



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147-262.248.3673-[www.cityoflakgeneva.gov](http://www.cityoflakgeneva.gov)

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Plan Commission Agenda  
Monday, April 20, 2026 - 6:00 PM  
Lake Geneva City Hall; Council Chambers

Members:

Chair: Mayor Todd Krause

Aldersperson Joel Hoiland, John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Anne Esarco

1. Call to Order
2. Roll Call
3. Approve Minutes of the March 16, 2026 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. Discussion/Action on Resolution PC-2026-014 for Downtown Design Review application for Rebuild of Penthouse and Relocation of Antennas onto New Penthouse at 703 W Main Street, filed by Eileen Boland, 1S660 Midwest Road, Suite 308, Oakbrook Terrace, IL, Tax Key No. ZA 27600001.
  - b. Discussion/Action on Resolution PC-2026-004 for Downtown Design Review application for new signage at **410 Broad Street**, filed by Amanda Werner, 104 Mosswood Court, Kathleen, GA, Tax Key No. ZOP 00107.
7. Public Hearing, Review, and Recommendation
  - a. Public Hearing for a Conditional Use Permit (CUP) to construct a new single family residential dwelling at 69 Hillside Drive, Lake Geneva, Tax Key No. ZYUP 00094F filed by Sara Rubin, 69 Hillside Drive, Lake Geneva, WI.
  - b. Discussion/Action on Resolution PC-2026-013 recommending approval of Conditional Use Permit (CUP) to construct a new single family residential dwelling at **69 Hillside Drive**, Lake Geneva, Tax Key No. ZYUP 00094F filed by Sara Rubin, 69 Hillside Drive, Lake Geneva, WI.
8. Concept Plan Review
  - a. Informal discussion of Planned Development Concept Plan PC-2026-015 for property located on Sheridan Springs Road filed by Simple Food Group, LLC, 525 Broad Street, Lake Geneva, WI, Tax Key Nos. ZA 467900001, ZA 67900002, ZA 6800001, and ZA 46800002.
9. Right Of Way Review

- a. Discussion/Action on Resolution PC-2026-016 recommending approval of a Plat of Right of Way titled “Plat of Right of Way Required for Edwards Blvd Townline Road to Main St, STH 120

**10. Adjournment**

A quorum of the Council may be present; however, no official Council action will be taken.  
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk’s office in advance so that the appropriate accommodations can be made.

**City Of Lake Geneva Plan Commission Minutes**  
**Monday, March 16, 2026 - 6:00 PM**  
**Lake Geneva City Hall; Council Chambers**

**Call to Order**

Mayor Krause called the meeting to order at 6:00 PM.

**Roll Call**

Present: Krause, Hoiland, Nafziger, Skates, Esarco, Cary, Gibbs

**Approve Minutes of the February 16, 2026 Plan Commission meeting as distributed.**

Motion by Cary to approve; second by Skates. Motion carried: 7-0.

**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.**

There was no public comment at this time.

**Acknowledgment of Correspondence.**

There was no correspondence to report.

**Downtown Design Review:**

**Discussion/Action on Resolution PC-2026-010 for Downtown Design Review application for Sandwich Board Sign at 734 W Main Street, filed by Roger Wolff, 734 W Main Street, Lake Geneva, WI, Tax Key No. ZOP 00314.**

The Commission reviewed a Downtown Design application for a sandwich board sign at 734 W Main Street. The application was **approved, contingent upon** the applicant securing a sign permit and ensuring the sign meets all height and width requirements prior to installation.

Motion by Skates to approve; second by Skates. Motion carried: 7-0.

**Discussion/Action on Resolution PC-2026-008 for Downtown Design Review application for Sandwich Board Sign at 214 Broad Street, filed by Emily Trainor, 214 Broad Street, Lake Geneva, WI, Tax Key No. ZOP 00256.**

The Commission reviewed a Downtown Design application for a sandwich board sign at 214 Broad Street. The application was **approved, contingent upon** the applicant securing a sign permit and ensuring the sign meets all height and width requirements prior to installation.

Motion by Cary to approve; second by Hoiland. Motion carried: 7-0.

**Discussion/Action on Resolution PC-2026-007 for Downtown Design Review application for new awnings at 101 Broad Street, filed by John Law, P.O. Box 27, Lake Geneva, WI, Tax Key No. ZCGN 00009.**

The Commission reviewed a downtown design application for 101 Broad Street Units 205 & 206 to install new awnings, which was approved with a requirement to secure building permits before installation.

Motion by Hoiland to approve; second by Skates. Motion carried: 7-0.

**Discussion/Action on Resolution PC-2026-009 for Downtown Design Review application for façade improvements at 703 W Main Street, filed by Valera Smokvin, P.O. Box 130, Grafton, WI, Tax Key No. ZA276000001.**

The Commission reviewed a downtown design application for facade improvements at 703 W Main Street, which was approved with a requirement to secure building permits before installation.

Motion by Cary to approve; second by Hoiland. Motion carried: 7-0.

**Discussion/Recommendation of Resolution PC-2026-011 to accept privately owned parcel for dedication as right-of-way.**

The Commission discussed and approved Resolution PC-2026-011, which involves accepting privately owned parcels for dedication as right-of-way for Highway 50 improvements. The revision was made to accommodate a 10-foot wide multi-use path along the north side of Highway 50, primarily in front of the Hillmoor property. The Commission confirmed that this change only affects the multi-use path portion and does not impact the previously

approved fee acquisition areas along the entire stretch from Forest to Grand Geneva.  
Motion by Cary to approve; second by Hoiland. Motion carried: 7-0.

### **Public Hearing, Review, and Recommendation**

#### **Public Hearing for a Precise Implementation Plan to construct a new dining facility at 1724 W Main Street, Lake Geneva, Tax Key No. ZYUP 00096 and ZYUP 00096A filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W Main Street, Lake Geneva, WI.**

The Plan Commission reviewed and a precise implementation plan for Covenant Harbor's new dining facility at 1724 West Main Street. Staff reviewed the proposal, noting that the building exceeded minimum setback requirements but met other standards, and the utility lift station capacity was confirmed to be adequate. The applicant, represented by Executive Director Eric Anderson, outlined plans to begin construction in August after summer camp ends, with a goal to complete the project within 12-14 months. Public comment was provided by Alan Bjorkman, a former executive director of Covenant Harbor, who supported the proposal.  
Motion by Cary to close the public hearing; second by Gibbs. Motion carried: 7-0.

#### **Discussion/Action on Resolution PC-056 for a Precise Implementation Plan to construct a new dining facility at 1724 W Main Street, Lake Geneva, Tax Key No. ZYUP 00096 and ZYUP 00096A filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W Main Street.**

Motion by Hoiland to approve; second by Gibbs. Motion carried: 7-0. The Commission voted unanimously to approve the planned development precise implementation plan subject to meeting all conditions outlined in the Kapur Engineering Memorandum.

### **Adjournment**

Motion by Skates to adjourn, second by Cary. Motion Carried; 7-0. The meeting adjourned at 6:21 PM.

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: April 20, 2026

Applicant:

Eileen Boland  
Verizon Wireless  
1S660 Midwest Road, Suite 308,  
Oakbrook Terrace, IL

Request:

703 Main Street  
Downtown Design Review of Reconstruction of  
Elevator Penthouse and Incorporation of Existing  
Antennas.

Description:

The applicant proposes making the following changes to the building at 703 Main Street:

- Raze and reconstruct the existing elevator penthouse structure on the roof.
- Incorporate existing antennas into the new penthouse façade.

Finish Materials:

The applicant proposes the following building finishes:

- The new penthouse structure will be sided with materials to match the existing building.
- The antenna panels will be taller than the roof of the penthouse. The antenna panels will be constructed of complementary material to the new siding and the existing building.

Staff Recommendations:

Staff believe the work proposed meets the requirements of the Downtown Design Overlay Zoning district ( Section 98- 913).

Staff recommends *approval* with the following conditions:

1. Substantial conformance to the submitted Photo Simulation Plans submitted with the application prepared by Terra Consulting Group.
2. The applicant shall secure all required permits prior to the start of construction.



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

Zoning Permit Review 2025-0966

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

703 Main St, Lake Geneva, WI 53157  
ZA276000001

Name & Address of Current Building Owner:

Wolff RealEstate Roger Wolff

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

Owner Signature: *Roger Wolff*

Name & Address of Applicant:

Verizon Wireless - Eileen Boland as applicant

C/o Insite Inc, [REDACTED]

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change:

Verizon proposed Penthouse rebuild and relocation of antennas onto new penthouse.

Zoning District: \_\_\_\_\_

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

Terra Consulting Group, 600 Busse Hwy, Park Ridge, IL 60068

Contractor: SRU Electric, [REDACTED]

Description of Project:

Verizon proposed Penthouse rebuild and relocation of antennas onto new penthouse.

Date: 1/1/26

02/27/2025

Signature of Applicant: *Eileen Boland*



BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

# KEEFE REAL

View from Southeast looking Northwest



**TERRA**  
CONSULTING GROUP

has joined Colliers Engineering & Design

600 Busse Highway, Park Ridge, IL 60068  
Phone: 847.698.6400 Fax: 847.698.6401  
TCG#1241773





BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

# KEEFE REAL

View from Northeast looking Southwest



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BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

# KEEFE REAL

View from Northwest looking Southeast



**TERRA**  
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TCG#1241773



<b>RESOLUTION OF THE PLAN COMMISSION</b>			
Resolution approving a request for Downtown Design Review filed by Eileen Boland, Verizon Wireless, 1S660 Midwest Road, Suite 308, Oakbrook Terrace, IL, to modify the existing building by: 1) Raze and reconstruct the existing elevator penthouse structure on the roof and 2) incorporate existing antennas into the new penthouse façade of the building located at 703 Main Street, Tax Key No. ZA 276000001.			
Committee:	N/A		
Fiscal Impact:	N/A		
<b>File Number:</b>	<b>PC-2026-014</b>	<b>Date:</b>	April 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by Eileen Boland, Verizon Wireless, 1S660 Midwest Road, Suite 308, Oakbrook Terrace, IL, to modify the existing building by: 1) Raze and reconstruct the existing elevator penthouse structure on the roof and 2) incorporate existing antennas into the new penthouse façade of the building located at 703 Main Street, Tax Key No. ZA 276000001, and;

WHEREAS, the Plan Commission made the following finding of fact:

1. The proposed Downtown Design Project is consistent with the Downtown Design Standards of Section 98-913, and

WHEREAS, the Plan Commission has assigned the following conditions of approval:

1. Substantial conformance to the submitted Photo Simulation Plans submitted with the application prepared by Terra Consulting Group, and;
2. The applicant shall secure all required permits prior to start of construction.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Eileen Boland, Verizon Wireless, 1S660 Midwest Road, Suite 308, Oakbrook Terrace, IL, to modify the existing building by: 1) Raze and reconstruct the existing elevator penthouse structure on the roof and 2) incorporate existing antennas into the new penthouse façade of the building located at 703 Main Street, Tax Key No. ZA 276000001, according to the findings of fact and additional conditions stated above.

**PC Action:**       **Adopted**       **Failed**      **Vote** \_\_\_\_\_

**Mayoral Action:**       **Accept**       **Veto**

\_\_\_\_\_  
 Todd Krause, Plan Commission Chair      Date

Attest:

\_\_\_\_\_  
 Amanda Rotondi, Building & Zoning Clerk      Date

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: April 20, 2026

Applicant:  
Amanda Werner  
104 Mosswood Court  
Kathleen, GA

Request:  
410 Broad Street  
Downtown Design Review of Signage

Description:

The applicant proposes making the following improvement at 410 Broad Street:

- Install additional parking regulation signs throughout the parking lot at 410 Broad Street.
- Replace the sign face on the existing monument sign.
- Replace existing wall signage on the North and East Building Facades.

Staff Recommendations:

The colors proposed have been reviewed with the Downtown Design Overlay Sign requirements (98-828).

Staff recommend denial of the proposed improvements in part.

1. The existing black signage on the building and the monument sign is preferable to the bold primary colors being proposed. Section 98-828 (c)1 provides that “*Bold colors, bright color and fluorescent, “day glow” and/or “neon” colors shall not be permitted*”...
2. Staff has no issue with adding additional parking regulation signage; however, the signs should not be installed with the primary color scheme proposed. Staff recommend these signs also have black lettering.



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



APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:  
410 BROAD ST LAKE GENEVA, WI 53147  
ZOP 00107

Name & Address of Current Building Owner:  
GAINES LIVING TRUST  
111 W MONROE ST CHICAGO, IL 60603

Telephone Number of Current Building Owner:  
Email Address: [REDACTED]  
Owner Signature: Amanda Werner

Name & Address of Applicant:  
AMANDA WERNER  
104 MOSSWOOD CT KATHLEEN, GA 31047

Telephone Number of Applicant: [REDACTED]  
Email Address: [REDACTED]

Proposed Design Change:  
S1 - INSTALL 7 REGULATORY - POLE MOUNTED CUSTOMER PARKING SIGNS EQUALING 1.5 SQ FT EACH  
S2 - INSTALL 10 REGULATORY - WALL MOUNTED CUSTOMER PARKING SIGNS EQUALING 1.5 SQFT EACH

Zoning District: CENTRAL BUSINESS

Names & Address of Architect, Engineer, and/or Contractor of Project:  
GRAVES SIGNS  
2620 90TH ST UNIT C STURTEVANT, WI 53177

Description of Project:  
S1 - INSTALL 7 REGULATORY - POLE MOUNTED CUSTOMER PARKING SIGNS EQUALING 1.5 SQ FT EACH  
S2 - INSTALL 10 REGULATORY - WALL MOUNTED CUSTOMER PARKING SIGNS EQUALING 1.5 SQFT EACH

Date: 1/20/2026 Signature of Applicant: Amanda Werner  
02/27/2025

# Stratus®

onestratus.com

888.503.1569

**LOCATION NUMBER:**

9393

**SITE ADDRESS:**

410 Broad St.  
Lake Geneva, WI 53147-1814

02/20/26

[View in Google Maps](#)

