

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

PLAN COMMISSION MEETING
MONDAY APRIL 16, 2018 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. Approve Minutes of the March 19th Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
 - a. Application by Harbor Shores Resort, to replace the existing balcony railings with a change to the existing color at 300 Wrigley Drive. Tax Key Nos. ZHC00101 – ZHC00526.
 - b. Application by Tara Pippin, 33601 Franklin Street, Burlington, WI, to recover an awning frame above the entrance of the business, The Hive, located in the lower level, at 755 W Main Street. Tax Key No. ZOP00269.
 - c. Application by Michael Cohen, 214 Broadway, Wisconsin Dells, WI, to change an awning store front for the T-Shirt Center at 756 W Main Street. Tax Key No. ZOP00320.
7. Review and Recommendation on a Condominium Plat, for a Land Division to create two condominium lots at an existing duplex building currently located at 530 & 532 South Stone Ridge Drive, situated in the Two-Family Residential – 6 (TR-6) zoning, filed by Judith E. Castleman, 530 South Stone Ridge Drive, Lake Geneva, WI 53147. Tax Key No. ZSR00066.
8. Review and Recommendation of a Certified Survey Map (CSM) for a Land Division for Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, to create three Lots that are 1.54, 1.51 acres and 2.54 acres, respectively with required easements on Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.
9. Review and Recommendation on a site plan review for Lot 1 that is 1.54 acres with required easements on a Certified Survey Map (CSM) proposed by Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.
10. Review and Recommendation on a site plan review for Lot 2 that is 1.51 acres with required easements on a Certified Survey Map (CSM) proposed by Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.

11. Review and Recommendation on a site plan review for Lot 3 that is 2.54 acres with required easements on a Certified Survey Map (CSM) proposed by Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.
12. Review and Recommendation of a Certified Survey Map (CSM) for Serendipity and Sunsets LLC, PO Box 649, Cary, IL 60013, c/o R.W. Torhorst to make a lot line adjustment for the property located at 962 Mariane Terrace. Tax Key No. ZSY00016.
13. Public Hearing and Recommendation on a Conditional Use Permit filed by Serendipity and Sunsets LLC. PO Box 649, Cary, IL, 60013, c/o R.W. Torhorst, for the demolition and new construction of a single family residence located at 962 Mariane Terrace. Property is located within the Estate Residential – 1 (ER-1) zoning district and applicant requests to utilize the Single Family–4 (SR-4) zoning. Tax Key No. ZSY00016.
14. Public Hearing and Recommendation to amend the existing Precise Implementation Plan filed by Geneva Theater, 244 Broad Street, Lake Geneva, WI, 53147, to allow for the installation of an exterior walkup concessions and ticket sales, hanging sign, & sandwich board sidewalk sign located in the Central Business (CB) zoning district. Tax Key No. ZOP00246, ZOP000247, & ZOP000248.
15. Public Hearing and Recommendation on a Conditional Use Permit filed by Austin Pier Services Inc., applicant Darrell Frederick, for the owner Peggy Roth Trust 837 Bayview Drive located in the Estate Residential (ER-1) zoning, Lake Geneva, WI 53147, to construct a new Pier for George & Peggy Roth located at 837 Bayview Drive. Tax Key No. ZGR00007.
16. Public Hearing and Recommendation on a Conditional Use Permit amending an existing site plan for the Farmers Market for the Horticultural Hall located at 330 Broad Street, applicant Sean Payne, 127 Summer Street, Genoa City, WI 53128. The proposed site plan to include the use of the public alley located in the Central Business (CB) zoning from April to October every Thursday and allow for the sales of homemade, home grown products: cheese vegetables, bread, fruit, flowers, hummus, oils, crapes, empanadas, sauces, desserts, popcorn, seafood, coffee, and crafts. Tax Key No. ZOP000163.
17. Public Hearing and Recommendation on a Zoning Map Amendment for the property located at 100 North Edward Blvd. for TC Productions LLC. The request is to change the current zoning from Planned Development (PD) to Planned Business (PB). Tax Key No. ZA196100004.
18. Public Hearing and Recommendation on a Conditional Use Permit by TC Productions LLC for the property located at 100 North Edwards Blvd., to construct a new commercial building to be used as a Commercial Indoor Entertainment (Magic Theater) land use classification section 98-206(4)(h). Tax Key No. ZA196100004.
19. Public Hearing and Recommendation of a proposed Ordinance Regulating Tourist Rooming Houses / Residential Short Term Rentals.
20. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.

Posted 4/12/2018

**PLAN COMMISSION MEETING
MONDAY, MARCH 19, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Kupsik called the meeting to order at 6:00 p.m.

Roll Call. Present: Mayor Kupsik, Sarah Hill, Ted Horne, Ann Esarco, Tyler Frederick. Absent (Excused) Alderman Doug Skates, John Gibbs. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Oborn, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the February 19th Plan Commission meeting as distributed.

Horne/Frederick motion to approve. Motion carried unanimously.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will to be limited to 5 minutes.

Speaker #1: Trish Schaefer, 403 Center Street, shared her opposing concerns for Short Term Rentals.

Acknowledgement of Correspondence.

Correspondence and petition was received from neighbors of the property: 615 Center Street, opposing the Conditional Use application for a bed and breakfast and has been distributed to the Plan Commission & Council.

Kupsik/Hill made motion to suspend the rules and asked to move item 15 to the top of the agenda since the presenter has another meeting. Motion carried unanimously.

15. Presentation on Form-Based Codes.

Carol Wyant presented the Form-Based Code concept. A discussion by the Plan Commission followed the presentation. Planner Slavney explained that downtown Lake Geneva already has a hybrid of Form-Based Code and the Neighborhood Business district also has elements of Form-Based Code. Slavney stated Form-Based Code could aid in extending our downtown on Broad Street and Main Street or work in other areas of the city. Attorney Draper added the Plan Commission and City Council would have to decide if this concept could be used in parts of the city.

Downtown Design Review

6.A. Application by Shad Branen with the Geneva Theater, a request to install a ticket sales service window and sign, located at 244 Broad Street, Tax Key No. ZOP00246 – ZOP00248.

Zoning Administrator Walling stated this request is a land use change that involves amending their Precise Implementation Plan Application so this item will be moved to the April Plan Commission Agenda.

7. Public Hearing and Recommendation of Conditional Use Permit for the applicant Mark Larkin, 500 Stone Ridge Drive, Lake Geneva, WI, 53147, to divide the property zoned SR-4 that is an approximately 6 acre property into 4 individual buildable parcels, 3 at .98 acres and 1 parcel at 2.96 acres located to the north of Dodge Street, and west of Fremont Ave located in the SR-4 zoning district. Tax Key No. ZYUP00053.

Ryan Cardinal, Cardinal Engineering, on behalf of Mark Larkin, presented the request, stating the CSM has been approved but because this property is located in the Woodland Overlay, it prompted a Conditional Use Permit application. Planner Slavney, stated this permit application will establish firm, maximum cutting limits and permanent protections for the remaining woodlands.

Hill/Kupsik motion to close the public hearing. Motion carried unanimously.

Kupsik/Horne motion to approve and include all staff recommendations and fact finding.

Roll Call: Kupsik, Hill, Horne, Esarco, Frederick voting “yes.” Motion carried unanimously.

8. Public Hearing and Recommendation for a Conditional Use Permit for the applicant, Samantha Strenger, 615 Center Street, Lake Geneva, WI 53147, to conduct a Bed and Breakfast Establishment (B&B) located in the Single Family – 4 (SR-4) zoning, Tax Key No. ZGC00160.

Samantha Strenger, 615 Center Street, presented her request. Zoning Administrator Walling verified this application meets the zoning criteria.

Speaker #1: Sandy Cooper, 621 Center St, shared her concerns opposing the B & B.

Speaker #2: Steve Cooper, 2135 Greenwood Dr. SE, Cedar Rapids, IA, read correspondence opposing the B & B, on behalf of his mother & her neighbors.

Speaker #3: Sherri Ames, 603 Center St., shared her concerns, opposing the B & B.

Speaker #4: Linda Regester, 614 Water St., shared her concerns, opposing the B & B.

Speaker #5: Gary Dunham, 614 Sage St., supports the B & B, has lived near a B & B and never had issues.

Speaker #6: Ray Ames, 603 Center St., shared his concerns, opposing the B & B.

Speaker #7: Dan Fischer, 614 Sage St., supports the B & B.

Speaker #8: Diane Bauman, 602 Sage St., shared his concerns, opposing the B & B.

Planner Slavney stated this permit is a Limited Conditional Use, limited to applicant, not the parcel. Slavney explained violations which can revoke this permit. Attorney Draper said the legislation has changed which limits the City's option to deny the request, requiring substantial evidence for denial. Slavney explained further. Horne discussed differences of B & B vs. Short Term Rental.

Kupsik/Hill motion to close the public hearing. Motion carried unanimously.

Esarco/ Horne motion to approve a Limited Conditional Use Permit and include all staff recommendations and fact finding. Roll Call: Kupsik, Hill, Horne, Esarco, Frederick voting "yes." Motion carried unanimously.

9. Public Hearing and Recommendation of a Conditional Use Permit Amendment filed by Sean Payne, on behalf of the Horticultural Hall, 330 Broad Street, Lake Geneva, WI, 53147, to amend the existing site plan in conjunction with the existing Conditional Use Permit for the Farmers Market use from April to October every Thursday, Tax Key No. ZOP000163.

Speaker #1: Charlene Kline, 817 Wisconsin St, favors the Farmers Market.

Speaker #2: Terry O'Neil, 954 George St, favors the Farmers Market.

Administrator Oborn clarified the need for the Conditional Use Permit amendment and the Public Works review.

Zoning Administrator Walling stated the city needs the site plan to be reviewed and approved by the Public Works Committee at a later date.

Kupsik/ Horne motion to continue item #9 and public hearing for the Conditional Use amendment for Horticultural Hall to the April Plan Commission Meeting.

10. Public Hearing and Recommendation to amend the existing Precise Implementation Plan filed by Oak Fire Properties LLC, 831 Wrigley Drive, Lake Geneva, WI, 53147, to allow for the installation of a second floor Pergola and install planter box street side to better identify the outdoor dining area. Tax Key No. ZOP00340. Located in the Central Business (CB) zoning district.

Zoning Administrator Walling corrected the Precise Implementation Plan request to only allow for the installation of a second floor Pergola at Oakfire.

David Scotney, 1551 Orchard Lane, owner of Oakfire, presented his request.

Speaker #1: Dimitrius Anagnos, 148 Cass St, owner of Popeye's, supports pergola, but not the flowers especially with the wind factor. He requests courtesy for neighboring business.

Kupsik/Horne motion to close the public hearing. Motion carried unanimously.

Kupsik/Horne motion to approve and include all staff recommendations and fact finding.

Roll Call: Kupsik, Hill, Horne, Esarco, Frederick voting "yes." Motion carried unanimously.

11. Lake Geneva Bicycle and Pedestrian Path update and review.

Jackie Mich, Vandewalle and Associates, has conducted workshops, received public feedback & worked with the Public Works Committee, Park Board, and City Council. Ms. Mich presented the plan updates, adding that when a bicycle and pedestrian plan is documented, it can be used to apply for grants in the future. This plan consists of recommendations which can be implemented as short-term or long-term projects depending on priority and can be developed as funding becomes available. The Lake Geneva Bicycle and Pedestrian Path document can be found online in the Plan Commission packet dated March 19, 2018. Esarco asked for clarification of the plan for the bicycle & pedestrian path going through Bigfoot State Park.

Speaker #1: Ross Adams, 1250 Wilmot Blvd, director of Lake Geneva Youth Camp, is in favor of the overall plan, willing to discuss easement possibilities on the Lake Geneva Youth Camp property.

Speaker #2: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, in favor easement on South Side of South Street and opposes going through Bigfoot State Park.

Speaker #3: Tom Hartz, 1051 Lake Geneva Blvd, supports the plan, believes it will accommodate people in wheelchairs, scooters, bicycles and pedestrians. Hartz provided suggestions & details to promote safety.

Speaker #4: Dick Malmin, N1991 S Lake Shore Drive, opposes placing the bicycle trail through wetlands.

Kupsik/Hill motion to close the public hearing. Motion carried unanimously.

Horne clarified this plan is a framework and will evolve throughout the process. Esarco stated the City created this plan for safety concerns.

Kupsik/Hill motion to approve.

Roll Call: Kupsik, Hill, Horne, Esarco, Frederick voting “yes.” Motion carried unanimously.

12. Conceptual plan for the Hampton Inn located at 1111 N. Edwards Blvd., filed by the applicants of 1111 N. Edwards Blvd LLC, to discuss the proposed construction of a 5 story 92 unit Hampton Inn hotel at the South East corner of the Sheridan Springs Rd. and North Edwards intersection adjacent to the Highway 12 corridor. Tax Key No. ZA468000003.

Jim Howe, Godfrey Law Firm, Elkhorn, WI, on behalf of 1111 N Edwards Blvd LLC, presented the concept plan. The request is for Planned Development for a hotel consisting of 92 units on 5 floors on a triangular lot with some flexibilities. Hill asked about the access points for the hotel and the time frame for building. Esarco asked about safety issues, setbacks, citing the congestion at intersection of Edwards Blvd and Sheridan Springs Road. Slavney stated the grading & landscape plan will solidify the site lines for vehicles and cyclists. Mayor Kupsik said this location will be a great venue for this project.

13. Conceptual plan for the proposed subdivision of Regent Hills, located on the 17.14 acres of land located south of LaSalle Street and west of Woodridge Ct., the applicant is looking to develop the property into a higher density single family development than currently permitted, which would require the need to submit as a Planned Development. Tax Key No. ZA424700001.

Ryan Cardinal, Cardinal Engineering, on behalf of Omega Homes, presented the concept plan. This development started back in early 2000’s which includes one existing condominium building. This site has utilities already in place and building pads for condominiums. This parcel is zoned as MR-8. The developer wants to move forward with single family residences instead of condominiums and asks for Planned Development process to go to smaller lots.

Administrator Oborn sited the water pressure issue, the partial private roads, and added the staff concerns for the cul-de-sacs. Oborn said Lot 42 is located in the City ROW which may cause the City to abandon the road which comes up from Conant Street. Planner Slavney stated there are some narrow lots but the houses are the standard distance apart and some homes have large backyards. The average lot size in this development is close to the standard lot size of a new neighborhood. Mr. Cardinal said the developer is willing to work with the City to find a solution with the water pressure issues. Attorney Draper asked for clarification on the plat which includes the existing condominium building. Mr. Cardinal stated they would abandon the condominium plat, separating out the existing condominium and create a new condominium plat to include the private roads. Hill asked about the density of this proposed development. Slavney said it is less dense but equal to a new subdivision density. Hill asked about the private road vs. the public road. Slavney stated the private road is required to equal to the durability of a public street. Mr. Cardinal asked for feedback on the roads. Mayor Kupsik stated the road shall be built to the City standards. Oborn said there is

a park component to be discussed with the Plan Commission, which asks the developer to dedicate an area for a park or pay the park impact fee.

14. Residential Short Term Rental discussion and updates.

Slavney presented the first draft of the Residential Short Term Rental for the City of Lake Geneva. The State has passed a new administrative law which states no municipality, county or local government can pass laws to restrict the ability for a home owner to use a single family home for a Short Term Rental between 7-180 days. The City of Lake Geneva has been very strict about this item and has only allowed Short Term Rental in business districts and by Conditional Use Permit. This law change does allow municipalities to pass requirements for Residential Short Term Rental. The Lake Geneva Residential Short Term Rental document can be found online in the Plan Commission packet dated March 19, 2018. Attorney Draper and Administrator Oborn suggests the Plan Commission should approve this item as a Public Hearing so an ordinance can be in place.

Kupsik/Horne motion to set the Residential Short Term Rental item as a Public Hearing for the April Plan Commission Meeting. Roll Call: Kupsik, Hill, Horne, Esarco, Frederick voting “yes.” Motion carried unanimously.

Adjournment. Hill/Horne motion to adjourn at 9:15 pm. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item: 6a

Applicant:

Harbor Shores Resort
300 Wrigley Dr.
Lake Geneva, WI 53147

Request:

Downtown Design Review
Balcony Railing Replacement
Tax Key No. ZHC00101 – ZHC00526

Description:

The applicant is submitting an application for Downtown Design Review for the Harbor Shores Resort and the change to the balcony railing system and color change to the color finish for the building at 300 Wrigley Drive. The City reviews all signs in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

The applicant proposes a change to the railings and color finish that is identified on the request materials. However being it is applied in the factory and an exact color cannot be applied as a historic color it is up to the discretion of the Plan Commission to approve or deny the request.

Staff Recommendations:

The colors submitted have been reviewed, albeit the Plan Commission shall determine if the proposed colors will satisfy the request of the requirements for the Downtown Design Overlay Zoning district as proposed.



City of Lake Geneva
Building and Zoning
626 Geneva Street
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
300 Wrigley Drive, Lake Geneva, WI 53147

Name & Address of Current Building Owner:
Harbor Shores Resort

300 Wrigley Dr

Lake Geneva, WI 53147

Telephone Number of Current Building Owner: 262-248-9181

Email Address: tammie@harborshoreslg.com

Name & Address of Applicant:

Corporate Contractors, Inc

3800 Gateway Blvd, Suite 200

Beloit, WI 53511

Telephone Number of Applicant: 608-207-0000

Email Address: Clinton.Wallis@cciwi.com

Proposed Design Change:

Replacing (60) steel balcony railings with (60) aluminum Railings.

Color of the aluminum railings to be Dark Bronze in lieu of the existing Burgundy color

Zoning District: Downtown

Names & Address of Architect, Engineer, and/or Contractor of Project:

Corporate Contractors, Inc

3800 Gateway Blvd, Suite 200

Beloit, WI 53511

Description of Project:

Existing railings need to be replaced. We are looking to replace (60) steel railings with (60) new aluminum railings that meet current code and reduce maintenance. Color of the aluminum railings to be dark bronze.

Date: 04/04/18

Signature of Applicant. 

CCI - Clint Wallisch 300 Wrigley, Lake Geneva Cost Recovery # _____

Petitioner Name _____ Project Address _____
OFFICE USE ONLY Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City’s review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City’s consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Corporate Contractors, Inc _____, as applicant/petitioner for

Project: Harbor Shores Balcony Railing Replacements _____

Project Address: 300 Wrigley, Lake Geneva, WI 53147 _____

Name: Harbor Shores Resort _____

Address: 300 Wrigley, Lake Geneva, WI 53147 _____

Cell Phone: (608) - 207 - 0000 Phone: (608) - 207 - 0000

Email: Clinton.Wallisch@cciwi.com _____

Dated this 04 Day of April, 2018

Clint Wallisch _____

Printed Name of Applicant / Petitioner

 _____

Signature of Applicant/Petitioner



48

NO PARKING
ANY TIME

WARNING
NO PARKING
IN FRONT
OF THIS
BUILDING



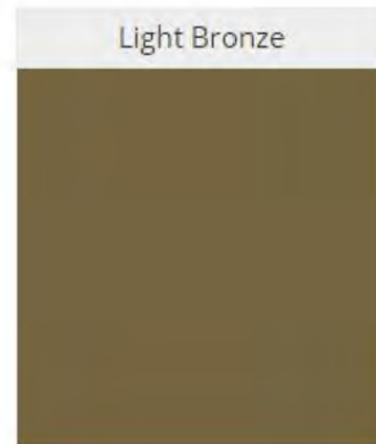
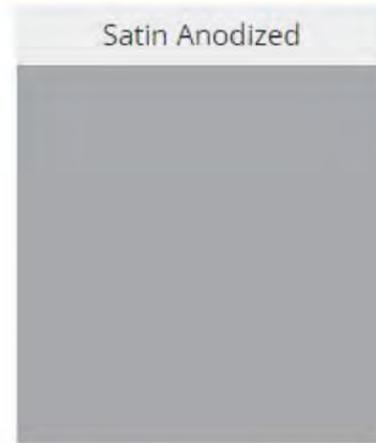
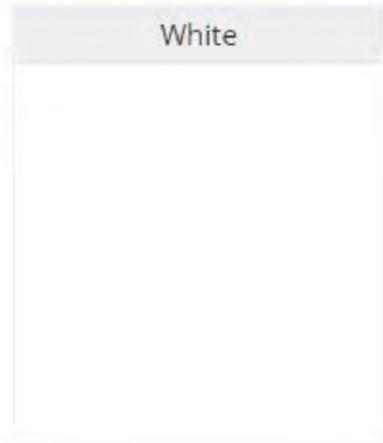
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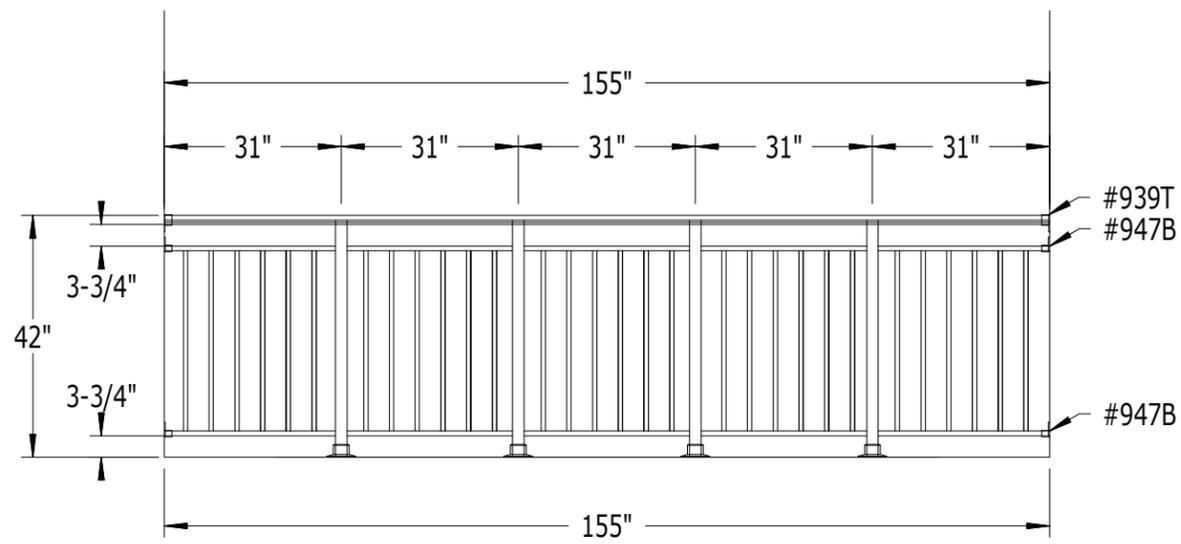
PARKING

WARNING
PERMIT PARKING ONLY
UNAUTHORIZED VEHICLES
WILL BE TOWED AT VEHICLE
OWNER'S EXPENSE
**TOWING ENFORCED
AT ALL TIMES**

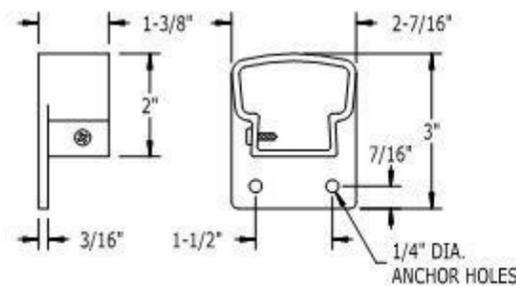



COLORS AND FINISHES
SERIES 9000 ALUMINUM RAILING

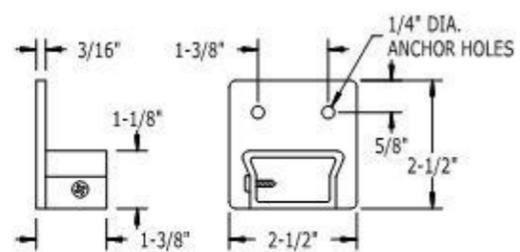




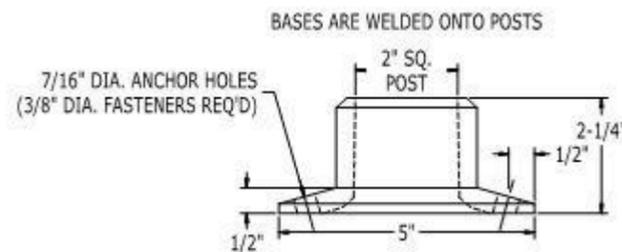
60 REQ'D



#939T BRACKET



#947B BRACKET



#974 BASE DETAIL

SET SCREW NOTE
 AFTER RAILS ARE IN PLACE DRILL 1/8" HOLE THROUGH BRACKET AND RAIL THEN INSERT #310 SCREW (#8 x 1/2" PANHEAD).

SERIES 9100 NOTES

- 1) ALL POSTS AND RAILS SHALL BE FORMED FROM 6063-T6 EXTRUDED ALUMINUM ALLOY. ALL PICKETS SHALL BE FORMED FROM 6063-T5 EXTRUDED ALUMINUM ALLOY.
- 2) ALL FASTENERS USED IN THE SYSTEM SHALL BE ALUMINUM OR STAINLESS STEEL.
- 3) SERIES 9100 RAILING 42" HIGH WITH #901 TOP RAIL (2-1/2" WIDE x 1-5/8" HIGH) TOP RAIL TO BE CONTINUOUS RAILING TO BE 2-LINE (STYLE A)
- 4) POSTS ARE 2" SQUARE W/ MACHINED OPENINGS PICKETS ARE 3/4" SQUARE AND LOCATED ON 4-1/2" CENTERS
- 5) #974 WELDED SURFACE MOUNT BASES
- 6) SPECIFY COLOR
- 7) FIELD VERIFY ALL DIMENSIONS
- 8) SOME FIELD TRIMMING MAY BE REQUIRED DURING INSTALLATION.
- 9) FABRICATION WILL NOT BEGIN UNTIL SUPERIOR ALUMINUM RECEIVES SIGNED APPROVED DRAWINGS.

CUSTOMER		
JOB HARBOR SHORES ON LAKE GENEVA		
APPROVED BY	DATE	
SERIES 9100	FINISH SPECIFY	SCALE 1/32
SALESMAN PATRICK FRANCIS		
DRAWING NUMBER X0093269		REV

DRAWN BY
TONY LUTHMAN

DATE
3-26-2018

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item: 6b

Applicant:

Tara Pippin
33601 Franklin Street
Burlington, WI 53105

Request:

755 W Main Street, Lake Geneva, WI
Downtown Design Review
Change to Signage

Description:

The applicant is submitting an application for Downtown Design Review for the building at 755 W Main Street to recover an awning frame above the entrance of the business, The Hive, which is located in the lower level. The City reviews all signs in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

The applicant proposes to recover the existing frame with a canvas awning. The fabric has 4” black and white stripes with a black valance displaying the graphics “The Hive” on the front.

Staff Recommendations:

The proposed awning sign dimensions and colors meet the requirements for the Downtown Design Overlay Zoning district as proposed. Staff’s recommendation is that the awning sign be approved as presented with any Commission amendments.



City of Lake Geneva
Building and Zoning
626 Geneva Street
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

755 Main St. Lower level
Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Venture Investment Partners, LLP
P.O. Box 460
Lake Geneva WI 53147

Telephone Number of Current Building Owner: Roger Wolff 262-903-3222

Email Address: roger@rogerwolff.com

Name & Address of Applicant:

Tara Pippin
33601 Franklin St.
Burlington, WI 53105

Telephone Number of Applicant: 262-492-3360

Email Address: tara.pippin@yahoo.com

Proposed Design Change:

recover awning frame above entrance.

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:

Godske Awning and Textiles Inc.
519 Center St.
Racine, WI 53403 262-637-1244

Description of Project:

Recover of existing frame with canvas awning. Fabric is 4 inch Black & white
Strip with black valance with graphics on front "The Hive"

Date: 4-4-2018

Signature of Applicant: Tara Pippin

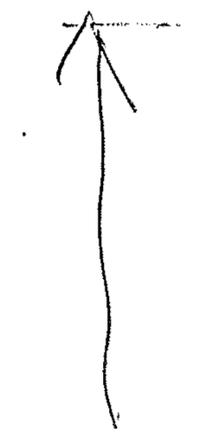
Tara Pippins

755 Main St. Lake Geneva, WI 53147

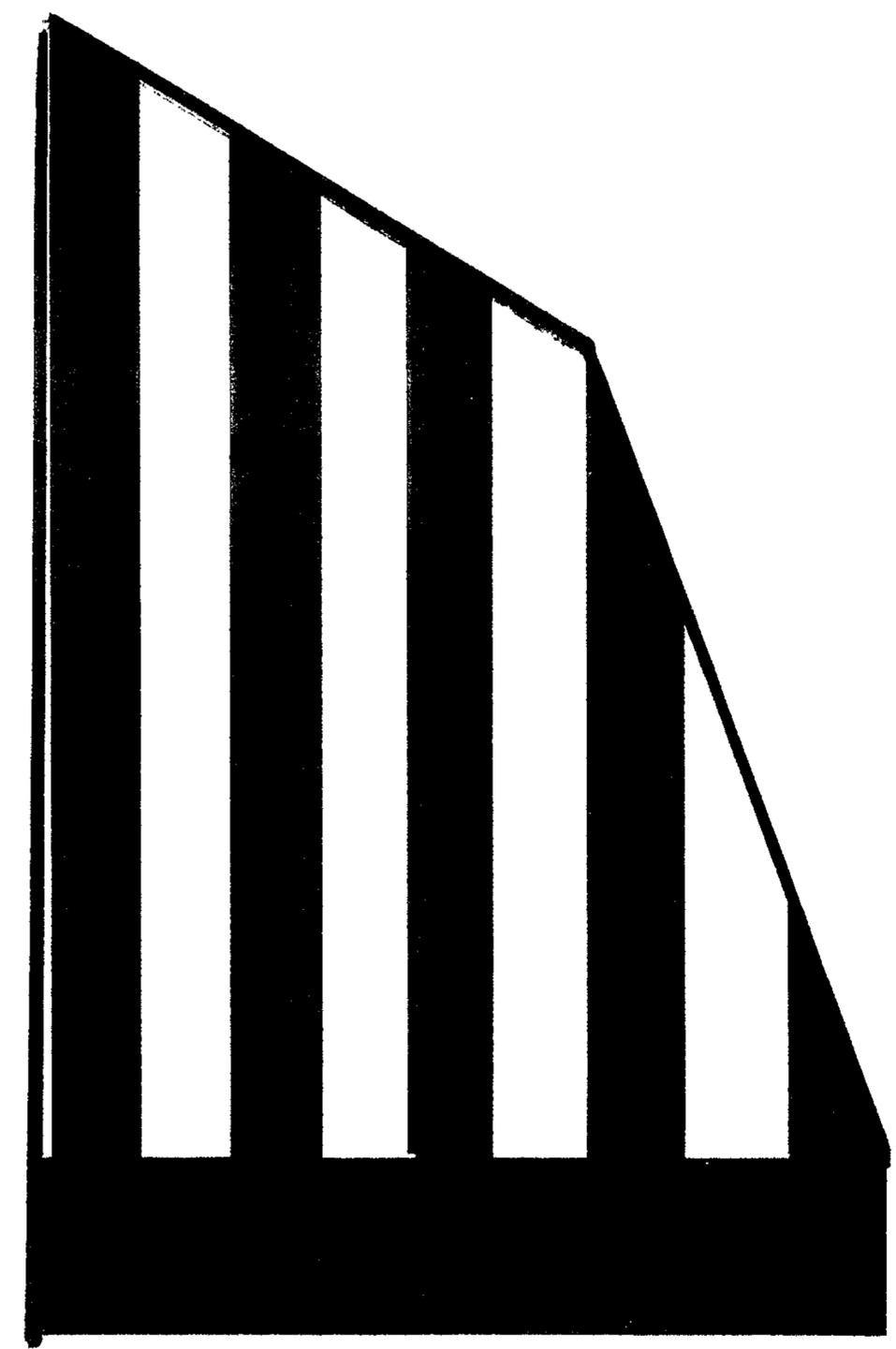


← 39" →

↑
7"
↓



28"



← 32" →

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item: 6c

Applicant:

Michael Cohen
214 Broadway
Wisconsin Dells, WI 53965

Request:

756 W Main Street, Lake Geneva, WI
Downtown Design Review
Change to Signage

Description:

The applicant is submitting an application for Downtown Design Review for the building at 756 W Main Street to change an awning store front for the T-Shirt Center. The City reviews all signs in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

The applicant proposes to replace an 11' wide x 1'8" high canvas awning. The fabric is charcoal and white.

Staff Recommendations:

The proposed awning sign dimensions and colors meet the requirements for the Downtown Design Overlay Zoning district as proposed. Staff's recommendation is that the awning sign be approved as presented with any Commission amendments.



City of Lake Geneva
Building and Zoning
626 Geneva Street
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

756 W MAIN ST, LAKE GENEVA, WI 53147
TAX ID: 81-1695073

Name & Address of Current Building Owner:

DARIA SALIMES,
WILLOW BROOK COURT, 17285 W. RIVERBIRCH DR., APT#102
BROOKFIELD WI, 53045

Telephone Number of Current Building Owner: 262-248-1692

Email Address: _____

Name & Address of Applicant:

T-TALK, LLC
MICHAEL COHEN, 214 BROADWAY, WISCONSIN DELLS, WI 53965 (owner)
MINDAUGAS PETRAUSKAS, 1159 S. WELLS ST. APT #3, LAKE GENEVA, WI 53147 (manager)

Telephone Number of Applicant: 608-432-9009 ; 920-319-2797

Email Address: MIKECOHEN6@HOTMAIL.COM ; MIKESHIRTCENTER@HOTMAIL.COM

Proposed Design Change:

AWNING STORE FRONT

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:

NORTHPOP AWNING COMPANY

Description of Project:

STORE FRONT AWNING APPROX. SIZE 19' WIDE X 5' DROP X 30" PROJ.
CHARCOAL COLOR

Date: 04-04-2018

Signature of Applicant: _____

Mindaugas Petrauskas

Graphic imprint: 11' wide x 1' 8" high = 18.7 sq. ft.
(maximum allowable is 19 sq. ft.)



Customer The T-Shirt Center

Location Lake Geneva, WI

Project Awning/graphics

Date 4-2-18

NORTHROP

Awning Company

1890

411 South Pearl Street, Janesville, Wisconsin
608.754.7158 (fax) 608.754.7890



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item:7

Applicant:

Judith E. Castleman
530 Stone Ridge Drive
Lake Geneva, WI 53147

Request:

Condominium Plat Land Division
review 530 & 532 Stone Ridge
Drive, Tax Key No. ZSR00066

Description:

This request is for a land division of an existing duplex property with an existing duplex building currently located at the above addresses of 530 & 532 Stone Ridge Dr. The applicant is looking at the future sale of the property as condominium use sale.

The parcel included in this Condominium Plat request is:
Tax Key No. ZSR00066

The result of this land division will create 2 individual lots consisting with a properly built -0-lot-line constructed buildings.

Site Plans Prepared by: Farris, Hansen, & Associates

Project: 6041.66

Dated: 03/07/2018

Project Details from Condominium Plat Submittal dated March 19, 2018:

The proposed land division drawing is provided identifying the 2 lots located on Stone Ridge Drive Lane which will divide the parcel equally with adequate street frontage.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Condominium Plat Application:

As part of the consideration of the requested Condominium Plat the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CSM.

