Subsection G(1)(b)[9][b] above to specific areas on the GDP map. Provided in exhibits and narrative
    4. A conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in this chapter. Provided in exhibits and narrative
    5. A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from Village standards or common practices. Provided in exhibits and narrative
    6. Written justification for the proposed planned development. Provided in exhibits and narrative

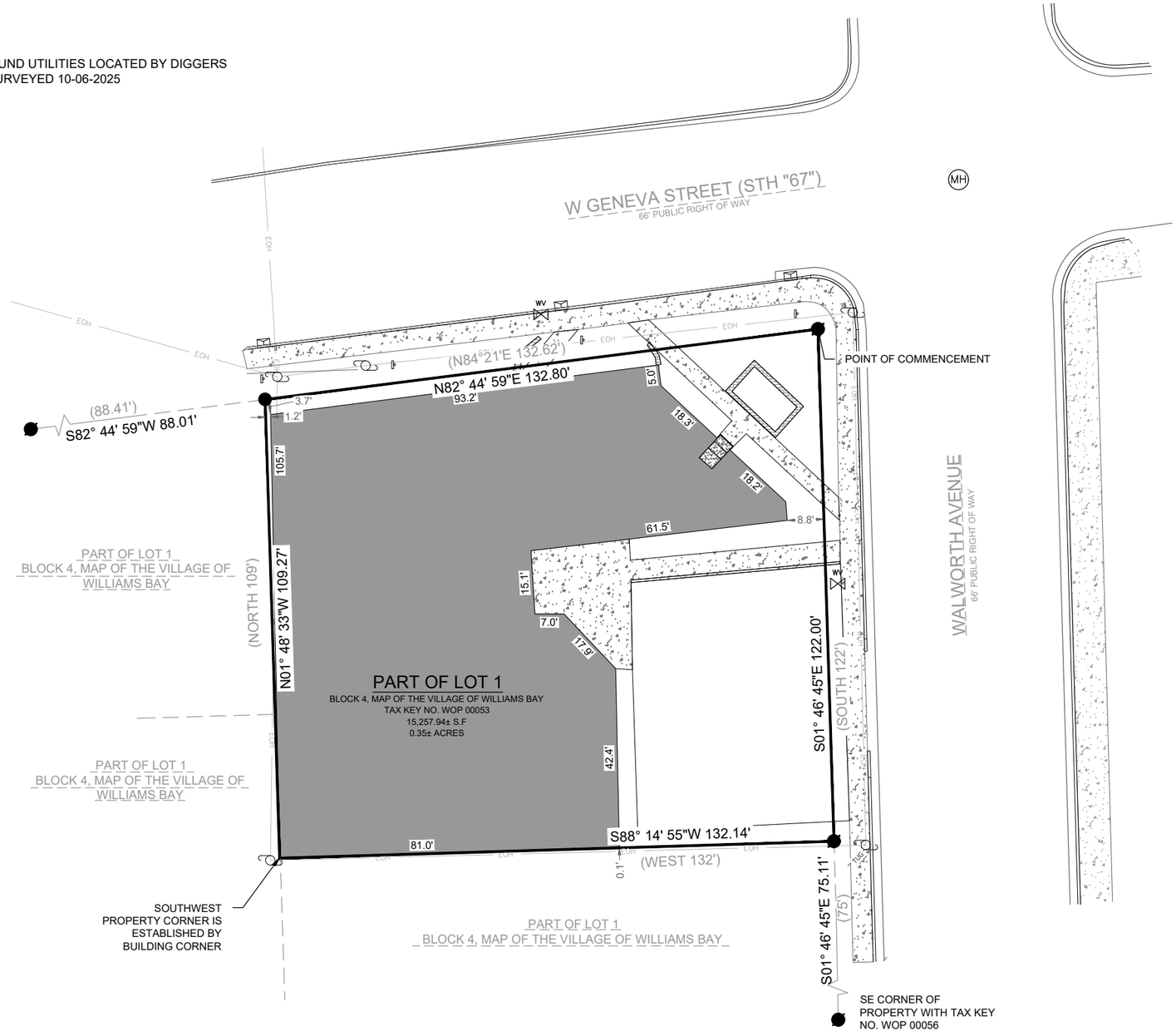
PLAT OF SURVEY

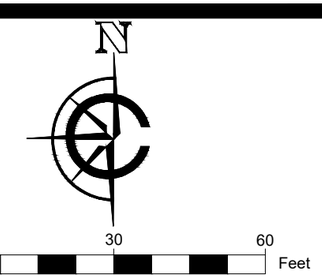
LEGAL DESCRIPTION:
THAT PART OF LOT 1 IN BLOCK 4 OF THE ORIGINAL PLAT OF THE VILLAGE OF WILLIAMS BAY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 IN THE ORIGINAL SUBDIVISION OF WILLIAMS BAY, IN SAID COUNTY OF WALWORTH, STATE OF WISCONSIN; THENCE SOUTH 122 FEET; THENCE WEST 132 FEET; THENCE NORTH 109 FEET TO THE SOUTH LINE OF GENEVA STREET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID STREET TO THE PLACE OF BEGINNING. SAID MAP OF THE VILLAGE OF WILLIAMS BAY BEING DULY RECORDED ON JULY 3, 1889 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 1 PAGE 27C, AND AS DOCUMENT P110352.

NOTE:

1. UNDERGROUND UTILITIES LOCATED BY DIGGERS HOTLINE. SURVEYED 10-06-2025





SCALE: 1" = 30'
SHEET SIZE: 11 x 17

LEGEND

EXISTING FOUNDATION REMAINS	FOUND 1" IRON PIPE
EXISTING ASPHALT	FOUND IRON ROD
EXISTING CONCRETE	UTILITY POLE
EXISTING BRICK	FOUND WATER VALVE
(XX) RECORDED AS	FOUND MANHOLE
EUG EXISTING ELECTRIC UNDERGROUND	FOUND STORM DRAIN
TUG EXISTING TELEPHONE UNDERGROUND	
EOH EXISTING ELECTRIC LINE	

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011). THE SOUTH RIGHT OF WAY LINE OF W GENEVA STREET IS ASSUMED TO BEAR N82°44'59"E.

SURVEY ORDERED BY:
ANTHONY NAVILLO

PROPERTY ADDRESS:
17 W GENEVA STREET,
80 N WALWORTH AVE
WILLIAMS BAY, WI 53191

FIELD WORK COMPLETED ON:
SEPTEMBER 8, 2025

FIELD CREW CHIEF:
LUKE LILLA

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC

WISCONSIN
MICHAEL J. MARTIN
S-2307
EAGLE, WI
LAND SURVEYOR

I, MICHAEL J. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON; BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH CHAPTER A-E.7 "MINIMUM STANDARDS FOR PROPERTY SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THERETO WITHIN ONE(1) YEAR FROM THE DATE HEREOF.

_____ _____
MICHAEL J. MARTIN, PLS #2307 *DATE*

CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 12 / 22 / 2025 JOB No. 25414
SHEET 1 OF 1 GMO

View Looking Northwest

aria GROUP

View Looking Northwest - Walworth Ave. Facades

aria GROUP

Auto Court Stair Looking North

aria GROUP

Trellis at Auto Court Stair

aria GROUP

View Looking Southwest

aria GROUP

Williams Bay Townhomes | Concept Design | January 28th, 2026

View Looking West - Walworth Ave. Facades

aria GROUP

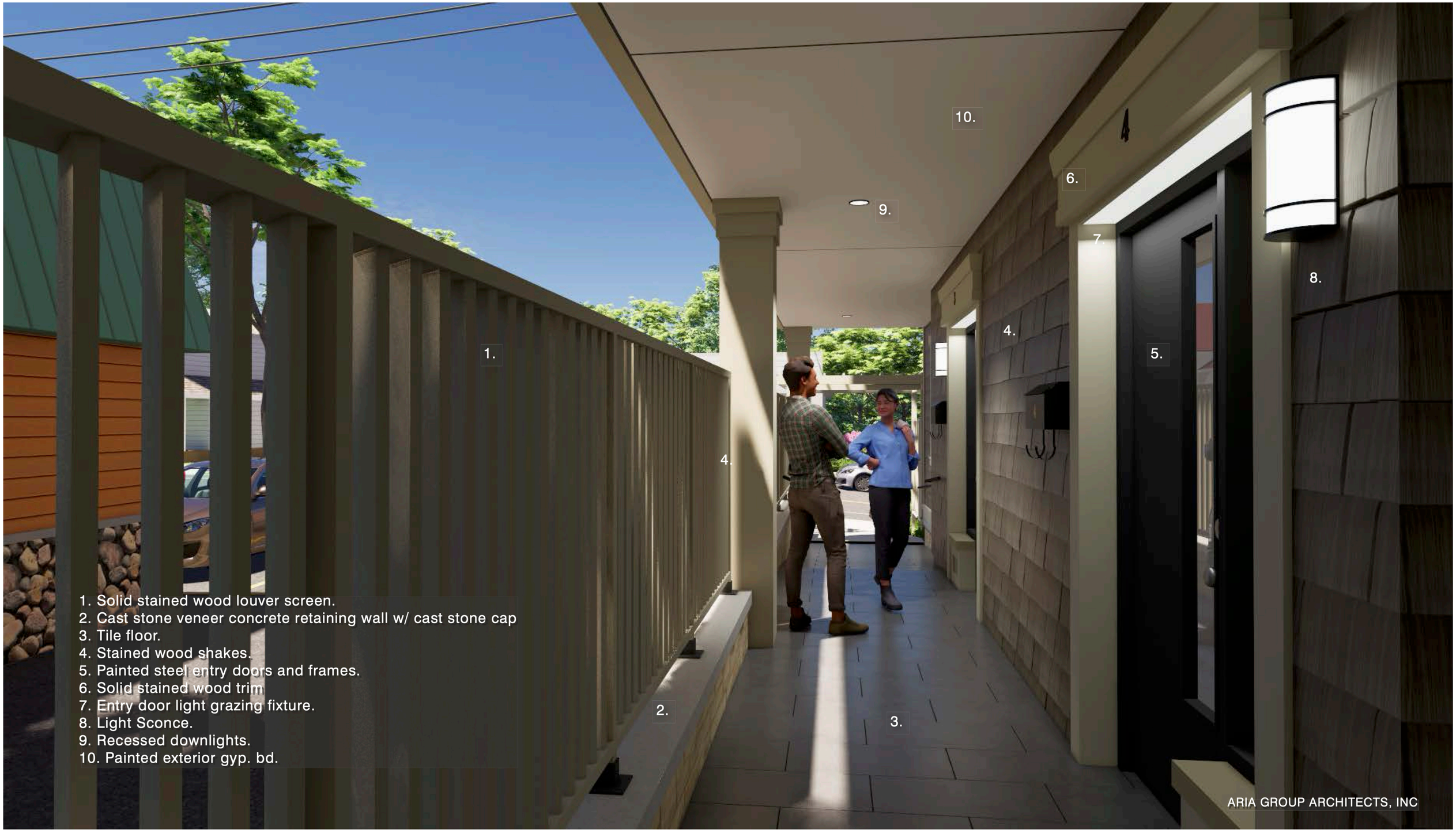
View Looking Southwest

aria GROUP

Williams Bay Townhomes | Concept Design | January 28th, 2026

Townhome Garages and Parking

aria GROUP



1. Solid stained wood louver screen.
2. Cast stone veneer concrete retaining wall w/ cast stone cap
3. Tile floor.
4. Stained wood shakes.
5. Painted steel entry doors and frames.
6. Solid stained wood trim
7. Entry door light grazing fixture.
8. Light Sconce.
9. Recessed downlights.
10. Painted exterior gyp. bd.

ARIA GROUP ARCHITECTS, INC

Townhome Loggia Looking North

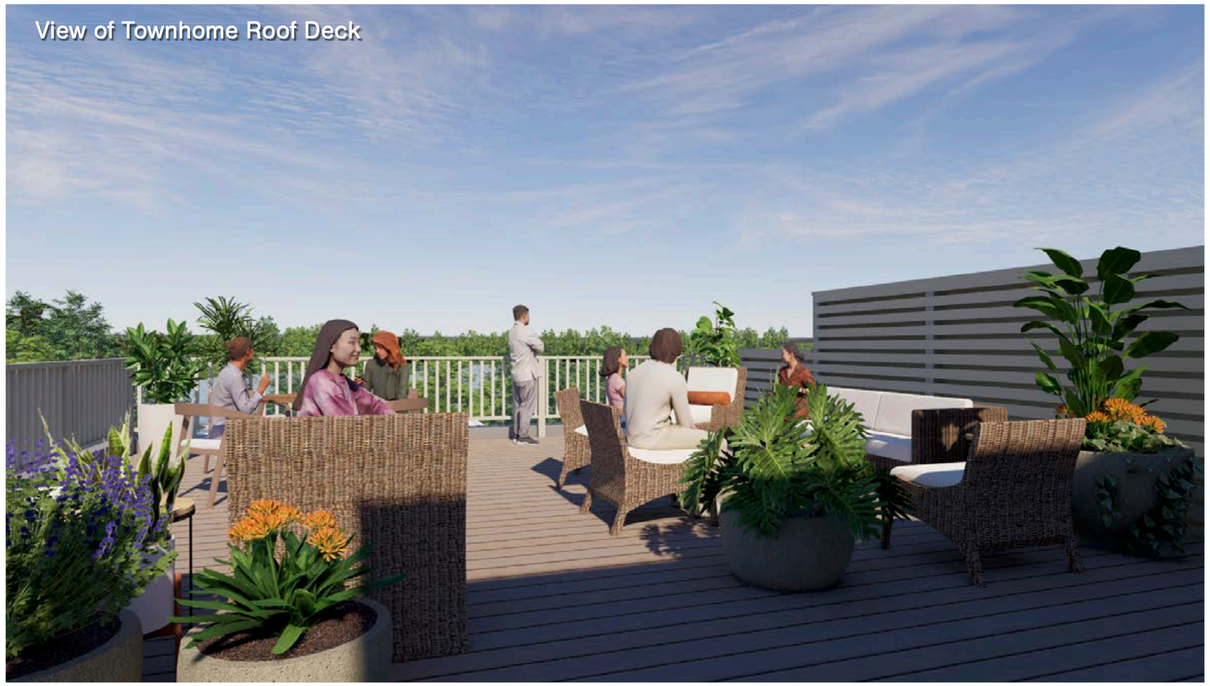
View of Townhome Loggia Looking Southeast

aria GROUP

View Looking Southwest

aria GROUP

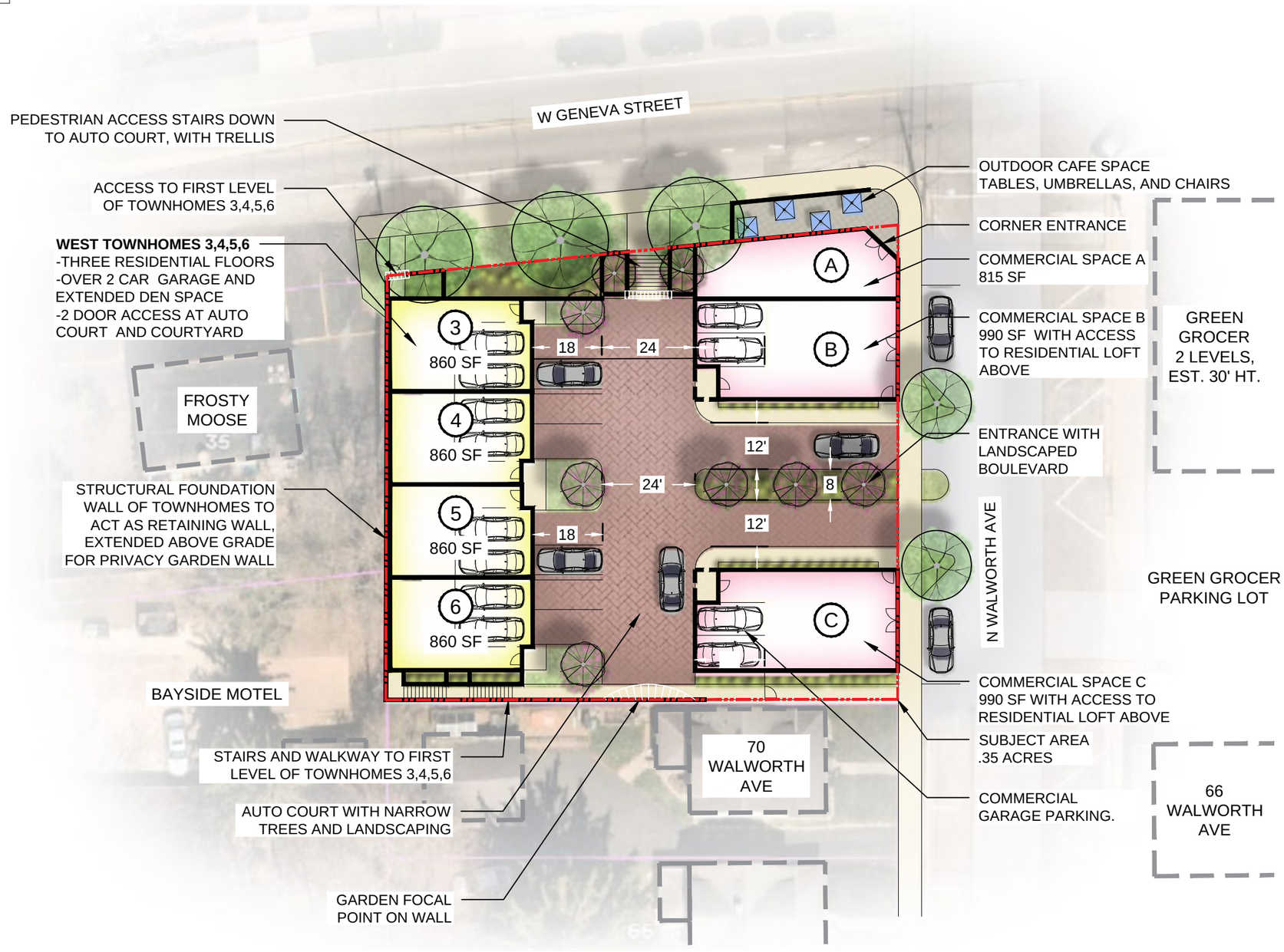
Williams Bay Townhomes | Concept Design | January 28th, 2026

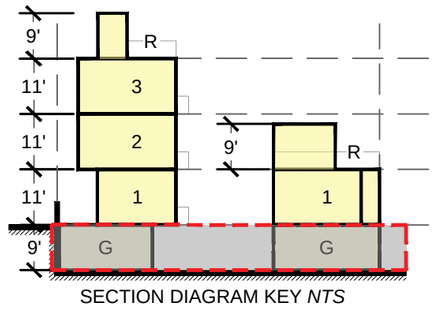


aria GROUP

Misc. Views

Williams Bay Townhomes | Concept Design | January 28th, 2026





SECTION DIAGRAM KEY *NTS*

CONCEPTUAL SITE PLAN CAPACITY STUDIES FOR DISCUSSION PURPOSED ONLY, CONFIDENTIAL, NOT FOR CONSTRUCTION, PLANS ARE DRAWN FROM WEB-BASED WALWORTH CO GIS DATA

COMPACITY STUDY TABLE

BUILDING	USE TYPE	TOTAL LIVABLE (GSF)	LEVEL	LIVING SPACE (GSF)	BALCONY (GSF)	PATIO (GSF)	ROOF DECK (GSF)	GARAGE (GSF)
A	COMMERCIAL	815	G	815	0	450	0	0
B	COMMERCIAL	990	G	990	0	0	0	360
C	COMMERCIAL	990	G	990	0	0	0	360
1	RESIDENTIAL LOFT	2090	1	2090	90	0	0	0
			R	0	0	0	2180	0
2	RESIDENTIAL LOFT	1225	1	1225	125	0	0	0
			R	0	0	0	1225	0
3	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
4	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
5	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
6	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0

SITE PLAN AND GROUND LEVEL DIAGRAM

TOWNHOME & COMMERCIAL DEVELOPMENT

15 SCALE AT 22X34
30 SCALE AT 11X17

0 15 30 60

N

BAYSIDE LLC.
ATTN: ANTHONY NAVILIO
navilio747@gmail.com
708 217 4774
CLIENT/ OWNER

teska associates
627 Grove Street
Evanston, Illinois

17 W GENEVA ST, WILLIAMS BAY WISCONSIN

December 1st, 2025

COMPACITY STUDY TABLE								
BUILDING	USE TYPE	TOTAL LIVABLE (GSF)	LEVEL	LIVING SPACE (GSF)	BALCONY (GSF)	PATIO (GSF)	ROOF DECK (GSF)	GARAGE (GSF)
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			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
4	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
5	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
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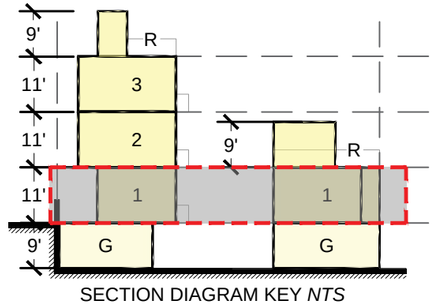
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0



SECTION DIAGRAM KEY *NTS*

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LEVEL 1 DIAGRAM PLAN

TOWNHOME & COMMERCIAL DEVELOPMENT

15 SCALE AT 22X34
30 SCALE AT 11X17

0 15 30 60

N

BAYSIDE LLC.
ATTN: ANTHONY NAVILIO
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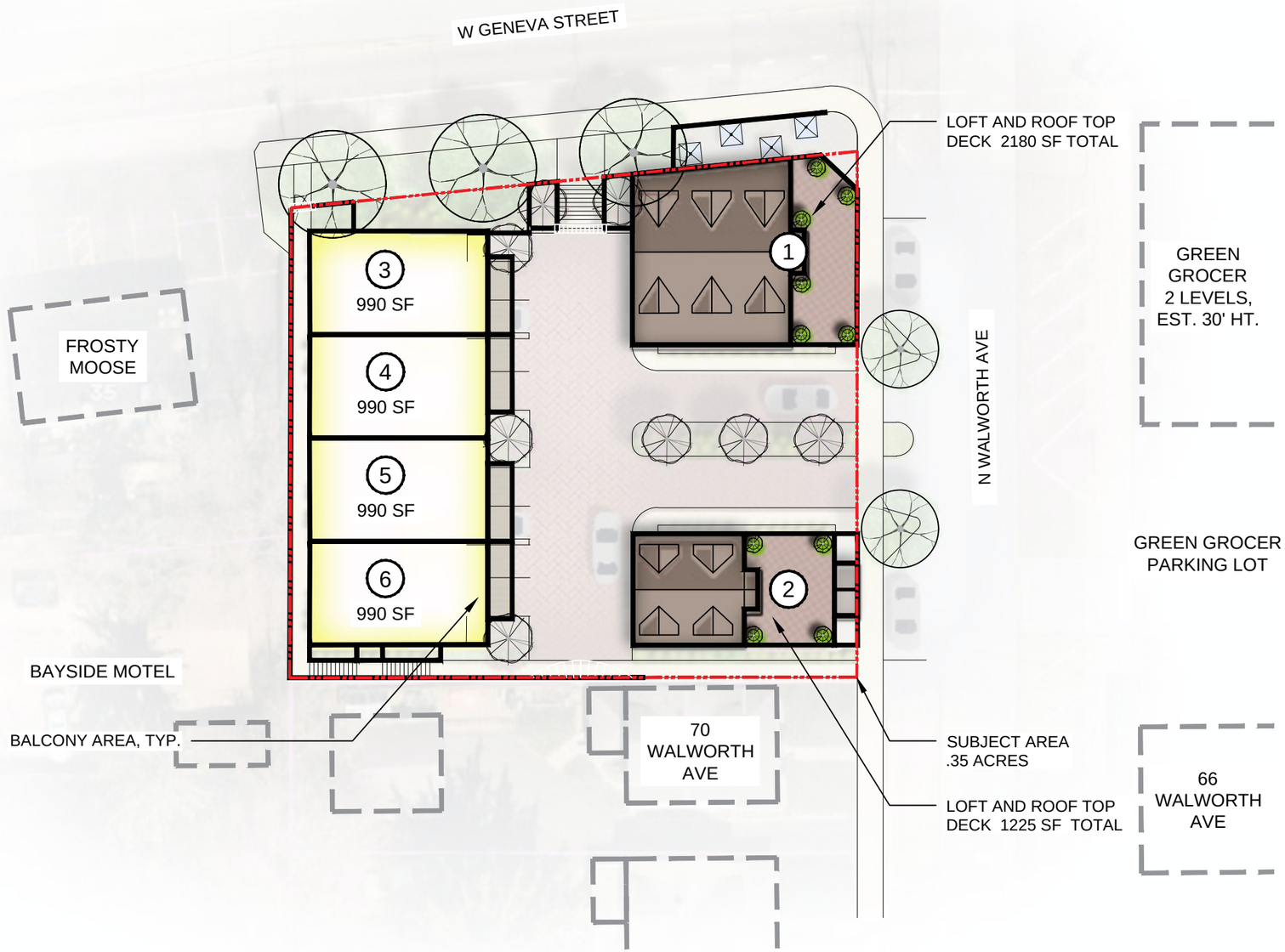
17 W GENEVA ST, WILLIAMS BAY WISCONSIN

December 1st, 2025



COMPACITY STUDY TABLE

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			3	990	100	0	0	0
			R	0	0	0	990	0
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			1	750	100	0	0	0
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			3	990	100	0	0	0
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			2	990	100	0	0	0
			3	990	100	0	0	0
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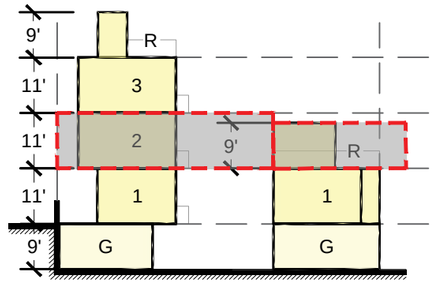

SECTION DIAGRAM KEY *NTS*

CONCEPTUAL SITE PLAN CAPACITY STUDIES FOR DISCUSSION PURPOSED ONLY, CONFIDENTIAL, NOT FOR CONSTRUCTION, PLANS ARE DRAWN FROM WEB-BASED WALWORTH CO GIS DATA

LEVEL 2 DIAGRAM PLAN

TOWNHOME & COMMERCIAL DEVELOPMENT

15 SCALE AT 22X34
30 SCALE AT 11X17

0 15 30 60

N

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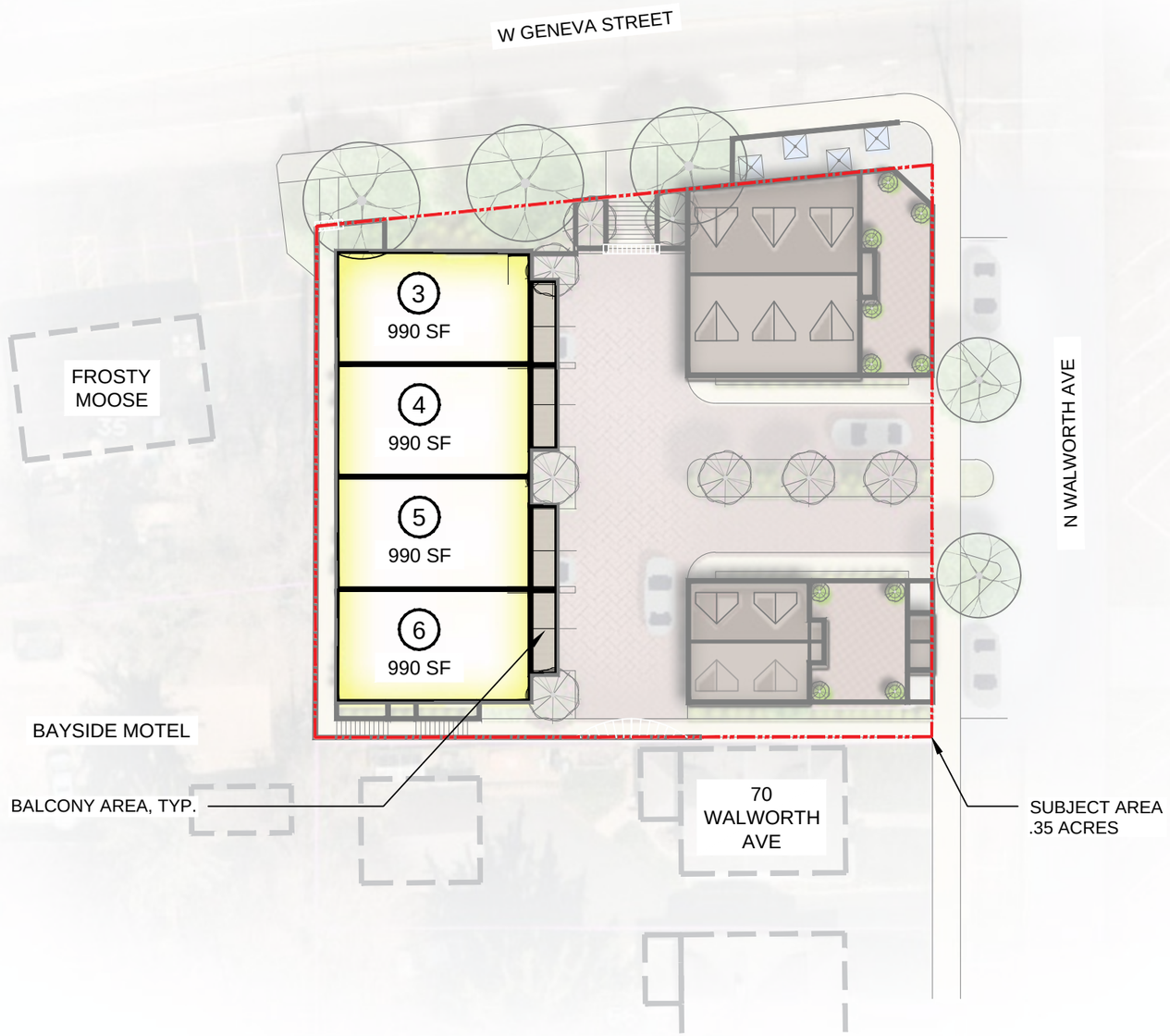
17 W GENEVA ST, WILLIAMS BAY WISCONSIN

December 1st, 2025



COMPACITY STUDY TABLE

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			3	990	100	0	0	0
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			2	990	100	0	0	0
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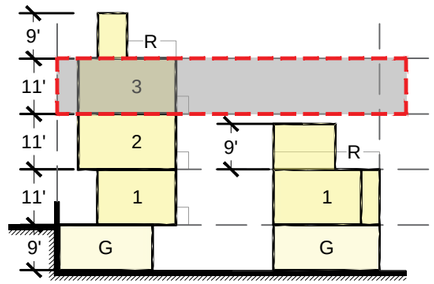
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0



SECTION DIAGRAM KEY *NTS*

CONCEPTUAL SITE PLAN CAPACITY STUDIES FOR DISCUSSION PURPOSED ONLY, CONFIDENTIAL, NOT FOR CONSTRUCTION, PLANS ARE DRAWN FROM WEB-BASED WALWORTH CO GIS DATA

LEVEL 3 DIAGRAM PLAN

TOWNHOME & COMMERCIAL DEVELOPMENT

15 SCALE AT 22X34
30 SCALE AT 11X17

0 15 30 60

N

BAYSIDE LLC.
ATTN: ANTHONY NAVILIO
navilio747@gmail.com
708 217 4774
CLIENT/ OWNER

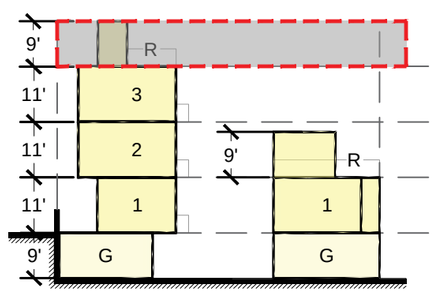
teska associates
627 Grove Street
Evanston, Illinois

17 W GENEVA ST, WILLIAMS BAY WISCONSIN

December 1st, 2025

COMPACITY STUDY TABLE

BUILDING	USE TYPE	TOTAL LIVABLE (GSF)	LEVEL	LIVING SPACE (GSF)	BALCONY (GSF)	PATIO (GSF)	ROOF DECK (GSF)	GARAGE (GSF)
A	COMMERCIAL	815	G	815	0	450	0	0
B	COMMERCIAL	990	G	990	0	0	0	360
C	COMMERCIAL	990	G	990	0	0	0	360
1	RESIDENTIAL LOFT	2090	1	2090	90	0	0	0
			R	0	0	0	2180	0
2	RESIDENTIAL LOFT	1225	1	1225	125	0	0	0
			R	0	0	0	1225	0
3	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
4	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
5	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0
6	RESIDENTIAL TOWNHOME UNIT	3230	G	500	0	0	0	360
			1	750	100	0	0	0
			2	990	100	0	0	0
			3	990	100	0	0	0
			R	0	0	0	990	0



SECTION DIAGRAM KEY *NTS*

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WEST TOWNHOME UNITS ROOF DECK DIAGRAM

TOWNHOME & COMMERCIAL DEVELOPMENT

15 SCALE AT 22X34
30 SCALE AT 11X17

0 15 30 60

N

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17 W GENEVA ST, WILLIAMS BAY WISCONSIN

December 1st, 2025

NAVILIO DEVELOPMENT

SITE IMPROVEMENT PLANS
DECEMBER 5TH, 2025
REV3 04/07/2026

CIVIL DRAWING INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMO PLAN
3	OVERALL SITE PLAN
4	OVERALL GRADING PLAN
5	UTILITY PLAN
6	CONSTRUCTION DETAILS
7	CONSTRUCTION DETAILS
8	CONSTRUCTION DETAILS

REVISION DESCRIPTION:
SHOWED AND SPECIFIED PROPOSED LANDSCAPING AND VEGETATION ON SITE PLAN.
CALLED OUT LAWN RESTORATION NOTES ON SITE PLAN

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:

OWNER: ANTHONY NAVILIO
17 W GENEVA ST,
WILLIAMS BAY, WI 53191
PHONE: 708-217-4774

ENGINEER: RYAN CARDINAL, P.E.
CARDINAL ENGINEERING, LLC
526 S WELLS ST,
LAKE GENEVA, WI 53147
PHONE: 262-757-8776

TOPOGRAPHIC SURVEY INFORMATION:

BASIS OF BEARING: WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

BASIS OF ELEVATION: ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAD-99.