# BMO



**SITE PLAN**

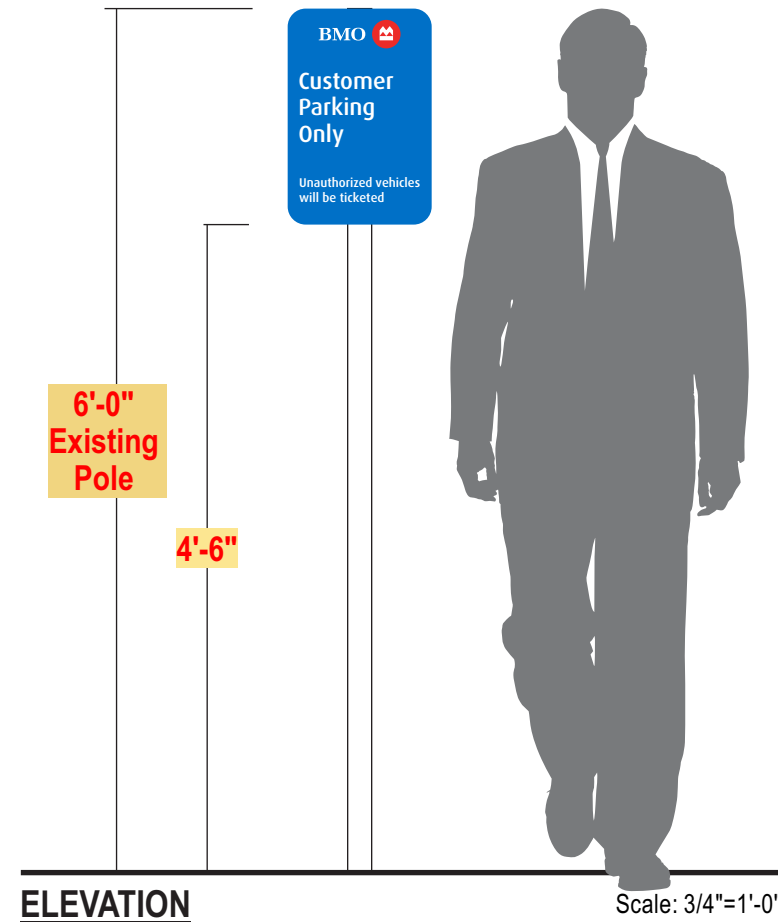
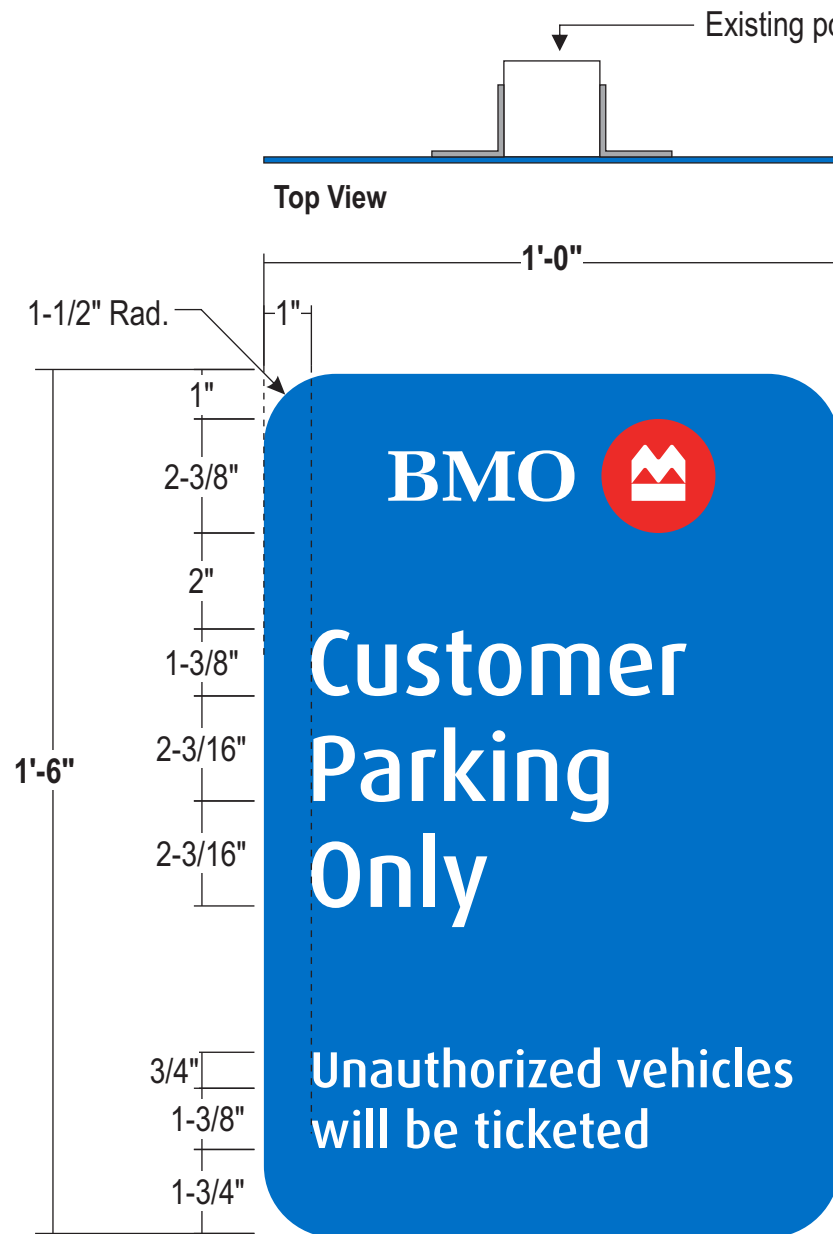
FOR REFERENCE ONLY







Updated Address  
Updated

Scale: 3" = 1'-0"

1.5 square feet



COLOR PALETTE	
 <b>LOGO/COPY:</b> 3M 7725-10 White	 <b>PANEL:</b> Pantone 300 C Blue
 <b>POLE:</b> White semi-gloss finish	 <b>LOGO VINYL:</b> 3M 3630-143 Poppy Red (Applied over 3M 7725-10) 3M 3660-M Scotchcal Matte overlaminate

All paint finishes are satin unless otherwise noted.

**PANELS:** .080 aluminum faces w/ 1-1/2" radius corners painted Blue Satin finish

**GRAPHICS:** Surface applied vinyl logo & copy; 3M matte overlaminate over Red vinyl

**FONT:** Dax Pro Medium

**POLE:** Existing pole to remain and be re-used

**QUANTITY:** (2) two parking panels required for D/F Parking sign

EXISTING CONDITIONS



Existing panels to be removed from post; (2) TWO new panels to be installed on existing post.

PROPOSED SIGNAGE

For Reference Only



Updated sign colors and specs

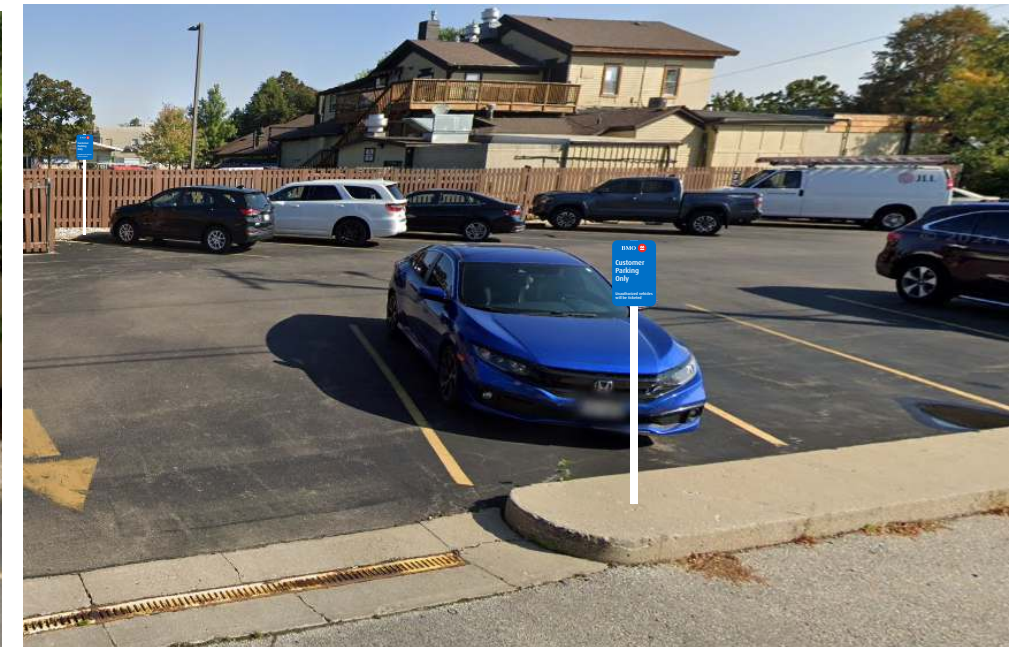
# PARKING SIGN LOCATIONS

NOT TO SCALE - FOR REFERENCE ONLY

## EXISTING CONDITIONS



## PROPOSED PARKING SIGNS



Added page

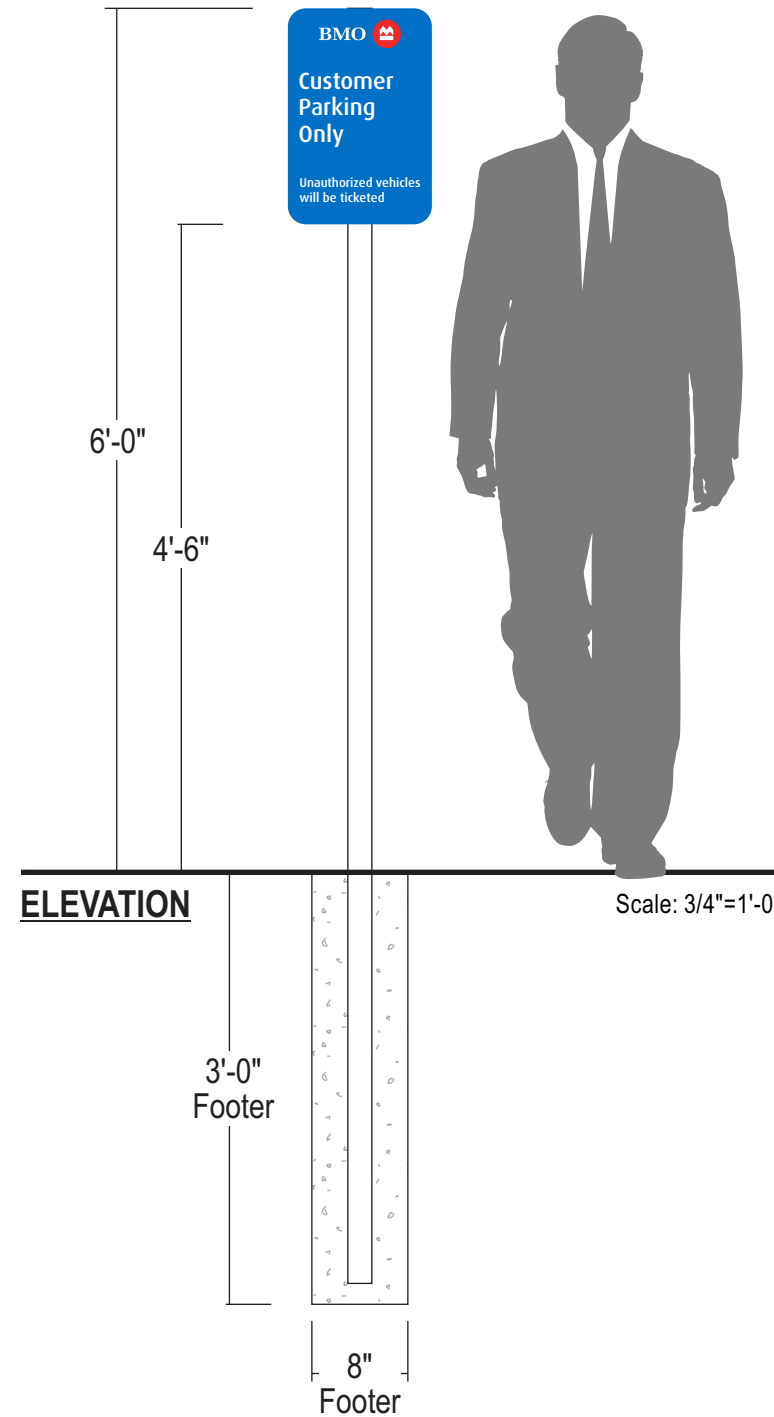
- S2
- S3
- S4
- S5
- S6

**REGULATORY - POLE MOUNTED**

Scale: 3"=1'-0"





**REG-1-P**

1.5 Square Feet



- PANELS:** .080 aluminum faces w/ 1-1/2" radius corners painted Blue Satin finish
- GRAPHICS:** Surface applied vinyl logo & copy; 3M matte overlamine over Red vinyl
- FONT:** Dax Pro Medium
- POLE:** 2" square alum. tube painted white semi-gloss  
Angles welded to backside of panel to secure to post  
No visible fasteners thru face  
Tube to be direct buried in 8" dia. x 3'-0" deep augered hole with 3" cover from bottom
- QUANTITY:** (5) FIVE parking signs required

**COLOR PALETTE**

-  **PANEL:**  
Pantone 300 C Blue
-  **LOGO VINYL:**  
3M 3630-143 Poppy Red  
(Applied over 3M 7725-10)  
3M 3660-M Scotchcal Matte  
overlamine
-  **LOGO/COPY:**  
3M 7725-10 White
-  **POLE:**  
White semi-gloss finish

*All paint finishes are satin unless otherwise noted.*

Updated sign colors and specs




**S7** **REPLACEMENT FACES**  
Scale: 3/4"=1'-0"

**RF36.e.l.a.f**  
BMO - 12 Square Feet  
ATM - 5 Square Feet



- CABINET:** Existing cabinet to remain
- FACES:** .125 flat aluminum faces - Painted SW 7562 Roman Column
- GRAPHICS:** Surface applied vinyl graphics to match colors shown
- ATTACHMENT:** **TO BE FIELD VERIFIED**
- QUANTITY:** (2) TWO FACES REQUIRED FOR EXISTING D/F MONUMENT

**COLOR PALETTE**

-  **FACES:**  
SW 7562 - Roman Column
-  3M 3630-8308 BMO Blue
-  **LOGO VINYL:**  
Pantone 485 Red  
3M 3630-143 Poppy Red  
3M 3660-M Scotchcal Matte overlaminate
-  3M 7725-10 Opaque White

*All paint finishes are satin unless otherwise noted.*

**EXISTING CONDITIONS**

For Reference Only



Existing faces to be removed and replaced with new faces.

