

Geneva Lake Conservancy
Executive Committee Meeting
October 10, 2024. 9 -11 a.m. Green Gables

[ZOOM Link](#)

- I. 2024 Operating Plan Review
- II. Review preliminary Agenda for October 26 board meeting.
- III. GLEA /Water Alliance discussion.
 - a. Who is the Water Alliance and what is our role?
 - b. Should we involve the GLC in the politics of the GLEA and the Water Alliance
- IV. Letter of support request, George Williams Development Plan – The Preserve
- V. Other business.
- VI. Adjourn
- VII. Executive Session: Staff Salary and Payroll Increases

GENEVA LAKE CONSERVANCY

2024 Operating Plan

MISSION: To preserve and restore the lands and waters of Walworth County and beyond.

VISION: To become the leading conservation organization in southeast Wisconsin with regional and national recognition for our land protection and climate change initiatives.

LAND PROTECTION GOALS

Strategic Goal #1 – To take the GLC to the next level of growth, identify a large project (preferably of 100 acre or more) that has high conservation value as either a nature preserve or public park and work with the landowner to purchase the property with money raised from public grants and private donations.

- Complete the purchase of the final 2.5 acre Lake Ivanhoe property and obtain a grant to develop a boardwalk on the property for use by the public and school groups.
- Complete the High Trees donation, determine short-term budget and long-term stewardship needs, as well as Management Plan for the property based on MFL contract. Raise initial funds and identify caretaker for summer 2024 if needed.
- Hire a Land Protection Specialist to supervise restoration efforts on the Lake Ivanhoe, Zabler, Hansen and other GLC owned properties through work days and grant opportunities..
- Continue to assist as time and budget allow on the master plan for the Hillmoor property and continue work days to remove invasive species in the floodplains as well as assist with trail building if Knowles Nelson grant is obtained.
- Work with the foresters hired to implement the NRCS grant to remove invasive species from the Bromley Woods property.
- Complete signage and trails for Bromley III and hold dedication to open as public nature preserve.
- Determine if the Prairie Trust is going to provide funds for completion of the Management Plan for the Piening property as well as removal of Wild Hemlock and Oriental bittersweet and work with our attorney and the board to determine if the Holzinger Memorial Preserve should continue to be promoted by the GLC as a public nature preserve.
- Continue to build relationship with WEP partners to encourage them to donate 100 acres of property with wetlands to the GLC.
- Determine if YMCA is going to move to Hillmoor and if the Conservancy should explore purchasing their existing property next to Big Foot Beach State Park.
- Pursue other large parcels as public nature preserves including the Carlson property.

- **Strategic Goal #2 –Focus land protection efforts on GLC’s five or six landscape scale projects by restoring their conservation values to make them more resilient while also looking for opportunities to expand on their size through land purchases, donations and conservation easements.**

- Complete the donation of the Jorie Friedman 67-acre property in the Kettle Moraine focus area if a significant stewardship fund can be obtained. Hire a caretaker as part of a Donnelley grant for summer 2024.
- Complete the conservation easement on the Vollbrecht 40-acre oak property in the Kettle Moraine focus area to protect the surrounding 22,000 Kettle Moraine State Park by preventing subdivision of this property.
- Complete the Taylor 350-acre conservation easement and use it to create a new focus area that focuses on protecting additional prime agricultural land adjacent to and near the property.
- Draft letters to surrounding neighbors of the Jenner conservation easement and determine if other landowners are interested in working with the Conservancy to protect their land.
- Pursue new land purchases and conservation easements adjacent to our landscape scale projects.
- Complete phragmites removal on Helen Rohner Children’s Fishing Park to help prevent spreading into Kishwaukee Nature Conservancy on which we hold a conservation easement.

Strategic Goal # 3 -Continue to complete land protection projects in our project focus areas.

- Complete the 350-acre Taylor conservation easement and determine if other nearby agricultural landowner are interested in protecting their ag land.
- Complete at least one additional conservation easement that may include the Willard property, Lower gardens, East Troy farms or other land with high conservation value.
- Contact Cheryl Gibsch regarding donating additional land near Lake Como.
- Monitor 37 conservation easements and 13 fee-owned properties.

Strategic Goal #4 – Become the “go to” organization in Walworth County for information on climate change and improving ecological health by reaching out to new and existing members as well as younger generations.

- Hire part-time Conservation@Home, Keep It Blue, and Water Alliance employee to increase community participation in these program and provide a separate office for her at the Mill House.
- Complete 60 Conservation@Home visits.

- Double the number of Keep It Blue participants and expand program to Lake Delavan and other interested lake associations.
- Introduce the new Conservation@Work program and use it to obtain more GLC sponsors.
- Hire and manage a summer Intern at Helen Rohner Children's Fishing Park to conduct fishing, nature and storytime classes.
- Encourage adults and children to enter the Small Nature Photo Contest and host a reception to announce the winners.
- Complete the remaining four gardens at the Mill House and install plaques honoring garden dedications.
- Host native plant and oak tree sale and stress climate change benefits.
- Host the Heritage Oak Tree contest and recognize winners at Annual Meeting.
- Publish two to three newsletters with annual report in spring issue.
- Continue efforts to post on social media weekly and send out email blasts monthly.
- Redesign GLC Website to make it more user friendly
- Continue to host special Earth Day activities.
- Draft Legacy thank you letter and continue to add estate donations through the Legacy Circle.
- Organize an Earth Day event or workday.
- Host two guided hikes on GLC properties.

Strategic Goal #5 – Develop a more sustainable fundraising and membership base by increasing the number of members in each membership category and engaging board member and staff in more tactical fundraising initiatives.

- Raise \$630,000 in unrestricted operating funds.
- Complete and publicize 2024 calendar.
- Host 4 fundraising events, including the spring luncheon, summer event, fall road rally and Holly Ball and increase registrations by hiring dynamic speakers for these events.
- Apply for Donnelley, We Energy, Lake Geneva Garden Club, Fontana Garden Club, United Way and at least one new grant to meet fundraising goals.
- Write and send Leadership and Membership renewal letters.
- Continue to build event sponsorships by engaging more businesses early in the year.
- Continue to build long-term stewardship funds.
- Complete all thank you letters within 21 days of receiving donations and write hand-written notes for donation of \$2,500 and above.
- Celebrate 3,000 or 3,500 goal with a banner at the Mill House and news release in summer 2024. Develop a dashboard to present at board meeting which will present consistent information
- Weekly – organize donations, input into donor software, prepare acknowledgement letters and send within two weeks of donation.
- Write personal notes to donors who have donated \$2,500 or more
- Raise \$90,000 in sponsorships towards unrestricted operating funds
- Revise the GLC sponsorship brochure
- Communicate with existing sponsors and receive their commitment to renew
- Develop a list of potential sponsors

- Develop list of potential Conservation@Work business with follow through to approach for sponsorship.

Strategic Goal #6 – Lead the Water Alliance for Preserving Geneva Lake to solve ecological problems threatening lake health and continue to stress the GLC’s leading role in the Geneva Lake Management Plan while also working with community leaders to develop a better long-term structure for funding and preserving lake health.

- Complete remaining activities in the Scope of Work for the Geneva Lake Management Plan, including focus groups, final Big Foot watershed studies, etc.
- Organize partners meeting to complete a review of the 2008 GLMP completed recommendations.
- Manage a Separate Budget for the Water Alliance.
- Review and edit drafts of GLMP as they become available..
- Complete 13 final Healthy Lakes gardens and discontinue applying for new grants until new lake management structure is decided.
- Manage new part-time manager to assist with completion of plan.
- Build teamwork among partners and encourage SEWRPC to expand the recommendations and costs in the final Geneva Lake Management Plan.
- Work with consultant Ben Lee and SEWRPC to get Village of Williams Bay approval to move forward on the rerouting of Southwick Creek and apply for funding from U.S. Fish and Wildlife Service.
- Develop plan to publicize new GLMP once DNR and public review periods have been completed.

Strategic Goal #7 – Increase the board to 22 members seeking a diversity of talents and geographical locations as well as increased board engagement in all GLC activities while continuing to build a strong positive culture and team and updated board financials that reflect the GLC’s growth.

- Lead board orientation for new board members in 2024.
- Conduct board evaluation.
- Provide board education at each ~~staff~~ ^{Board} meeting.
- Continue to improve financial reports for board members and determine if additional financial expertise is needed because of GLC growth.
- Hold first meeting of Investment Committee.
- Provide quarterly financial reports to board.

GENEVA LAKE CONSERVANCY
BOARD OF DIRECTOR'S MEETING AGENDA

October 26, 2024, 9 a.m.

Barrett Memorial Library, Williams Bay

[ZOOM Link](#)

- I. WELCOME (Don Parker)
- II. Introduction of New Board Members: Kevin Goggin, Jeff Olson
- III. Board Education – Model Wisconsin Conservation Easement (Karen Yancey)
- IV. MINUTES FOR ACCEPTANCE (to be added)

- V. GOVERNANCE COMMITTEE (Steve Diamond)
 - A. Committee Assignments for New Board Members
 - B. New Board Member Orientation
 - C. Family Leave Policy
- VI. FINANCE COMMITTEE (Nina Owens)
 - A. Third Quarter Financial Reports – Motion Needed
 - B. Holly Ball Paddle Raise
 - C. Investment Committee meeting date
 - D. Other Issues
- VII. LAND PROTECTION COMMITTEE (Kevin Brunner)
 - A. Driehaus Violations
 - B. Vollbrecht Conservation Easement and Baseline for Approval
 - C. Kruse Conservation Easement for Approval
 - D. Motion to exercise Peterson option on 2.4 acre parcel
 - E. Report on Wetland purchase from County
 - F. Land Protection Summary
 - G. Land Stewardship Summary
 - H. Prairie Trust Update
 - I. Monitoring Reports
 - J. High Trees Update
- VIII. LAND MANAGEMENT COMMITTEE (Bruce Johnson)
 - A. RCPP Contract at Bromley
 - B. Zabler Pond
 - C. MFLs for Friedman
 - D. Other issues
 - E. FUNDRAISING COMMITTEE (Tom Nickols)
 - A. Leadership Letters donations to date
 - B. Financial report on September 6 Dan Egan event
 - C. Holly Ball Update
 - D. Sponsorships

- E. Paddle Raise

- IX. COMMUNITY OUTREACH (Susan Steele)
 - A. Strategic Planning Meetings
 - B. Fall Newsletter
 - C. Rohner Park improvements
 - D. Conservation@Home
 - E. Keeping It Blue
 - F. Social Media

- X. ADVOCACY (Susan Steele)
 - A. The Preserve of Williams Bay
 - B. Fontana Tree losses
 - C. Fontana Fen boardwalk and MOU
 - D. Other Issues

- XI. OTHER ISSUES
 - A. Search for new Development Director
 - B. December 14 Board and Annual Meeting
 - C. Board and Staff January dinner.

- XII. WATER ALLIANCE (Tom Nickols)
 - A. Update on Geneva Lake Management Plan
 - B. Summary of recommendations completed from 2008 Plan
 - C. Big Foot Creek next steps
 - D. 2025 - Publicizing the Plan using Water Alliance member

- XIII. NEW BUSINESS

- XIV. ADJOURNMENT

Dear Village of Williams Bay,

Below is a list of the adjustments that have been made to The Preserve documents over the last year as we have reviewed the project with you. This list has been made with the intent to provide greater clarity and transparency, ensuring that all parties involved have the most up-to-date and accurate information. Our hope is that by clearly communicating these changes, we can work collaboratively to keep the process as smooth and efficient as possible.

Changes from January 2024 informational presentation to July 26, 2024 Conceptual Plan Submission:

- The estimate key count went from 52 to 60-70 as the program developed and was refined.
- A Racquet Pavilion and courts were added to the southeast corner of the Preserve. This was a result of marketing research and feedback from the local community about preferred amenities. The location adjacent to the preserve seemed ideal due to the outdoor wellness program.
- Several existing buildings along Constance that were originally planned to be retained for lodgings were omitted and replaced with Cabins and an outdoor pool. When further evaluated the existing buildings were found to be less adaptable than originally anticipated.
- Program for a micro-distillery was assigned to one of the existing buildings.
- The parking lot shown behind the Spa was relocated to be north of Constance as we attempted to make the site south of Constance more pedestrian friendly. Instead, the existing road from Constance down to Weidensall to remain as an EMS access road in an attempt to limit regrading and tree loss.

Changes from the July 26, 2024 Conceptual Plan Submission to the September 16, 2024 GDP Submission:

- Cabins were relocated to be concentrated in the northeast corner of the lakefront site. This will allow for less roads to accomplish required EMS access and limit regrading and tree removal when compared to the previous concept of having the cabins sprinkled across the site.
- The existing building adjacent to the Guest Services Building is now being retained for temporary/seasonal staff housing.
- The program for micro-distillery was removed from the project due to Village Board feedback.
- A Cart Barn storage building was added west of the Lodge.
- The existing Maintenance building near Constance at the east side of the site was again slated to be maintained.

Changes from the September 16, 2024 GDP Submission to the October 7th GDP Submission:

- Cabin count further refined from 60-70 keys to 68 keys and defined by type.
- Added Zoning Table per Village Staff Request
- Made changes to site plan per Village Staff Concerns (removed pedestrian bridge, removed northeast corner of site from application, and removed potential future cabins).
- Added parking count pages per Village Staff Request
- Created Amphitheater comparison pages to address concerns heard by Village Staff from residents.
- Added this cover letter outlining changes made between each meeting/deliverable.

Please find the revised documents attached for your review. If you or your team have any questions or require further clarification on any of the updates, I would be happy to meet and discuss them at your convenience. Your time and attention to this matter are greatly appreciated, and I look forward to continuing to work together.

The following three pages show the illustrative site plans of the development area from our January, July, and September submittals.

While there have been revisions and refinements over the nine month period of presentations, the philosophy and approach to the project has remained unchanged:

- Design a low density, high-quality country inn and cabins.
- Restore the rolling lawns by removing much of the lake-front parcel's asphalt.
- Cluster the majority of rooms in a lodge to minimize the footprint impact of our buildings.
- Dedicate a substantial amount of acreage for a nature preserve.

Thank you for your understanding and cooperation.



- Country Inn and Cabins**
- Approximately **52** Keys
 - Restaurant
 - Spa
 - Lounge
 - Indoor Activities
 - Water Safety Patrol (to remain)

- Existing Building
- New Building



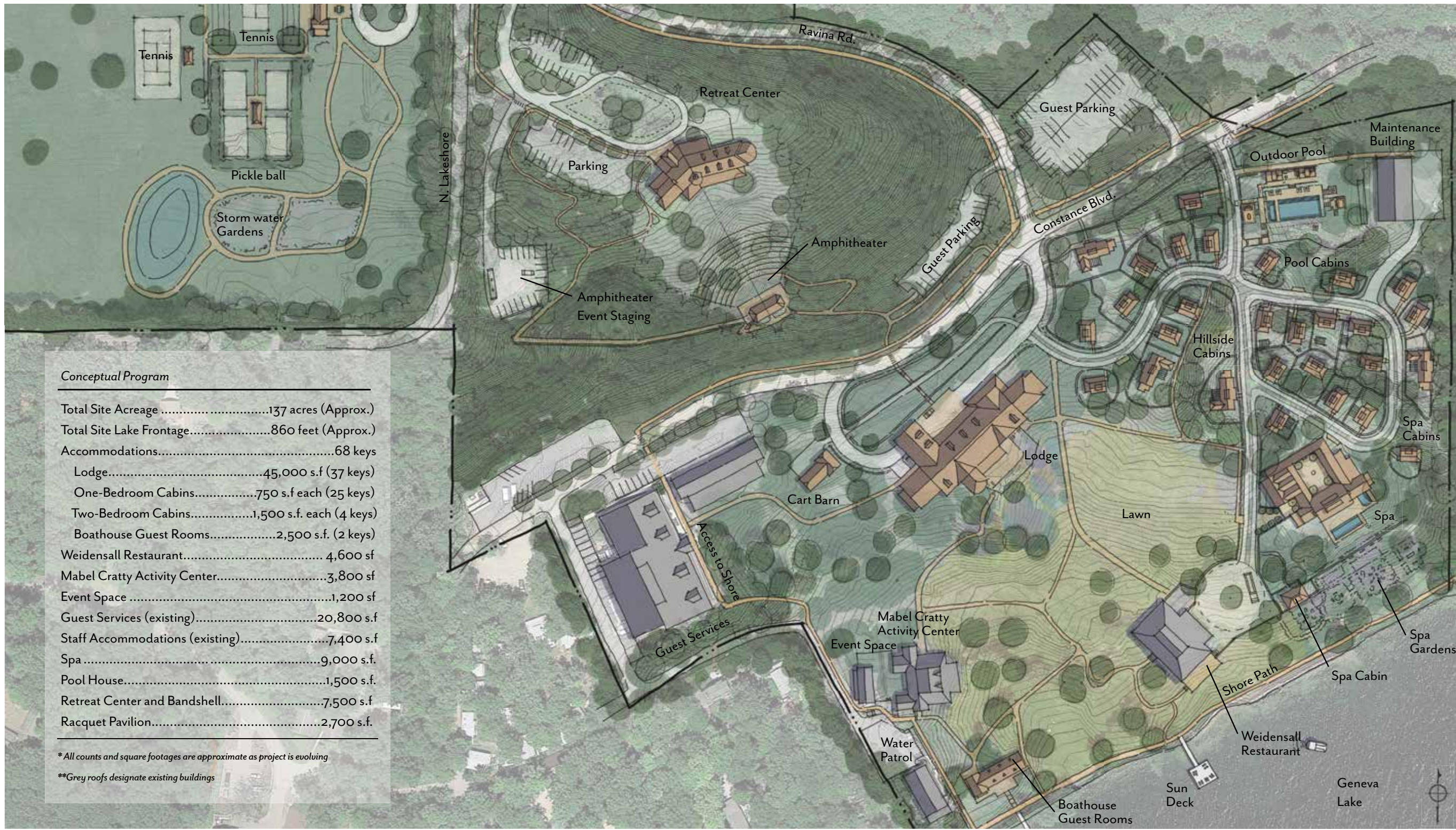
Conceptual Program

Total Site Acreage	137 acres (Approx.)
Total Site Lake Frontage.....	860 feet (Approx.)
Accommodations.....	Approx. 60-70 keys
Lodge.....	40,000 s.f.
One-Bedroom Cabins.....	750 s.f. each
Two-Bedroom Cabins.....	1,500 s.f. each
Boathouse Guest Rooms.....	2,500 s.f.
Weidensall Restaurant.....	4,600 sf
Mabel Cratty Activity Center.....	3,800 sf
Distillery.....	1,200 sf
Back of House	20,800 s.f.
Spa	9,000 s.f.
Pool House.....	1,500 s.f.
Retreat Center.....	5,000 s.f.
Racquet Center.....	2,700 s.f.