DATE SURVEYED: SEPTEMBER 8, 2025

NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

TITLE SHEET

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
1	PLAN UPDATES	12/18/2025
2	VILLAGE COMMENTS	01/06/2026
3	VILLAGE COMMENTS	04/07/2026

SCALE	1" = 50'
PROJECT NUMBER	25414
DATE	12-05-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

1 OF 8

FILE: G:\Shared drives\2021–2025 Projects\2025\25414 – WOP 00053\DWG\SHEETS\25414 TITLE SHEET.dwg

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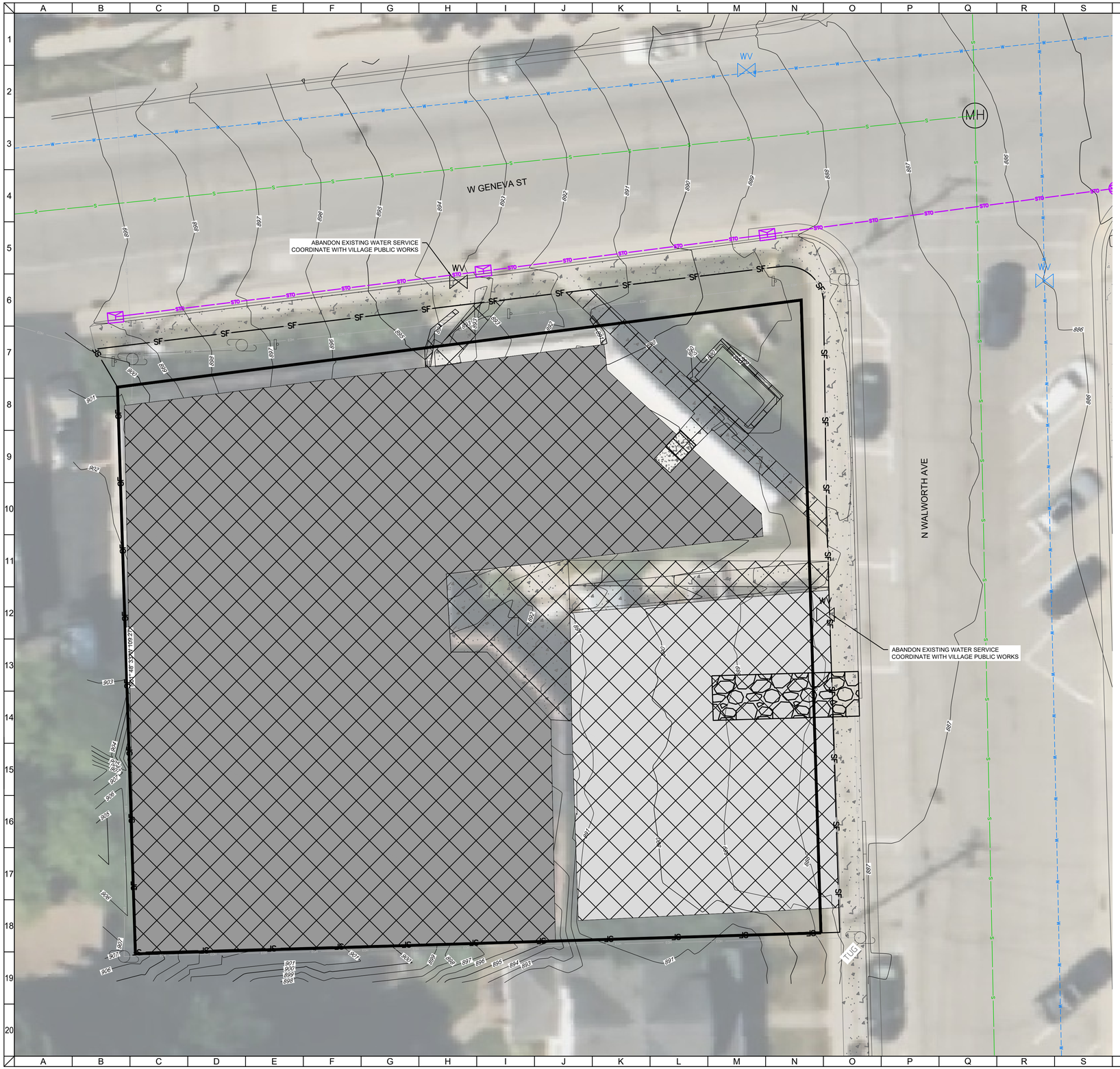

N

0 10 20 Feet

SCALE 1" = 10'
SHEET SIZE: 22 x 34

LEGEND

- EXISTING CONCRETE TO BE DEMO'D
- EXISTING ASPHALT TO BE DEMO'D
- EXISTING STRUCTURE TO BE DEMO'D
- EXISTING STRUCTURE TO BE DEMO'D
- EXISTING MAJOR CONTOURS (Increments of 5)
- EXISTING MINOR CONTOURS (Increments of 1)
- WV — WATER GATE VALVE
- EXISTING UTILITY POLE

CONSTRUCTION SEQUENCING NOTES:

1. RAZE BUILDINGS SO THAT EQUIPMENT DOES NOT TRACK ON BARE SOILS
2. INSTALL TRACKING PAD AND SILT FENCE
3. STRIP REMAINING TOPSOIL AND HAUL OFFSITE
4. CONSTRUCT FOUNDATIONS AND BUILDINGS
5. INSTALL UTILITIES
6. ROUGH GRADE SITE
7. PAVE PARKING AREAS
8. RESTORATION AND LANDSCAPING
9. REMOVE EROSION CONTROL

GENARAL NOTES:

PROPERTY AREA IS 15283.76 SF (0.351 ACRES)

PROJECT DISTURBANCE AREA IS 16968.72 SF (0.390 ACRES)

SAWCUT SIDEWALK, CURB AND GUTTER, AND ROADWAY FOR UTILITY TRENCH. GRANULAR BACKFILL FULL DEPTH AND 3FT BEYOND END OF PAVEMENTS.
IF UNDERMINING OCCURS, REMOVE AND REPLACE IN-KIND. PROTECT ASPHALT EDGE FOR CLEAN BUTT EDGE FOR REPLACEMENT. DOUBLE SAWCUT IF NECESSARY.
SEE UTILITY PLAN.
COORDINATE WITH VILLAGE.
(TYPICAL ALL ROAD CROSSINGS)

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

EXISTING CONDITIONS

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

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NO.	REVISION DESCRIPTION	REV DATE
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3	VILLAGE COMMENTS	04/07/2026

SCALE	1 IN:10 FT
PROJECT NUMBER	25414
DATE	12-05-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

2 OF 8

FILE: G:\Shared drives\2021-2025 Projects\2025\25414 - WOP 00053\DWG\SHEETS\25414 EXISTING CONDITIONS.dwg

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N

0 10 20 Feet

SCALE 1" = 10'
SHEET SIZE: 22 x 34

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED RESIDENCE
- PROPOSED LANDSCAPING

W GENEVA STREET

N WALWORTH AVE

PROPOSED RETAINING WALL

EXTEND HANDRAIL TO PUBLIC SIDEWALK DUE TO GRADE WARPING SEE GRADING PLAN

RELOCATE SIGN IN COORDINATION WITH PUBLIC WORKS AND DOT

UTILITY POLES AND UTILITIES TO BE BURIED AS COORDINATED WITH SERVICE COMPANIES

STEPS REQUIRE HANDRAIL BOTH SIDES

49.8'

78.4'

42'-110'

PROPOSED COMMERCIAL

PROPOSED DWELLING

50.8'

24'

15'

R3'

PRAIRIE DROPSEED

SEE BUILDING PLANS
FIRST FLOOR IS PARKING GARAGE
2ND FLOOR IS EXPOSED PATIOS ABOVE GARAGES
3RD AND HIGHER FLOORS LIVING SPACE EXTEND OVER PATIO

4'

18'

90'

26'

R6'

55.2'

IVORY SILK JAPANESE TREE LILAC

58.1'

6.3'

PERMEABLE PAVERS FOR TRUCK TURNING

55'

28.5'

11.8'

6.4'

UTILITY POLES AND UTILITIES TO BE BURIED AS COORDINATED WITH SERVICE COMPANIES

STEPS REQUIRE HANDRAIL

PROPOSED RETAINING WALL

PRAIRIE DROPSEED

TUG

SITE STATISTICS

LOT SIZE: 15,257.94± SF (0.35± ACRES)
TOWNHOME FOOTPRINT: 3,864 SF
COMMERCIAL FOOTPRINT: 3,000 SF (GROSS TOTAL FOR TWO BUILDINGS)
TOTAL BUILDING FOOTPRINT: 6,864 SF
BUILDING FLOOR AREA RATIO: 0.45

TOTAL DISTURBANCE AREA: 15,284 SF
TOTAL IMPERVIOUS SURFACES: 13,364 SF (87%)
LANDSCAPE AREA: 1,920 SF (13%)

DWELLING UNITS: 6 TOTAL
RESIDENTIAL DENSITY: 17 PER ACRE

CONSTRUCTION PHASING: 1 PHASE ALL WORK

RESTORATION NOTES:
1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.

2. UTILIZE WISDOT SEED MIXTURE No. 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.

3. UTILIZE WISDOT TYPE A FERTILIZER.

4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.

5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALES AND UP MINIMUM 2' VERTICAL OF SIDE SLOPES.

6. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREAS NOT STABILIZED WITH EROSION MATTING.

7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING AND MATTING.

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

SITE PLAN

PRELIMINARY

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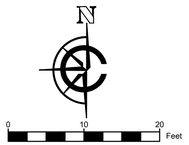


SCALE 1" = 10'
SHEET SIZE: 22 x 34

LEGEND

- EXISTING MAJOR CONTOURS (Increments of 5)
- EXISTING MINOR CONTOURS (Increments of 1)
- DESIGNED MAJOR CONTOURS (Increments of 5)
- DESIGNED MINOR CONTOURS (Increments of 1)
- PROPOSED TRACKING PAD
- SF — PROPOSED SILT FENCE

GENERAL NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES SET IN RELATION TO GRADING PLAN SHOWN,

CALCULATIONS
FOR FLOOR AND EXTERIOR GRADES SET, COORDINATION WITH ARCHITECTURAL/STRUCTURAL PLANS, AND ANY DISCREPANCIES THEREIN.

COMMENCING CONSTRUCTION IS ACCEPTANCE OF VERIFICATION AND INFORMATION SHOWN AND CARDINAL ENGINEERING SHALL BE HELD HARMLESS FOR ANY CHANGES FURTHER REQUIRED DURING CONSTRUCTION.

FURTHER CALCULATIONS ARE REQUIRED BEYOND WHAT IS SHOWN ON THIS PLAN FOR WALLS IN OTHER LOCATIONS OF THE STRUCTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR THOSE CALCULATIONS.

LATEST INFORMATION AVAILABLE AT THE DATE OF THIS SHEET RELEASE.

RESTORATION NOTES:
1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.

2. UTILIZE WISDOT SEED MIXTURE No. 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.

3. UTILIZE WISDOT TYPE A FERTILIZER.

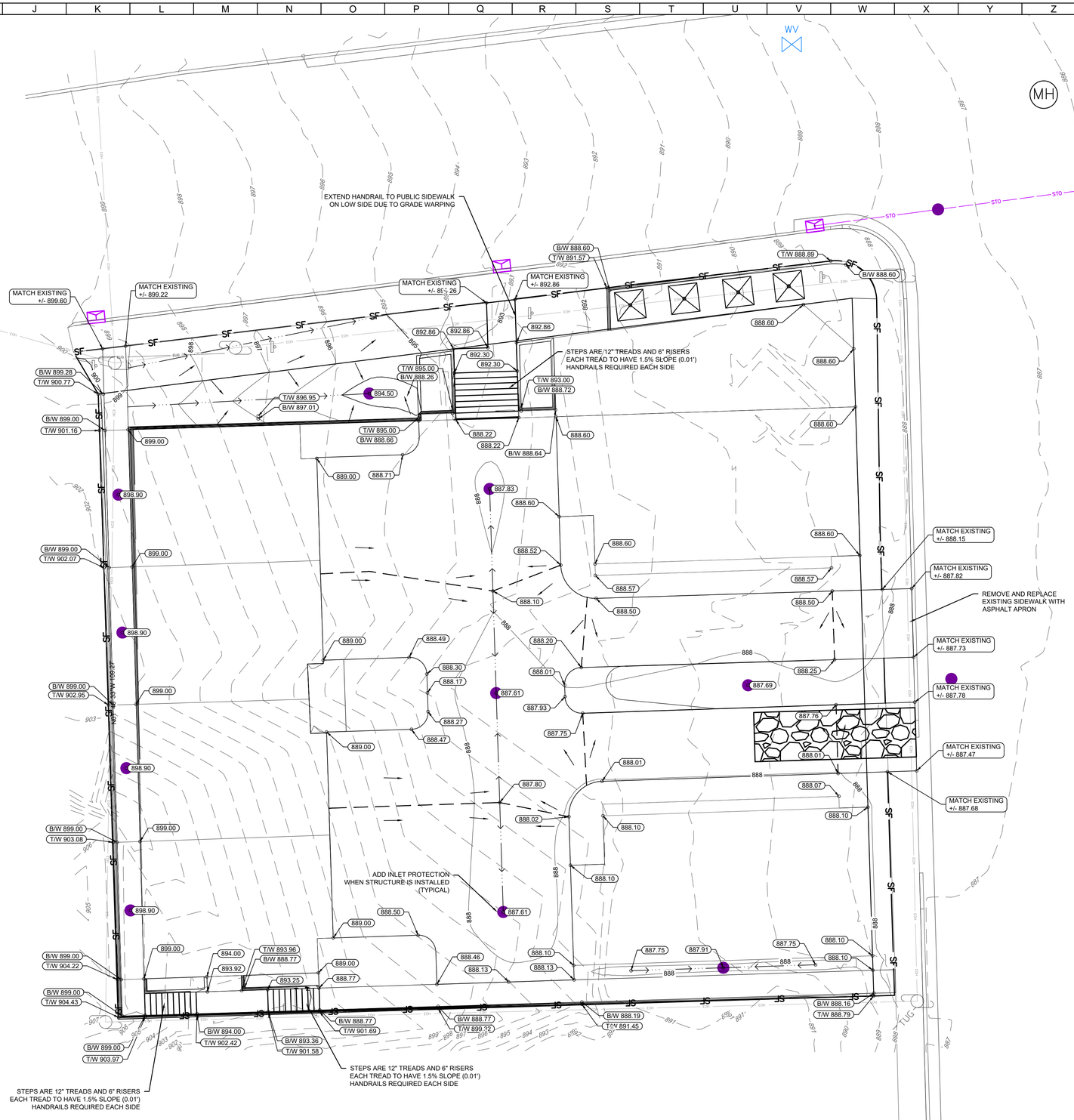
4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.

5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALES AND UP MINIMUM 2' VERTICAL OF SIDE SLOPES.

6. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREAS NOT STABILIZED WITH EROSION MATTING.

7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING AND MATTING.

TOTAL LAND DISTURBANCE:
SQUARE FOOTAGE: 20,031
ACRES: 0.46



CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

GRADING PLAN

PRELIMINARY

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DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

4 OF 8

N

0 10 20 Feet

SCALE 1" = 10'
SHEET SIZE: 22 x 34

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED RESIDENCE

EXISTING PAVEMENT WORK NOTES:

1. SAWCUT REQUIRED FOR UTILITY WORK. REPLACEMENT OF ASPHALT REQUIRES CLEAN, STRAIGHT BUTT EDGE. DOUBLE SAWCUT IF NECESSARY.
2. UTILITY TRENCHES REQUIRE GRANULAR BACKFILL FULL DEPTH IN REPLACEMENT AREAS OF EXISTING PAVEMENTS AND 3FT BEYOND EXISTING EDGES.
3. REPLACE ASPHALT IN-KIND FOR MATERIAL AND THICKNESS.
4. CURB AND GUTTER REPLACED IN-KIND. REMOVALS ARE REQUIRED TO A JOINT, OR SAWCUT TO LEAVE NO LESS THAN 5FT EXISTING TO NEXT JOINT.
5. SIDEWALK REPLACED IN-KIND (NON DRIVEWAY AREAS). REMOVALS REQUIRED TO A JOINT, OR SAWCUT TO LEAVE NO LESS THAN 5FTX5FT SQUARES.
6. ALL WORK WITHIN RIGHT-OF-WAY REQUIRES COORDINATION WITH PUBLIC WORKS INCLUDING INSPECTIONS.
7. COORDINATE TRAFFIC CONTROL WITH PUBLIC WORKS.
8. ANY DAMAGES TO PAVEMENT, CURB AND GUTTER, OR SIDEWALK DURING CONSTRUCTION MUST BE REMOVED AND REPLACED IN-KIND BY RESPONSIBLE PARTY

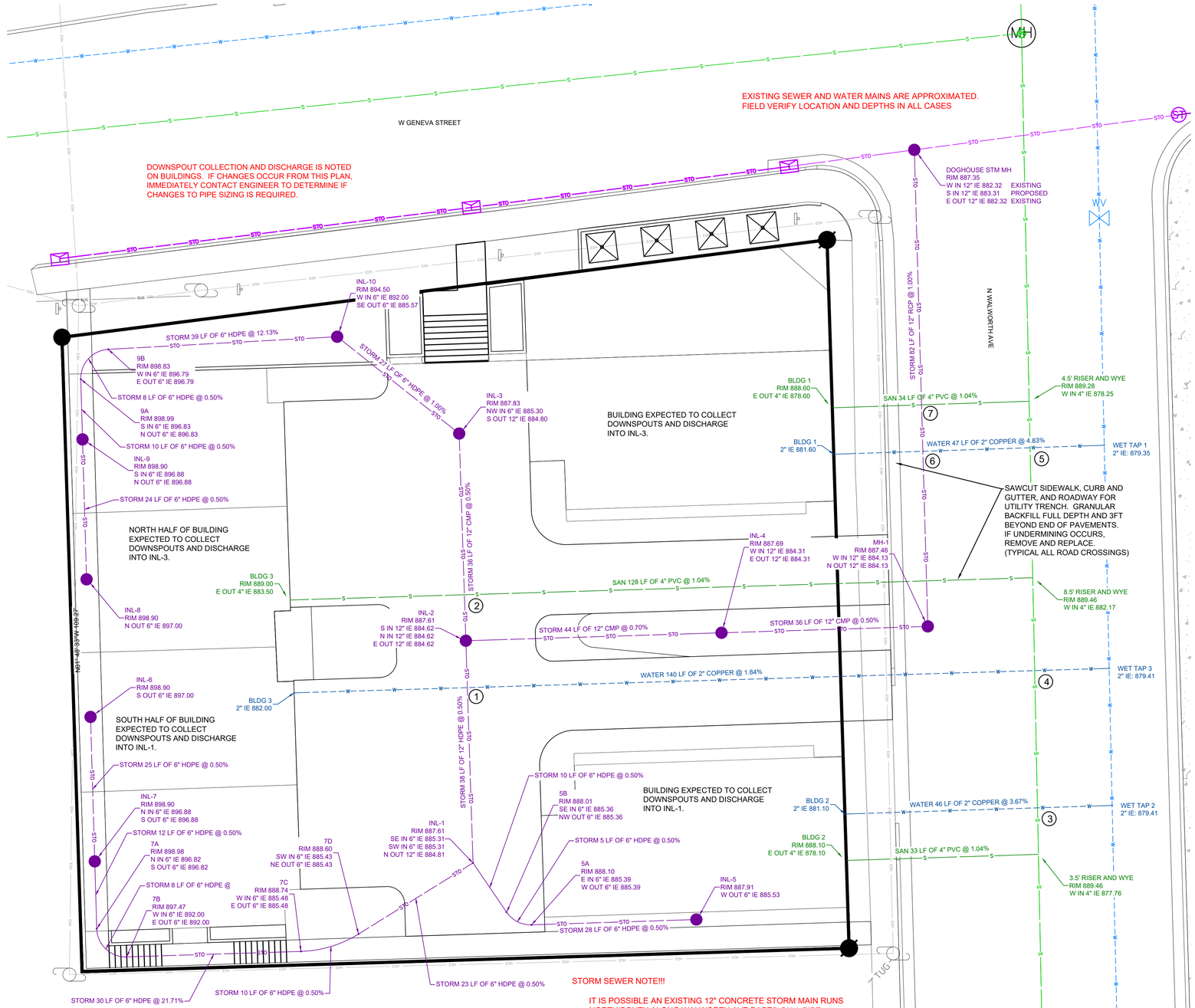
UTILITY NOTES

- SEE NOTES FOR WORK IN THE RIGHT-OF-WAY
- GRANULAR BACKFILL REQUIRED FOR ALL UTILITIES UNDER PAVEMENTS
- SPOIL BACKFILL ACCEPTABLE FOR UTILITIES IN LAWN AREAS
- EXTEND GRANULAR BACKFILL 3FT PAST PAVEMENT AREAS

UTILITY SPECIFICATIONS

1. CONTRACTOR TO VERIFY LOCATIONA ND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. RIM GRADES ARE TO THE FOLLOWING:
   - 3.1. CURB INLETS ARE TO THE FLOW LINE
   - 3.2. YARD AND AREA INLETS ARE TO THE TOP OF THE FRAME.
4. 6" STORM SEWER SHALL BE SINGLE WALL HDPE, FLEXIBLE UP TO 5' RADIUS.
5. 12" STORM SEWER SHALL BE DOUBLE ADS N-12
6. STORM SEWER AND STRUCTURES 6, 7, 8, AND 9 IN PATIOS SHALL BE COORDINATED WITH BUILDING PLANS. UTILIZE NYOPLAST INLETS OR APPROVED ALTERNATES.
7. INLETS 1, 2, 3, AND 4 SHALL BE 48" ROUND PRECAST WITH ECCENTRIC CONE OR FLAT-TOP. FRAME AND COVERS ARE SHOWN IN DETAILS, UNLESS CALLED OUT OTHERWISE.
8. TYPICAL CURBLINE BASINS SHALL BE 2'X3' BOX WITH 18-INCH SUMP, UNLESS CALLED OUT OTHERWISE.
9. A 12-INCH DIAMETER HOLE SHALL BE FORMED THROUGH THE BOTTOM OF THE STRUCTURE
9. UTILIZE CONCRETE ADJUSTING RINGS, PLACE MORTAR BETWEEN EACH RING AND STRUCTURE SURFACE
10. DO NOT USE SUBSTANDARD MATERIALS FOR SHIMMING THE ADJUSTING RINGS, SUCH AS ROCKS, WOOD, ETC.
11. ALL SIDES OF THE FRAME MUST BE STRUCTURALLY SUPPORTED.
12. WATER AND SANITARY MATERIAL SPECIFICATIONS ARE ON DETAILS.
13. WATER AND SANITARY LATERALS SHALL BE MARKED AT THE TERMINI WITH A PAINTED FENCE POST. SANITARY SHALL BE PAINTED GREEN, WATER SHALL BE PAINTED BLUE AND THE TRACER WIRE SHALL BE EXPOSED AND ATTACHED TO IT.
14. PER SPS 382 HORIZONTAL SEPARATION OF ALL NEW WATER SERVICES TO SANITARY AND STORM SEWER LATERALS SHALL BE MINIMUM OF 5' MEASURED CENTER TO CENTER.
15. PER SPS 382, THE FOLLOWING MINIMUM VERTICAL SEPARATIONS ARE REQUIRED FOR LATERALS AND SERVICES
   - **15.1. WATER ABOVE SEWER**: WATER PIPE MUST BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF THE SEWER.
   - **15.2. WATER BELOW SEWER**: WATER PIPE MUST BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF THE SEWER.

ALL UTILITY WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER WORK IN WISCONSIN, CURRENT EDITION, SPS 382, NR811, NR 110, AND ALL OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.



STORM SEWER NOTE!!!

IT IS POSSIBLE AN EXISTING 12" CONCRETE STORM MAIN RUNS NORTH/SOUTH ALONG WALWORTH AVE BASED ON A PIPE POINTED IN THIS DIRECTION FROM THE MANHOLE IN THE WALWORTH AVE/ELM ST INTERSECTION. PROJECT INCLUDES EITHER TELEVISING AND/OR EXPLORATORY DIGGING TO LOCATE AND INVESTIGATE THE LOCATION, ELEVATION, AND CONDITION OF MAIN, IF IT EXISTS. EXCAVATION IS RECOMMENDED WITHIN THE SEWER/WATER TRENCH AREAS. THIS SHALL BE DONE PRIOR TO ORDERING AND INSTALLING THE SHOWN PROPOSED STORM SEWER AND DOGHOUSE MANHOLE IN WALWORTH AVE. CONTACT ENGINEER AND VILLAGE TO BE ONSITE FOR EXPLORATORY EXCAVATION. IF FOUND TO EXIST, DO NOT PROCEED WITH STORM INSTALLATION UNTIL ENGINEER REVISES PLAN WITH UPDATED INFORMATION, IF NEEDED.

PIPE CROSSING TABLE

CROSSING I.D.	BOTTOM OF TOP PIPE			TOP OF BOTTOM PIPE			SEPARATION (FT)	REQUIREMENT (FT)
1	STO	HDPE 12"	884.54	WAT	CU 2"	881.62	2.92	1.50
2	STO	HDPE 12"	884.54	SAN	PVC 4"	883.53	1.01	MEP
3	WAT	CU 2"	879.87	SAN	PVC 12"	875.00	4.87	0.50
4	WAT	CU 2"	879.64	SAN	PVC 12"	874.80	4.84	0.50
5	WAT	CU 2"	879.96	SAN	PVC 12"	874.48	5.48	0.50
6	STO	RCP 12"	883.66	WAT	CU 2"	881.03	2.63	1.50
7	STO	RCP 12"	883.58	SAN	PVC 4"	878.78	4.80	MEP

*MEP = MAXIMUM EXENT PRACTICABLE

**<0.50' WHEN SEPARATION IS LESS THAN 6" ON MEP CROSSINGS, A CONCRETE CRADLE IS REQIRED. SEE DETAIL.

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

UTILITY SHEET

PRELIMINARY

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DRAWN BY	SMV
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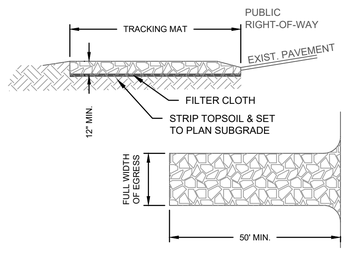
SHEET NUMBER

5 OF 8



STONE TRACKING PAD DETAIL

CONSIDERATIONS:

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

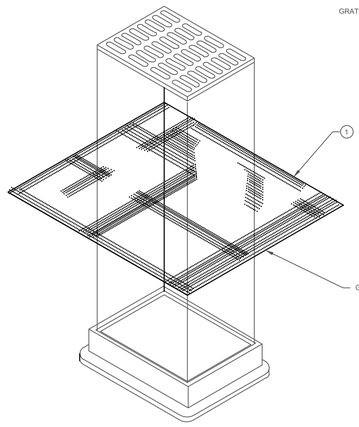
NOTES:

TRACKING PAD

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"- 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
4. 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 UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

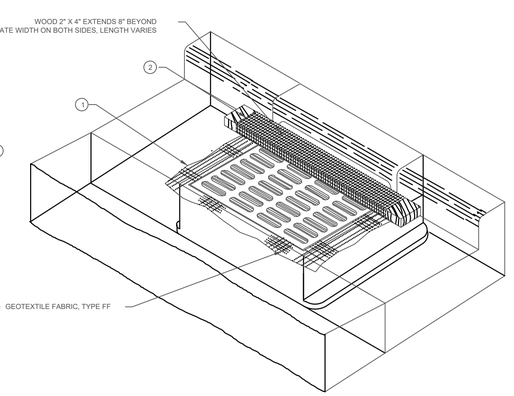
MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT 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.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED ON ANY INLET TYPE)



INLET PROTECTION, TYPE C (WITH CURB BOX)

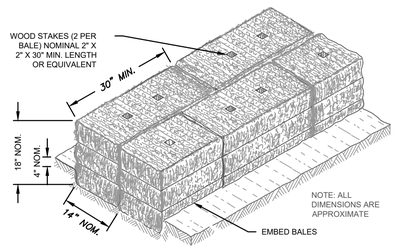
GENERAL NOTES:

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTIBILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

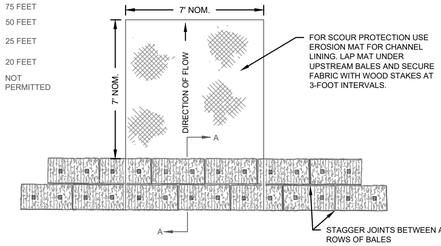
1. FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
2. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.



SECTION A-A

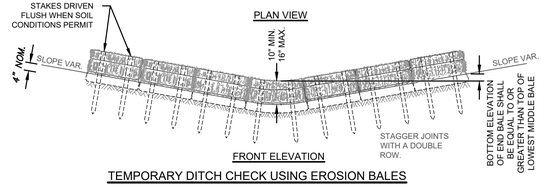
BALE SPACING ON SLOPES

< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED



NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDNR TECHNICAL STANDARD 1062.
2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
3. SEDIMENT BALE BARRIERS 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.
4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.



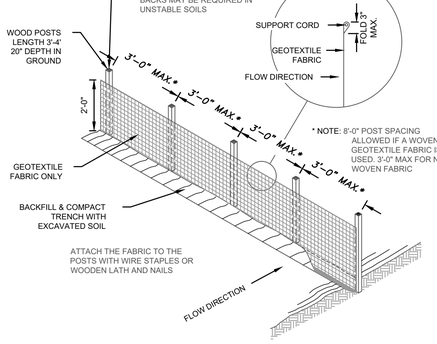
TEMPORARY DITCH CHECK USING EROSION BALES

NOTES:

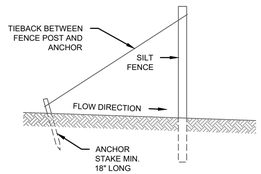
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

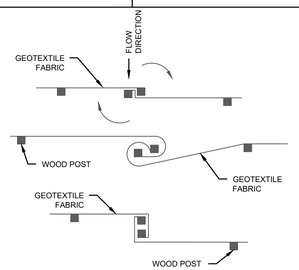


SILT FENCE DETAIL

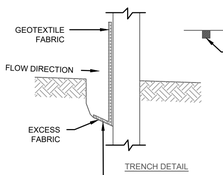


SILT FENCE TIE BACK

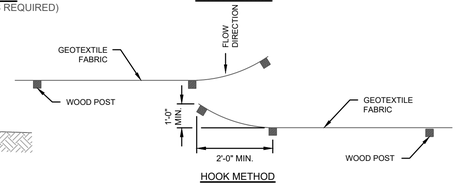
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



TWIST METHOD



TRENCH DETAIL

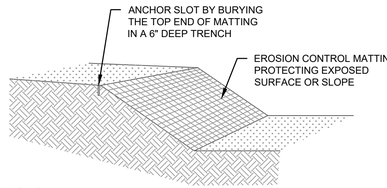


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

NOTES:

1. TRENCH SHALL BE 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.



NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, *DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.*
3. *INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.*
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION CONTROL MATTING DETAIL

NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

CONSTRUCTION DETAILS

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
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NO.	REVISION DESCRIPTION	REV DATE
1	PLAN UPDATES	12/18/2025
2	VILLAGE COMMENTS	01/06/2026
3	VILLAGE COMMENTS	04/07/2026

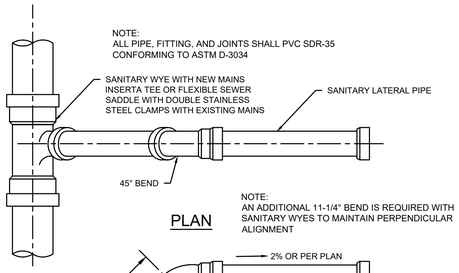
SCALE	N.T.S.
PROJECT NUMBER	25414
DATE	12-09-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

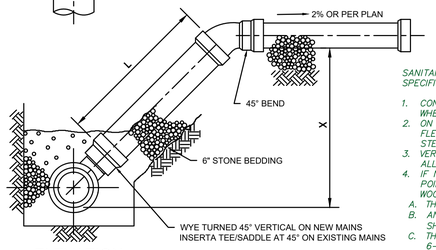
6 OF 8

SANITARY SEWER SPECIFICATIONS

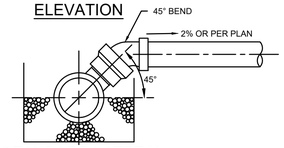
1. SANITARY SEWER LATERAL SHALL BE PVC SDR 35 GREEN CONFORMING TO ASTM D-3034.
2. UTILIZE HEAVIER-WALL PIPE WHEN DEPTH OF BURY EXCEEDS 16FEET OR OTHER CIRCUMSTANCES DICTATE.
3. BEDDING AND COVER SHALL BE SAND, CRUSHED STONE, OR CRUSHED STONE SCREENING.
4. UNDER ROADWAYS, BACKFILL WITH IMPORTED GRANULAR MATERIAL OR APPROVED EXCAVATED MATERIAL.
   A. COMPACT TO 95% STANDARD PROCTOR DENSITY.
   B. PLACE 12-INCHES OF CRUSHED AGGREGATE BASE COURSE BELOW PAVEMENTS.
5. SEE SANITARY SEWER LATERAL DETAIL, THIS SHEET, FOR INSTALLATION SPECIFICATIONS.