Staff Recommendation on the proposed Certified Survey Map (CSM):

1. Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

Condominium Plat (2 units)
 CERTIFIED SURVEY MAP or SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Judith E. Castleman
530 S. Stone Ridge Drive
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: () *contact Attorney Ted Johnson listed below

EMAIL ADDRESS: * email Attorney Ted Johnson listed below

PROJECT ADDRESS 530 and 532 S. Stone Ridge TAX KEY NUMBER: ZSR 00066

NAME AND ADDRESS OF APPLICANT:

Attorney Theodore N. Johnson - Godfrey, Leibsle, Blackburn & Howarth, S.C.
354 Seymour Court
Elkhorn, WI 53121

TELEPHONE NUMBER OF APPLICANT: (262) 741-1540

EMAIL ADDRESS: tjohnson@godfreylaw.com

NAME AND ADDRESS OF SURVEYOR:

Brian M. Carlson- Farris, Hansen and Associates
7 Ridgeway Court
Elkhorn, WI 53121

TELEPHONE NUMBER OF SURVEYOR: (262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Divide existing duplex into a two unit condominium so Owner can sell one of the units.

Similar as to the other condominium lots located on both sides of this parcel.

See enclosed Condominium Plat and Condominium Declaration.

SUBMITTAL CHECKLIST

- N/A LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- N/A CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- X PROVIDE ~~5~~ ^{Twenty-five (25)} ~~SKETCHES AND~~ 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- X PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

I AM AWARE THAT THE CITY OF LAKE GENEVA IS ACTIVELY ENGAGED IN THE REVIEW, APPROVAL OR DENIAL OF LAND DIVISIONS WITHIN ITS EXTRATERRITORIAL LAND DIVISION REVIEW AREA.

I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE LAND DIVISION CONSTITUTES INFILL DEVELOPMENT.

March 19, 2018

DATE


SIGNATURE OF APPLICANT Judith E. Castleman

CONDOMINIUM DECLARATION OF CONDITIONS,
COVENANTS, RESTRICTIONS, AND EASEMENTS FOR
530-532 SOUTH STONE RIDGE CONDOMINIUM

Document Number

Document Name

THIS CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS FOR 530-532 SOUTH STONE RIDGE CONDOMINIUM (“Declaration”) is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Wis. Stat. ch. 703 (“Act”), this ____ day of _____, 2018, by JUDITH E. CASTLEMAN, a widow (“Declarant”).

1. **Statement of Declaration.** This Declaration submits the lands hereinafter described and the improvements constructed thereon to the condominium form of ownership in the manner provided by law and by this Declaration. Declarant hereby declare that she is the sole owner of the real property described in this Declaration, together with all buildings and improvements thereon, which are hereby submitted to the condominium form of use and ownership as provided in the Act and in this Declaration. The property, building, and improvements shall be a “Small Condominium,” as that term is defined in the Act. Declarant elect to have the following provisions of Wis. Stat. § 703.365 apply to this Small Residential Condominium:

- A. The condominium declaration provisions specified in Wis. Stat. § 703.365(2);
- B. The condominium bylaw requirements specified in Wis. Stat. § 703.365(3);
- C. The condominium plat requirements specified in Wis. Stat. § 703.365(4);
- D. The condominium association requirements specified in Wis. Stat. § 703.365(5);
- E. The prohibition upon expansion of the condominium specified in Wis. Stat. § 703.365(7); and
- F. The condominium disclosure requirements specified in Wis. Stat. § 703.365(8);

Recording Area

Name and Return Address

James P. Howe
GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121

ZSR 00066

Parcel Identification Number (PIN)

2. **Legal Description.** The following described real estate is subjected to the provisions of this Declaration:

Lot 66 of Stone Ridge, a subdivision located in part of the SE 1/4 of the SW 1/4 & SW 1/4 and SE 1/4 of the SE 1/4 of Section 24 and in part of the NE 1/4 and NW 1/4 of the NW 1/4 & NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NE 1/4 of Section 25, all in Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, as recorded in Cabinet D, Slides 24 through 28, both inclusive, in the office of the Walworth County Register of Deeds, on August 31, 2005, as Document No. 651991. (End of legal description.) (“Property”)

3. **Name.** The Property, and the building and improvements thereon, shall be known as “530-532 South Stone Ridge Condominium.”

4. **Description and Location of Buildings.** There is one main building (“Building”) on the Property, a one-story residential duplex, containing two (2) residential condominium units. The Building is one (1) story in height, with two (2) walkout lower levels and two (2) attached garages, and is constructed principally of wood frame sided with cultured stone veneer and pre-stained “smart” siding, aluminum fascia, soffit and gutters, with a roof of thirty (30) year Class A shingles. The Building is situated on the Property as indicated on the Condominium Plat attached hereto as Exhibit A and incorporated herein (“Plat”).

5. **Description of Units.**

A. Unit 2 has a post office address of 530 S. Stone Ridge Drive, Lake Geneva, Wisconsin 53147. It is the east one-half of the Building, and includes an attached garage. Unit 2 is more particularly depicted on the Plat.

B. Unit 1 has a post office address of 532 S. Stone Ridge Drive, Lake Geneva, Wisconsin 53147. It is the west one-half of the Building, and includes an attached garage. Unit 1 is more particularly depicted on the Plat.

6. **Description of Common Elements.** The common elements consist of the roof covering both units, the common wall dividing both units and the frame and the covering of the exterior walls, such as the cultured stone veneer and pre-stained “smart” siding, aluminum fascia, soffit and gutters, and other exterior decorations. No major repair or replacement of the roof, the common wall (except as noted below), the frame and the covering of the exterior walls, or any portions thereof, shall be made without the agreement of both unit owners; provided, however, that minor repairs not affecting the appearance of the roof or exterior walls shall be made by the owner of the unit whose roof or wall areas require such repairs. The exterior of the Building shall be maintained, decorated, and repaired so as to retain a uniform appearance of both units.

The common elements include, without limitation, the wall between Unit 1 and Unit 2. Said wall is to be used by the unit owners in common, each unit owner to bear

equally with the other the cost of keeping the common wall in good order and repair; provided, however, that damage to one side of the common wall not affecting the other side shall be repaired by the owner of the unit on whose side the damage has occurred.

Should the owners of Unit 1 and Unit 2 be unable to agree upon the necessity of a repair or the cost of a proposed repair to the common elements, either unit owner may seek a determination as to the necessity of the repair or the reasonableness of the proposed repair expense in an arbitration proceeding under Wis. Stat. ch. 788, as amended. Acceptance of a conveyance of a unit in 530-532 South Stone Ridge Condominium shall constitute agreement by the unit owner to submit such disputes to arbitration as provided herein.

Any dispute submitted for arbitration shall be decided by a panel of three (3) arbitrators who shall be selected as follows: Each unit owner shall appoint one (1) arbitrator. The two (2) arbitrators chosen by the unit owners shall then select a third arbitrator who shall serve as chairperson of the arbitration panel.

All arbitration proceedings shall be held in Walworth County, Wisconsin. Except as provided for herein, the arbitration shall be governed by the commercial rules of the American Arbitration Association.

The expense of the arbitration shall be shared equally by the unit owners. The award of the arbitrators shall be final and binding upon the parties and may be entered as a judgment in any state or federal court.

7. **Limited Common Elements and Facilities.** The limited common elements for each unit shall consist of the concrete driveway in front of each garage leading to each unit, the walk leading from the driveway to the South Stone Ridge Drive entrance to each unit, the stoop in front of each unit, the brick patio adjacent to the rear of each unit, the brick patio adjacent to rear of the garage of each unit, and the yard of each unit, which is determined by the imaginary extension of the common wall dividing the unit extended to the north and south property lines of the Property, all as more particularly depicted and described on Exhibit A. Use of the limited common elements is restricted to use by the owner of the unit to which said limited common elements are so designated herein and on Exhibit A.

8. **Maintenance.** Each unit owner shall be responsible for the repair, maintenance, or replacement of his or her individual unit and the limited common elements of such unit. Said unit shall be repaired at the cost of such unit's owner. Each unit owner shall keep his or her unit in good repair, subject only to normal wear and tear.

9. **Destruction and Reconstruction.** In the event of the total destruction of the Building, it shall be determined by agreement of both unit owners whether to rebuild, repair, restore, or sell the Property. If damage is only to one unit, and such damage does not affect the other unit, then the damaged unit shall be repaired by the owner of the damaged unit.

10. **Residential Purposes.** The Building and units therein contained are intended for, and restricted exclusively to, residential use.

11. **Easements.** Easements are hereby declared and granted for utility purposes, as said easements may exist and appear of record. Easements for the provision of sanitary sewer service and water are also reserved over, upon, and across both units.

12. **Binding Effect.** All easements and rights described in this Declaration are easements appurtenant to and running with the land. All easements and rights described in this Declaration are granted and reserved to, and shall inure to the benefit of and be binding upon, Declarant, her respective heirs, successors, and assigns, and on all unit owners, purchasers, and mortgagees, their heirs, executors, administrators, successors, and assigns. Acceptance of a deed by a unit owner shall constitute an acceptance of the provisions of this Declaration, the Bylaws, and other rules and regulations adopted pursuant thereto.

13. **Insurance.** The unit owners, through the Association (as hereinafter defined), shall provide insurance coverage for loss by fire and extended coverage in an amount sufficient to protect their interest in the common elements and the limited common elements, and in their individual unit. Such insurance shall be obtained in the name of the unit owner and such unit owner's mortgagee, as their interests may appear. Premiums for such insurance coverage shall be allocated to each unit based upon its insured value, as determined by the insurance carrier.

14. **Percentage of Interest.** The undivided percentage interest in the common elements, limited common elements, and facilities appurtenant to each unit shall be allocated as follows: fifty (50) percent shall be appurtenant to Unit 1 and fifty (50) percent shall be appurtenant to Unit 2.

15. **Association.** The condominium association shall be named "530-532 South Stone Ridge Condominium Association, U.A.", an unincorporated, not-for-profit association ("Association"). Each unit shall have one vote at meetings of the Association, and there shall be only one class of voting membership.

16. **Action by the Association.** All actions to be taken by the Association require the unanimous consent of the board of directors.

17. **Amendments to Declaration, Bylaws, and Rules.** This Declaration may only be amended by the unanimous consent of the owners of both units; the Bylaws and administrative rules of the condominium, if any, shall likewise be amended only by the unanimous consent of the owners of both units. The unit owners, by unanimous consent, may terminate this condominium in accordance with Wis. Stat. § 703.28, subject to the consent of the mortgagee of each unit, if any.

18. **Service of Process.** Judith E. Castleman, whose address is 530 S. Stone Ridge Drive, Lake Geneva, Wisconsin 53147, shall be the person authorized to

receive service of process on behalf of the Association. Upon conveyance of both Units by the Declarant, the Association shall designate a successor to Judith E. Castleman for purposes of receiving service of process. The person so designated shall be chosen by unanimous consent of the board of directors. Future successors shall be likewise designated by unanimous consent of the board of directors.

19. **Number and Gender.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

20. **Captions.** The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

21. **Severability.** The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

22. **Homestead.** This is homestead property.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the date first written above.

Declarant:

Judith E. Castleman

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
WALWORTH COUNTY)

Personally came before me this _____ day of _____, 2018, the above-named JUDITH E. CASTLEMAN, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, WI
My Commission Expires:_____

This instrument was drafted by:

James P. Howe
GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121
Telephone: (262) 741-1527
Facsimile: (262) 723-5121
Email: jhowe@godfreylaw.com

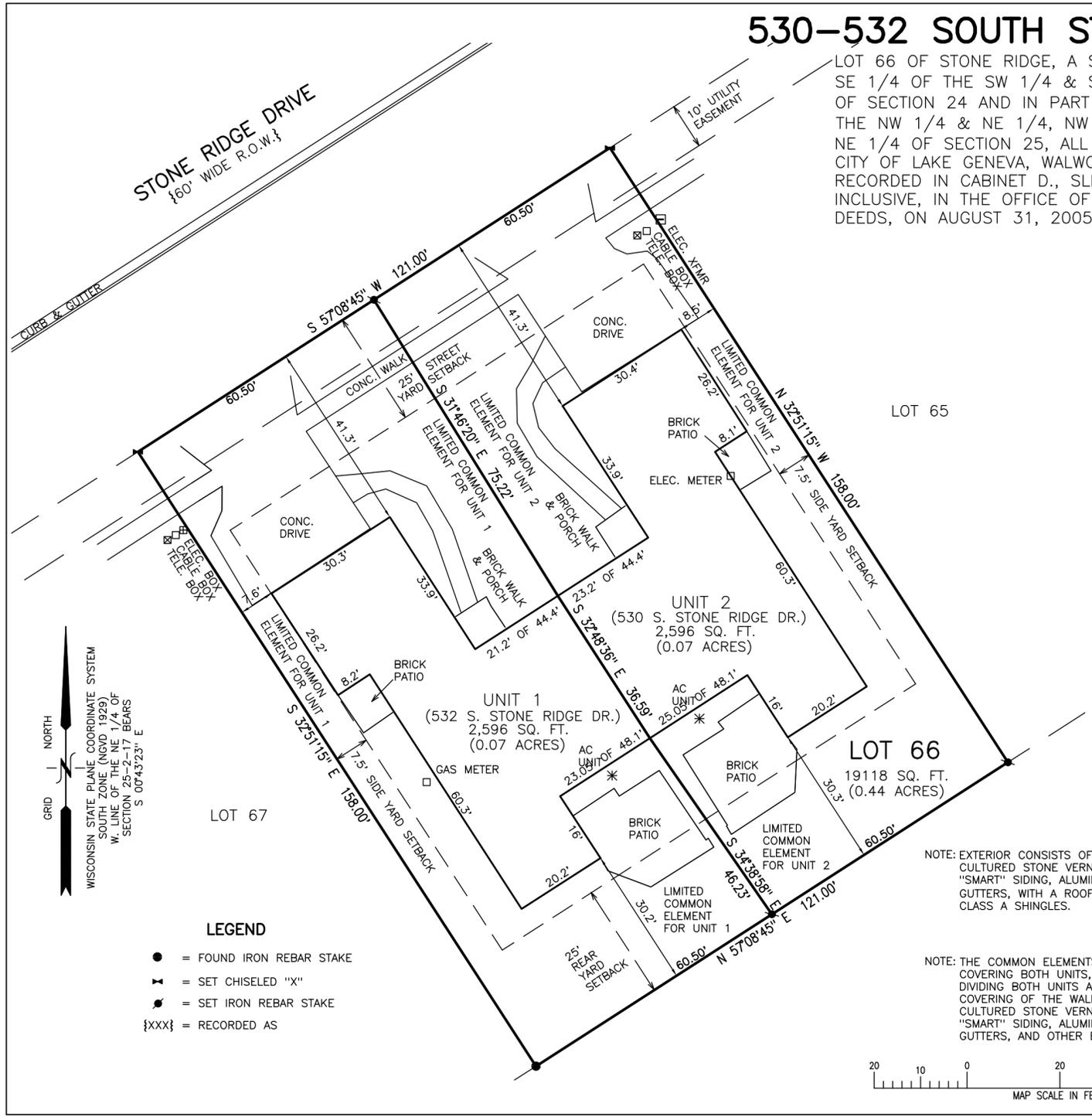
EXHIBIT A
CONDOMINIUM PLAT

See attached.

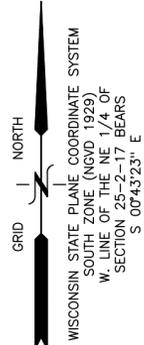
X:\PROJECTS\6041\INDV_LOTS\LOT_66\ACAD\6041_66 VILLAS OF STONE RIDGE CONDOMINIUM NO. 6.DWG

530-532 SOUTH STONE RIDGE CONDOMINIUM

LOT 66 OF STONE RIDGE, A SUBDIVISION LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 & SW 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 24 AND IN PART OF THE NE 1/4 AND NW 1/4 OF THE NW 1/4 & NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NE 1/4 OF SECTION 25, ALL IN TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AS RECORDED IN CABINET D., SLIDES 24 THROUGH 28, BOTH INCLUSIVE, IN THE OFFICE OF WALWORTH COUNTY REGISTER OF DEEDS, ON AUGUST 31, 2005, AS DOCUMENT NO. 651991.



STONE RIDGE DRIVE
60' WIDE R.O.W.}



- LEGEND**
- = FOUND IRON REBAR STAKE
 - ✕ = SET CHISELED "X"
 - = SET IRON REBAR STAKE
 - {xxx} = RECORDED AS

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

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

DATED: _____

BRIAN M. CARLSON P.L.S. 2039

OWNER'S CERTIFICATE

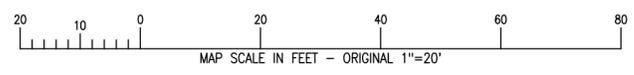
I, JUDITH E. CASTLEMAN, OWNER, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

JUDITH E. CASTLEMAN

DATED: _____

NOTE: EXTERIOR CONSISTS OF WOOD FRAME SIDED WITH CULTURED STONE VERNER AND PRE-STAINED "SMART" SIDING, ALUMINUM FASCIA, SOFFIT AND GUTTERS, WITH A ROOF OF THIRTY(30) YEAR CLASS A SHINGLES.

NOTE: THE COMMON ELEMENTS CONSIST OF THE ROOF COVERING BOTH UNITS, THE COMMON WALL DIVIDING BOTH UNITS AND THE EXTERIOR COVERING OF THE WALLS, SUCH AS THE CULTURED STONE VERNER AND PRE-STAINED "SMART" SIDING, ALUMINUM FASCIA, SOFFIT AND GUTTERS, AND OTHER EXTERIOR DECORATIONS.



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
 7 RIDGWAY COURT, PO BOX 437
 ELKHORN, WISCONSIN 53121
 PHONE: (262) 723-2098
 FAX: (262) 723-5886

PROJ. NO.: 6041.66 | DATE: 03/07/2018 | SHEET 1 OF 1

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item:8

Applicant:

Kim Pischke, Core Commercial, Inc.
P.O. Box 1154
Appleton, WI 54912

Request:

Certified Survey Map CSM Land Division
At 751 Geneva Parkway for Tax Key Nos.
ZGBC00001, ZGBC00001A, & ZGBC00002
intended for commercial development.

Description of Proposed Certified Survey Map (CSM) land division:

The applicant is proposing to re-divide a single site into three separate lots. The subject property is located on the north side of Geneva Parkway, east of Edwards Boulevard and south of Wal-Mart. A Certified Survey Map (CSM) land division has been submitted to accomplish this purpose. The subject property contains just over six acres and the multi-tenant office building housing Keefe Real Estate and other businesses.

The northern part of subject property was recently rezoned from the Planned Business Park (PBP) zoning district to the Planned Business (PB) zoning district. The proposed lot sizes are:

- Lot 1 of 1.54 acres, zoned Planned Business Park (PBP);
- Lot 2 of 1.51 acres, zoned Planned Business (PB); and,
- Lot 3 of 2.54 acres, zoned Planned Business.

Please note that development in the form of new buildings and paved areas is proposed on Lots 2 and 3. Revised paved areas are proposed on Lot 1. The current building will remain. These proposed development projects will be reviewed independently of this land division. Specifically, they appear as Items 9, 10, and 11 on this Plan Commission agenda.

Action by the Plan Commission:

Review of the proposed Certified Survey Map (CSM) as it complies with the Land Division and Zoning provisions of the Municipal Code, and recommendation to the Common Council.

Staff Review and Recommendation on the Proposed Land Division:

1. Staff has reviewed the proposed Certified Survey Map land division. Staff notes that each of the proposed Lots 1-3 meets all requirements of its respective zoning districts.
2. Staff further notes the provision of easements for shared cross-access between the three proposed lots, as depicted on page 2 of the CSM.
3. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM), as submitted for the property.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP

or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Roger Wolff, Member

GBC Business Centre, LLC.

P.O. BOX 460, Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 903-3222

EMAIL ADDRESS: roger@rogerwolff.com

PROJECT ADDRESS: 751 and 753 Geneva Parkway, Lake Geneva, WI 53147

TAX KEY NUMBER(S): ZGBC 00001A, ZGBC 00001, ZGBC 00002 and ZLGBP 00002

NAME AND ADDRESS OF APPLICANT:

Kim Pischke

Core Commercial, Inc.

P.O. Box 1154, Appleton, WI 54912

TELEPHONE NUMBER OF APPLICANT: (920) 205-9505

EMAIL ADDRESS: kimp@corewis.com

NAME AND ADDRESS OF SURVEYOR:

Mike Greason, PLS

V2G Surveying, LLC.

123 Wolf Run, Suite 4, Mukwonago, WI 53149

TELEPHONE NUMBER OF SURVEYOR: (262) 378-5097

EMAIL ADDRESS: MikeG@V2G-Surveying.com

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Combining current parcels owned by Geneva Business Centre, LLC. and separating into three separate parcels; parcel #1 – existing Keefe office building located at 751 Geneva Parkway, parcel #2 – new 22,000 square foot single tenant building and parcel #3 – new construction of a 13,915 square foot single tenant building. Parcel #1 will remain in the Lake Geneva Business Park and parcels 2 & 3 have been removed from the business park and rezoned Planned Business.

CERTIFIED SURVEY MAP NO.

Being part of Units 1, 2 and Expansion units in Geneva Business Centre Condominium and part Lot 2 of Lake Geneva Business Park, a subdivision located in the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 31, T2N, R18E, City of Lake Geneva., Walworth County, Wisconsin

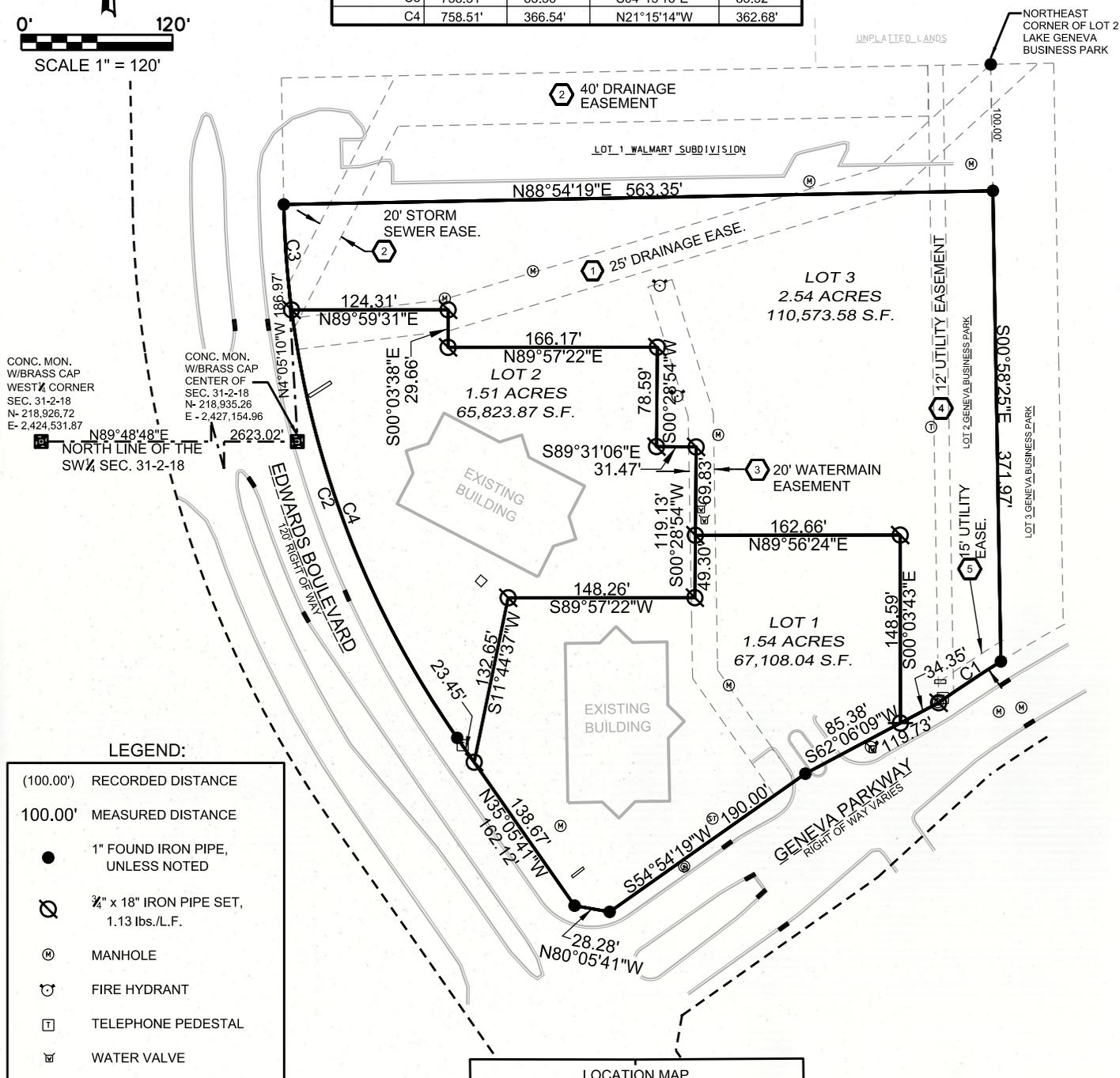
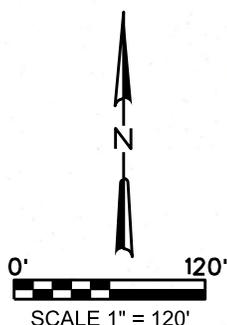
BASIS OF BEARING:
THE NORTH LINE OF
THE SW 1/4 OF SEC. 31,
T 2 N - R 18 E WAS TAKEN
TO BEAR N89°48'32"E.

OWNER:
KIM PISCHKE
CORE COMMERCIAL, INC.
P.O. BOX 1154
APPLETON, WI 54912

SURVEYOR:
V2G SURVEYING LLC.
550 BAY VIEW ROAD SUITE B
MUKWONAGO, WI 53149
262-378-5097

CURVE INFORMATION

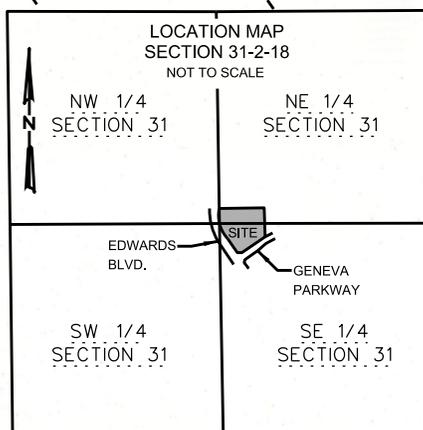
CURVE NO.	RADIUS	ARC	CHORD BEARING	CHORD
C1	1024.08'	59.28'	N56°32'43"E	59.27'
C2	758.51'	450.09'	N18°05'53"W	443.52'
C3	758.51'	83.56'	S04°15'16"E	83.52'
C4	758.51'	366.54'	N21°15'14"W	362.68'



LEGEND:

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⊙	3/4" x 18" IRON PIPE SET, 1.13 lbs./L.F.
⊙	MANHOLE
⊙	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊙	WATER VALVE

No.	EASEMENT DESCRIPTION	DOCUMENT No.
1	25' DRAINAGE EASEMENT	227992, 313695
2	STORM SEWER AND DRAINAGE	313695
3	20' PUBLIC WATERMAIN EASEMENT	313695
4	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323067
5	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323068

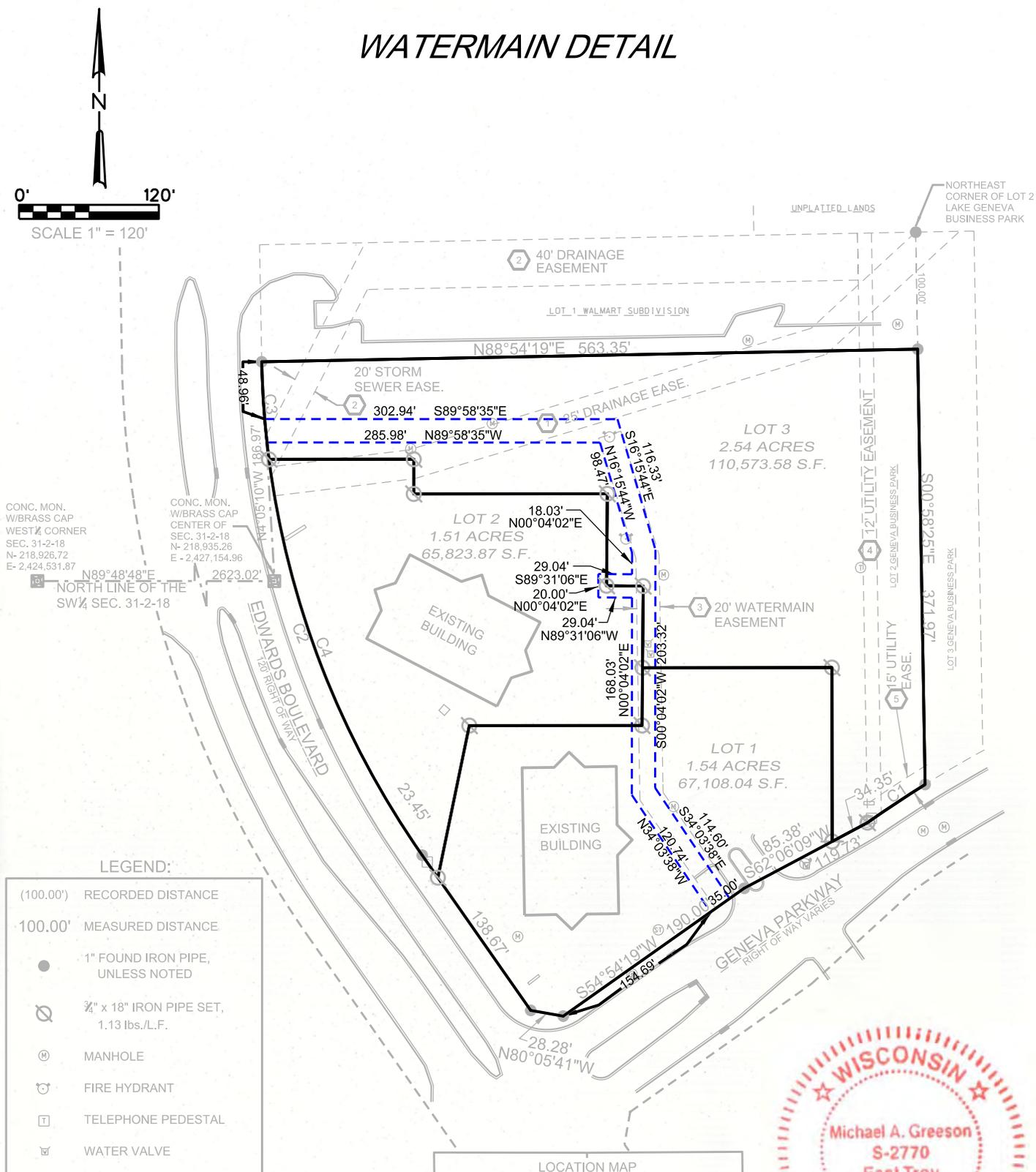


SHEET 1 OF 3
DRAFT DATE: 11/25/2016
REV. LOTS 10/12/2017
REV. LOTS 03/17/2018
REV. EASEMENT 03/28/2018
V2G JOB NO.: 2016-047

CERTIFIED SURVEY MAP NO.

Being part of Units 1, 2 and Expansion units in Geneva Business Centre Condominium and part Lot 2 of Lake Geneva Business Park, a subdivision located in the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 31, T2N, R18E, City of Lake Geneva., Walworth County, Wisconsin

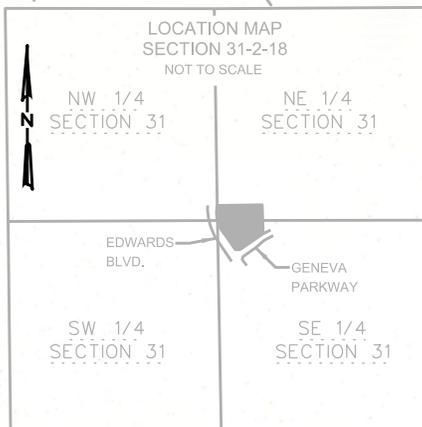
WATERMAIN DETAIL



LEGEND:

- (100.00') RECORDED DISTANCE
- 100.00' MEASURED DISTANCE
- 1" FOUND IRON PIPE, UNLESS NOTED
- ⊙ 3/4" x 18" IRON PIPE SET, 1.13 lbs./L.F.
- ⊙ MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER VALVE

No.	EASEMENT DESCRIPTION	DOCUMENT No.
1	25' DRAINAGE EASEMENT	227992, 313695
2	STORM SEWER AND DRAINAGE	313695
3	20' PUBLIC WATERMAIN EASEMENT	313695
4	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323067
5	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323068



SHEET 2 OF 3
DRAFT DATE: 11/25/2016
REV. LOTS 10/12/2017
REV. LOTS 03/17/2018
REV. EASEMENT 03/28/2018
V2G JOB NO.: 2016-047



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item:9

Applicant:

Kim Pischke, Core Commercial, Inc.
P.O. Box 1154
Appleton, WI 54912

Request:

Site Plan Review for Parking Lot Modification
of Lot 1, 751 Geneva Parkway

Description of Proposed Site Plan:

The applicant is proposing to remove a single row of parking spaces from the north side of the existing office building at 751 Geneva Parkway. These spaces are proposed to be relocated to the east side of the lot, as an eastward extension of the existing double-loaded parking aisle. The proposed change will result in maintaining the required number of parking spaces for the building – exceeding the required parking ratio of 1 parking space for every 300 square feet of Gross Floor Area.

All other aspects of development are proposed to remain the same.

Action by the Plan Commission:

Review of the proposed Site Plan as it complies with the Zoning Ordinance, and recommendation to the Common Council.

Staff Review and Recommendation on the Proposed Site Plan:

1. Staff has reviewed the proposed Site Plan for Lot 1. The proposed Site Plan meets all requirements of the Planned Business Park (PBP) Zoning District.
2. Staff recommends that the Plan Commission recommend *approval* of the Site Plan, as submitted for the property.

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

Parcel # ZGBC 00001 (751 Geneva Parkway) 1.54 acres, Lot 1 of proposed CSM

Name and Address of Current Owner:

Roger Wolff, GBC Business Centre, LLC.

P.O. Box 460, Lake Geneva, WI 53147

Telephone No. of Current Owner including area code: (262) 903-3222

Email Address: roger@rogerwolff.com

Name and Address of Applicant:

Kim Pischke, Core Commercial, Inc.

P.O. Box 1154, Appleton, WI 54912

Telephone No. of Applicant including area code: (920) 205-9505

Email Address: kimp@corewis.com

Proposed Use: Relocation of the parking stalls on the north side of the building located at 751 Geneva Parkway to the west portion of the property, adjacent to the existing parking stalls currently located along the main driveway servicing the property.

Zoning District: Planned Industrial

Names and Addresses of architect, professional engineer and contractor of project:

Sketchworks Architecture, LLC. 7780 Elmwood Ave. Ste. 208, Middleton, WI 53562

Cardinal Engineering, LLC. 201 Broad Street, Suite B, Lake Geneva, WI 53147

MJI Building Services, Inc. 5017 N. Applebend Drive, Appleton, WI 54913

Short statement describing activities to take place on site:

Relocation of parking currently located on the north side of the building to create a centralized parking area for employees and customers. This will also allow for the addition of a landscape buffer between the office building and the proposed development on the adjacent lots.

Site Plan Review fee: \$400.00, due upon filing of Application.