*All counts are approximate as project is evolving

**Grey roofs designate existing buildings

SITE PLAN
JULY 2024



Conceptual Program

Total Site Acreage	137 acres (Approx.)
Total Site Lake Frontage.....	860 feet (Approx.)
Accommodations.....	68 keys
Lodge.....	45,000 s.f (37 keys)
One-Bedroom Cabins.....	750 s.f each (25 keys)
Two-Bedroom Cabins.....	1,500 s.f. each (4 keys)
Boathouse Guest Rooms.....	2,500 s.f. (2 keys)
Weidensall Restaurant.....	4,600 sf
Mabel Cratty Activity Center.....	3,800 sf
Event Space	1,200 sf
Guest Services (existing).....	20,800 s.f
Staff Accommodations (existing).....	7,400 s.f
Spa	9,000 s.f.
Pool House.....	1,500 s.f.
Retreat Center and Bandshell.....	7,500 s.f
Racquet Pavilion.....	2,700 s.f.

* All counts and square footages are approximate as project is evolving
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SITE PLAN
 SEPTEMBER 2024



THE PRESERVE AT WILLIAMS BAY

Geneva Lake, Wisconsin

Conceptual Phase ~ 10.07.2024



HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONTENTS

BASED ON SECTION 390-0709 F OF THE WILLIAMS BAY ZONING ORDINANCE

- A location map of the subject property and its vicinity.....Page 3
- A map of current records of the Registrar of Deeds showing zoning.....Page 4
- A general written description of the proposed planned development, including general project themes.....Page 9
- General project images.....Pages 13-15, 30-33, and 36-37
- The general mix of land uses.....Pages 9-10
- Density and surface area ratio diagrams.....Pages 11-12
- General treatment of natural features.....Pages 54
- General Relationship to nearby properties and public streets.....Pages 3 and 47
- General Relationship to the Comprehensive Plan.....Page 3
- Statement of rationale for PDO zoning.....Page 58
- Written description of design flexibilities.....Pages 58-61
- Conceptual Landscaping PlanPages 17-34
- General signage and lighting concepts.....Page 33
- Written justification for the proposed planned development.....Page 3



EXISTING SITE INFORMATION

General Relationship to Nearby Properties and Public Streets

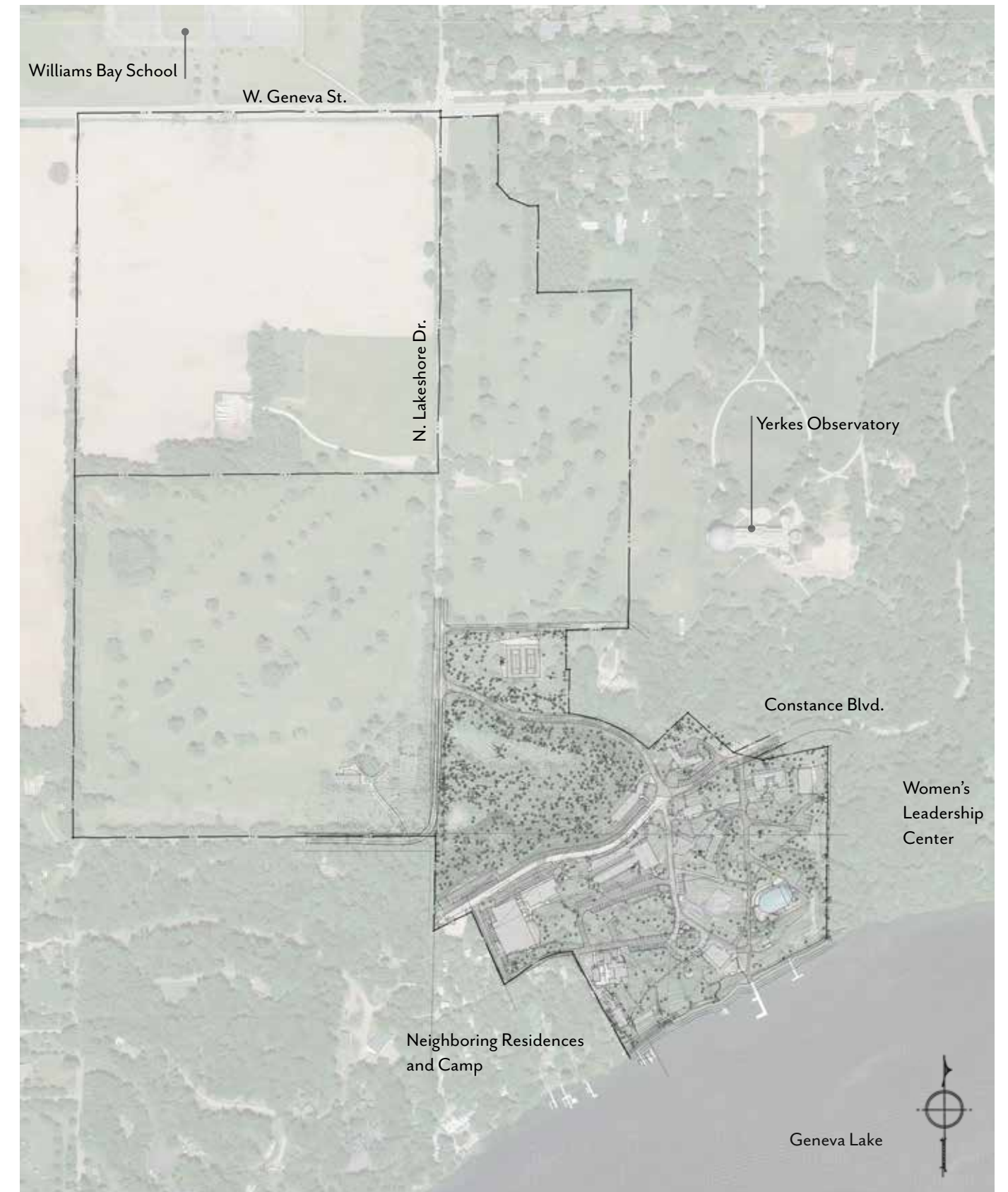
The Preserve development is designed to enhance the Williams Bay community while harmonizing with the surrounding Geneva Lake area. Existing public street locations will be preserved, ensuring seamless integration with the local infrastructure. The extension of public sanitary sewer and water main systems will not only serve the development but also strengthen the broader utility network by alleviating the low-pressure zone through backfeeding from the upper pressure zone. Additionally, pedestrian pathways will be added, providing continuous access from Lakeshore Drive and Constance Boulevard to the Geneva Lakeshore path, further promoting connectivity and accessibility for residents and visitors.

Justification for proposed Planned Development

The Preserve is a significant boost for the Village of Williams Bay, addressing the issue of an abandoned school campus struggling to find new purposes. By transforming this underutilized property, the development not only revitalizes a once-beloved site but also aligns with the village's goals of enhancing local infrastructure and fostering community growth. This project ensures the site continues to serve the community in meaningful ways, reinforcing Williams Bay's commitment to sustainable and dynamic development.

The Preserve will contribute to the Village of Williams Bay by executing several of the Village goals laid out in the William's Bay Comprehensive Plan:

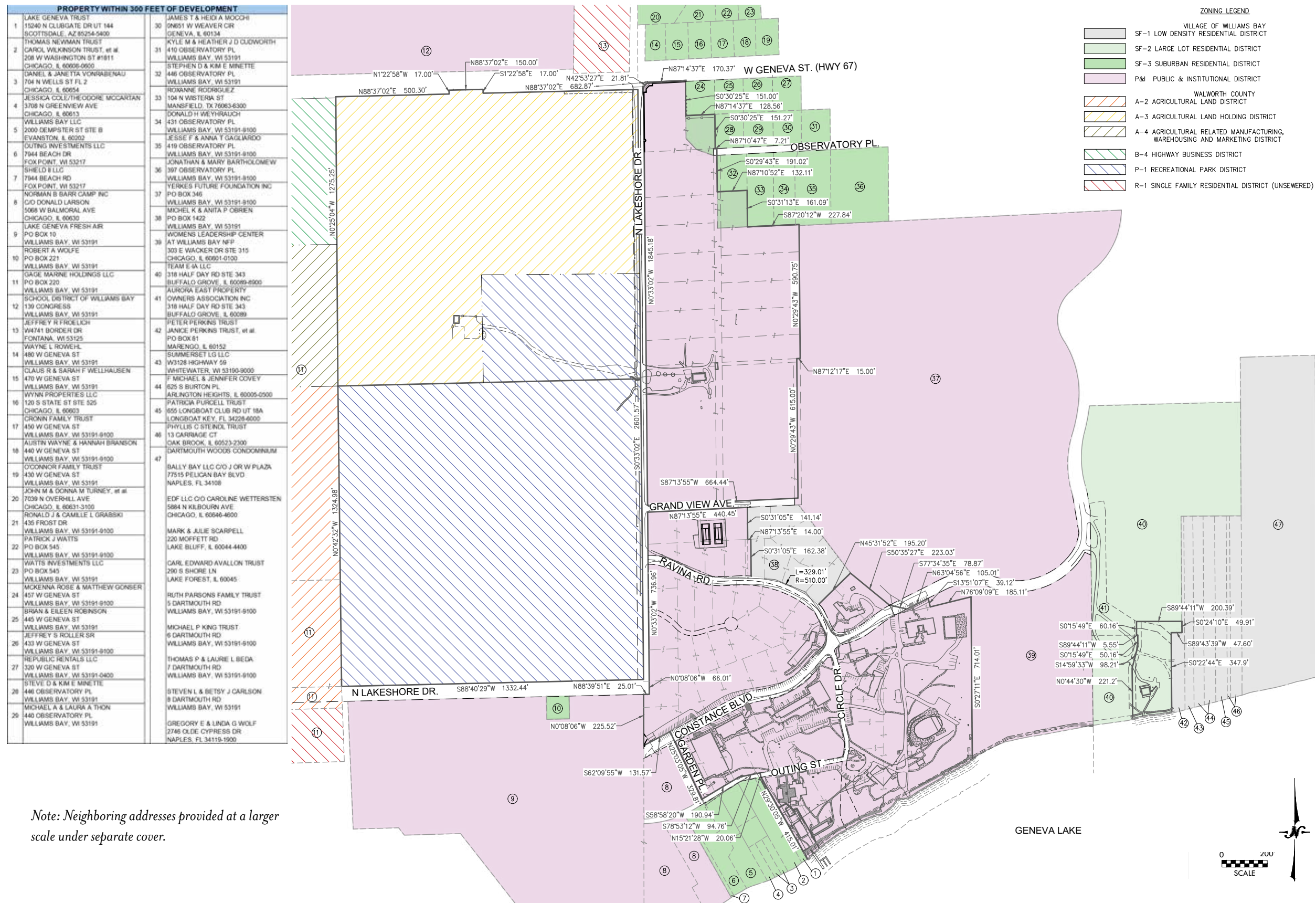
- Promote a land use pattern that is economically and environmentally sustainable, with a mix of high quality, harmonious, and complementary land uses.
- Strengthen and diversify the job base and tax base by capitalizing on William's Bay unique assets and opportunities.
- Promote appropriate economic development that complements and helps support the Village's predominately residential character, relates to the Village's focus on outdoor recreation and education, helps serve the daily needs of residents, and enhances the Village as a desirable place to live and visit.



EXISTING OVERALL SITE

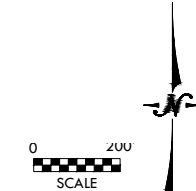
SCALE: 1" = 500'

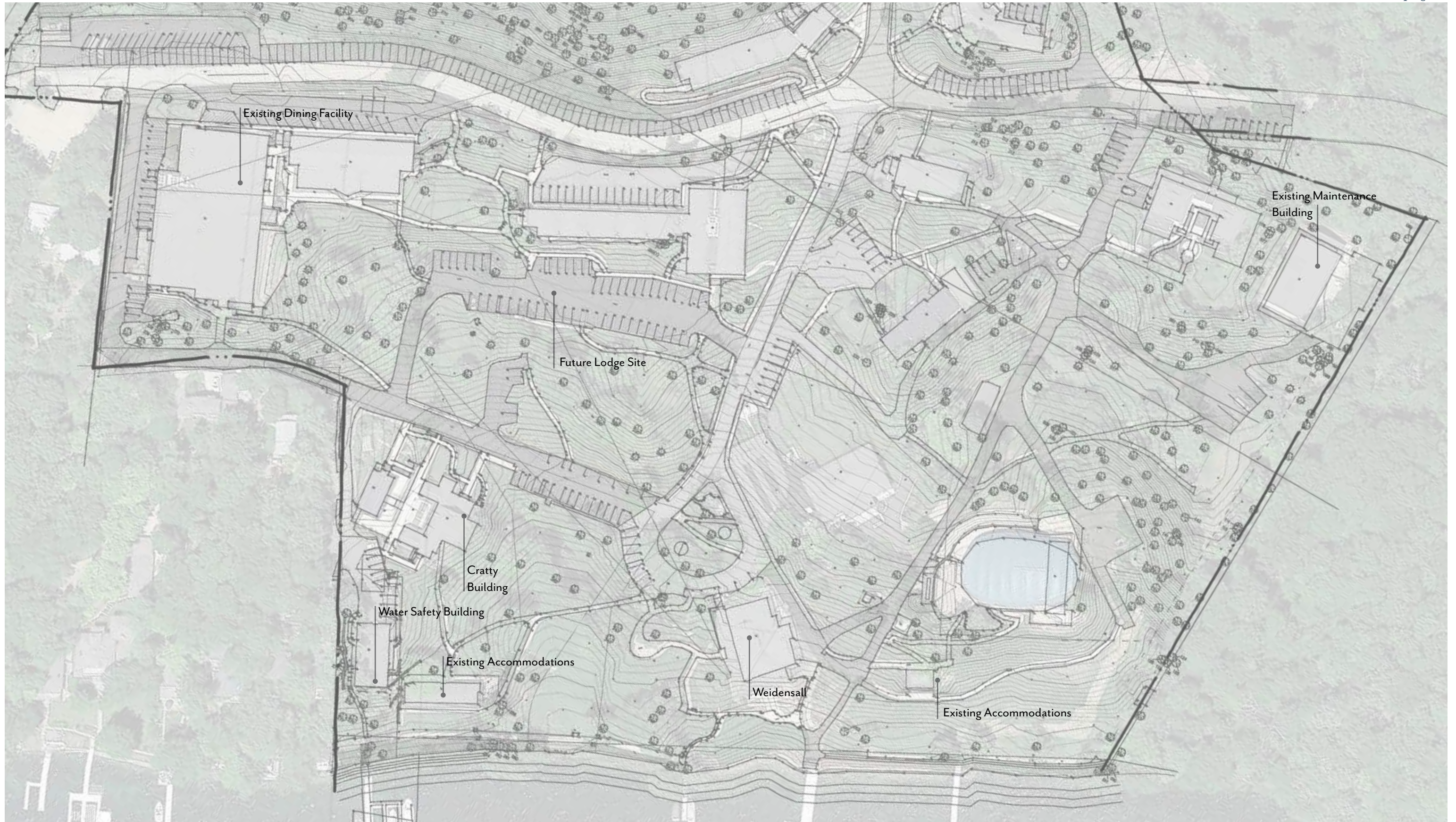




Note: Neighboring addresses provided at a larger scale under separate cover.