PLAN



ELEVATION



STANDARD LATERAL
NO RISER

SANITARY RISER DETAIL
N.T.S.

SANITARY SEWER LATERAL INSTALLATION SPECIFICATIONS:

1. CONNECTIONS SHALL BE MADE WITH INLINE WYES WHEN POSSIBLE
2. ON EXISTING MAINS, UTILIZE AN INSERTA TEEOR FLEXIBLE SEWER SADDLE WITH DOUBLE STAINLESS STEEL CLAMPS
3. VERTICAL CONNECTIONS OR RISERS ARE NOT ALLOWED.
4. IF NOT CONNECTED TO AN EXISTING LATERAL, THE POINT OF TERMINATION SHALL BE MARKED WITH A WOODEN 2X4 BOARDS.
   A. THE BOARD SHALL EXTEND TO THE LATERAL PIPE
   B. AN 18" LONG PIECE OF #4 REINFORCING STEEL SHALL BE ATTACHED TO THE TOP OF THE BOARD
   C. THE BOARD AND THE STEEL SHALL TERMINATE 6-INCHES BELOW FINAL GRADE
   D. TRACER WIRE SHALL BE ATTACHED TO THE LATERAL PIPE AND TERMINATED AT A TRACER WIRE TERMINAL BOX.
   E. PERFORM CONTINUITY TEST ON TRACER WIRE.

NOTES:

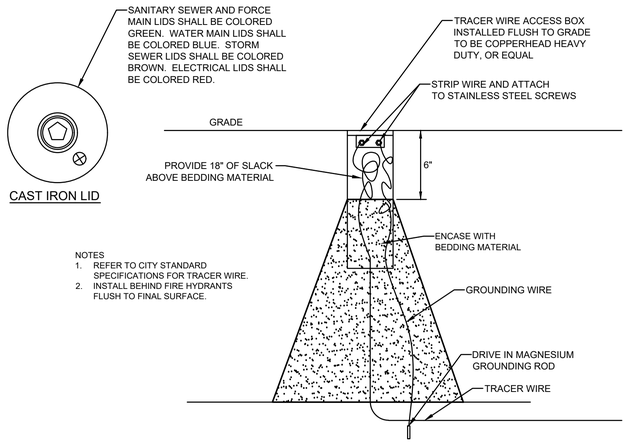
THE "X" AND "L" DIMENSIONS SHALL BE DETERMINED IN THE FIELD TO MEET THE INVERT AT LOT LINE ELEVATION SHOWN ON THE PLANS, WHERE:

$L = \sqrt{2}\,(X - \frac{D}{24}) - 0.75$

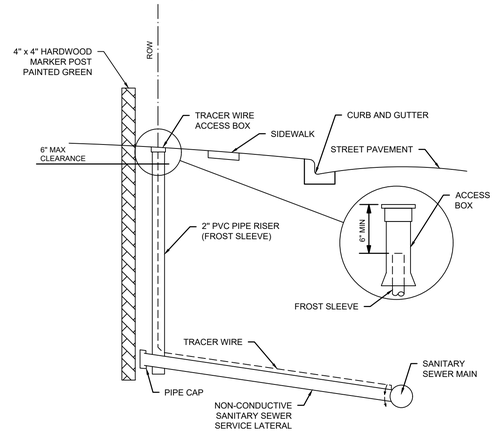
X = PROVIDED ON THE PLANS AS RISERS, BEING THE DIFFERENCE IN ELEVATION BETWEEN THE INVERT OF THE SERVICE AT THE MAIN AND THE INVERT OF THE 45° BEND, IN FEET.

L = LENGTH OF PIPE IN FEET.

D = DIAMETER OF SEWER IN INCHES.



TRACER WIRE ACCESS BOX DETAIL
N.T.S.



TRACER WIRE FOR SANITARY SEWER SERVICE LATERAL

WATER SPECIFICATIONS

1. INSTALL SOLID TRACER WIRE EXTENDING UP IN A TRACER WIRE TERMINAL BOX.
2. PERFORM CONTINUITY TESTING ON TRACER WIRE
3. ONLY MINOR DEFLECTIONS OF THE PIPE JOINTS AND FITTINGS ARE ALLOWED, PER MANUFACTURER'S RECOMMENDED ALLOWANCE.
4. BEDDING AND COVER SHALL BE SAND, CRUSHED STONE, CRUSHED STONE SCREENING
5. UNDER ROADWAYS, BACKFILL WITH IMPORTED GRANULAR MATERIAL OR APPROVED EXCAVATED MATERIAL.
   A. COMPACT TO 95% STANDARD PROCTOR DENSITY
   B. PLACE 12-INCHES OF CRUSHED AGGREGATE BASE COURSE BELOW PAVEMENT.
7. ONLY CITY REPRESENTATIVES OR ASSIGNS HAVE AUTHORITY TO OPERATE VALVES OR HYDRANTS.
8. PERFORM ONE-HOUR PRESSURE TEST AT A MINIMUM OF 150 PSI. PRESSURE TEST PASSES IF NO LOSS.
9. WATER DEPARTMENT STAFF MUST BE PRESENT WHEN TAKING BACTERIOLOGICAL SAMPLES.
10. ALL SAMPLES SHALL BE SEALED ON TOP OF THE BOTTLE CAP AFTER SAMPLE IS TAKEN.
11. ALL SAMPLES SHALL BE TESTED AT AN APPROVED LABORATORY.
12. CHLORINE RESIDUAL TEST SAMPLES SHALL BE TAKEN WITH THE ASSISTANCE OF THE WATER DEPARTMENT.
13. ALL WATERMAIN FITTING SHALL BE AMERICAN-MADE AND DUCTILE IRON CONFORMING TO AWWA C-110.
14. ALL SLEEVES MUST BE FULL-BODY STYLE FITTINGS. ACCEPTABLE MANUFACTURERS: HYMAX GRIP OR ROMAC ALPHA.
15. PLASTIC WRAP IS REQUIRE IF FITTINGS ARE INSTALLED IN ORGANIC OR CORROSIVE SOILS.
16. PRESSURE CONNECTION SLEEVES SHALL UTILIZE TWO-PIECE BOLTED STAINLESS STEEL TYP WITH MECHANICAL JOINTS. ACCEPTABLE MODEL/MANUFACTURER: CASCADE CST EXTRA HEAVY-DUTY, MUELLER H-304, OR APPROVED EQUAL.
17. TRACER WIRE TERMINAL BOX SHALL BE MANUFACTURER COPPERHEAD HEAVY DUTY, OR APPROVED EQUAL. INSTALL BEHIND FIRE HYDRANTS FLUSH TO FINAL SURFACE.

WATER SERVICE PIPE SPECIFICATIONS:

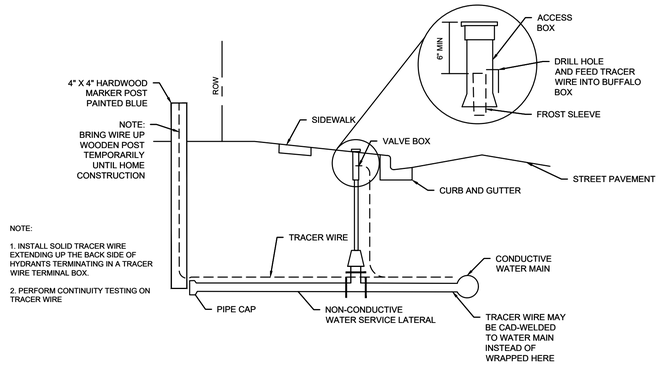
1. WATER SERVICE PIPE SHALL BE HIGH DENSITY POLYTHYLENE TUBING, SDR 9, 200 PSI, CTS, MEETING ASTM D2737.
   C. UTILIZE STAINLESS STEEL STIFFENERS OF COMPATIBLE SIZE AND CONNECTION TYPE.
   D. TRACER WIRE SHALL BE THE SAME AS THAT SPECIFIED AND INSTALLED FOR WATERMAIN.
2. SERVICE PIPE SHALL HAVE 6' OF COVER FROM THE MAIN TO THE CURB BOX
3. PIPE SHALL BE SEAMLESS FROM THE MAIN TO THE CURB STOP
4. INSTALL TRACER WIRE DIRECTLY ON THE PIPE, ATTACH TO THE OUTSIDE OF THE CURB BOX AND INSERT 12-INCHES OF SLACK WIRE THROUGH A HOLE DRILLED WITHIN 8-INCHES OF THE SURFACE.

CURB BOX SPECIFICATIONS

5. CURB BOX SHALL BE MODEL/MANUFACTURER: TYLER 100F, SIZE 100G
   A. 5' INTERIOR RODS WITH CENTERING RING INSTALLED AT HIGHEST ALLOWABLE POSITION
   B. INTERIOR ROD SHALL EXTEND TO WITHIN 12-INCHES OF THE TOP OF THE BOX.
   C. SET BOX FLUSH TO FINAL GRADE
   D. IF THE BOX IS INSTALLED WITHIN PAVEMENT, SURROUND THE TOP 12-INCHES OF THE BOX WITH FLEXIBLE SHEET POLYSTYRENE AND CLEAN TOP OF PAVEMENT MATERIAL.

WATER SERVICE FITTING SPECIFICATIONS:

6. WATER SERVICE CORPORATION SHALL BE MUELLER H-15008 OR MCDONALD 74701BQ
7. WATER CURB STOP VALVE SHALL BE MUELLER MAR II ORISEAL H-15209 OR MCDONALD 761000
8. WATER SERVICE TAPPING SADDLE SHALL HAVE DOUBLE STAINLESS STEEL STRAPS AND AN EPOXY/NYLON COATED CLAMP.

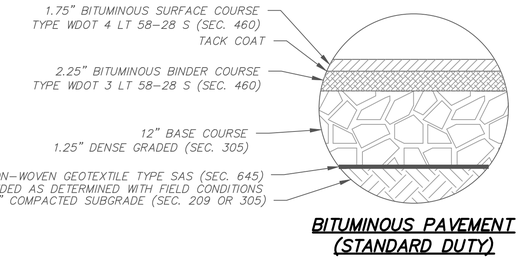


NOTE:

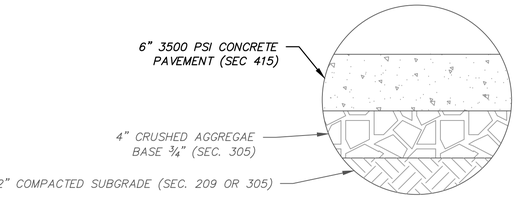
1. INSTALL SOLID TRACER WIRE EXTENDING UP THE BACK SIDE OF HYDRANTS TERMINATING IN A TRACER WIRE TERMINAL BOX.

2. PERFORM CONTINUITY TESTING ON TRACER WIRE

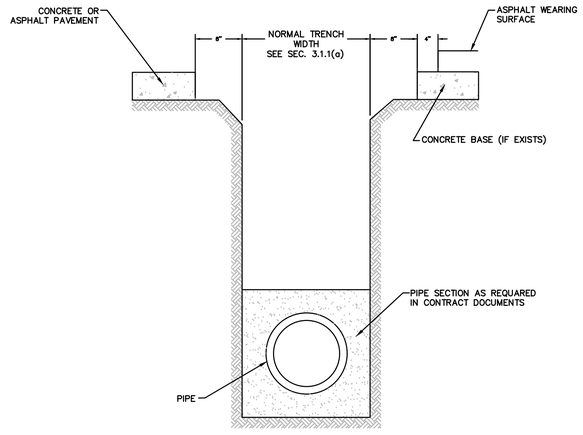
TRACER WIRE FOR WATER SERVICE LATERALS



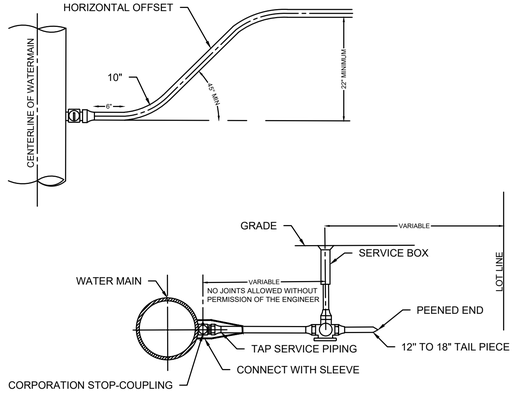
BITUMINOUS PAVEMENT (STANDARD DUTY)



CONCRETE SIDEWALK SECTION



TYPICAL CUT PAVEMENT TRENCH SECTION



WATER TAP DETAIL
N.T.S.
SEE PAGE 2 FOR SPECS.

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

CONSTRUCTION DETAILS

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

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LAKE GENEVA, WI 53147
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NO.	REVISION DESCRIPTION	REV DATE
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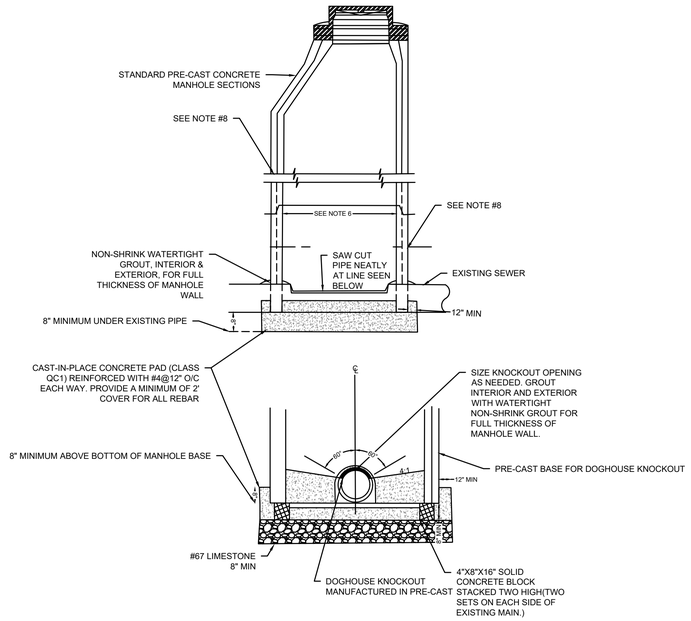
3	VILLAGE COMMENTS	04/07/2026

SCALE	N.T.S.
PROJECT NUMBER	25414
DATE	12-09-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

7 OF 8



NOTE:DOUGHOUSE MANHOLE WITH NEW BRANCH CONNECTION

1. STRUCTURE FABRICATION CONTRACTOR SHALL FURNISH A PRECAST CONCRETE MANHOLE WITH "DOGHOUSE" OPENINGS SIZED TO FIT OVER THE EXISTING 12-INCH STORM SEWER MAIN. THE MANHOLE SHALL BE FABRICATED WITH A PRECAST OR CORED OPENING AT 90 DEGREES TO THE MAIN, FITTED WITH A FLEXIBLE RUBBER BOOT CONNECTOR (KOR-N-SEAL OR APPROVED EQUAL) TO RECEIVE THE NEW BRANCH LINE.

2. VERIFICATION & EXCAVATION PRIOR TO ORDERING THE STRUCTURE, CONTRACTOR SHALL VERIFY EXACT INVERT ELEVATION, PIPE MATERIAL, AND OUTSIDE DIAMETER. EXCAVATE AND PREPARE A STABLE FOUNDATION USING 6" OF COMPACTED GRANULAR BEDDING. CARE MUST BE TAKEN TO SUPPORT THE EXISTING PIPE DURING EXCAVATION TO PREVENT SAGGING OR JOINT SEPARATION.

3. INSTALLATION & BRANCH CONNECTION SET THE DOGHOUSE MANHOLE CENTERED OVER THE EXISTING PIPE. INSTALL THE NEW BRANCH PIPE INTO THE FLEXIBLE BOOT CONNECTOR AND TIGHTEN STAINLESS STEEL CLAMPS TO MANUFACTURER SPECIFICATIONS. ENSURE THE INVERT OF THE NEW BRANCH MATCHES THE ELEVATION SHOWN ON PLANS.

4. CONCRETE BASE & FLOWLINE CONSTRUCTION ONCE THE STRUCTURE IS SET, 3000 PSI CONCRETE SHALL BE POURED INSIDE THE MANHOLE TO FILL THE VOID UNDER THE EXISTING PIPE AND FORM THE BASE.

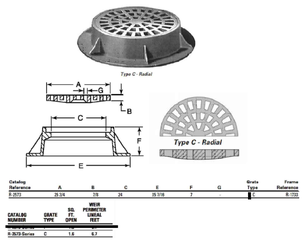
- **EXISTING MAIN:** CONCRETE SHALL ENCASE THE BOTTOM HALF OF THE EXISTING PIPE.
- **BENCHING:** THE CONCRETE BENCH (FLOOR) SHALL BE SLOPED AT [1/2 INCH PER FOOT] TOWARD THE FLOW CHANNELS FOR DRAINAGE.

5. PIPE CUTTING & FINISHING AFTER THE CONCRETE BASE HAS CURED SUFFICIENTLY TO SUPPORT THE PIPE, THE TOP HALF OF THE EXISTING PIPE SHALL BE CUT AND REMOVED WITHIN THE MANHOLE (FROM WALL TO WALL).

- CUT EDGES SHALL BE GROUND SMOOTH.
- ANY GAPS BETWEEN THE CUT PIPE EDGES AND THE CONCRETE BENCH SHALL BE GROUTED SMOOTH TO ENSURE LAMINAR FLOW.

6. SEALING A CONCRETE COLLAR (MINIMUM 6" THICK) SHALL BE POURED AROUND THE OUTSIDE OF THE "DOGHOUSE" OPENINGS AT THE EXISTING MAIN TO SEAL THE STRUCTURE AGAINST INFILTRATION. NON-SHRINK GROUT SHALL BE USED ON THE INTERIOR DOGHOUSE OPENINGS.

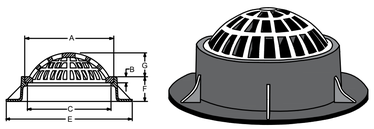
DOGHOUSE MANHOLE DETAIL
N.T.S.



Catalog Reference	A	B	C	E	F	G	Grate Type	Frame Reference
R-3070	25 3/4	7/8	24	35 7/16	7	-	E	R-1550

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3070-Series	C	1.8	8.7

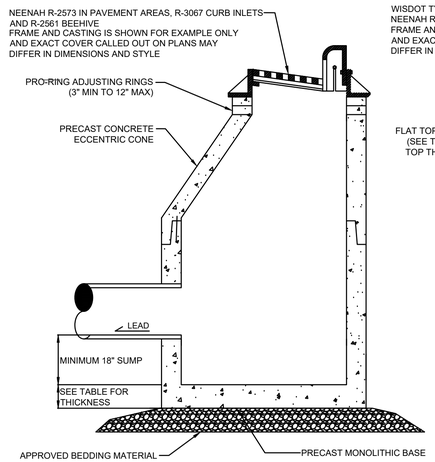
PAVEMENT AREA INLET CASTING



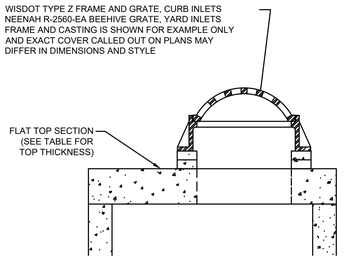
R-2561	25 3/4	7/8	24	35 7/16	6-7/8	-

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2560-EA	BEEHIVE	2.0	6.7

YARD INLET CASTING



PRECAST ROUND CATCH BASIN



ALTERNATE FLAT TOP

NOTE:

1. REFER TO CITY STANDARD SPECIFICATIONS FOR STORM SEWER

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

* MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

CONSTRUCTION DETAILS

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
1	PLAN UPDATES	12/18/2025
2	VILLAGE COMMENTS	01/06/2026
3	VILLAGE COMMENTS	04/07/2026

SCALE	N.T.S.
PROJECT NUMBER	25414
DATE	12-09-2025
PROJECT MGR	RYAN CARDINAL, PE
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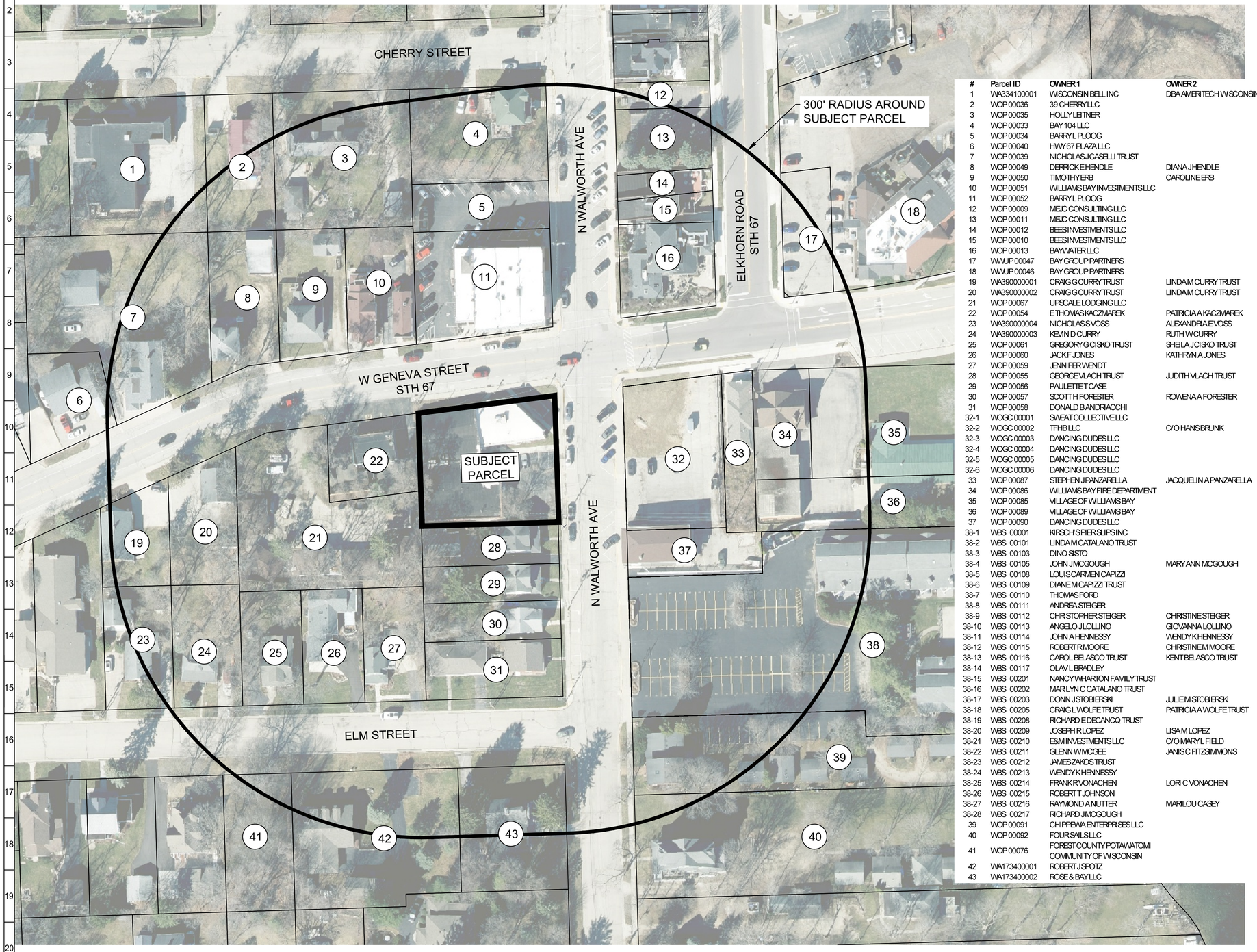

N

0 50 100 Feet

SCALE 1" = 50'
SHEET SIZE: 22 x 34

#	Parcel ID	OWNER 1	OWNER 2	ADDRESS	CITY	STATE	ZIP
1	WA334100001	WISCONSIN BELL INC	DBA AMERITECH WISCONSIN	225 W RANDOLPH ST	CHICAGO	IL	60606
2	WOP 00036	39 CHERRY LLC		2162 WOODED WAY	STEVENSVILLE	MI	49127
3	WOP 00035	HOLLY LEITNER		N2812 WILDWOOD DR	LAKE GENEVA	WI	53147
4	WOP 00033	BAY 104 LLC		104 N WALWORTH AVE	WILLIAMS BAY	WI	53191
5	WOP 00034	BARRY L PLOOG		PO BOX 967	BOULDER	CO	80306
6	WOP 00040	HWY 67 PLAZA LLC		W3323 LAKE FOREST LN	LAKE GENEVA	WI	53147
7	WOP 00039	NICHOLAS J CASELLI TRUST		PO BOX 1404	WILLIAMS BAY	WI	53191
8	WOP 00049	DERRICK E HENDLE	DIANA J HENDLE	PO BOX 56	WILLIAMS BAY	WI	53191
9	WOP 00050	TIMOTHY ERB	CAROLINE ERB	863 INTERLAKEN DR	LAKE ZURICH	IL	60047
10	WOP 00051	WILLIAMS BAY INVESTMENTS LLC		PO BOX 1442	WILLIAMS BAY	WI	53191
11	WOP 00052	BARRY L PLOOG		PO BOX 967	BOULDER	CO	80306
12	WOP 00009	MEJC CONSULTING LLC		PO BOX 254	WILLIAMS BAY	WI	53191
13	WOP 00011	MEJC CONSULTING LLC		PO BOX 254	WILLIAMS BAY	WI	53191
14	WOP 00012	BEES INVESTMENTS LLC		416 FAIR OAKS DR	WILLIAMS BAY	WI	53191
15	WOP 00010	BEES INVESTMENTS LLC		416 FAIR OAKS DR	WILLIAMS BAY	WI	53191
16	WOP 00013	BAYWATER LLC		PO BOX 577	WILLIAMS BAY	WI	53191
17	WWUP 00047	BAY GROUP PARTNERS		PO BOX 577	WILLIAMS BAY	WI	53191
18	WWUP 00046	BAY GROUP PARTNERS		PO BOX 577	WILLIAMS BAY	WI	53191
19	WA390000001	CRAIG G CURRY TRUST	LINDA M CURRY TRUST	19 UPPER LOCH VISTA DR	WILLIAMS BAY	WI	53191
20	WA390000002	CRAIG G CURRY TRUST	LINDA M CURRY TRUST	19 UPPER LOCH VISTA DR	WILLIAMS BAY	WI	53191
21	WOP 00067	UPSCALE LODGING LLC		PO BOX 8256	NORTHFIELD	IL	60093
22	WOP 00054	E THOMAS KACZMAREK	PATRICIA A KACZMAREK	33105 76TH ST	BURLINGTON	WI	53105
23	WA390000004	NICHOLAS S VOSS	ALEXANDRIA E VOSS	54 ELM ST	WILLIAMS BAY	WI	53191
24	WA390000003	KEVIN D CURRY	RUTH W CURRY	560 171ST ST E	BRADENTON	FL	34212
25	WOP 00061	GREGORY G CISKO TRUST	SHEILA J CISKO TRUST	1127 S 12TH ST	ST CHARLES	IL	60174
26	WOP 00060	JACK F JONES	KATHRYN A JONES	PO BOX 303	WILLIAMS BAY	WI	53191
27	WOP 00059	JENNIFER WENDT		PO BOX 301	WILLIAMS BAY	WI	53191
28	WOP 00055	GEORGE VLACH TRUST	JUDITH VLACH TRUST	70 N WALWORTH AVE	WILLIAMS BAY	WI	53191
29	WOP 00056	PAULETTE T CASE		PO BOX 166	WILLIAMS BAY	WI	53191
30	WOP 00057	SCOTT H FORESTER	ROWENA A FORESTER	PO BOX 716	WILLIAMS BAY	WI	53191
31	WOP 00058	DONALD B ANDRIACCHI		3424 N PLAINFIELD AVE	CHICAGO	IL	60634
32-1	WOGC 00001	SWEAT COLLECTIVE LLC		77 N WALWORTH AVE UNIT 1	WILLIAMS BAY	WI	53191
32-2	WOGC 00002	TFHB LLC	C/O HANS BRUNK	N2403 SNAKE RD	LAKE GENEVA	WI	53147
32-3	WOGC 00003	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
32-4	WOGC 00004	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
32-5	WOGC 00005	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
32-6	WOGC 00006	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
33	WOP 00087	STEPHEN J PANZARELLA	JACQUELIN A PANZARELLA	1 WALNUT LN	SOUTH BARRINGTON	IL	60010
34	WOP 00086	WILLIAMS BAY FIRE DEPARTMENT		5 E GENEVA ST	WILLIAMS BAY	WI	53191
35	WOP 00085	VILLAGE OF WILLIAMS BAY		PO BOX 580	WILLIAMS BAY	WI	53191
36	WOP 00089	VILLAGE OF WILLIAMS BAY		PO BOX 580	WILLIAMS BAY	WI	53191
37	WOP 00090	DANCING DUDES LLC		PO BOX 1352	WILLIAMS BAY	WI	53191
38-1	WBS 00001	KIRSCH S PIER SLIPS INC		PO BOX 1271	WILLIAMS BAY	WI	53191
38-2	WBS 00101	LINDA M CATALANO TRUST		60 PICTON RD	ROSELLE,	IL	60172
38-3	WBS 00103	DINO SISTO		988 WOODSIDE DR	WEST CHICAGO	IL	60185
38-4	WBS 00105	JOHN J MCGOUGH	MARY ANN MCGOUGH	2131 JUNIPER LN	ARLINGTON HEIGHTS	IL	60004
38-5	WBS 00108	LOUIS CARMEN CAPIZZI		1425 W WHITE OAK	ARLINGTON HEIGHTS	IL	60005
38-6	WBS 00109	DIANE M CAPIZZI TRUST		1326 DOVE CT	MT PROSPECT	IL	60056
38-7	WBS 00110	THOMAS FORD		304 DE PINTO	BLOOMINDALE	IL	60108
38-8	WBS 00111	ANDREA STEIGER		1528 S WASHINGTON AVE	PARK RIDGE	IL	60068
38-9	WBS 00112	CHRISTOPHER STEIGER	CHRISTINE STEIGER	1528 S WASHINGTON	PARK RIDGE	IL	60068
38-10	WBS 00113	ANGELO J LOLLINO	GIOVANNA LOLLINO	7820 W CORTLAND ST	ELMWOOD PARK	IL	60707
38-11	WBS 00114	JOHN A HENNESSY	WENDY K HENNESSY	326 S SLEIGHT ST	NAPERVILLE	IL	60540
38-12	WBS 00115	ROBERT R MOORE	CHRISTINE M MOORE	504 MUSCOVY LN	BLOOMINGDALE	IL	60108
38-13	WBS 00116	CAROL BELASCO TRUST	KENT BELASCO TRUST	6530 SADDLE RIDGE LN	LONG GROVE	IL	60047
38-14	WBS 00117	OLAV L BRADLEY		22 W 410 SPRING VALLEY	MEDINAH	IL	60157
38-15	WBS 00201	NANCY W HARTON FAMILY TRUST		22W513 PARKVIEW DR	GLEN ELLYN	IL	60137
38-16	WBS 00202	MARILYN C CATALANO TRUST		204 LORI CT	MEDINAH	IL	60157
38-17	WBS 00203	DONN J STOBIERSKI	JULIE M STOBIERSKI	920 HILL AVE	GLEN ELLYN	IL	60137
38-18	WBS 00205	CRAIG L WOLFE TRUST	PATRICIA A WOLFE TRUST	810 S WILLIAM ST	MT PROSPECT	IL	60056
38-19	WBS 00208	RICHARD E DECANCQ TRUST		304 BOBBY LN	MT PROSPECT	IL	60056
38-20	WBS 00209	JOSEPH R LOPEZ	LISA M LOPEZ	1444 S EMERALD AVE	CHICAGO	IL	60607
38-21	WBS 00210	E&M INVESTMENTS LLC	C/O MARY L FIELD	7955 W EXECUTIVE CT	NORRIDGE	IL	60706-4444
38-22	WBS 00211	GLENN W MCGEE	JANIS C FITZSIMMONS	28182 W SAVANNAH TRL	LAKE BARRINGTON	IL	60010
38-23	WBS 00212	JAMES ZAKOS TRUST		67 COVENTRY LN	NORTH BARRINGTON	WI	60010
38-24	WBS 00213	WENDY K HENNESSY		326 SOUTH SLEIGHT ST	NAPERVILLE	IL	60540
38-25	WBS 00214	FRANK R VONACHEN	LORI C VONACHEN	60 7TH AVE	LAGRANGE	IL	60525
38-26	WBS 00215	ROBERT T JOHNSON		300 E ROOSEVELT RD STE 210	WHEATON	IL	60187
38-27	WBS 00216	RAYMOND A NUTTER	MARILOU CASEY	478 CLIFTON CT	MARCO ISLAND	FL	34145
38-28	WBS 00217	RICHARD J MCGOUGH		PO BOX 1080	WILLIAMS BAY	WI	53191
39	WOP 00091	CHIPPEWA ENTERPRISES LLC		410 SMYTHE DR	WILLIAMS BAY	WI	53191
40	WOP 00092	FOUR SAILS LLC		410 SMYTHE DR	WILLIAMS BAY	WI	53191
41	WOP 00076	FOREST COUNTY POTAWATOMI COMMUNITY OF WISCONSIN		PO BOX 340	CRANDON	WI	54520
42	WA173400001	ROBERT J SPOTZ		2862 INGERSOLL PL	DELAVAN	WI	53115
43	WA173400002	ROSE & BAY LLC		515 LOGAN ST	ROSELLE	IL	60172