3-27-18

Date

Kim Pischke

Signature of Applicant

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item: 10

Applicant:

Kim Pischke, Core Commercial, Inc.
P.O. Box 1154
Appleton, WI 54912

Request:

Site Plan Review for a new Retail Building on
Lot 2, 751 Geneva Parkway

Description of Proposed Site Plan:

The applicant is proposing to construct a new 14,000 square foot retail building on a 1.52-acre lot. The building will face to the north, with a depressed loading dock on the south side which is screened by arbor vitae evergreens.

The proposed building appears to be configured as a strip center. However, it can only be occupied by a single tenant, unless a Conditional Use Permit is granted in the future for a Multi-Tenant Group Development.

The proposed Site Plan meets all zoning requirements for exterior building materials, landscaping, and exterior lighting. The provided parking spaces exceed the required parking ratio of 1 parking space for every 300 square feet of Gross Floor Area. Bike racks providing for 10 bikes are provided, as is a paved connection to the public bike path located along Edwards Boulevard. The transition to parking and drive-aisle patterns to the north and south will appear to be seamless, to the customer, employees, and deliveries.

I note that exterior mechanical equipment is not depicted on the building elevations, nor on the Site Plan. Therefore, I am recommending the attachment of a requirement that the lowest parapet height around the entire roof perimeter be taller than the tallest rooftop mechanical. I am further recommending adopting an explicit requirement that the proposed exterior metal panels all have concealed fasteners.

Action by the Plan Commission:

Review of the proposed Site Plan as it complies with the Zoning Ordinance, and recommendation to the Common Council.

Staff Review and Recommendation on the Proposed Site Plan:

1. Staff has reviewed the proposed Site Plan for Lot 2. The proposed Site Plan meets all requirements of the Planned Business (PB) Zoning District.
2. Staff recommends that the Plan Commission recommend *approval* of the Site Plan, as submitted for the property, subject to the following three requirements:

- a. That any and all rooftop mechanical equipment and other appurtenances be screened around the entire perimeter of the building with a parapet, the lowest elevation of said parapet is at least as tall as the highest elevation of any part of equipment or appurtenance on the building's rooftop. Any alterations of the approved elevations to accomplish this requirement shall be subject to approval by City Staff, prior to issuing the Building Permit.
- b. That any and all exterior metal panels be adhered to the building with fasteners that a fully concealed from view, through the use of overlapping panel components or other means approved by City Staff, prior to issuing the Building Permit.
- c. That occupancy of the building be limited to a single business, unless and until a Conditional Use Permit is issued for a multi-tenant Group Development

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

Parcel #'s ZGBC 00002 (753 Geneva Parkway) and a portion of Parcel #ZGBC 00001A

ZGBC 00001, 1.51 acres, Lot 2 of proposed CSM

Name and Address of Current Owner:

Roger Wolff, GBC Business Centre, LLC.

P.O. Box 460, Lake Geneva, WI 53147

Telephone No. of Current Owner including area code: (262) 903-3222

Email Address: roger@rogerwolff.com

Name and Address of Applicant:

Kim Pischke, Core Commercial, Inc.

P.O. Box 1154, Appleton, WI 54912

Telephone No. of Applicant including area code: (920) 205-9505

Email Address: kimp@corewis.com

Proposed Use: The redevelopment of the vacant office building located at 753 Geneva

Parkway, which has been vacant for 2+ years and a portion of the adjoining parcels, proposed

for up to 13,915 square feet for a single Tenant for an office, medical or retail use.

Zoning District: Planned Business

Names and Addresses of architect, professional engineer and contractor of project:

Sketchworks Architecture, LLC. 7780 Elmwood Ave. Ste. 208, Middleton, WI 53562

Cardinal Engineering, LLC. 201 Broad Street, Suite B, Lake Geneva, WI 53147

MJI Building Services, Inc. 5017 N. Applebend Drive, Appleton, WI 54913

Short statement describing activities to take place on site:

Proposed commercial development, adjacent to Walmart, for the construction of up to 13,915

square feet for retail, office or medical, adjacent to 22,000 SF proposed for Ross Dress for Less.

Site Plan Review fee: \$400.00, due upon filing of Application.

3-23-18

Date

Kim Pischke Core Commercial, Inc

Signature of Applicant

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 16, 2018

Agenda Item: 11

Applicant:

Kim Pischke, Core Commercial, Inc.
P.O. Box 1154
Appleton, WI 54912

Request:

Site Plan Review for New Commercial
Building on Lot 3, 751 Geneva Parkway

Description of Proposed Site Plan:

The applicant is proposing to construct a new 22,000 square foot retail building on a 2.54-acre lot. The building will face to the west, with a slightly depressed loading dock on the east side of the building.

The proposed Site Plan meets all zoning requirements for exterior building materials, landscaping, and exterior lighting. The provided parking spaces exceed the required parking ratio of 1 parking space for every 300 square feet of Gross Floor Area. Bike racks providing for 10 bikes are provided. The transition to parking and drive-aisle patterns to the north (Wal-Mart) and the south will appear to be seamless, to the customer, employees, and deliveries.

I note that exterior mechanical equipment is not depicted on the building elevations, nor on the Site Plan. Therefore, I am recommending the attachment of a requirement that the lowest parapet height around the entire roof perimeter be taller than the tallest rooftop mechanical. I am further recommending adopting an explicit requirement that the proposed exterior metal panels all have concealed fasteners.

I further am concerned that the three large trees proposed near the northeast corner of the site, behind the building, are not providing much public benefit. Therefore, I am recommending that they be relocated somewhere, in plain sight, between the front of the building and Edwards Boulevard right-of-way.

Action by the Plan Commission:

Review of the proposed Site Plan as it complies with the Zoning Ordinance, and recommendation to the Common Council.

Staff Review and Recommendation on the Proposed Site Plan:

1. Staff has reviewed the proposed Site Plan for Lot 3. The proposed Site Plan meets all requirements of the Planned Business (PB) Zoning District.
2. Staff recommends that the Plan Commission recommend *approval* of the Site Plan, as submitted for the property, subject to the following three requirements:

- a. That any and all rooftop mechanical equipment and other appurtenances be screened around the entire perimeter of the building with a parapet, the lowest elevation of said parapet is at least as tall as the highest elevation of any part of equipment or appurtenance on the building's rooftop. Any alterations of the approved elevations to accomplish this requirement shall be subject to approval by City Staff, prior to issuing the Building Permit.
- b. That any and all exterior metal panels be adhered to the building with fasteners that are fully concealed from view, through the use of overlapping panel components or other means approved by City Staff, prior to issuing the Building Permit.
- c. That the three large trees currently proposed on the back side of the lot be relocated to somewhere between the front of the building and the Edwards Boulevard right-of-way, as depicted on a revised Landscaping Plan, and as approved by City Staff.

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

Parcel #'s ZGBC 00002, ZGBC 00001A and a portion of Parcel # ZGBC 00002 and
ZGBC 00001, 2.54 acres, Lot 3 of proposed CSM

Name and Address of Current Owner:

Roger Wolff, GBC Business Centre, LLC.
P.O. Box 460, Lake Geneva, WI 53147

Telephone No. of Current Owner including area code: (262) 903-3222

Email Address: roger@rogerwolff.com

Name and Address of Applicant:

Kim Pischke, Core Commercial, Inc.
P.O. Box 1154, Appleton, WI 54912

Telephone No. of Applicant including area code: (920) 205-9505

Email Address: kimp@corewis.com

Proposed Use: The development of two vacant land parcels (totaling 2.15 acres), which have
been vacant for 25+ years and a portion of the adjoining parcels for a 22,000 square foot, single
Tenant retail building for Ross Dress for Less.

Zoning District: Planned Business

Names and Addresses of architect, professional engineer and contractor of project:

Sketchworks Architecture, LLC. 7780 Elmwood Ave. Ste. 208, Middleton, WI 53562

Cardinal Engineering, LLC. 201 Broad Street, Suite B, Lake Geneva, WI 53147

MJI Building Services, Inc. 5017 N. Applebend Drive, Appleton, WI 54913

Short statement describing activities to take place on site:

Proposed commercial development, adjacent to Walmart, for a 22,000 square foot building and
adjacent to 13,915 square feet proposed for a retail, office and/or medical user on a separate lot.

Site Plan Review fee: \$400.00, due upon filing of Application.

3-23-18

Date

Kim Pischke / Core Commercial, Inc.

Signature of Applicant



March 28, 2018

City of Lake Geneva
Building & Zoning Administrator
Mr. Fred Walling
626 Geneva Street
Lake Geneva, WI 53147

Re: Site plan review - Parcels # ZGBC 00001A, ZGBC 00001 (751 Geneva Parkway), ZGBC 00002 (753 Geneva Parkway) and ZLGBP 00002 in the City of Lake Geneva, WI.

On behalf of the development team, we are submitting this letter of intent for a commercial development and redevelopment, to occur on the above mentioned parcels, located on the northwest corner of N. Edwards Blvd and Geneva Parkway, Lake Geneva, WI.

Development Team

Developer:

Core Commercial, Inc.
Kim Pischke
P.O. Box 1154
Appleton, WI 54912
920-205-9505
kimp@corewis.com

General Contractor:

MJI Building Services
Mark Ihlenfeldt
5017 Applebend Drive
Appleton, WI 54913
920-422-0015
mark@buildwithmji.com

Architect:

Sketchworks Architecture, LLC
Steve Shulfer
7780 Elmwood Avenue, Suite 208
Middleton, WI 53562
608-836-7570
sshulfer@sketchworksarch.com

Civil Engineer:

Cardinal Engineering
Ryan Cardinal
N6786 Avataia Trail
Elkhorn, WI 53121
262-379-0270
ryan@cardinalengineering.com

Landscape Architect:

Jeff Delaura, RLA
801 Bear Claw Way
Madison, WI 53717
608-334-7949
jeffreydelaura@gmail.com



Subject Properties:

Parcels totaling 5.59 acres:

- Lot 1:** 1.54 acres – 751 Geneva Parkway, Lake Geneva, WI 53147
(existing office building to remain)
- Lot 2:** 1.51 acres – 753 Geneva Parkway, Lake Geneva, WI 53147
(existing office building to be removed and new 13,915 square foot building constructed)
- Lot 3:** 2.54 acres – Vacant land to be developed for a 22,000 square foot building

Current Zoning:

- Planned Business – 2.54 acres, 22,000 SF (Building #1), Lot 3
- Planned Business – 1.51 acres, 13,915 SF (Building #2), Lot 2
- Planned Industrial – 1.54 acres, 751 Geneva Parkway, Lake Geneva, WI, Lot 1

Proposed CSM and Land Division Application have been submitted along with this submittal.

Project Description:

The proposed project consists of razing the existing, vacant office building located at 753 Geneva Parkway, Lake Geneva, WI, relocating and centralizing the parking for the existing office building located at 751 Geneva Parkway and constructing two new commercial buildings with each building located on a separate parcel.

Cross access and cross parking for all three buildings and the existing Walmart development will provide safe, efficient traffic flow between properties for customers, employees and emergency vehicles and the general public.

Lot #1, 751 Geneva Parkway (Keefe Real Estate) will remain “as is” with the exception of the relocation of the current row of parking on the north side of the building

Lot #2, Building #2 will be a single-occupant, up to 13,915 square foot building for a retail, office or medical user. The final Tenancy for this building is TBD.

Lot #3, Building #1 will be a single-occupant, 22,000 square foot retail building for Ross Dress for Less, the anchor tenant for the proposed development.

Buildings heights are shown on the attached drawings, and are approximately 42’ tall to the canopy parapet of building # 1 and 31’ to the parapet of building #2.



The development with its proposed mix of retail, office and medical users is a suitable fit within the overall landscape along Edwards Blvd, which includes the Walmart anchored development immediately to the north and northwest, medical immediately to the south and office to the south and east.

In addition, the existing retail along the Edwards Blvd/Hwy 120 corridor and the retail component proposed with our development mirrors the Lake Geneva Commons business park with retail proposed along the entire perimeter of the business park and adjacent to the north and east. While our development will be removed from the Lake Geneva Business Park and it is on a much smaller scale, our retail development and proximity to the business park is the same that the Lake Geneva Economic Development Corporation is marketing for their new business park.

Materials will be decorative concrete masonry units (CMU) to 6' tall minimum on building #1, and same on building #2 where in proximity to pedestrian contact. A field of horizontal ribbed metal panel and EIFS will be used. Decorative piers, sign bands, and glazing will comprise each building.

Serving the site will be surface parking for 180 vehicles, as well as bicycle parking for approximately 10 bicycles.

Access to the site is gained from the north, via a modification/relocation of the existing cross-access easement with Walmart, east of the current location, to align with the west access drive serving Walmart. From the south, the current driveway for 751 Geneva Parkway will remain and a cross-access easement will be created between properties. Truck deliveries will access the site from Geneva Parkway at the proposed access drive shown adjacent to the east property line.

Pedestrian access is gained via a new sidewalk and bike path entering the site from Edwards Boulevard, as well as from the existing shared sidewalk on Walmart property.

Underground storm water management, designed per code, will treat runoff and store storm water flow from the site (refer to civil engineering documents for additional design criteria).

Organizational Structure:

The existing cross access agreement with Walmart will be amended. There will be a cross access and cross parking agreement between proposed the three newly created lots.

Signage:

Two monument signs are proposed for the site, one for each building, located on the each proposed lots.



Site Lighting:

Site lighting will be provided in accordance with City ordinance.

Parking lot lighting will be accommodated via pole-mounted LED cut-off style area lighting fixtures on poles 20 feet in height. Building, entry/exit, and sidewalk lighting will be accommodated by building-mounted LED wall-pack fixtures of a cut-off / down-light style. Entry canopies will have recessed LED can lights to illuminate entry points.

A full photometric diagram of the site lighting design is included.

Landscaping:

The landscape plan is provided herein, meeting the City landscape ordinance.

The existing office building, to be located on Lot 1, will remain with sufficient landscape and greenspace as required per code.

As our team has been working with City staff for two years on this project, we believe the process and site requirements have been thoroughly vetted. We are seeking both site plan approval and CSM/Land Division approval for this development within the Planned Business zoning.

Thank you for your consideration in your review of this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Shulfer", written in a cursive style.

Steve Shulfer, AIA.
Sketchworks Architecture, LLC



Ross Dress for Less Commercial Development

**City of Lake Geneva
Walworth County
Wisconsin**

Stormwater Management Report

Prepared By:

**Cardinal Engineering LLC
N6786 Avataia Trail
Elkhorn, WI 53121
262-757-8776**

1/26/18

Storm Sewer Calcs and Maint. Agreement Updated 3/28/18

262-757-8776
WALWORTH COUNTY, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

January 2018

ROSS DRESS FOR LESS

RETAIL DEVELOPMENT

PROJECT NARRATIVE

Location

The subject property is located as follows. Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 2 North, Range 18 East in the City of Lake Geneva, Walworth County, Wisconsin. The development is located on the northeast corner of Geneva Parkway and S Edwards Blvd.

Site Location Maps



Site Area Overview



Zoomed Site Area Overview

PROJECT NARRATIVE

The property is in the City of Lake Geneva. The parcel is part of the Geneva Business Center, with existing office buildings and pavement. This parcel was originally developed under plans from American Surveying Company, Inc. dated 1995 that included a total of 5 office buildings. The site was designed with stormwater drainage to the northeast, including a stormwater easement for runoff from Edwards Blvd. These plans are to specifically redevelop the site into commercial retail space.

As part of this project, a CSM will be completed leaving one building under it’s own parcel and TAX ID, being the Keefe Real Estate office building. The existing building to the Northwest will be razed and redeveloped into commercial space.

The intent of the stormwater management plan is to allow the stormwater to continue being discharged to the wetlands east of Walmart, after undergoing quantity and quality treatment. The portion of the site that is staying as “Keefe Real Estate” will be shown as a straight “pass-through” as that is not being disturbed as part of this project. The portion of the site that is being redeveloped is shown as weighted average in requirements that differ between new and redevelopment.

Below is a summary of the proposed disturbances and development of the site

Total Site: 5.59 acres

Proposed Parcel 1: 1.50 acres (Existing Keefe Real Estate Office)

Parcel 1 Greenspace: 48.86%

Proposed Parcel 2: 4.09 acres (Proposed Commercial Retail)

Parcel 2 Greenspace: 25.12%

Total Area of Disturbance: 4.83 acres

Predeveloped Impervious Surfaces: 1.51 acres (Total Site)

Predeveloped Impervious Surface Undisturbed: 0.54 acres (Keefe Site)

Predeveloped Impervious being redeveloped: 0.97 acres (Proposed Commercial Retail)

STORM WATER NARRATIVE

Existing Soils

A review of the NRCS Soil Survey indicated the existing soils of this project to be CyA (Conover silt loam, 1 to 3 percent slopes), MpB (McHenry silt loam, 2 to 6 percent slopes), and MxC2 (Miami loam, sandy loam substratum). The soils have a hydrologic soil group C/D, B, and B rating, per previously listed soils. **To be conservative, the entire site was modeled as a hydrologic soil group B, which per Lake Geneva Ordinance, has a Pre-Development Curve number of 61.**

Regulatory Requirements

This project is required to conform to Chapter 78, Article 3, § 247(i) of the Lake Geneva Municipal Code, along with WDNR NR216 and NR151. In addition to the Notice of Intent required with 1-acre of disturbance, the site will be required to achieve a weighted average of 40% reduction in TSS runoff due to the redevelopment of the site and 80% reduction of new development. The site is designed to release at the same or less of the 1, 2, 10, and 100 year 24-hour storm events.

Erosion Control Best Management Practices

Practices are shown to protect the existing and proposed development features. Silt fence is shown in areas that are downslope and before discharging off-site. A tracking pad is to be installed at the entrance of the site as to avoid tracking of solids offsite. All erosion control measures are to be monitored and maintained per current standards.

Post-Construction Stormwater Management

The site is designed to collect in several areas through a series of storm sewer piping, and then discharge into an underground stormwater treatment device. This device handles stormwater quantity release rates and water quality improvements.

262-757-8776

WALWORTH COUNTY, WISCONSIN

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The site was designed to maintain predevelopment rates, as per the Lake Geneva ordinance. The two ponds are detailed below:

Pre-Development, 24-hour Discharge rates

1-year: 1.76 CFS
 2-year: 2.77 CFS
 10-year: 6.88 CFS
 100-year: 16.32 CFS

Total Proposed Stormwater Discharge

Underground Storage:

Normal Water Level: 873.00
 6.5" Vertical Orifice: 873.00
 Weir Wall: 877.20

Total Discharge Rate Summary

The below summary includes the entire site, with some uncaptured discharge, see enclosed HydroCAD model for details.

Event	Predevelopment	Total Post Rate	Underground Storage	
			Rate (CFS)	Max Height
1	1.76	1.36	1.33	875.23
2	2.77	1.50	1.45	875.61
10	6.88	2.12	1.80	876.86
100	16.32	15.87	15.15	877.98

Water Quality Summary

The site being partially redevelopment, a weighted average of 80% for new development and 40% for redevelopment was utilized.

0.97 acres @ 40% TSS Reduction for Redevelopment
 3.86 acres @ 80% TSS Reduction for New Development
 Weighted Average Requirement = **71.97 TSS Reduction required for this Site**

The enclosed WinSLAMM Model shows the **proposed system provides 72.43% TSS Reduction**. This meets required water quality standards.

No additional impervious surfaces were included for any future work on this site

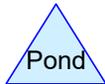
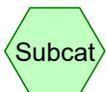
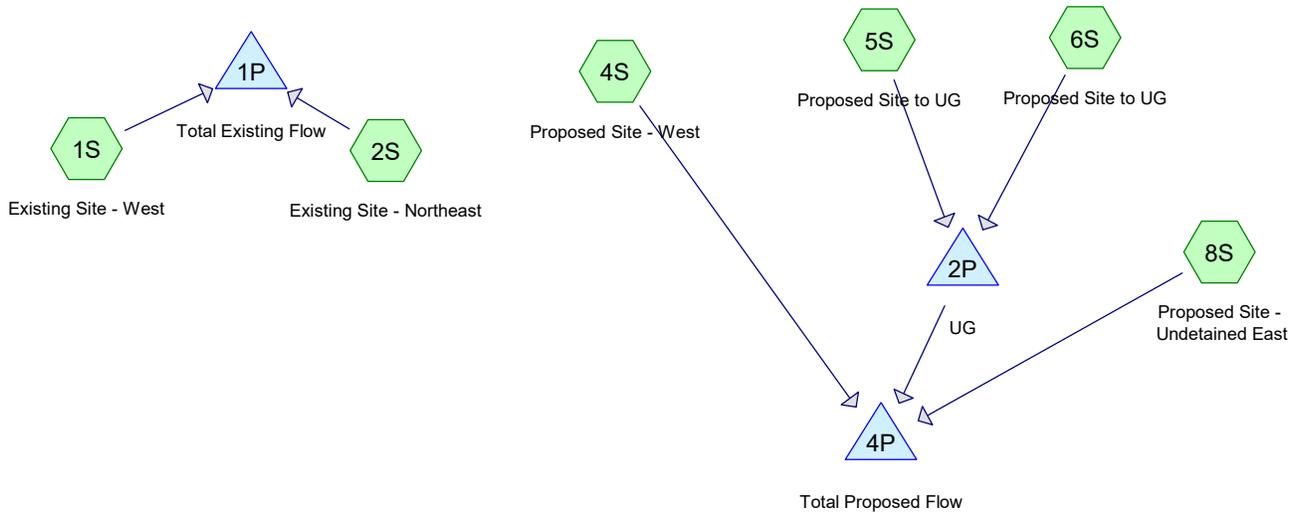


Section 2

HydroCAD Predevelopment and Post-Construction Report



262-757-8776
WALWORTH COUNTY, WISCONSIN
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Routing Diagram for Ross Development ALL UG
 Prepared by Cardinal Engineering LLC, Printed 2/12/2018
 HydroCAD® 10.00-20 s/n 10123 © 2017 HydroCAD Software Solutions LLC

Ross Development ALL UG

Prepared by Cardinal Engineering LLC

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Printed 2/12/2018

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
5.020	61	>75% Grass cover, Good, HSG B (1S, 2S, 4S, 5S, 6S, 8S)
3.226	98	Paved parking, HSG B (1S, 2S, 5S, 6S)
1.078	98	Roofs, HSG B (2S, 5S, 6S)
0.345	98	Walks, HSG B (1S, 2S, 4S, 5S, 6S)
9.669	79	TOTAL AREA

Ross Development ALL UG

Prepared by Cardinal Engineering LLC

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Printed 2/12/2018

Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
9.669	HSG B	1S, 2S, 4S, 5S, 6S, 8S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
9.669		TOTAL AREA

Ross Development ALL UG

Prepared by Cardinal Engineering LLC

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Page 4

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	5.020	0.000	0.000	0.000	5.020	>75% Grass cover, Good	1S, 2S, 4S, 5S, 6S, 8S
0.000	3.226	0.000	0.000	0.000	3.226	Paved parking	1S, 2S, 5S, 6S
0.000	1.078	0.000	0.000	0.000	1.078	Roofs	2S, 5S, 6S
0.000	0.345	0.000	0.000	0.000	0.345	Walks	1S, 2S, 4S, 5S, 6S
0.000	9.669	0.000	0.000	0.000	9.669	TOTAL AREA	

Ross Development ALL UG

Prepared by Cardinal Engineering LLC

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Page 5

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	873.00	872.80	10.0	0.0200	0.025	24.0	0.0	0.0

Ross Development ALL UG

Prepared by Cardinal Engineering LLC

HydroCAD® 10.00-20 s/n 10123 © 2017 HydroCAD Software Solutions LLC

MSE 24-hr 3 1-yr Rainfall=2.41"

Printed 2/12/2018

Page 6

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 Site - West Runoff Area=18,383 sf 2.52% Impervious Runoff Depth>0.17"
Tc=6.0 min CN=62 Runoff=0.06 cfs 0.006 af

Subcatchment 2S: Existing Site - Runoff Area=192,205 sf 23.88% Impervious Runoff Depth>0.38"
Flow Length=362' Tc=17.3 min CN=70 Runoff=1.72 cfs 0.140 af

Subcatchment 4S: Proposed Site - West Runoff Area=15,949 sf 2.68% Impervious Runoff Depth>0.17"
Tc=6.0 min CN=62 Runoff=0.05 cfs 0.005 af

Subcatchment 5S: Proposed Site to UG Runoff Area=94,830 sf 84.49% Impervious Runoff Depth>1.55"
Tc=6.0 min CN=92 Runoff=6.10 cfs 0.281 af

Subcatchment 6S: Proposed Site to UG Runoff Area=97,106 sf 77.87% Impervious Runoff Depth>1.39"
Tc=6.0 min CN=90 Runoff=5.72 cfs 0.259 af

Subcatchment 8S: Proposed Site - Runoff Area=2,701 sf 0.00% Impervious Runoff Depth>0.15"
Tc=6.0 min CN=61 Runoff=0.01 cfs 0.001 af

Pond 1P: Total Existing Flow Inflow=1.76 cfs 0.146 af
Primary=1.76 cfs 0.146 af

Pond 2P: UG Peak Elev=875.23' Storage=0.269 af Inflow=11.81 cfs 0.540 af
Outflow=1.33 cfs 0.532 af

Pond 4P: Total Proposed Flow Inflow=1.36 cfs 0.538 af
Primary=1.36 cfs 0.538 af

Total Runoff Area = 9.669 ac Runoff Volume = 0.693 af Average Runoff Depth = 0.86"
51.91% Pervious = 5.020 ac 48.09% Impervious = 4.649 ac

Summary for Subcatchment 1S: Existing Site - West

Runoff = 0.06 cfs @ 12.19 hrs, Volume= 0.006 af, Depth> 0.17"

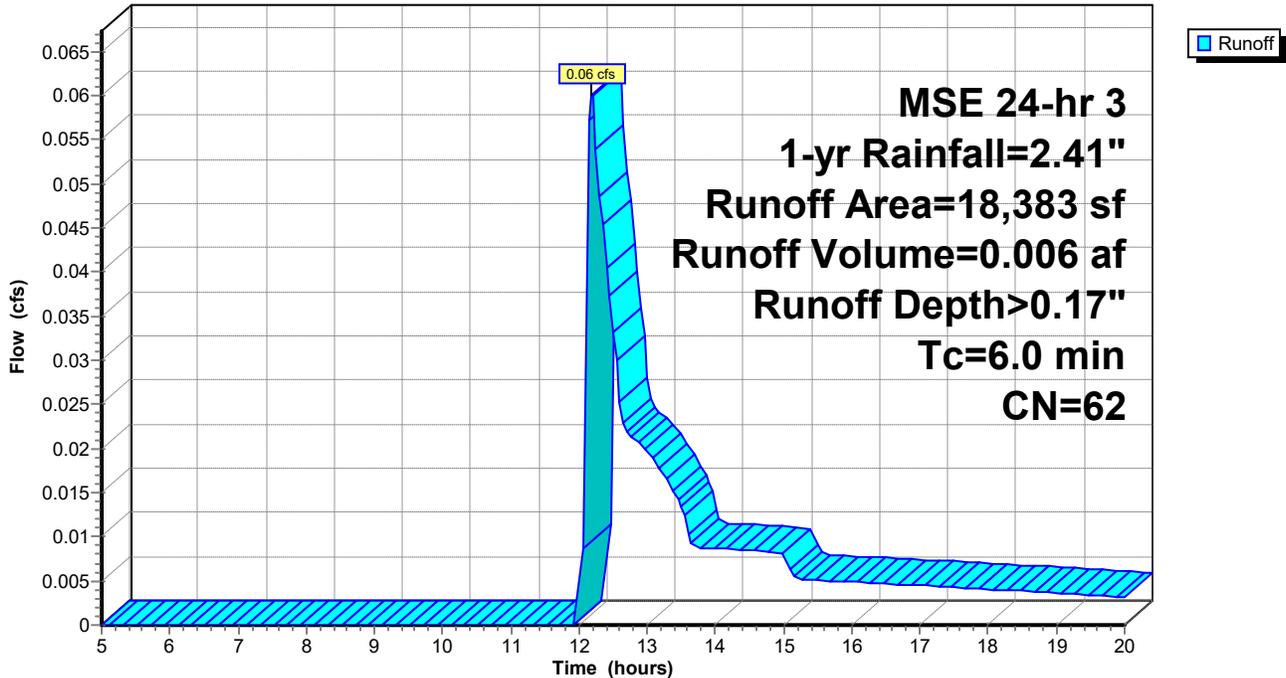
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-yr Rainfall=2.41"

Area (sf)	CN	Description
17,920	61	>75% Grass cover, Good, HSG B
* 428	98	Walks, HSG B
35	98	Paved parking, HSG B
18,383	62	Weighted Average
17,920		97.48% Pervious Area
463		2.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 1S: Existing Site - West

Hydrograph



Summary for Subcatchment 2S: Existing Site - Northeast

Runoff = 1.72 cfs @ 12.31 hrs, Volume= 0.140 af, Depth> 0.38"

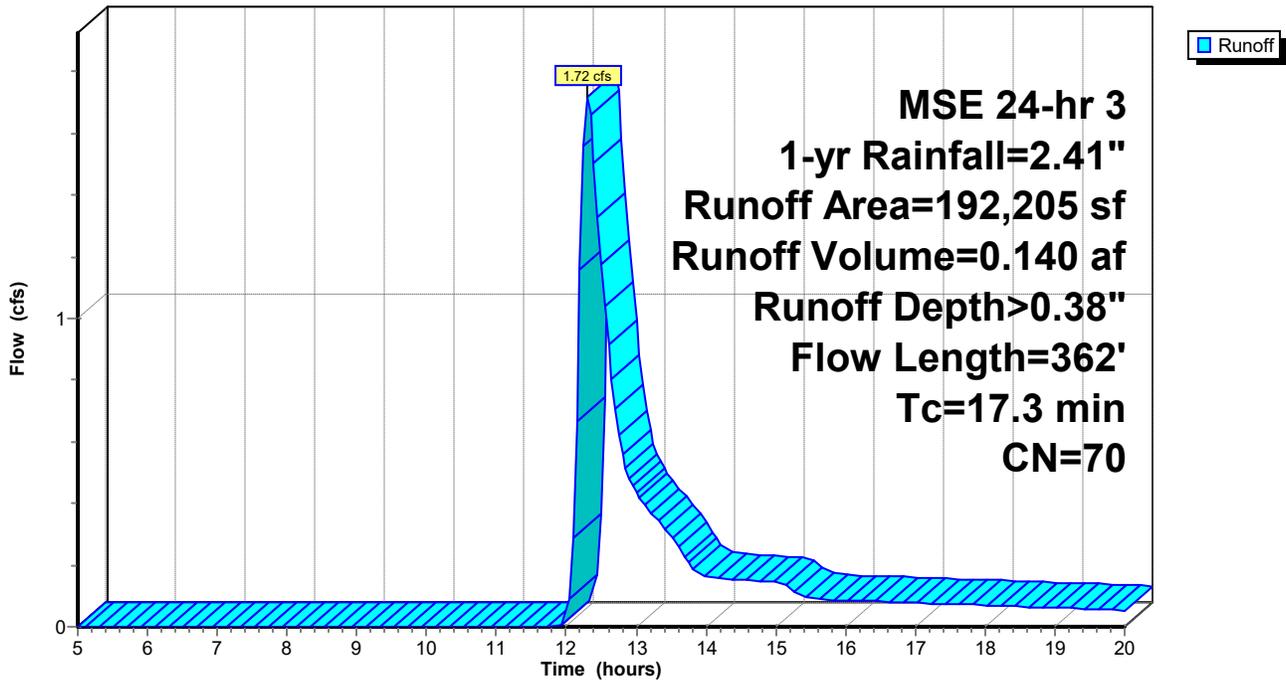
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-yr Rainfall=2.41"

Area (sf)	CN	Description
30,908	98	Paved parking, HSG B
10,968	98	Roofs, HSG B
* 4,017	98	Walks, HSG B
146,312	61	>75% Grass cover, Good, HSG B
192,205	70	Weighted Average
146,312		76.12% Pervious Area
45,893		23.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	130	0.0250	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.79"
5.5	232	0.0100	0.70		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
17.3	362	Total			

Subcatchment 2S: Existing Site - Northeast

Hydrograph



Summary for Subcatchment 4S: Proposed Site - West

Runoff = 0.05 cfs @ 12.19 hrs, Volume= 0.005 af, Depth> 0.17"

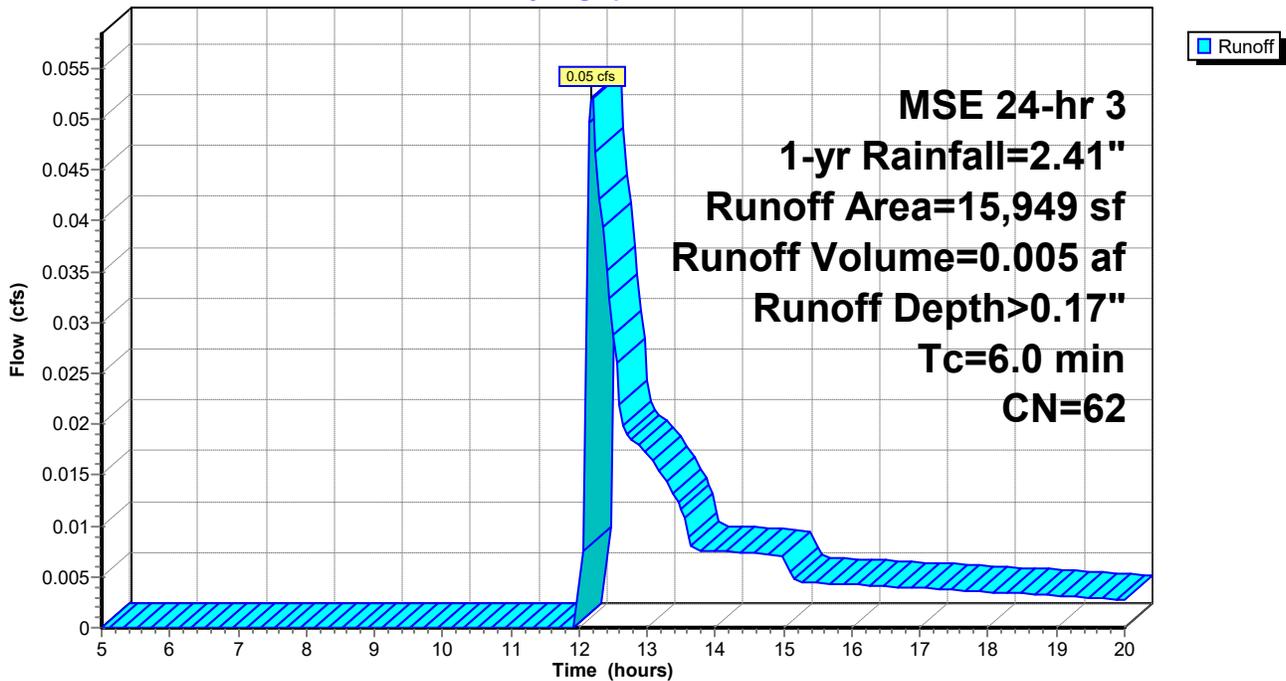
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 1-yr Rainfall=2.41"

Area (sf)	CN	Description
* 428	98	Walks, HSG B
15,521	61	>75% Grass cover, Good, HSG B
15,949	62	Weighted Average
15,521		97.32% Pervious Area
428		2.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 4S: Proposed Site - West

Hydrograph



Summary for Subcatchment 5S: Proposed Site to UG

Runoff = 6.10 cfs @ 12.13 hrs, Volume= 0.281 af, Depth> 1.55"