EXISTING SURROUNDING SITE AND ZONING INFORMATION





EXISTING LAKE SITE AND TOPOGRAPHY

SCALE: 1" = 100'





Entrance



Looking West on Ravina



Approach to site from Constance



View from potential future Lodge site



View of Lake



View of Lake

EXISTING SITE IMAGES





Water Safety Building



Cratty Building



Weidensall



Existing dining facility and kitchen



Existing Lakefront Accommodations



Weidensall

EXISTING BUILDING IMAGES



PROPOSED CONCEPTUAL PLAN

Project Description

The proposed planned development is a preserve-focused retreat and country lodge that promises to enhance the natural beauty of the area, expand top-notch local tourism options, and provide exceptional recreational opportunities for the community on the previous site of George Williams College.

The project aims to boost local tourism by offering a diverse range of experiences for guests. Central to the development will be a charming country lodge, complemented by an array of one and two-bedroom cabins, providing visitors with the perfect balance of comfort and privacy. The lodge and cabins will be thoughtfully integrated into the landscape, preserving the site's character and stunning vistas of Geneva Lake.

Club members and hotel guests will have access to a wealth of amenities designed to promote relaxation, wellness, and entertainment. The on-site restaurant will serve as a culinary haven, offering gourmet meals and a welcoming atmosphere for both members and visitors. The amphitheater will become the new home of Music by the Lake and be a place where the public can gather for entertainment set in nature. The racquet pavilion will offer state-of-the-art facilities for tennis, pickle ball, and other racquet sports, promoting an active lifestyle. The activity center will host a range of programs and events, fostering engagement and entertainment. Additionally, a world-class spa and luxurious pool area will provide spaces for relaxation and rejuvenation.

Thoughtfully planned along the beautiful shores of Geneva Lake, the development aims to preserve and celebrate the natural beauty of the existing site, characterized by open rolling hills, mature trees, and breathtaking vistas of the lake. We are committed to maintaining these scenic attributes, ensuring that the development enhances rather than detracts from the cherished landscape.

Recognizing the importance of preserving the natural environment, the project will dedicate a significant portion of the land as a preserve. This preserve will feature well-maintained walking trails that meander through the woodlands and meadows, allowing visitors to immerse themselves in the beauty of the surroundings. The preserve will also provide access to the existing lakeshore path, encouraging exploration and fostering a deep appreciation for the lake's pristine waters.

The project is not just a development; it is a commitment to honoring the history of the YMCA camp with a low density country lodge and cabins, continuing the Music by the Lake tradition in a new and improved venue, and boosting local tourism and economic growth while respecting and enhancing our natural environment. As it welcomes guests from near and far, the project will not only enhance the local tourism industry but also create a vibrant hub for the community to gather, explore, and create lasting memories in an idyllic setting.

We are excited about the potential of this concept to become a part of Williams Bay, offering a destination where residents and visitors can enjoy the best of what Williams Bay and Geneva Lake have to offer.



PROPOSED OVERALL SITE PLAN

SCALE: 1" = 500'





Conceptual Program

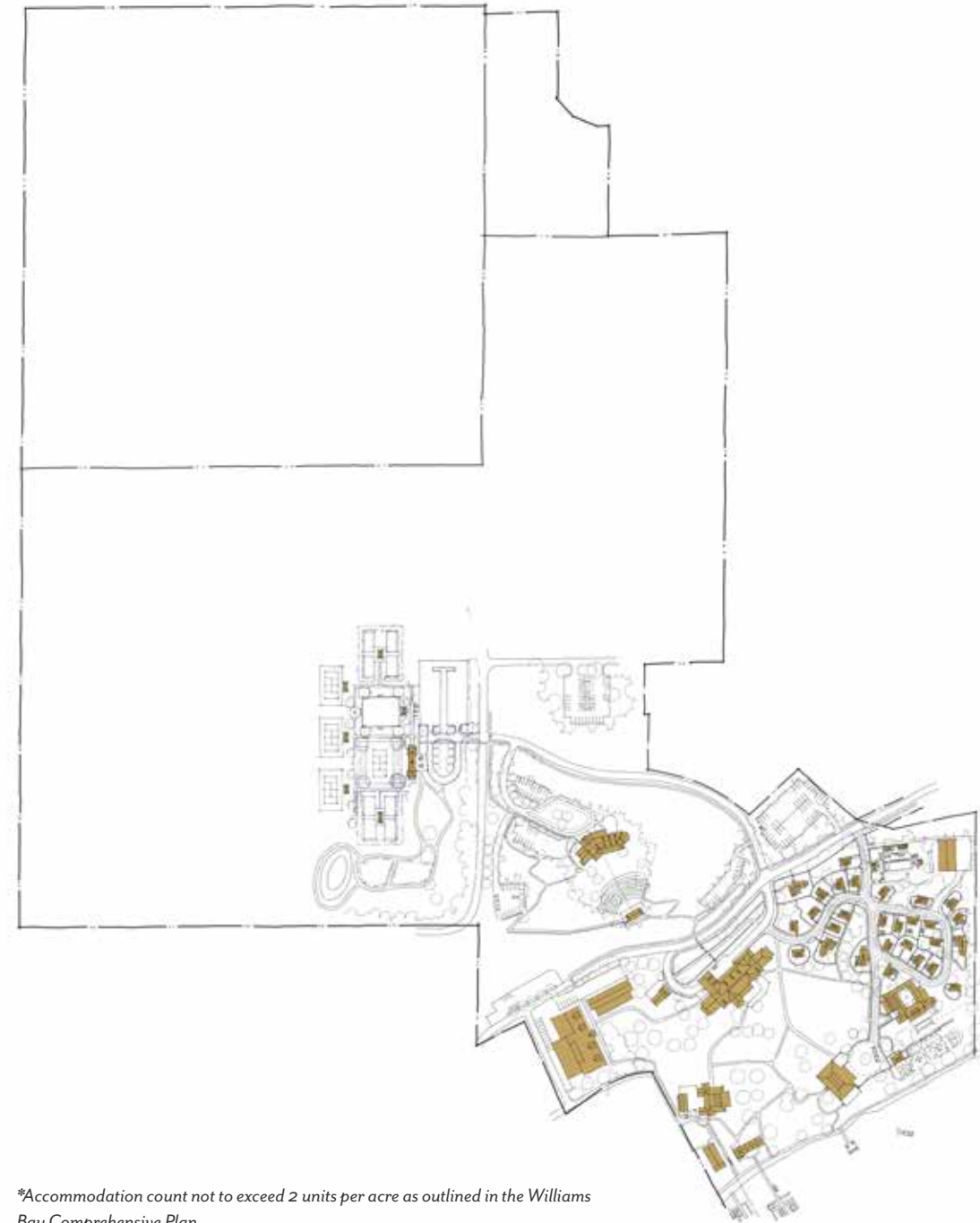
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**All counts and square footages are approximate as project is evolving*

***Grey roofs designate existing buildings*

PROPOSED SITE PLAN





**Accommodation count not to exceed 2 units per acre as outlined in the Williams Bay Comprehensive Plan*

DEVELOPMENT DENSITY DIAGRAM
SCALE: 1" = 500'





EXISTING



PROPOSED

PROPOSED DESIGN RESULTS IN A 14% REDUCTION ROAD AND BUILDING IMPERVIOUS SURFACE SOUTH OF CONSTANCE BOULEVARD

BUILDING AND ROAD COVERAGE DIAGRAM





AERIAL PERSPECTIVE VIEW FROM THE LAKE





PERSPECTIVE VIEW FROM THE LAKE





PERSPECTIVE VIEW FROM THE AMPHITHEATER



**PROPOSED CONCEPTUAL LANDSCAPING
PLANS AND IMAGERY**

Landscape Narrative

The conceptual landscape architectural plans for The Preserve are designed to complement the existing character and natural features, as well as the proposed architecture and engineering to create a cohesive and experiential environment. The Preserve enjoys a variety of habitat areas including native meadows, wooded roadway and ravine corridors, upland woods, and the dramatic park-like lakefront lawn leading to the Geneva Lake shoreline. Each of these areas have distinct and inspirational characteristics based on topography, plant materials, views, and proposed activities. The landscape plan acknowledges the unique character of each of these areas, as well as the attractive building architecture, and builds upon the established mood and experience. To keep true to the existing plantings, plant materials that are native to the region will be used whenever possible. An interconnected trail network integrates each area so visitors and guests can experience the property on foot if they choose.

1 – Public Roadway Corridors - The public road right of ways include N. Lakeshore Road, Ravina Road, and Constance Boulevard. Each provides an experience of leaving the upland open-sky meadow and entering the close embrace of a wooded roadway or ravine corridor. The tree canopy and woodland backdrop provides shaded character that is planned to remain as a transition to The Preserve gathering areas.

2 – Native Meadow Landscape -The preserve area encompasses the former George Williams golf course. The low flagstone wall that will greet you at the intersection of N. Lakeshore Dr. and W. Geneva St. provides a hint of natural stone, a material that will be reflected at The Preserve. The tree lined N. Lakeshore Dr. corridor will bring you to a native grassland and meadow with mown grass walking trails between open sky and canopy tree shade. The trails will offer connections to W. Geneva St, Yerkes Observatory, the Racquet Center, and The Preserve.

3 - The Racquet Center grounds feature a more distinctly organized landscape reflecting a degree of formality suitable for the courts and pavilion arrangement. Courts and parking will be screened with upright hedges. Guest parking and lawns surrounding the Racquet Center will transition from mown grass to native meadow. The opportunity for a formal shade tree allee' will provide an arrival foreground to the Center grounds.

4 - The Upland Woods - consist of native Oaks, Maples, Elm, Linden, and understory woodland trees. The landscape for the Retreat and Amphitheater will reflect the native surroundings with informal tree plantings as native woodland edge and understory transition planting. The amphitheater service parking and back of stage will be screened with evergreens and dense native shrubs to block views of vehicles and back of stage. Parking fields will remain as grass parking meadows for event parking. Occasional informal woodland edge native trees will be planted at the parking meadow edges. The perimeter screening utilizes the dense, undisturbed woodland surroundings.

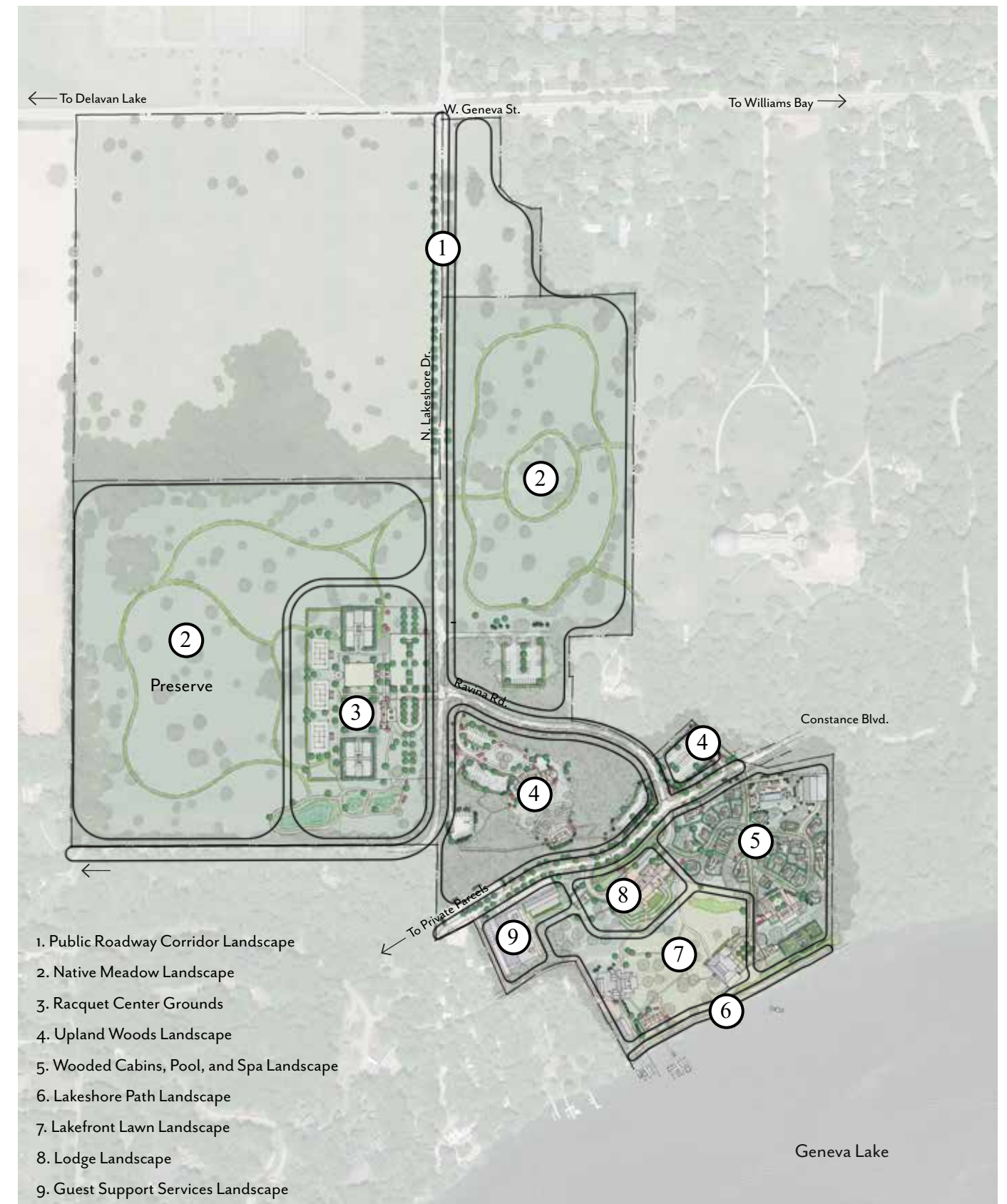
5 – Wooded Cabins, Pool, and Spa - The overhead tree canopy provides shaded areas and sunny lawn openings for the proposed new structures. Landscape for the cabins will feature a walking lane and low flagstone walls around each yard filled with a small lawn, perennials, grasses, and understory type woodland trees. New woodland oak, maple, and linden shade trees and flowering ornamentals, witch hazel, redbud, dogwood and serviceberry trees will be planted to supplement tree removals. Utility and service areas will be screened with dense native shrubs and evergreens. The Pool and Spa will each feature quiet reflective walking gardens planted with lawn, native grasses, perennials and four season interest.

6 - The Lakeshore gravel path will remain accessible and feature a border of low height perennials and grasses to define the Spa and Boat House grounds. A public access path is planned to connect the lakeshore path to upland areas and public road right of ways. The upland public access walks will be landscaped with shade and canopy trees for passive walking connections.

7 - The present Lakefront Lawn will be retained as a signature of the cool quiet nature of The Preserve offering sweeping views of Geneva Lake. Care of the existing mature tree canopy will continue along with selective planting of the next generation of shade and ornamental trees.

8 – Lodge Landscape - On arrival, the remarkable view of Geneva Lake across the shaded lawn greets visitors before turning into the Lodge drive with terraced hillside perennial wandering gardens. The Lodge lake side landscape celebrates indoor / outdoor activities hosted by walled terraces planted with low shrubs and perennials transitioning to lake views across the open lawn. The architecture of the Lodge calls for a light hand with foundation plantings to fit into the existing architectural vernacular. Many of the existing historic buildings are attractive without need for extensive foundation plantings allowing the building features to read as a unified collection. The Lodge, Spa, Pool house, Retreat and Racquet Center architecture will reflect the same light-handed foundation planting theme allowing a unified appearance. Guest parking areas flanking Ravina Road will be planted with dense screen shrubs and evergreens to obscure parked cars and headlights. Parking lots will include deciduous canopy trees in internal islands to provide shade.

9 – Guest Support Services- the western edge of The Preserve provides guest support services and staff parking. Landscape consisting of shrubs, canopy trees, and evergreens will provide utility and parking screening. Deciduous canopy trees will provide shade in parking areas and the public access path.



PROPOSED OVERALL LANDSCAPE PLAN

SCALE: 1" = 500'





Parking Lot Screening per Williams Bay Zoning Ordinance 390-0906 D

Evergreen Screening along back of stage

Canopy Street Trees, Typ.

Existing Tree, Typ.

Foundation Plantings, Typ.

Hillside Perennial Gardens

Two Track Walking Lane, Typ.

Stone Wall Cabin Gardens, Typ.

Garden Cabins

Lodge

Water Quality Management

Lawn







Open Lakefront Lawn

Lodge Terrace Gardens, Typ.

Shrub Screen, Typ.