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

AREA PROPERTIES

PRELIMINARY

CARDINAL

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	25414
DATE	12-05-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

1 OF 1

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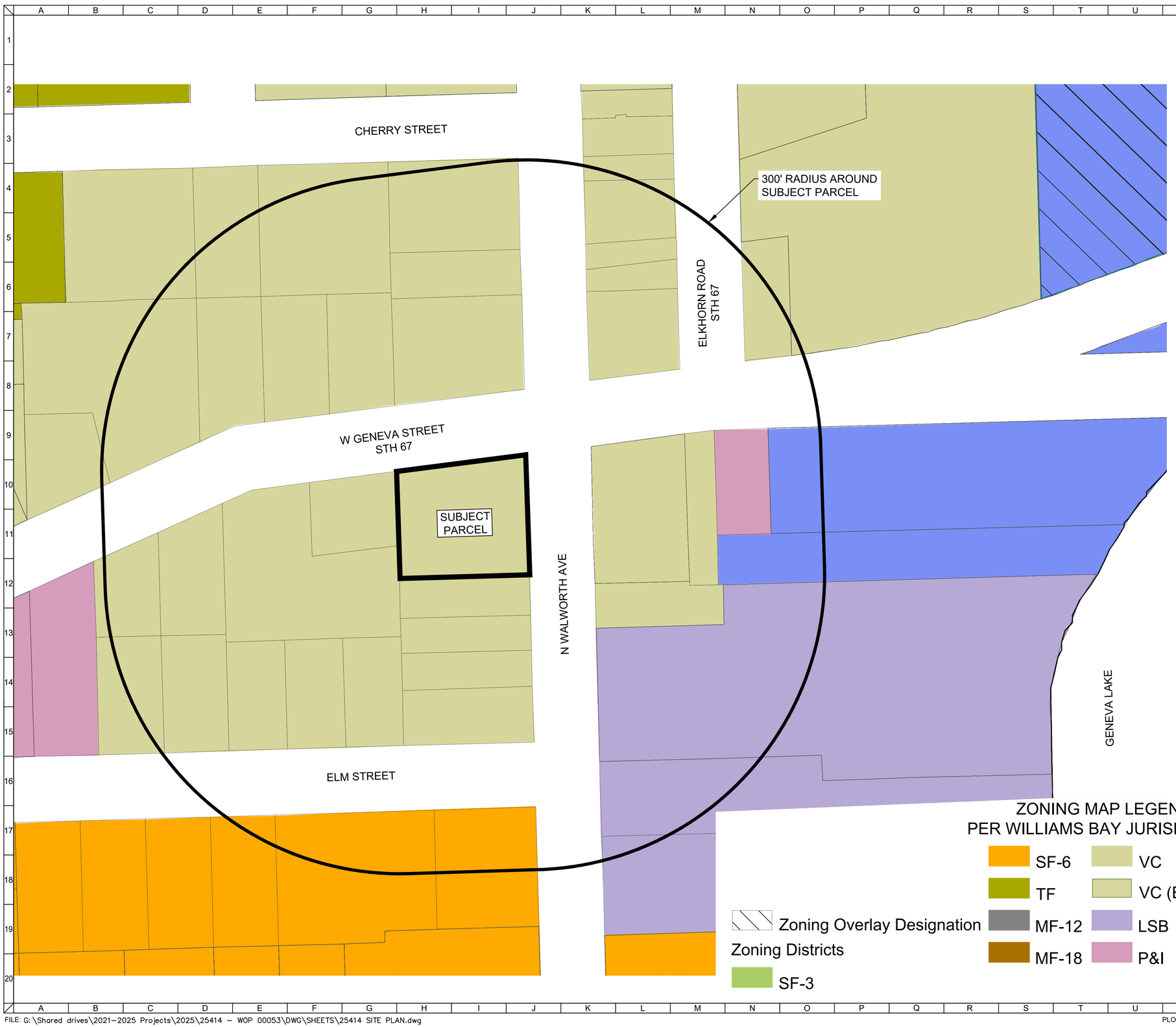

N

0 50 100 Feet

SCALE 1" = 50'
SHEET SIZE: 22 x 34

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

ZONING MAP

PERMIT

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
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1 OF 1

FILE: G:\Shared drives\2021-2025 Projects\2025\25414 - WOP 00053\DWG\SHEETS\25414 SITE PLAN.dwg

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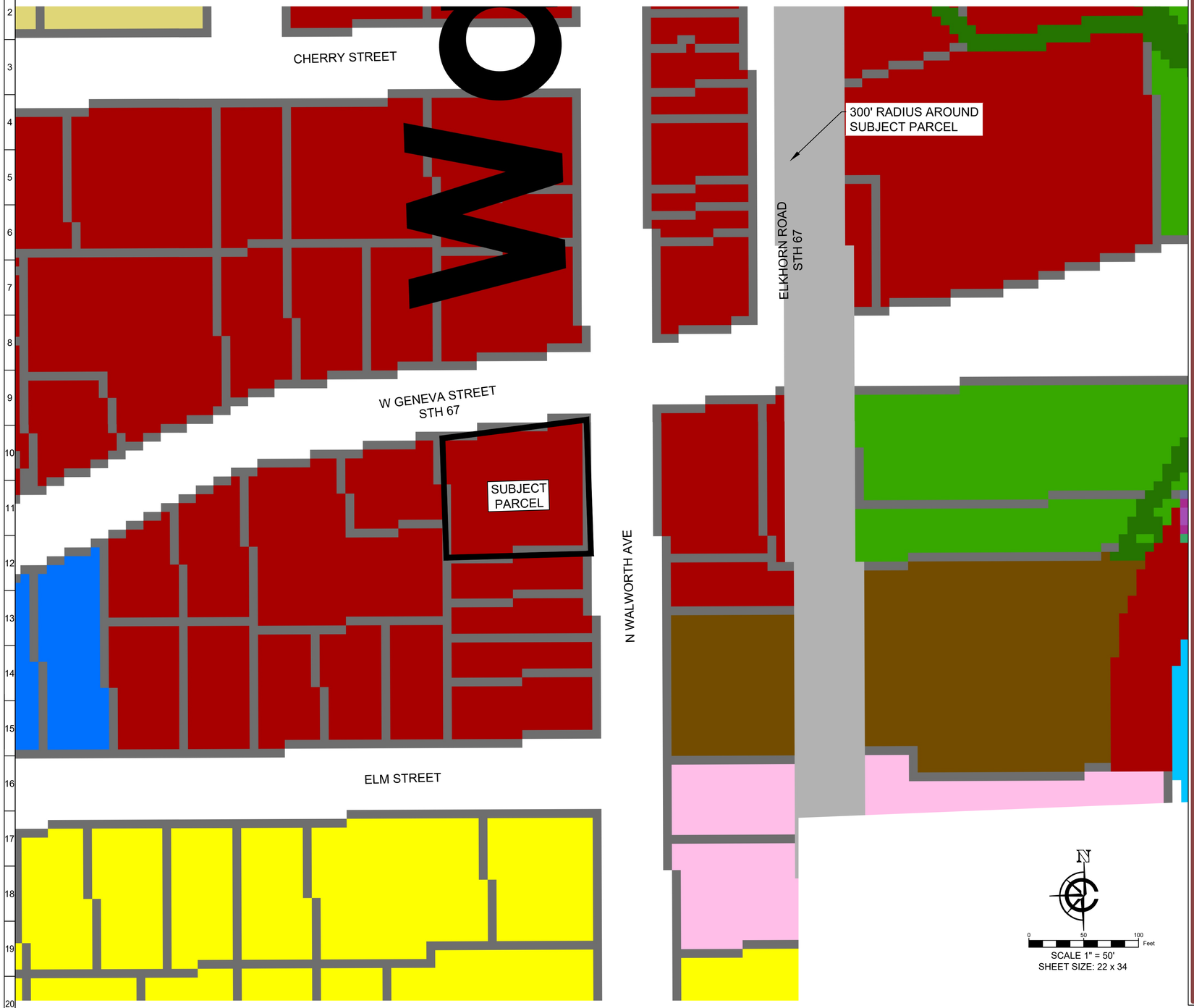

SCALE 1" = 50'
SHEET SIZE: 22 x 34

Future Land Use

5

Village of Williams Bay Comprehensive Plan

- Village of Williams Bay
- Other City/Village Boundaries
- Town Boundaries
- 22 Sections w/Section Numbers
- Parcels
- Extraterritorial Jurisdiction Boundaries
- Sewer Service Area Boundaries
- Right of Way

Land Use Categories

- Agriculture/Rural
- Single-Family Residential Unsewered
- Single-Family Residential Estate
- Single-Family Residential Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood
- Private Recreation
- Neighborhood Mixed-Use
- Planned Mixed-Use
- Downtown Mixed-Use
- Industrial
- Institutional Campus
- Community Facility
- Camps
- Parks & Open Space
- Environmental Corridor
- Surface Water

Village of Fontana-specific Districts:

- Planned Mixed Use
- Special Use/Resort

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.

1 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: April 3, 2023
Source: Walworth Co. LIO; US DOT; V&A; SEWRPC; WI DNR,

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

FUTURE LAND USE MAP

PERMIT

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DESIGNING IN TRUE DIRECTIONS

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1 OF 1

FILE: G:\Shared drives\2021–2025 Projects\2025\25414 – WOP 00053\DWG\SHEETS\25414 SITE PLAN.dwg

PLOTTED: 3/19/2026 10:50:37 AM

GDP LANDSCAPE PLAN

TOWNHOME & COMMERCIAL DEVELOPMENT

17 W GENEVA ST, WILLIAMS BAY WISCONSIN

10 SCALE AT 22X34
20 SCALE AT 11X17

0 10 20 30

N

February 09, 2026

BAYSIDE LLC.
ATTN: ANTHONY NAVILIO
navilio747@gmail.com
708 217 4774
CLIENT/ OWNER

teska associates
627 Grove Street
Evanston, Illinois

CONCEPT PLANT SCHEDULE

SHADE TREE, 75 PTS — 5
2" CAL., <50 FT. MATURE HEIGHT, 75 LANDSCAPE POINTS
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS MACROCARPA / BURR OAK

TALL DECIDUOUS TREE, 30 PTS — 3
1.5" CAL., 30-50 FT. MATURE HEIGHT, 30 LANDSCAPE POINTS
ACER RUBRUM / RED MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
POPULUS TREMULOIDES 'NE ARB' / PRAIRIE GOLD® QUAKING ASPEN

MEDIUM DECIDUOUS TREE, 15 PTS — 2
6` HT., 20-30 FT. MATURE HEIGHT, 15 LANDSCAPE POINTS
ACER GRISEUM / PAPERBARK MAPLE
CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CERCIS CANADENSIS / EASTERN REDBUD

LOW DECIDUOUS TREE, 10 PTS — 3
4` HT., >20 FT. MATURE HEIGHT, 10 PTS
AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE SERVICEBERRY
CORNUS KOUSA / KOUSA DOGWOOD
HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL

TALL DECIDUOUS SHRUB, 5 PTS — 14
36" HT., >10 FT. MATURE HEIGHT, 5 LANDSCAPE POINTS
HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL® HYDRANGEA
PHYSOCARPUS OPULIFOLIUS 'MONLO' / DIABOLO® NINEBARK
VIBURNUM DENTATUM / ARROWWOOD VIBURNUM

MEDIUM DECIDUOUS SHRUB, 3 PTS — 6
24" HT., 4-10 FT. MATURE HEIGHT, 3 LANDSCAPE POINTS
CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD
FOTHERGILLA MAJOR `MOUNT AIRY` / MOUNT AIRY FOTHERGILLA
SYRINGA PATULA 'JN UPRIGHT SELECT' / VIOLET UPRISING™ KOREAN LILAC

LOW DECIDUOUS SHRUB, 1 PT — 28
18" HT., < 4 FT. MATURE HEIGHT, 1 LANDSCAPE POINT
ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
CEANOTHUS AMERICANUS / NEW JERSEY TEA
HYPERICUM PROLIFICUM / SHRUBBY ST. JOHN'S WORT

TALL/MEDIUM EVERGREEN SHRUB, 5 PTS — 7
18" TALL/WD., > 4 FT. MATURE HEIGHT, 5 LANDSCAPE POINTS
JUNIPERUS X PFITZERIANA `SEA GREEN` / SEA GREEN PFITZER JUNIPER
TAXUS X MEDIA 'HICKSII' / HICKS YEW

LOW EVERGREEN SHRUB, 3 PTS — 13
12" TALL/WD., < 4 FT. MATURE HEIGHT, 3 LANDSCAPE POINTS
ILEX GLABRA 'SMNIGAB17' / GEM BOX® INKBERRY HOLLY
JUNIPERUS COMMUNIS 'SMNJCB' / TORTUGA® COMMON JUNIPER

SOD/SEED — 732
SODDED DROUGHT TOLERANT TURF / SODDED DROUGHT TOLERANT TURF

PERENNIALS/ORNAMENTAL GRASSES — 454
2` HT. OR 1 GAL. POT, 24" O.C., 20/20 SQ. FT.
ALLIUM STELLATUM / PRAIRIE ONION
AMSONIA TABERNAEMONTANA / EASTERN BLUESTAR
ANDROPOGON GERARDII / BIG BLUESTEM
BOUTELOUA GRACILIS / BLUE GRAMA GRASS
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
ECHINACEA PURPUREA / CONEFLOWER
ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
PANICUM VIRGATUM / SWITCH GRASS
RUDBECKIA FULGIDA / CONEFLOWER
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
SOLIDAGO SPECIOSA / SHOWY GOLDENROD
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

GROUNDCOVER — 778 SF
1 GAL. POT, 24" O.C.
ANEMONE CANADENSIS / CANADIAN ANEMONE
ASARUM CANADENSE / WILD GINGER
FRAGARIA VIRGINIANA / WILD STRAWBERRY
GERANIUM MACULATUM / SPOTTED GERANIUM
GEUM TRIFLORUM / PRAIRIE SMOKE
PHLOX DIVARICATA / WOODLAND PHLOX
VIOLA LABRADORICA / PURPLE LABRADOR VIOLET
WALDSTEINIA FRAGARIOIDES / BARREN STRAWBERRY

NOTE:

- FINAL SELECTIONS OF PLANT SPECIES MAY INCLUDE BUT ARE NOT LIMITED TO THE PLANT MATERIALS IN THESE LISTS.
- LANDSCAPE POINTS ASSIGNED TO PLANT CATEGORIES BASED ON VILLAGE OF WILLIAMS BAY ZONING ORDINANCE, FIGURE 390-0903.
- ALL PLANT MATERIAL TO BE SIZED AT OR ABOVE MINIMUM PERMITTED INSTALLATION SIZES PER THE VILLAGE OF WILLIAMS BAY ZONING ORDINANCE, FIGURE 390-0903.

REQUIRED LANDSCAPE POINTS

ZONING DISTRICT: VC Village Center

		BUILDING	QTY	UNIT	POINTS REQUIRED
BUILDING FOUNDATION	0 POINTS PER 100 LF OF BUILDING FOUNDATION	BUILDING 1	265	LF	0
		BUILDING 2	331	LF	0
		BUILDING 3	407	LF	0
BUILDING FOUNDATION REQUIREMENTS SUBTOTAL:					0

		STREET	QTY	UNIT	POINTS REQUIRED
STREET FRONTAGE	0 POINTS PER 100 LF	WEST GENEVA STREET	500	LF	0
		NORTH WALWORTH AVENUE	180	LF	0
STREET FRONTAGE REQUIREMENTS SUBTOTAL:					0

		PAVED AREA	QTY	UNIT	POINTS REQUIRED
PAVED AREAS	80 POINTS PER 10,000 SF OF PAVED AREA	PARKING AREA	4680	SF	37
PAVED AREAS REQUIREMENTS SUBTOTAL:					37

		AREA	QTY	UNIT	POINTS REQUIRED
DEVELOPED LOTS	0 POINTS PER 1,000 SF OF GROSS FLOOR AREA	BUILDING 1	3,895	SF	0
		BUILDING 2	2,215	SF	0
		BUILDING 3	12,920	SF	0
DEVELOPED LOT REQUIREMENTS SUBTOTAL:					0
TOTAL REQUIRED POINTS:					37

PROPOSED LANDSCAPE POINTS

VEGETATION TYPE	QTY	UNIT	POINTS PER UNIT	POINTS	% OF TOTAL POINTS
TALL DECIDUOUS TREE	3	EA	30	90	50%
LOW DECIDUOUS TREE	3	EA	10	30	17%
TALL DECIDUOUS SHRUB	1	EA	5	5	3%
MEDIUM DECIDUOUS SHRUB	6	EA	3	18	10%
LOW DECIDUOUS SHRUB	20	EA	1	20	11%
LOW EVERGREEN SHRUB	3	EA	3	9	5%
PERENNIAL PLANTINGS	130	SF	0.05	7	4%
TOTAL POINTS PROVIDED:				179	100%

GDP LANDSCAPE SCHEDULE & REQUIREMENT

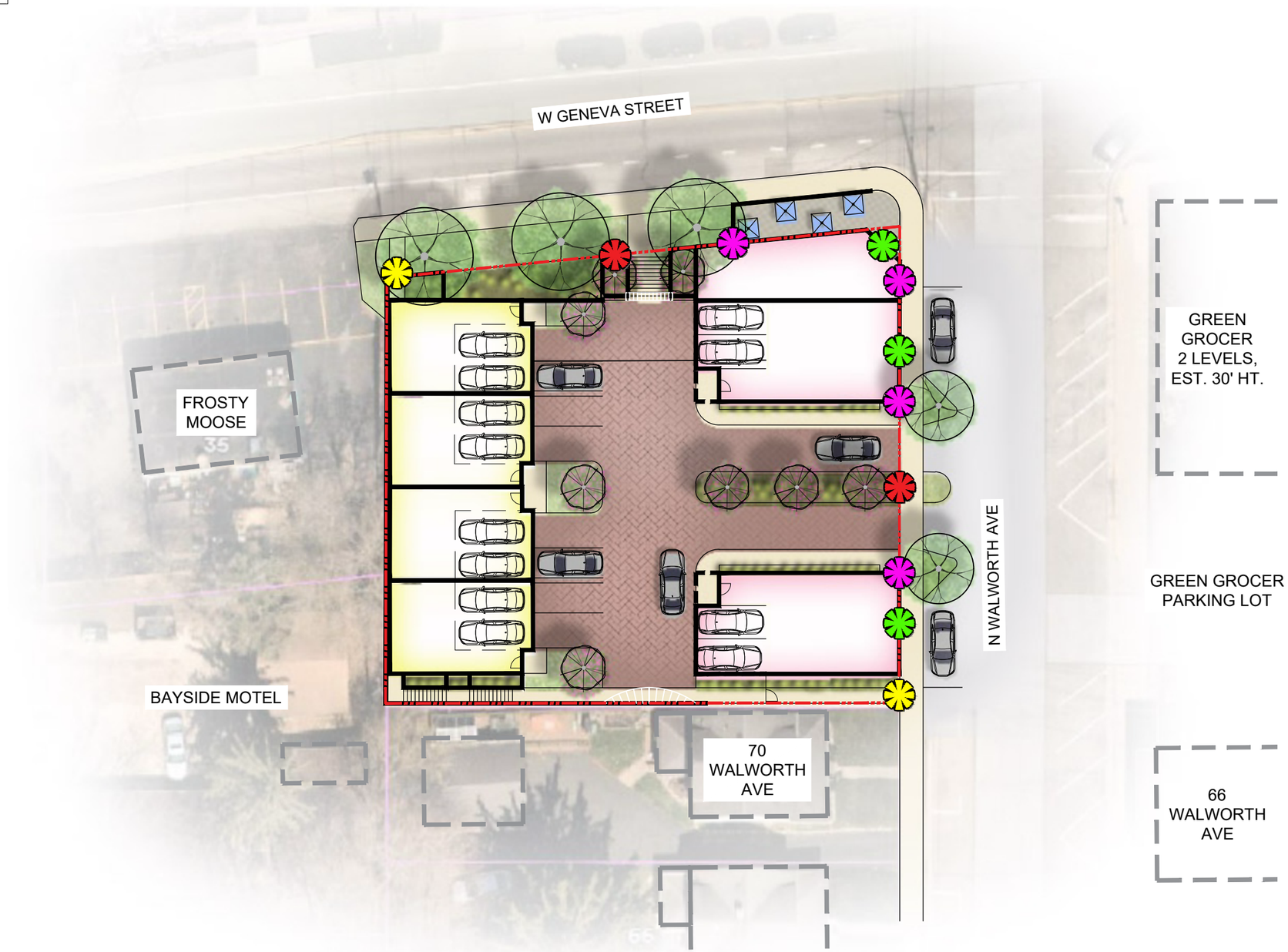
TOWNHOME & COMMERCIAL DEVELOPMENT

17 W GENEVA ST, WILLIAMS BAY WISCONSIN

February 09, 2026

BAYSIDE LLC.
ATTN: ANTHONY NAVILIO
navilio747@gmail.com
708 217 4774
CLIENT/ OWNER

teska associates
627 Grove Street
Evanston, Illinois



SIGNAGE DIAGRAM KEY	
	RESIDENTIAL MAJOR ENTRANCE
	RESIDENTIAL MINOR ENTRANCE
	BLADE SIGN
	OVERHEAD WALL SIGN

SIGNAGE DIAGRAM

TOWNHOME & COMMERCIAL DEVELOPMENT

17 W GENEVA ST, WILLIAMS BAY WISCONSIN

15 SCALE AT 22X34
30 SCALE AT 11X17

0 15 30 60

N

February 9th, 2026

BAYSIDE LLC.
ATTN: ANTHONY NAVILIO
navilio747@gmail.com
708 217 4774
CLIENT/ OWNER

teska associates
627 Grove Street
Evanston, Illinois

SIGNAGE DIAGRAM KEY	
	RESIDENTIAL MAJOR ENTRANCE
	RESIDENTIAL MINOR ENTRANCE
	BLADE SIGN
	OVERHEAD WALL SIGN

SIGNAGE PRECENDENT

TOWNHOME & COMMERCIAL DEVELOPMENT

15 SCALE AT 22X34
30 SCALE AT 11X17

0 15 30 60

N

BAYSIDE LLC.
ATTN: ANTHONY NAVILIO
navilio747@gmail.com
708 217 4774
CLIENT/ OWNER

teska associates
627 Grove Street
Evanston, Illinois

17 W GENEVA ST, WILLIAMS BAY WISCONSIN

February 9th, 2026

Allison Schwark

From: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Sent: Thursday, January 15, 2026 7:40 AM
To: Allison Schwark
Cc: Anthony Navillio (navilio747@gmail.com); David Lothspeich; Ryan Cardinal
Subject: 80 N. Walworth - Engineering Review Status after 3rd Request for Information

Hi Allison,

See below. Our position on this review has not changed – even with the response below; we have the opinion that we still need more information to make the engineering qualify for a GDP application. It is our understanding that the basic difference between a GDP and FDP is the amount of detail presented. The applicant must show that the GDP will function. We don't have confidence that the submitted materials will function as intended because they have not provided the engineering basis showing that it will function—the applicant is trying to push our requests to FDP phase, which may simply make them start the process over if they fail to get the necessary approvals from the WDOT or neighbors, or need to modify the dimensions of the structures on the site or require the Village to construct public infrastructure to serve the site. Also, I am not aware of a state agency that permits the retaining wall if it is not part of the main structure; permitting is typically by the local municipality.

If you choose to allow the submitted materials to meet the requirements of the GDP submission, we ask that you forward this email to the commission noting that the applicant **failed to convince the Village Engineer of the following items**:

1. Downstream (Village or WDOT) stormwater facilities can convey the planned storm discharge from the site without flooding downstream properties.
2. The stormwater design meets the intent of the ordinance.
3. The proposed retaining walls calculate to be structurally stable and will allow for the remaining structures as planned.
4. The planned building walls should be relocated to the lot line.
5. Neighbors have no issue with the planned encroachment into their property or will not be impacted.
6. WDOT has no issues with the planned encroachment into their right of way.
7. The soils at the site will allow for the planned project, including contamination and structural properties.
8. Delivery trucks will not need to unload on Walworth Avenue.
9. Emergency services have provided approval of the plan.
10. Several pavement patches of Walworth Avenue for the sewer, water, and driveway are an acceptable alternative to replacing the entire pavement between the curbs.

We are just trying to keep this project moving—somehow. Let me know if you need anything else.

Sincerely,

Douglas R. Snyder, P.E.
Vice President

BAXTER & WOODMAN Consulting Engineers

direct: 815.444.3349 | mobile: 262.492.1462
email: dsnyder@baxterwoodman.com
www.baxterwoodman.com
500 East Main Street, Suite 101, Waterford, WI 53185

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From: Ryan Cardinal <ryan@plansurveyengineer.com>
Sent: Tuesday, January 13, 2026 2:43 PM
To: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Cc: Anthony Navillio (navilio747@gmail.com) <navilio747@gmail.com>; David Lothspeich - Administrator <admin@vi.williamsbay.wi.gov>; Allison Schwark - Zoning <zoning@vi.williamsbay.wi.gov>
Subject: Re: 80 N. Walworth - Engineer Request for Additional Information

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

I understand this to be a PDO - Planned Development Overlay District per Article 7.

Step 1 - Preapplication Conference - I understand that the applicant already did this and has had the informal discussion with the Plan Commission. If there were notes and requirements that the Village had from this, please forward.
Step 2 - Concept Plan Review - I understand that the applicant already did this. If there were any specific requirements from that meeting, please forward.
Step 3 - General Development Plan Review (Our current step). We believe we have complied with all of the items in § 390-0709G. These items all ask for "general" information. Your topics are valid, but are all specific in nature and we believe should be conditions for the Step 4 application § 390-0709H' which requires all of the specifics you are requesting.

In the meantime, here are responses to your comments.

- Provide contact with the WDOT to use their right of way.
  I had asked for the Village's contact since you are already underway in coordinating the project and did not receive a response. We ask that all right-of-way work in the DOT's area be a contingent item for Step 4 while I find the project manager and coordinate with them.
- Find a different plan other than to stop delivery trucks in Walworth and unloading from the parked truck. Per my earlier responses, the developers do not plan on having any business that needs a truck delivery larger than a UPS/FedEx/Amazon style truck, which we provided the truck movements for. Since all other businesses in this region have large trucks stop on the side of the road, I asked if the Village wanted to coordinate a loading zone to help solve the problem, to which I did not receive a response. We are happy to indicate no street loading/unloading for our project. Please make this a condition we must include in our Step 4 application.

- Provide soils data —we need it to verify if contamination exists and how they will handle it if it exists. There is a history of petroleum contamination in the immediate area. This is an item that we would normally expect to be included in Step 4, however, we do have some data the applicants have from previous investigations. I am happy to forward that under a separate email. We expect this to be a condition to provide any further information on in Step 4.
- Provide structural soil data and detailed retaining wall design calculations—I am not going to allow this to be designed by the contractor—especially if it is on the lot line. Also provide permissions from the neighbors to enter their parcels to install the wall. We did not indicate that we expected the contractor to design this, as State Building Codes have specific design requirements. We expect this to be specific details included in Step 4, and we expect this to be a condition for that next submittal.
- Provide data from your contact with emergency services for access requirements. I had previously asked for contact information for the Village and did not receive a response. We will find this out and contact the emergency services for comments. We expect this to be a condition for Step 4.
- Provide data to show that the storm sewer exists in the street or you have permission to use the WDOT storm sewer. Also provide calculations meeting the ordinance. Detailed storm sewer calculations were provided, however, being precise in nature, we expect this to be a condition for Step 4.

Ryan Cardinal, PE

President

Cardinal- Plan. Survey. Engineer.

262-757-8776 | 262-379-0270

ryan@plansurveyengineer.com

www.plansurveyengineer.com

526 S Wells Street, Lake Geneva, Wisconsin , 53147

CARDINAL
Plan | Survey | Engineer

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Lake Geneva, WI 53147
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talktous@plansurveyengineer.com

NAVILIO DEVELOPMENT

Village of Williams Bay
Walworth County
Wisconsin

Stormwater Management Report

Prepared By:

Ryan Cardinal, PE

Dated: **12/18/2025**
REV 01/06/2026

STORMWATER SUMMARY TABLE OF CONTENTS

SECTION 1 – PROJECT NARRATIVE

SECTION 2 – HYDROCAD MODEL

SECTION 3 – STORM SEWER ANALYSIS

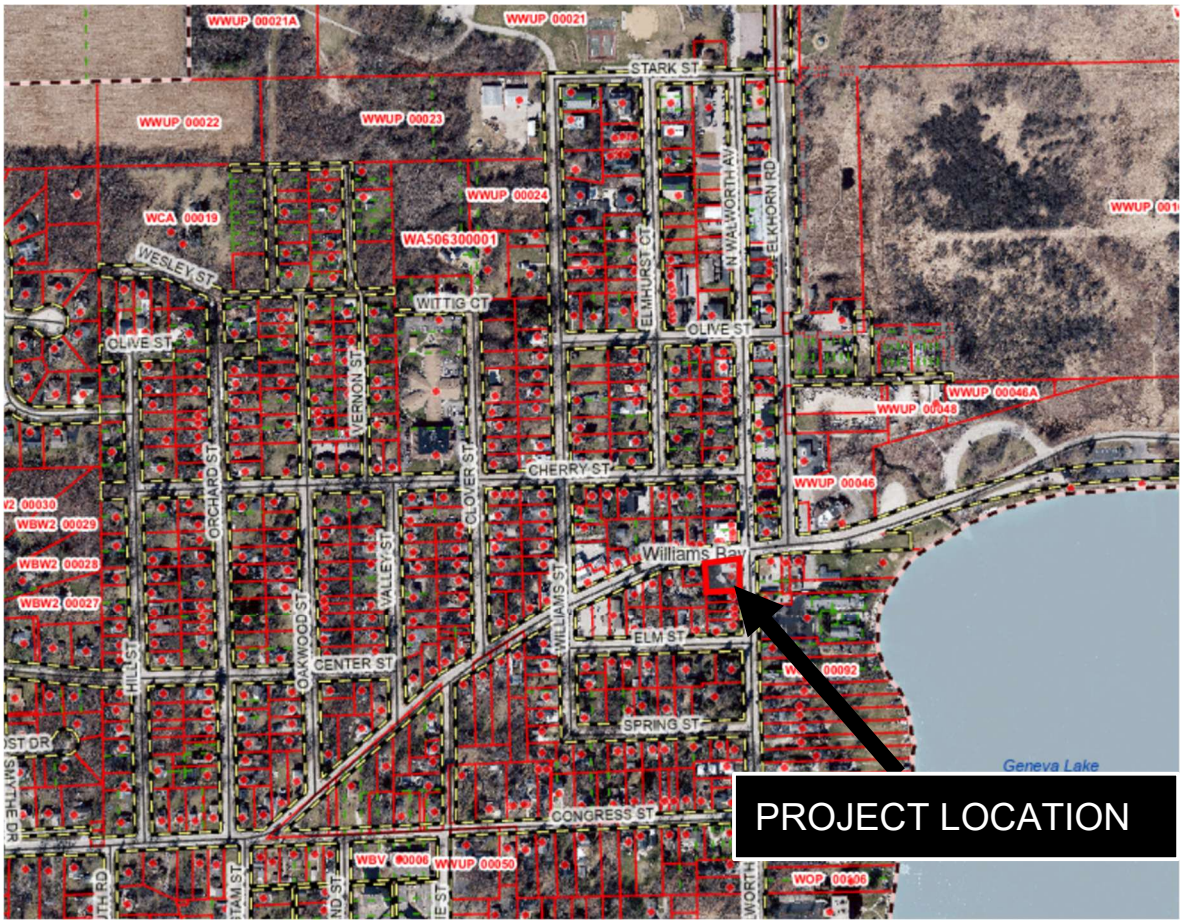
SECTION 4 – APPENDICES

1- Site GIS Overview
2- FIRMETTE
3- WDNR SURFACE WATER DATA VIEWER
4- WETLANDS AND INDICATORS
5- Soils Report
6- NOAA ATLAS 14 Rainfall Data
7- NOAA ATLAS 14 Rainfall Intensity
8- Existing Areas Exhibit
9- Proposed Areas Exhibit

Location and Executive Summary

The subject property is located as follows: Southeast 1/4 of the Northeast 1/4 of Section 1, Township 1 North, Range 16 East in the Village of Williams Bay, Walworth County, Wisconsin. The property is located on the southwest quadrant of W Geneva Street and N Walworth Ave. The project is proposed to redevelop the existing site known as Parcel ID WOP 00053. W Geneva St is also State Trunk Highway 67. Interstate 43 abuts to the south, and developed parcels exist directly west and east. The project is approximately 800ft west of Geneva Lake. Since the project disturbs 0.390 acres, it is exempt from post-construction management. This report shows the analysis of the reduced stormwater runoff, regardless of the requirements to do so, and reports the storm sewer system design. The development primarily collects internally and discharges to the Village's storm sewer network, eventually draining to Geneva Lake.