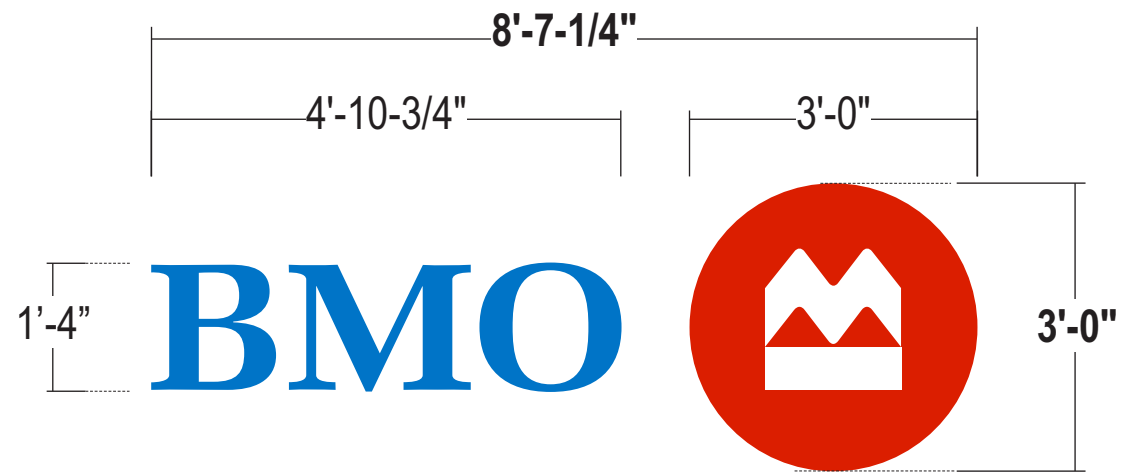
**PROPOSED SIGNAGE**

Scaled Proportionally



**S8** FLAT CUT OUT LETTERS  
Scale: 1/2"=1'-0"

**CUSTOM SIZE FCO-16-B**  
25.8 Square Feet



**CONSTRUCTION:** 1/4" thick flat cut out aluminum painted red & blue  
Returns to match faces  
w/ White painted accent on Roundel; (alt: Vinyl accent)

**INSTALL:** Studs to backside; Mount to wall with 1" stand off; Spacers to be provided painted to match wall

**QUANTITY:** (1) ONE flat cut out letterset required

**COLOR PALETTE**

- Pantone 300 C Blue
- Pantone 485 C Red
- White
- SPACERS:**  
To match wall color

*All paint finishes are satin unless otherwise noted.*

**Proposed Signage**

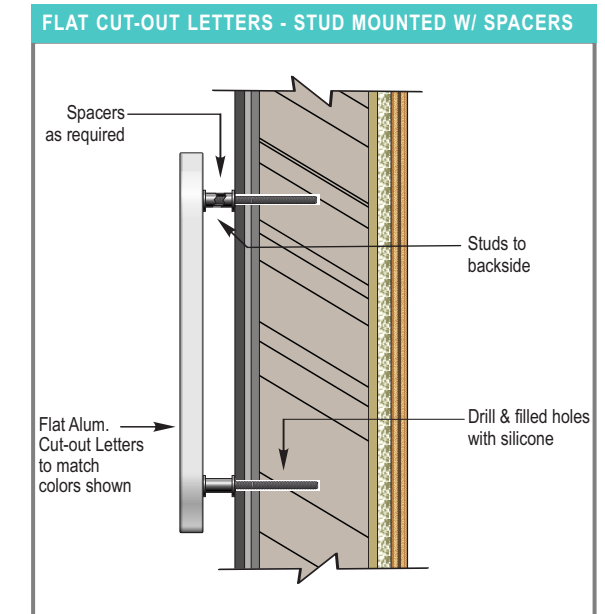
Scaled Proportionally



Existing flat cut out letters to be removed; patch and paint wall as required

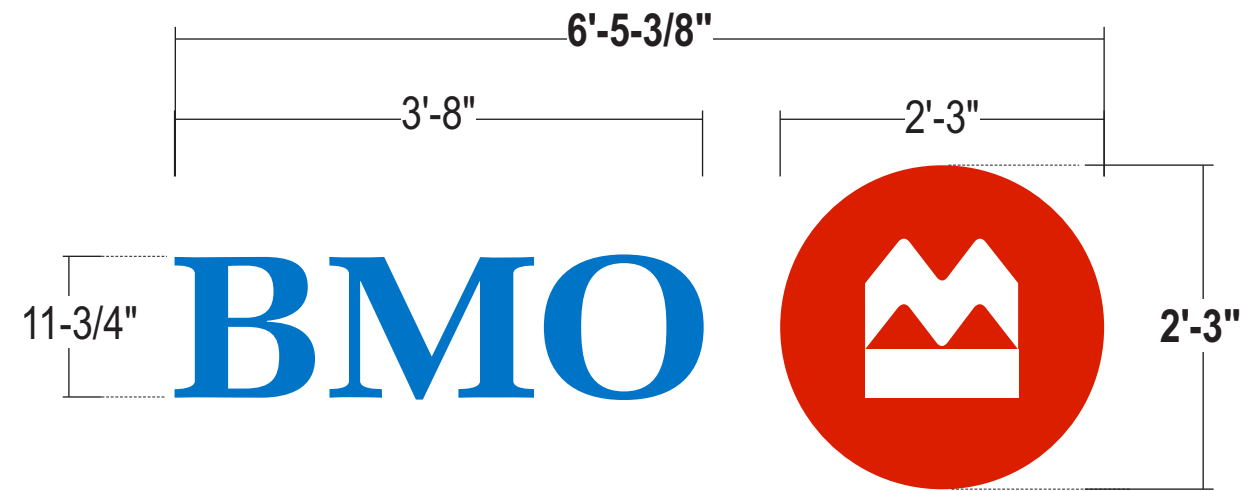
**Existing Conditions**

For Reference Only



**S9** FLAT CUT OUT LETTERS  
Scale: 3/4"=1'-0"

**CUSTOM SIZE FCO-11-B**  
14.5 Square Feet







**CONSTRUCTION:** 1/4" thick flat cut out aluminum painted red & blue  
Returns to match faces  
w/ White painted accent on Roundel; (alt: Vinyl accent)

**INSTALL:** Studs to backside; Mount to wall with 1" stand off; Spacers to be provided painted to match wall

**QUANTITY:** (1) ONE flat cut out letterset required

**COLOR PALETTE**

-  Pantone 300 C Blue
-  Pantone 485 C Red
-  White
-  **SPACERS:**  
To match wall color

*All paint finishes are satin unless otherwise noted.*

**Existing Conditions**

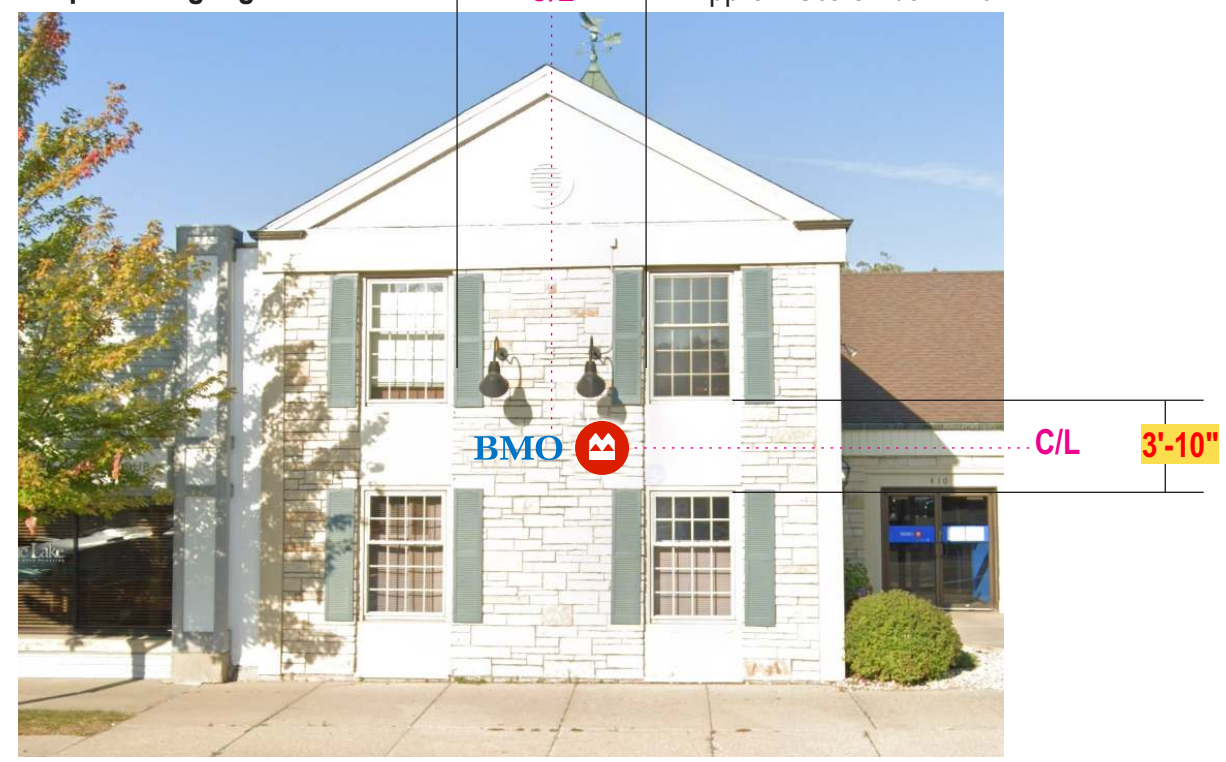
For Reference Only



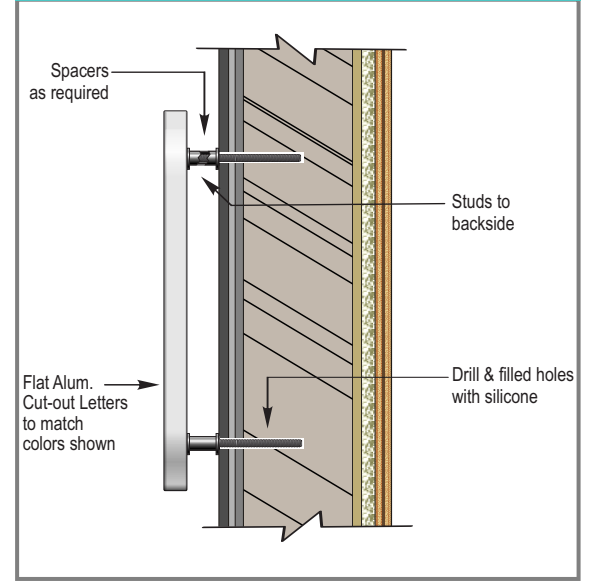
Existing flat cut out letters to be removed; patch and paint wall as required

**Proposed Signage**

Approx. Scale: 1/8"=1'-0"



**FLAT CUT-OUT LETTERS - STUD MOUNTED W/ SPACERS**



Added Page

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: April 20, 2026

Applicant:  
Sara Rubin  
69 Hillside Drive  
Lake Geneva, WI

Request:  
69 Hillside Drive  
Proposed Conditional Use Permit for a new residence utilizing SR-4 Zoning District requirements in the ER-1 Zoning District

Description:

This is an application for a Conditional Use Permit (CUP) for a property located at 69 Hillside Drive. The project involves demolishing the existing single-family home and constructing a new single-family home. The property is located in the Estate Residential ER-1 zoning district and the purpose of the CUP is to apply the SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1.

The lot is approximately 22,290 square feet. The proposed total impervious surface coverage is 8,328 square feet or 37.8% of the lot area. A driveway is proposed, which leads to an attached garage at the front of the house. Building materials include LP shake and lap siding, and thin stone veneer along the base of the façade.

Staff Review:

This property is not located within the Lakeshore Overlay Zoning District.

The proposed project seeks the use of the following SR-4 Zoning District Standards:

- Side setback: The project proposes a side lot line setback of nine (9) feet and eleven point four (11.4) feet, which do not meet the standards of the ER-1 Zoning District (30 feet) but complies with the minimum side yard setback of six (6) feet and combined fifteen (15) feet in the SR-4 District.
- Minimum dwelling unit separation: The project does not meet the minimum 60-foot separation between dwelling units established by the ER-1 Zoning District, but it does meet the minimum 12-foot separation established by the SR-4 District.

Currently the site meets the minimum Landscape Surface Ratio (LSR) of 60%, and the proposed site plan will also meet this requirement.

Action by the Plan Commission:

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUP; and,
- Provide specific suggested *requirements/conditions* to modify the project as submitted.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
  4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
  5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
  6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

1. Staff recommend that the Plan Commission recommend approval of the proposed conditional use permit as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided under A.1-6., above.
3. Staff recommend the following *additional conditions of approval* be attached:
  - a. Substantial compliance with submitted Plan Set prepared by Farris, Hansen & Associates, Inc dated 11.21.25.
  - b. Applicant must secure all required permits prior to demolition of existing structure and construction of the new structure.

## Memo to City of Lake Geneva

**To:** Renee Hanlon, Zoning Administrator **Date:** April 15, 2026

**From:** Naomi Rauch, P.E.  
262-758-6032

**CC:** Jeff Letzter – Aspect Design Inc.  
Sara Rubin – Owner  
David De Angelis – City Administrator  
Amanda Rotondi – Building and Zoning Administrative Assistant  
Tom Earle – Director of Public Works  
Josh Gajewski – Utility Director

**Subject:** Design Review Team – Meeting Comments  
*Kapur Project #26.0259 PHSE 09*

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### BACKGROUND AND REQUEST:

A site grading plan was submitted by Farris, Hansen & Associates for the reconstruction of 69 Hillside Drive.

The following plan and calculations were submitted for review:

- **69 Hillside Drive, Plat of Survey and Proposed Site Plan, City of Lake Geneva, Wisconsin**, prepared by Farris Hansen & Associates, 1 sheet, stamped February 9<sup>th</sup>, 2026.

### Comments:

The site plan for 69 Hillside Drive has been reviewed based on the information reviewed above. Please provide a revised grading plan addressing the following comments:

1. There is a discrepancy in the NW corner of the lot with the proposed grading. Please review and revise contour 772 to show how the proposed grades will tie into the existing ones.
2. Please provide a 773 contour within the proposed driveway. There are two shown points that are at 772 or higher, and thus a contour line is missing.
3. Please show the existing driveway location as well as curb lines. What curb will need to be removed and replaced to account for any shift in driveway location?
4. The landscape plan shows drains that are not shown on the site plan. If these drains are still proposed, please include on the site plan as well.

5. The pool deck drains seem to be discharged overland. Sec. 98-723 Swimming Pools Standards (4) (b) Plumbing. All plumbing work shall be in accordance with all applicable ordinances of the City and all state codes. Every private or residential swimming pool shall be provided with a suitable draining method, and in no case shall waters from any pool be drained into the sanitary sewer system, onto lands of other property owners adjacent to that on which the pool is located or in the general vicinity.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

69 HILLSIDE DRIVE / PARCEL # ZYUP 00094F / LOCATED IN PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 35, TOWNSHIP 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

Name and Address of Current Owner: RUBIN FAMILY TRUST / ANDREW & SARA RUBIN

69 HILLSIDE DRIVE, LAKE GENEVA, WI 53147

Telephone No. with area code & Email of Current Owner:

[REDACTED]

Owner Signature:

[Signature]

Name and Address of Applicant:

SARA RUBIN

69 HILLSIDE DR., LAKE GENEVA, WI 53147

Telephone No. with area code & Email of Applicant:

[REDACTED]

Proposed Conditional Use: THE EXISTING LOT/HOME IS LEGAL NONCONFORMING.

THE PROPOSED HOME WILL ALSO BE LEGAL NONCONFORMING AND LOOKING FOR THE USE OF SR-4 ZONING STANDARDS IN THE ER-1 ZONING DISTRICT.

Zoning District in which land is located: ER-1

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

ASPECT DESIGN, INC. 26575 COMMERCE DR SUITE 607 VOLVO, IL 60073 c/o DEAN BOTES, ARCH  
FARRIS, HANSEN & ASSOC, INC. 7 RIDGEWAY CRT EUGENE, WI 53121 c/o CHRIS HEDGES

Short statement describing activities to take place on site:

REMOVAL OF EXISTING SINGLE FAMILY RESIDENCE, FOR NEW SINGLE FAMILY RESIDENCE.