Lake Vista Terrace

Plant Legend

-  Canopy Tree
-  Ornamental Tree
-  Evergreens
-  Shrubs
-  Perennials & Groundcover
-  Foundation Shrubs & Perennials

LANDSCAPE ENLARGEMENT - LODGE



Parking Lot Screening
per Williams Bay Zoning
Ordinance 390-0906 D



Plant Legend

- Canopy Tree
- Ornamental Tree
- Evergreens
- Shrubs
- Perennials & Groundcover
- Foundation Shrubs & Perennials

- Two Track Walking Lane, Typ.
- Stone Wall Cabin Gardens, Typ.
- Meditation Garden Courtyard, Typ.

LANDSCAPE ENLARGEMENT - CABINS & OUTDOOR POOL





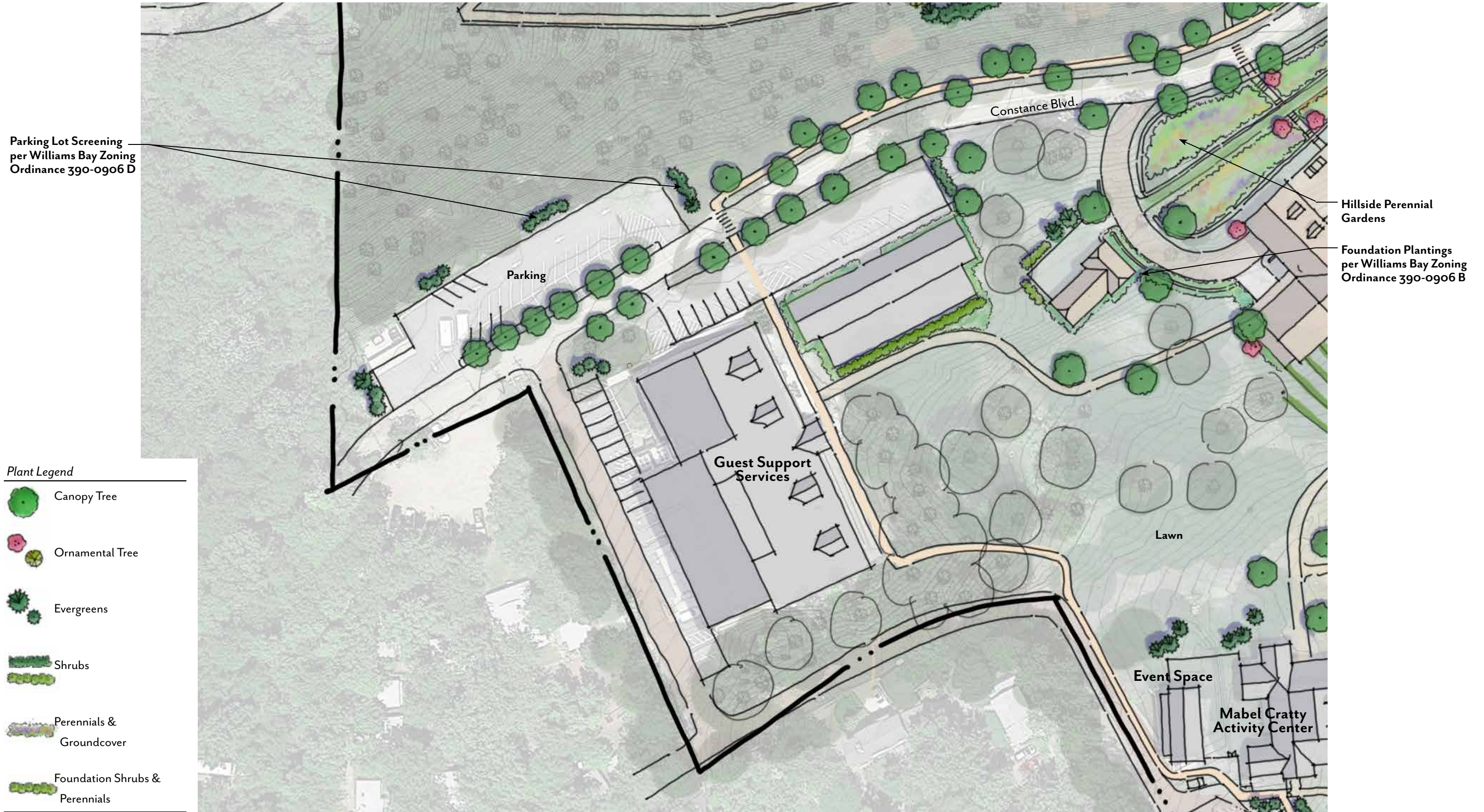
LANDSCAPE ENLARGEMENT - SPA & WEIDENSALL RESTAURANT





LANDSCAPE ENLARGEMENT - MABEL CRATTY ACTIVITY CENTER, WATER PATROL & BOATHOUSE





LANDSCAPE ENLARGEMENT - GUEST SUPPORT SERVICES










Monument Sign Location

Parking Lot Screening
per Williams Bay Zoning
Ordinance 390-0906 D

Plant Legend

-  Canopy Tree
-  Ornamental Tree
-  Evergreens
-  Shrubs
-  Perennials & Groundcover
-  Foundation Shrubs & Perennials

LANDSCAPE ENLARGEMENT - ENTRANCE & RETREAT CENTER



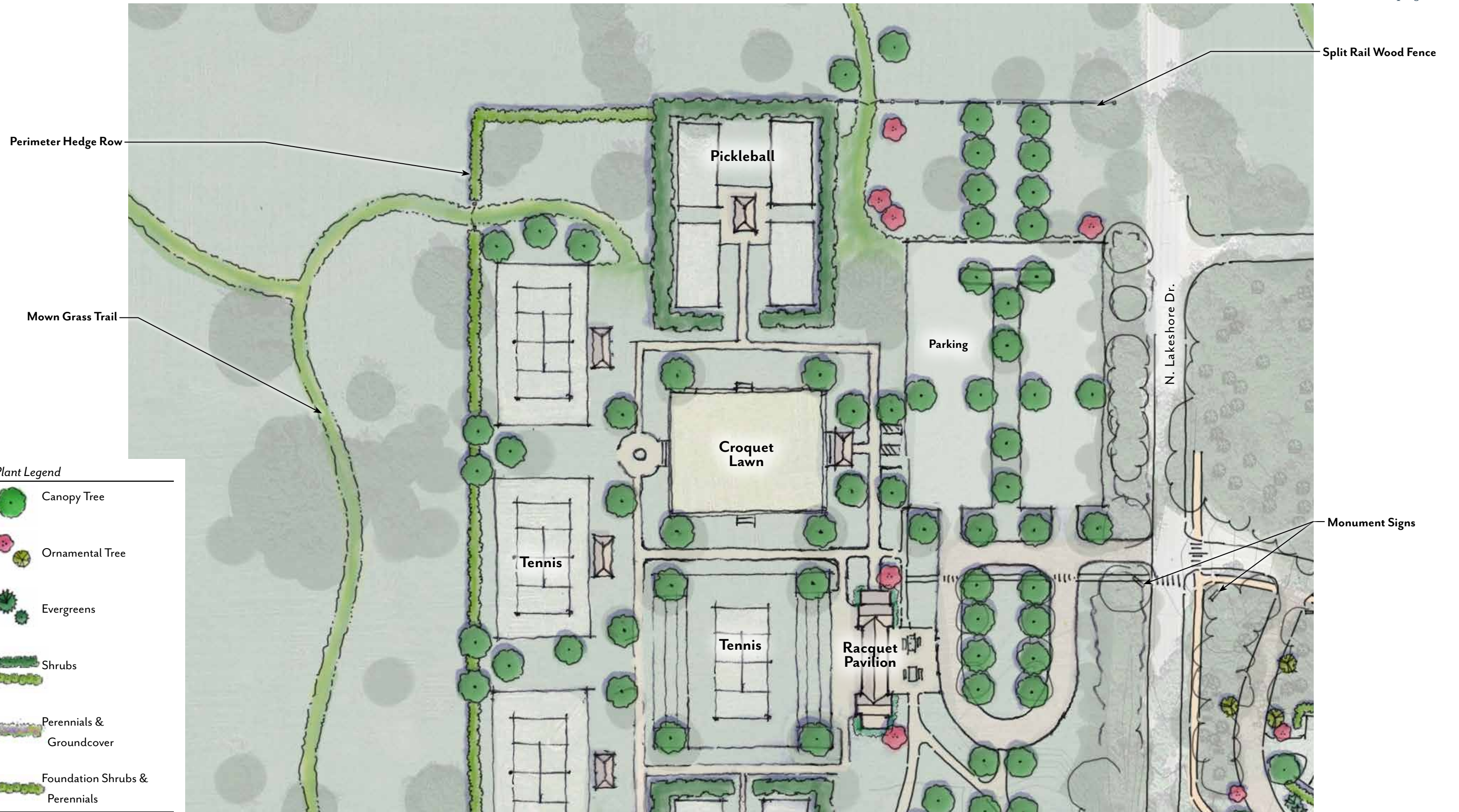


- Plant Legend**
- Canopy Tree
 - Ornamental Tree
 - Evergreens
 - Shrubs
 - Perennials & Groundcover
 - Foundation Shrubs & Perennials

- Foundation Plantings per Williams Bay Zoning Ordinance 390-0906 B
- Monument Sign
- Outdoor Pool
- Hillside Perennial Gardens
- Two Track Walking Lane, Typ.
- Stone Wall Cabin Gardens, Typ.

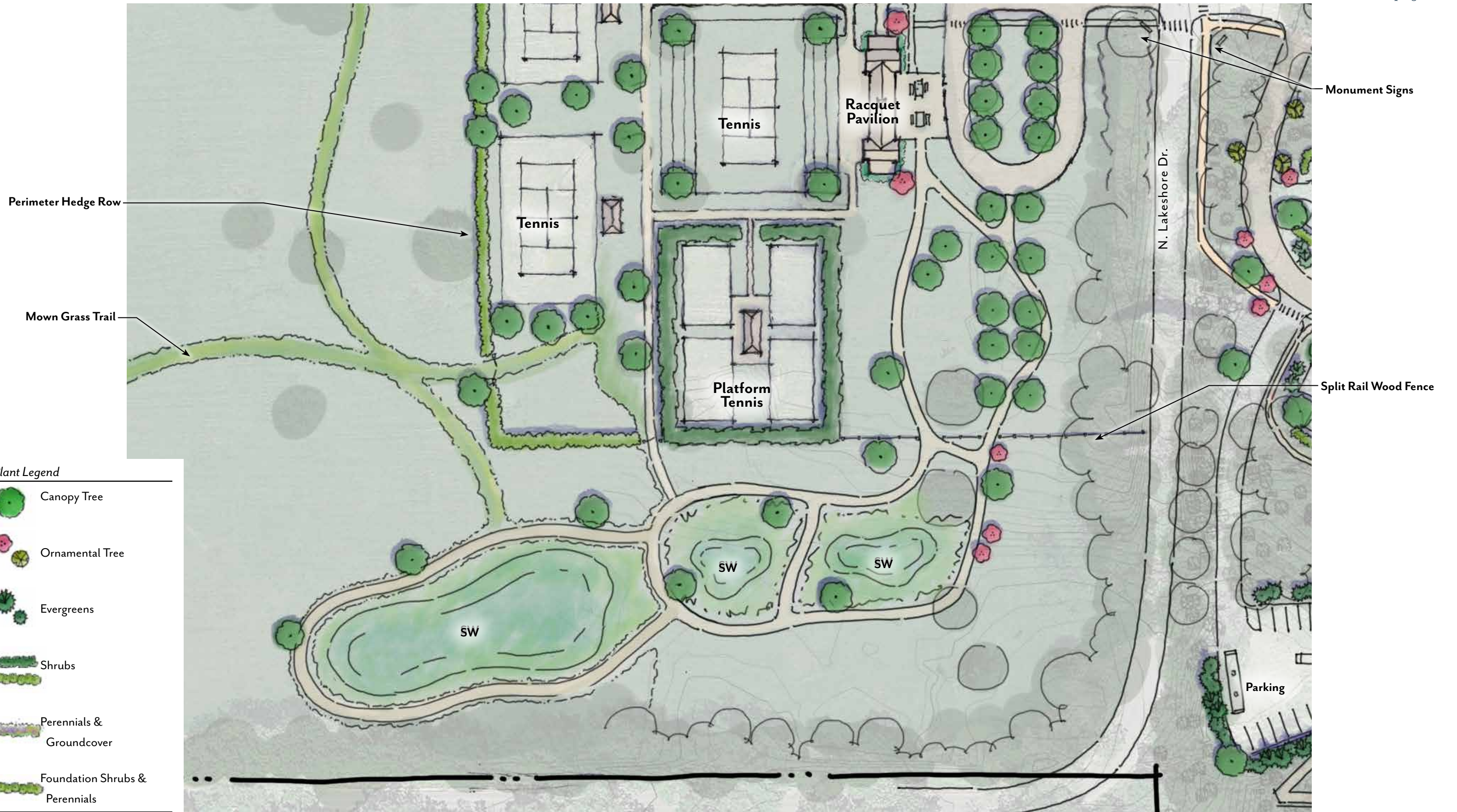
LANDSCAPE ENLARGEMENT - EVENT & GUEST PARKING





LANDSCAPE ENLARGEMENT - NORTH RACQUET CENTER





- Plant Legend*
- Canopy Tree
 - Ornamental Tree
 - Evergreens
 - Shrubs
 - Perennials & Groundcover
 - Foundation Shrubs & Perennials

LANDSCAPE ENLARGEMENT - SOUTH RACQUET CENTER





LANDSCAPE ENLARGEMENT - NORTH NATURAL OPENS PACE





LANDSCAPE ENLARGEMENT - SOUTH NATURAL OPENSACE



Plant Legend



Canopy Trees

- Acer rubrum Redpointe ‘Frank Jr.’ / Clump Red Maple
- Acer saccharum / Sugar Maple
- Celtis occidentalis / Hackberry
- Gymnocaldus dioicus / Kentucky Coffeetree
- Quercus bicolor / Swamp White Oak
- Quercus rubra / Red Oak
- Tilia americana / American Linden



Ornamental Trees

- Amelanchier arborea / Serviceberry
- Cercis canadensis / Red Bud
- Cornus alternifolia / Pagoda Dogwood
- Crataegus crus-galli / Cockspur Hawthorn
- Hamamelis virginiana / Witch Hazel
- Malus ioensis / Prairie Crabapple
- Rhus typhina / Staghorn Sumac
- Viburnum prunifolium / Blackhaw Viburnum



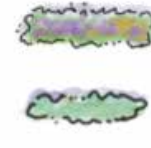
Evergreen Trees

- Juniperus virginiana / Eastern Red Cedar
- Pinus strobus / White Pine
- Thuja occidentalis ‘Techny’ / Techny Arborvitae
- Tsuga canadensis / Canadian Hemlock



Shrubs

- Aronia melanocarpa / Chokeberry
- Ceanothus americanus / New Jersey Tea
- Cornus sericea / Red Twig Dogwood
- Fothergilla gardenii / Dwarf Fothergilla
- Hypericum perforatum / St. John’s Wort
- Ilex verticillata / Winterberry
- Itea virginica / Virginia Sweetspire
- Physocarpus opulifolius / Common Ninebark
- Spiraea alba / White Meadowsweet



Perennials / Groundcovers/ Ornamental Grasses

- Aquilegia canadensis / Wild Columbine
- Asclepias tuberosa / Butterflyweed
- Bouteloua curtipendula / Sideoats Grama
- Caltha palustris / Marsh Marigold
- Carex bicknelii / Prairie Sedge
- Echinacea purpurea / Purple Coneflower
- Geum triflorum / Prairie Smoke
- Iris lacustris / Dwarf Lake Iris
- Juncus balticus / Baltic Rush
- Lobelia cardinalis / Cardinal Flower
- Rudbeckia hirta / Black-Eyed Susan
- Sporobolus heterolepis / Prairie Dropseed
- Symphotrichum laeve / Smooth Blue Aster

Figure 390-0903: Landscaping Points			
Plant Category	Landscaping Points Per Plant	Typical Mature Height (feet)	Minimum Permitted Installation Size
Shade tree	75	> 50	2-inch caliper
Tall deciduous tree	30	30 to 50	1 1/2-inch caliper
Medium deciduous tree	15	20 to 30	6 feet tall
Low deciduous tree	10	< 20	4 feet tall
Tall evergreen tree	40	> 30	5 feet tall
Medium evergreen tree	20	20 to 30	4 feet tall
Low evergreen tree	12	< 20	3 feet tall
Tall deciduous shrub	5	> 10	36 inches tall
Medium deciduous shrub	3	4 to 10	24 inches tall
Low deciduous shrub	1	< 4	18 inches tall
Tall/medium evergreen shrub	5	> 4	18 inches tall/wide
Low evergreen shrub	3	< 4	12 inches tall/wide
Perennial plantings	20/20 square feet	N/A	2 feet tall or 1 gallon pot (generally spaced 2 feet on center)
Rain garden or bioswale	20/20 square feet	N/A	N/A

*All plant material to be sized at or above Minimum Permitted Installation Sizes per The Village of Williams Bay Zoning Ordinance, Figure 390-0903.