Site Location Maps



Site Area Overview

Zoomed Site Area Overview

PROJECT NARRATIVE

Project Summary

Bayside LLC (Tony Navilio) is proposing to redevelop the existing property with a multi-story townhome and two separate commercial buildings. The site includes interior driveway and pavements for ground floor covered parking. With the existing grade changes that surround the site, various retaining walls are proposed throughout the property. The site collects stormwater runoff through a storm sewer system. There is a net reduction in pervious surfaces from existing conditions, so the net runoff rate is reduced. The proposed design maintains existing runoff conditions and connects to the Village Storm Sewer network. The parcel is 0.351acres with disturbance area of 0.390 acres and is therefore exempt from post-construction stormwater runoff requirements.

Existing and Proposed Stormwater Runoff Basin Summary

Below is a summary of the drainage basin within the analyzed portion of the site:

Existing Drainage Basin:	15,284 sf (0.351 ac)
Existing Pervious Surfaces:	1,858 sf (0.079 ac)
Existing Impervious Surfaces:	13,547 sf (0.043 ac)
Total Proposed Drainage Basin:	15,284 sf (0.351 ac)
Pervious Surfaces:	1,920 sf (0.044 ac)
Impervious Surfaces:	13,364 sf (0.307 ac)

Any minor errors in totals are due to rounding

Existing Soils & Review

A review of the NRCS Soil Survey indicated the existing soils of this project to be 7627C2 (Miami loam, 6 to 12 percent slopes, eroded). These soils have a hydrologic soil group of B. A review of the Village of Williams Bay Ordinance indicates to use a Curve Number of 58 for group B and otherwise the site was analyzed with a Curve Number of 98 for impervious surfaces.

Modeling Methodology

Hydrologic analysis included in this report was performed using the HydroCAD hydrologic simulation computer model, version 10.20-7a by HydroCAD Software Solutions LLC, which is based on TR-55 methodology. The discharges were generated using the SCS Dimensionless Unit Hydrograph Method for a 24-hour duration storm. Model parameters include drainage area, SCS runoff curve number, time of concentration and 24-hour precipitation with MSE 24-hr Storm Type Storm Curve 3. To run the model, Cardinal Engineering determined the runoff curve number and time of concentration for the drainage areas. Where time of concentrations were calculated to be below 6 minutes, a minimum of 6.0 minutes was used. Runoff was calculated by using the rainfall depths (see chart below) taken from NOAA Atlas 14, Volume 8, Version 2. From this information, the model generated storm hydrographs with peak flows. The proposed peak discharges were then compared to the allowable discharges.

Rainfall Data

RAINFALL DATA (NOAA ATLAS 14, VOLUME 8 , VERSION 2)

Rainfall Depths for 24-hour Storm Duration (inches)		
2-year	10-year	100-year
2.82	4.02	6.30

Peak Discharge Rates

Refer to the enclosed exhibit that shows the boundary of the proposed project and existing conditions.

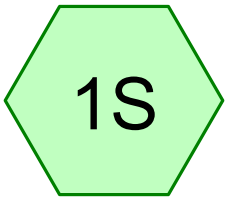
Existing Peak Discharge in 24-Hour Event (cfs)						
Watershed	Area (ac)	CN (weighted)	Tc (min)	2-year	10-year	100-year
(1S) Existing	0.351	93	6	1.24	1.88	3.07
(2S) Proposed	0.351	93	6	1.24	1.88	3.07

Storm Sewer System

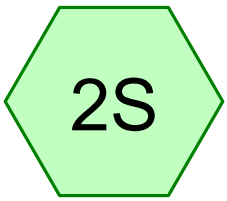
The site was designed to collect runoff through a storm sewer system. The enclosed analysis indicates the system is designed to pass the 10-year 24-hr event and hold the 100-year 24-hr event. The system freely discharges into the Village's storm network.

Section 2

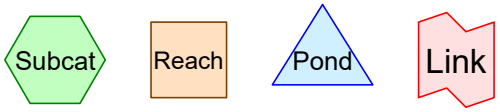
HydroCAD Model



EXISTING



PROPOSED



Routing Diagram for 25414 - Runoff Calcs
Prepared by Cardinal Plan Survey Engineer, Printed 1/8/2026
HydroCAD® 10.20-7a s/n 10123 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-YR	MSE 24-hr	3	Default	24.00	1	2.82	2
2	10-YR	MSE 24-hr	3	Default	24.00	1	4.02	2
3	100-YR	MSE 24-hr	3	Default	24.00	1	6.30	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.219	98	EXISTING BUILDING (1S)
0.024	98	EXISTING CONCRETE (1S)
0.064	98	EXISTING PAVEMENT (1S)
0.043	58	EXISTING PERVIOUS AREA (1S)
0.001	98	EXISTING RETAINING WALLS (1S)
0.044	58	PERVIOUS AREAS (2S)
0.150	98	PROPOSED BUILDINGS (2S)
0.039	98	PROPOSED CONCRETE (2S)
0.113	98	PROPOSED PAVEMENT (2S)
0.005	98	PROPOSED RETAINING WALLS (2S)
0.702	**93**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.702	Other	1S, 2S
0.702		**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	0.219	0.219	EXISTING BUILDING	
0.000	0.000	0.000	0.000	0.024	0.024	EXISTING CONCRETE	
0.000	0.000	0.000	0.000	0.064	0.064	EXISTING PAVEMENT	
0.000	0.000	0.000	0.000	0.043	0.043	EXISTING PERVIOUS AREA	
0.000	0.000	0.000	0.000	0.001	0.001	EXISTING RETAINING WALLS	
0.000	0.000	0.000	0.000	0.044	0.044	PERVIOUS AREAS	
0.000	0.000	0.000	0.000	0.150	0.150	PROPOSED BUILDINGS	
0.000	0.000	0.000	0.000	0.039	0.039	PROPOSED CONCRETE	
0.000	0.000	0.000	0.000	0.113	0.113	PROPOSED PAVEMENT	
0.000	0.000	0.000	0.000	0.005	0.005	PROPOSED RETAINING WALLS	
0.000	**0.000**	**0.000**	**0.000**	**0.702**	**0.702**	**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 1S: EXISTING Runoff Area=15,283 sf 87.84% Impervious Runoff Depth>2.01"
Tc=6.0 min CN=93 Runoff=1.24 cfs 0.059 af

Subcatchment 2S: PROPOSED Runoff Area=15,284 sf 87.44% Impervious Runoff Depth>2.01"
Tc=6.0 min CN=93 Runoff=1.24 cfs 0.059 af

Total Runoff Area = 0.702 ac Runoff Volume = 0.118 af Average Runoff Depth = 2.01"
12.36% Pervious = 0.087 ac 87.64% Impervious = 0.615 ac

Summary for Subcatchment 1S: EXISTING

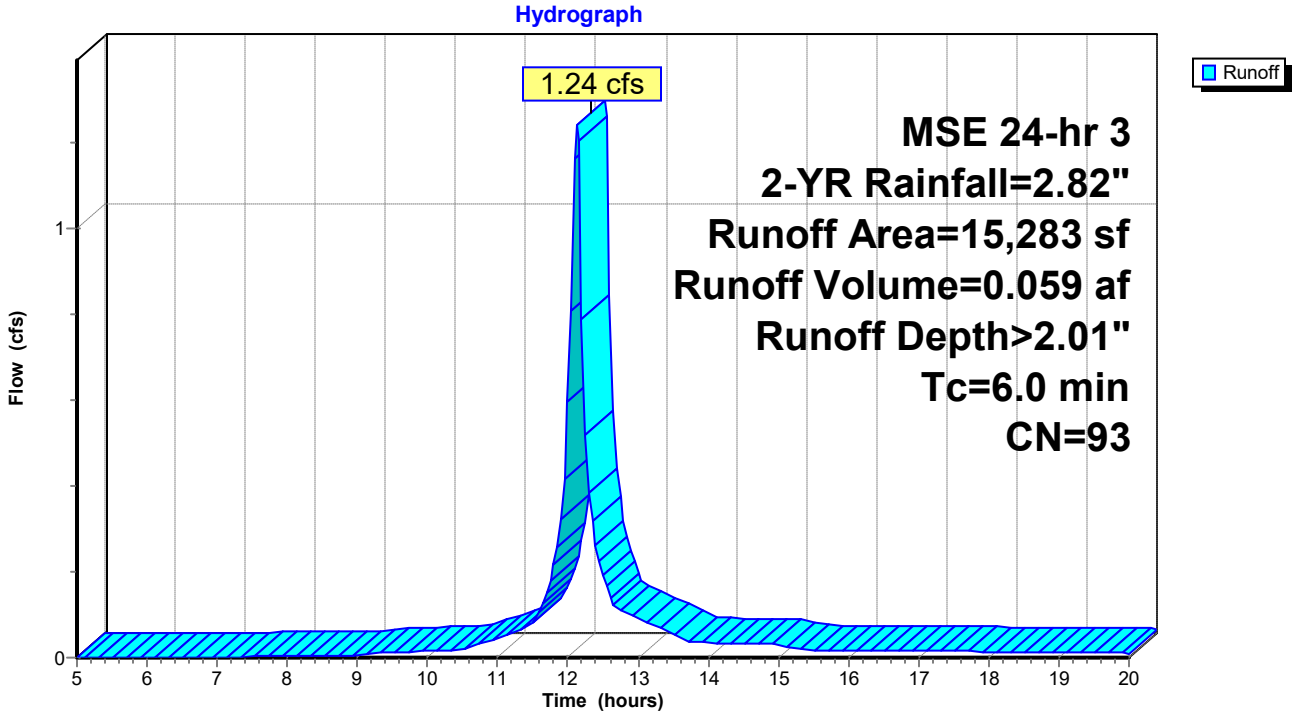
Runoff = 1.24 cfs @ 12.13 hrs, Volume= 0.059 af, Depth> 2.01"
Routed to nonexistent node 2P

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-YR Rainfall=2.82"

	Area (sf)	CN	Description
*	9,519	98	EXISTING BUILDING
*	2,806	98	EXISTING PAVEMENT
*	1,040	98	EXISTING CONCRETE
*	60	98	EXISTING RETAINING WALLS
*	1,858	58	EXISTING PERVIOUS AREA
	15,283	93	Weighted Average
	1,858		12.16% Pervious Area
	13,425		87.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: EXISTING



Summary for Subcatchment 2S: PROPOSED

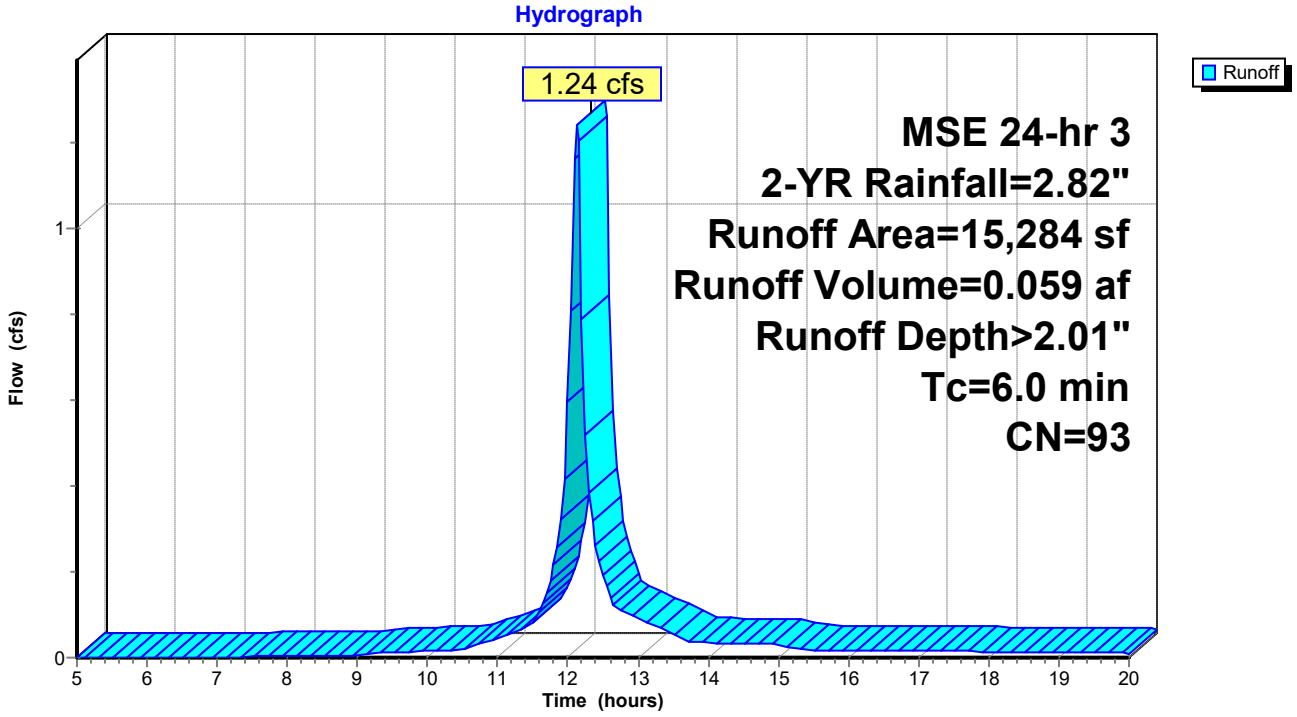
Runoff = 1.24 cfs @ 12.13 hrs, Volume= 0.059 af, Depth> 2.01"
Routed to nonexistent node 2P

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-YR Rainfall=2.82"

	Area (sf)	CN	Description
*	6,535	98	PROPOSED BUILDINGS
*	4,927	98	PROPOSED PAVEMENT
*	1,688	98	PROPOSED CONCRETE
*	214	98	PROPOSED RETAINING WALLS
*	1,920	58	PERVIOUS AREAS
	15,284	93	Weighted Average
	1,920		12.56% Pervious Area
	13,364		87.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: PROPOSED



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 1S: EXISTING Runoff Area=15,283 sf 87.84% Impervious Runoff Depth>3.13"
Tc=6.0 min CN=93 Runoff=1.88 cfs 0.092 af

Subcatchment 2S: PROPOSED Runoff Area=15,284 sf 87.44% Impervious Runoff Depth>3.13"
Tc=6.0 min CN=93 Runoff=1.88 cfs 0.092 af

Total Runoff Area = 0.702 ac Runoff Volume = 0.183 af Average Runoff Depth = 3.13"
12.36% Pervious = 0.087 ac 87.64% Impervious = 0.615 ac

Summary for Subcatchment 1S: EXISTING

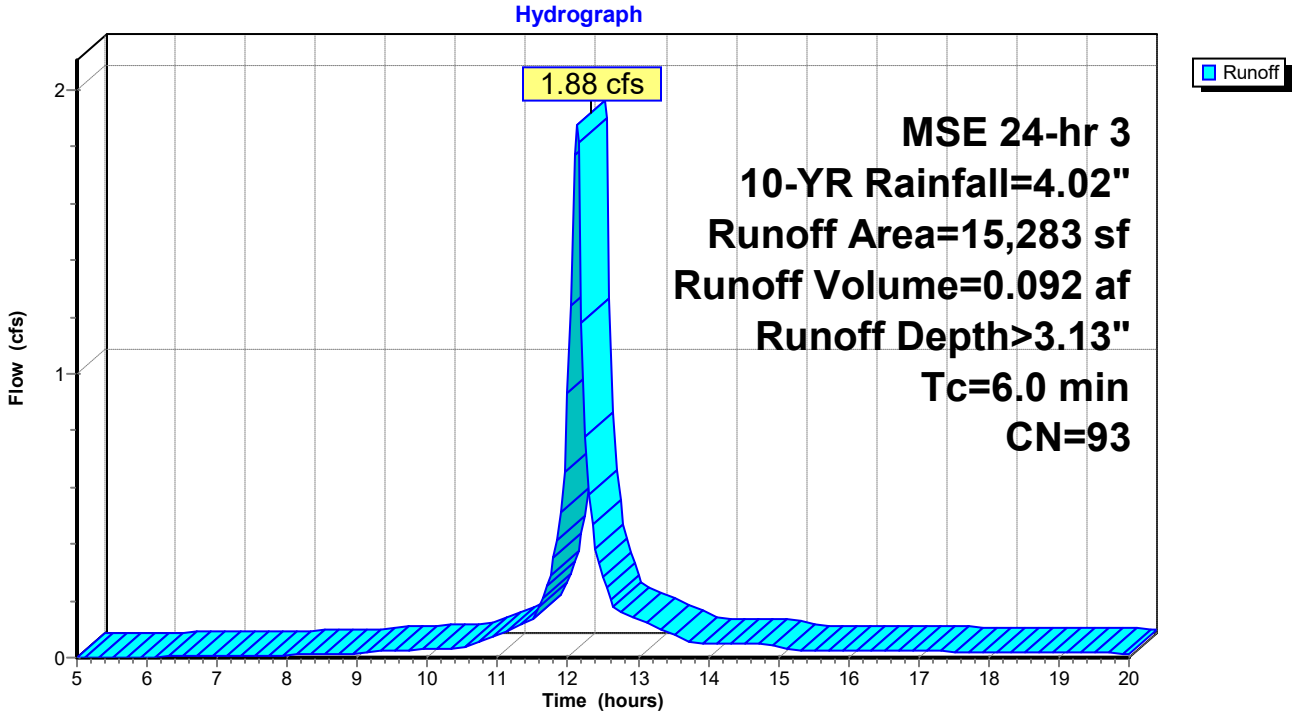
Runoff = 1.88 cfs @ 12.13 hrs, Volume= 0.092 af, Depth> 3.13"
Routed to nonexistent node 2P

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-YR Rainfall=4.02"

	Area (sf)	CN	Description
*	9,519	98	EXISTING BUILDING
*	2,806	98	EXISTING PAVEMENT
*	1,040	98	EXISTING CONCRETE
*	60	98	EXISTING RETAINING WALLS
*	1,858	58	EXISTING PERVIOUS AREA
	15,283	93	Weighted Average
	1,858		12.16% Pervious Area
	13,425		87.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: EXISTING



Summary for Subcatchment 2S: PROPOSED

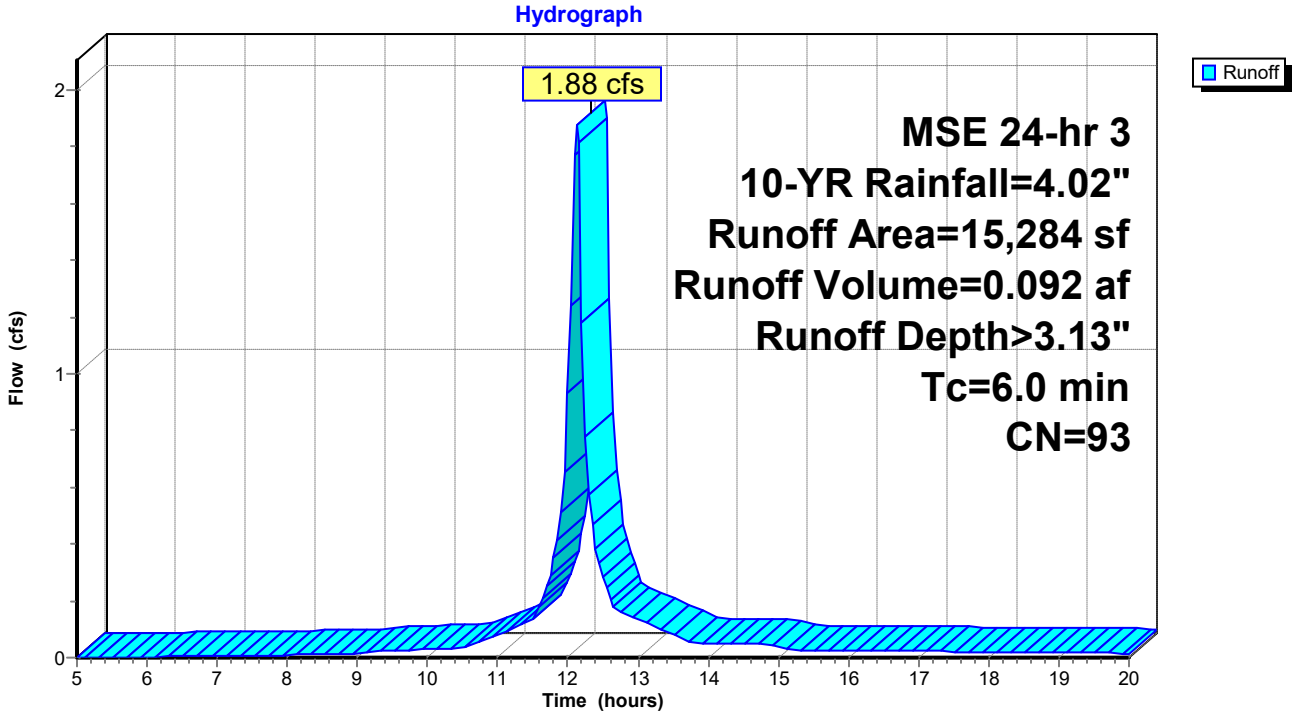
Runoff = 1.88 cfs @ 12.13 hrs, Volume= 0.092 af, Depth> 3.13"
Routed to nonexistent node 2P

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-YR Rainfall=4.02"

	Area (sf)	CN	Description
*	6,535	98	PROPOSED BUILDINGS
*	4,927	98	PROPOSED PAVEMENT
*	1,688	98	PROPOSED CONCRETE
*	214	98	PROPOSED RETAINING WALLS
*	1,920	58	PERVIOUS AREAS
	15,284	93	Weighted Average
	1,920		12.56% Pervious Area
	13,364		87.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: PROPOSED



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 1S: EXISTING Runoff Area=15,283 sf 87.84% Impervious Runoff Depth>5.30"
Tc=6.0 min CN=93 Runoff=3.07 cfs 0.155 af

Subcatchment 2S: PROPOSED Runoff Area=15,284 sf 87.44% Impervious Runoff Depth>5.30"
Tc=6.0 min CN=93 Runoff=3.07 cfs 0.155 af

Total Runoff Area = 0.702 ac Runoff Volume = 0.310 af Average Runoff Depth = 5.30"
12.36% Pervious = 0.087 ac 87.64% Impervious = 0.615 ac

Summary for Subcatchment 1S: EXISTING

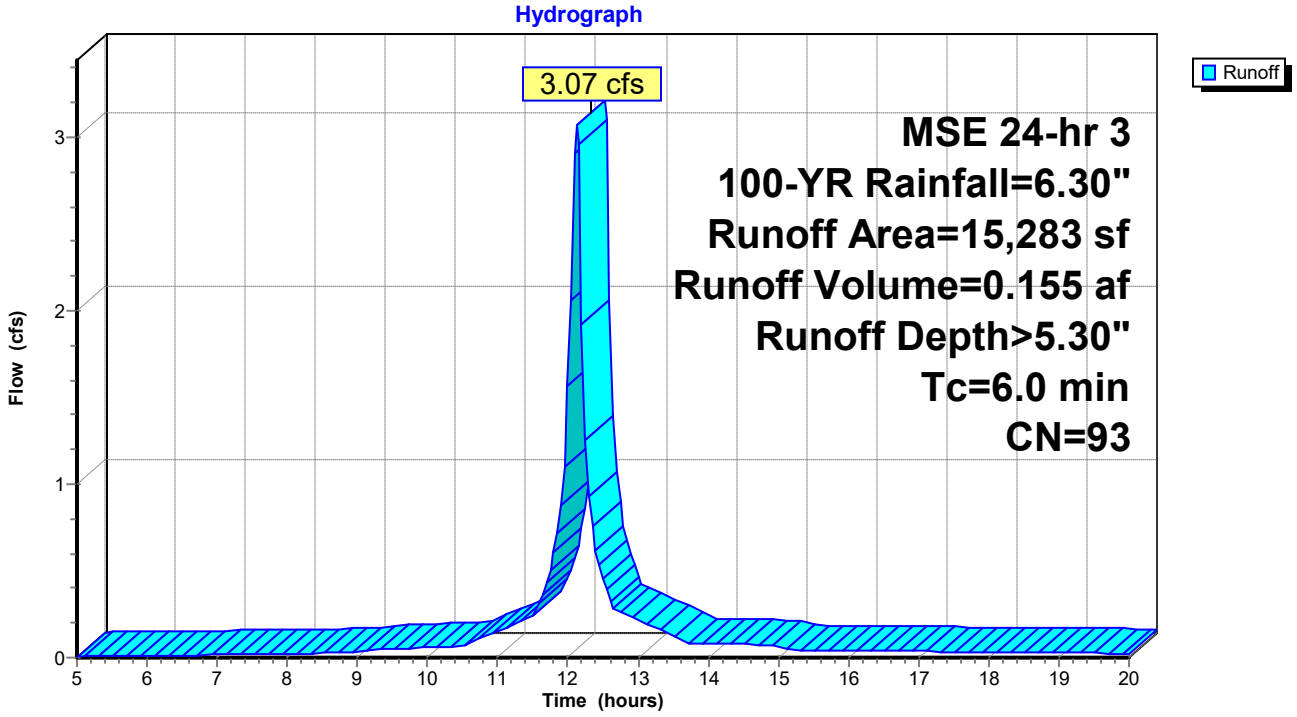
Runoff = 3.07 cfs @ 12.13 hrs, Volume= 0.155 af, Depth> 5.30"
Routed to nonexistent node 2P

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-YR Rainfall=6.30"

	Area (sf)	CN	Description
*	9,519	98	EXISTING BUILDING
*	2,806	98	EXISTING PAVEMENT
*	1,040	98	EXISTING CONCRETE
*	60	98	EXISTING RETAINING WALLS
*	1,858	58	EXISTING PERVIOUS AREA
	15,283	93	Weighted Average
	1,858		12.16% Pervious Area
	13,425		87.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: EXISTING



Summary for Subcatchment 2S: PROPOSED

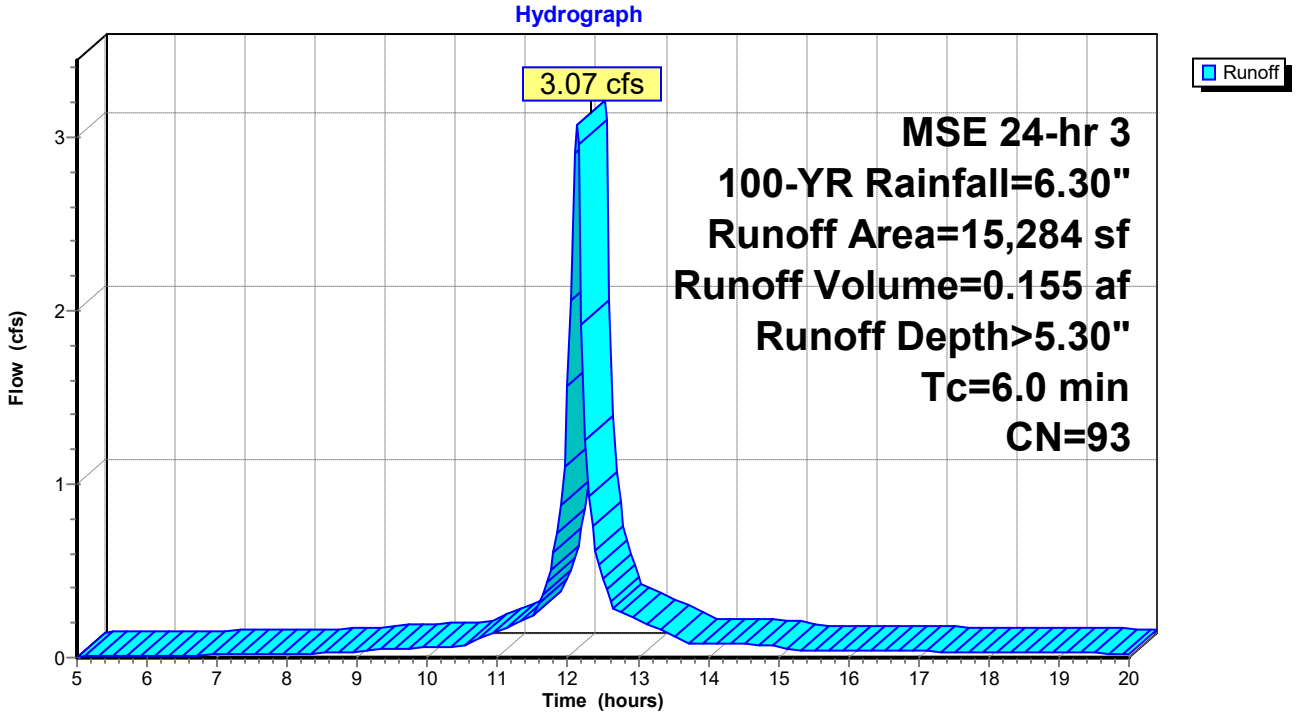
Runoff = 3.07 cfs @ 12.13 hrs, Volume= 0.155 af, Depth> 5.30"
Routed to nonexistent node 2P

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-YR Rainfall=6.30"

	Area (sf)	CN	Description
*	6,535	98	PROPOSED BUILDINGS
*	4,927	98	PROPOSED PAVEMENT
*	1,688	98	PROPOSED CONCRETE
*	214	98	PROPOSED RETAINING WALLS
*	1,920	58	PERVIOUS AREAS
	15,284	93	Weighted Average
	1,920		12.56% Pervious Area
	13,364		87.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: PROPOSED



Section 3

Storm Sewer Analysis

Project Name: Navilio Development
Project Number: 25414
Date: 12/16/2025

PIPE RUNOFF COEFFICIENTS (INCLUDING ROOF DOWNSPOUT COLLECTORS

#		Total Area (ac)	Total Area (SF)	Greenspace (SF)	Greenspace	Impervious	RUN OFF COE.
1	INL 1 to INL 2	0.11	4904.02	236.62	5%	95%	0.87
2	INL 2 to INL 4	0.04	1805.97	188.05	10%	90%	0.84
3	INL 3 to INL 2	0.13	5633.52	299.98	5%	95%	0.87
4	INL 4 to Connection	0.04	1944.57	539.44	28%	72%	0.73
5	INL 5 to INL 1	0.01	362.25	131.79	36%	64%	0.68
6	INL 6 to INL 7	0.00	114.85	0.00	0%	100%	0.90
7	INL 7 to INL 1	0.00	112.33	0.00	0%	100%	0.90
8	INL 8 to INL 9	0.00	118.48	0.00	0%	100%	0.90
9	INL 9 to INL 10	0.00	120.77	0.00	0%	100%	0.90
10	INL 10 to INL 3	0.01	514.10	450.74	88%	12%	0.37