Conditional Use Fee payable upon filing application: \$450.00 [ \$150.00 for Application Under Sec. 98-407(3) ]

2-6-2026

Date 2/27/2025

[Signature]

Signature of Applicant

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:  
CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

\_\_\_ Pre-submittal staff meeting scheduled:

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

Follow-up pre-submittal staff meetings scheduled for:

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application form filed with Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application fee of \$ \_\_\_ received by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ by: \_\_\_\_\_

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

Prior to submitting the 1 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_

⇓ *Draft Final Packet (1 Copies and 1 Digital Copy to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_

⇓

- \_\_\_ (a) A map of the proposed conditional use:
  - \_\_\_ Showing all lands for which the conditional use is proposed;
  - \_\_\_ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
  - \_\_\_ Map and all its parts are clearly reproducible with a photocopier;
  - \_\_\_ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
  - \_\_\_ All lot dimensions of the subject property provided;
  - \_\_\_ Graphic scale and north arrow provided.
- \_\_\_ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole;
- \_\_\_ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

\_\_\_\_\_ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

\_\_\_\_\_ (c) Written justification for the proposed conditional use:

\_\_\_\_\_ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

### III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

The existing lot/home is legal non-conforming. The  
proposed home will also be legal non-conforming.  
Looking for the use of SR4 zoning standards in the ERI  
zoning district.

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

The proposed home fits with in the ERI guidelines.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

NO

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Proposed conditional use does fit in  
with existing use.

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

NO

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

There are no adverse conditions.

IV. FINAL APPLICATION PACKET INFORMATION

- \_\_\_ Receipt of 1 full scale copy in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Receipt of 1 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Class 2 Legal Notice published on \_\_\_\_\_ and \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Conditional Use recorded with the County Register of Deeds Office: Date: \_\_\_\_\_ by: \_\_\_\_\_

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:  
SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)**

This form should be used by the Applicant as a guide to submitting a complete application for a site plan review and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III should be used by the City as a guide when processing said application.

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

- \_\_\_ Pre-submittal staff meeting scheduled:  
 Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Follow-up pre-submittal staff meetings scheduled for:  
 Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_  
 Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_  
 Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_  
 Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Application form filed with Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Application fee of \$ \_\_\_\_\_ received by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ by: \_\_\_\_\_

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

Prior to submitting the 1 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

- Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) Date: \_\_\_\_\_ by: \_\_\_\_\_
- ↓ Draft Final Packet (1 Copies and 1 Digital Copy to Zoning Administrator) Date: \_\_\_\_\_ by: \_\_\_\_\_
- ↓

- \_\_\_ (a) A written description of the intended use describing in reasonable detail the:
  - \_\_\_ Existing zoning district(s) (and proposed zoning district(s) if different);
  - \_\_\_ Land use plan map designation(s);
  - \_\_\_ Current land uses present on the subject property;
  - \_\_\_ Proposed land uses for the subject property (per Section 98-206);
  - \_\_\_ Projected number of residents, employees, and daily customers;
  - \_\_\_ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
  - \_\_\_ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- \_\_\_ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
  - \_\_\_ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
  - \_\_\_ Exterior building and fencing materials (Sections 98-718 and 98-720);
  - \_\_\_ Possible future expansion and related implications for points above;
  - \_\_\_ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- \_\_\_ (b) A **Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)
- \_\_\_ (c) A **Property Site Plan** drawing which includes:
- \_\_\_ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
  - \_\_\_ The date of the original plan and the latest date of revision to the plan;
  - \_\_\_ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
  - \_\_\_ A reduction of the drawing at 11" x 17";
  - \_\_\_ A legal description of the subject property;
  - \_\_\_ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
  - \_\_\_ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
  - \_\_\_ All required building setback lines;
  - \_\_\_ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
  - \_\_\_ The location and dimension (cross-section and entry throat) of all access points onto public streets;
  - \_\_\_ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
  - \_\_\_ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
  - \_\_\_ The location of all outdoor storage areas and the design of all screening devices;
  - \_\_\_ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
  - \_\_\_ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
  - \_\_\_ All engineering requirements for utilities, site designs, etc;
  - \_\_\_ The location and type of any permanently protected green space areas;
  - \_\_\_ The location of existing and proposed drainage facilities for storm water;

\_\_\_ In the legend, data for the subject property on:

- \_\_\_ Lot Area;
- \_\_\_ Floor Area;
- \_\_\_ Floor Area Ratio (b/a);
- \_\_\_ Impervious Surface Area;
- \_\_\_ Impervious Surface Ratio (d/a);
- \_\_\_ Building Height.

\_\_\_ \_\_\_ (d) A **Detailed Landscaping Plan** of the subject property:

- \_\_\_ Scale same as main plan (> or equal to 1" equals 100')
- \_\_\_ Map reduction at 11" x 17"
- \_\_\_ Showing the location of all required buffer yard and landscaping areas
- \_\_\_ Showing existing and proposed Landscape Point fencing
- \_\_\_ Showing berm options for meeting said requirements
- \_\_\_ Demonstrating complete compliance with the requirements of Article VI
- \_\_\_ Providing individual plant locations and species, fencing types and heights, and berm heights;

\_\_\_ \_\_\_ (e) A **Grading and Erosion Control Plan**:

- \_\_\_ Same scale as the main plan (> or equal to 1" equals 100')
- \_\_\_ Map reduction at 11" x 17"
- \_\_\_ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

\_\_\_ \_\_\_ (f) **Elevation Drawings** of proposed buildings or remodeling of existing buildings:

- \_\_\_ Showing finished exterior treatment;
- \_\_\_ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- \_\_\_ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

**NOTE: Initiation of Land Use or Development Activity:** Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

**NOTE: Modification of an Approved Site Plan:** Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

### III.FINAL APPLICATION PACKET INFORMATION

\_\_\_ Receipt of 1 full scale copy in bluefine or blackline of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Receipt of 1 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: \_\_\_\_\_ by: \_\_\_\_\_

## Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

### Applicant Information

Property Address 69 Hillside Dr.  
Applicant name Sara & Andrew Rubin  
Applicant email [REDACTED] Phone Number [REDACTED]

Architect/Contractor/Designer Name Jeff Letzter / Aspect Design Inc.  
Architect/Contractor/Designer Email [REDACTED]

Type of Construction: New  Addition  Remodel   
Type of Development: Single-family  Multi-family  Commercial  Industrial   
Type of Business

### Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow).

- Storm water management provisions provided? YES / NO
  - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
  - Watermain
  - Sanitary Sewer
  - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
  - WISDOT Right-of-way?
  - County Right-of-way?
- Estimated Traffic impacts \_\_\_\_\_
  - Traffic Study Required YES/NO
  - Traffic Control Plan Required YES/NO
  - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions \_\_\_\_\_
- Will there be signage? YES / NO type (mounted, freestanding) \_\_\_\_\_
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? \_\_\_\_\_
- Detailed property Site Plan? YES / NO Date of Plan: \_\_\_\_\_
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

**Water/Sewer Utilities**

---

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

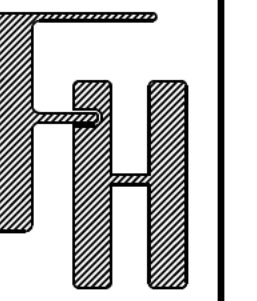
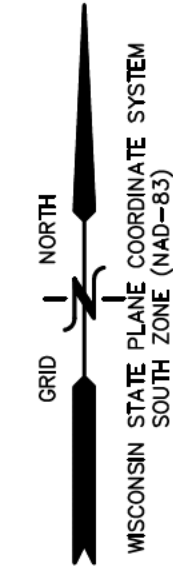
- Water service size requirement \_\_\_\_\_
- Estimated daily water usage in gallons per day \_\_\_\_\_
- Estimated maximum water flow in gallons per minute \_\_\_\_\_
- Number of bathrooms \_\_\_\_\_
- Brief description of process (if Industrial) \_\_\_\_\_

If the development is a multi-family dwelling, please provide the following:

- Number of units \_\_\_\_\_
- Number of bedrooms in each unit \_\_\_\_\_
- Water service size requirement \_\_\_\_\_

# PLAT OF SURVEY – PERMIT PLAT PARCEL #ZYUP 00094F – LAKE GENEVA MANOR

LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4 OF  
SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



PLAT OF SURVEY

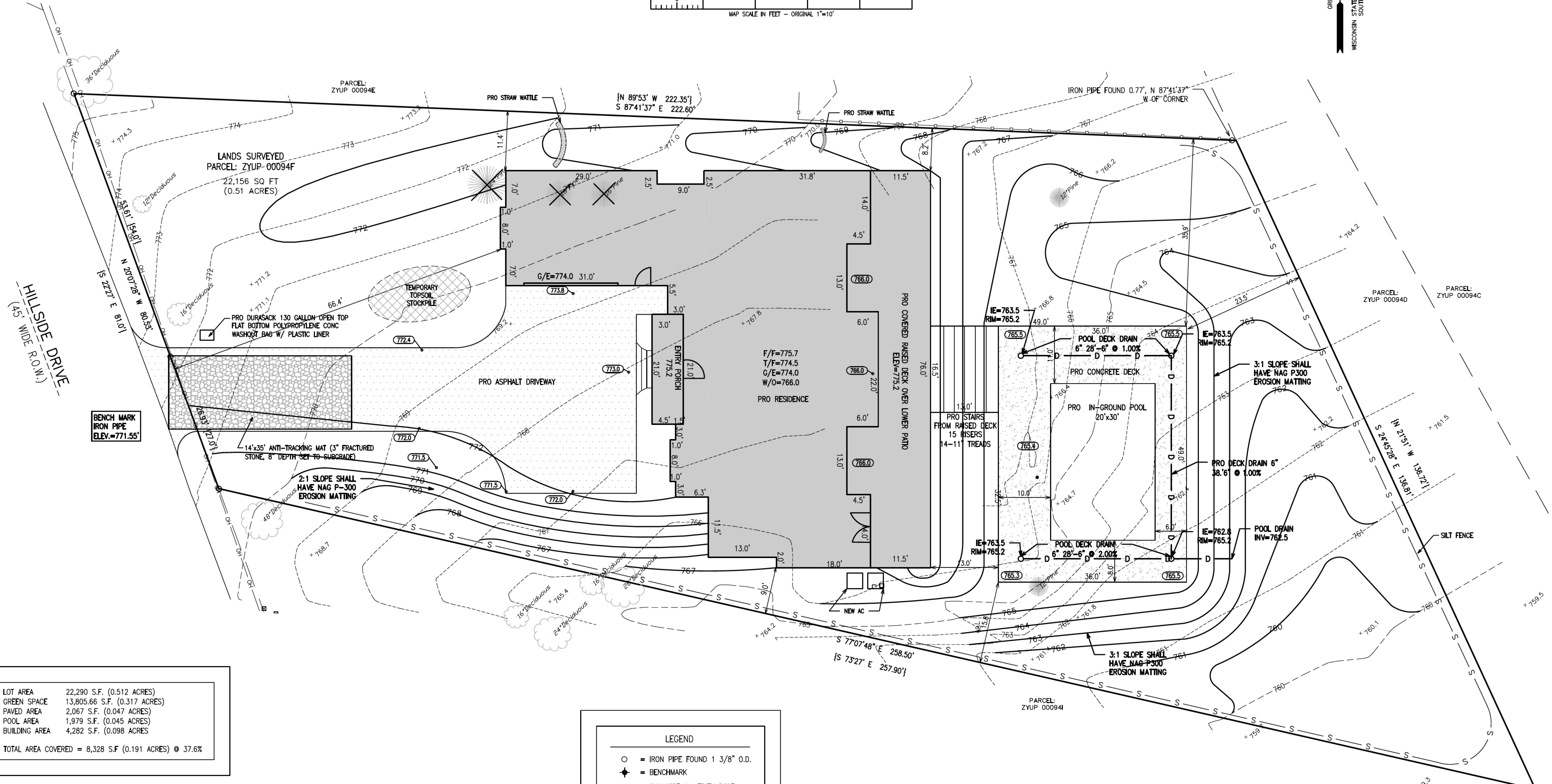
69 HILLSIDE DRIVE  
LAKE GENEVA, WISCONSIN

WORK ORDERED BY –  
ASPECT DESIGN, INC  
26575 COMMERCE DRIVE, SUITE 607  
VOLO, IL 60075

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING – ARCHITECTURE – SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS  
02/05/2026 – KK  
Addition of pool & mod.  
contours for SDECP

PROJECT NO.  
11187.25  
DATE  
11/21/2025  
SHEET NO.  
1 OF 1



LOT AREA	22,290 S.F. (0.512 ACRES)
GREEN SPACE	13,805.66 S.F. (0.317 ACRES)
PAVED AREA	2,067 S.F. (0.047 ACRES)
POOL AREA	1,979 S.F. (0.045 ACRES)
BUILDING AREA	4,282 S.F. (0.098 ACRES)
TOTAL AREA COVERED = 8,328 S.F. (0.191 ACRES) @ 37.6%	

LEGEND	
○	= IRON PIPE FOUND 1 3/8" O.D.
◆	= BENCHMARK
⊕	= GUY WIRE & UTILITY POLE
⊞	= ELECTRICAL TRANSFORMER
⊞	= ELECTRICAL BOX
□	= CABLE BOX
⊞	= TELEPHONE BOX
{XXX}	= RECORDED AS
—OH—	= OVERHEAD UTILITY WIRES
—S—	= SILT FENCE
T/F	= TOP OF FOUNDATION ELEVATION
F/F	= FIRST FLOOR ELEVATION
G/E	= GARAGE ELEVATION
W/O	= LOWER LEVEL WALKOUT
•	= EXISTING GROUND ELEVATION
---	= EXISTING LAND CONTOURS
---	= PROPOSED LAND CONTOURS
-----	= PROPOSED FINISHED GRADE
⊗	= EXISTING TREE TO BE REMOVED

**CONSTRUCTION SEQUENCE**

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) FOUNDATIONS DUG & POURED
- 6) WALLS BACKFILLED
- 7) FRAMING AND HOME CONSTRUCTION COMPLETED
- 8) DRIVE & LANDSCAPING COMPLETED

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED (MARKED WITH "X").

ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

ALL SURPLUS EXCAVATED MATERIALS TO BE LOADED AND HAULED OFF SITE AT TIME OF EXCAVATION

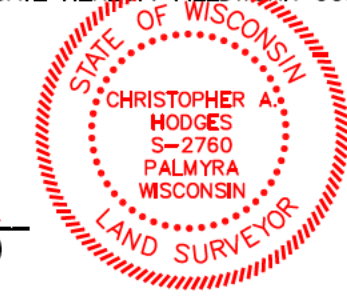
AREA TO BE RESTORED WITH TOP SOIL WITH SURFACE SUPPLEMENTED WITH IMPORTED SCREENED AND SHREDDED TOPSOIL (MINIMUM 6" DEPTH) AFTER FOUNDATION AND FRAMING AS SOON AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

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. FIELDWORK COMPLETED 3/25/2025.