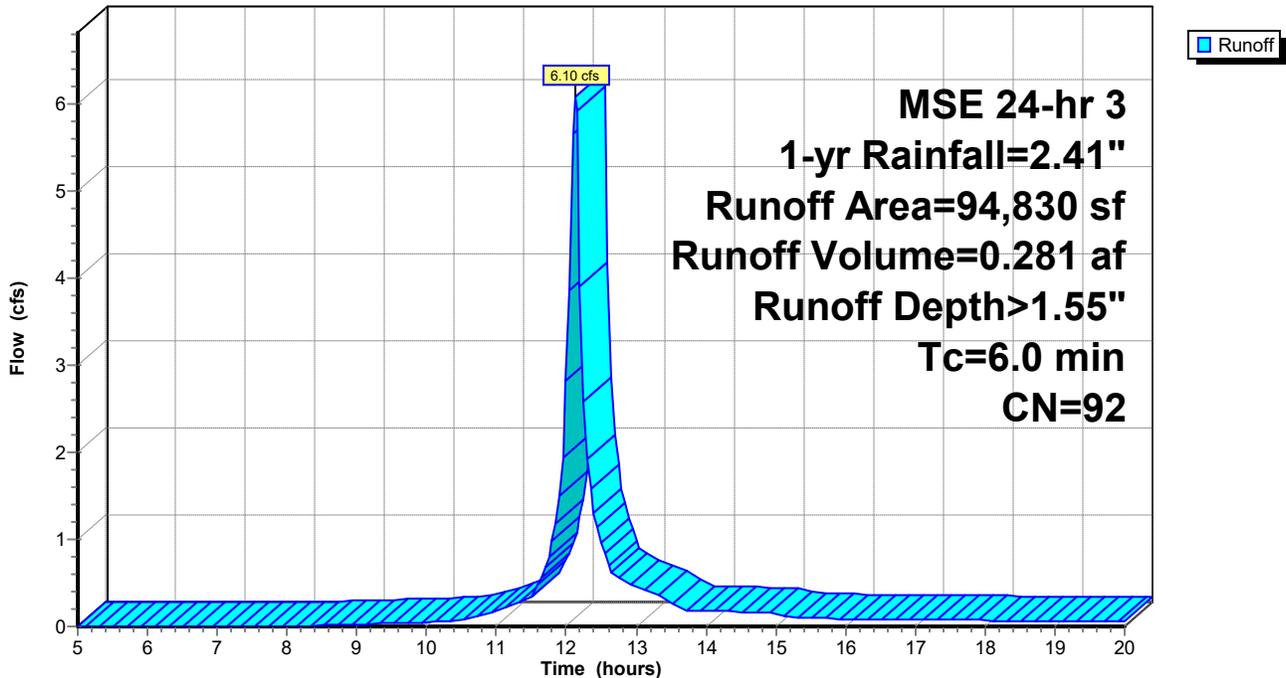
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-yr Rainfall=2.41"

Area (sf)	CN	Description
59,811	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 2,308	98	Walks, HSG B
4,739	61	>75% Grass cover, Good, HSG B
9,972	61	>75% Grass cover, Good, HSG B
94,830	92	Weighted Average
14,711		15.51% Pervious Area
80,119		84.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 5S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 6S: Proposed Site to UG

Runoff = 5.72 cfs @ 12.13 hrs, Volume= 0.259 af, Depth> 1.39"

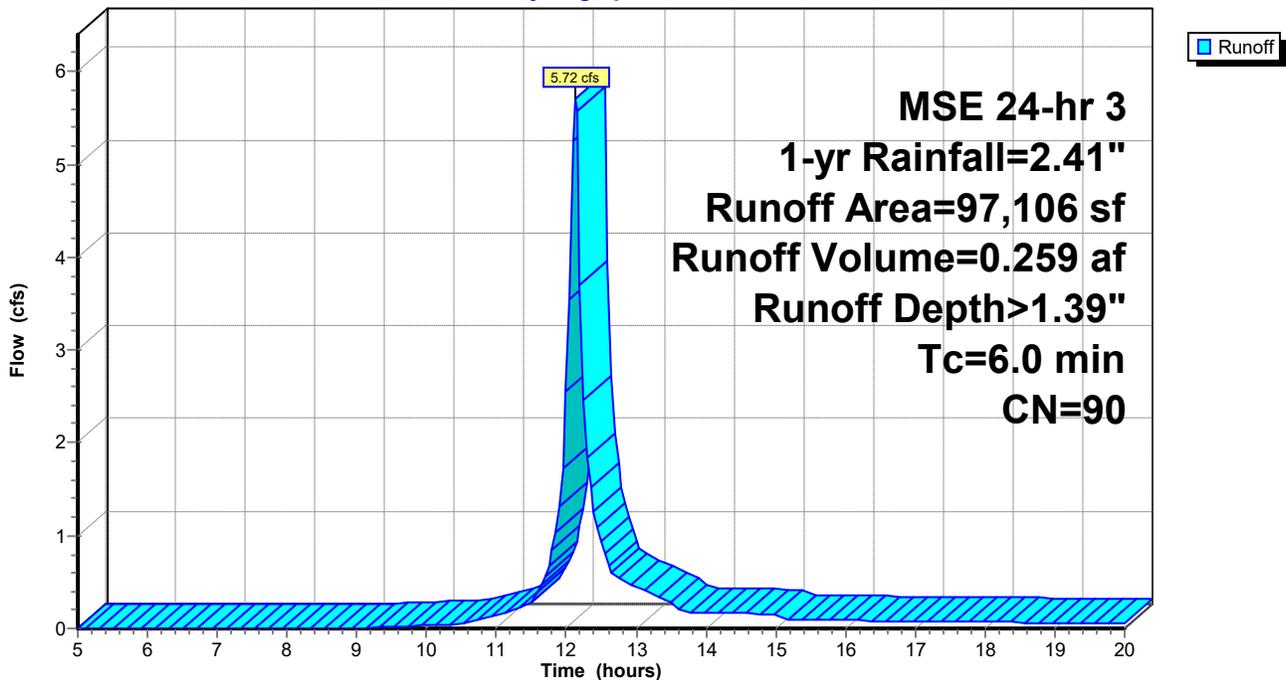
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-yr Rainfall=2.41"

Area (sf)	CN	Description
49,779	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 7,841	98	Walks, HSG B
12,306	61	>75% Grass cover, Good, HSG B
9,180	61	>75% Grass cover, Good, HSG B
97,106	90	Weighted Average
21,486		22.13% Pervious Area
75,620		77.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 6S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 8S: Proposed Site - Undetained East

Runoff = 0.01 cfs @ 12.21 hrs, Volume= 0.001 af, Depth> 0.15"

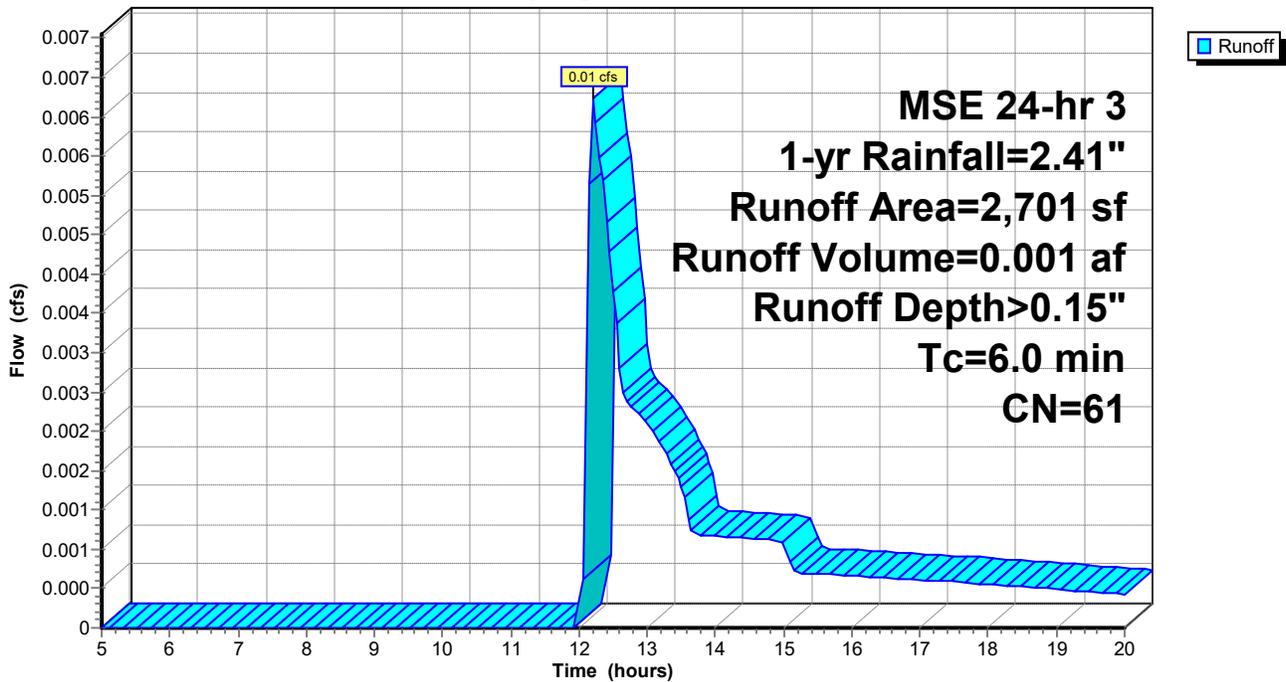
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-yr Rainfall=2.41"

Area (sf)	CN	Description
2,701	61	>75% Grass cover, Good, HSG B
2,701		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 8S: Proposed Site - Undetained East

Hydrograph



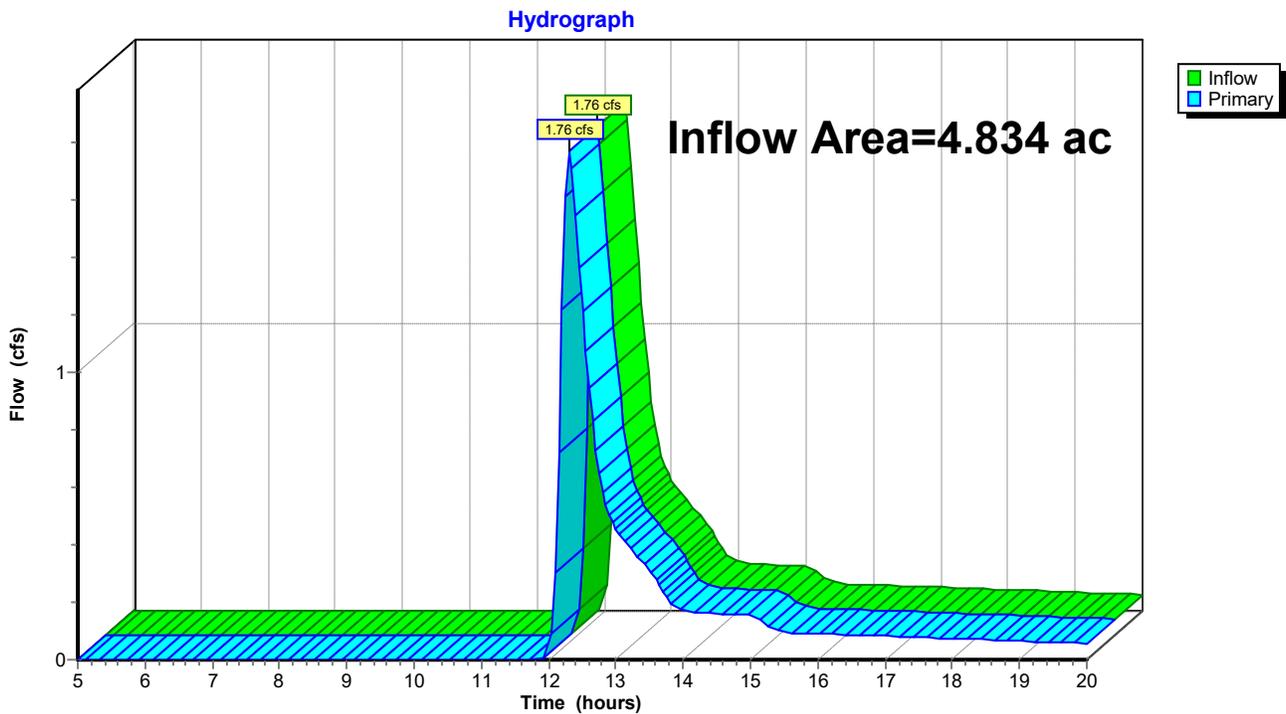
Summary for Pond 1P: Total Existing Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 22.01% Impervious, Inflow Depth > 0.36" for 1-yr event
Inflow = 1.76 cfs @ 12.31 hrs, Volume= 0.146 af
Primary = 1.76 cfs @ 12.31 hrs, Volume= 0.146 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 1P: Total Existing Flow



Summary for Pond 2P: UG

Inflow Area = 4.406 ac, 81.14% Impervious, Inflow Depth > 1.47" for 1-yr event
 Inflow = 11.81 cfs @ 12.13 hrs, Volume= 0.540 af
 Outflow = 1.33 cfs @ 12.61 hrs, Volume= 0.532 af, Atten= 89%, Lag= 29.0 min
 Primary = 1.33 cfs @ 12.61 hrs, Volume= 0.532 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 875.23' @ 12.61 hrs Surf.Area= 0.172 ac Storage= 0.269 af

Plug-Flow detention time= 100.1 min calculated for 0.532 af (98% of inflow)
 Center-of-Mass det. time= 93.9 min (867.4 - 773.5)

Volume	Invert	Avail.Storage	Storage Description
#1	873.00'	1.623 af	120.0" Round Pipe Storage L= 900.0'

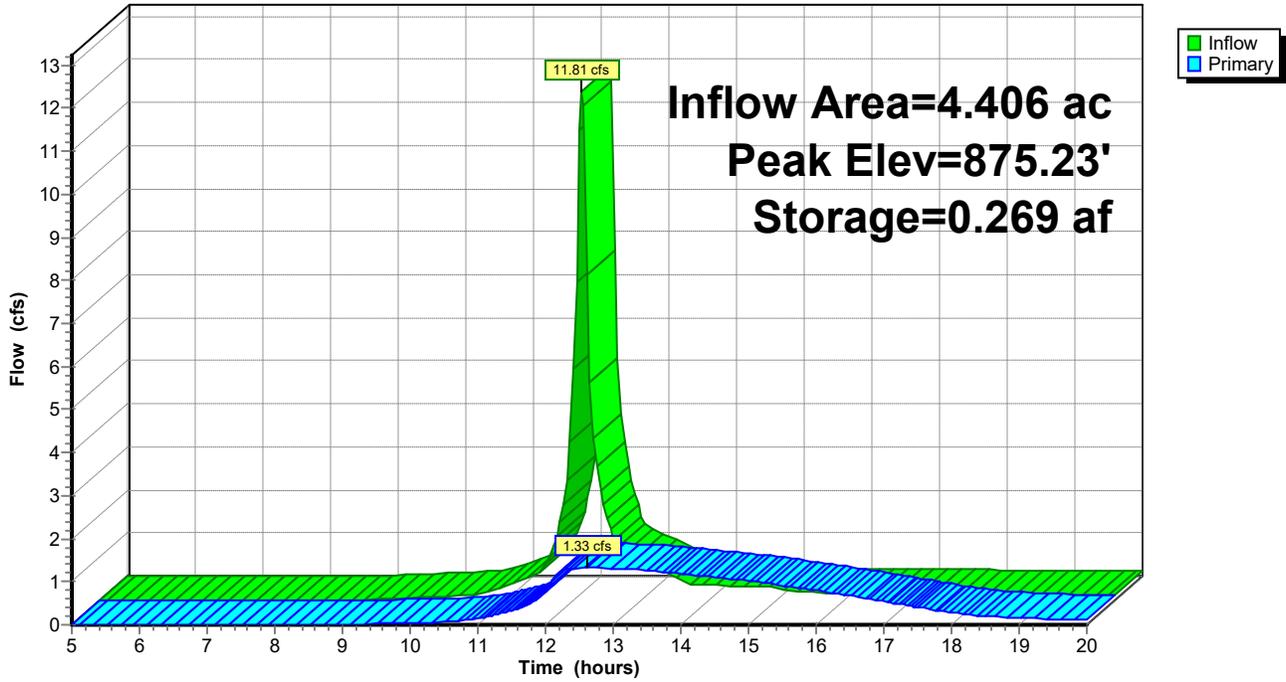
Device	Routing	Invert	Outlet Devices
#1	Primary	873.00'	24.0" Round Culvert L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 873.00' / 872.80' S= 0.0200 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf
#2	Device 1	873.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	877.20'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=1.33 cfs @ 12.61 hrs HW=875.23' (Free Discharge)

- 1=Culvert (Passes 1.33 cfs of 13.03 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.33 cfs @ 6.77 fps)
- 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: UG

Hydrograph



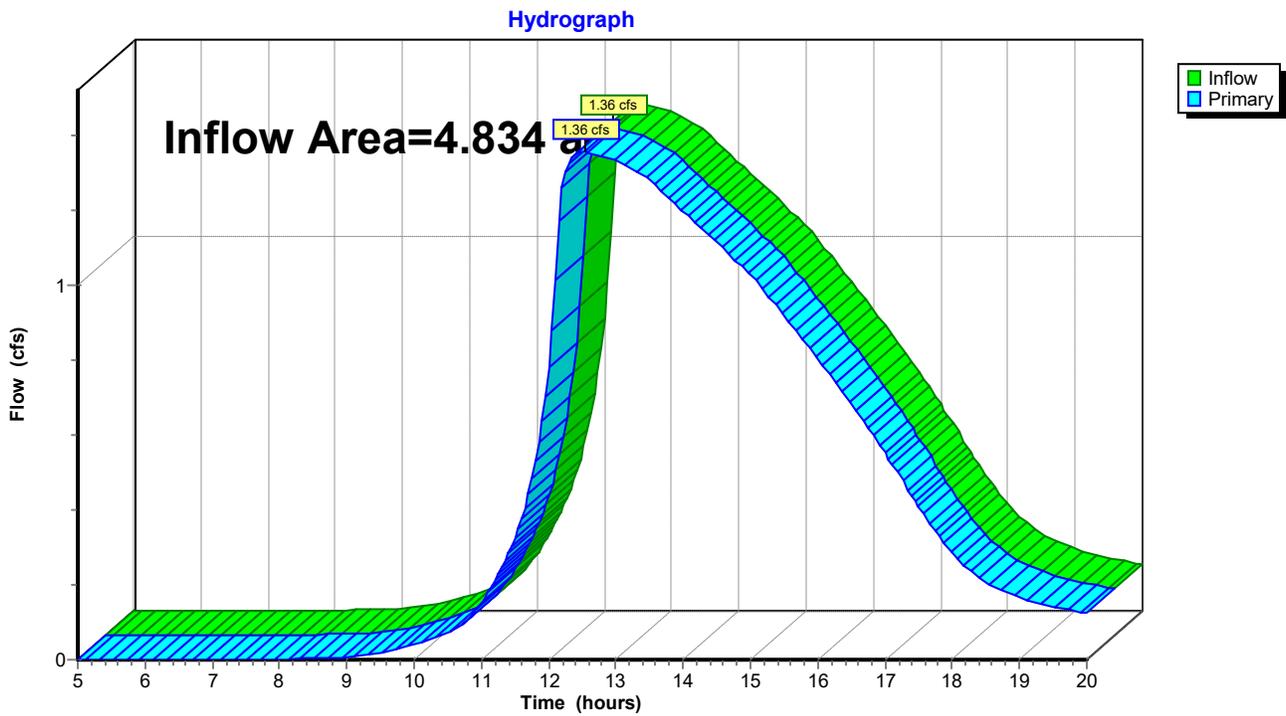
Summary for Pond 4P: Total Proposed Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 74.16% Impervious, Inflow Depth > 1.34" for 1-yr event
Inflow = 1.36 cfs @ 12.53 hrs, Volume= 0.538 af
Primary = 1.36 cfs @ 12.53 hrs, Volume= 0.538 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Total Proposed Flow



Summary for Subcatchment 1S: Existing Site - West

Runoff = 0.16 cfs @ 12.16 hrs, Volume= 0.010 af, Depth> 0.28"

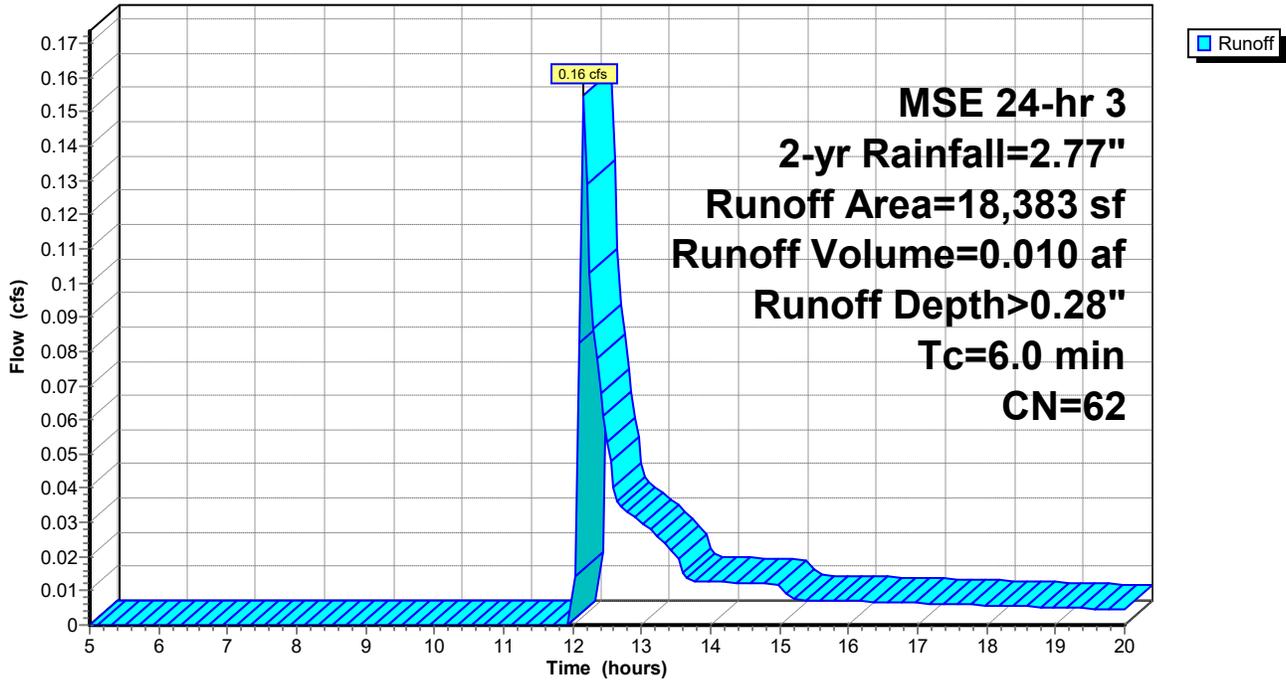
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.77"

Area (sf)	CN	Description
17,920	61	>75% Grass cover, Good, HSG B
* 428	98	Walks, HSG B
35	98	Paved parking, HSG B
18,383	62	Weighted Average
17,920		97.48% Pervious Area
463		2.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 1S: Existing Site - West

Hydrograph



Summary for Subcatchment 2S: Existing Site - Northeast

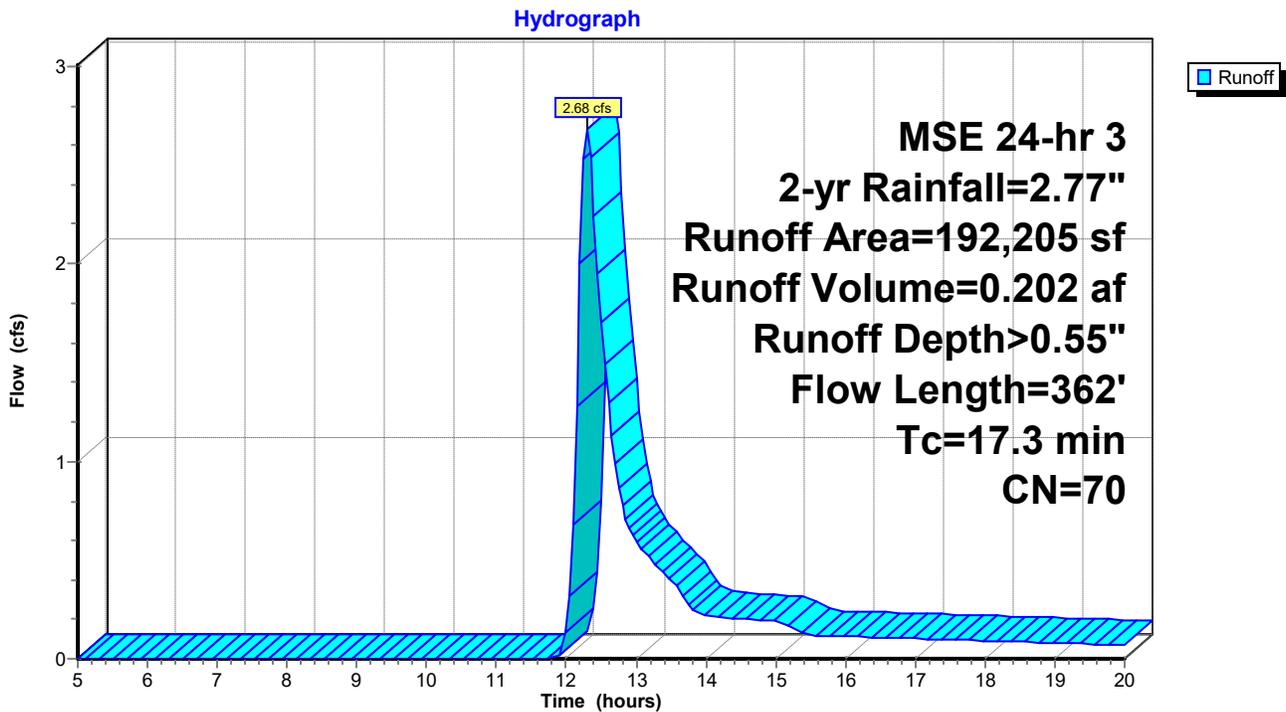
Runoff = 2.68 cfs @ 12.30 hrs, Volume= 0.202 af, Depth> 0.55"

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=2.77"

Area (sf)	CN	Description
30,908	98	Paved parking, HSG B
10,968	98	Roofs, HSG B
* 4,017	98	Walks, HSG B
146,312	61	>75% Grass cover, Good, HSG B
192,205	70	Weighted Average
146,312		76.12% Pervious Area
45,893		23.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	130	0.0250	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.79"
5.5	232	0.0100	0.70		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
17.3	362	Total			

Subcatchment 2S: Existing Site - Northeast



Summary for Subcatchment 4S: Proposed Site - West

Runoff = 0.13 cfs @ 12.16 hrs, Volume= 0.009 af, Depth> 0.28"

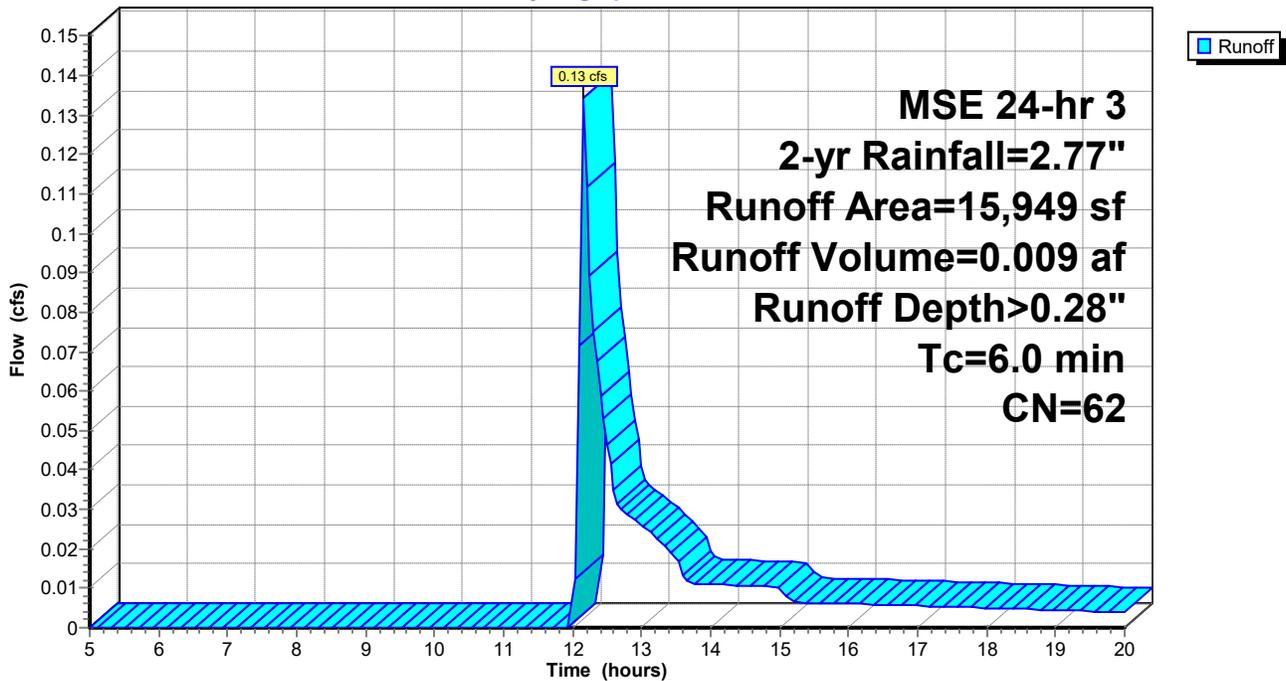
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.77"

Area (sf)	CN	Description
* 428	98	Walks, HSG B
15,521	61	>75% Grass cover, Good, HSG B
15,949	62	Weighted Average
15,521		97.32% Pervious Area
428		2.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 4S: Proposed Site - West

Hydrograph



Summary for Subcatchment 5S: Proposed Site to UG

Runoff = 7.29 cfs @ 12.13 hrs, Volume= 0.340 af, Depth> 1.88"

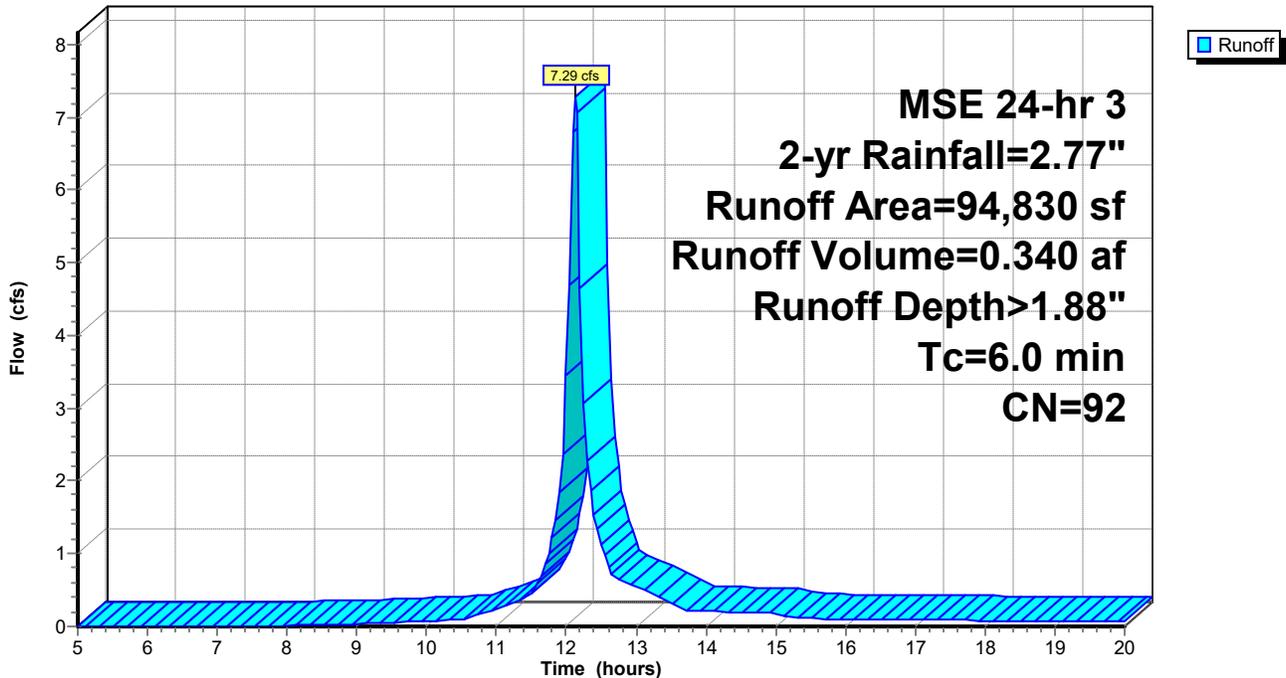
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.77"

Area (sf)	CN	Description
59,811	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 2,308	98	Walks, HSG B
4,739	61	>75% Grass cover, Good, HSG B
9,972	61	>75% Grass cover, Good, HSG B
94,830	92	Weighted Average
14,711		15.51% Pervious Area
80,119		84.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 5S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 6S: Proposed Site to UG

Runoff = 6.93 cfs @ 12.13 hrs, Volume= 0.317 af, Depth> 1.71"

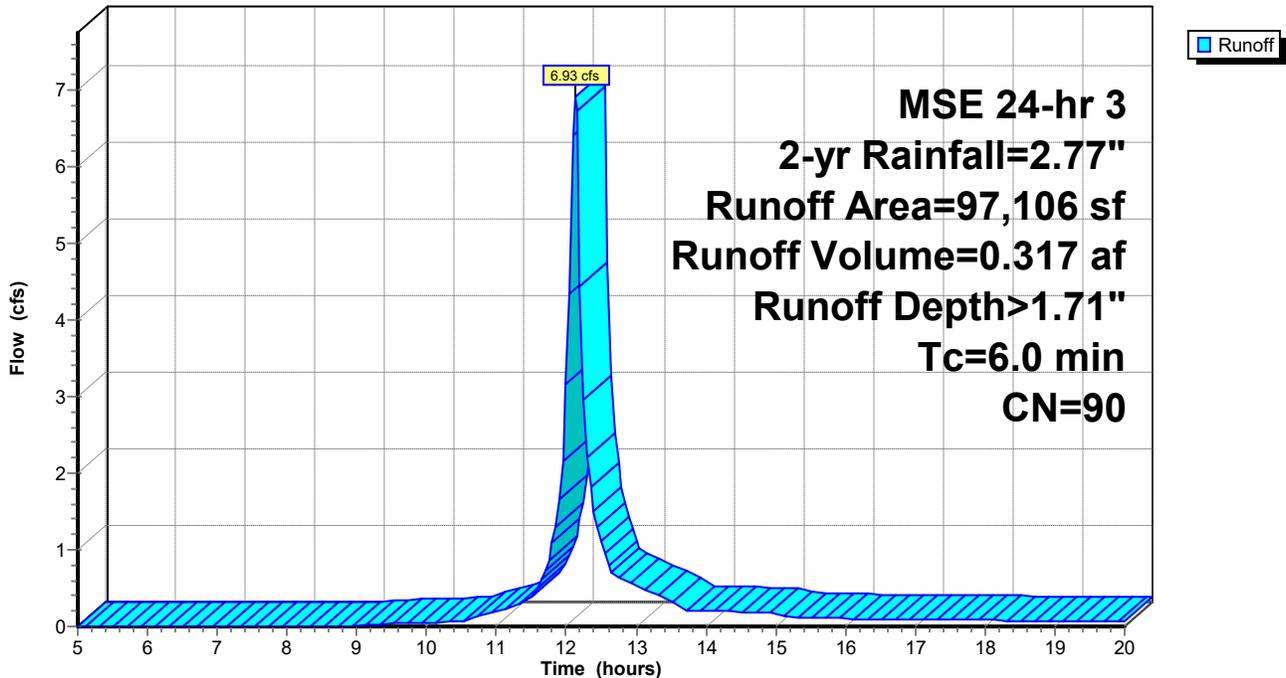
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.77"