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	43.222	0.04	0.46	0.87	0.03	0.35	6.0	9.7	6.1	2.12	2.75	3.64	12	0.51	884.09	884.31	884.83	884.97	889.21	887.68	4 to Connection
2	1	44.045	0.04	0.42	0.84	0.03	0.31	6.0	9.4	6.2	1.93	3.24	3.47	12	0.70	884.31	884.62	885.08	885.21	887.68	887.61	2 to 4
3	2	35.689	0.13	0.18	0.87	0.11	0.14	6.0	8.9	6.3	0.88	2.74	2.45	12	0.50	884.62	884.80	885.21	885.19	887.61	887.83	3 to 2
4	3	26.819	0.01	0.05	0.37	0.00	0.03	6.0	8.5	6.4	0.18	0.61	2.47	6	1.01	885.30	885.57	885.48	885.78	887.83	894.50	10 to 3
5	4	39.489	0.01	0.04	0.30	0.00	0.02	6.0	7.7	6.5	0.16	2.12	4.24	6	12.13	892.00	896.79	892.09	896.99	894.50	898.83	9b to 10
6	5	6.978	0.01	0.03	0.30	0.00	0.02	6.0	7.5	6.6	0.14	0.46	2.00	6	0.57	896.79	896.83	896.99	897.02	898.83	899.00	9a to 9b
7	6	10.366	0.01	0.02	0.90	0.01	0.02	6.0	7.3	6.6	0.12	0.42	1.30	6	0.48	896.83	896.88	897.09	897.10	899.00	899.00	9 to 9a
8	7	24.105	0.01	0.01	0.90	0.01	0.01	6.0	6.0	7.0	0.06	0.43	1.03	6	0.50	896.88	897.00	897.11	897.14	899.00	899.00	8 to 9
9	2	38.274	0.11	0.20	0.87	0.10	0.14	6.0	8.9	6.3	0.87	2.72	2.43	12	0.50	884.62	884.81	885.21	885.20	887.61	887.61	1 to 2
10	9	23.192	0.01	0.06	0.30	0.00	0.03	6.0	8.5	6.3	0.19	0.44	2.15	6	0.52	885.31	885.43	885.54	885.66	887.61	888.63	7d to 1
11	10	10.360	0.01	0.05	0.30	0.00	0.03	6.0	8.4	6.4	0.17	0.42	1.76	6	0.48	885.43	885.48	885.70	885.72	888.63	888.74	7c to 7d
12	11	30.033	0.01	0.04	0.30	0.00	0.02	6.0	7.8	6.5	0.16	2.83	1.84	6	21.71	885.48	892.00	885.74	892.20	888.74	897.47	7b to 7c
13	12	7.080	0.01	0.03	0.30	0.00	0.02	6.0	7.6	6.6	0.14	5.01	2.01	6	68.08	892.00	896.82	892.20	897.00	897.47	899.03	7a to 7b
14	13	11.603	0.01	0.02	0.90	0.01	0.02	6.0	7.3	6.6	0.12	0.44	1.88	6	0.52	896.82	896.88	897.00	897.06	899.03	899.02	7 to 7a
15	14	24.878	0.01	0.01	0.90	0.01	0.01	6.0	6.0	7.0	0.06	0.42	1.19	6	0.48	896.88	897.00	897.08	897.13	899.02	899.01	6 to 7
16	9	10.264	0.01	0.03	0.30	0.00	0.01	6.0	8.2	6.4	0.08	0.42	1.67	6	0.49	885.31	885.36	885.46	885.51	887.61	888.01	5b to 1
17	16	4.815	0.01	0.02	0.30	0.00	0.01	6.0	8.0	6.5	0.06	0.48	1.32	6	0.62	885.36	885.39	885.54	885.51	888.01	888.11	5a to 5b
18	17	28.400	0.01	0.01	0.68	0.01	0.01	6.0	6.0	7.0	0.05	0.43	1.39	6	0.49	885.39	885.53	885.51	885.64	888.11	887.91	5 to 5a

Project File: Storm Analysis_3.stm | Number of lines: 18 | Run Date: 12/18/2025

NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

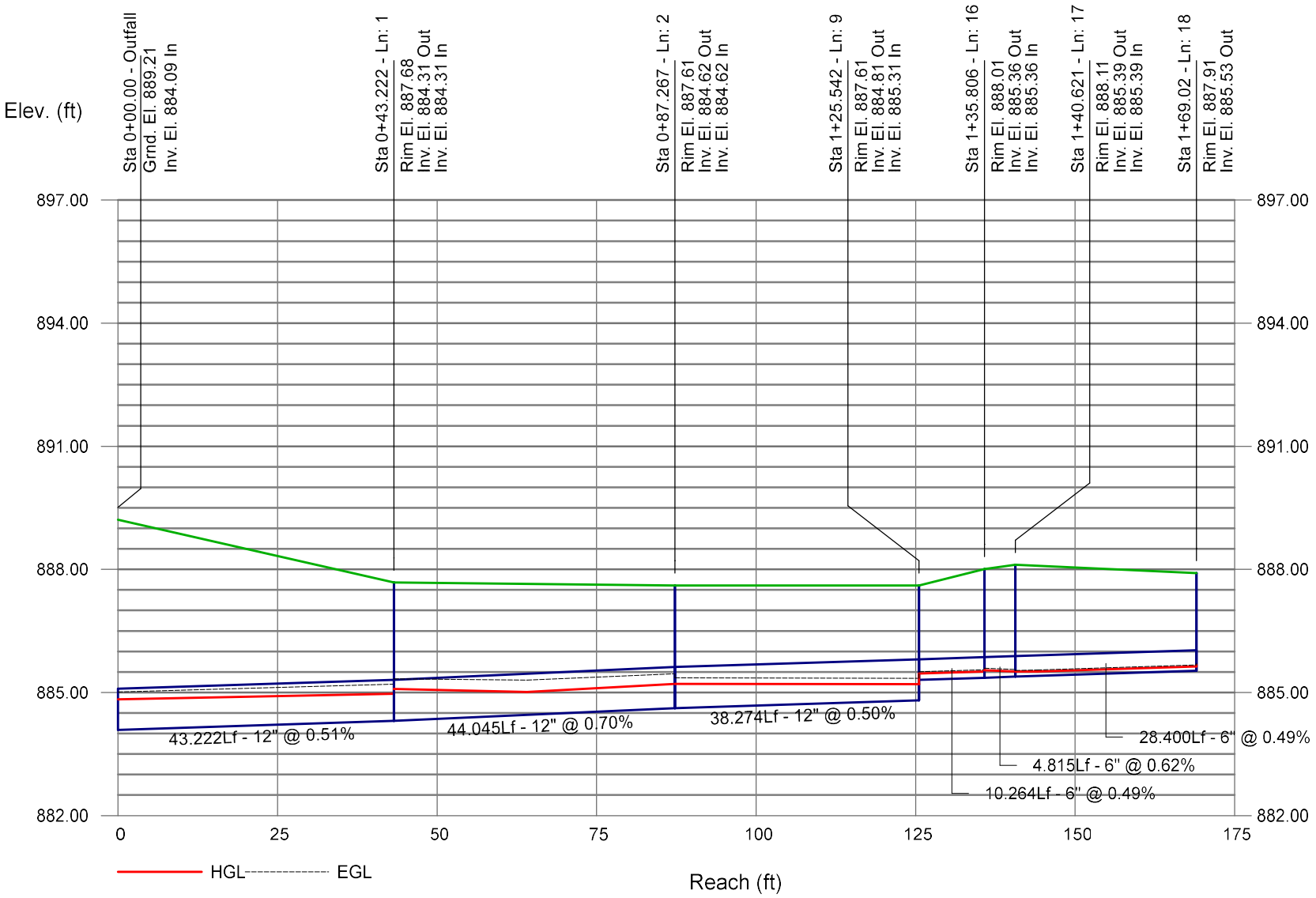
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	43.222	0.04	0.46	0.87	0.03	0.35	6.0	8.7	8.7	3.02	2.75	4.42	12	0.51	884.09	884.31	884.83	885.22	889.21	887.68	4 to Connection
2	1	44.045	0.04	0.42	0.84	0.03	0.31	6.0	8.5	8.7	2.74	3.24	3.55	12	0.70	884.31	884.62	885.35	885.54	887.68	887.61	2 to 4
3	2	35.689	0.13	0.18	0.87	0.11	0.14	6.0	8.1	8.8	1.25	2.74	1.59	12	0.50	884.62	884.80	885.84	885.88	887.61	887.83	3 to 2
4	3	26.819	0.01	0.05	0.37	0.00	0.03	6.0	7.8	8.9	0.25	0.61	1.38	6	1.01	885.30	885.57	885.93	885.96	887.83	894.50	10 to 3
5	4	39.489	0.01	0.04	0.30	0.00	0.02	6.0	7.2	9.1	0.22	2.12	4.68	6	12.13	892.00	896.79	892.11	897.02	894.50	898.83	9b to 10
6	5	6.978	0.01	0.03	0.30	0.00	0.02	6.0	7.1	9.1	0.19	0.46	2.20	6	0.57	896.79	896.83	897.02	897.05	898.83	899.00	9a to 9b
7	6	10.366	0.01	0.02	0.90	0.01	0.02	6.0	6.9	9.2	0.17	0.42	1.41	6	0.48	896.83	896.88	897.14	897.15	899.00	899.00	9 to 9a
8	7	24.105	0.01	0.01	0.90	0.01	0.01	6.0	6.0	9.5	0.09	0.43	1.01	6	0.50	896.88	897.00	897.17	897.18	899.00	899.00	8 to 9
9	2	38.274	0.11	0.20	0.87	0.10	0.14	6.0	8.1	8.8	1.23	2.72	1.56	12	0.50	884.62	884.81	885.84	885.88	887.61	887.61	1 to 2
10	9	23.192	0.01	0.06	0.30	0.00	0.03	6.0	7.9	8.9	0.27	0.44	1.36	6	0.52	885.31	885.43	885.96	886.00	887.61	888.63	7d to 1
11	10	10.360	0.01	0.05	0.30	0.00	0.03	6.0	7.7	9.0	0.24	0.42	1.23	6	0.48	885.43	885.48	886.02	886.03	888.63	888.74	7c to 7d
12	11	30.033	0.01	0.04	0.30	0.00	0.02	6.0	7.3	9.1	0.22	2.83	1.76	6	21.71	885.48	892.00	886.05	892.23	888.74	897.47	7b to 7c
13	12	7.080	0.01	0.03	0.30	0.00	0.02	6.0	7.2	9.1	0.19	5.01	2.22	6	68.08	892.00	896.82	892.23	897.04	897.47	899.03	7a to 7b
14	13	11.603	0.01	0.02	0.90	0.01	0.02	6.0	7.0	9.2	0.17	0.44	2.05	6	0.52	896.82	896.88	897.04	897.09	899.03	899.02	7 to 7a
15	14	24.878	0.01	0.01	0.90	0.01	0.01	6.0	6.0	9.5	0.09	0.42	1.23	6	0.48	896.88	897.00	897.13	897.16	899.02	899.01	6 to 7
16	9	10.264	0.01	0.03	0.30	0.00	0.01	6.0	7.6	9.0	0.12	0.42	0.59	6	0.49	885.31	885.36	885.96	885.96	887.61	888.01	5b to 1
17	16	4.815	0.01	0.02	0.30	0.00	0.01	6.0	7.4	9.0	0.09	0.48	0.45	6	0.62	885.36	885.39	885.97	885.97	888.01	888.11	5a to 5b
18	17	28.400	0.01	0.01	0.68	0.01	0.01	6.0	6.0	9.5	0.06	0.43	0.34	6	0.49	885.39	885.53	885.97	885.97	888.11	887.91	5 to 5a

Project File: Storm Analysis_3.stm | Number of lines: 18 | Run Date: 12/18/2025

NOTES:Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period =Yrs. 100 ; c = cir e = ellip b = box

Storm Sewer Profile

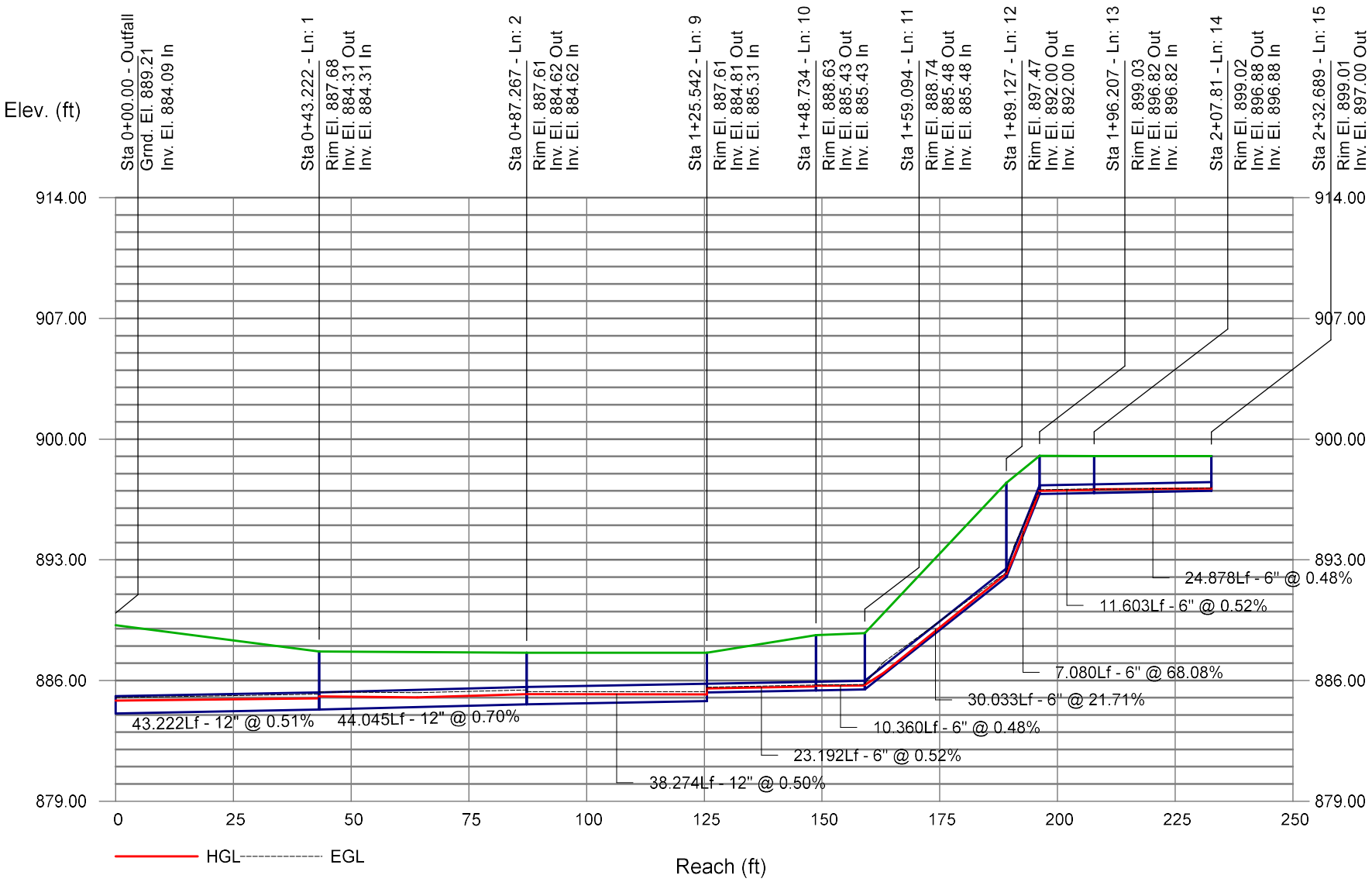
Proj. file: Storm Analysis_3.stm



Autodesk Storm Sewers

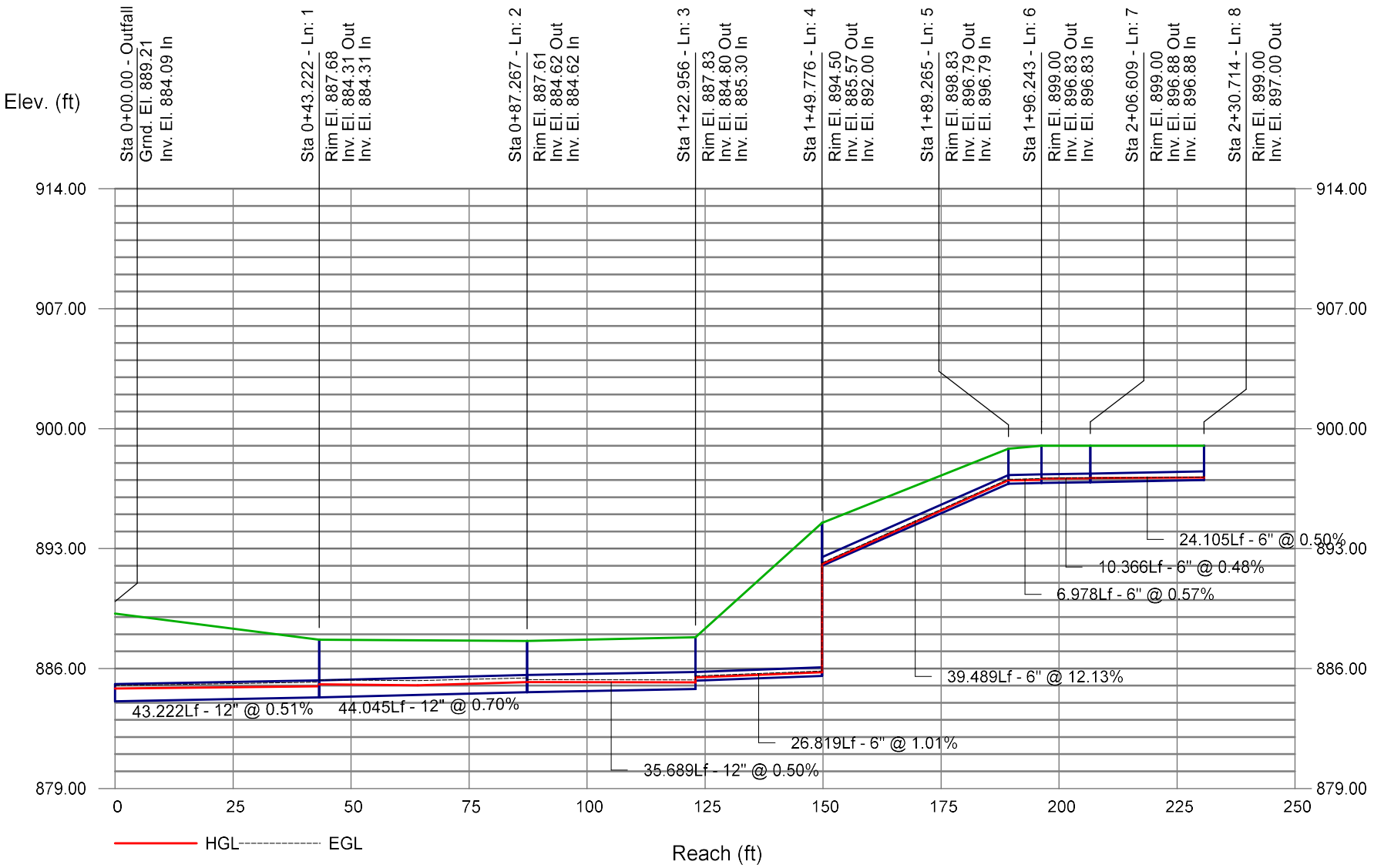
Storm Sewer Profile

Proj. file: Storm Analysis_3.stm



Storm Sewer Profile

Proj. file: Storm Analysis_3.stm



Storm Sewer Profile

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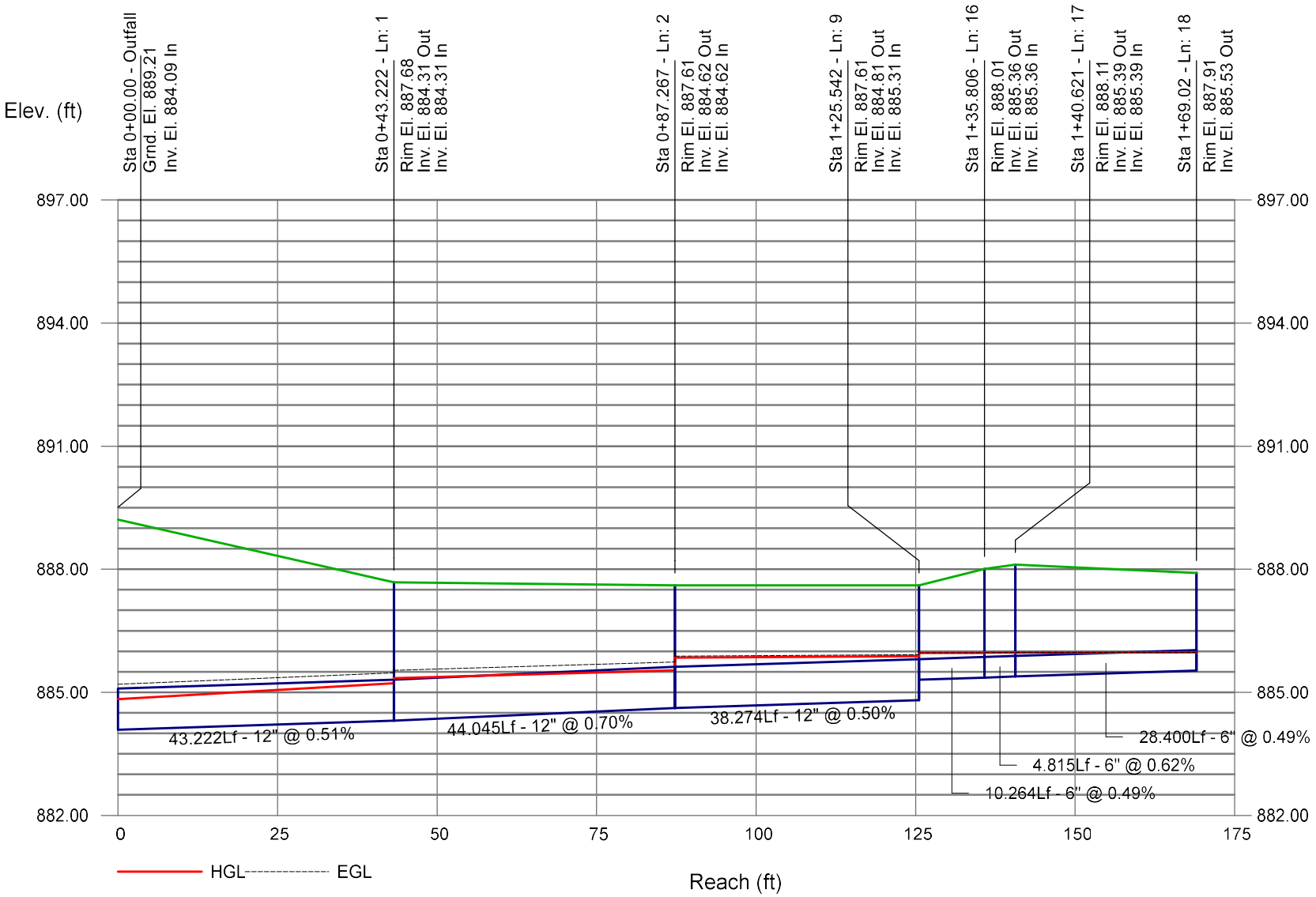
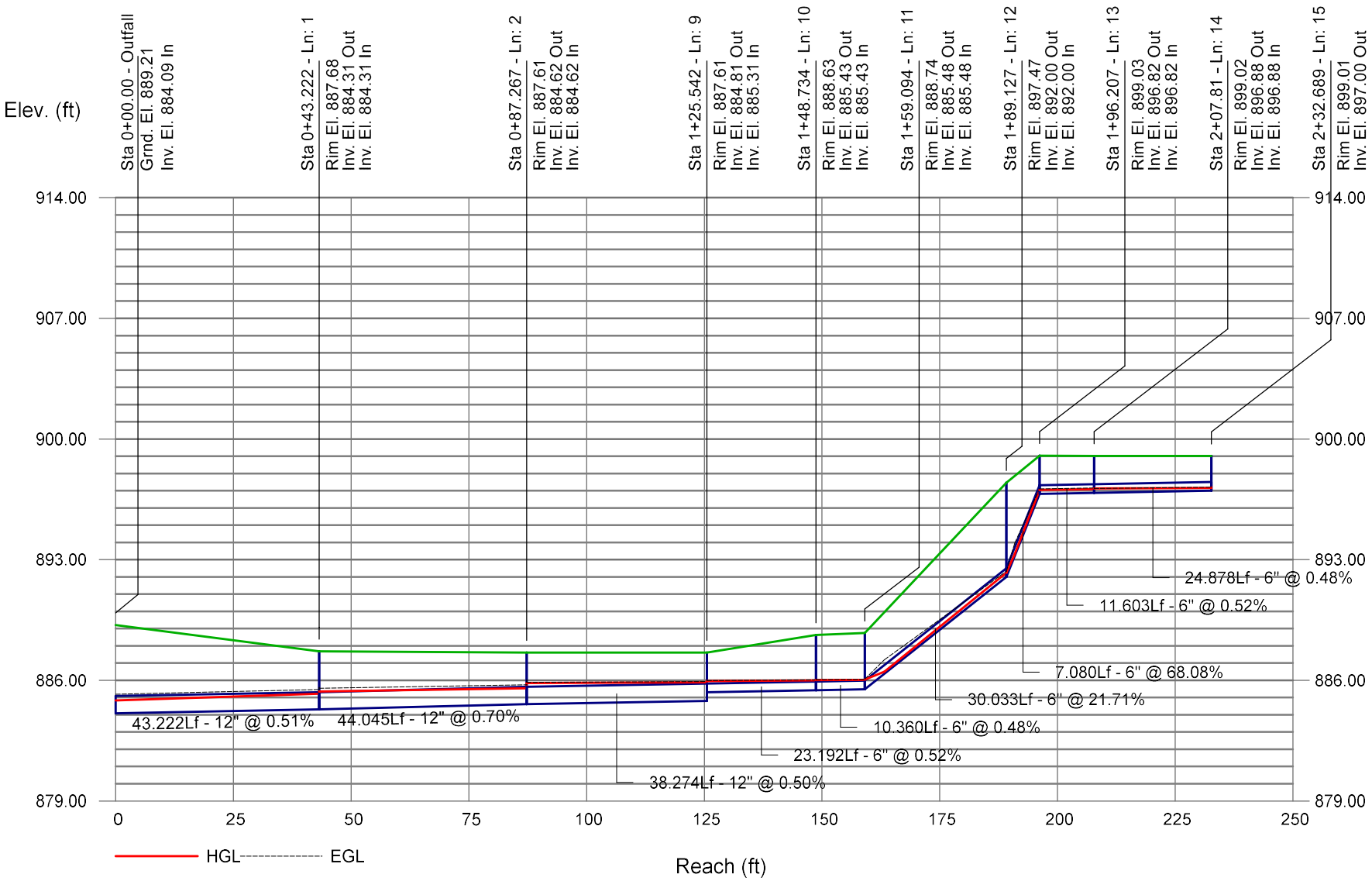


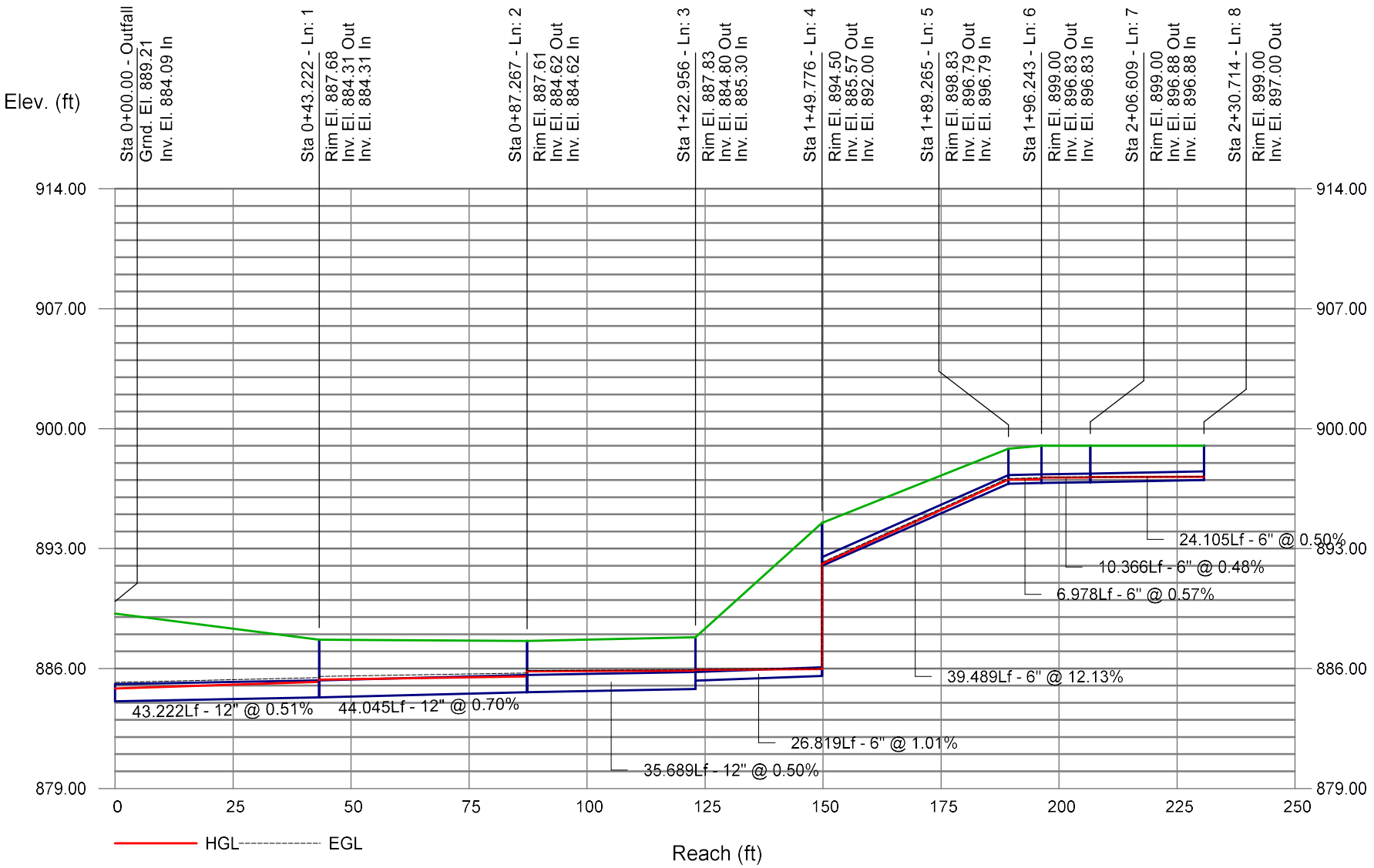
Storm Sewer Profile

Proj. file: Storm Analysis_3.stm



Storm Sewer Profile

Proj. file: Storm Analysis_3.stm



Section 4

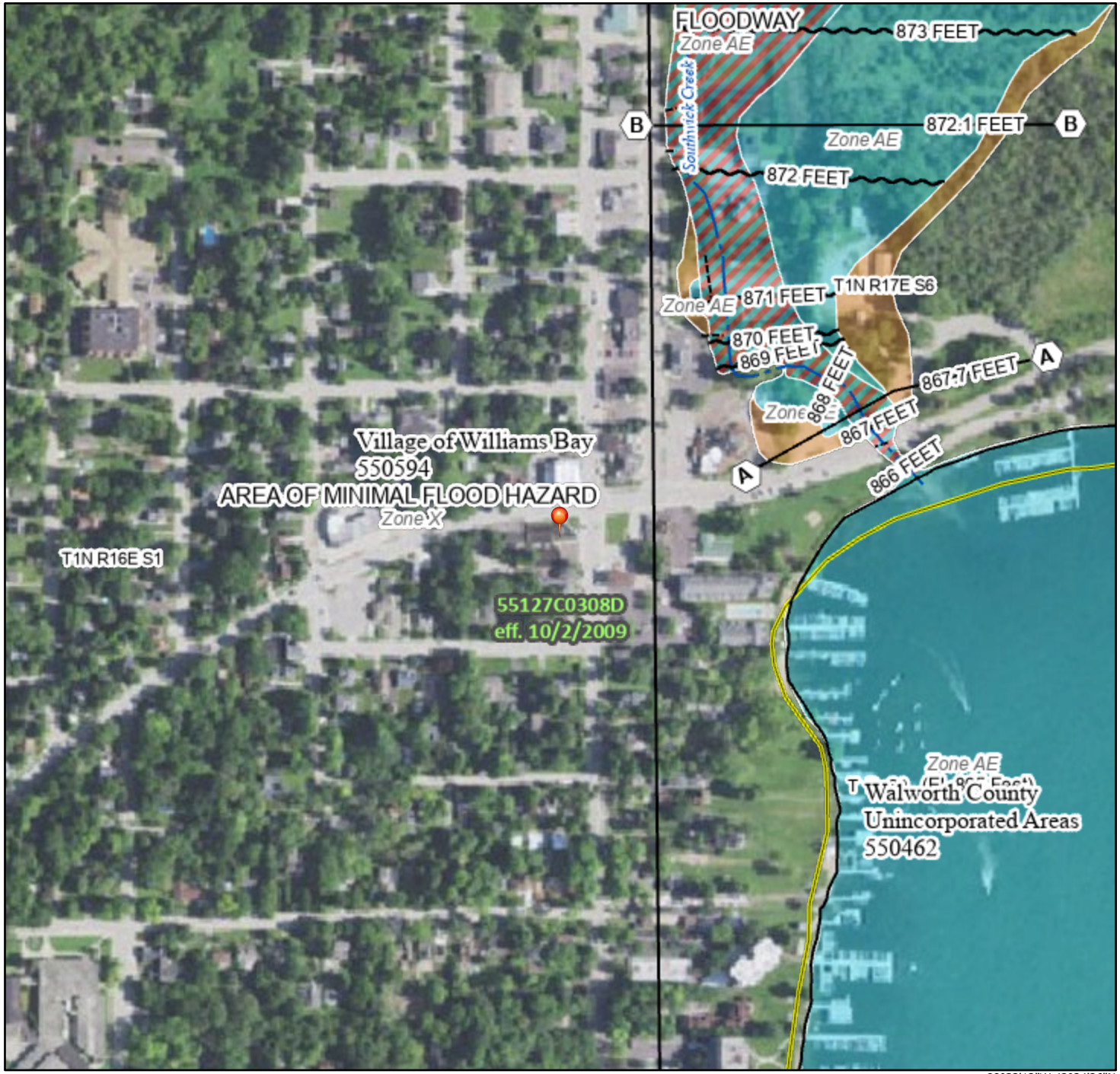
Appendices

Site GIS Overview
FIRMETTE
WDNR Surface Water Data Viewer
Wetlands and Indicators
Soils Report
NOAA Rainfall Depths
NOAA Rainfall Intensities
Existing Areas Exhibit
Proposed Areas Exhibit

ONE
GENEVA
CONDO-
MINIUM
STREET
66'
95.92'
148.05'
138.49'
95.48'
WOGC 00001
THROUGH
WOGC 00006
WOP
00053
WOP
00054
WOP
00055
WOP
00056
132.7'
132'
122'
88.41'
39.6'
35.4'
59'
Site GIS Overview
WALWORTH COUNTY, WISCONSIN
0 5 10 20 30 40
Feet
1:420
Geodetic North
Grid North
Author:
Map Produced on: 12/18/2025
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.