DATED: 02/09/2026

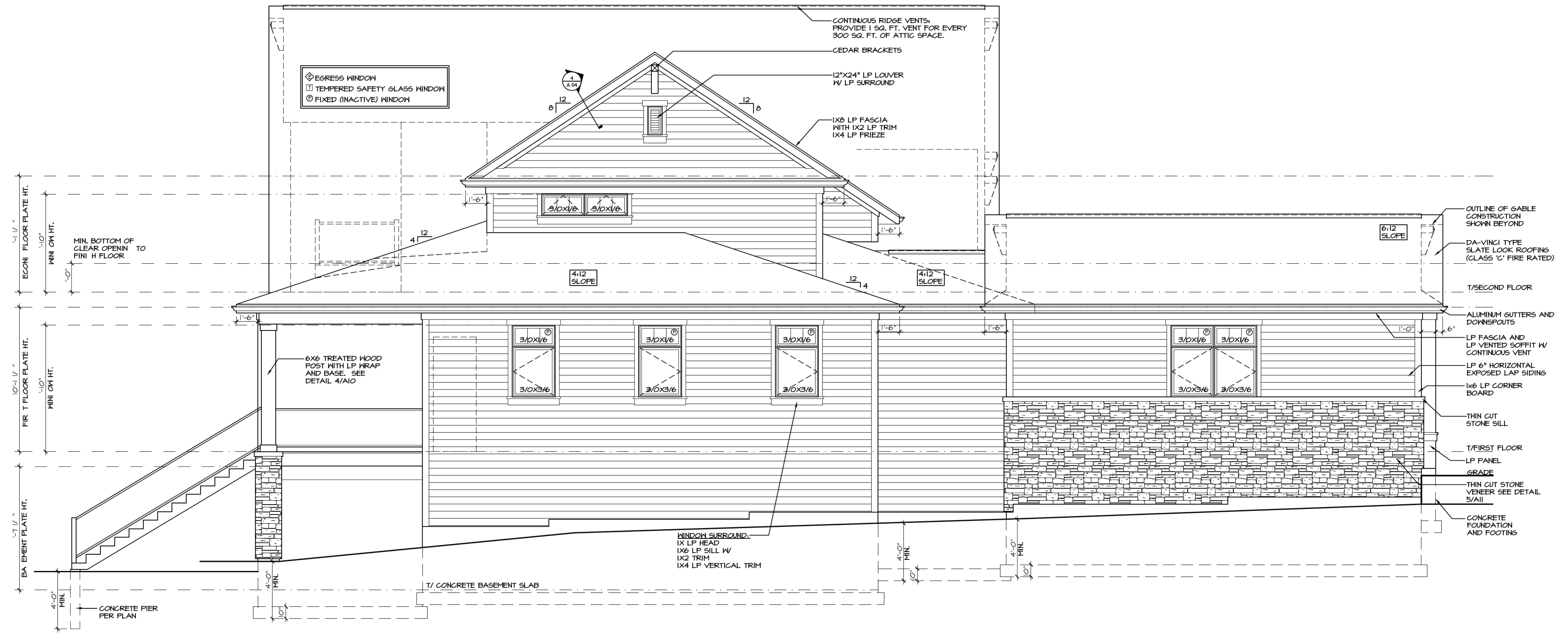
*Christopher A. Hodges*  
CHRISTOPHER A. HODGES P.L.S. 2760



X:\Acad\_Site\Corbett\TITLE\_BLDG\SY\14A\_24x36.dwg







2 LEFT ELEVATION  
A 03

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



1 FRONT ELEVATION  
A 03

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

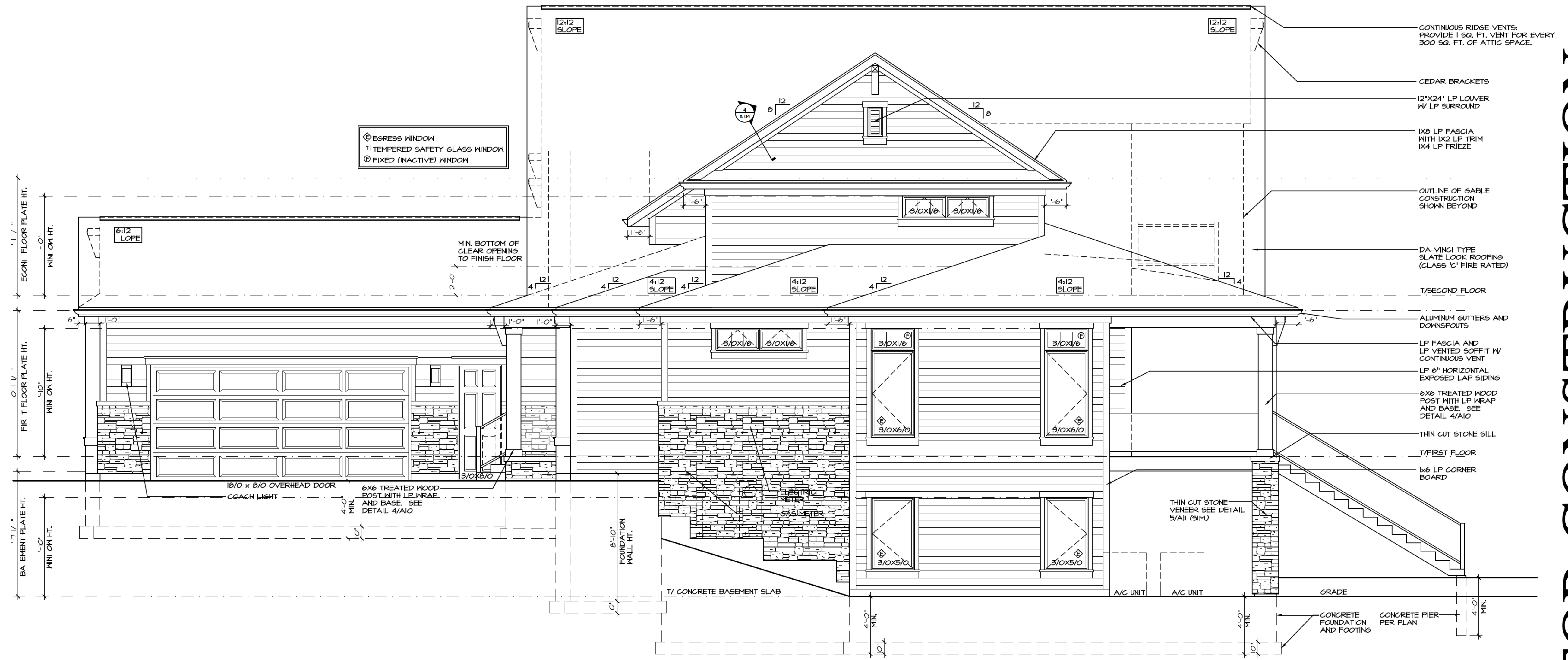
NOTE: ALL SCALE INDICATIONS ARE FOR NET PRINTED ON 70" x 4 1/2" PAPER (ARCH-E)

REVIEW ONLY - NOT FOR CONSTRUCTION

RUBIN RESIDENCE	
CUSTOM RESIDENCE	
69 HILLSIDE DRIVE	
LAKE GENEVA, WI 53147	
REVIEW	05/10/2025
REVIEW	09/05/2025
REVIEW	09/12/2025
REVIEW	09/25/2025
REVIEW	12/11/2025
REVIEW	01/07/2025
PROJECT # AD25142 DRAWN BY: DB/MB 69 HILLSIDE DRIVE EXTERIOR ELEVATIONS <b>A 03</b> # 3 OF 14 TOTAL SHEETS	

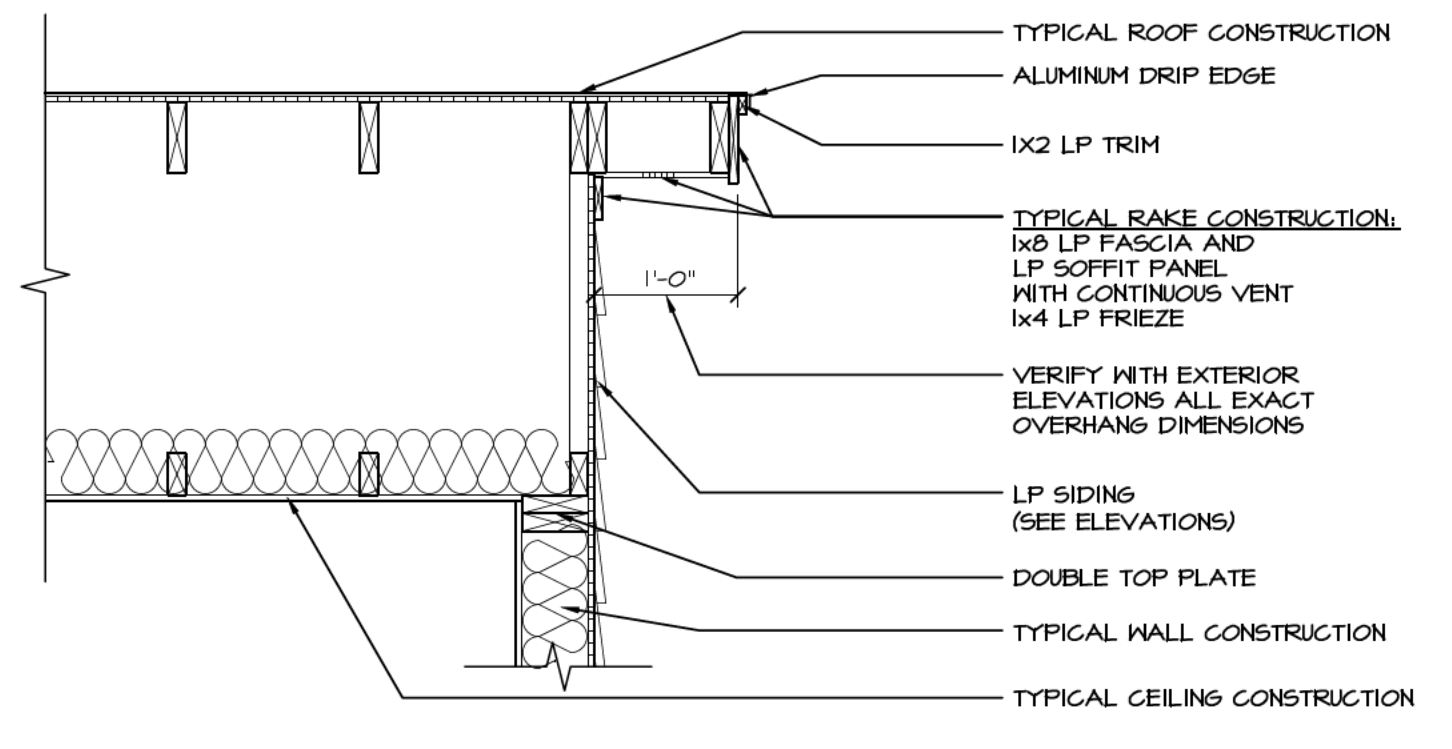


26575 COMMERCE DR.  
SUITE 607  
WISCONSIN  
MAIN: 847-457-2500  
WWW.ASPPECTDESIGN.COM  
LICENSE # P-208611



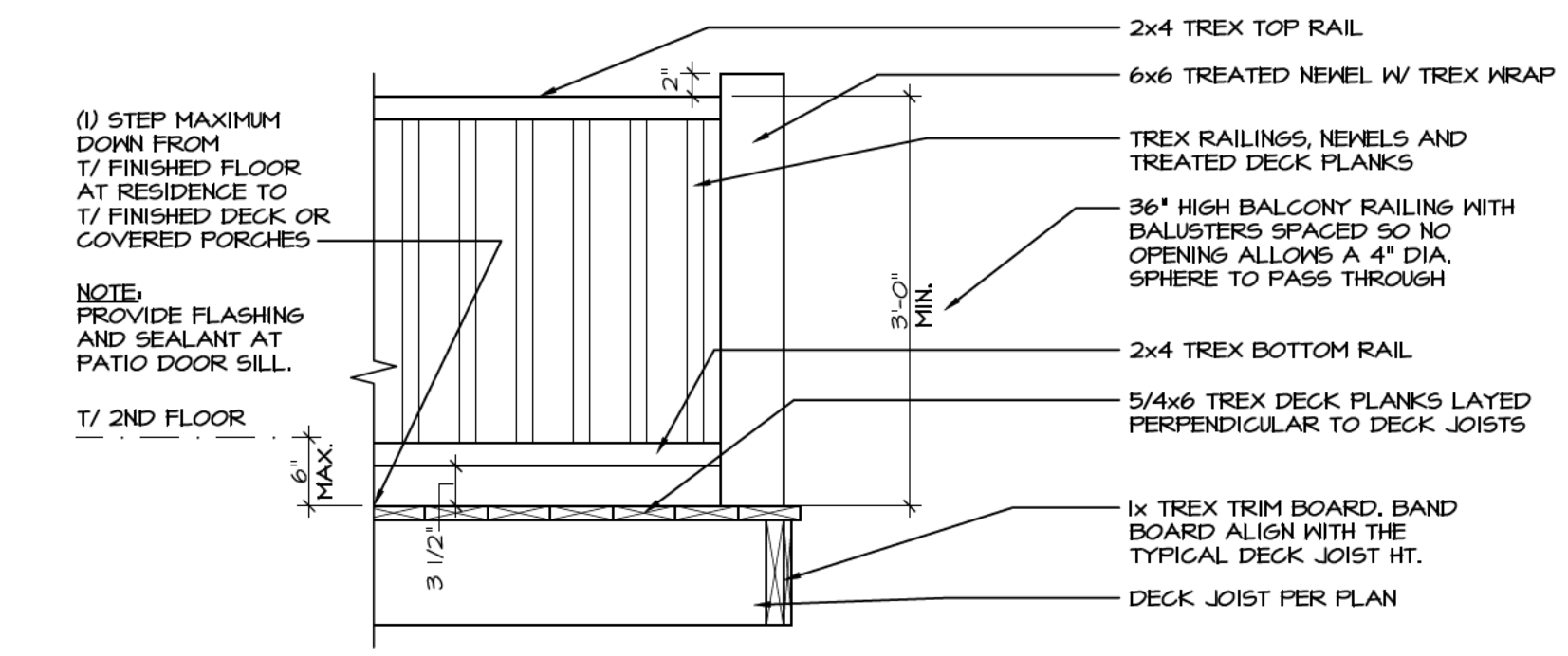
2 RIGHT ELEVATION  
A 04

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



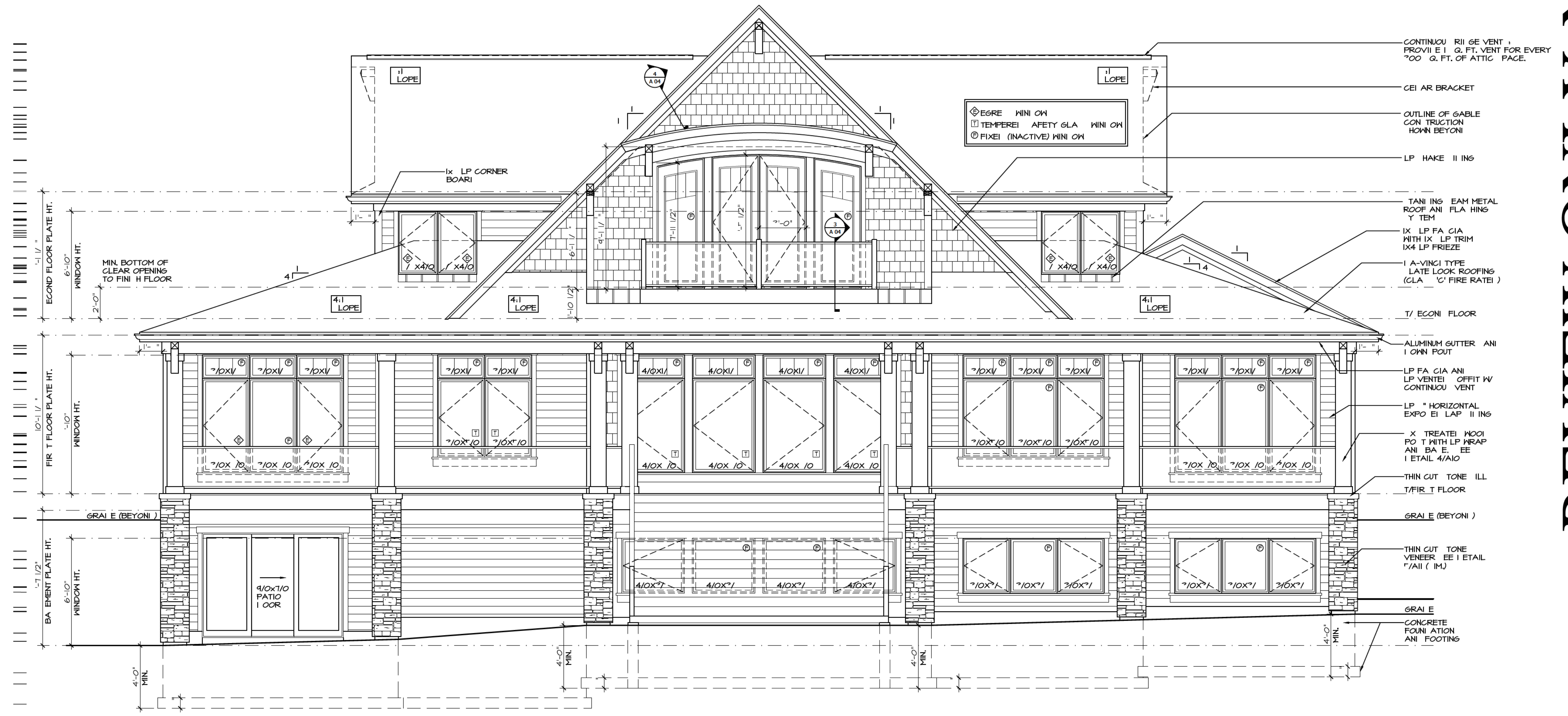
4 TYPICAL RAKE DETAIL  
A 04

SCALE: 3/4"=1'-0"