Area (sf)	CN	Description
49,779	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 7,841	98	Walks, HSG B
12,306	61	>75% Grass cover, Good, HSG B
9,180	61	>75% Grass cover, Good, HSG B
97,106	90	Weighted Average
21,486		22.13% Pervious Area
75,620		77.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 6S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 8S: Proposed Site - Undetained East

Runoff = 0.02 cfs @ 12.17 hrs, Volume= 0.001 af, Depth> 0.26"

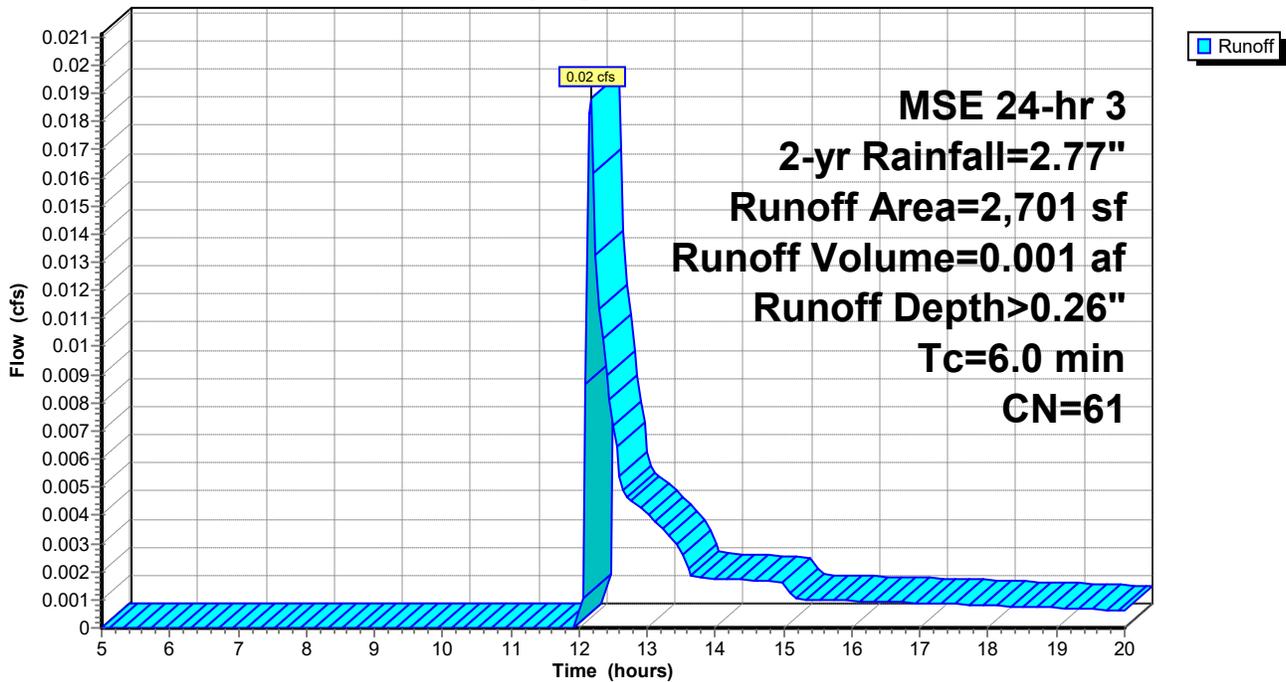
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.77"

Area (sf)	CN	Description
2,701	61	>75% Grass cover, Good, HSG B
2,701		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 8S: Proposed Site - Undetained East

Hydrograph



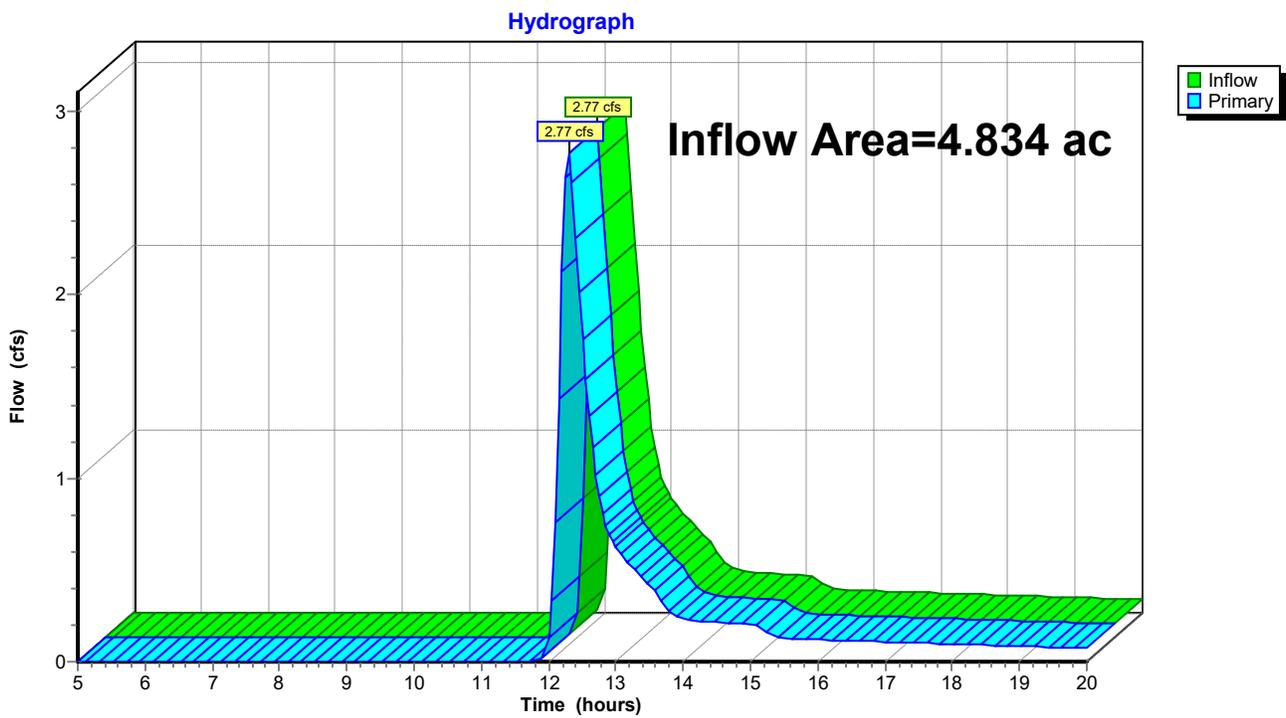
Summary for Pond 1P: Total Existing Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 22.01% Impervious, Inflow Depth > 0.53" for 2-yr event
Inflow = 2.77 cfs @ 12.30 hrs, Volume= 0.212 af
Primary = 2.77 cfs @ 12.30 hrs, Volume= 0.212 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 1P: Total Existing Flow



Summary for Pond 2P: UG

Inflow Area = 4.406 ac, 81.14% Impervious, Inflow Depth > 1.79" for 2-yr event
 Inflow = 14.22 cfs @ 12.13 hrs, Volume= 0.657 af
 Outflow = 1.45 cfs @ 12.65 hrs, Volume= 0.647 af, Atten= 90%, Lag= 31.1 min
 Primary = 1.45 cfs @ 12.65 hrs, Volume= 0.647 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 875.61' @ 12.65 hrs Surf.Area= 0.182 ac Storage= 0.337 af

Plug-Flow detention time= 113.9 min calculated for 0.645 af (98% of inflow)
 Center-of-Mass det. time= 107.4 min (877.6 - 770.2)

Volume	Invert	Avail.Storage	Storage Description
#1	873.00'	1.623 af	120.0" Round Pipe Storage L= 900.0'

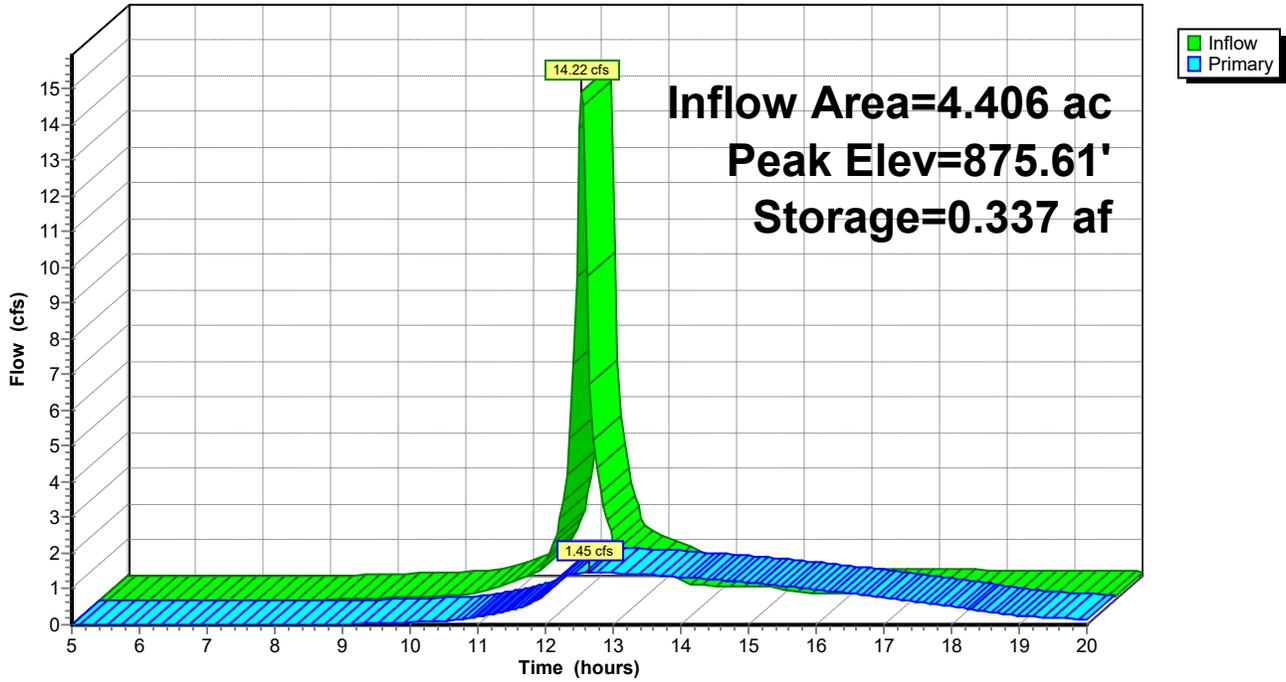
Device	Routing	Invert	Outlet Devices
#1	Primary	873.00'	24.0" Round Culvert L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 873.00' / 872.80' S= 0.0200 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf
#2	Device 1	873.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	877.20'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=1.45 cfs @ 12.65 hrs HW=875.61' (Free Discharge)

- 1=Culvert (Passes 1.45 cfs of 15.16 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.45 cfs @ 7.40 fps)
- 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: UG

Hydrograph



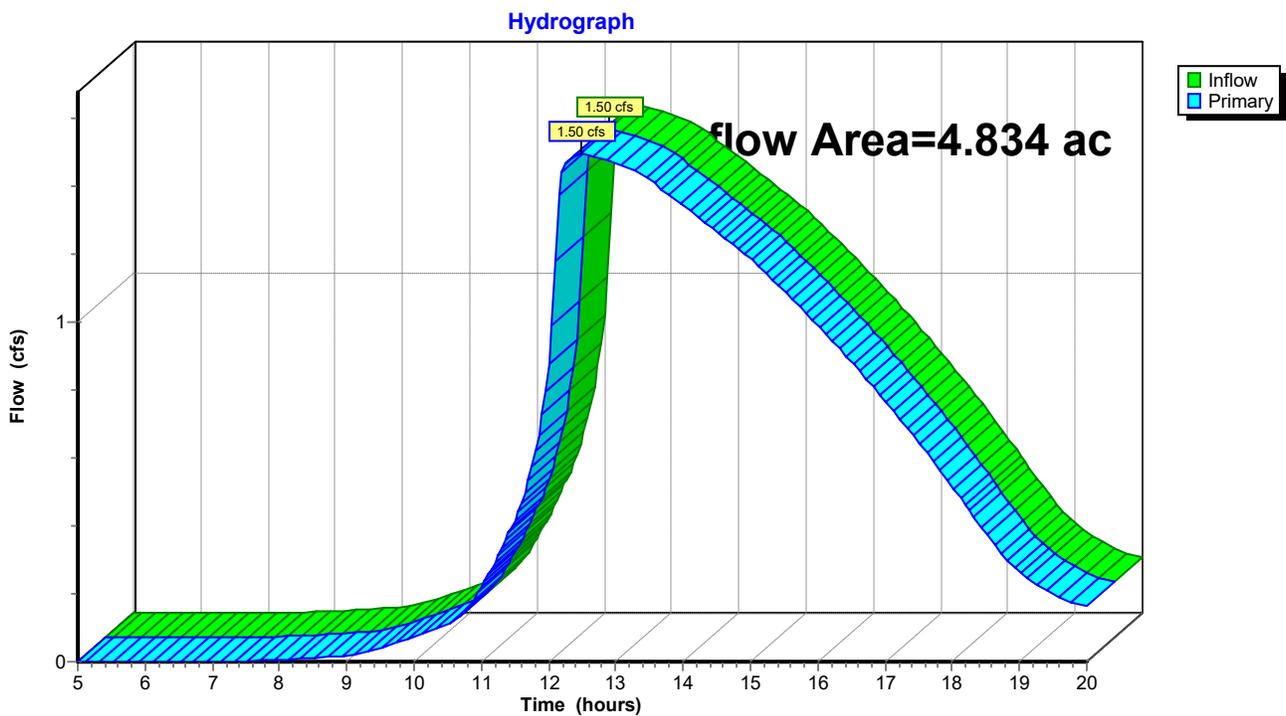
Summary for Pond 4P: Total Proposed Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 74.16% Impervious, Inflow Depth > 1.63" for 2-yr event
Inflow = 1.50 cfs @ 12.47 hrs, Volume= 0.657 af
Primary = 1.50 cfs @ 12.47 hrs, Volume= 0.657 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Total Proposed Flow



Summary for Subcatchment 1S: Existing Site - West

Runoff = 0.59 cfs @ 12.15 hrs, Volume= 0.028 af, Depth> 0.79"

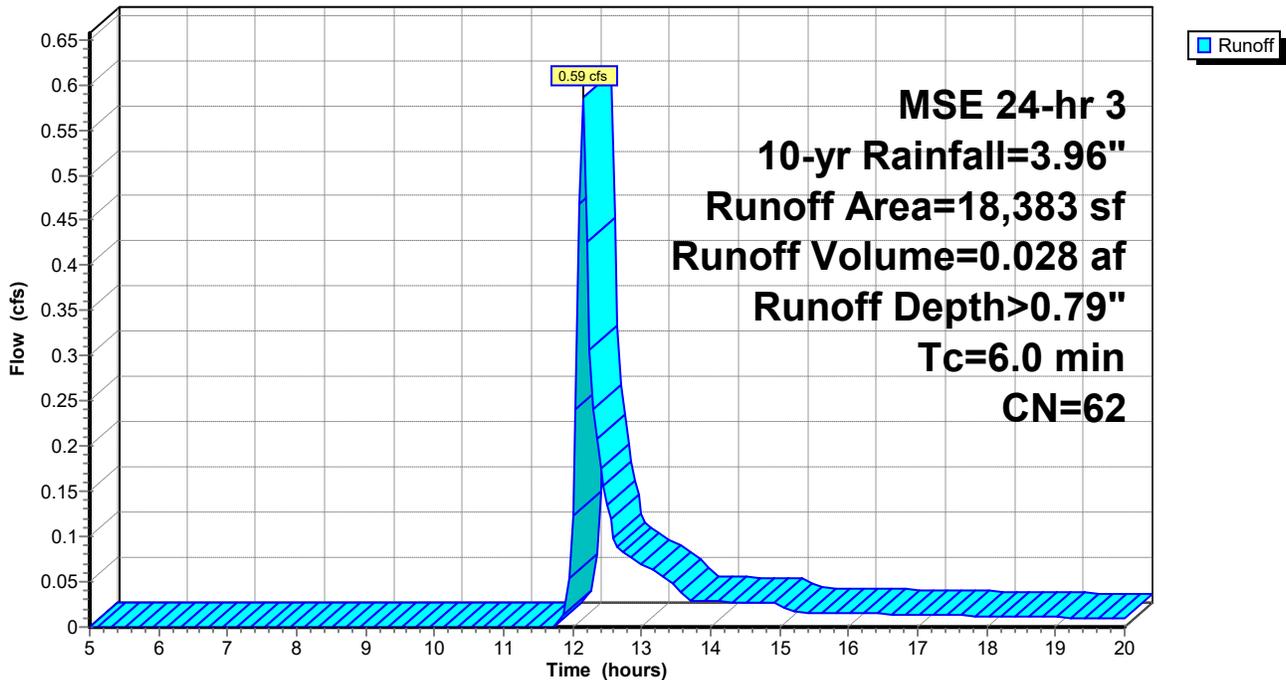
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.96"

Area (sf)	CN	Description
17,920	61	>75% Grass cover, Good, HSG B
* 428	98	Walks, HSG B
35	98	Paved parking, HSG B
18,383	62	Weighted Average
17,920		97.48% Pervious Area
463		2.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 1S: Existing Site - West

Hydrograph



Summary for Subcatchment 2S: Existing Site - Northeast

Runoff = 6.61 cfs @ 12.28 hrs, Volume= 0.452 af, Depth> 1.23"

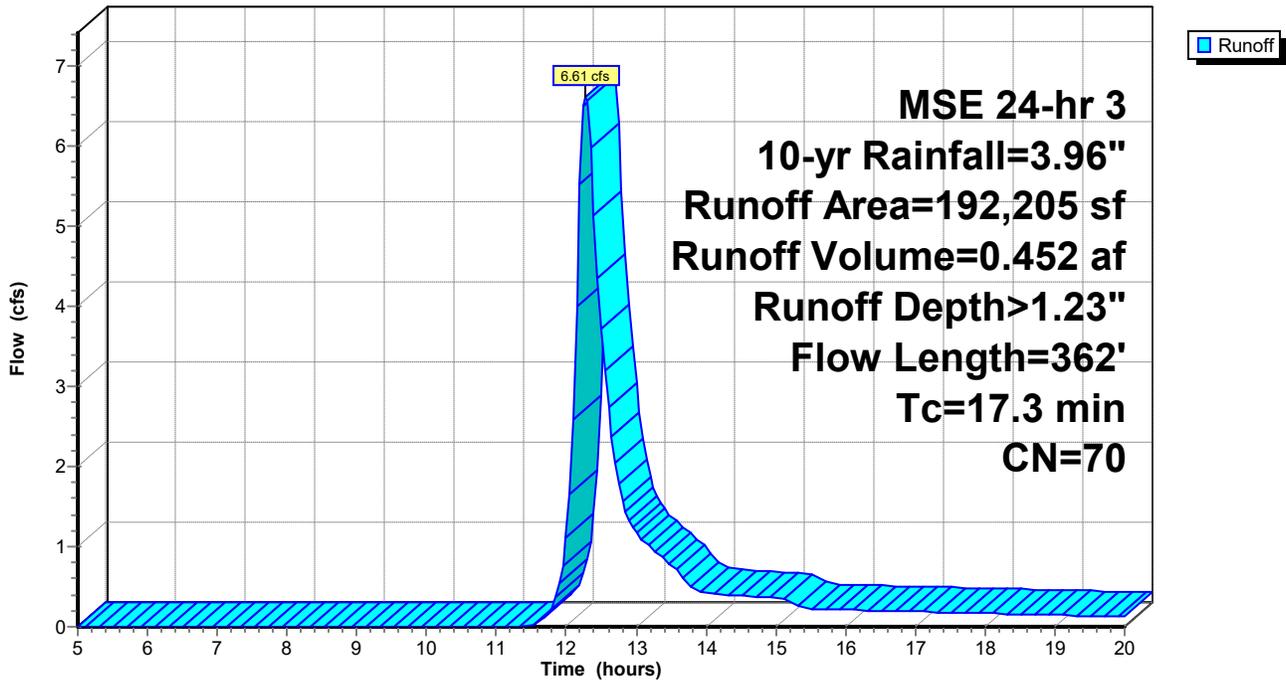
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.96"

Area (sf)	CN	Description
30,908	98	Paved parking, HSG B
10,968	98	Roofs, HSG B
* 4,017	98	Walks, HSG B
146,312	61	>75% Grass cover, Good, HSG B
192,205	70	Weighted Average
146,312		76.12% Pervious Area
45,893		23.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	130	0.0250	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.79"
5.5	232	0.0100	0.70		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
17.3	362	Total			

Subcatchment 2S: Existing Site - Northeast

Hydrograph



Summary for Subcatchment 4S: Proposed Site - West

Runoff = 0.51 cfs @ 12.15 hrs, Volume= 0.024 af, Depth> 0.79"

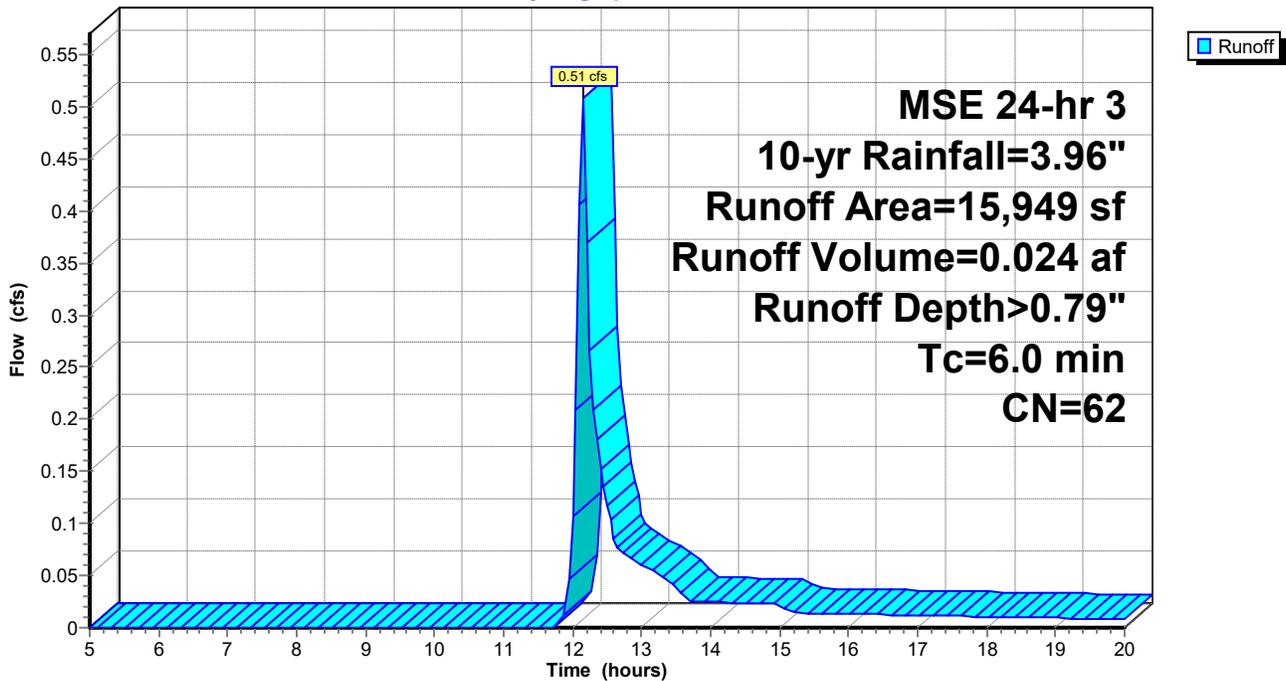
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-yr Rainfall=3.96"

Area (sf)	CN	Description
* 428	98	Walks, HSG B
15,521	61	>75% Grass cover, Good, HSG B
15,949	62	Weighted Average
15,521		97.32% Pervious Area
428		2.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 4S: Proposed Site - West

Hydrograph



Summary for Subcatchment 5S: Proposed Site to UG

Runoff = 11.22 cfs @ 12.13 hrs, Volume= 0.540 af, Depth> 2.98"

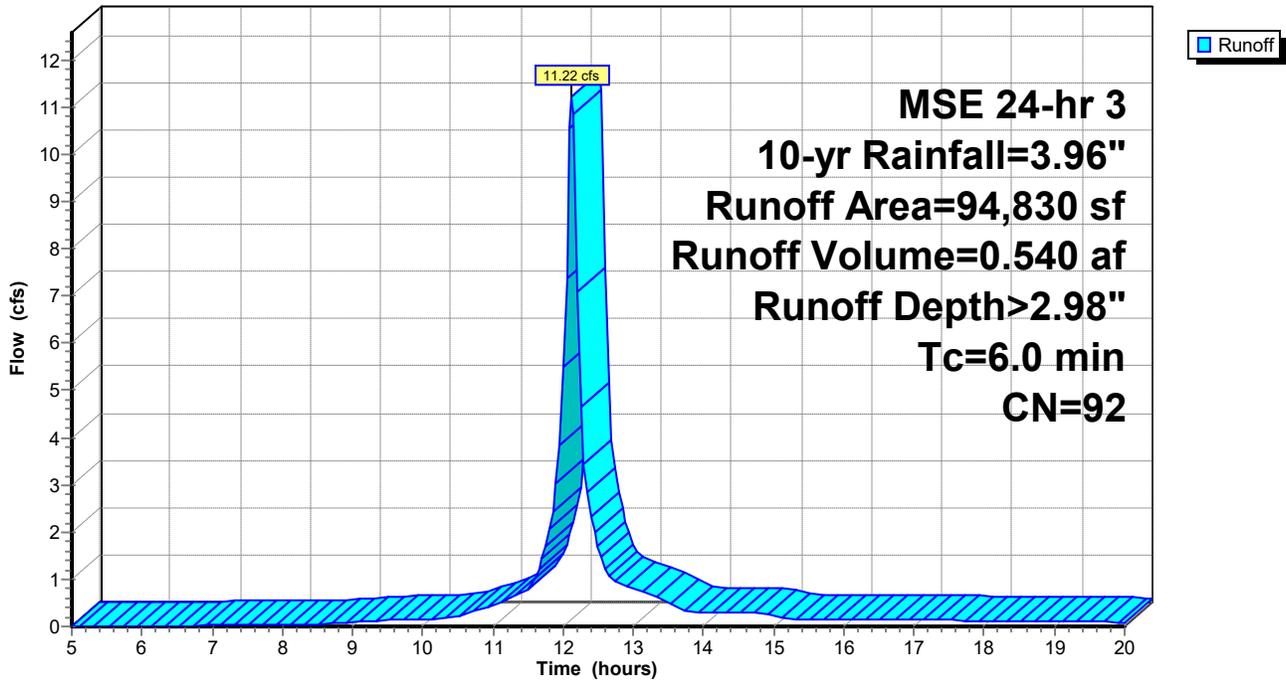
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.96"

Area (sf)	CN	Description
59,811	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 2,308	98	Walks, HSG B
4,739	61	>75% Grass cover, Good, HSG B
9,972	61	>75% Grass cover, Good, HSG B
94,830	92	Weighted Average
14,711		15.51% Pervious Area
80,119		84.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 5S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 6S: Proposed Site to UG

Runoff = 10.97 cfs @ 12.13 hrs, Volume= 0.517 af, Depth> 2.78"

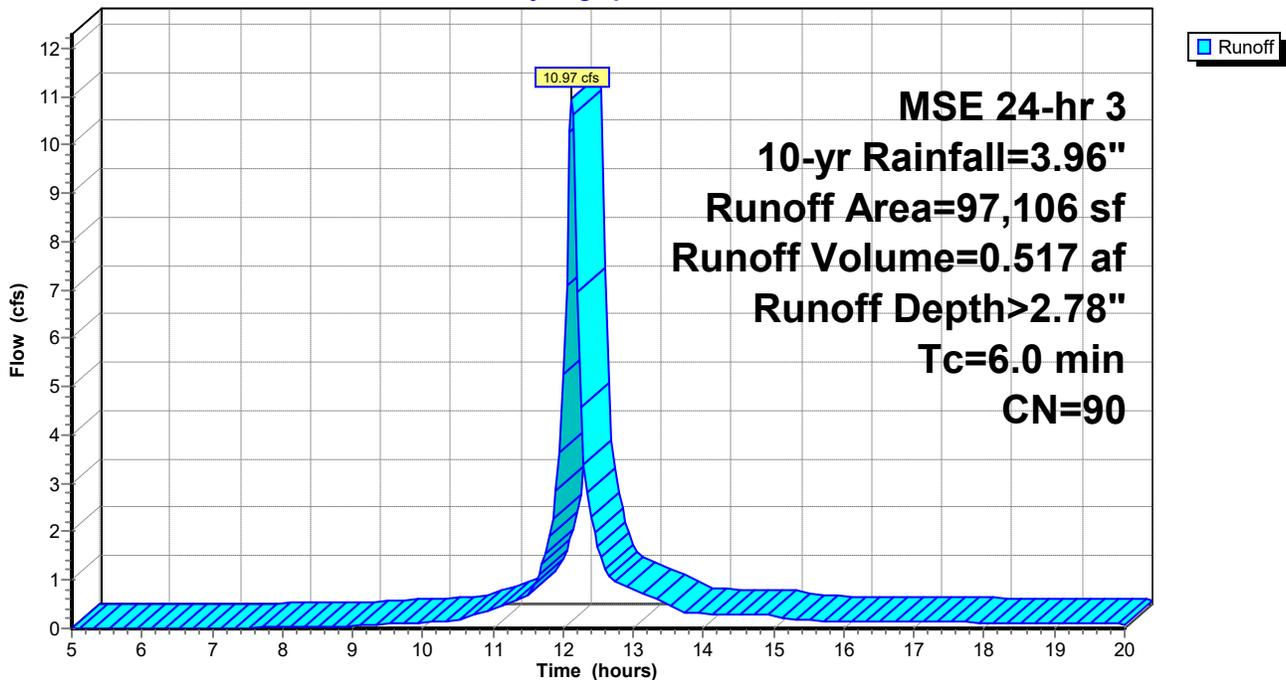
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.96"

Area (sf)	CN	Description
49,779	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 7,841	98	Walks, HSG B
12,306	61	>75% Grass cover, Good, HSG B
9,180	61	>75% Grass cover, Good, HSG B
97,106	90	Weighted Average
21,486		22.13% Pervious Area
75,620		77.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 6S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 8S: Proposed Site - Undetained East

Runoff = 0.08 cfs @ 12.15 hrs, Volume= 0.004 af, Depth> 0.74"

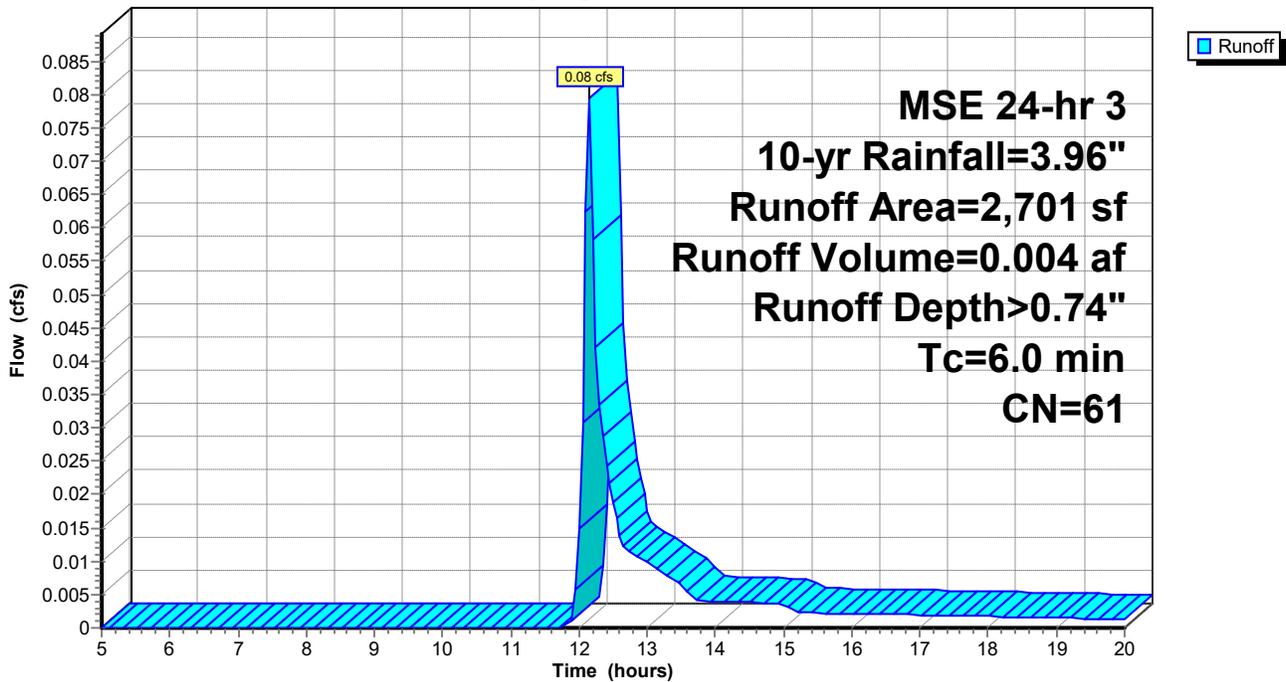
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-yr Rainfall=3.96"

Area (sf)	CN	Description
2,701	61	>75% Grass cover, Good, HSG B
2,701		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 8S: Proposed Site - Undetained East