GENERAL PLANTING SCHEDULE





Clump Red Maple



Kentucky Coffeetree



Red Oak



American Linden



Red Bud



Hackberry



Blackhaw Viburnum



Witch Hazel



Prairie Crabapple



Serviceberry



Eastern Red Cedar



White Pine



Techny Arborvitae



New Jersey Tea



Red Twig Dogwood



Common Ninebark



Winterberry



St. John's Wort



Purple Coneflower



Black-Eyed Susan



Smooth Blue Aster



Wild Columbine

PRECEDENT PLANT IMAGERY





Stone Wall Cabin Garden



Spa Garden Trellis



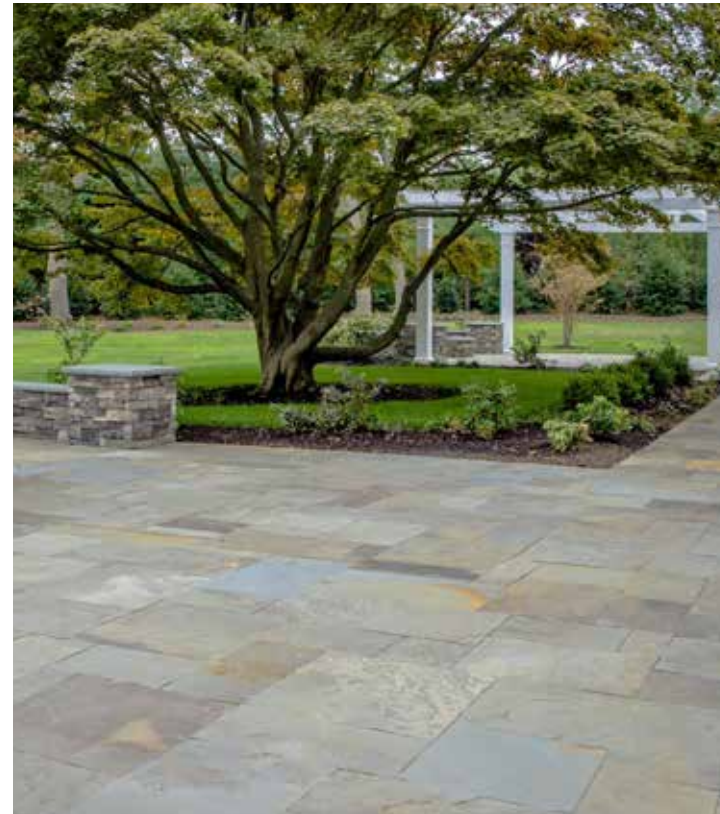
Spa Garden



Lakeshore Path Wall with Evergreen Hedge



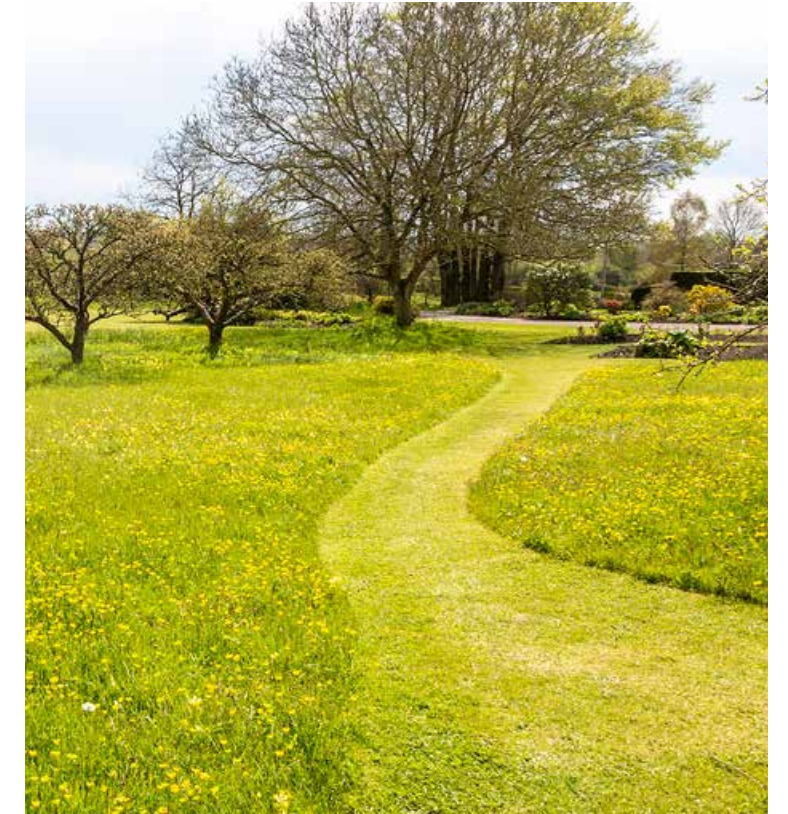
Tree Allee



Terrace Paving



Gravel Paths Throughout The Preserve



Grass Path Through Meadow

PRECEDENT PLANT IMAGERY





Stone Wall Cabin Garden



Spa Garden Water Feature



Amphitheater



Two Track Road



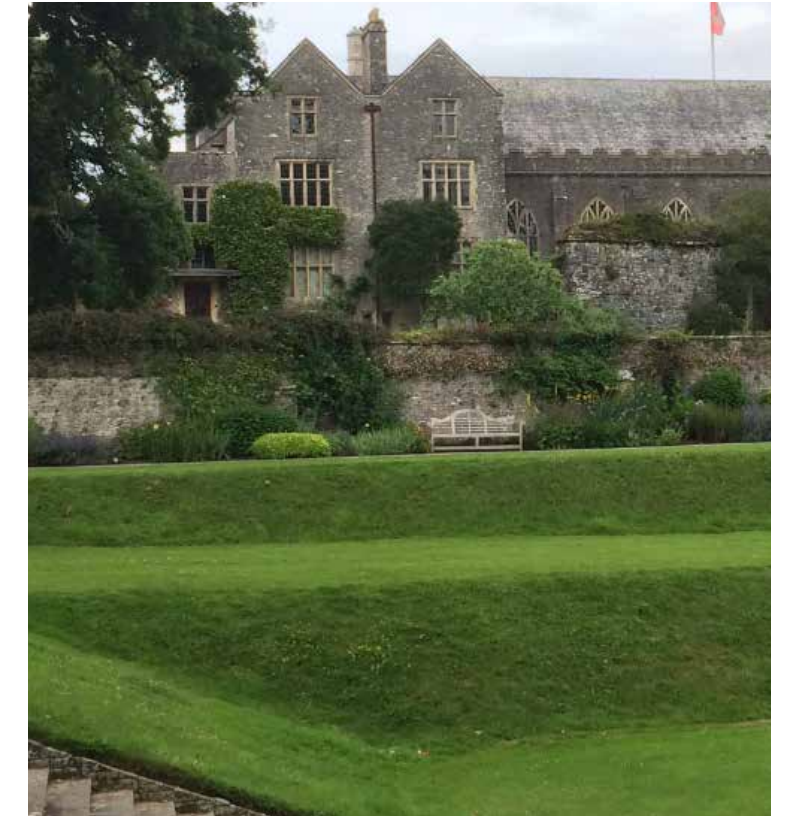
Stone Walls and Lawn



Native Plantings



Hillside Perennial Gardens



Lodge Terrace Gardens

PRECEDENT LANDSCAPE AND HARDSCAPE IMAGERY



Lighting Approach

Nighttime lighting throughout the site will be selected to reduce light pollution and spillover while being safe, aesthetically pleasing and integrated with the architectural and landscape vision. All fixtures will be shielded from upward lighting. Color temperatures will be warm and timers or sensors will be incorporated to minimize light durations. Roadway lamps, path lights and building lights will be considered collectively when assigning locations and light intensity.

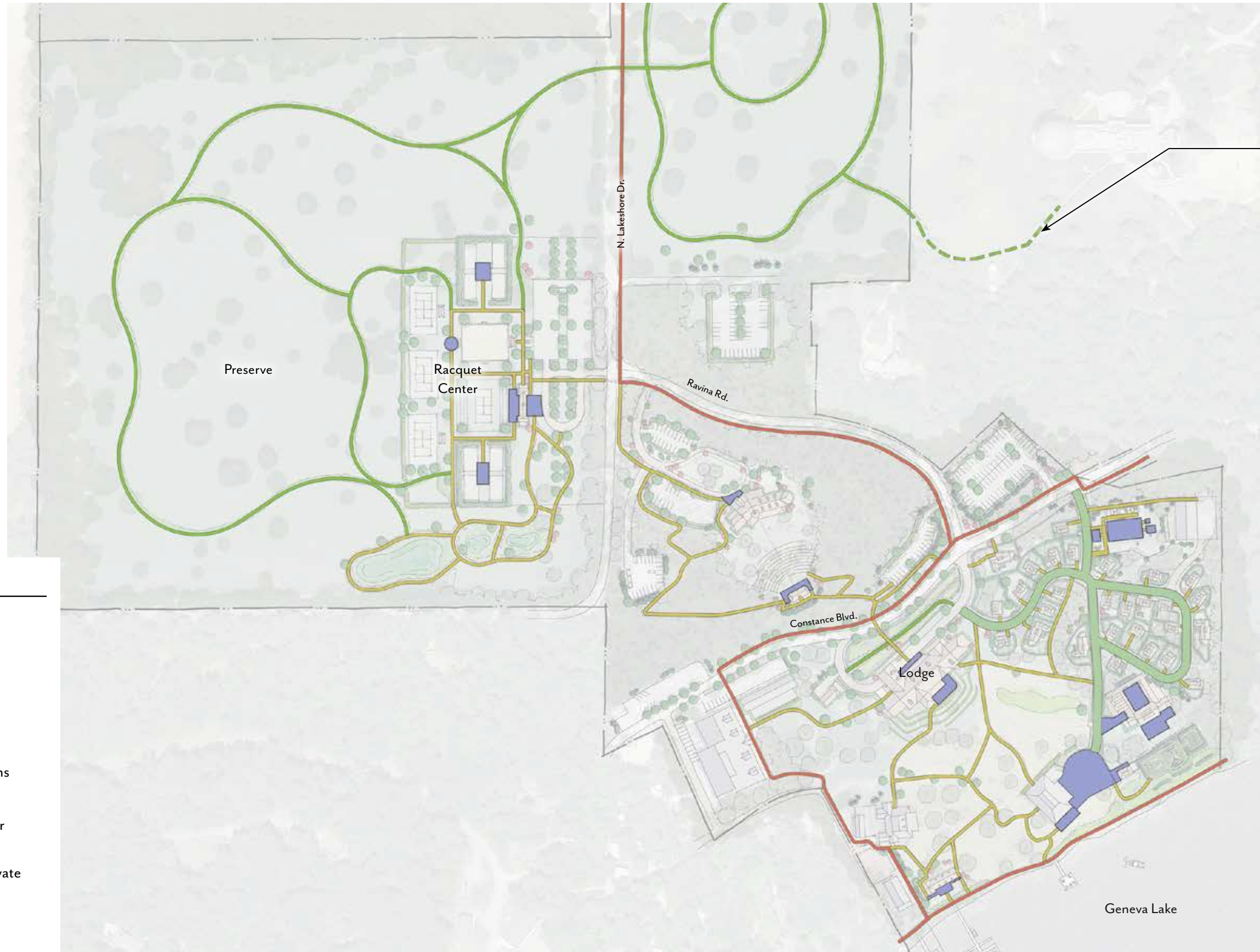
Signage Approach

All signage to be in compliance with Village ordinances, no variance requests are expected. Signage to be minimally downlit and have no back lighting.



SIGNAGE AND LIGHTING CONCEPTS





Potential grass path connection from the Preserve grass walking path to existing Yerkes Observatory Path - to be discussed with Yerkes Observatory

Legend

-  Lakeshore Path
-Public Access
-  Walking Paths
-Private Access
-  Grass Walking Paths
-  Two Track Road for EMS Access and Walking Lane - Private Access
-  Patios / Terraces

WALKING PATH MATERIALS DIAGRAM



PROPOSED CONCEPTUAL BUILDING DESIGN
.....
SKETCHES AND IMAGERY



1.



2.



3.



4.



5.



6.

BUILDING PRECEDENT IMAGERY





1.



2.



3.



4.



5.



6.

BUILDING PRECEDENT IMAGERY





VIEW OF LODGE FROM CONSTANCE BOULEVARD





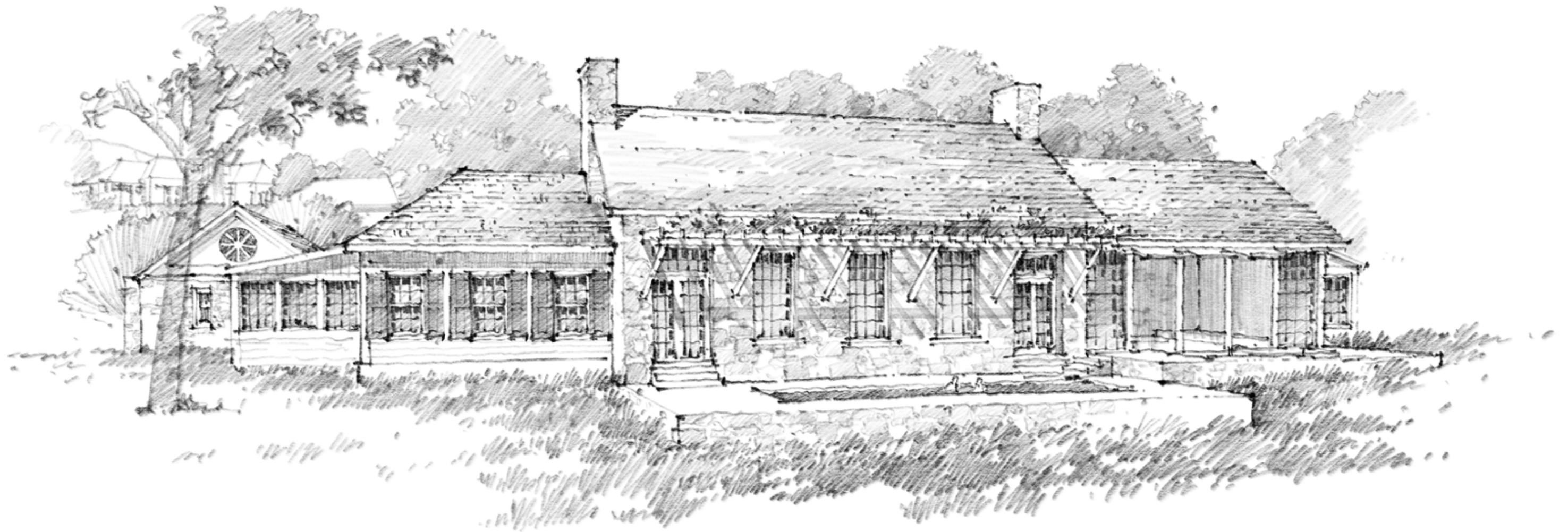
VIEW OF LODGE FROM LAKE SIDE TERRACE





VIEW OF CABINS





VIEW OF SPA FROM LAKE SIDE TERRACE

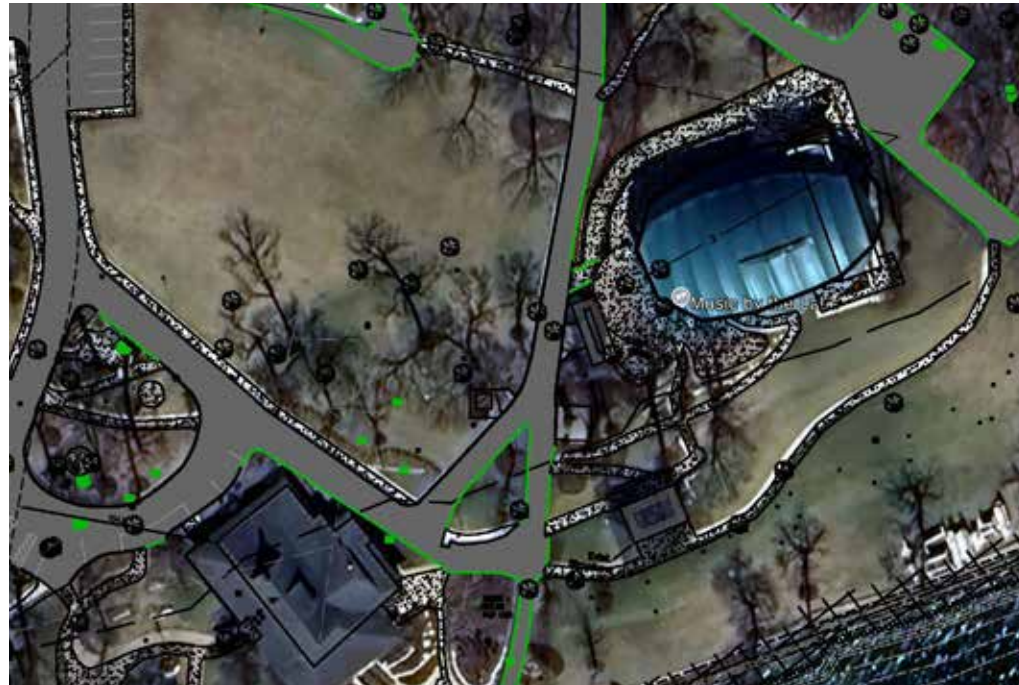




VIEW OF RETREAT CENTER



Existing Music by the Lake



SCALE: 1" = 100'