3 TYPICAL BALCONY DETAIL  
A 04

SCALE: 3/4"=1'-0"



1 REAR ELEVATION  
A 04

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

NOTE: ALL SCALE INDICATIONS ARE FOR HEET PRINTED ON 70" x 44" 1/2" PAPER (ARCH-E)

REVIEW ONLY - NOT FOR CONSTRUCTION

RUBIN  
RESIDENCEE

CUSTOM RESIDENCE  
69 HILLSIDE DRIVE  
LAKE GENEVA, WI 53147

REVIEW	05/10/2025
REVIEW	09/05/2025
REVIEW	09/12/2025
REVIEW	09/25/2025
REVIEW	12/11/2025
REVIEW	01/07/2025

PROJECT #	AD25142
DRAWN BY:	DB/MB
69 HILLSIDE DRIVE EXTERIOR ELEVATIONS	

PROJECT #	AD25142
DRAWN BY:	DB/MB
69 HILLSIDE DRIVE EXTERIOR ELEVATIONS	

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SUITE 607  
WISCONSIN  
MAIN: 947-457-2590  
WWW.ASPECTDESIGNINC.COM  
LICENSE # P-598611

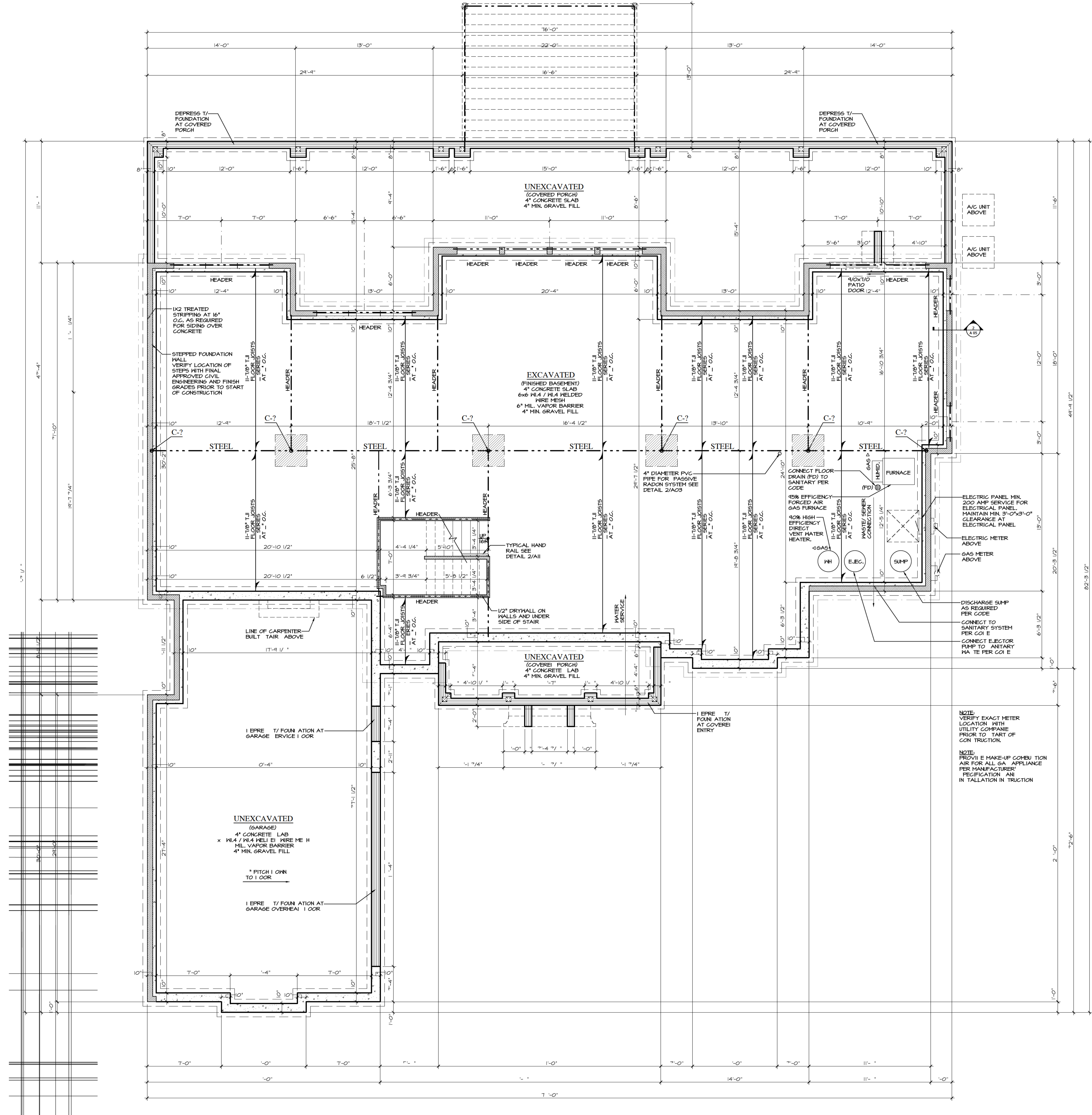
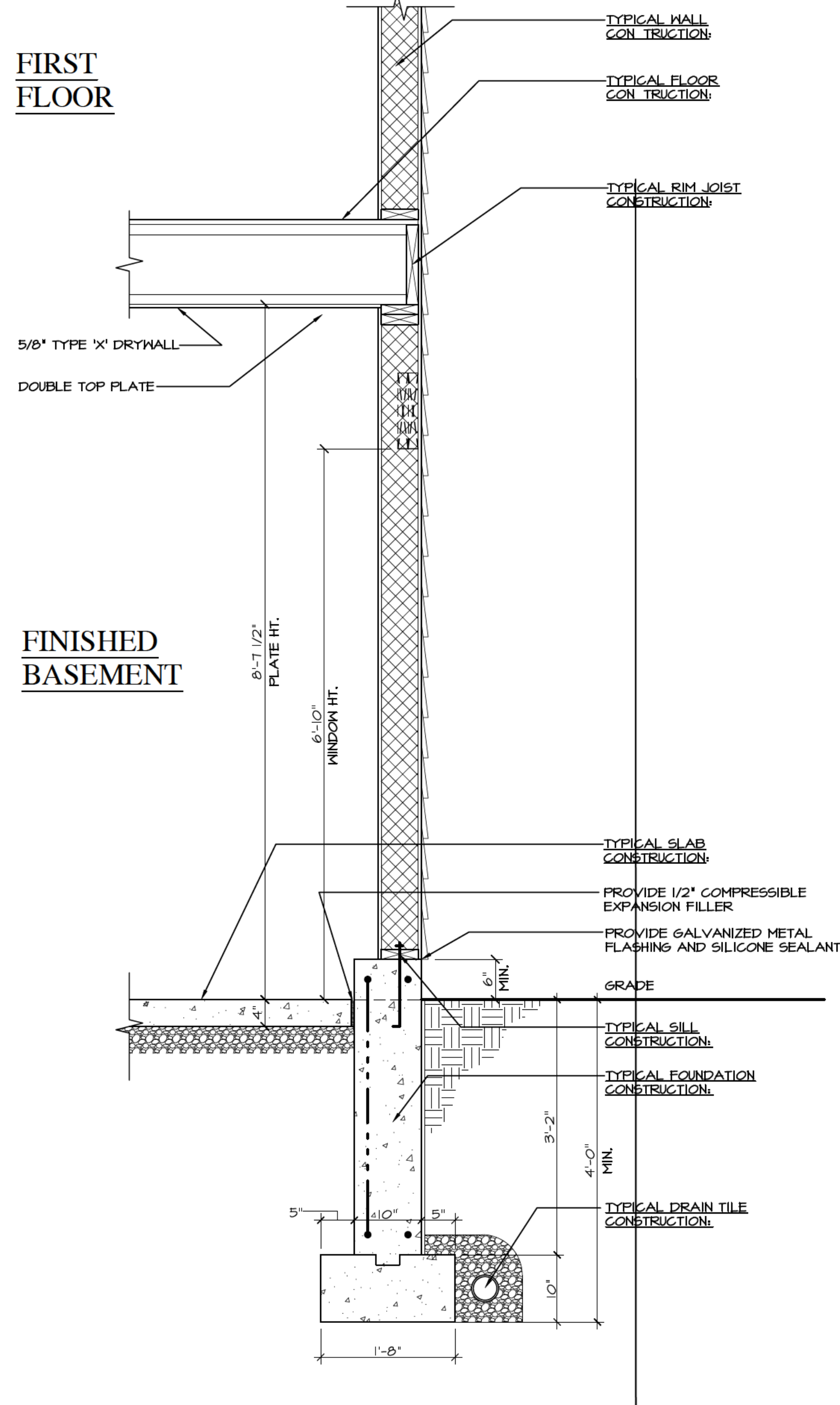
**ASPECT DESIGN INC.**  
ARCHITECTS

PROJECT #	AD25142
DRAWN BY:	DB/MB
69 HILLSIDE DRIVE EXTERIOR ELEVATIONS	

A 04  
# 4 OF 14 TOTAL SHEETS

FIRST FLOOR

FINISHED BASEMENT



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

NOTE: ALL DIMENSIONS ARE FOR THE PRINTED ON 70" x 44" 1/2" PAPER (ARCH-E)

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REVIEW	05/10/2025
REVIEW	09/05/2025
REVIEW	09/12/2025
REVIEW	09/25/2025
REVIEW	12/11/2025
REVIEW	01/07/2025

NOTE: VERIFY EXACT METER LOCATION WITH UTILITY COMPANY PRIOR TO PART OF CONSTRUCTION.  
NOTE: PROVIDE MAKE-UP COMBUSTION AIR FOR ALL GAS APPLIANCE PER MANUFACTURER'S SPECIFICATION AND IN TALLIATION IN TRUCTION

ASPECT DESIGN INC. ARCHITECTS  
26575 COMMERCE DR. SUITE 607 WISCONSIN, WI 53147  
TEL: 262-457-2500 FAX: 262-457-2500  
WWW.ASPPECTDESIGNINC.COM | LICENSE # 2086011

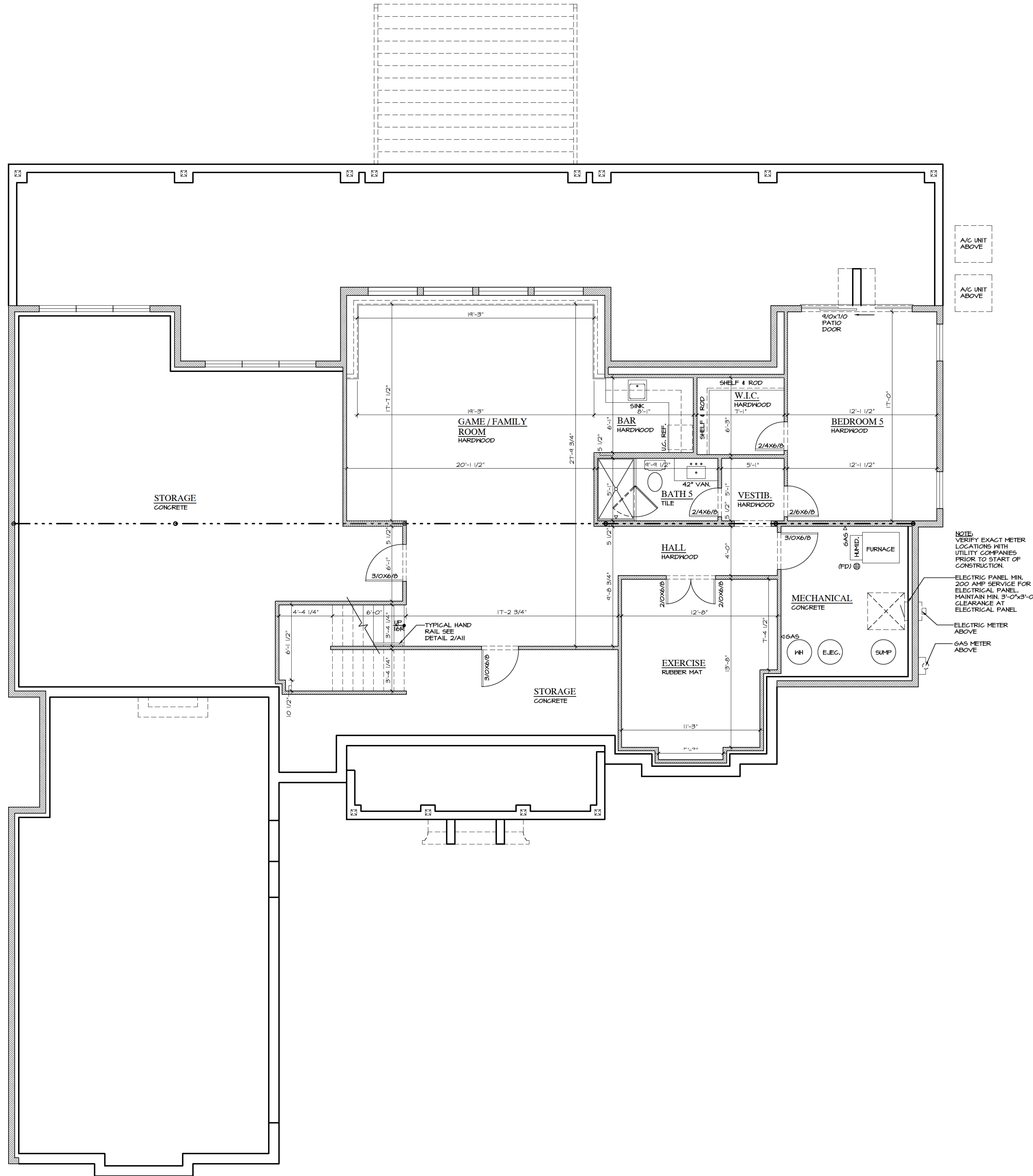
PROJECT # AD25142  
DRAWN BY: DB/MB  
69 HILLSIDE DRIVE FOUNDATION PLAN