Hydrograph



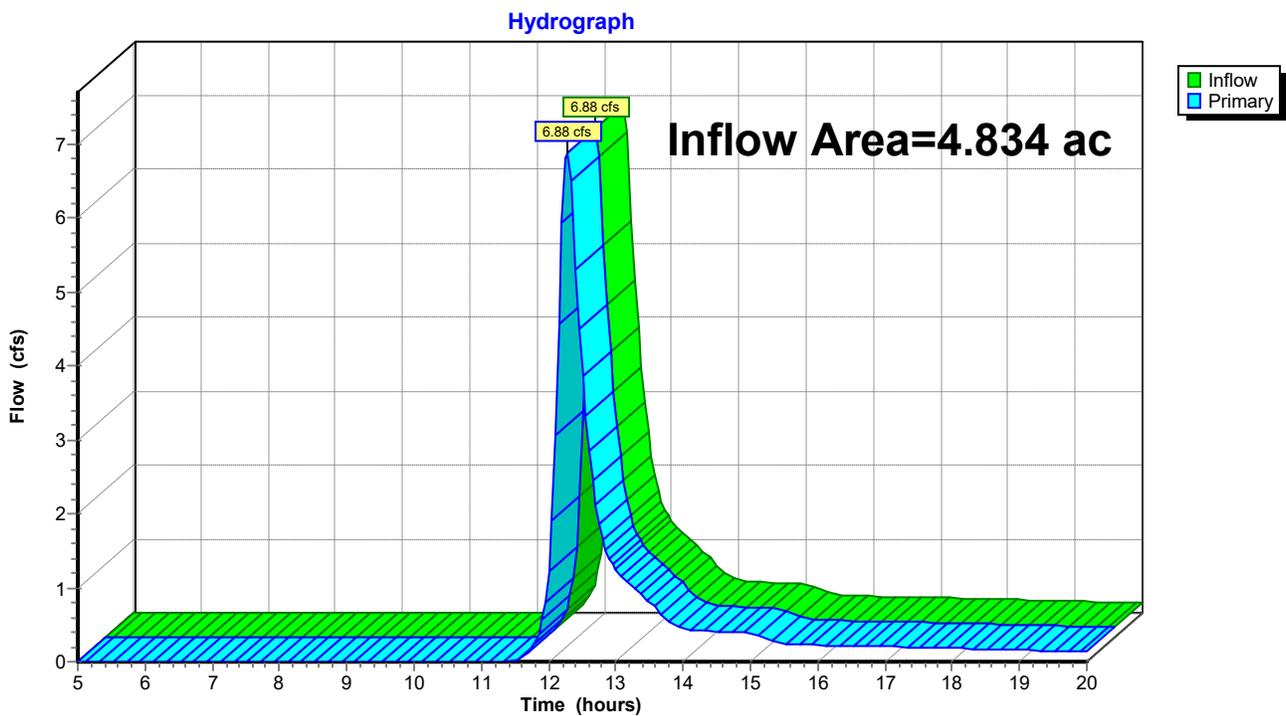
Summary for Pond 1P: Total Existing Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 22.01% Impervious, Inflow Depth > 1.19" for 10-yr event
Inflow = 6.88 cfs @ 12.28 hrs, Volume= 0.479 af
Primary = 6.88 cfs @ 12.28 hrs, Volume= 0.479 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 1P: Total Existing Flow



Summary for Pond 2P: UG

Inflow Area = 4.406 ac, 81.14% Impervious, Inflow Depth > 2.88" for 10-yr event
 Inflow = 22.19 cfs @ 12.13 hrs, Volume= 1.057 af
 Outflow = 1.80 cfs @ 12.86 hrs, Volume= 1.004 af, Atten= 92%, Lag= 43.9 min
 Primary = 1.80 cfs @ 12.86 hrs, Volume= 1.004 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 876.86' @ 12.86 hrs Surf.Area= 0.201 ac Storage= 0.578 af

Plug-Flow detention time= 156.5 min calculated for 1.001 af (95% of inflow)
 Center-of-Mass det. time= 138.4 min (900.4 - 762.0)

Volume	Invert	Avail.Storage	Storage Description
#1	873.00'	1.623 af	120.0" Round Pipe Storage L= 900.0'

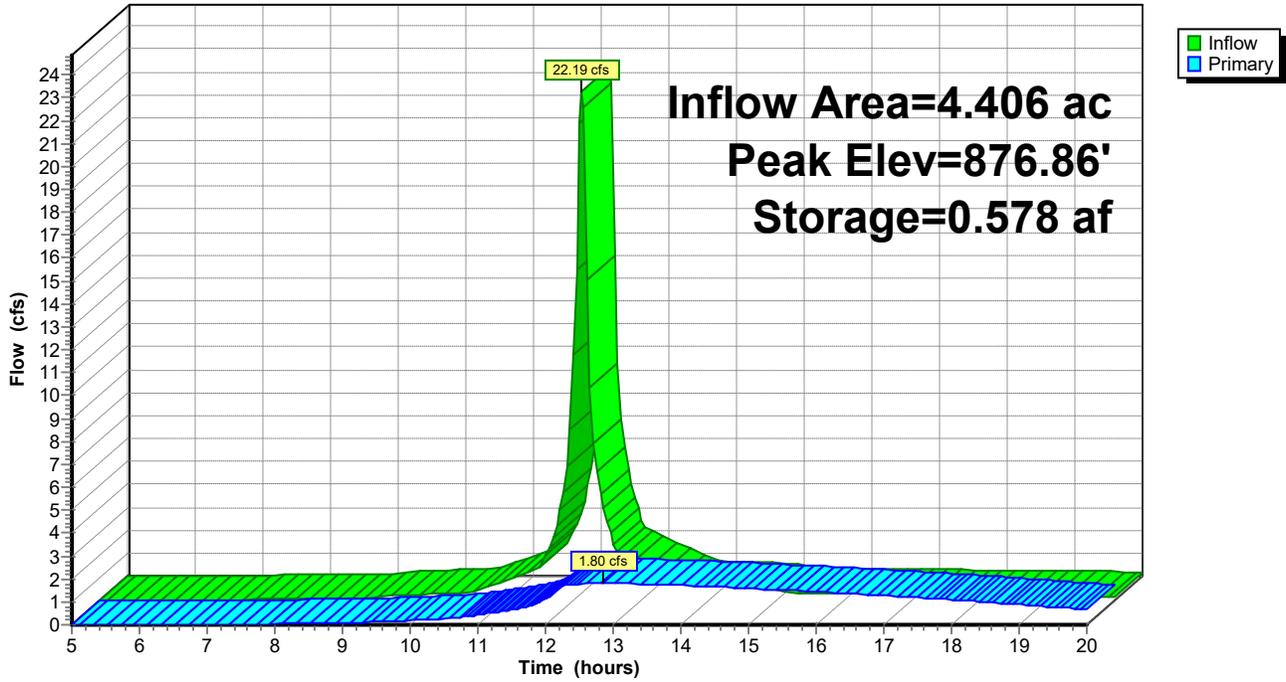
Device	Routing	Invert	Outlet Devices
#1	Primary	873.00'	24.0" Round Culvert L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 873.00' / 872.80' S= 0.0200 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf
#2	Device 1	873.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	877.20'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=1.80 cfs @ 12.86 hrs HW=876.86' (Free Discharge)

- 1=Culvert (Passes 1.80 cfs of 20.20 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.80 cfs @ 9.15 fps)
- 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: UG

Hydrograph



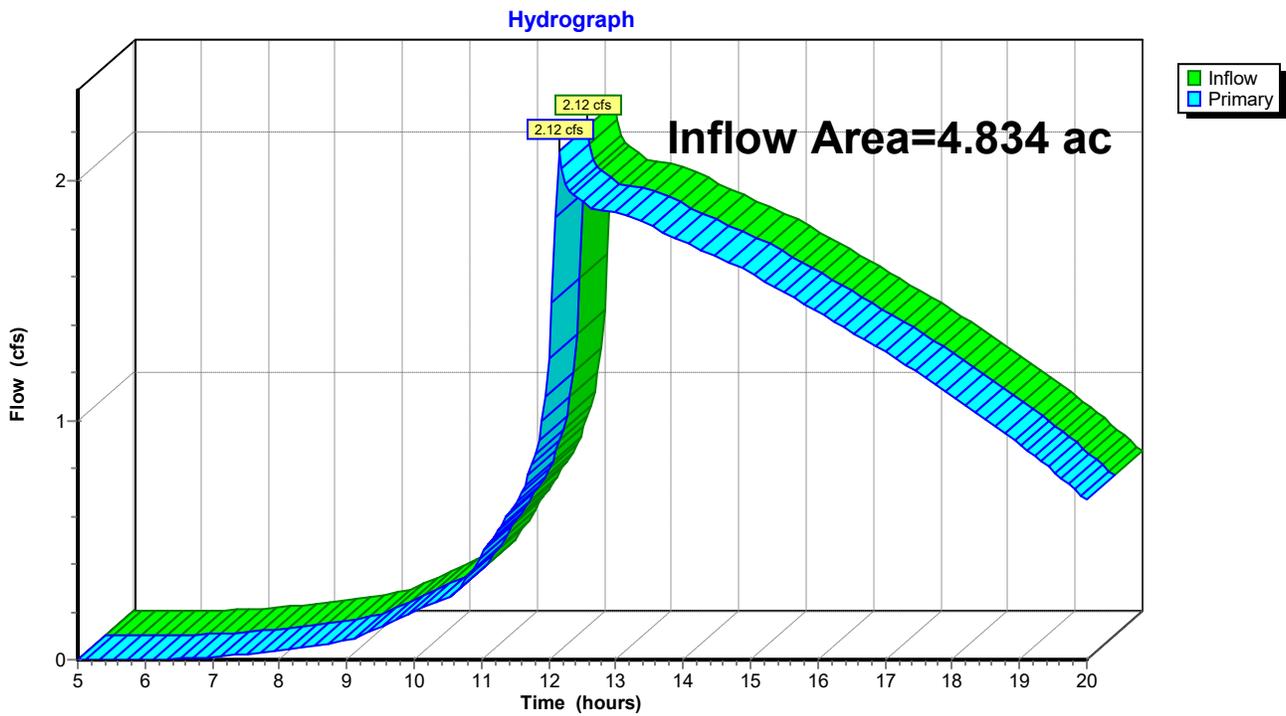
Summary for Pond 4P: Total Proposed Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 74.16% Impervious, Inflow Depth > 2.56" for 10-yr event
Inflow = 2.12 cfs @ 12.17 hrs, Volume= 1.032 af
Primary = 2.12 cfs @ 12.17 hrs, Volume= 1.032 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Total Proposed Flow



Summary for Subcatchment 1S: Existing Site - West

Runoff = 1.67 cfs @ 12.14 hrs, Volume= 0.074 af, Depth> 2.10"

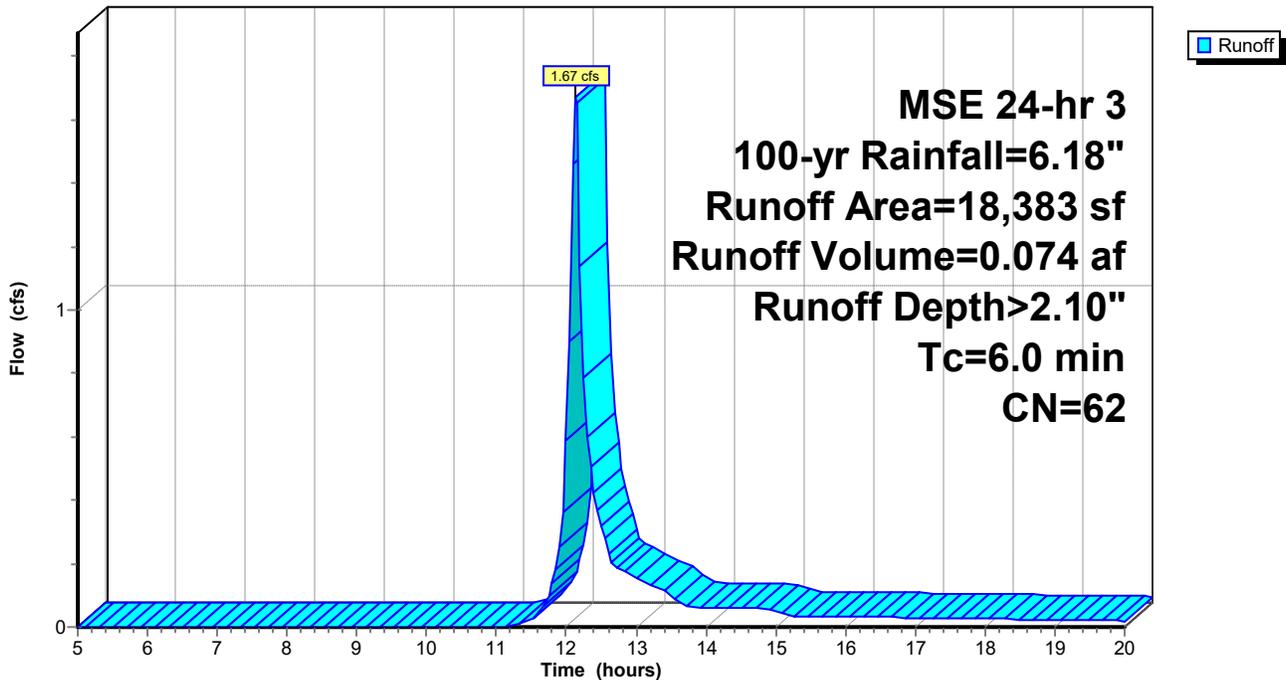
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-yr Rainfall=6.18"

Area (sf)	CN	Description
17,920	61	>75% Grass cover, Good, HSG B
* 428	98	Walks, HSG B
35	98	Paved parking, HSG B
18,383	62	Weighted Average
17,920		97.48% Pervious Area
463		2.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 1S: Existing Site - West

Hydrograph



Summary for Subcatchment 2S: Existing Site - Northeast

Runoff = 15.62 cfs @ 12.27 hrs, Volume= 1.032 af, Depth> 2.81"

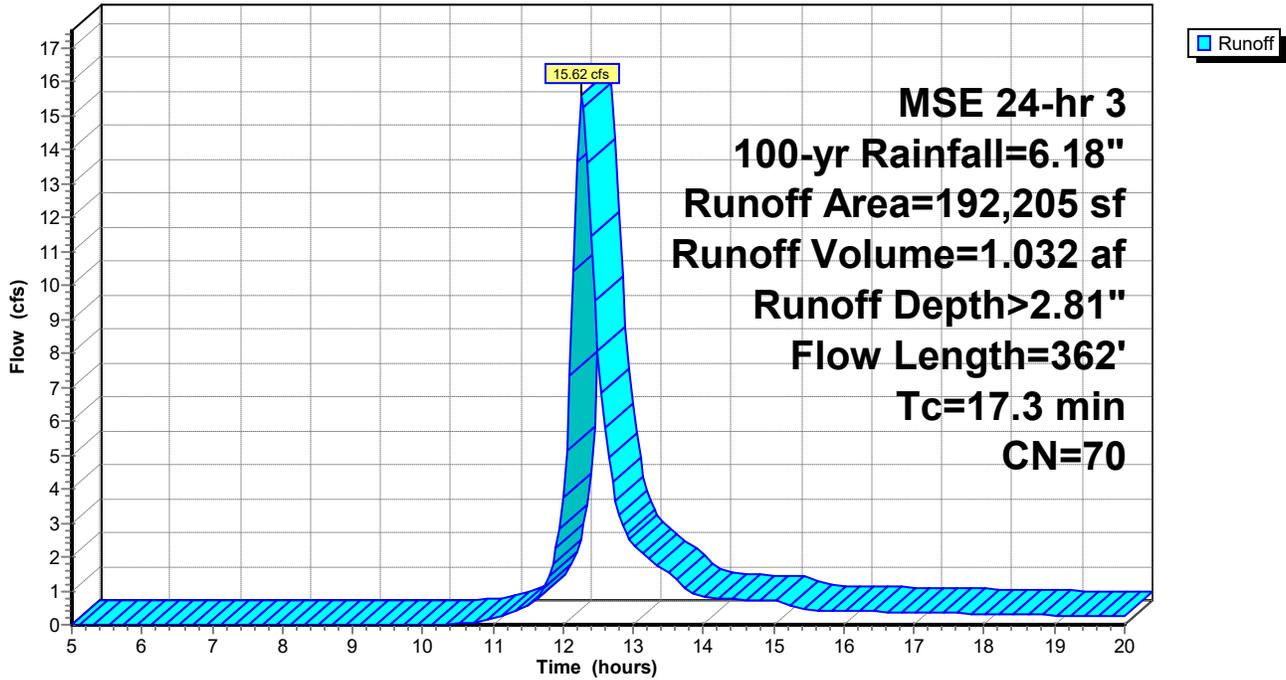
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.18"

Area (sf)	CN	Description
30,908	98	Paved parking, HSG B
10,968	98	Roofs, HSG B
* 4,017	98	Walks, HSG B
146,312	61	>75% Grass cover, Good, HSG B
192,205	70	Weighted Average
146,312		76.12% Pervious Area
45,893		23.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	130	0.0250	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.79"
5.5	232	0.0100	0.70		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
17.3	362	Total			

Subcatchment 2S: Existing Site - Northeast

Hydrograph



Summary for Subcatchment 4S: Proposed Site - West

Runoff = 1.45 cfs @ 12.14 hrs, Volume= 0.064 af, Depth> 2.10"

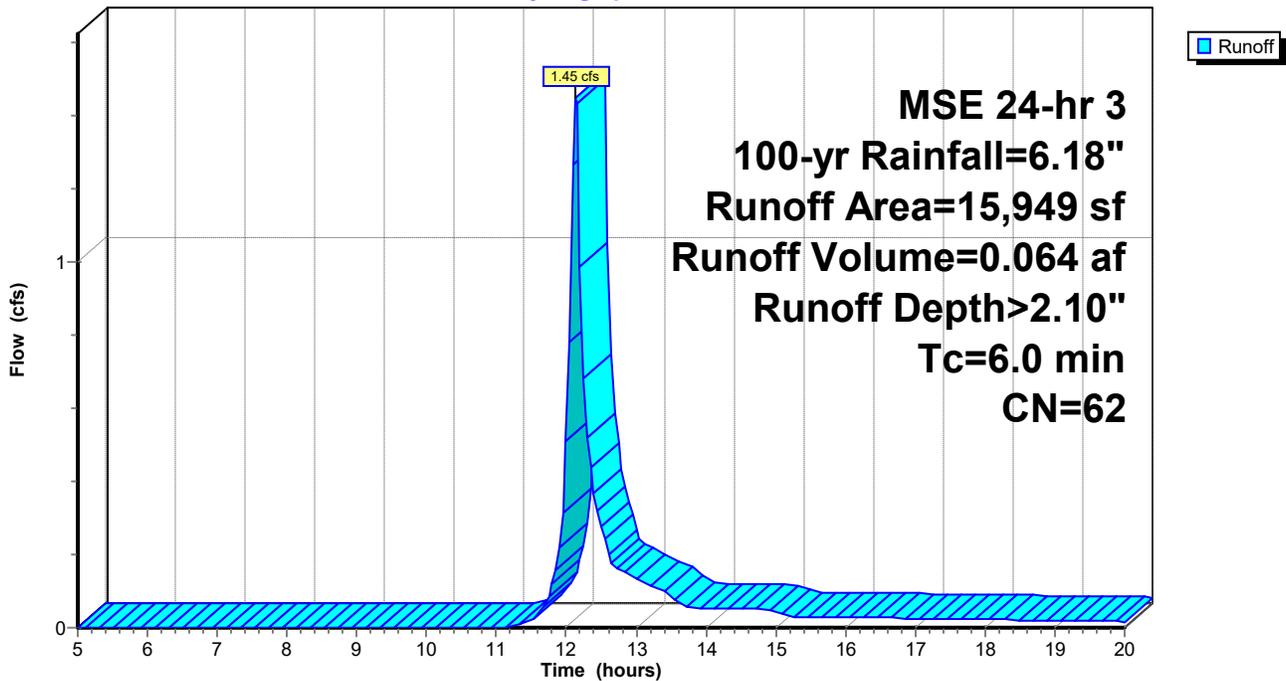
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-yr Rainfall=6.18"

Area (sf)	CN	Description
* 428	98	Walks, HSG B
15,521	61	>75% Grass cover, Good, HSG B
15,949	62	Weighted Average
15,521		97.32% Pervious Area
428		2.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 4S: Proposed Site - West

Hydrograph



Summary for Subcatchment 5S: Proposed Site to UG

Runoff = 18.47 cfs @ 12.13 hrs, Volume= 0.922 af, Depth> 5.08"

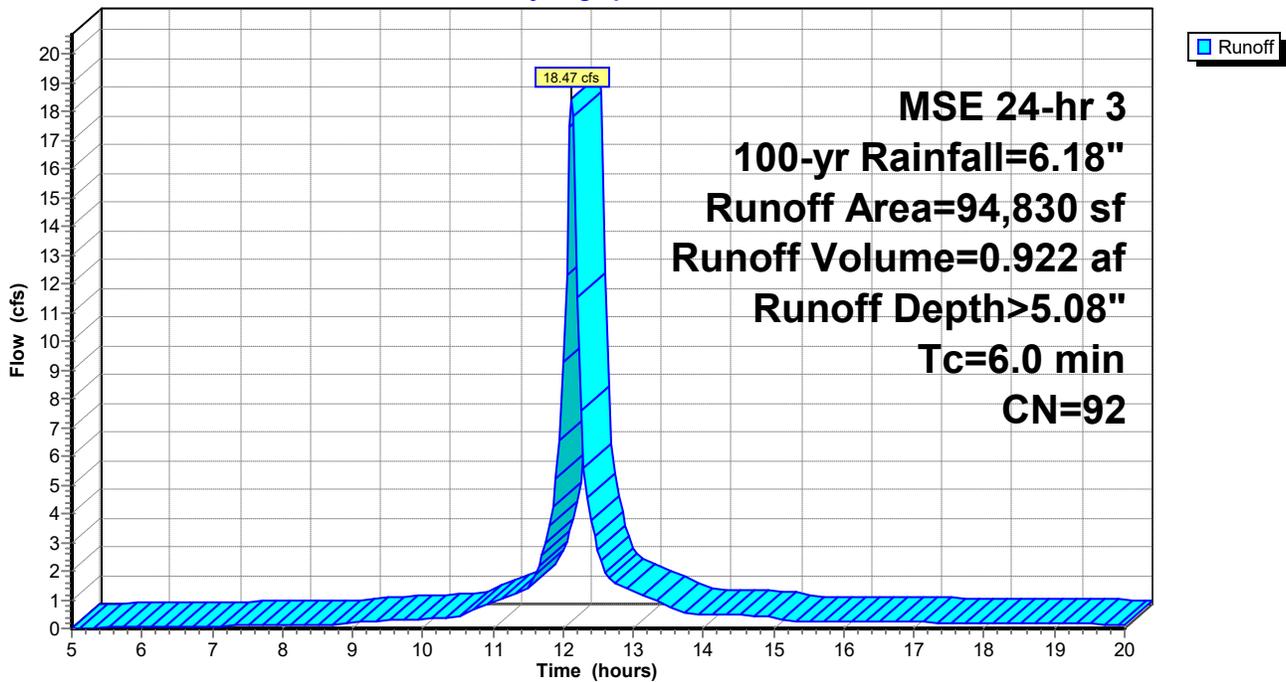
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-yr Rainfall=6.18"

Area (sf)	CN	Description
59,811	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 2,308	98	Walks, HSG B
4,739	61	>75% Grass cover, Good, HSG B
9,972	61	>75% Grass cover, Good, HSG B
94,830	92	Weighted Average
14,711		15.51% Pervious Area
80,119		84.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 5S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 6S: Proposed Site to UG

Runoff = 18.45 cfs @ 12.13 hrs, Volume= 0.903 af, Depth> 4.86"

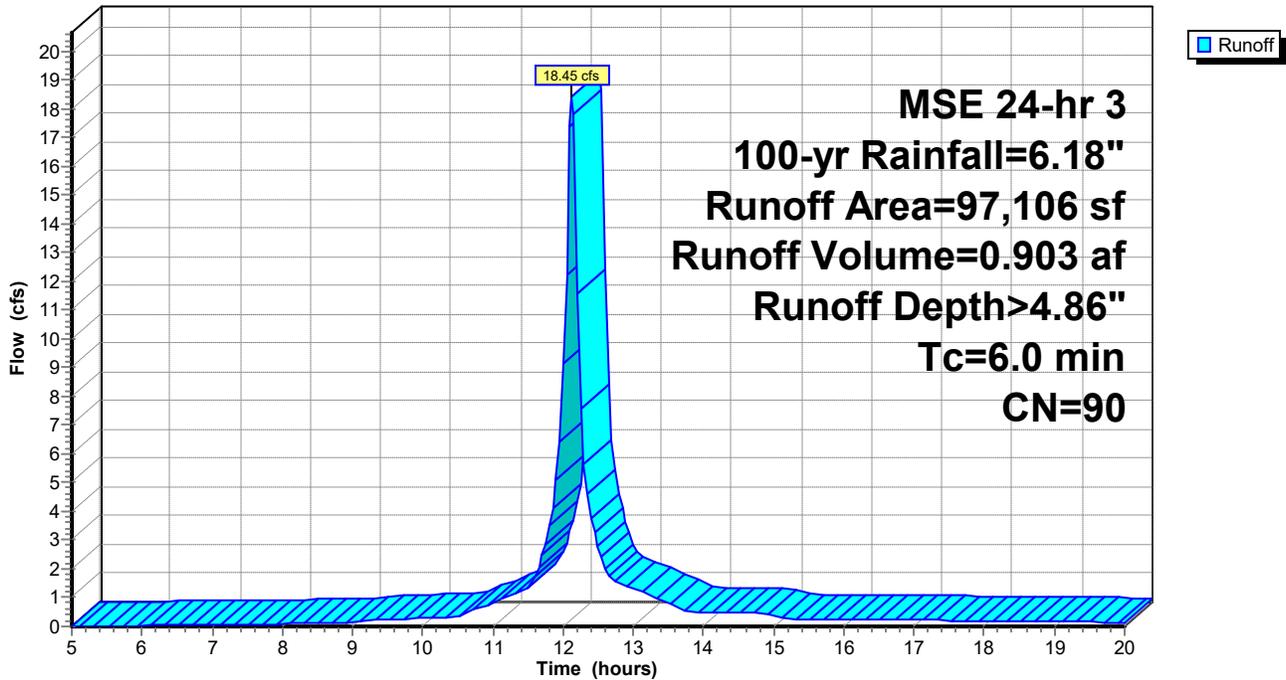
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-yr Rainfall=6.18"

Area (sf)	CN	Description
49,779	98	Paved parking, HSG B
18,000	98	Roofs, HSG B
* 7,841	98	Walks, HSG B
12,306	61	>75% Grass cover, Good, HSG B
9,180	61	>75% Grass cover, Good, HSG B
97,106	90	Weighted Average
21,486		22.13% Pervious Area
75,620		77.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 6S: Proposed Site to UG

Hydrograph



Summary for Subcatchment 8S: Proposed Site - Undetained East

Runoff = 0.23 cfs @ 12.14 hrs, Volume= 0.010 af, Depth> 2.02"

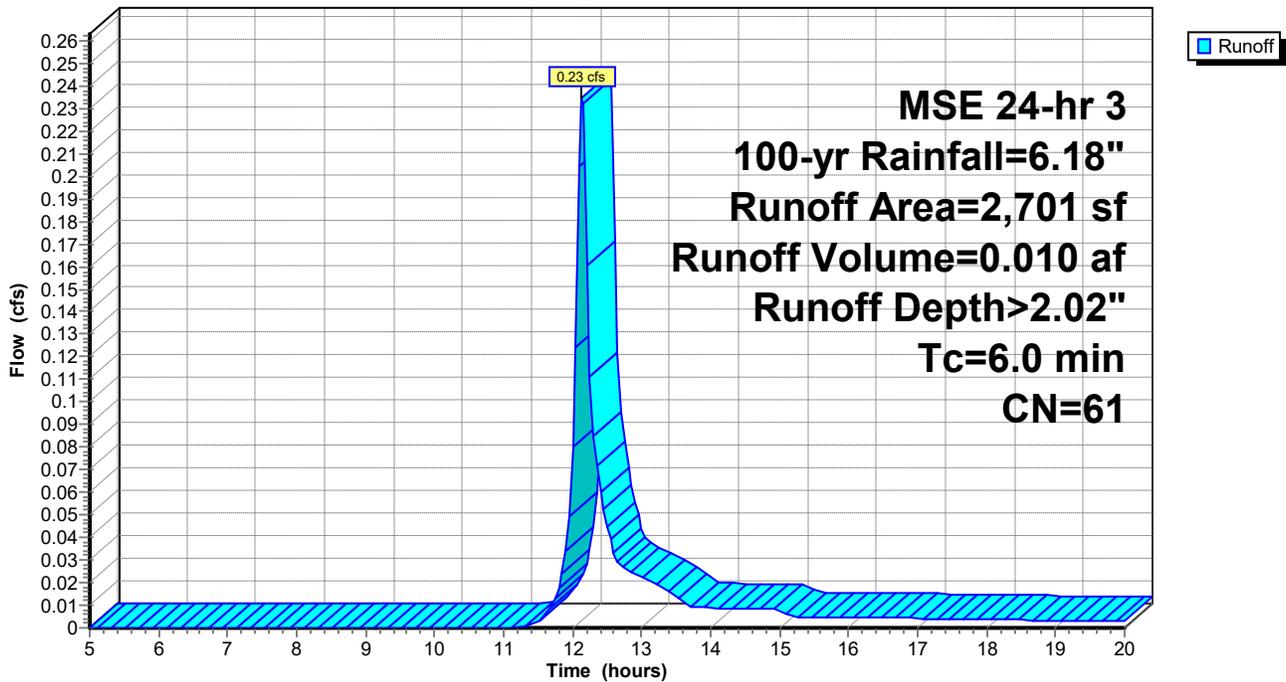
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-yr Rainfall=6.18"

Area (sf)	CN	Description
2,701	61	>75% Grass cover, Good, HSG B
2,701		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum

Subcatchment 8S: Proposed Site - Undetained East

Hydrograph



Summary for Pond 1P: Total Existing Flow

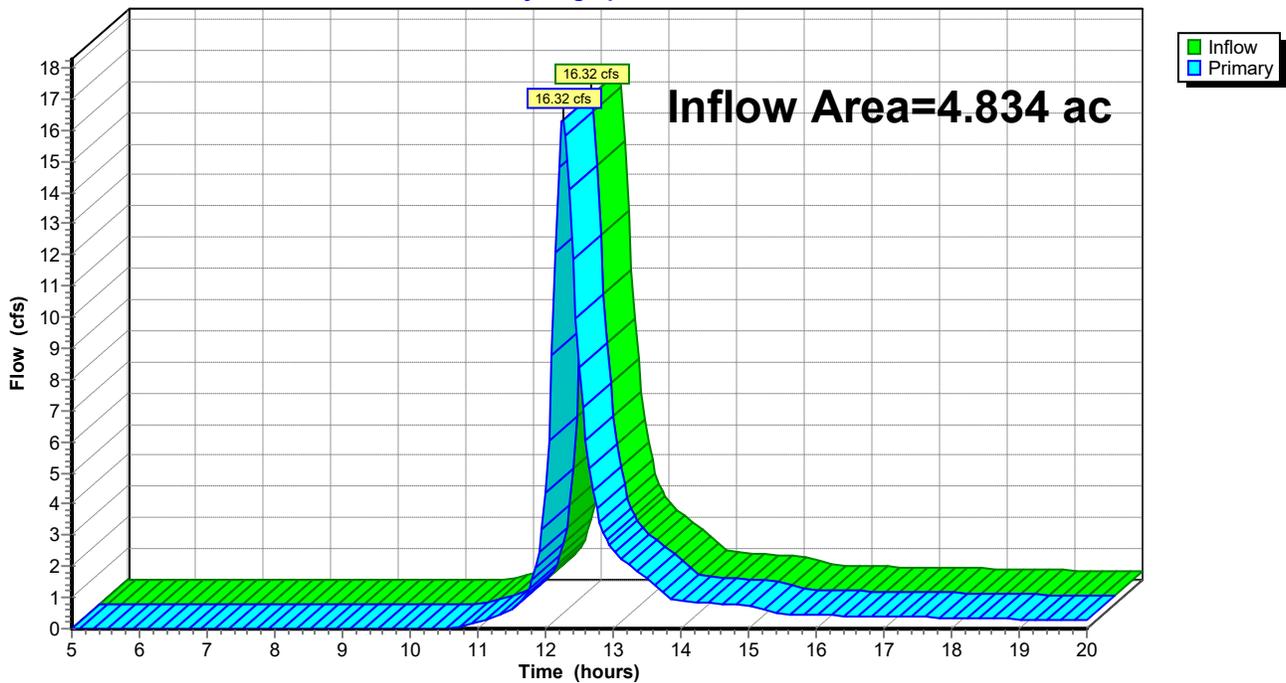
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 22.01% Impervious, Inflow Depth > 2.75" for 100-yr event
Inflow = 16.32 cfs @ 12.26 hrs, Volume= 1.106 af
Primary = 16.32 cfs @ 12.26 hrs, Volume= 1.106 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 1P: Total Existing Flow

Hydrograph



Summary for Pond 2P: UG

Inflow Area = 4.406 ac, 81.14% Impervious, Inflow Depth > 4.97" for 100-yr event
 Inflow = 36.92 cfs @ 12.13 hrs, Volume= 1.825 af
 Outflow = 15.15 cfs @ 12.26 hrs, Volume= 1.685 af, Atten= 59%, Lag= 8.2 min
 Primary = 15.15 cfs @ 12.26 hrs, Volume= 1.685 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 877.98' @ 12.26 hrs Surf.Area= 0.207 ac Storage= 0.807 af

Plug-Flow detention time= 125.0 min calculated for 1.685 af (92% of inflow)
 Center-of-Mass det. time= 99.4 min (852.0 - 752.6)

Volume	Invert	Avail.Storage	Storage Description
#1	873.00'	1.623 af	120.0" Round Pipe Storage L= 900.0'

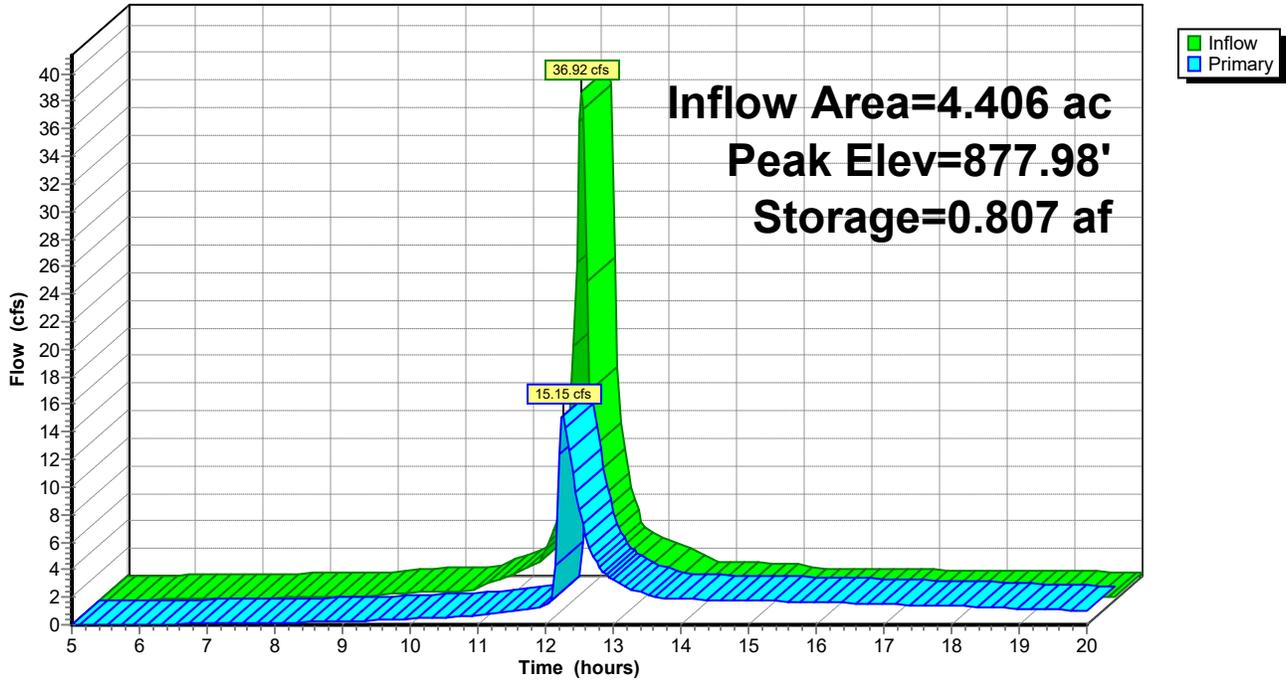
Device	Routing	Invert	Outlet Devices
#1	Primary	873.00'	24.0" Round Culvert L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 873.00' / 872.80' S= 0.0200 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf
#2	Device 1	873.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	877.20'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=14.79 cfs @ 12.26 hrs HW=877.96' (Free Discharge)