National Flood Hazard Layer FIRMette

88°32'49"W 42°34'53"N



88°32'12"W 42°34'26"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/18/2025 at 10:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WISCONSIN
DEPARTMENT OF
NATURAL RESOURCES

Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water
- 24K Streams and Rivers

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 130 260 Feet
0 30 60 Meters

Service Layer Credits:
Latest Leaf Off: , DNR Basic Feature Vector Tile Layer WTM: , Surface Water (Cached): WiDNR, USGS, and other data

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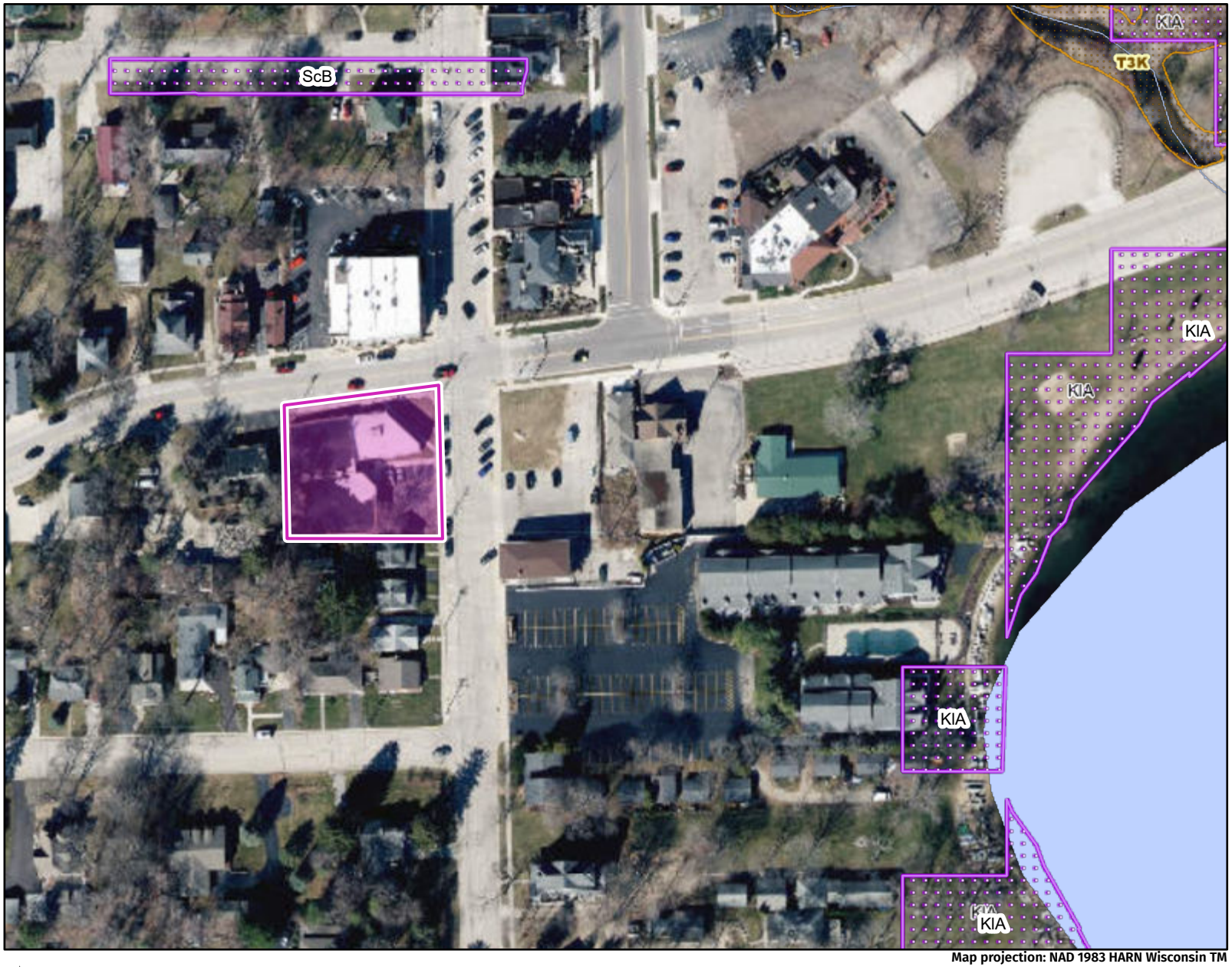
Date Printed: 12/18/2025 4:46 PM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES



Legend: (some map layers may not be displayed)

- Wetland Indicators
- Wetland Class Areas
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water
- 24K Streams and Rivers

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 130 260 Feet
0 30 60 Meters

Service Layer Credits:
Wetland Indicators & Soils^: Surface Water Data Viewer Team, Latest Leaf Off: , DNR Basic Feature Vector Tile Layer WTM: , Surface Water (Cached): WiDNR, USGS, and other data, Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal.

Date Printed: 12/18/2025 4:52 PM

Map Scale: 1:431 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

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 22, Sep 10, 2025

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
7627C2	Miami loam, 6 to 12 percent slopes, eroded	0.6	100.0%
Totals for Area of Interest		**0.6**	**100.0%**

Walworth County, Wisconsin

7627C2—Miami loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: g8xl
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 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

Data Source Information

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 22, Sep 10, 2025

NOAA Atlas 14, Volume 8, Version 2
Location name: Williams Bay, Wisconsin, USA*
Latitude: 42.5778°, Longitude: -88.5419°
Elevation: 894 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.354** (0.275-0.459)	**0.412** (0.320-0.535)	**0.509** (0.394-0.661)	**0.590** (0.455-0.768)	**0.705** (0.528-0.935)	**0.796** (0.584-1.06)	**0.888** (0.632-1.20)	**0.983** (0.675-1.34)	**1.11** (0.738-1.54)	**1.21** (0.785-1.69)
10-min	**0.518** (0.403-0.672)	**0.603** (0.468-0.783)	**0.745** (0.576-0.967)	**0.864** (0.666-1.12)	**1.03** (0.773-1.37)	**1.16** (0.855-1.55)	**1.30** (0.926-1.75)	**1.44** (0.989-1.97)	**1.63** (1.08-2.25)	**1.77** (1.15-2.47)
15-min	**0.632** (0.491-0.820)	**0.736** (0.571-0.955)	**0.908** (0.703-1.18)	**1.05** (0.812-1.37)	**1.26** (0.943-1.67)	**1.42** (1.04-1.89)	**1.59** (1.13-2.14)	**1.76** (1.21-2.40)	**1.98** (1.32-2.75)	**2.16** (1.40-3.01)
30-min	**0.893** (0.693-1.16)	**1.04** (0.806-1.35)	**1.28** (0.992-1.67)	**1.49** (1.15-1.94)	**1.78** (1.34-2.36)	**2.02** (1.48-2.69)	**2.25** (1.60-3.04)	**2.50** (1.72-3.41)	**2.83** (1.88-3.92)	**3.09** (2.00-4.30)
60-min	**1.14** (0.883-1.48)	**1.34** (1.04-1.74)	**1.67** (1.30-2.18)	**1.96** (1.51-2.56)	**2.38** (1.78-3.16)	**2.70** (1.98-3.61)	**3.04** (2.17-4.11)	**3.40** (2.33-4.64)	**3.88** (2.57-5.37)	**4.25** (2.76-5.92)
2-hr	**1.38** (1.08-1.77)	**1.64** (1.28-2.10)	**2.07** (1.61-2.65)	**2.44** (1.90-3.14)	**2.97** (2.25-3.91)	**3.39** (2.52-4.49)	**3.83** (2.76-5.13)	**4.29** (2.98-5.82)	**4.92** (3.30-6.77)	**5.41** (3.55-7.49)
3-hr	**1.52** (1.20-1.94)	**1.81** (1.43-2.31)	**2.30** (1.81-2.94)	**2.73** (2.14-3.49)	**3.35** (2.55-4.38)	**3.84** (2.87-5.06)	**4.36** (3.16-5.81)	**4.90** (3.42-6.62)	**5.64** (3.81-7.73)	**6.23** (4.11-8.58)
6-hr	**1.80** (1.43-2.26)	**2.13** (1.69-2.68)	**2.69** (2.14-3.40)	**3.19** (2.52-4.03)	**3.92** (3.02-5.08)	**4.51** (3.40-5.88)	**5.13** (3.76-6.78)	**5.79** (4.09-7.76)	**6.71** (4.58-9.13)	**7.43** (4.96-10.2)
12-hr	**2.13** (1.71-2.64)	**2.46** (1.98-3.06)	**3.05** (2.44-3.80)	**3.58** (2.85-4.47)	**4.36** (3.41-5.61)	**5.01** (3.82-6.48)	**5.69** (4.22-7.47)	**6.43** (4.60-8.56)	**7.46** (5.16-10.1)	**8.29** (5.58-11.2)
24-hr	**2.46** (2.00-3.02)	**2.82** (2.29-3.46)	**3.45** (2.79-4.25)	**4.02** (3.24-4.96)	**4.86** (3.83-6.18)	**5.56** (4.29-7.11)	**6.30** (4.72-8.18)	**7.09** (5.13-9.36)	**8.21** (5.74-11.0)	**9.11** (6.21-12.3)
2-day	**2.79** (2.29-3.38)	**3.21** (2.63-3.90)	**3.95** (3.23-4.80)	**4.60** (3.74-5.60)	**5.54** (4.41-6.96)	**6.32** (4.92-7.99)	**7.14** (5.40-9.16)	**8.01** (5.85-10.5)	**9.22** (6.51-12.2)	**10.2** (7.02-13.6)
3-day	**3.06** (2.52-3.68)	**3.50** (2.89-4.22)	**4.28** (3.52-5.17)	**4.96** (4.06-6.01)	**5.97** (4.78-7.44)	**6.78** (5.32-8.52)	**7.64** (5.82-9.75)	**8.56** (6.29-11.1)	**9.83** (6.99-13.0)	**10.8** (7.52-14.4)
4-day	**3.29** (2.73-3.95)	**3.75** (3.11-4.50)	**4.55** (3.75-5.46)	**5.25** (4.31-6.32)	**6.28** (5.05-7.79)	**7.12** (5.61-8.91)	**8.01** (6.13-10.2)	**8.96** (6.62-11.6)	**10.3** (7.35-13.5)	**11.3** (7.90-15.0)
7-day	**3.89** (3.25-4.62)	**4.37** (3.65-5.19)	**5.21** (4.34-6.20)	**5.95** (4.93-7.10)	**7.04** (5.72-8.66)	**7.94** (6.31-9.84)	**8.89** (6.86-11.2)	**9.89** (7.38-12.7)	**11.3** (8.15-14.8)	**12.4** (8.74-16.4)
10-day	**4.43** (3.72-5.22)	**4.95** (4.16-5.84)	**5.86** (4.90-6.92)	**6.65** (5.54-7.88)	**7.80** (6.36-9.52)	**8.74** (6.98-10.8)	**9.72** (7.54-12.2)	**10.8** (8.07-13.7)	**12.2** (8.86-15.9)	**13.4** (9.45-17.5)
20-day	**6.05** (5.14-7.05)	**6.76** (5.74-7.88)	**7.94** (6.71-9.26)	**8.92** (7.51-10.4)	**10.3** (8.42-12.3)	**11.3** (9.12-13.7)	**12.4** (9.70-15.3)	**13.5** (10.2-17.0)	**15.0** (10.9-19.2)	**16.1** (11.5-20.9)
30-day	**7.50** (6.40-8.66)	**8.37** (7.15-9.68)	**9.78** (8.32-11.3)	**10.9** (9.24-12.7)	**12.4** (10.2-14.7)	**13.6** (11.0-16.3)	**14.7** (11.5-17.9)	**15.8** (12.0-19.7)	**17.2** (12.6-21.9)	**18.2** (13.1-23.6)
45-day	**9.41** (8.09-10.8)	**10.5** (9.01-12.0)	**12.2** (10.4-14.0)	**13.5** (11.5-15.5)	**15.2** (12.5-17.7)	**16.4** (13.3-19.4)	**17.5** (13.8-21.2)	**18.6** (14.2-22.9)	**19.8** (14.7-25.1)	**20.7** (15.0-26.7)
60-day	**11.1** (9.59-12.7)	**12.3** (10.6-14.1)	**14.2** (12.2-16.3)	**15.7** (13.4-18.0)	**17.5** (14.4-20.3)	**18.7** (15.2-22.0)	**19.8** (15.7-23.8)	**20.9** (16.0-25.6)	**22.0** (16.3-27.7)	**22.8** (16.6-29.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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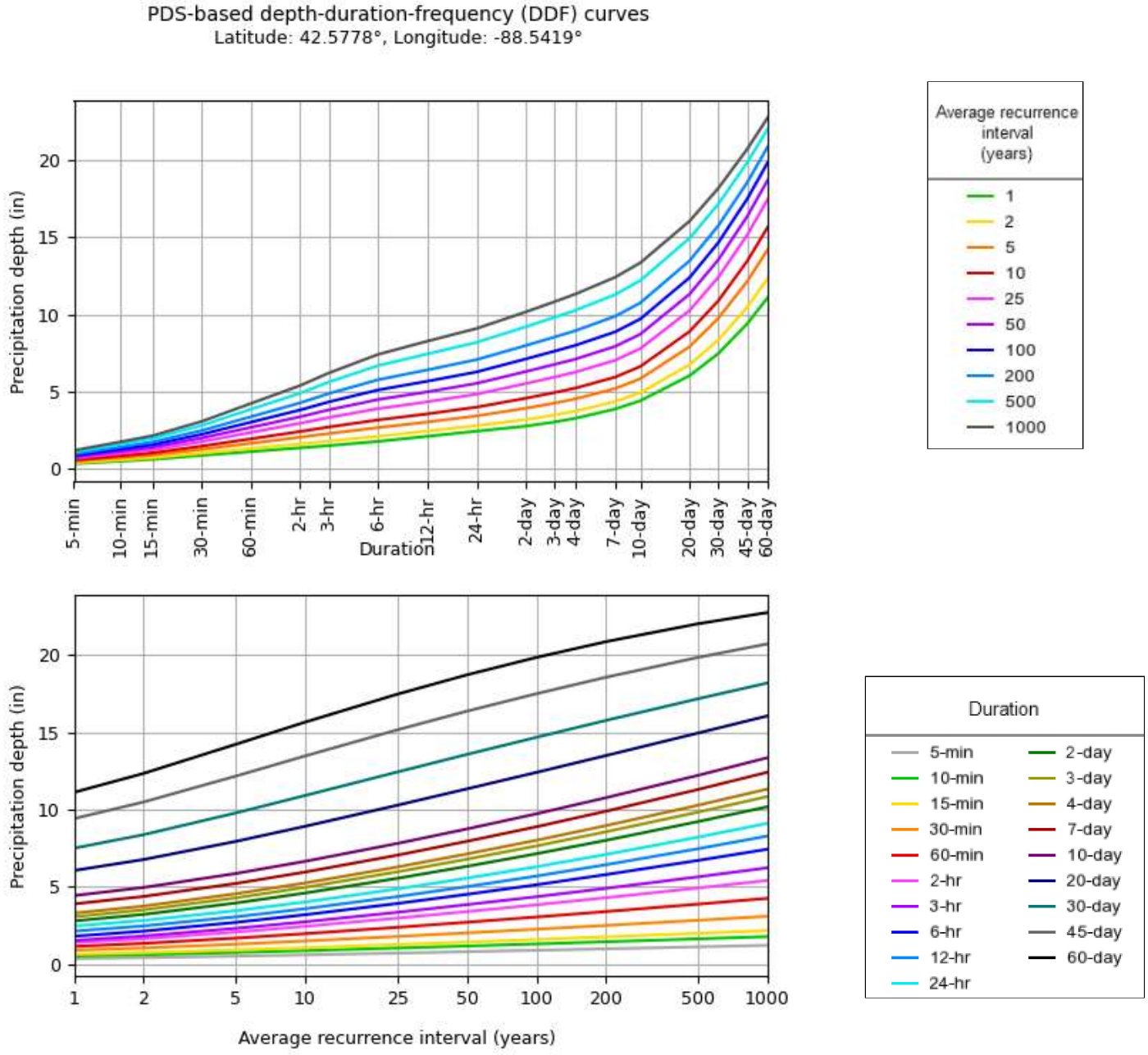
PF graphical



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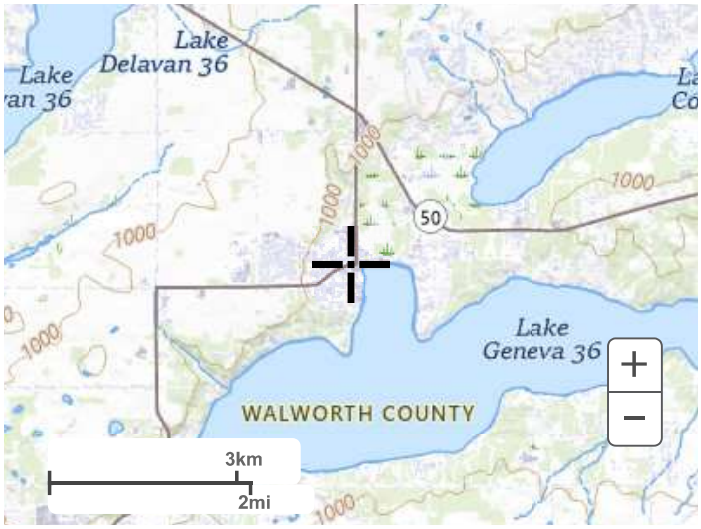
Maps & aerials

Small scale terrain



Large scale terrain

Large scale map

Large scale aerial

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National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

NOAA Atlas 14, Volume 8, Version 2
Location name: Williams Bay, Wisconsin, USA*
Latitude: 42.5778°, Longitude: -88.5419°
Elevation: 894 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.25 (3.30-5.51)	4.94 (3.84-6.42)	6.11 (4.73-7.93)	7.08 (5.46-9.22)	8.46 (6.34-11.2)	9.55 (7.01-12.7)	10.7 (7.58-14.4)	11.8 (8.10-16.1)	13.3 (8.86-18.5)	14.5 (9.42-20.3)
10-min	3.11 (2.42-4.03)	3.62 (2.81-4.70)	4.47 (3.46-5.80)	5.18 (4.00-6.75)	6.20 (4.64-8.21)	6.99 (5.13-9.32)	7.80 (5.56-10.5)	8.64 (5.93-11.8)	9.77 (6.48-13.5)	10.6 (6.90-14.8)
15-min	2.53 (1.96-3.28)	2.94 (2.28-3.82)	3.63 (2.81-4.72)	4.22 (3.25-5.49)	5.04 (3.77-6.68)	5.68 (4.17-7.58)	6.34 (4.52-8.55)	7.02 (4.82-9.59)	7.94 (5.27-11.0)	8.65 (5.61-12.1)
30-min	1.79 (1.39-2.32)	2.08 (1.61-2.69)	2.56 (1.98-3.33)	2.98 (2.29-3.88)	3.57 (2.67-4.73)	4.03 (2.96-5.37)	4.50 (3.21-6.08)	5.00 (3.43-6.83)	5.66 (3.76-7.84)	6.18 (4.01-8.61)
60-min	1.14 (0.883-1.48)	1.34 (1.04-1.74)	1.67 (1.30-2.18)	1.96 (1.51-2.56)	2.38 (1.78-3.16)	2.70 (1.98-3.61)	3.04 (2.17-4.11)	3.40 (2.33-4.64)	3.88 (2.57-5.37)	4.25 (2.76-5.92)
2-hr	0.691 (0.542-0.886)	0.818 (0.641-1.05)	1.03 (0.807-1.33)	1.22 (0.947-1.57)	1.48 (1.12-1.95)	1.70 (1.26-2.24)	1.92 (1.38-2.56)	2.15 (1.49-2.91)	2.46 (1.65-3.39)	2.71 (1.77-3.74)
3-hr	0.507 (0.399-0.645)	0.603 (0.475-0.768)	0.767 (0.603-0.979)	0.909 (0.711-1.16)	1.11 (0.849-1.46)	1.28 (0.955-1.68)	1.45 (1.05-1.93)	1.63 (1.14-2.20)	1.88 (1.27-2.58)	2.07 (1.37-2.86)
6-hr	0.300 (0.239-0.377)	0.355 (0.282-0.447)	0.449 (0.356-0.566)	0.532 (0.420-0.673)	0.653 (0.504-0.849)	0.753 (0.568-0.982)	0.856 (0.627-1.13)	0.966 (0.683-1.30)	1.12 (0.765-1.52)	1.24 (0.827-1.70)
12-hr	0.176 (0.141-0.219)	0.204 (0.164-0.254)	0.253 (0.202-0.315)	0.297 (0.236-0.371)	0.361 (0.282-0.465)	0.415 (0.317-0.537)	0.472 (0.350-0.619)	0.533 (0.381-0.710)	0.619 (0.428-0.837)	0.687 (0.463-0.933)
24-hr	0.102 (0.083-0.125)	0.117 (0.095-0.144)	0.143 (0.116-0.176)	0.167 (0.134-0.206)	0.202 (0.159-0.257)	0.231 (0.178-0.296)	0.262 (0.196-0.340)	0.295 (0.213-0.389)	0.342 (0.239-0.458)	0.379 (0.258-0.510)
2-day	0.058 (0.047-0.070)	0.066 (0.054-0.081)	0.082 (0.067-0.099)	0.095 (0.077-0.116)	0.115 (0.091-0.145)	0.131 (0.102-0.166)	0.148 (0.112-0.190)	0.166 (0.121-0.217)	0.192 (0.135-0.255)	0.212 (0.146-0.283)
3-day	0.042 (0.035-0.051)	0.048 (0.040-0.058)	0.059 (0.048-0.071)	0.068 (0.056-0.083)	0.082 (0.066-0.103)	0.094 (0.073-0.118)	0.106 (0.080-0.135)	0.118 (0.087-0.154)	0.136 (0.097-0.180)	0.150 (0.104-0.200)
4-day	0.034 (0.028-0.041)	0.039 (0.032-0.046)	0.047 (0.039-0.056)	0.054 (0.044-0.065)	0.065 (0.052-0.081)	0.074 (0.058-0.092)	0.083 (0.063-0.106)	0.093 (0.068-0.120)	0.107 (0.076-0.141)	0.118 (0.082-0.156)
7-day	0.023 (0.019-0.027)	0.026 (0.021-0.030)	0.031 (0.025-0.036)	0.035 (0.029-0.042)	0.041 (0.034-0.051)	0.047 (0.037-0.058)	0.052 (0.040-0.066)	0.058 (0.043-0.075)	0.067 (0.048-0.087)	0.073 (0.051-0.097)
10-day	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.024 (0.020-0.028)	0.027 (0.023-0.032)	0.032 (0.026-0.039)	0.036 (0.029-0.044)	0.040 (0.031-0.050)	0.044 (0.033-0.057)	0.050 (0.036-0.066)	0.055 (0.039-0.073)
20-day	0.012 (0.010-0.014)	0.014 (0.011-0.016)	0.016 (0.013-0.019)	0.018 (0.015-0.021)	0.021 (0.017-0.025)	0.023 (0.018-0.028)	0.025 (0.020-0.031)	0.028 (0.021-0.035)	0.031 (0.022-0.040)	0.033 (0.023-0.043)
30-day	0.010 (0.008-0.012)	0.011 (0.009-0.013)	0.013 (0.011-0.015)	0.015 (0.012-0.017)	0.017 (0.014-0.020)	0.018 (0.015-0.022)	0.020 (0.015-0.024)	0.021 (0.016-0.027)	0.023 (0.017-0.030)	0.025 (0.018-0.032)
45-day	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.014 (0.011-0.016)	0.015 (0.012-0.017)	0.016 (0.012-0.019)	0.017 (0.013-0.021)	0.018 (0.013-0.023)	0.019 (0.013-0.024)
60-day	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.010 (0.009-0.012)	0.012 (0.010-0.014)	0.012 (0.010-0.015)	0.013 (0.010-0.016)	0.014 (0.011-0.017)	0.015 (0.011-0.019)	0.015 (0.011-0.020)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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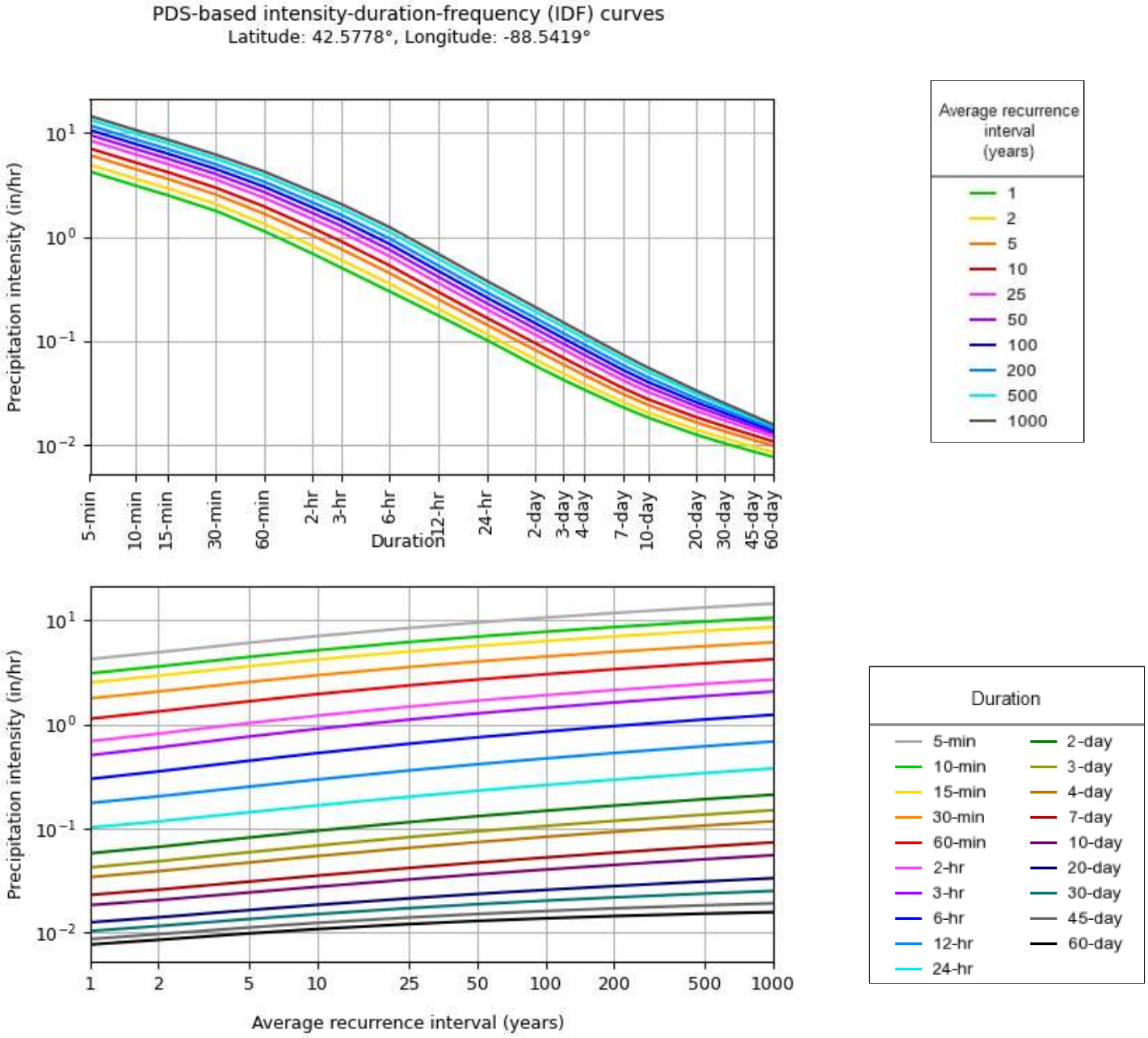
PF graphical



NOAA Atlas 14, Volume 8, Version 2

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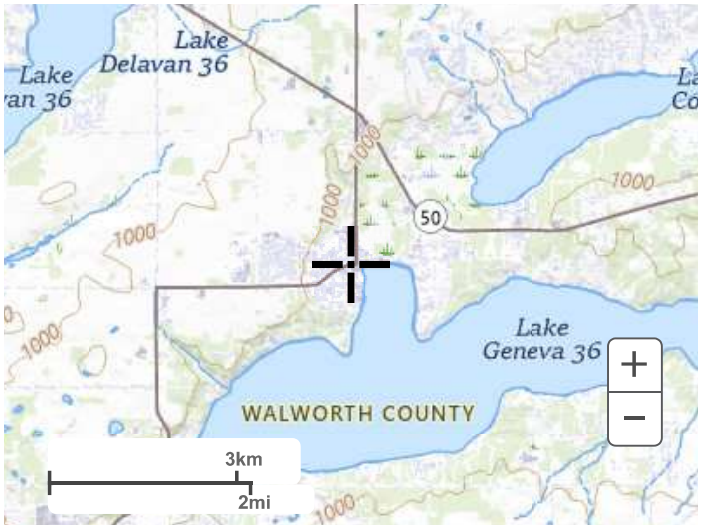
Maps & aerials

Small scale terrain



Large scale terrain

Large scale map

Large scale aerial

Back to Top

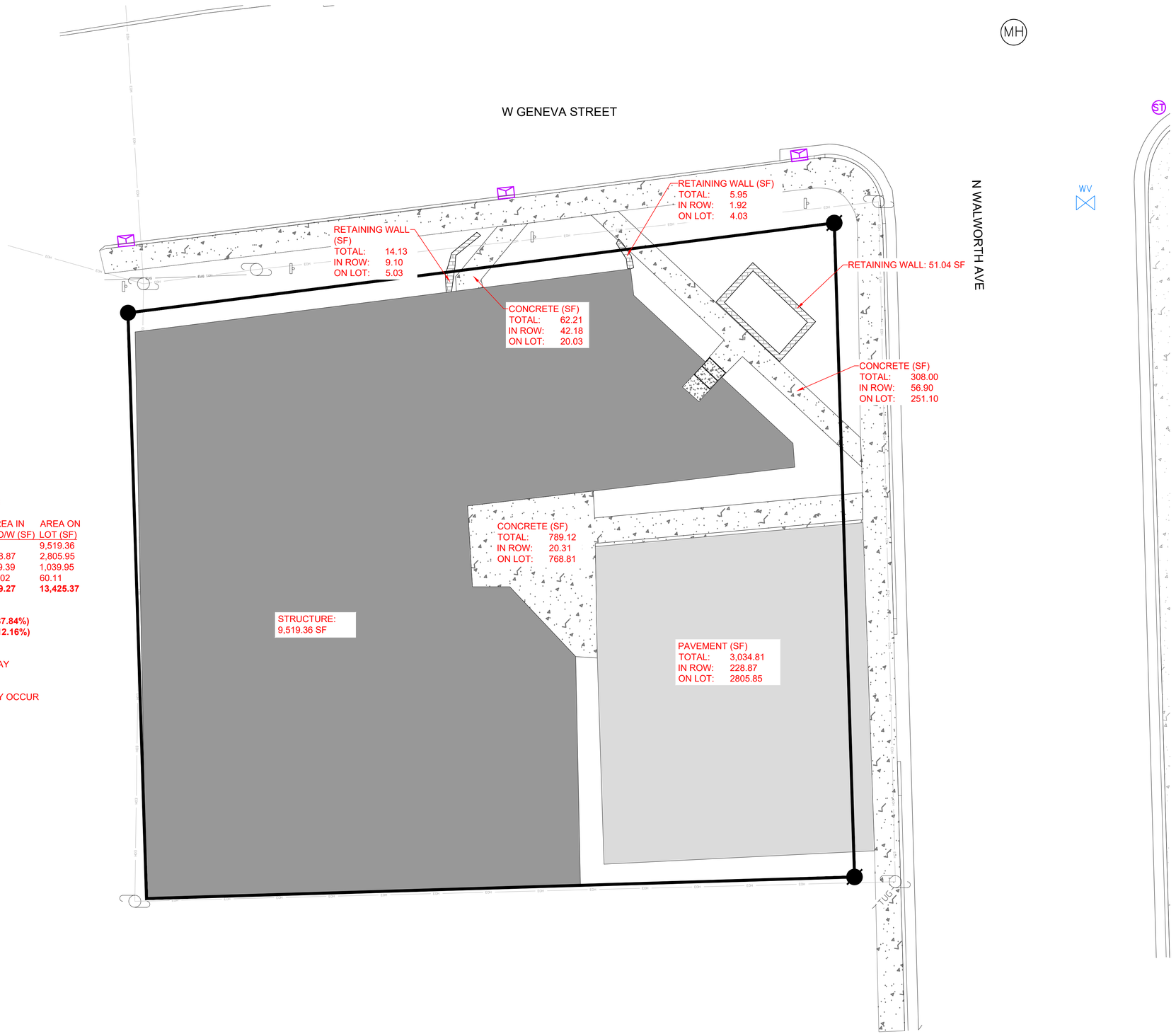
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