Venue Capacity

- Max audience of 2,600 attendees (1,000 seated in pavilion and 1,600 seated on lawn)

Number of Events

- Approx. 6-8 live performances per season primarily held Saturday nights starting at 7:30p and Sunday afternoons at 4p

Parking

- Limited parking on site
- Off-site parking at school and shuttled to venue

Feedback from Aurora GWC



TYPICAL EVENT AT FERRO PAVILION

- There was strong community support for Music by the Lake
- The smaller capacity limited the artists available to perform
- Some artists equipment could not be supported by the stage further limiting artist availability
- Configuration of lawn and hills made it difficult to view the stage

Proposed Music by the Lake



SCALE: 1" = 100'

Venue Capacity

- Max audience of 3,500 attendees (2,500 seated in amphitheater and 1,000 seated on lawn)

Number of Events

- Approx. 10 live performances per year with eligible hours from 12pm to 10pm

Parking

- Field Parking in Preserve by Racquet Pavilion
- Off-site parking at school and shuttled to venue
- VIP parking at Racquet Pavilion and Grandview Ave

AMPHITHEATER



PROPOSED SITE INFORMATION
.....
ROW'S, UTILITIES, EASEMENTS, ENVIRONMENTAL, AND ACCESS



PROPOSED UTILITIES DIAGRAM





PROPOSED STORM WATER AND STORM SEWER DIAGRAM





PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM





EXISTING RIGHT OF WAY



PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS





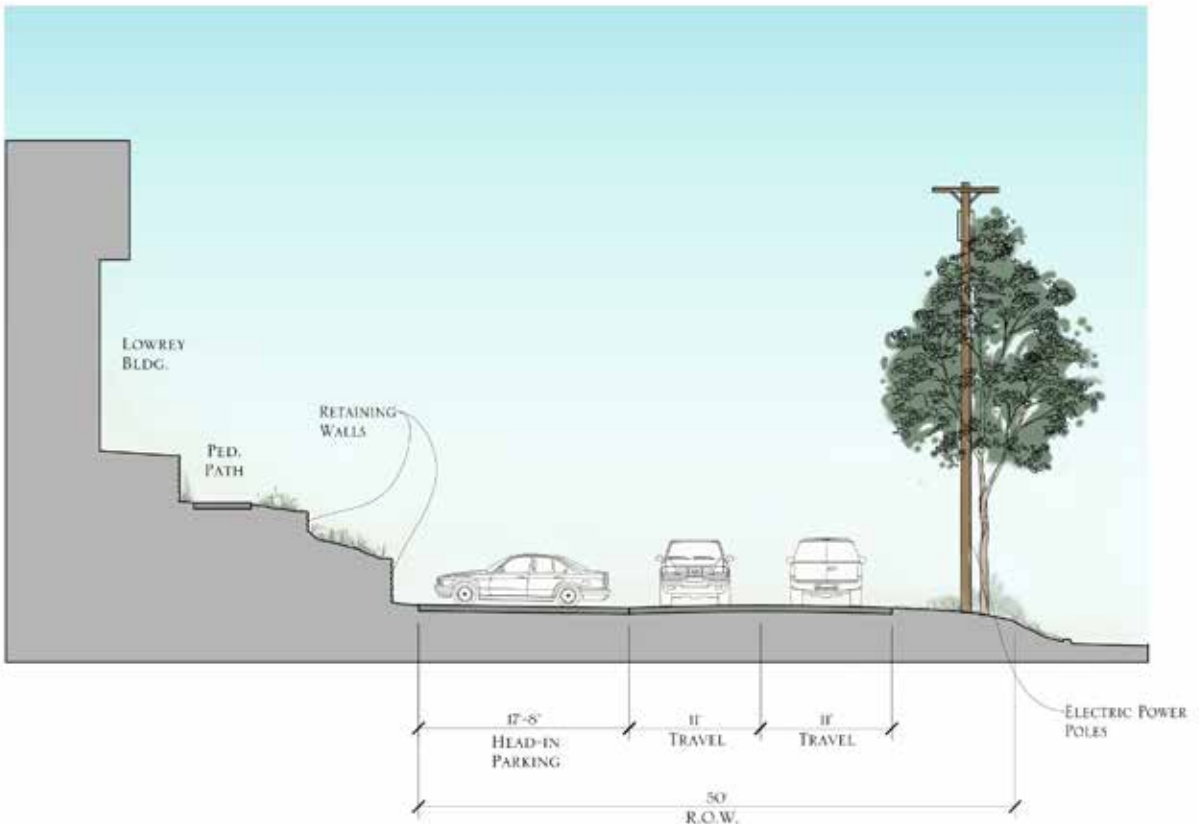
EXISTING RIGHT OF WAY



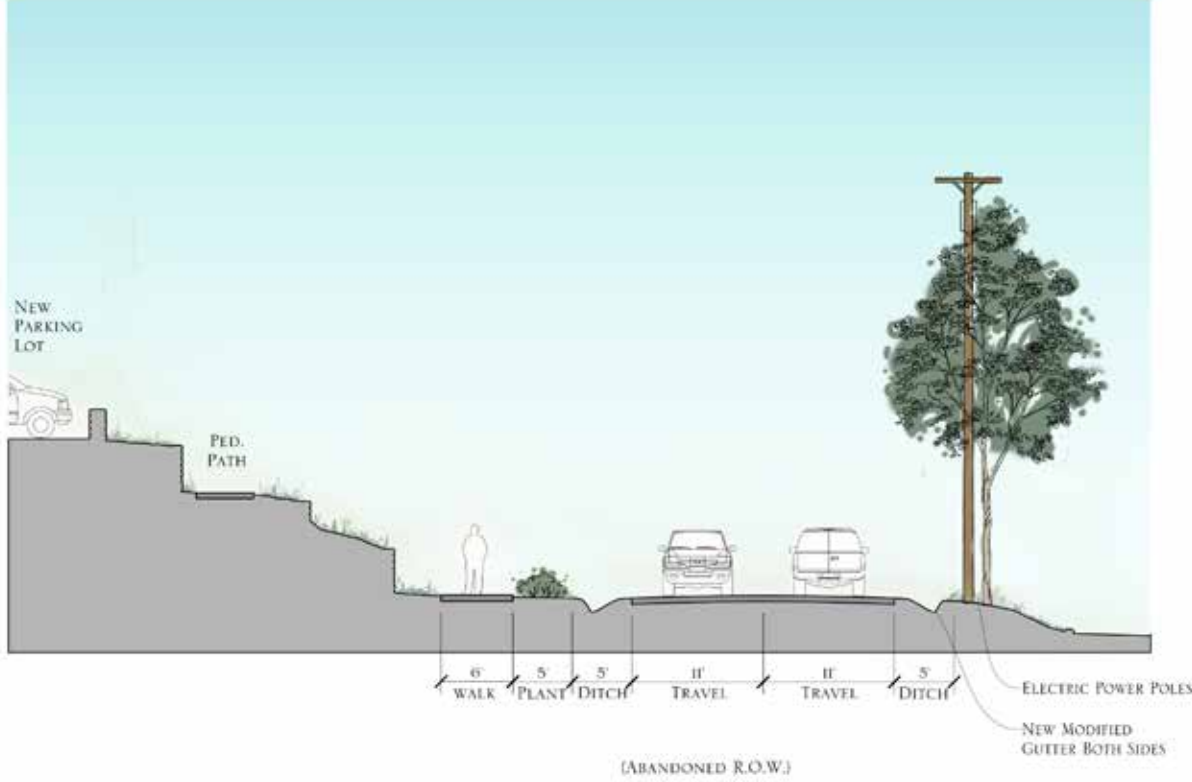
PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS





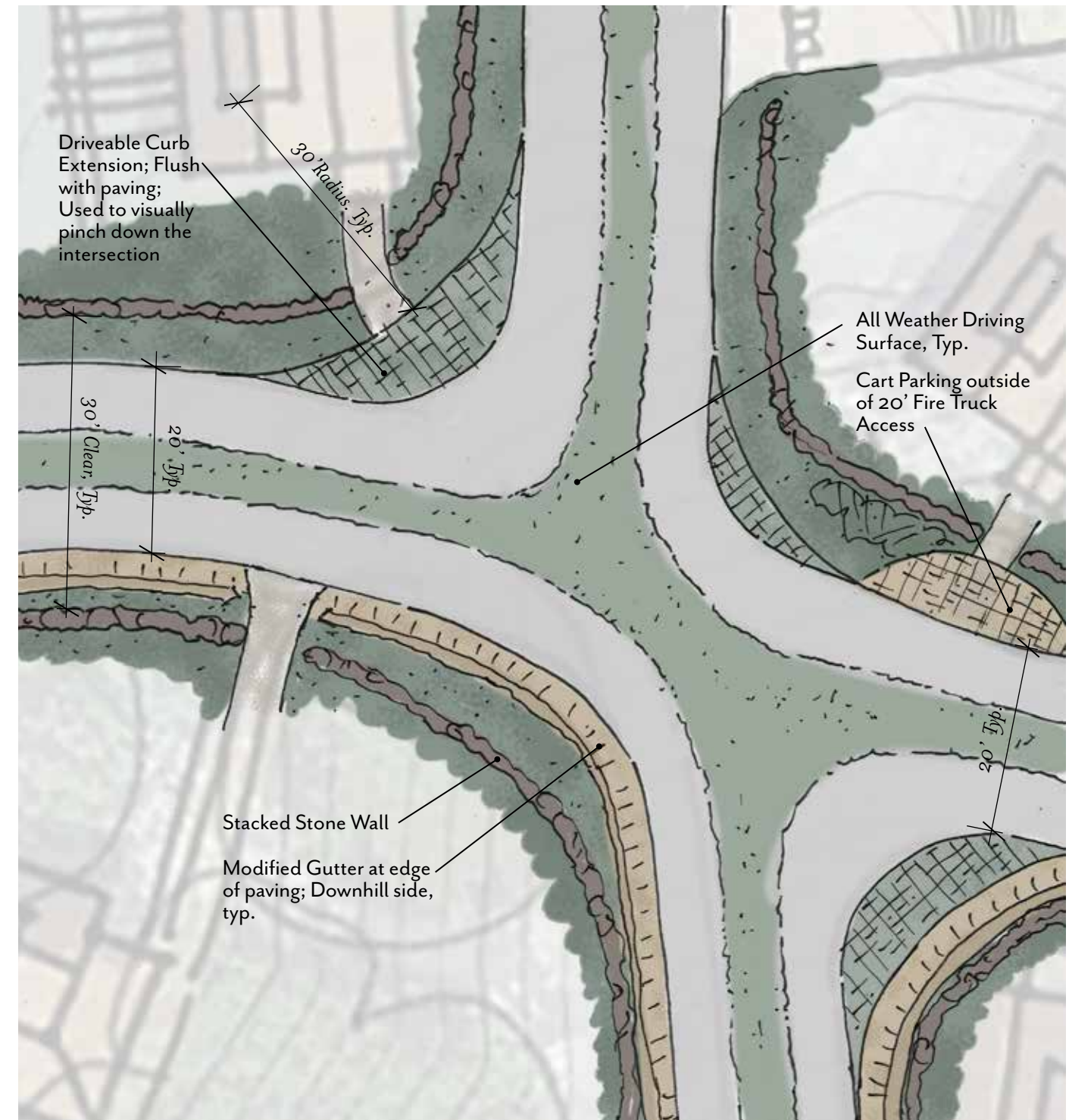
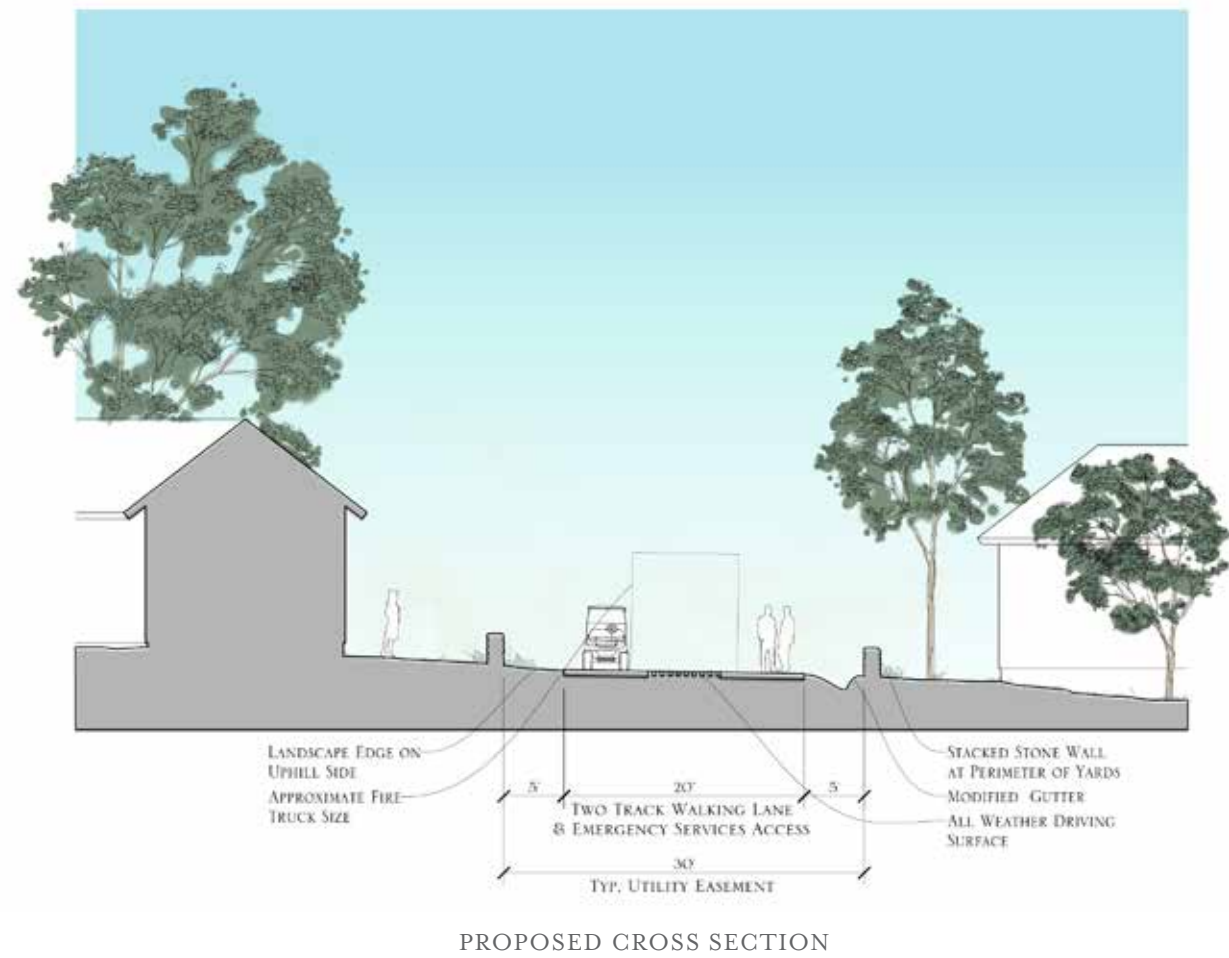
EXISTING SECTION



PROPOSED SECTION

CONSTANCE BOULEVARD
STREET SECTION DIAGRAMS





PROPOSED PLAN DETAIL

TWO TRACK WALKING LANES & EMERGENCY SERVICES ACCESS
STREET SECTION & DETAIL DIAGRAMS



PARKING COUNTS

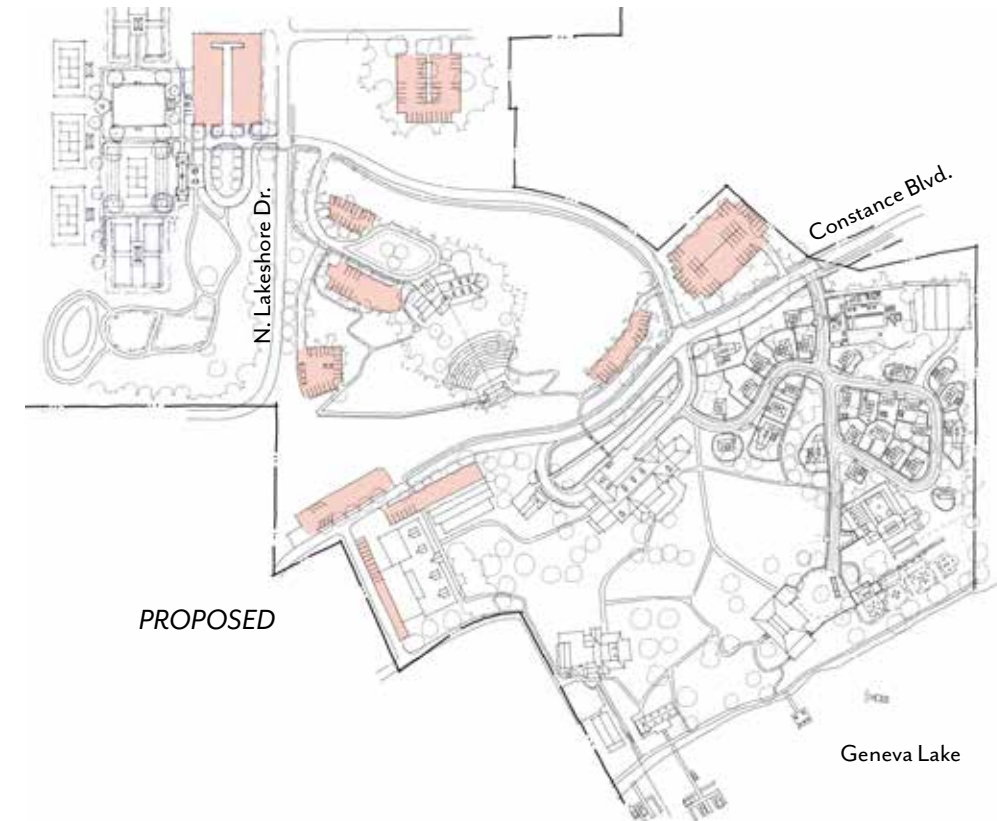
Existing: **315 spaces**
 Proposed: **300 spaces**
 Required per code **255 spaces** (see table below)

NOTES:

- Proposed parking spaces (300) is 45 spaces more than required by code (255).
- Parking calculated per use with code sections shown in table below.
- No “shared” parking is assumed between uses.
- “Proposed” and “Existing” parking diagrams shown right, with parking lots highlighted in pink.