- 1=Culvert (Passes 14.79 cfs of 23.77 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 2.05 cfs @ 10.45 fps)
- 3=Sharp-Crested Rectangular Weir (Weir Controls 12.74 cfs @ 2.86 fps)

Pond 2P: UG

Hydrograph



Summary for Pond 4P: Total Proposed Flow

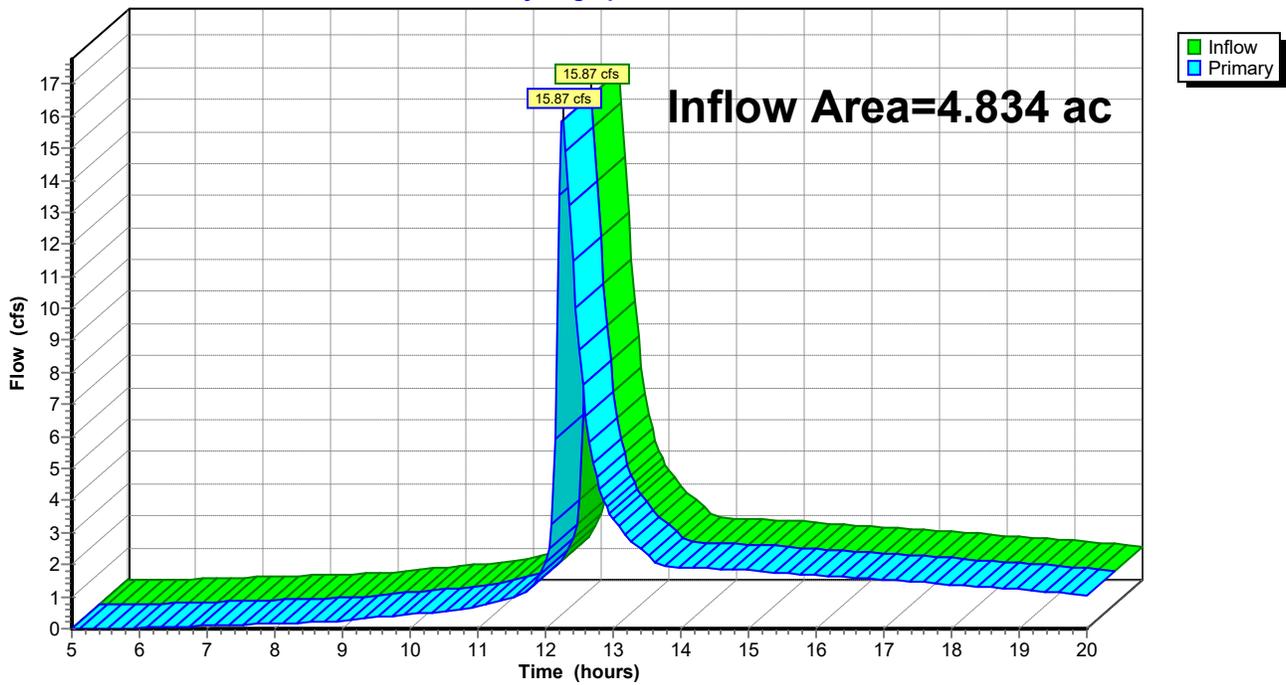
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.834 ac, 74.16% Impervious, Inflow Depth > 4.37" for 100-yr event
Inflow = 15.87 cfs @ 12.26 hrs, Volume= 1.760 af
Primary = 15.87 cfs @ 12.26 hrs, Volume= 1.760 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Total Proposed Flow

Hydrograph





Section 3

WinSLAMM Report



262-757-8776
WALWORTH COUNTY, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

Ross Development ALL UG - InputData.txt

Data file name: Y:\Projects\1601316_Ross Site\USE THIS\1601316_Ross Site\Eng Data\Hydrology\Ross Development ALL UG.mdb

WinSLAMM Version 10.3.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81

Study period ending date: 12/31/81

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 02-12-2018

Time: 14:31:44

Site information:

LU# 1 - Commercial: 5S Proposed to UG Total area (ac): 2.177

1 - Roofs 1: 0.413 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

13 - Paved Parking 1: 1.373 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.053 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.229 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 0.109 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: 4S Proposed to West Total area (ac): 0.366

31 - Sidewalks 1: 0.010 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.356 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Ross Development ALL UG - InputData.txt

LU# 3 - Commercial: 6S Proposed Site to UG Total area (ac): 2.230
 1 - Roofs 1: 0.413 ac. Flat Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 1.143 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.180 ac. Connected Source Area PSD File: C:\WinSLAMM
 Files\NURP.cpz
 45 - Large Landscaped Areas 1: 0.211 ac. Normal Silty Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz
 51 - Small Landscaped Areas 1: 0.283 ac. Normal Silty Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: 8S Proposed to East Total area (ac): 0.062
 45 - Large Landscaped Areas 1: 0.062 ac. Normal Silty Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1
 Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 5
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered
 Outlet Characteristics:

- Outlet type: Orifice 1
 - 1. Orifice diameter (ft): 0.5
 - 2. Number of orifices: 1
 - 3. Invert elevation above datum (ft): 5
- Outlet type: Broad Crested Weir
 - 1. Weir crest length (ft): 6
 - 2. Weir crest width (ft): 0.1
 - 3. Height from datum to bottom of weir opening: 9.2

Pond stage and surface area

(cfs)	Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow
	0	0.00	0.0000	0.00	
0.00	1	0.05	0.0291	0.00	
0.00	2	0.15	0.0502	0.00	
0.00	3	0.25	0.0645	0.00	
0.00	4	0.50	0.0901	0.00	

Ross Development ALL UG - InputData.txt

0.00	5	1.00	0.1240	0.00
0.00	6	1.50	0.1475	0.00
0.00	7	2.00	0.1653	0.00
0.00	8	2.50	0.1789	0.00
0.00	9	3.00	0.1894	0.00
0.00	10	3.50	0.1971	0.00
0.00	11	4.00	0.2024	0.00
0.00	12	4.50	0.2056	0.00
0.00	13	5.00	0.2066	0.00
0.00	14	5.50	0.2066	0.00
0.00	15	6.00	0.2066	0.00
0.00	16	6.50	0.2066	0.00
0.00	17	7.00	0.2066	0.00
0.00	18	7.50	0.2066	0.00
0.00	19	8.00	0.2066	0.00
0.00	20	8.50	0.2066	0.00

Ross Development ALL UG - Output Summary.txt

SLAMM for Windows Version 10.3.1
 (c) Copyright Robert Pitt and John Voorhees 2012
 All Rights Reserved

Data file name: Y:\Projects\1601316_Ross Site\USE THIS\1601316_Ross Site\Eng
 Data\Hydrology\Ross Development ALL UG.mdb
 Data file description:
 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban
 Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban
 Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
 Start of Winter Season: 12/02 End of Winter Season: 03/12
 Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
 Date of run: 02-12-2018 Time of run: 14:31:31
 Total Area Modeled (acres): 4.835
 Years in Model Run: 1.00

Particulate	Percent	Runoff	Percent Particulate
Solids	Particulate	Volume	Runoff Solids
Yield	Solids	(cu ft)	Volume Conc.
(lbs)	Reduction		Reduction (mg/L)
Total of all Land Uses without Controls:		283532	- 106.4
1884	-		
Outfall Total with Controls:		284261	-0.26% 29.27
519.4	72.43%		
Annualized Total After Outfall Controls:		285042	
520.9			

Section 4

Project Maps





NOAA Atlas 14, Volume 8, Version 2
Location name: Lake Geneva, Wisconsin, USA*
Latitude: 42.5907°, Longitude: -88.4116°
Elevation: 873.69 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, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

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	0.350 (0.271-0.444)	0.407 (0.315-0.517)	0.503 (0.387-0.639)	0.584 (0.447-0.745)	0.699 (0.520-0.915)	0.790 (0.575-1.04)	0.884 (0.623-1.19)	0.980 (0.665-1.34)	1.11 (0.727-1.55)	1.21 (0.774-1.71)
10-min	0.513 (0.396-0.651)	0.596 (0.461-0.757)	0.736 (0.567-0.936)	0.855 (0.655-1.09)	1.02 (0.761-1.34)	1.16 (0.842-1.53)	1.29 (0.912-1.74)	1.44 (0.973-1.97)	1.63 (1.06-2.27)	1.78 (1.13-2.51)
15-min	0.625 (0.484-0.793)	0.727 (0.562-0.923)	0.898 (0.691-1.14)	1.04 (0.799-1.33)	1.25 (0.929-1.63)	1.41 (1.03-1.86)	1.58 (1.11-2.12)	1.75 (1.19-2.40)	1.99 (1.30-2.77)	2.17 (1.38-3.06)
30-min	0.877 (0.678-1.11)	1.02 (0.787-1.29)	1.26 (0.969-1.60)	1.46 (1.12-1.87)	1.76 (1.31-2.30)	1.99 (1.45-2.63)	2.23 (1.57-3.00)	2.48 (1.69-3.40)	2.83 (1.85-3.95)	3.10 (1.97-4.37)
60-min	1.11 (0.860-1.41)	1.31 (1.01-1.66)	1.64 (1.26-2.09)	1.93 (1.48-2.46)	2.35 (1.75-3.08)	2.68 (1.96-3.55)	3.03 (2.14-4.08)	3.40 (2.31-4.66)	3.90 (2.55-5.46)	4.30 (2.74-6.06)
2-hr	1.35 (1.05-1.69)	1.60 (1.25-2.01)	2.03 (1.58-2.55)	2.40 (1.86-3.03)	2.94 (2.22-3.82)	3.38 (2.49-4.43)	3.83 (2.74-5.11)	4.31 (2.97-5.86)	4.98 (3.30-6.89)	5.50 (3.56-7.68)
3-hr	1.48 (1.17-1.85)	1.77 (1.39-2.21)	2.26 (1.78-2.83)	2.69 (2.10-3.38)	3.32 (2.53-4.30)	3.84 (2.85-5.00)	4.37 (3.15-5.79)	4.94 (3.42-6.67)	5.72 (3.83-7.88)	6.35 (4.14-8.80)
6-hr	1.75 (1.40-2.16)	2.08 (1.66-2.56)	2.65 (2.10-3.27)	3.15 (2.49-3.90)	3.89 (3.00-4.98)	4.49 (3.39-5.80)	5.13 (3.75-6.74)	5.81 (4.09-7.77)	6.77 (4.59-9.22)	7.52 (4.97-10.3)
12-hr	2.08 (1.68-2.54)	2.42 (1.95-2.94)	3.00 (2.41-3.66)	3.52 (2.82-4.32)	4.30 (3.37-5.45)	4.95 (3.78-6.31)	5.63 (4.17-7.31)	6.37 (4.54-8.42)	7.40 (5.10-9.98)	8.23 (5.52-11.2)
24-hr	2.41 (1.97-2.90)	2.77 (2.26-3.34)	3.40 (2.76-4.10)	3.96 (3.20-4.79)	4.78 (3.79-5.98)	5.46 (4.23-6.88)	6.18 (4.64-7.93)	6.95 (5.03-9.08)	8.03 (5.61-10.7)	8.90 (6.05-11.9)
2-day	2.73 (2.26-3.25)	3.16 (2.61-3.76)	3.90 (3.21-4.65)	4.54 (3.72-5.43)	5.47 (4.38-6.75)	6.23 (4.88-7.75)	7.02 (5.34-8.88)	7.86 (5.76-10.1)	9.01 (6.38-11.8)	9.93 (6.85-13.1)
3-day	3.01 (2.51-3.55)	3.45 (2.88-4.09)	4.22 (3.50-5.00)	4.90 (4.04-5.82)	5.88 (4.74-7.20)	6.68 (5.27-8.24)	7.51 (5.75-9.43)	8.39 (6.20-10.7)	9.62 (6.87-12.6)	10.6 (7.37-13.9)
4-day	3.25 (2.72-3.82)	3.70 (3.10-4.36)	4.48 (3.74-5.28)	5.17 (4.29-6.11)	6.17 (5.01-7.53)	7.00 (5.56-8.60)	7.86 (6.06-9.83)	8.78 (6.53-11.2)	10.1 (7.23-13.1)	11.1 (7.76-14.5)
7-day	3.85 (3.26-4.49)	4.32 (3.65-5.03)	5.14 (4.33-6.00)	5.86 (4.91-6.86)	6.92 (5.68-8.35)	7.79 (6.26-9.48)	8.71 (6.79-10.8)	9.69 (7.29-12.2)	11.1 (8.05-14.2)	12.2 (8.62-15.7)
10-day	4.39 (3.74-5.08)	4.90 (4.17-5.67)	5.78 (4.90-6.70)	6.55 (5.53-7.62)	7.67 (6.33-9.18)	8.58 (6.93-10.4)	9.54 (7.49-11.7)	10.6 (7.99-13.2)	12.0 (8.76-15.3)	13.1 (9.34-16.8)
20-day	6.01 (5.18-6.87)	6.70 (5.78-7.67)	7.84 (6.74-8.99)	8.79 (7.52-10.1)	10.1 (8.42-11.9)	11.1 (9.10-13.2)	12.2 (9.66-14.7)	13.2 (10.1-16.3)	14.6 (10.9-18.4)	15.7 (11.4-20.0)
30-day	7.45 (6.48-8.46)	8.30 (7.21-9.43)	9.67 (8.37-11.0)	10.8 (9.29-12.3)	12.2 (10.2-14.2)	13.4 (11.0-15.7)	14.4 (11.5-17.2)	15.5 (12.0-18.9)	16.8 (12.6-21.0)	17.8 (13.1-22.5)
45-day	9.35 (8.19-10.5)	10.4 (9.11-11.7)	12.0 (10.5-13.6)	13.3 (11.6-15.1)	15.0 (12.6-17.2)	16.1 (13.3-18.7)	17.2 (13.9-20.4)	18.3 (14.2-22.0)	19.5 (14.7-24.0)	20.4 (15.1-25.5)
60-day	11.0 (9.72-12.4)	12.2 (10.8-13.7)	14.1 (12.4-15.8)	15.5 (13.5-17.5)	17.3 (14.6-19.7)	18.5 (15.4-21.3)	19.6 (15.8-23.0)	20.6 (16.1-24.6)	21.7 (16.4-26.5)	22.4 (16.7-28.0)

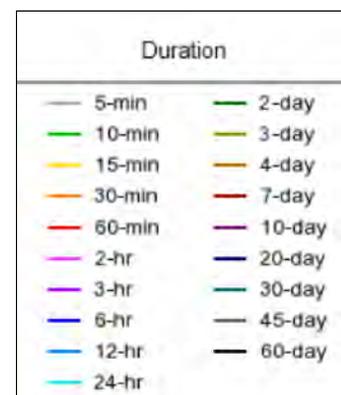
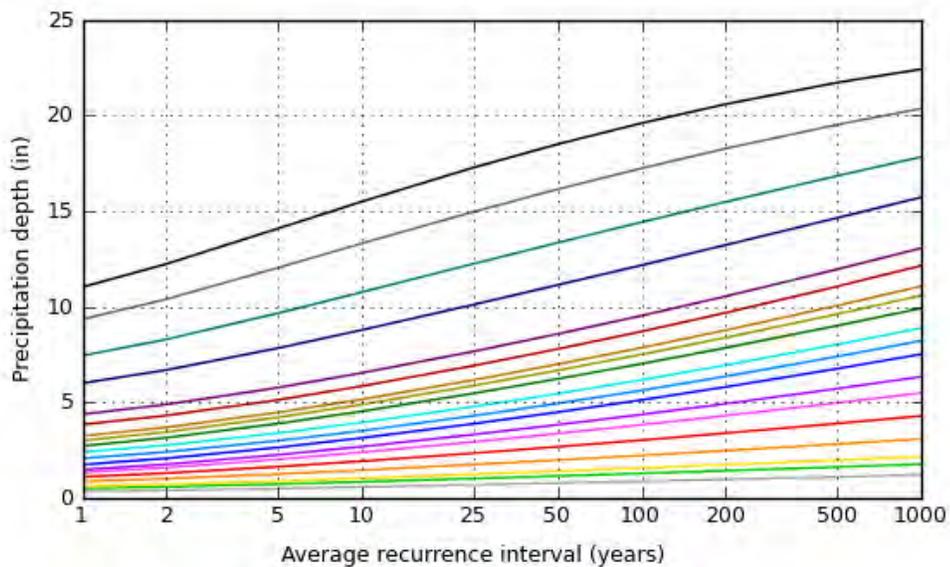
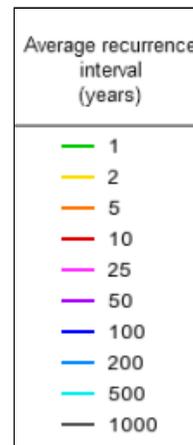
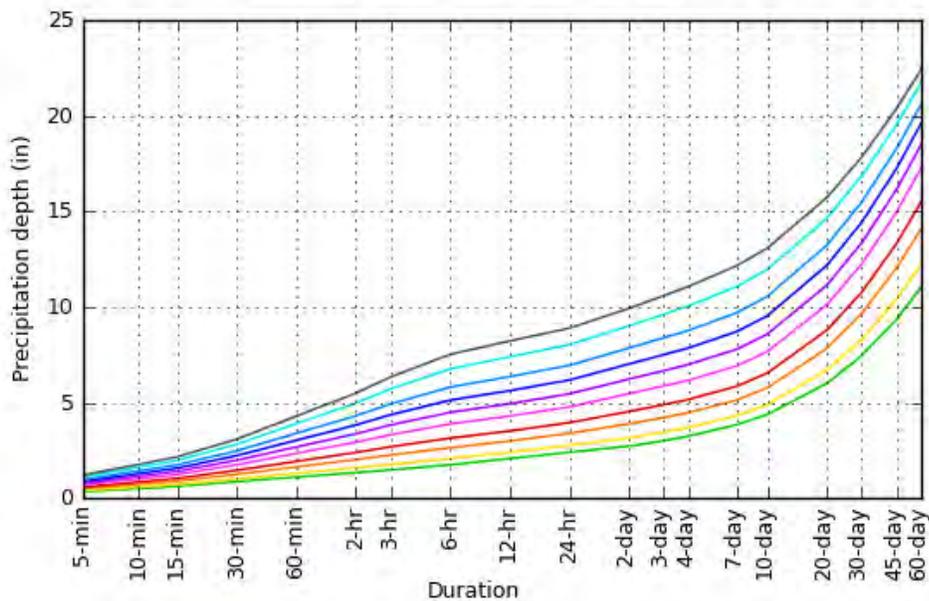
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average 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

PDS-based depth-duration-frequency (DDF) curves

Latitude: 42.5907°, Longitude: -88.4116°



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Maps & aerials

Small scale terrain



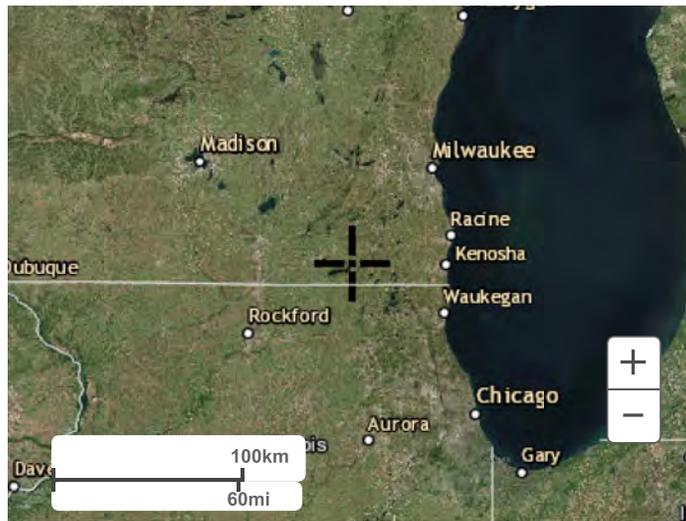
Large scale terrain



Large scale map



Large scale aerial



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[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Aerial View



Legend

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

0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

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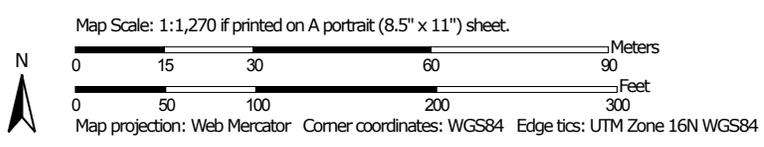
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Notes

Soil Map—Walworth County, Wisconsin



Soil Map may not be valid at this scale.



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 14, Oct 6, 2017

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

Date(s) aerial images were photographed: Apr 29, 2011—Mar 28, 2012

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
CyA	Conover silt loam, 1 to 3 percent slopes	1.2	19.8%
MpB	McHenry silt loam, 2 to 6 percent slopes	3.2	51.6%
MxC2	Miami loam, sandy loam substratum, 6 to 12 percent slopes, eroded	1.8	28.6%
Totals for Area of Interest		6.3	100.0%

Walworth County, Wisconsin

CyA—Conover silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: g8w9

Elevation: 660 to 980 feet

Mean annual precipitation: 30 to 38 inches

Mean annual air temperature: 43 to 48 degrees F

Frost-free period: 150 to 190 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Conover and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Conover

Setting

Landform: Till plains

Parent material: Thin loess over loamy till

Typical profile

Ap,E - 0 to 11 inches: silt loam

Bt - 11 to 23 inches: clay loam

2Bt,2BC,2C - 23 to 60 inches: loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to moderately high (0.14 to 0.57 in/hr)

Depth to water table: About 0 to 24 inches

Frequency of flooding: Occasional

Frequency of ponding: Occasional

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Other vegetative classification: Mod AWC, high water table

(G095BY004WI)

Hydric soil rating: No

Minor Components

Pella

Percent of map unit:

Landform: Depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 14, Oct 6, 2017

Walworth County, Wisconsin

MpB—McHenry silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2tjyr

Elevation: 820 to 1,490 feet

Mean annual precipitation: 31 to 37 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 126 to 181 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Mchenry and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mchenry

Setting

Landform: Moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Loess over loamy till

Typical profile

Ap - 0 to 5 inches: silt loam

E - 5 to 10 inches: silt loam

Bt1 - 10 to 22 inches: silty clay loam

2Bt2 - 22 to 32 inches: loam

2Bt3 - 32 to 37 inches: fine sandy loam

2C - 37 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Dodge, eroded

Percent of map unit: 5 percent

Landform: Moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Elburn

Percent of map unit: 3 percent

Landform: Drainageways

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Fox

Percent of map unit: 2 percent

Landform: Moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Data Source Information

Soil Survey Area: Walworth County, Wisconsin

Survey Area Data: Version 14, Oct 6, 2017

Walworth County, Wisconsin

MxC2—Miami loam, sandy loam substratum, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: g8xp

Elevation: 660 to 980 feet

Mean annual precipitation: 30 to 38 inches

Mean annual air temperature: 43 to 48 degrees F

Frost-free period: 150 to 190 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Miami and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Miami

Setting

Landform: Till plains

Parent material: Loamy lodgment till

Typical profile

Ap - 0 to 10 inches: loam

Bt - 10 to 36 inches: clay loam

C - 36 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: More than 80 inches

Natural 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 in profile: 50 percent

Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Other vegetative classification: Mod AWC, adequately drained
(G095BY005WI)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 14, Oct 6, 2017



Wetland Inventory



- Legend**
- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled Points**
 - Filled Points
 - Wetland Class Areas**
 - Wetland
 - Upland
 - Filled Areas**
 - Filled Areas
 - Municipality**
 - Municipality
 - State Boundaries**
 - State Boundaries
 - County Boundaries**
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads**
 - Railroads
 - Tribal Lands**
 - Tribal Lands
 - Rivers and Streams**
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water**
 - Lakes and Open water



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Notes



Wetland Indicators



- Legend**
- NRCS Wetspots
 - Wetland Indicators
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
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 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



NAD_1983_HARN_Wisconsin_TM

1: 1,980

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Notes

Section 5

Storm Sewer Calculations



Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
7	6	152.857	0.18	0.53	0.90	0.16	0.48	6.0	6.6	6.3	2.99	4.55	3.96	15	0.50	876.34	877.10	877.08	877.84	881.55	879.75	CB2 to Storage
8	7	100.377	0.35	0.35	0.90	0.32	0.32	6.0	6.0	6.5	2.06	2.51	3.57	12	0.50	877.35	877.85	878.04	878.54	879.75	881.00	CB1 to CB2
9	6	93.994	0.32	0.32	0.90	0.29	0.29	6.0	6.0	6.5	1.88	1.95	2.83	12	0.26	876.14	876.38	876.93	877.17	881.55	878.38	CB3 to Storage
10	End	124.605	0.30	1.93	0.90	0.27	1.74	6.0	8.2	5.7	9.96	19.64	4.95	24	0.75	874.83	875.77	876.17	876.90	883.75	881.39	CB8 to Storage
11	10	98.975	0.09	1.22	0.90	0.08	1.10	6.0	7.4	6.0	6.57	23.74	4.17	24	1.10	875.77	876.86	876.90	877.77	881.39	881.41	CB7 to CB8
12	11	74.217	0.14	0.14	0.90	0.13	0.13	6.0	6.0	6.5	0.82	1.94	2.38	12	0.30	877.86	878.08	878.31	878.53	881.41	880.95	CB9 to CB7
13	11	57.415	0.01	0.99	0.90	0.01	0.89	6.0	7.1	6.1	5.43	6.80	4.27	18	0.42	876.86	877.10	877.87	878.11	881.41	882.10	CB6 to CB7
14	13	87.177	0.46	0.98	0.90	0.41	0.88	6.0	6.7	6.3	5.52	5.73	3.21	18	0.30	877.10	877.36	878.54	878.74	882.10	880.79	CB5 to CB6
15	14	100.274	0.52	0.52	0.90	0.47	0.47	6.0	6.0	6.5	3.06	3.22	2.55	15	0.25	877.61	877.86	878.82	879.02	880.79	880.79	CB4 to CB5
16	10	36.624	0.41	0.41	0.90	0.37	0.37	6.0	6.0	6.5	2.41	2.51	3.63	12	0.49	876.77	876.95	877.56	877.74	881.39	881.19	CB10 to CB8
17	End	130.574	0.11	0.11	0.90	0.10	0.10	6.0	6.0	6.5	0.65	1.68	2.04	12	0.22	875.65	875.94	876.06	876.38	883.75	878.47	CB11 to Storage

Project File: Storm2.stm

Number of lines: 11

Run Date: 3/22/2018

NOTES: Intensity = 30.46 / (Inlet time + 4.20) ^ 0.66; Return period = Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
7	6	152.857	0.18	0.53	0.90	0.16	0.48	6.0	6.4	9.5	4.55	4.55	4.23	15	0.50	876.34	877.10	877.36	878.12	881.55	879.75	CB2 to Storage
8	7	100.377	0.35	0.35	0.90	0.32	0.32	6.0	6.0	9.8	3.09	2.51	3.94	12	0.50	877.35	877.85	878.35	879.11	879.75	881.00	CB1 to CB2
9	6	93.994	0.32	0.32	0.90	0.29	0.29	6.0	6.0	9.8	2.83	1.95	3.60	12	0.26	876.14	876.38	877.14	877.65	881.55	878.38	CB3 to Storage
10	End	124.605	0.30	1.93	0.90	0.27	1.74	6.0	7.5	8.9	15.53	19.64	6.72	24	0.75	874.83	875.77	876.17	877.19	883.75	881.39	CB8 to Storage
11	10	98.975	0.09	1.22	0.90	0.08	1.10	6.0	7.0	9.2	10.13	23.74	4.87	24	1.10	875.77	876.86	877.19	878.00	881.39	881.41	CB7 to CB8
12	11	74.217	0.14	0.14	0.90	0.13	0.13	6.0	6.0	9.8	1.24	1.94	2.62	12	0.30	877.86	878.08	878.44	878.66	881.41	880.95	CB9 to CB7
13	11	57.415	0.01	0.99	0.90	0.01	0.89	6.0	6.8	9.3	8.33	6.80	4.71	18	0.42	876.86	877.10	878.36	878.72	881.41	882.10	CB6 to CB7
14	13	87.177	0.46	0.98	0.90	0.41	0.88	6.0	6.4	9.5	8.41	5.73	4.76	18	0.30	877.10	877.36	879.24	879.80	882.10	880.79	CB5 to CB6
15	14	100.274	0.52	0.52	0.90	0.47	0.47	6.0	6.0	9.8	4.60	3.22	3.75	15	0.25	877.61	877.86	879.97	880.48	880.79	880.79	CB4 to CB5
16	10	36.624	0.41	0.41	0.90	0.37	0.37	6.0	6.0	9.8	3.62	2.51	4.62	12	0.49	876.77	876.95	877.77	878.15	881.39	881.19	CB10 to CB8
17	End	130.574	0.11	0.11	0.90	0.10	0.10	6.0	6.0	9.8	0.97	1.68	2.43	12	0.22	875.65	875.94	876.06	876.63	883.75	878.47	CB11 to Storage

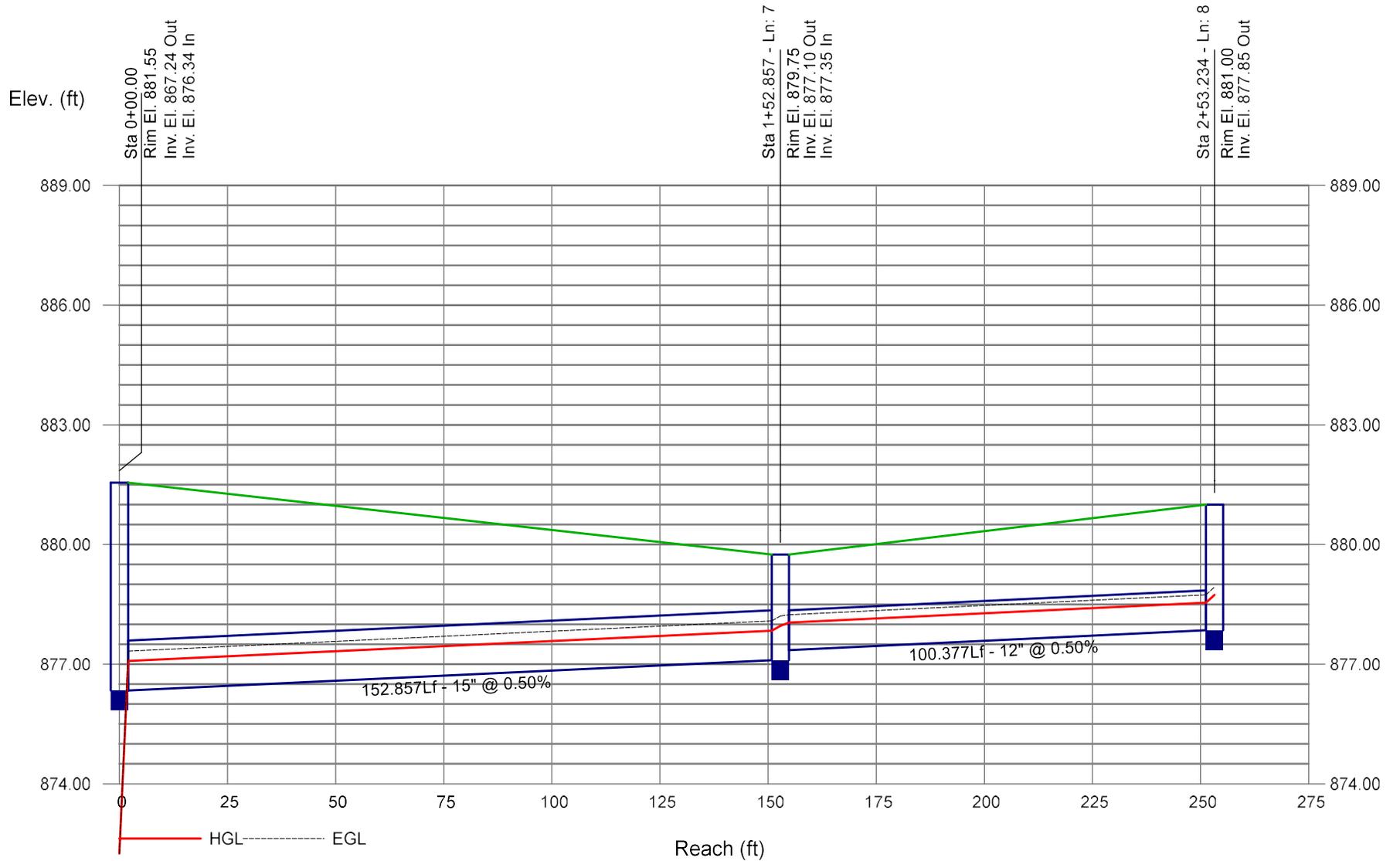
Project File: Storm2.stm

Number of lines: 11

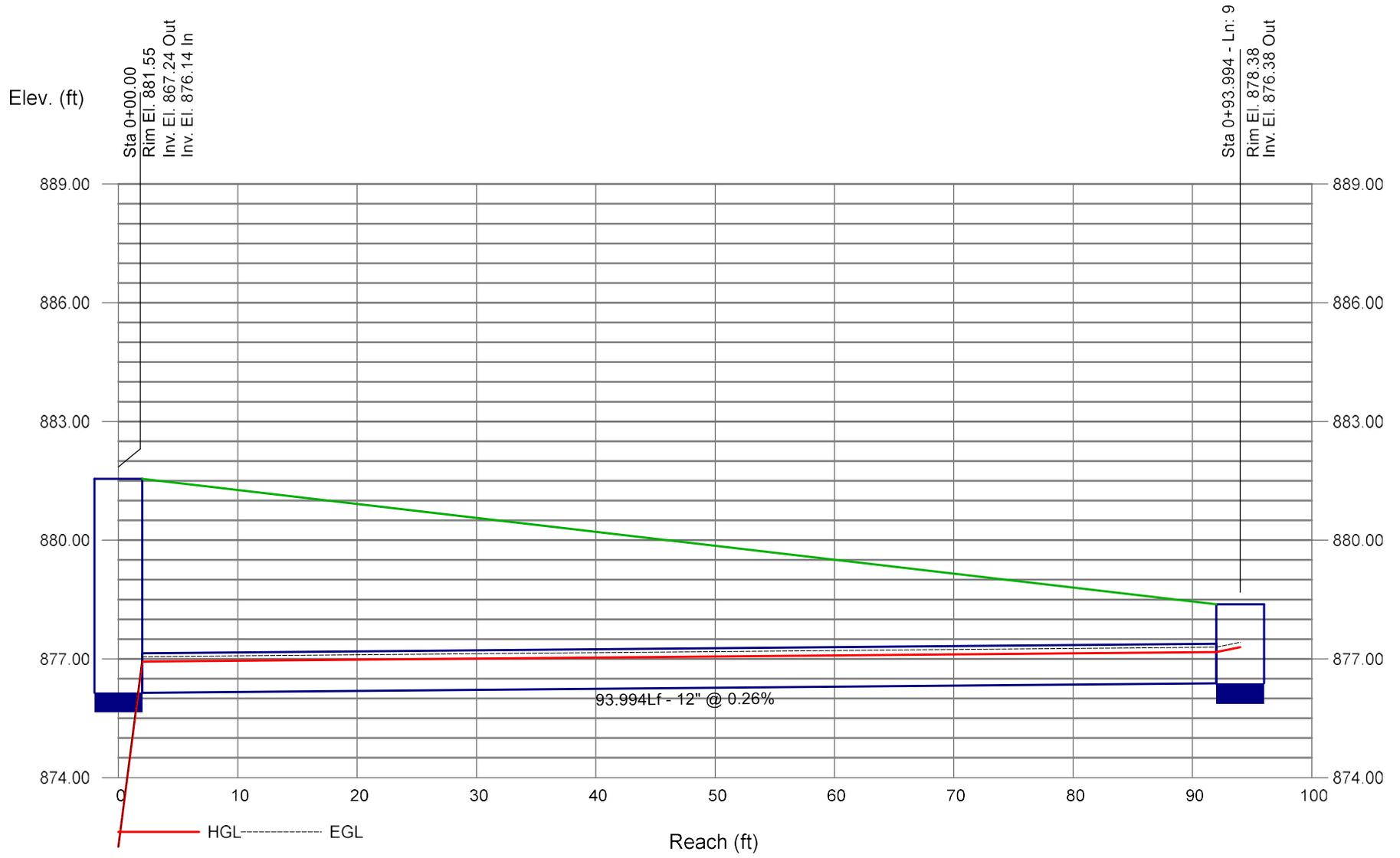
Run Date: 3/22/2018

NOTES: Intensity = 35.15 / (Inlet time + 2.60) ^ 0.59; Return period = Yrs. 100 ; c = cir e = ellip b = box