A 05  
# 5 OF 14 TOTAL SHEETS

RUBIN RESIDENCE  
CUSTOM RESIDENCE  
69 HILLSIDE DRIVE  
LAKE GENEVA, WI 53147

2 WALL SECTION  
A 05 WALK-OUT

1 FOUNDATION PLAN (8'-10" POUR)  
A 05



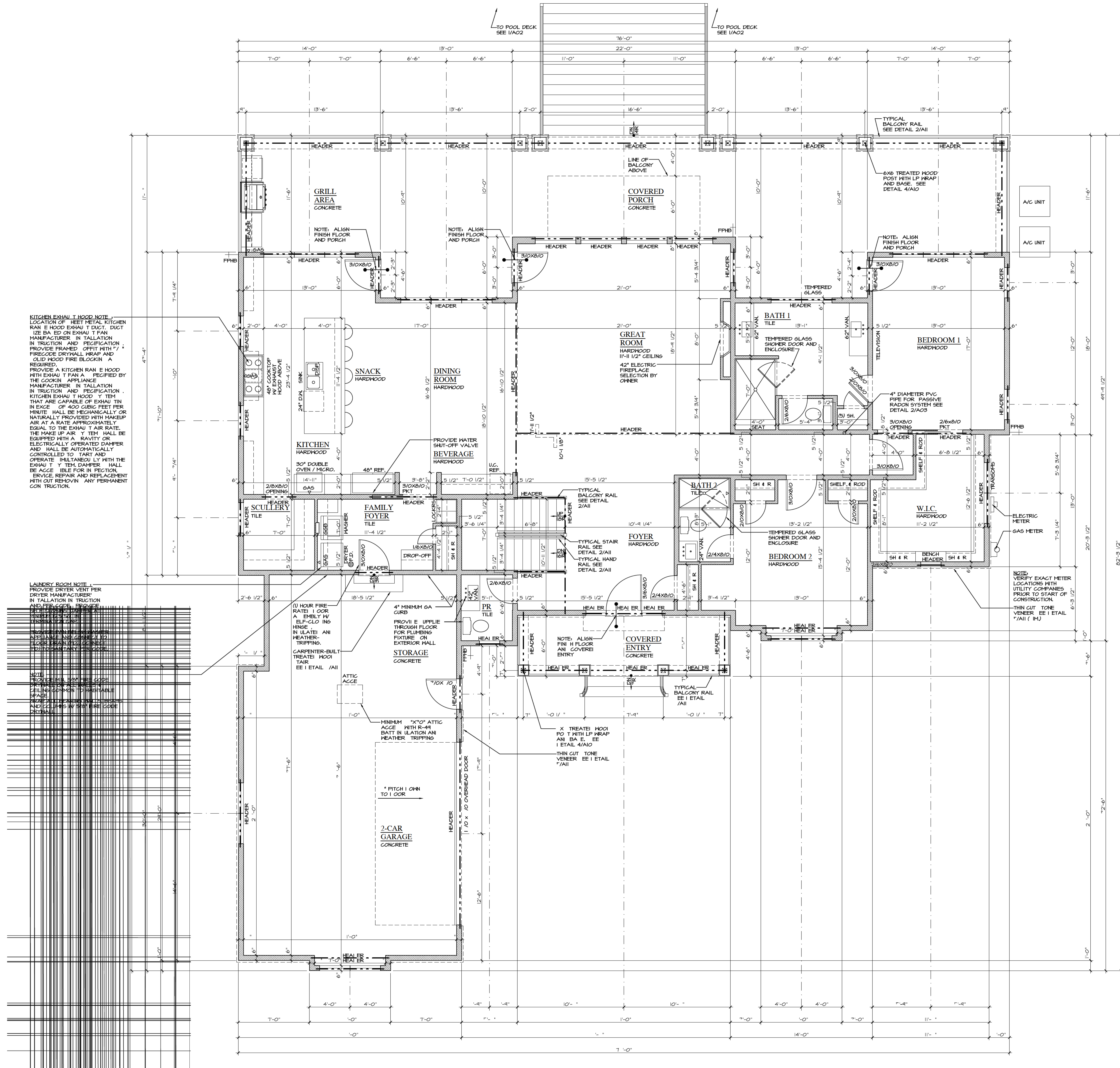
REVIEW ONLY - NOT FOR CONSTRUCTION

RUBIN RESIDENCEE	
CUSTOM RESIDENCE	
69 HILLSIDE DRIVE	
LAKE GENEVA, WI 53147	
REVIEW	05/02/2025
REVIEW	09/05/2025
REVIEW	09/12/2025
REVIEW	09/25/2025
REVIEW	12/11/2025
REVIEW	01/07/2025
26575 COMMERCE DR. SUITE 607 LAKE GENEVA, WI 53147 WWW.ASPECTDESIGNINC.COM MAIN: 847.457.2500 WILKINSON 208.011	
PROJECT #	AD25142
DRAWN BY:	DB/MB
69 HILLSIDE DRIVE	
FINISHED BASEMENT PLAN	
A 06	
# 6 OF 14 TOTAL SHEETS	

1 FINISHED BASEMENT PLAN  
A 06

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

NOTE: ALL DIMENSIONS ARE FOR SHEET PRINTED ON 70" x 40" 1/2" PAPER (ARCH-E)  
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**KITCHEN EXHAUST HOOD NOTE:**  
 LOCATION OF METAL KITCHEN RANGE HOOD EXHAUST DUCT DUCT MANUFACTURER IN TALLATION IN TRUCTION AND SPECIFICATION PROVIDE FRAMED OFFIT WITH 1/2" FIRE-RATE DRYWALL NEAR AND OLID HOOD FIRE BLOCKIN A REQUIRED.  
 PROVIDE A KITCHEN RANGE HOOD WITH EXHAUST FAN A REQUIED BY THE COOKIN APPLIANCE MANUFACTURER IN TALLATION IN TRUCTION AND SPECIFICATION. KITCHEN EXHAUST HOOD TYPE THAT ARE CAPABLE OF EXHAUSTIN IN EXCE OF 400 CUBIC FEET PER MINUTE. SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. THE MAKEUP AIR TYPE SHALL BE EQUIPPED WITH A RAVITY OR ELECTRICALLY OPERATED DAMPER AND SHALL BE AUTOMATICALLY CONTROLLED TO TART AND OPERATE MULTANEOUSLY WITH THE EXHAUST TYPE DAMPER. SHALL BE ACCESIBLE FOR IN FECTION, SERVICE REPAIR AND REPLACEMENT WITH OUT REMOVIN ANY PERMANENT CON TRUCTION.

**LAUNDRY ROOM NOTE:**  
 PROVIDE DRYER VENT PER DRYER MANUFACTURER IN TALLATION IN TRUCTION AND SPECIFICATION. PROVIDE 1/2" MINIMUM GARD. PROVIDE UPFLIE THROUGH FLOOR FOR FLUSHING FIXTURE ON EXTERIOR WALL. CARPENTER-BUILT TREATI HOOD TAILER I ETAL / AII.

**NOTE:**  
 MINIMUM 1" X 10" ATTIC ACCE WITH R-44 BATT IN ULATION ANI WEATHER TRIPPING.

1 FIRST FLOOR PLAN  
 A 07

SCALE: 1/4"=1'-0"  
 NOTE: ALL SCALE I E IGNATION ARE FOR HEEET PRINTED ON 70" x 4 1/2" IZE PAPER (ARCH-E)

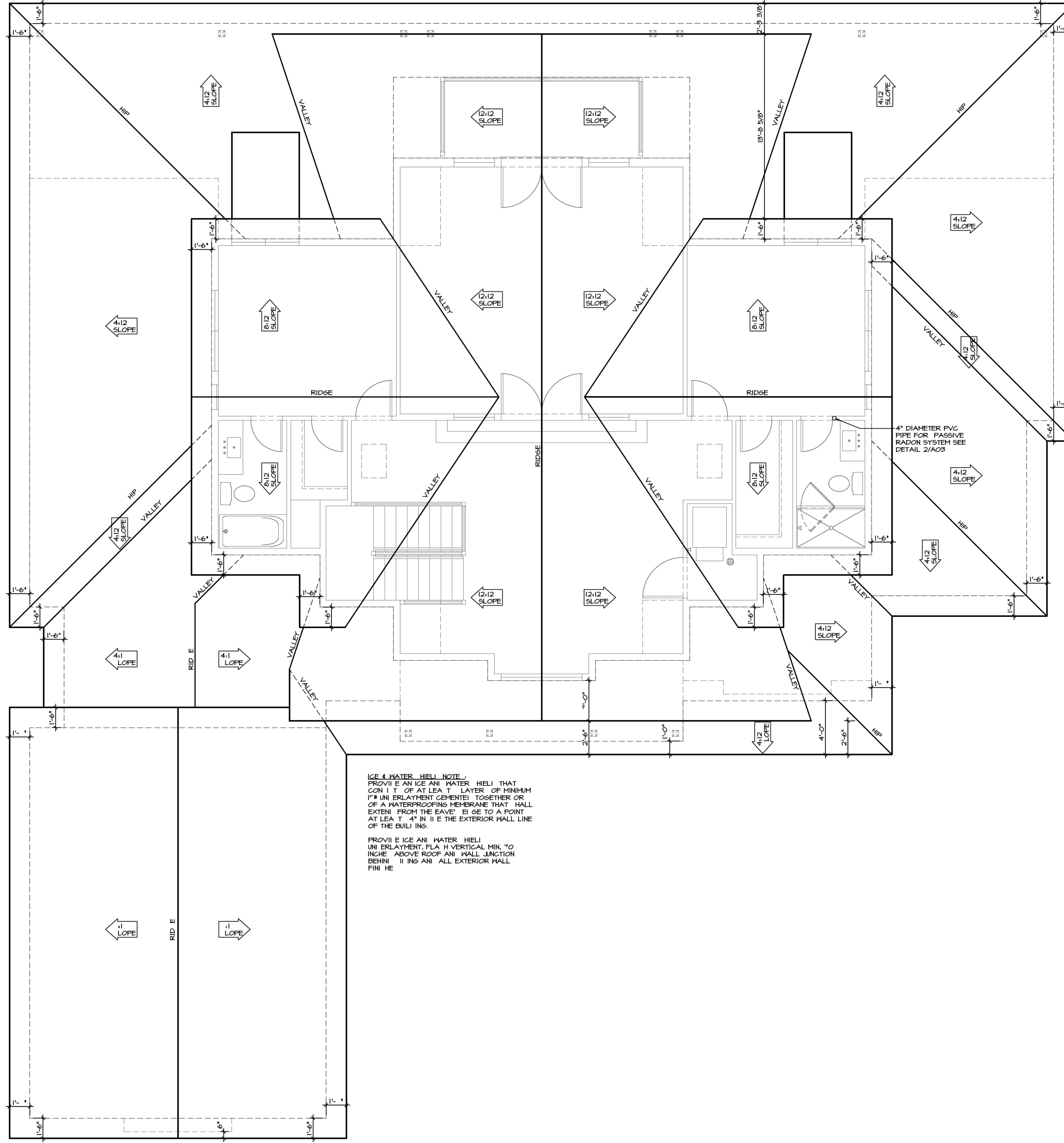
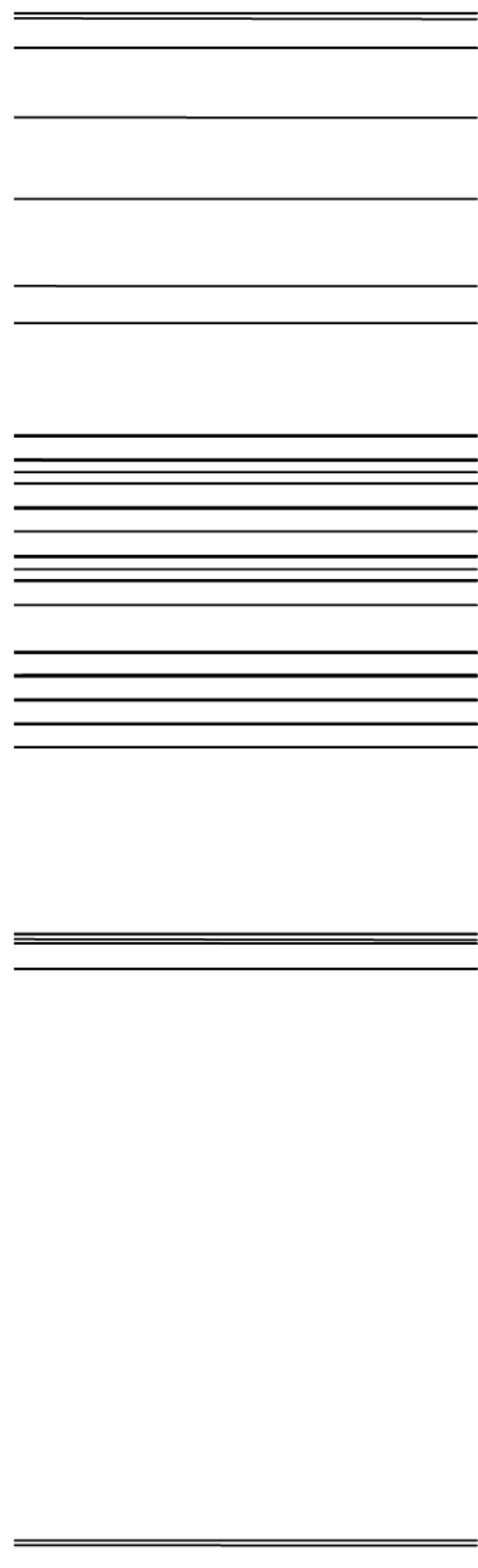
REVIEW ONLY - NOT FOR CONSTRUCTION

<b>RUBIN RESIDENCE</b> CUSTOM RESIDENCE 69 HILLSIDE DRIVE LAKE GENEVA, WI 53147	
REVIEW 05/10/2025 REVIEW 09/05/2025 REVIEW 09/12/2025 REVIEW 09/25/2025 REVIEW 12/11/2025 REVIEW 01/07/2025	PROJECT # AD25142 DRAWN BY: DB/MB 69 HILLSIDE DRIVE FIRST FLOOR PLAN A 07 # 7 OF 14 TOTAL SHEETS