PARKING CODE CALCULATION

	# rooms	PATRON PARKING (BASE)	Notes	Parking Code
TOTAL	68	72	130 space * 325n sf/sp = 1 acre	
INN	37	37	Commercial Indoor Lodging	390-0310 K (4)
Rooms	21		1/bedroom + 1/employee + 1/ 3ppl meeting halls (assume none)	https://ecode360.com/34300889
Suites	16			
CABIN (1 BED)	24	24	1 space per cabin	
CABIN (2 BED)	4	8	2 spaces per cabin	
BOATHOUSE	2	2	1 space per unit	
RENO SPA CABIN	1	1	1 space per unit	
PATRON PARKING (SHARED)				
TOTAL	# max patrons	123		
share factor		0%	% of patrons already accounted for in "base" count	
Net additional needed		123		
SPA	42	14	2 double + 8 single treatment rooms 1 space per 3 ppl of max capacity	390-0308 A (3) https://ecode360.com/34300748
WEIDENSALL RESTAURANT	120	40	1 space / 3 patron seats or 1 per 3 of maximum capacity whichever is greater 2400 sf seating area / 20sf per person = 120 ppl	390-0310 G (3) https://ecode360.com/34300849
CABEL CRATTY WORKSHOP	20	5	1 space per 4 expected patrons	
POOL	40	10	1 space per 4 expected patrons	
RETREAT CENTER	120	30	1 space per 4 patrons or 1 per 300sf	390-0309
RACQUET CENTER		24	2 spaces per court	https://ecode360.com/34300748#34300804
EMPLOYEE PARKING				
TOTAL		60	Provided by hotel operator	
PATRON PARKING (BASE)		72		
PATRON PARKING (SHARED)		123		
EMPLOYEE PARKING		60		
GRAND TOTAL		255		



REGULAR USE PARKING

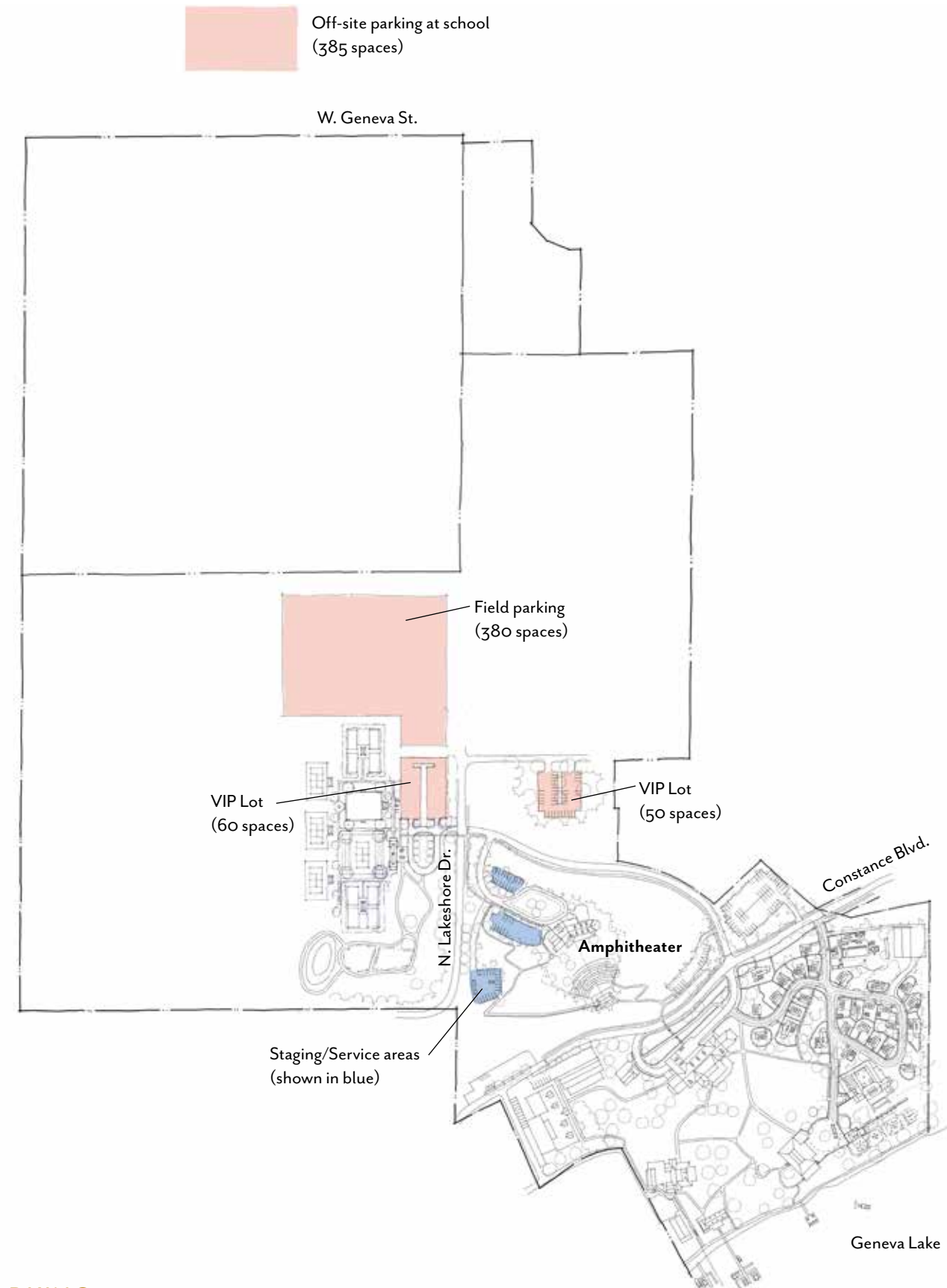


PARKING COUNTS

Amphitheater Capacity:	3,500 people(max ticketed)
Parking Ratio (per zoning):	4 people per space
Parking Required:	875 spaces
Parking Provided:	875 spaces

NOTES:

- 1,000 spaces provided is the sum of 385 spaces at the school, 110 spaces VIP lots, and 380 spaces field parking.
- Shuttle service provided to/from off-site school parking.
- See parking diagram at right. Special events parking highlighted in pink; staging/services areas highlighted in blue.
- Zoning reference for parking ratio: 390-0309 C (4)
- Assumed 10 live performance days per year with eligible hours from 12pm to 10pm.
- Traffic control and pedestrian crossing assistance will be provided at events.
- Amphitheater capacity of 3,500 people is comparable to other rural venues, including:
 - Chautauqua Amphitheater, Chautauqua, NY (4,400 seats)
 - Cushing Memorial Amphitheater, Mill Valley, CA (4,000 seats)
 - Millennium Amphitheater, Arcadia, WI (4,500 seats)
- Example performances:
 - Lake Geneva Symphony Orchestra
 - Musicians and bands
 - Comedians
 - Thought leaders

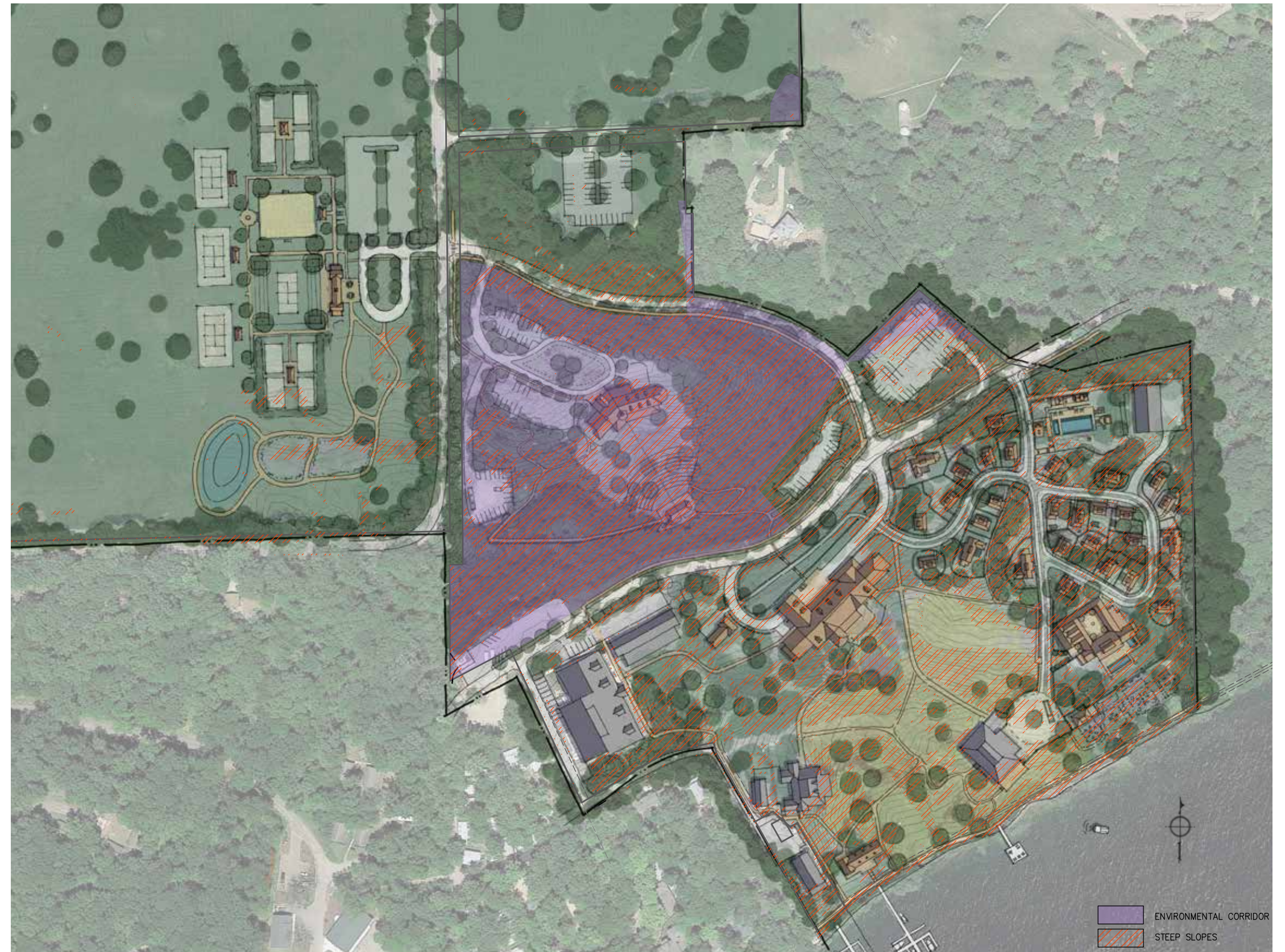


SPECIAL EVENTS PARKING



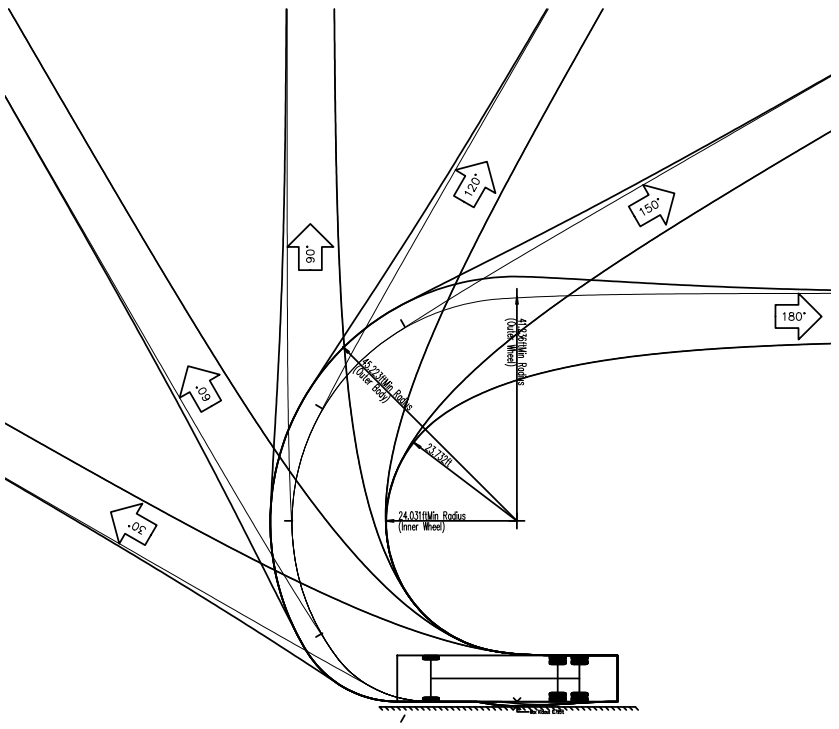
General Treatment of Natural Features

The proposed Preserve development spans approximately 98 acres, featuring substantial frontage along Geneva Lake. The property includes 8.4 acres of Primary Environmental Corridor (PEC) and areas of steep terrain with slopes exceeding 12%. The PEC primarily lies between N. Lakeshore Drive, Ravina Road, and Constance Boulevard, where steep slopes are prevalent throughout the site. The development concept focuses on preserving the natural landscape, including key view corridors and steep slopes, while minimizing disturbances within the PEC. Less than 10% of the PEC will be impacted by impervious surfaces, ensuring that over 90% remains permeable. A proposed amphitheater thoughtfully integrates into the existing topography, using natural slopes for seating while preserving mature trees within the surrounding area. This “soft touch” approach is a hallmark of the development strategy, exemplified by the identification, health evaluation, and mapping of 1,224 trees on the property. This meticulous information will guide the design process, enhancing the site’s natural beauty and ecological integrity.



ENVIRONMENTAL CORRIDOR AND STEEP SLOPES





EMS ACCESS DIAGRAM





INTERNAL ROAD SLOPES DIAGRAM



REQUESTED DESIGN FLEXIBILITIES

Path to PDO

A Planned Development Overlay (PDO) was applied for at the recommendation of the Village of Williams Bay after several meetings with the Village Staff and Plan Commission.

- January, 2024 – At an informational meeting in front of the Village Plan Commission and in preliminary meetings with Village Staff, the initial concepts for the development were discussed and the Village gave feedback that it was open to further consideration of the development.
- February through April, 2024 – Topography worked to further develop a plan for the property that incorporated feedback from its neighbors, the public, Village officials and staff.
- May, 2024 – At a meeting with the Plan Commission, four options were presented by the Village Planner to the Plan Commission as possible avenues for review and approval of the proposed development. The Plan Commission seemed to consider either (1) amending to a business use (which could lead to broader than desired uses under the Village’s zoning code) or (2) amending the text of the Comprehensive Plan and require a Planned Development Overlay (which provided for a narrow, tailored use without disrupting neighboring uses). The Plan Commission voted at that meeting to initiate the Comprehensive Plan Amendment process.
- June through July, 2024 – Topography work continued work on the Comprehensive Plan amendment process, including the creation of specific language for the text amendment portion of the application. Topography also completed the Conceptual Site Plan and began work on the General Development Plan.
- August, 2024 – At separate meetings with both the Plan Commission and the Village Board, Topography presented its proposed Concept Plan as well as the Conceptual Site Plan and proposed Text Amendment to the Comprehensive Plan was presented for comment and feedback. Topography continued work on its General Development Plan in preparation for future public meetings.