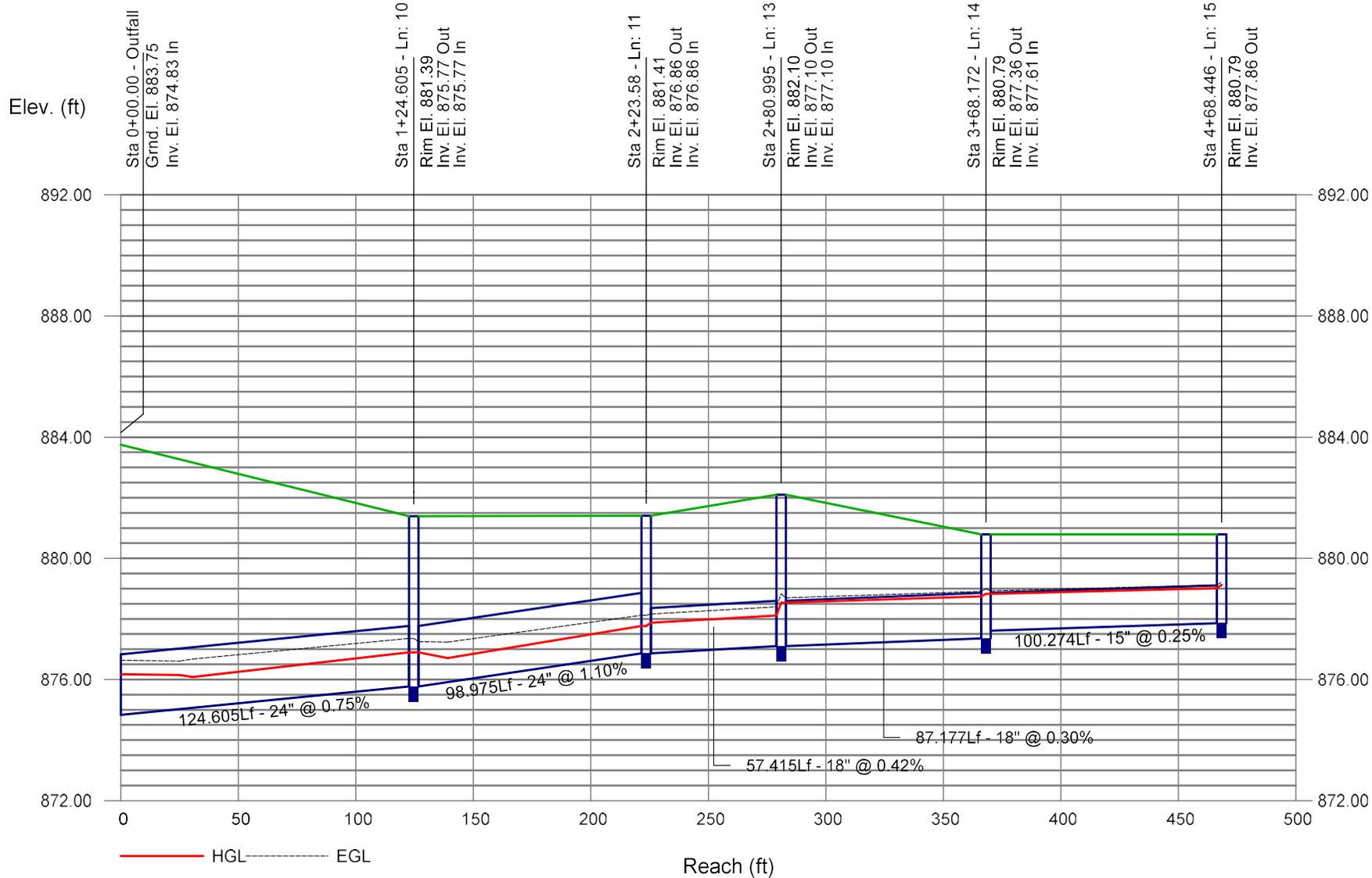
Storm Sewer Profile



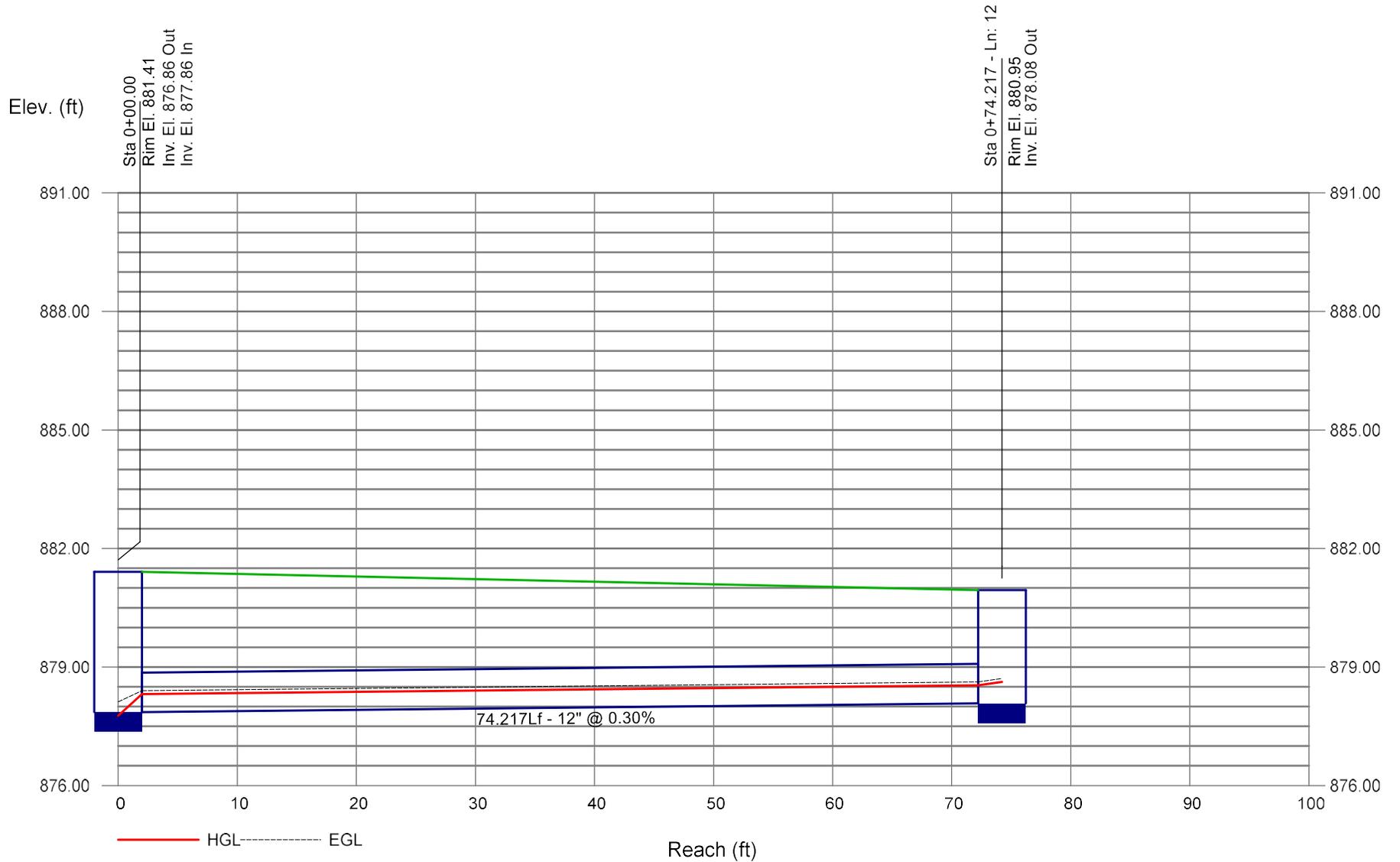
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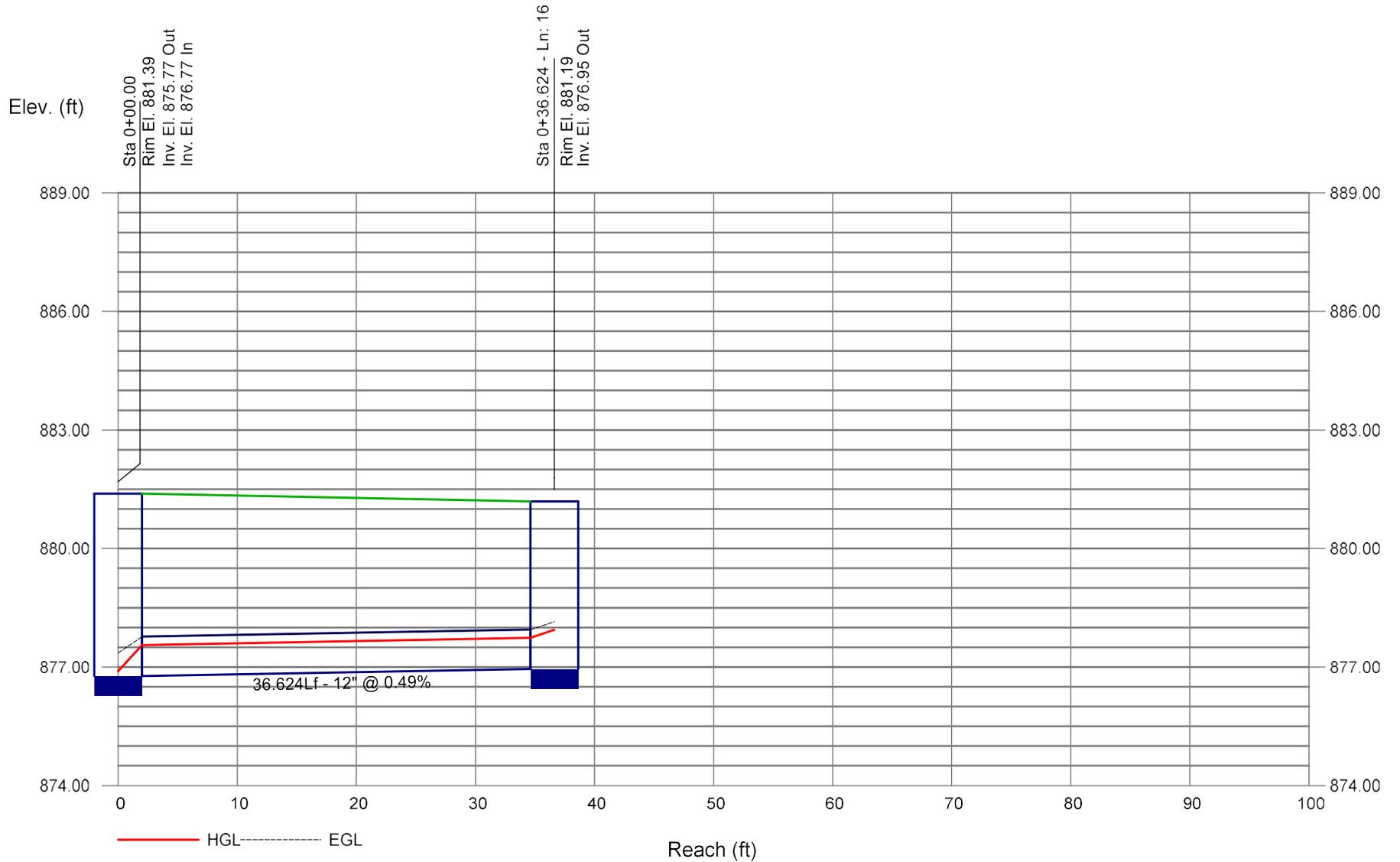
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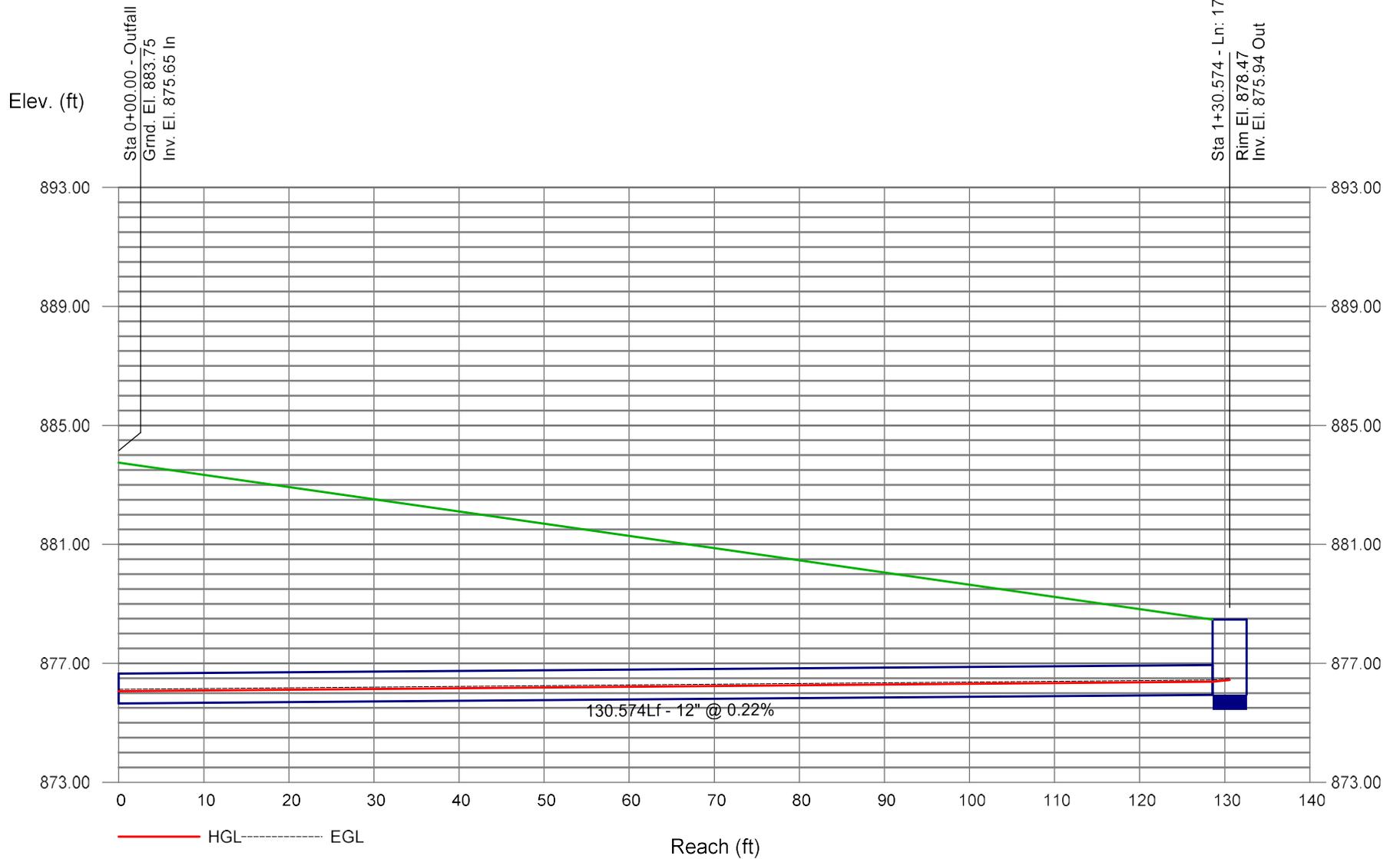
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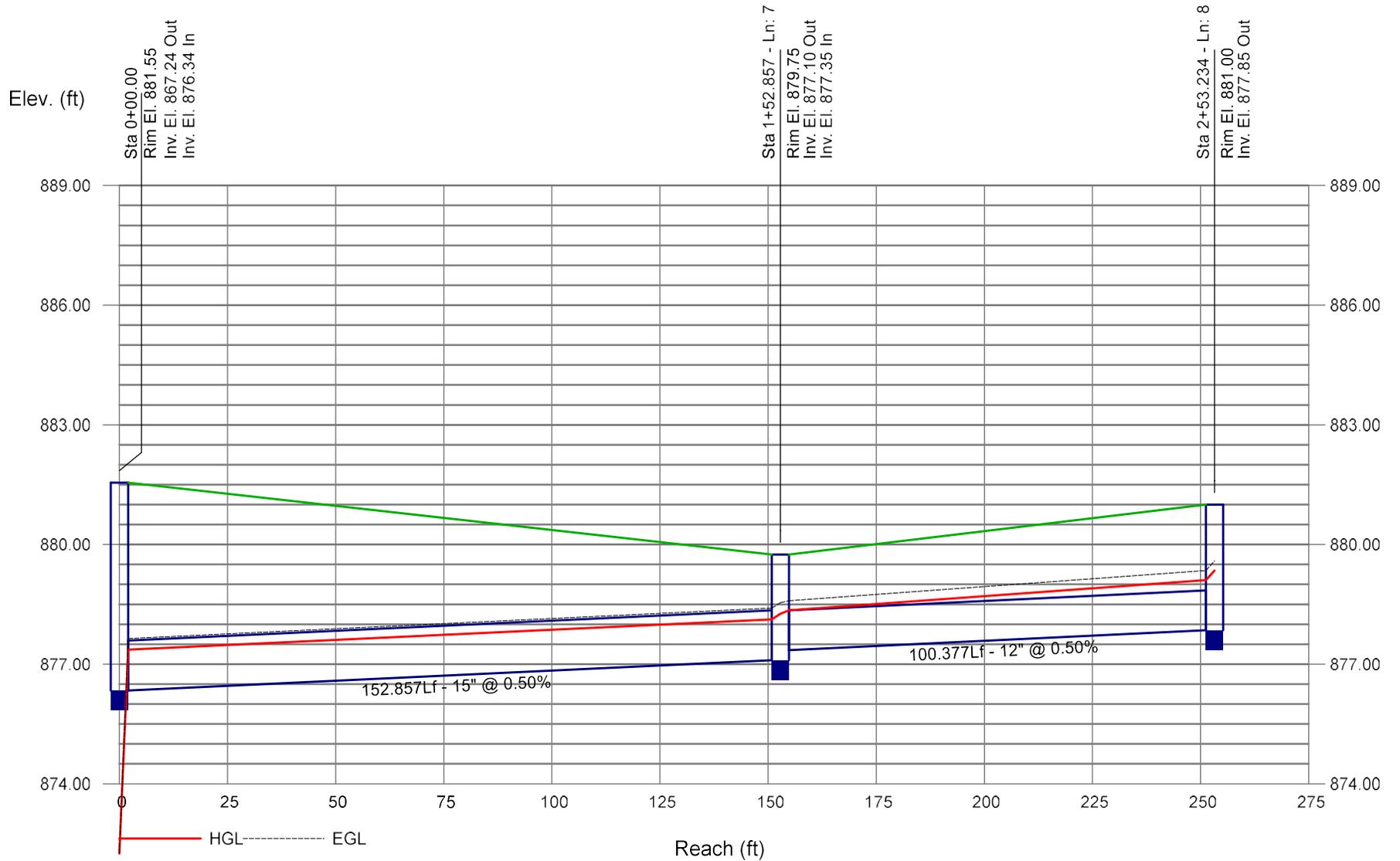
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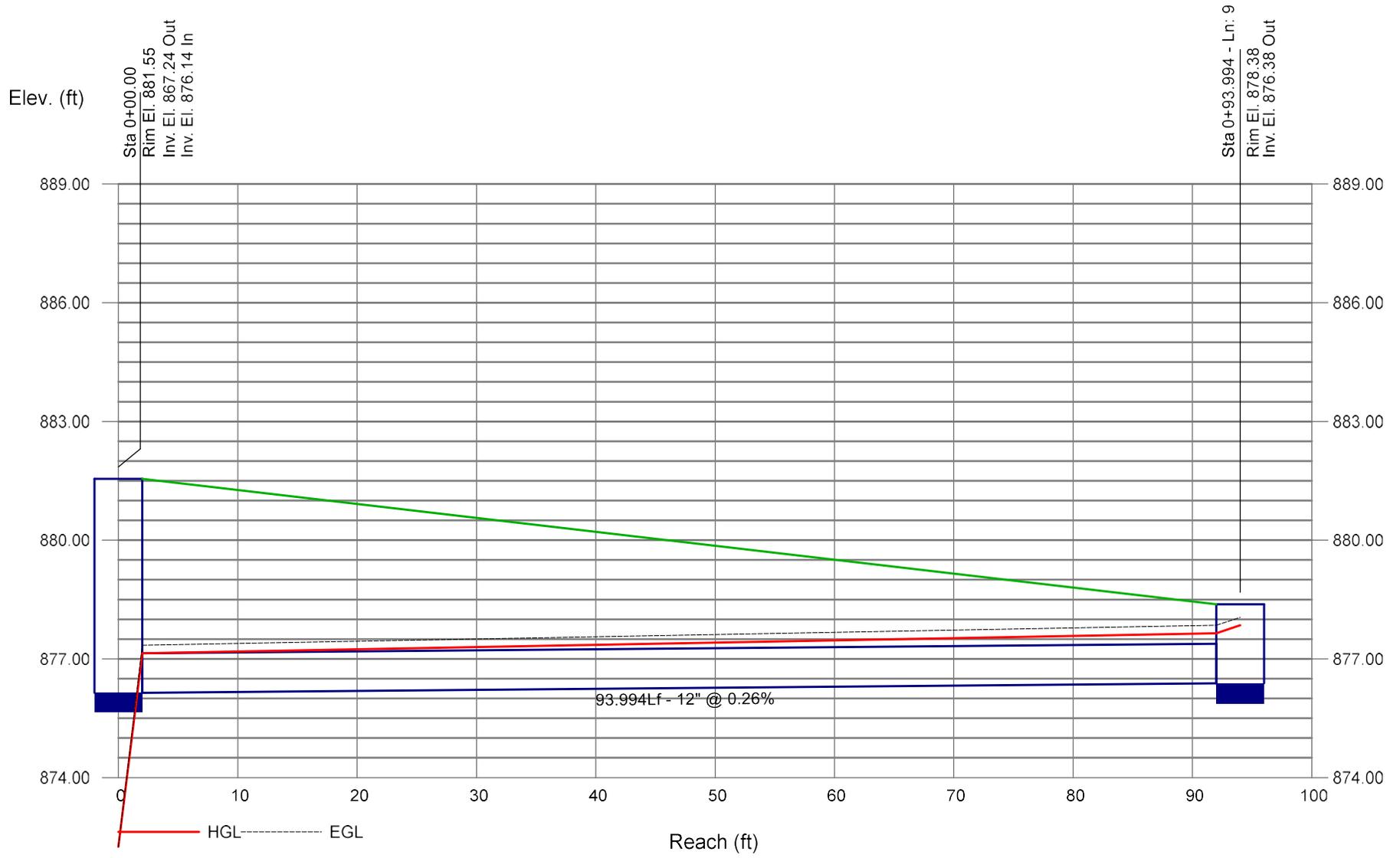
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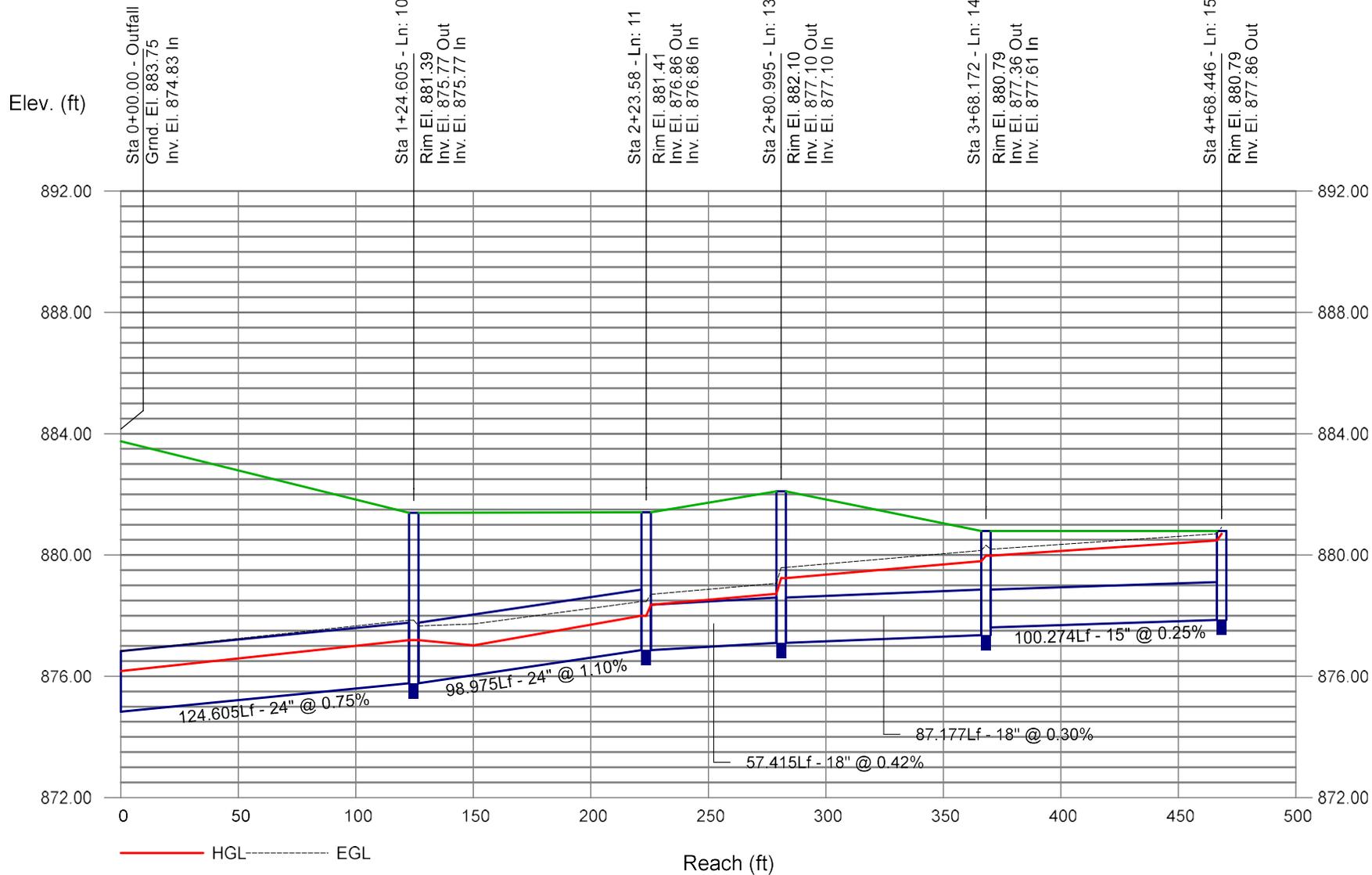
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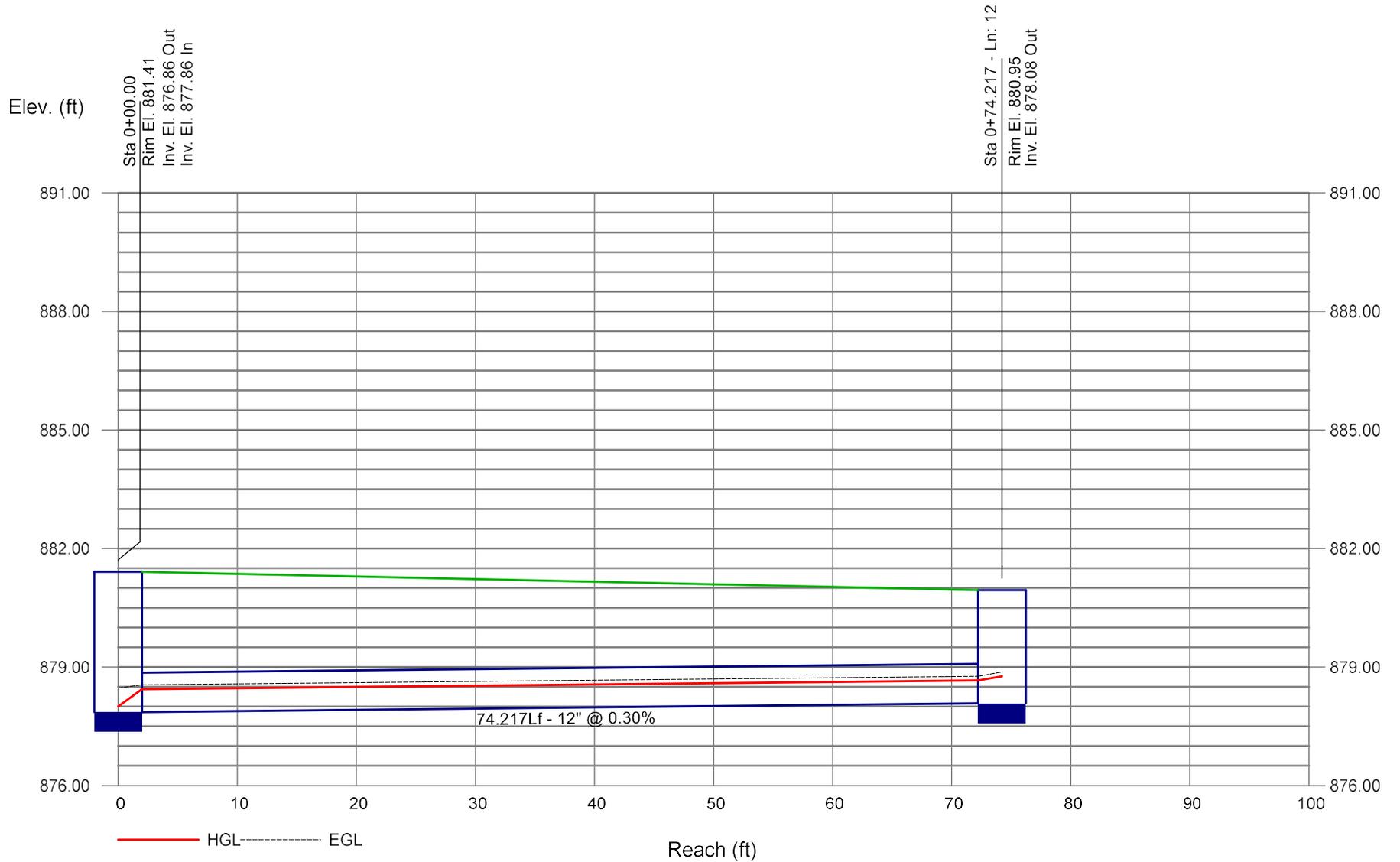
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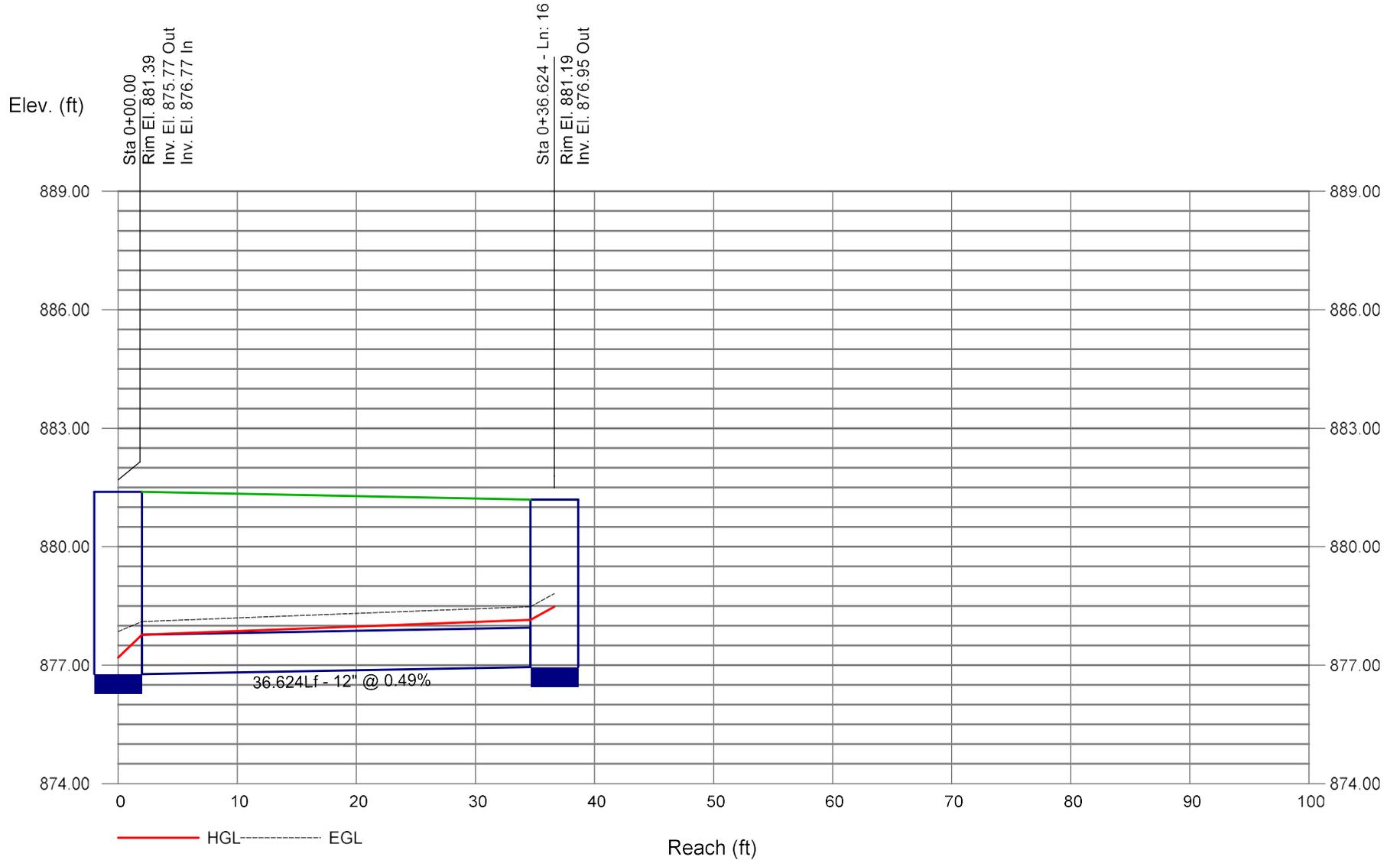
Storm Sewer Profile



Storm Sewer Profile



Storm Sewer Profile



Storm Sewer Profile