N

0 10 20 Feet

SCALE 1" = 10'
SHEET SIZE: 22 x 34



EXISTING AREA CALCULATIONS

STRUCTURE	TOTAL AREA (SF)	AREA IN R/O/W (SF)	AREA ON LOT (SF)
BUILDING	9,519.36	0	9,519.36
PAVEMENT	3,034.81	228.87	2,805.95
CONCRETE	1,159.34	119.39	1,039.95
RET. WALLS	71.13	11.02	60.11
TOTALS	**13,784.64**	**359.27**	**13,425.37**

LOT **15,283.76 SF**
IMPERVIOUS **13,425.37 SF (87.84%)**
PERVIOUS **1,858.39 SF (12.16%)**

NOTES:
ROW AND R/O/W = RIGHT-OF-WAY
SF = SQUARE FEET
RET. = RETAINING
MINOR ROUNDING ERRORS MAY OCCUR

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

EXISTING AREAS

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 10'
PROJECT NUMBER	25414
DATE	01-06-2026
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

1 OF 2

FILE: G:\Shared drives\2021–2025 Projects\2025\25414 – WOP 00053\DWG\SHEETS\25414 HYDROLOGY.dwg

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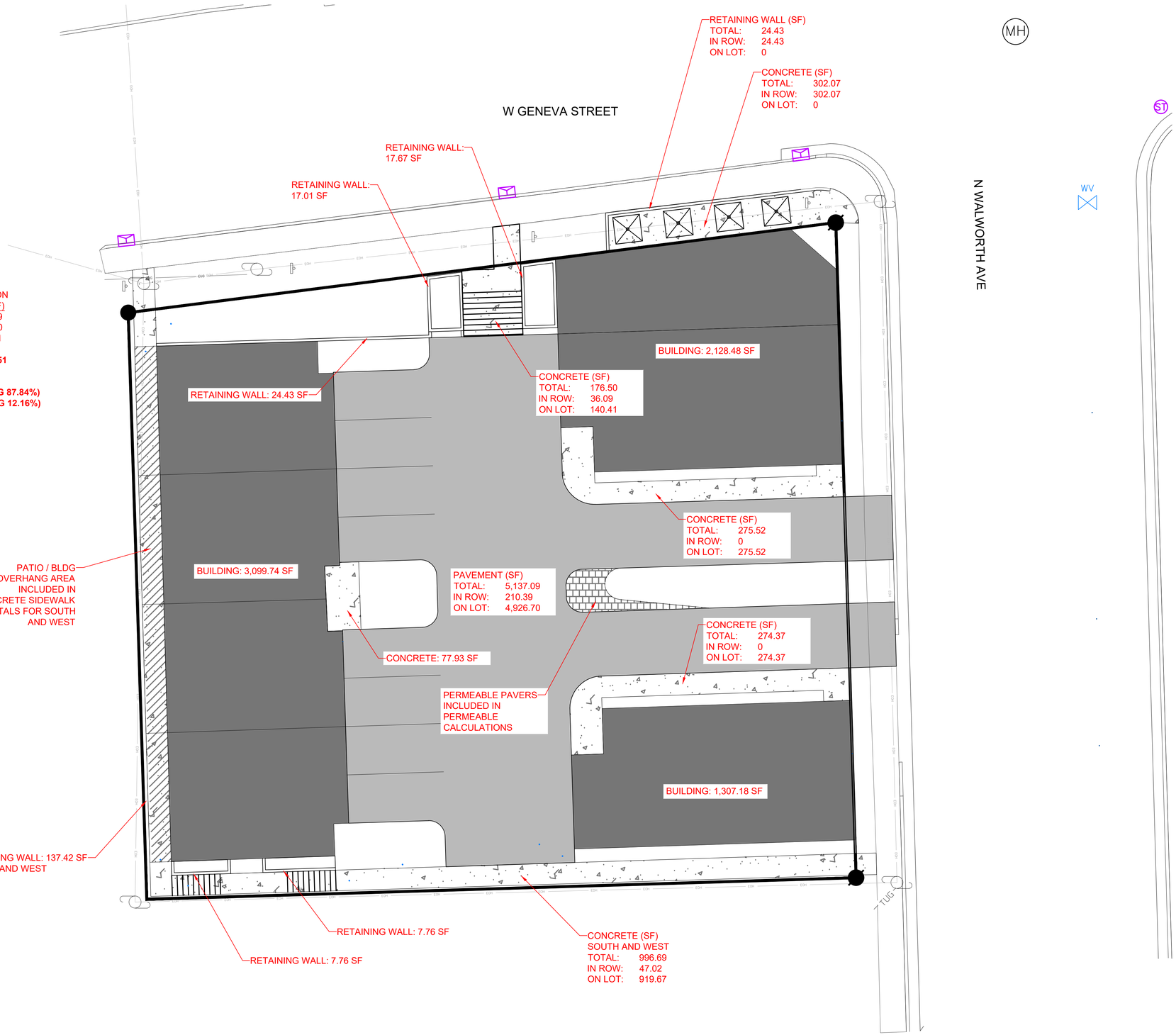
SCALE 1" = 10'
SHEET SIZE: 22 x 34



PROPOSED AREA CALCULATIONS

STRUCTURE	TOTAL AREA (SF)	AREA IN R/O/W (SF)	AREA ON LOT (SF)
BUILDINGS	6,535.39	0	6,535.39
PAVEMENT	5,137.09	210.39	4,926.70
CONCRETE	2,073.09	385.18	1,687.91
RET. WALLS	237.95	24.43	213.52
TOTALS	**13,983.51**	**620.00**	**13,363.51**

LOT **15,283.76 SF**
IMPERVIOUS **13,363.51 SF (87.44% - EXISTING 87.84%)**
PERVIOUS **1,920.25 SF (12.57% - EXISTING 12.16%)**

NOTES:
ROW AND R/O/W = RIGHT-OF-WAY
SF = SQUARE FEET
RET. = RETAINING
MINOR ROUNDING ERRORS MAY OCCUR

CLIENT

ANTHONY NAVILIO

NAVILIO DEVELOPMENT

VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI

PROPOSED AREAS

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
1	PLAN UPDATES	12/18/2025
2	VILLAGE COMMENTS	01/06/2026

SCALE	1" = 10'
PROJECT NUMBER	25414
DATE	01-06-2026
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

2 OF 2

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17 W Geneva Street – Bayside LLC Town Home & Commercial Development

General Development Plan Content Review

390-0709 Planned Development Overlay District

G. Step 3: General Development Plan review. Upon completion of the concept plan review process described above, the applicant shall submit a General Development Plan (GDP) to the Zoning Administrator for determination of completeness.

(1) The GDP submittal shall include the following items:

(a) A map of the subject site (at a minimum scale of one inch equals 800 feet) showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject site, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds. Said map shall clearly indicate the current zoning of the subject site and its environs, and the jurisdiction(s) that maintains that control. All lot dimensions of the subject site, a graphic scale, and a North arrow shall be provided.
The submitted GDP does not meet this requirement. Please resubmit a plan the reflects all above requirements.

4/1/26: Revised plans have not been provided. Please resubmit a plan that reflects all above requirements in G(1)(a).

(b) A general written description of the proposed planned development, including:

[1] General project themes and images.
Requirement met. Multiple images of proposed site submitted with GDP.
[2] The general mix of dwelling unit types and/or land uses.
Requirement met. The GDP provides illustrations and written explanations of proposed commercial and residential land uses.
[3] Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity.
Specific residential densities and nonresidential intensities are not provided. Item B. of the General Development Plan Narrative indicates this information will be provided with the Final Development Plan (FDP). Please resubmit a plan that meets this requirement.

4/1/26: Revisions have not been provided. Please provide a written description of plan elements that meet this requirement.

[4] General treatment of natural features.
Cannot verify in submitted plans. Please resubmit a plan that reflects this requirement.
[5] General relationship to nearby properties and public streets.
Applicant provides a detail site plan that shows all abutting streets and properties.
[6] General relationship of the project to the Comprehensive Plan.

~~The applicant provides justification for the public benefit of the project but does not specifically refer to its relationship with the comprehensive plan.~~

4/1/26: Requirement met. Information provided by applicant in section I. of narrative dated 3-26-26.

[7] A statement of rationale as to why Planned Development Overlay zoning is proposed. This statement shall list the standard base zoning district requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed planned development project.
The narrative includes four regulations in the VC zoning district that would inhibit project development and relief that is sought through the GDP.

[8] A written description of potentially requested exemptions or variations from the requirements of the underlying base zoning district. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the potential adverse impacts created by making exemptions to standard zoning district requirements.
The submitted GDP meets the above requirement. Four ordinance variations are requested by redeveloping the site in the PDO District.

[9] A GDP map (at a minimum scale of one inch equals 100 feet) of the proposed project showing at least the following information in sufficient detail to evaluate the project against the criteria for approval listed in Subsection G(2) below:

> [a] Location of recreational and open space areas and facilities, specifically indicating those areas that would be reserved or dedicated for public acquisition and use.
> Requirement met. Plans indicate outdoor dining area adjacent to commercial building on northeast corner of the site. Additionally, the rooftop of each residential unit appears to include open space. Proposed redevelopment does not appear to provide open space that is dedicated for public acquisition or use.
> [b] Statistical data on the minimum lot sizes in the development; the approximate areas of all development lots and pads; density/intensity of various parts of the development; building coverage, landscaping surface area ratio of all land uses; expected staging; and any other plans required by the Plan Commission.
> The plan provides general details on lot coverage and building area, however, admits that more specific details regarding density will be provided in the FDP. Please resubmit to meet this requirement
>
> 4/1/26: Requirement not met. Please resubmit plans that address above requirement.

[c] Notations relating the written information provided in Subsection G(1)(b)[9][b] above to specific areas on the GDP map.
[d] A conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in this chapter.
Requirement met. Page 2 of the landscape plan indicates the minimum quantity of required landscape points and the quantity of landscaping points anticipated for the site.
[e] A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from Village standards or common practices.
Requirement met. Submission includes four types of proposed signage.
[f] Written justification for the proposed planned development.
Applicant provides written justification for redevelopment in the GDP.

(2) Approval of a GDP shall involve the same procedures necessary for the adoption of a Zoning Map amendment, as described under § 390-1205D through F of this chapter.

(3) All portions of an approved GDP not fully developed within five years of final Village Board approval shall expire, and no additional development shall be allowed. The Village Board may extend this five-year period an additional five years via a majority vote following a public hearing and recommendation by the Plan Commission.

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
July 7, 2026

Prepared: June 30, 2026

APPLICANT(S): Anthony Navilio (Applicant) Bayside LLC (Owner)

TAX KEY NUMBER: WOP 00053

STREET ADDRESS: 80 N Walworth Avene and 17 W Geneva Street, Williams Bay, WI 53191

The applicant requests a Zoning Map Amendment to add a Planned Development Overlay (PDO) to the subject site, and review of a General Development Plan (GDP) per Section 390-0709 pertaining to the Planned Development Overlay District. The applicant currently owns a parcel of land in the Downtown Village Center Zoning District, that is in a dilapidated condition. The owner is proposing to raze the existing structure and redevelop the site with a mixed-use development. Currently the proposal submitted does not meet all the requirements of the VC, Village Center Zoning District, therefore the applicant is seeking approval of a PDO and GDP to allow for leniency and flexibility within the site development.

The Planned Development Overlay District is intended to promote improved design and innovative land uses in the Village in accordance with the Village Comprehensive Plan. This Overlay District allows variations from the typical base zoning district requirements in developments that are conceived and implemented as cohesive, unified projects. In exchange, these unified projects must be developed in accordance with detailed site plans approved only following a careful review process. Areas that may be deemed appropriate for the Planned Development Overlay District include: land use transitional areas, areas where a mix of land uses already exists, infill or redevelopment areas, and established or planned commercial areas.

Provision of flexible development standards for planned developments.

(1) Permitted location. Planned developments shall only be allowed following the adoption of a Planned Development Overlay Zoning District, specific to the approved final development plan described in Subsection H below.

(2) Flexible development standards. The following exemptions to the development standards of the underlying base zoning district may be provided as part of the approval of a planned development:

(a) Land use requirements. All residential, institutional, and business land uses listed in Article 2 may be allowed by right or by conditional use within a planned development. Uses proposed for a planned development are not limited to those allowed within the underlying base zoning district.

(b) Density and intensity requirements. All requirements listed in Articles 2 and 4 for residential density and nonresidential intensity may be varied within a planned development.

(c) Bulk requirements. All requirements listed in Articles 2 and 5 may be varied within a planned development.

(d) Landscaping requirements. All requirements listed in Article 9 may be varied within a planned development.

(e) Parking and loading requirements. All requirements listed in § 390-0805 and 390-0806 may be varied within a planned development.

(3) Requirement to depict all aspects of development. Only improvements that are explicitly depicted on the required site plan approved by the Village Board as part of the approved planned development shall be allowed, even if such improvement (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as allowable in Subsection B. Requested exemptions from and variations in these standards shall be made explicit by the applicant in the planned development application, and shall be recommended by the Plan Commission and approved explicitly by the Village Board. If not so requested and approved, such exemptions or variations shall not be allowed.

Initiation of request for approval of a planned development.

Proceedings for approval of a Planned Development may be initiated by any of the following:

(1) An application by the owner(s) of the subject property;

(2) A recommendation of the Plan Commission; or

(3) By action of the Village Board.

The initiation of request for approval was via application by the owner of the subject property.

There are multiple steps as a part of a Planned Development Overlay per Section 390-0709.

Step 1: Preapplication conference. **Complete**

Step 2: Concept plan review. **Complete**

Step 3: General Development Plan review. **Current Step**

Step 4: Final Development Plan review. **Not Completed.**

Step 3: General Development Plan review. Upon completion of the concept plan review process described above, the applicant shall submit a General Development Plan (GDP) to the Zoning Administrator for determination of completeness.

(1) The GDP submittal shall include the following items:

(a) A map of the subject site (at a minimum scale of one inch equals 800 feet) showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject site, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds. Said map shall clearly indicate the current zoning of the subject site and its environs, and the jurisdiction(s) that maintains that control. All lot dimensions of the subject site, a graphic scale, and a North arrow shall be provided.

The application provides this information.

(b) A general written description of the proposed planned development, including:

[1] General project themes and images.

Requirement met.

[2] The general mix of dwelling unit types and/or land uses.

Requirement met.

[3] Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity.

Requirement Not met. Specific residential densities and nonresidential intensities are not provided. Item B. of the General Development Plan Narrative indicates this information will be provided with the Final Development Plan (FDP) which is not sufficient.

[4] General treatment of natural features.

Requirement met, landscaping plan provided.

[5] General relationship to nearby properties and public streets.

Requirement met.

[6] General relationship of the project to the Comprehensive Plan.

Requirement met.

[7] A statement of rationale as to why Planned Development Overlay zoning is proposed. This statement shall list the standard base zoning district requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed planned development project.

Requirement met.

[8] A written description of potentially requested exemptions or variations from the requirements of the underlying base zoning district. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the potential adverse impacts created by making exemptions to standard zoning district requirements.
Requirement met.

Standard Requirement	**Proposed Variation**	**Rationale / Community Betterment**
Height: 35' Max (§ 390-0218)	**~47' Max** (including roof access enclosure)	Allows modern commercial ceiling heights and screens rooftop mechanical equipment while sitting 5' below street grade.
Rear Setback: 20'	0' Setback	Efficiently utilizes land constrained by the existing retaining wall and reflects traditional downtown zero-lot-line patterns.
Use Mix: Art. 4 Intensity	Flexible Commercial/Residential Ratio	Improves tenant viability and reduces vacancy risk by concentrating retail on the pedestrian corridor.

[9] A GDP map (at a minimum scale of one inch equals 100 feet) of the proposed project showing at least the following information in sufficient detail to evaluate the project against the criteria for approval listed in Subsection G(2) below:
[a] Location of recreational and open space areas and facilities, specifically indicating those areas that would be reserved or dedicated for public acquisition and use.
Requirement met. Plans indicate outdoor dining area adjacent to commercial building space on the northeast corner of the site. Additionally, the rooftop of each residential unit appears to include open space. Proposed redevelopment does not appear to provide open space that is dedicated for public acquisition or use.
[b] Statistical data on the minimum lot sizes in the development; the approximate areas of all development lots and pads; density/intensity of various parts of the development; building coverage, landscaping surface area ratio of all land uses; expected staging; and any other plans required by the Plan Commission.

The plan provides general details on lot coverage and building area, however, admits that more specific details regarding density will be provided in the FDP. More information should be provided.

[c] Notations relating the written information provided in Subsection G(1)(b)[9][b] above to specific areas on the GDP map.

Requirement partially met, however more detail could be provided.

[d] A conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in this chapter.

Requirement met. Page 2 of the landscape plan indicates the minimum quantity of required landscape points and the quantity of landscaping points anticipated for the site.

[e] A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from Village standards or common practices.

Requirement met. Submission includes four types of proposed signage.

[f] Written justification for the proposed planned development.

Requirement met.

(2) Approval of a GDP shall involve the same procedures necessary for the adoption of a Zoning Map amendment, as described under § 390-1205D through F of this chapter.

(3) All portions of an approved GDP not fully developed within five years of final Village Board approval shall expire, and no additional development shall be allowed. The Village Board may extend this five-year period an additional five years via a majority vote following a public hearing and recommendation by the Plan Commission.

Staff Review:

The proposal has been reviewed by Village Engineer, and a separate engineering report and evaluation shall be provided to Plan Commission. However, there are many outstanding engineering requirements that still need to be met.

The underlying zoning district of this property is VC, Village Center, and is located in the Village Center Design Overlay. Per this zoning district and overlay, The design theme for the Village Center Design Overlay District shall be based on the Village's historic, pedestrian-oriented development pattern in its Village center, which incorporates a mixture of retail, service, residential, and institutional uses. Building orientation and character shall include minimal setbacks; one-, two-, and three-story structures; a mix of on-street and other off-site parking; and a focus on pedestrian-scaled design.

All design standards of Section 390-0705 shall be met, unless further variations are requested.

Site design standards.

(a) Lighting.

[1] Appropriate lighting shall be provided at all building entries, along all walkways, and around all parking areas subject to the exterior lighting standards in § 390-0807.

[2] Light fixtures located along all private walkways and public sidewalks and streets shall be pedestrian-scaled, and shall generally conform to the Village's preferred design theme for fixtures in the Village Center, as described in its Comprehensive Plan. Building-mounted light fixtures shall complement the building's architecture and exterior materials.

(b) Pedestrian and bicycle site access.

[1] Whenever practical, paved walkways shall be installed between public building entries, adjoining public sidewalks, any on-site parking areas, and adjoining properties. All such walkways shall be a minimum of five feet wide unless otherwise constrained by topography or existing site improvements.

[2] Protective barriers or markings shall be installed to separate walkways from vehicular circulation and parking areas.

[3] Bicycle parking shall be provided at the rate of one bike rack per 1,000 square feet of gross floor area.

(c) Vehicular site access and parking.

[1] Shared driveways and the establishment of cross-access easements shall be encouraged to minimize the number of access points.

[2] In the case of double frontage lots located between Elkhorn Road and Walworth Avenue, access to parking areas shall be located on Walworth Avenue.

[3] Surface parking lots, where allowed through issuance of a conditional use permit (see § 390-1207), shall only be located on the interior side or rear of buildings. In the case of double-frontage lots between Elkhorn Road and Walworth Avenue, surface parking may be oriented as shown in Figure 390-0705 to minimize the visual impact of such parking lots as viewed from Elkhorn Road.

[4] Surface parking lot landscaping and screening. Surface parking shall be landscaped according to the provisions of § 390-0805 and the following: Parking lot screening shall be required along all public streets. In lieu of landscaping, a wall may be used, subject to the following:

[a] The wall shall be no shorter than three feet and no taller than four feet.

[b] The entire wall and supporting structure/footer shall be located on the property.

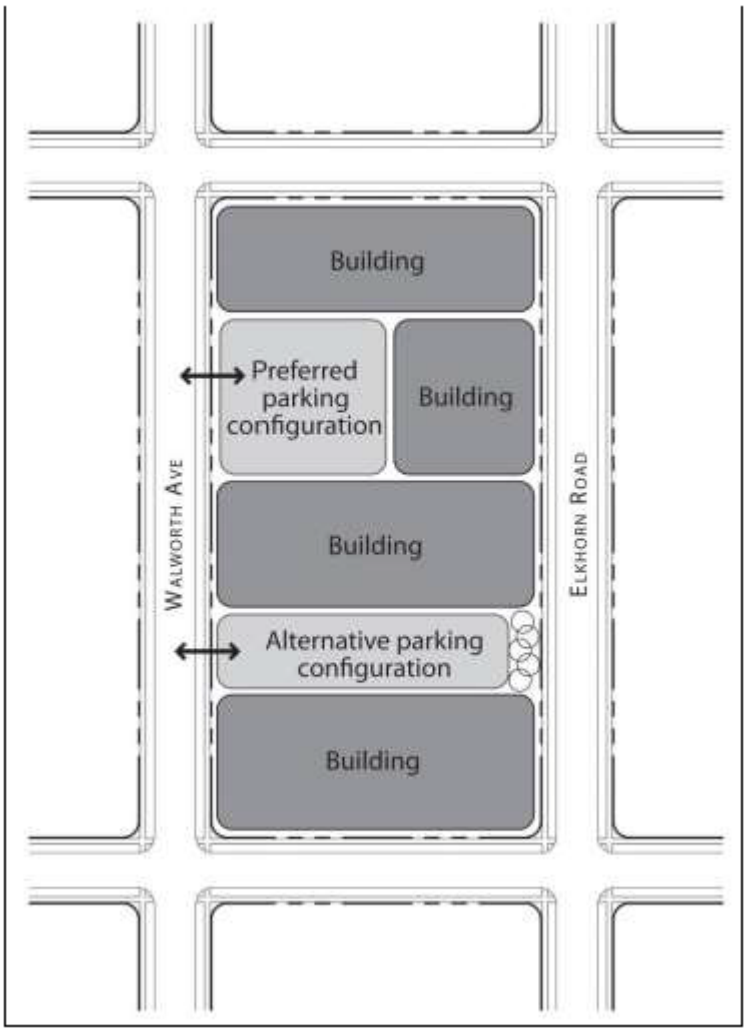
[c] The material and design of the wall shall be consistent with the building architecture.

[d] The wall shall be finished on both sides.

[e] A continuous wall face (i.e., unbroken by a driveway or building) shall be broken up with columns, jogs, and/or landscaping at least once every 25 feet.

[f] In lieu of required perimeter trees, taller columns, trellises, or similar features may be used to visually extend the wall.

[g] The wall shall comply with all vision triangle requirements in § 390-0804.



(d) Utilities, building mechanicals, and dumpsters.

[1] All utilities; ground-mounted, wall-mounted, and rooftop mechanicals; and refuse containers (dumpsters) shall be fully screened with materials matching the principal building.

[2] Whenever possible, utilities shall be located at the rear or interior side of a building. In the case of double-frontage lots between Elkhorn Road and Walworth Avenue, utilities shall be located, where possible, in an interior side yard. Where there is no interior side yard, utilities shall be located in the yard fronting on Walworth Avenue and completely screened with materials that match or are complementary to the principal building.

(e) Fencing.

[1] Chain-link and nondecorative wire fencing is prohibited.

[2] On-site fencing shall be pedestrian-scaled and shall generally conform to the Village's preferred design theme for the Village Center, as described in its Comprehensive Plan.

Building design standards.

(a) Building height. In addition to adhering to the height requirements of Article 2 for the standard zoning district, no new or altered buildings shall be more than one story taller or shorter than the height of the immediately adjoining properties.

(b) Architectural style and building materials.

[1] High-quality exterior building materials shall be used on all exposed sides of the building.

[2] Building additions shall have the same style as the existing building, or shall be complementary to the existing building.

[3] Facades facing a public street shall have a minimum of 40% brick coverage. Other acceptable materials include the following:

[a] Chiseled-face concrete masonry unit (CMU) or stone.

[b] Local and/or recycled natural materials,

[c] Other complementary materials approved by the Plan Commission and Village Board.

[4] All building materials shall have a natural/earthtone color palette. Fluorescent, day glow, and/or neon colors are prohibited. Where such prohibited colors constitute a component of a standardized corporate theme or identity, muted versions of such colors shall be used.

[5] Color combination schemes shall be limited to no more than four different colors for all structures and appurtenances on a site and building. Varying shades, tints, or intensities of a color shall be considered different colors.

[6] Color schemes shall be used consistently throughout the site and building, including on both the upper and lower portions of buildings, and on all exposed facades of a building or structure.

[7] High-gloss paints, lacquers, varnishes, and other shiny nonglazing surfaces shall be prohibited.

[8] Use of the following materials is prohibited on any facade visible from a public street:

[a] Nonmodular stone.

[b] False stone or other false natural materials.

[c] Stucco.

[d] Barn siding or plywood.

[e] Cedar shakes.

[f] Concrete block, panels, or poured concrete.

[g] Corrugated and prefabricated metal panels.

[h] Logs/timbers.

[i] Vinyl and aluminum siding.

[9] Franchise architecture is prohibited.

Facade and articulation.

[1] In the case of double-frontage lots between Elkhorn Road and Walworth Avenue, the main facade with the primary entryway shall be located on Elkhorn Road.

[2] The ground floor of buildings with more than one story shall be differentiated from upper floors by varying color, building materials, articulation, and/or other architectural details.

[3] Front building facades shall have a pedestrian scale and shall incorporate the following features:

[a] Glass doors or doors with windows and/or transom windows.

[b] Minimum window coverage, subject to the following standards:

[i] First floor facades facing a public street shall have a minimum of 60% window coverage. In the case of double-frontage lots between Elkhorn Road and Walworth Avenue, the first-floor facade facing Elkhorn Road shall have a minimum 60% window coverage and the first-floor facade facing Walworth Avenue shall have a minimum of 50% window coverage.

[ii] Upper-story facades facing a public street shall have a minimum of 25% window coverage. In the case of double-frontage lots between Elkhorn Road and Walworth Avenue, the upper-story facades facing Elkhorn Road shall have a minimum of 25% window coverage and the upper-story facades facing Walworth Avenue shall have a minimum of 15% window coverage.

[iii] The use of false (spandrel glass) windows is discouraged and shall only be allowed where the applicant can demonstrate it is necessary to maintain privacy or security, or where the interior layout of the building cannot accommodate a true window.

[iv] The use of heavily tinted glass on the first floor and reflective/mirrored glass anywhere on the building is prohibited.

[4] All facades facing a public street shall incorporate articulated components to create edges, shadows, and/or distinct textures. Such components may include any of the following:

[a] Pronounced sills and lintels.

[b] Recessed and/or framed windows.

[c] A doorway or articulated door frame.

[d] A canopy or overhang.

[e] A projection or recess deeper than three inches.

[f] An architectural band or column composed of material that is noticeably different than the surrounding wall material and that is a least five inches in height or width.

[g] A wall or projecting sign, subject to the standards in this section and in Article 10.

[h] An articulated cornice.

[i] A balcony railing.

[j] Other design elements approved by the Village that are noticeably different than the surrounding wall and are at least three square feet in size. If used repetitively, the combined area of the element must comprise at least 1% of the area of the facade.

[5] Public entryways shall be at grade with the front walkway and/or public sidewalk in front of the building.

[6] All public entryways shall be sheltered with an awning or shall be recessed into the building.

[7] Open-air hallways facing a public street are prohibited.

[8] External stairs serving upper stories are prohibited on any facade facing a public street.

[9] Wall or window unit air conditioners and satellite dishes shall not be located on any facade facing a public street. In the case of double-frontage lots between Elkhorn Road and Walworth Avenue, such features shall be located in an interior side yard. Where no interior side yard exists, such features may be located on the Walworth Avenue facade.
[10] Flat roofs facing a public street shall have an articulated cornice.
[11] Any exposed gutters and downspouts shall be finished in a manner consistent with the architectural style.

Design of signage.

[1] Signs shall be constructed of materials consistent with the architecture of the building.
[2] Internally lit signage is prohibited.
[3] Awning signs shall be discouraged.
[4] On buildings with more than one story, wall signage shall not be placed above the ground floor.
[5] Window signage shall not cover more than 30% of any ground floor window or more than 10% of any upper-story window.
[6] Freestanding pole signs shall be prohibited. All freestanding signs shall be monument-style signs.
[7] Roof signs are prohibited.
Additionally, the standard requirements of the VC Zoning District are listed below:

Figure 390-0218
Density, Intensity, and Bulk Regulations in the Village Center Zoning District

Minimum lot area	N/A
Maximum building coverage of lot	75%
Minimum landscape surface ratio (LSR)	0%
Minimum lot width	N/A
Minimum front and street side yard setback	0 feet
Maximum front and street side yard setback	5 feet (more only with conditional use permit)
Minimum shore yard (lake) setback	150 feet
Minimum shore yard (navigable stream or watercourse) setback	75 feet
Minimum interior side yard setback	0 or 10 feet
Minimum rear yard setback	20 feet
Maximum principal building height	35 feet 40 feet with conditional use permit
Minimum principal building separation (multi-structure developments on shared lots)	0 or 10 feet
Minimum pavement setback (lot line to pavement; excludes driveway entrances)	3 feet
Minimum off-street parking requirement	Per Article 3
Accessory structure interior side yard setback	5 feet
Accessory structure rear yard setback	5 feet
Maximum accessory structure height	20 feet

Comprehensive Plan:

This parcel is specifically pointed out within Chapter 6, pertaining to Land Use in our existing comprehensive plan as an area that is situation for redevelopment.

Central Business District Properties: A number of properties along Elkhorn Road and Walworth Avenue in the central business district are appropriate targets for redevelopment and reinvestment. Over the planning period, the Village will work with local community and business organizations to market the downtown for targeted revitalization and redevelopment including the siting of mixed-use development, restaurants, specialty and daily shopping, personal services and offices, community resources, destination activities, and lodging options.

Corner of Geneva Street and Walworth Avenue: There are two properties on the south side of the Geneva Street at the intersection with Walworth Avenue that are situated for reuse or redevelopment. One site is vacant, at the southeast corner of the intersection, and has been sold to a developer at the time this plan was written. The second site, at the southwest corner of the intersection, is currently developed with a one story brick building. Both properties' locations are ideal for reuse or redevelopment into commercial, office, retail, restaurants, lodging, or mixed-use with residential above matching the historic character of the central business district.

The future land use category of this parcel is designed as Downtown Mixed Use.
Description: This future land use category is intended for a mix of pedestrian-oriented commercial, office, institutional, and upper story residential uses in a "downtown" setting.

Overall, staff finds that the proposed General Development Plan (GDP) satisfies the majority of the applicable review criteria and provides an adequate framework for evaluating the requested Planned Development Overlay (PDO). However, several important details remain outstanding and will require further refinement as the project advances. Of particular concern is the limited engineering information provided with the application. The lack of detailed engineering analysis makes it difficult to fully evaluate site feasibility, infrastructure capacity, stormwater management, grading, utility connections, and other technical considerations that are critical to the successful implementation of the development. Staff expects these issues to be comprehensively addressed during subsequent phases of review. Ultimately, approval of the Planned Development Overlay is a policy decision for the Plan Commission and governing body. In considering this request, the Commission is asked to determine whether the overall public benefits of the proposed mixed-use development justify the requested deviations from the underlying zoning regulations, including reduced setbacks and increased building height. The Commission must also determine whether the proposed mix and intensity of residential and commercial uses is appropriate within the Village Center (VC) District. While the development is presented as a mixed-use project, it is predominantly residential in character, and the Commission should carefully consider whether this balance of uses is consistent with the intent, vision, and long-term objectives of the VC District before making its recommendation.

Respectfully submitted,
Allison Schwark
Zoning Administrator