Rationale for PDO

After several meetings, it was determined by the Village Staff and Plan Commission that a PDO was the best course of action to limit the scope of development uses and to address any potential design flexibilities this development requires. By using a PDO instead of creating a new zoning district, the Village reserves the right to review, comment on, and refuse any future developments of this nature as the Public and Institutional Zoning District as compared to any those offered under the Village’s existing commercial use zoning districts. The current Public and Institutional Zoning does not appear to be written for a property of this size and therefore references only one primary structure with the opportunity for smaller accessory structures (only 15’ tall). To meet this requirement, all the major program needs would be included in one large primary building. Not only is this at variance with how the GWC campus currently sits, but it would also result in one large, long building. To break down the scale of the buildings, this development requests to break out many of the primary program elements (such as the Spa and Amphitheater) and placed them in separate primary structures around the site similar to how GWC is conceptually laid out. This design strategy will bring down the overall visual scale of the development and allows the appearance to be more in keeping with the rest of the existing lake frontage.

The change in elevation across the property makes the building height requirement a restriction that if adhered to, would negatively impact the existing character of the site. To maintain the building heights outlined in the Ordinance for Public and Institutional Zoning while still meeting the program needs of the development, the structures would be required to have much larger footprints. While allowable from a lot coverage standpoint, this would not be desirable as it would require more invasive regrading and tree removal.

The existing street sections outlined in the Zoning Code are provided as a generic fit for all streets. While providing the requested Right of Way width and needed utilities within these Right of Ways, the development would like to propose an alternate street section that allows for less intrusive grading along these new ROW’s while keeping as much of the existing tree canopy as possible to preserve the rural and idyllic character of the streets.

PDO Requested Design Flexibilities:

- Existing buildings within the designated Lake Setback may be rebuilt with the same habitable square footage as the existing buildings. The new buildings may be constructed in a different location, provided they are not situated any closer to the lake than the original non-conforming location. (See page 67)
- New pathways are allowed within the designated Lake Setback as long as the square footage of impervious surface within the setback remains the same.
- Minor grading and landscape work is allowed within the Lake Setback, particularly where needed to enhance erosion control, upgrade utilities as required by the Village, and better manage water runoff.
- Existing non-conforming conditions within setbacks and buffer yards will be allowed to remain.
- The maximum building height of Principal Buildings shall be 45’ as measured from grade at the street-facing side of the building to the primary horizontal eave of the building. This height limitation is exclusive of architectural elements such as chimneys and dormers. (See pages 62 - 64)
- The maximum building height of Accessory Buildings shall be 20’ as measured from grade at the street-facing side of the building to the primary horizontal eave of the building. This height limitation is exclusive of architectural elements such as chimneys, lookouts, and dormers. (See pages 65 - 68)
- There is no limit of Accessory Buildings allowed on the site as long as the maximum building coverage is maintained for the site.
- Parking flexibilities will be required for Special Event Parking at the amphitheater.
- The Village street sections outlined in Section 375 Article 3 of the Zoning ordinance are redefined to be as shown in this document to allow for less intrusive regrading along these new ROW’s while keeping as much of the existing tree canopy as possible.
- Landscape flexibilities for foundation planting and internal screening are requested to be in keeping with the character of the existing site and not required to meet the standards set forth in Article 9. The overall site will meet the requirements of the point system outlined in Article 9 but the plantings will be dispersed throughout the site instead of concentrated around buildings. Supplemental feature planting in the form of specialty gardens, will compensate for foundation requirements. Landscape planting for service areas, utility areas and mechanical equipment will be addressed with evergreen and deciduous shrub plantings.

REQUESTED DESIGN FLEXIBILITIES



Existing P&I Zoning (390-0223)	Proposed PDO Zoning	Reasoning/Intent
<ul style="list-style-type: none"> The minimum shore yard (lake) setback is 150 feet. 	<ul style="list-style-type: none"> Existing non-conforming structures (Boathouse Accommodations, Weidensall, and Restrooms/Accommodations next to the Ferro Pavilion) within the designated Lake Shore Yard may be rebuilt/renovated with the same habitable square footage as the existing buildings. The new buildings may be constructed in a different location, provided they are not situated any closer to the lake than the original non-conforming location which range from being 55 feet to 95 feet from the shoreline. 	<ul style="list-style-type: none"> We would like to retain and replace/renovate the existing non-conforming buildings in the shoreline setback. In addition to this, both Topography and Water Safety feel that the proximity of the Boathouse Accommodations to the Water Safety building (a distance of 19'-4") is so close as to limit the function and access around the buildings. It also is only 7'2" from the property line which does not abide by the assigned side yard setback of 15'. To resolve this issue, we would like to shift the replacement of the Boathouse Accommodations approximately 20-30' to the east. Weidensall would be renovated. Ferro Pavilion Restrooms/Accommodations would be rebuilt in the existing location.
<ul style="list-style-type: none"> The minimum shore yard (lake) setback is 150 feet. 	<ul style="list-style-type: none"> New pathways and grading will be allowed in the setback as long as the amount of impervious surface within the setback remains the same. 	<ul style="list-style-type: none"> We would like to relocate (and in some places completely remove) some of the existing pathways across the site to reduce the amount of impervious surface and create better flow across the site to the shore path. This includes the areas within the shore line setback. We like to bring the existing fire truck turnaround adjacent to Weidensall as close to Code as possible which will require adjusting the impervious surfaces within the setback.
<ul style="list-style-type: none"> The existing side yard setback requirement is 15' and the minimum pavement setback is 3'. 	<ul style="list-style-type: none"> Existing non-conforming Structures shall be given a "Blanket Conforming State per 390-0603.1.b and existing pavement within the setback shall be allowed to remain and maintained. 	<ul style="list-style-type: none"> Several existing buildings, roads, parking and loading areas are currently within the P&I assigned setbacks, particularly along the southwestern property line and Garden Place ROW to Water Safety. We would like maintain these existing non-conformances and renovate (though not expand) the existing non-conforming structures.
<ul style="list-style-type: none"> The maximum building height for a principal building is 35' and the maximum building height for an accessory structure is 15'. 	<ul style="list-style-type: none"> The maximum building height of the Principal Building shall be 45' and the maximum height of accessory buildings shall be 20', as measured from grade at the street-facing side of the building to the primary horizontal eave of the building. This height limitation is exclusive of architectural elements such as chimneys, lookouts, and dormers. 	<ul style="list-style-type: none"> The change in elevation across the property makes the building height requirement a restriction that if adhered to, would negatively impact the existing character of the site. To maintain the building heights outlined in the Ordinance for Public and Institutional Zoning while still meeting the program needs of the development, the structures would be required to have much larger footprints. While allowable from a lot coverage standpoint, this would not be desirable as it would require more invasive regrading and tree removal.

ZONING COMPARISON CHART



Existing P&I Zoning (390-0223)	Proposed PDO Zoning	Reasoning/Intent
<ul style="list-style-type: none"> The Village defined street sections are outlined in Section 375 Article 3 of the Zoning ordinance 	<ul style="list-style-type: none"> The street sections will be redefined to be as shown in this document on pages 48-51 to allow for the requested Village utilities and less intrusive regrading along these new ROW's while keeping as much of the existing tree canopy as possible. 	<ul style="list-style-type: none"> The existing street sections outlined in the Zoning Code are provided as a generic fit for all streets. While providing the requested Right of Way width and needed utilities within these Right of Ways, the development would like to propose an alternate street section that allows for less intrusive grading along these new ROW's while keeping as much of the existing tree canopy as possible to preserve the rural and idyllic character of the streets.
<ul style="list-style-type: none"> Per parking ratio outlined in 390-0309.c.4, 875 spaces are required for special event use of the amphitheater with 3,500 people in attendance. 	<ul style="list-style-type: none"> Parking for special events will be allowed to use off site parking at the Williams Bay High School. Off site parking and shuttles will be coordinated by the development. 	<ul style="list-style-type: none"> To allow for events up to 3,500 without creating permanent, impervious parking lots that will have limited use (only 8-10 times a year), parking can be provided by roping off an area of the preserve and using the high school lot north of the property as has been done historically.

ZONING COMPARISON CHART



Existing Landscape Requirements (390-0906)

B. Building foundations. Certain buildings or building additions constructed after the effective date of this Chapter are required to be accented by a minimum amount of landscaping placed near the building foundation.

(1) Foundation landscaping shall be placed so that at maturity, the plant’s drip line is located within 10 feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.

(2) For each 100 feet of building foundation perimeter, the landscaping installed shall at a minimum meet the number of landscaping points specified in Figure 390-0906. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and permanently maintained.

(3) Shade trees and tall trees shall not be used to meet the foundation landscaping requirement. The intent of this Section is to require a visual break in the mass of buildings and to require a visual screen of a minimum of six feet in height for all exterior perimeter appurtenances (such as HVAC/utility boxes, standpipes, stormwater discharge pipes and other pipes).

(4) If the officially approved site plan depicts a future building extension, the foundation landscaping requirement shall be calculated by measuring the length of the total perimeter. However, foundation plantings need only be installed based on the landscape points calculated from the portions of the building perimeter that will not be affected by building extension. If this results in a point requirement not met by the initial planting, then the requirement shall be met within five years after the issuance of the building permit, or within such larger time period as established in writing by the Plan Commission.

Proposed PDO Zoning

Relief is requested based on the unique scale and context of this application as a planned unit development. The character of the planting design is composed to create a cohesively considered landscape theme to unify both new and existing structures and to complement the overall campus appearance. The zoning code landscape requirements are targeted at free standing, individual commercial buildings rather than a coordinated collection of designed architectural buildings with a unified landscape design. Present era buildings on the campus do not in all cases have 360-degree foundation landscape plantings which in effect allows the architectural features to express a simplicity and to present those architectural details rather than blanket the buildings uniformly in plantings.

Reasoning/Intent

Planting plans will enhance the present landscape with a comprehensive design that will keep the existing sense of place and be complementary to both the current and future buildings and overall planned campus like surroundings.

With exception of consistently providing 360-degree foundation plantings, the applicant will include screening of street frontages, paved areas, parking areas, reforestation areas and buffer yards. On a case-by-case basis, landscape of building foundations will still be provided to address expanses of those building foundations where appropriate and include screening for mechanical and/or utility areas.

The applicant recognizes ‘*Section 390-0906, Landscape requirements for regular developments, subsection (B)(2) Foundation Planting - landscape points required for each 100 feet of building foundation perimeter.*’ The final Landscape plans will provide a comprehensive table summarizing equivalent points of the required number of landscape plant materials. This will be partially provided at foundations and supplemented at strategic locations including the overall grounds, specialty gardens, woodland canopy enhancement, lakeshore path area, Spa gardens, Racquet Center plantings, Cabins, Pool, and Lodge gardens as features that are not otherwise required by code. Overall, plant point numbers will meet the required equivalent quantities within the overall site area.





STREET FACING ELEVATION
AVERAGE HEIGHT: 50'-6"

CONCEPTUAL BUILDING ELEVATION - LODGE
SCALE: 1/16" = 1'-0"





LAKE ELEVATION
AVERAGE HEIGHT: 55'-6"

CONCEPTUAL BUILDING ELEVATION - LODGE
SCALE: 1/16" = 1'-0"





STREET FACING ELEVATION
AVERAGE HEIGHT: 38'-6"

CONCEPTUAL BUILDING ELEVATION - RETREAT CENTER

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





LAKE ELEVATION
AVERAGE HEIGHT 38'-6"

CONCEPTUAL BUILDING ELEVATION - RETREAT CENTER

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





BOATHOUSE



1 BEDROOM CABIN - SCHEME 1



2 BEDROOM CABIN



1 BEDROOM CABIN - SCHEME 2

CONCEPTUAL BUILDING ELEVATIONS - GUEST ACCOMMODATIONS
SCALE: 1/16" = 1'-0"

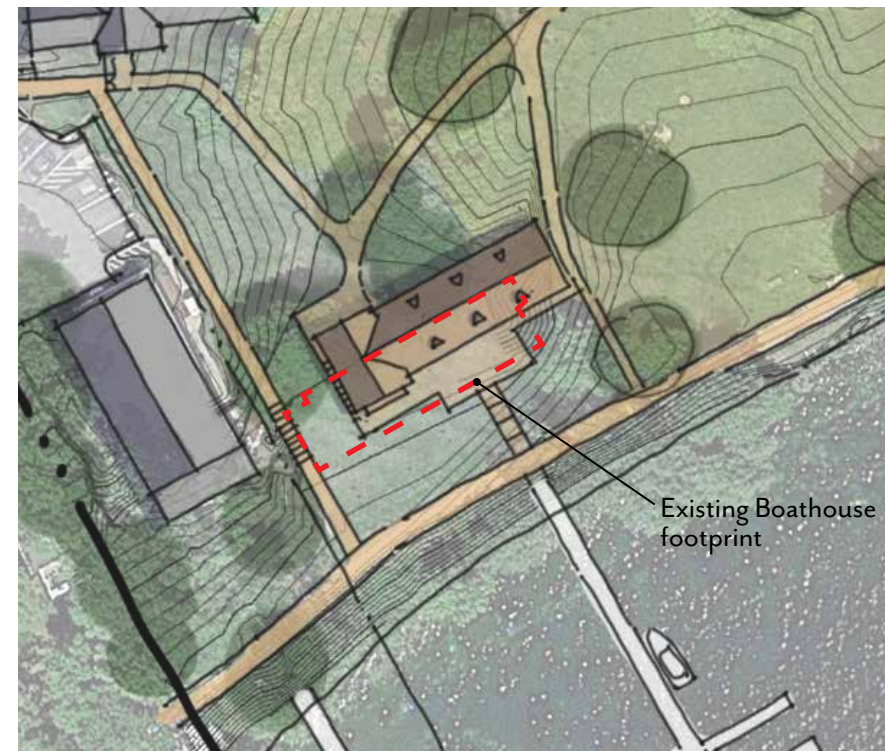




PROPOSED PERSPECTIVE VIEW FROM LAKE



EXISTING BUILDING PHOTO

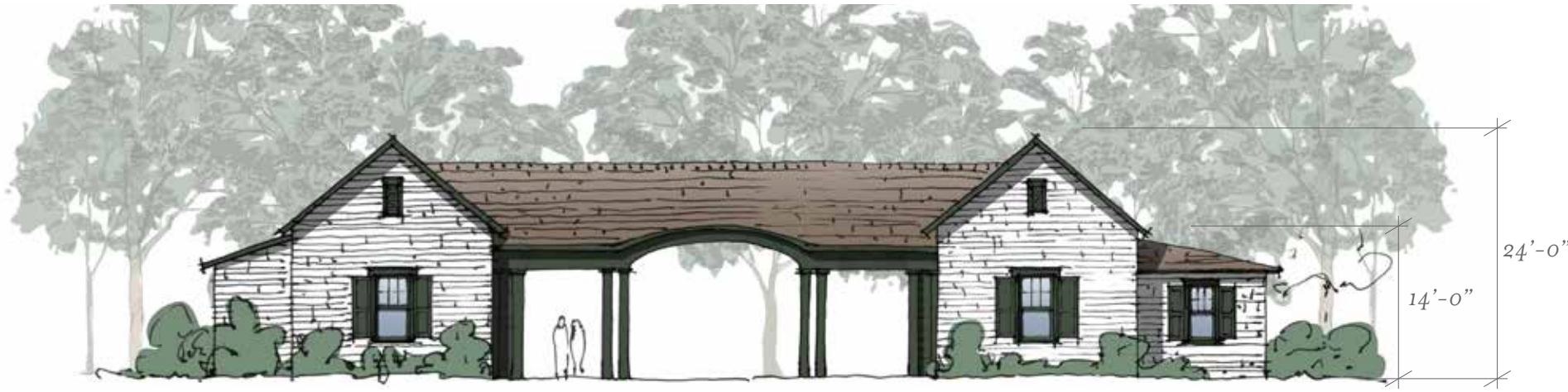


PLAN RELOCATION DIAGRAM

CONCEPTUAL BUILDING DESIGN - BOATHOUSE

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





RACQUET PAVILION - LAKESHORE RD ELEVATION



CART BARN - LAKE ELEVATION



POOL HOUSE - LAKE ELEVATION



SPA - LAKE ELEVATION

CONCEPTUAL BUILDING ELEVATIONS - GUEST AMENITIES

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



THANK YOU

Drawings contained herein
are conceptual in nature
and are not released for
construction.

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