2875 COMMERCE DR.  
 SUITE 607  
 WISCONSIN  
 WISCONSIN  
 WWW.ASPECTDESIGNINC.COM  
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**ASPECT DESIGN INC.**  
 ARCHITECTS





1 ROOF PLAN  
A 09

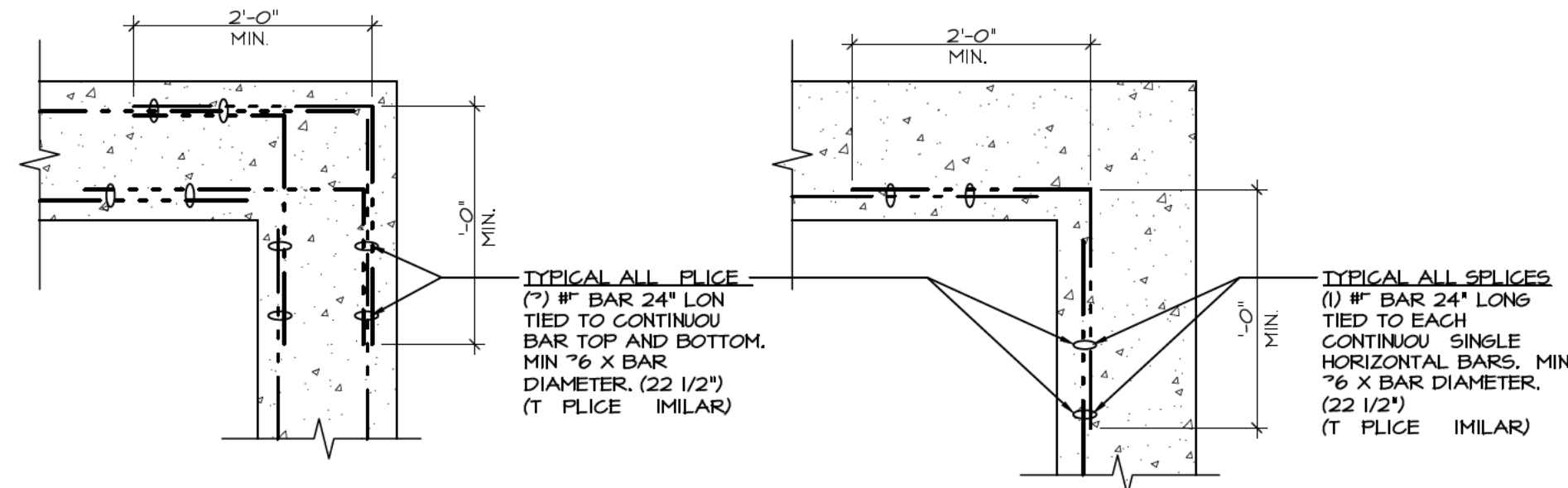
SCALE: 1/4"=1'-0"

NOTE: ALL DIMENSIONS ARE FOR SHEET PRINTED ON 70" x 40" SIZE PAPER (ARCH-E)

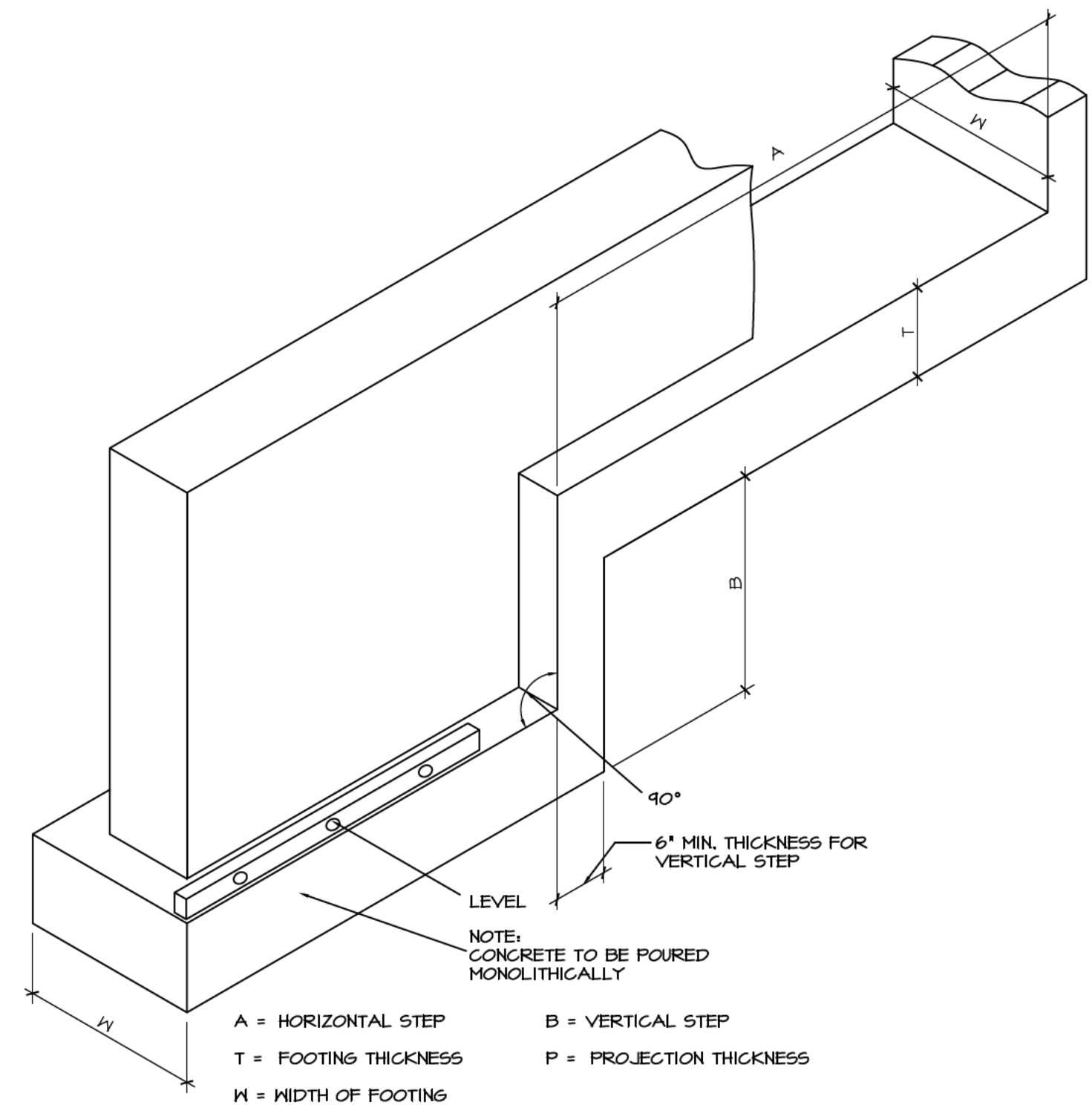
REVIEW ONLY - NOT FOR CONSTRUCTION

RUBIN RESIDENCEE CUSTOM RESIDENCE 69 HILLSIDE DRIVE LAKE GENEVA, WI 53147				
ASPECT DESIGN INC. ARCHITECTS	26572 COMMERCE DR. SUITE 607 LAKE GENEVA, WI 53147 PHONE: 847.457.2500 WWW.ASPPECTDESIGN.COM WISCONSIN LICENSE # 2086011	PROJECT # AD25142 DRAWN BY: DB/MB 69 HILLSIDE DRIVE ROOF PLAN	REVIEW 05/02/2025 REVIEW 09/05/2025 REVIEW 09/12/2025 REVIEW 09/25/2025 REVIEW 12/11/2025 REVIEW 01/07/2025	A 09 # 9 OF 14 TOTAL SHEETS

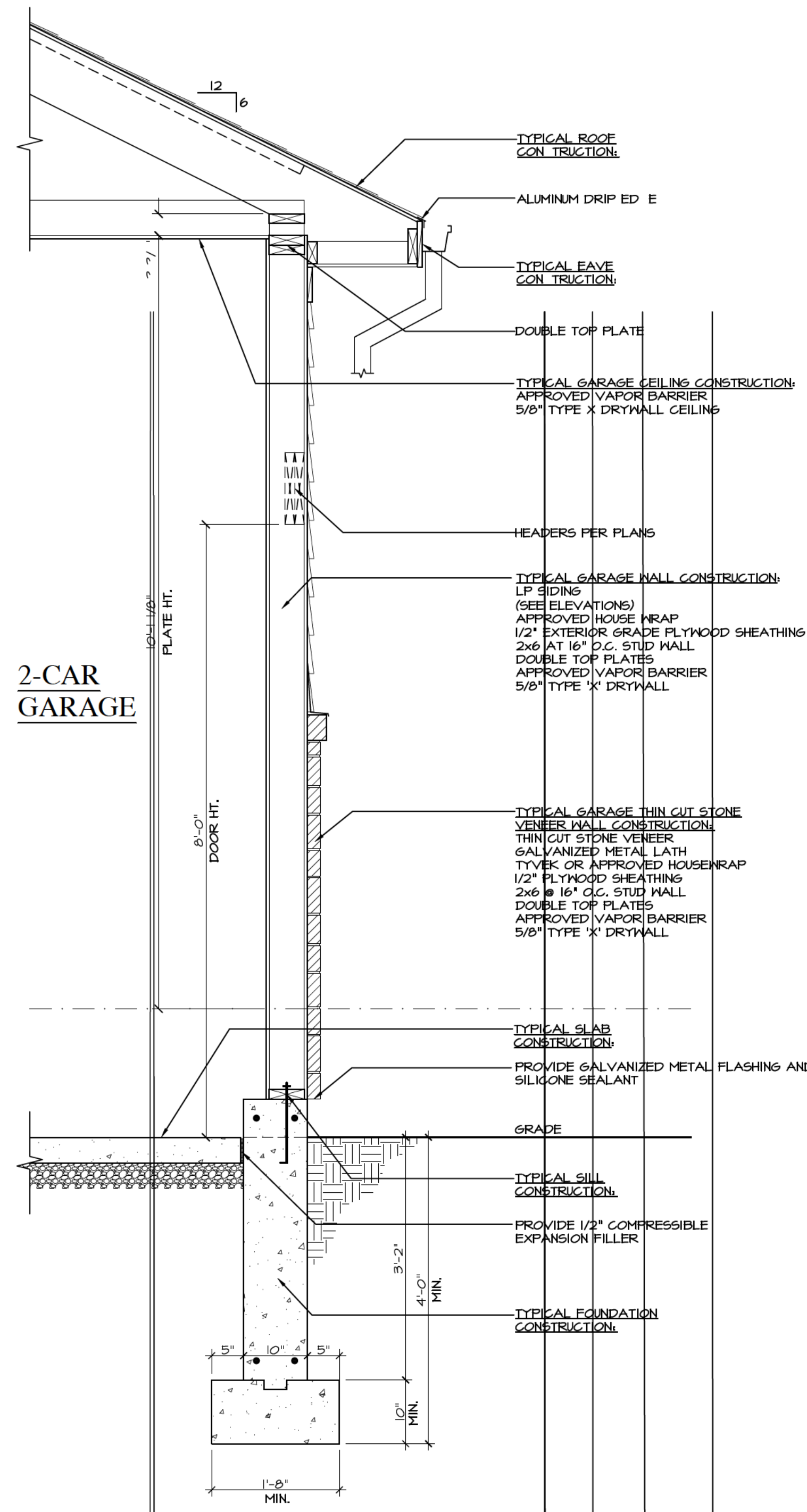




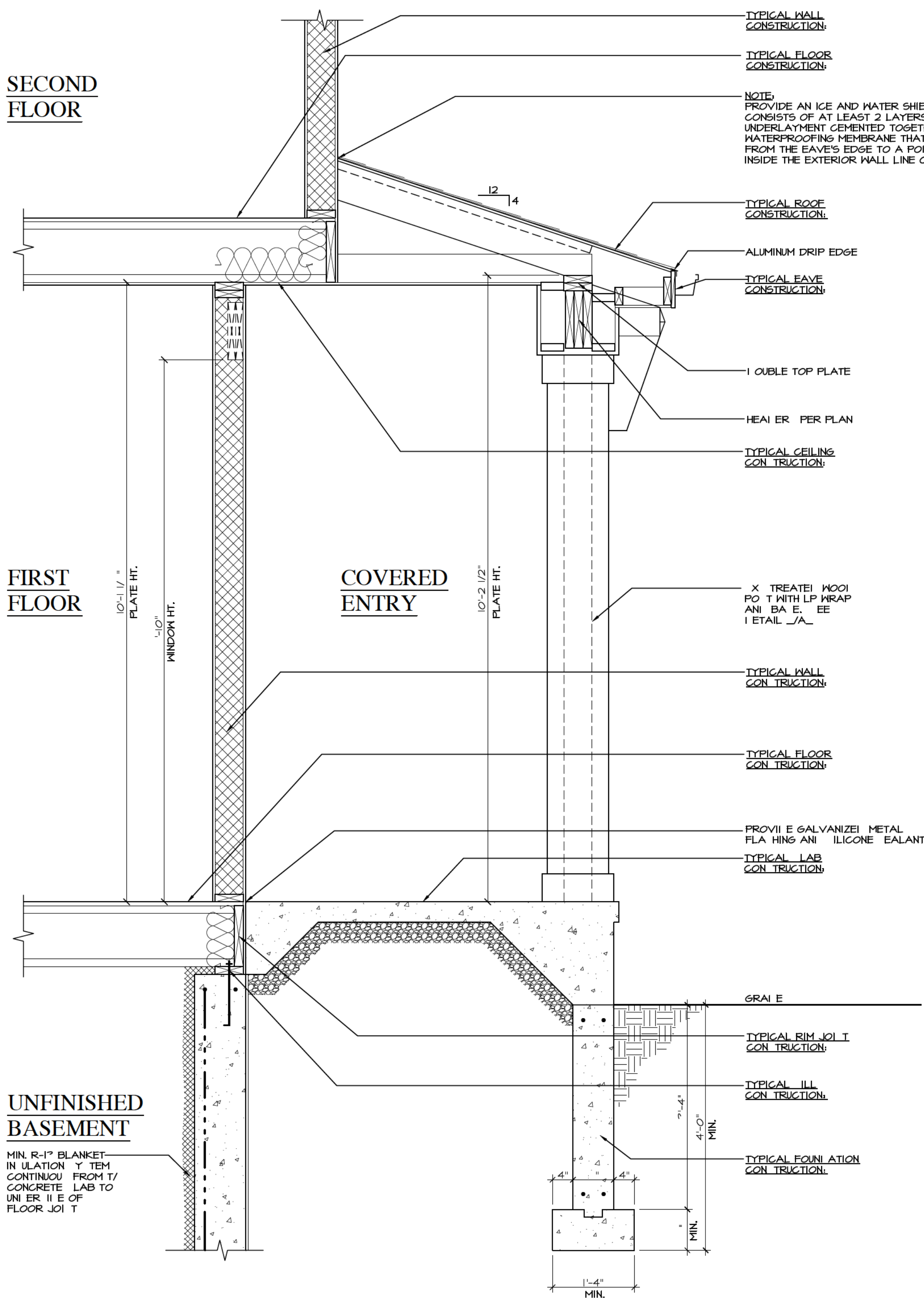
**6 FOUNDATION CORNER DETAILS**  
SCALE: N.T.S.



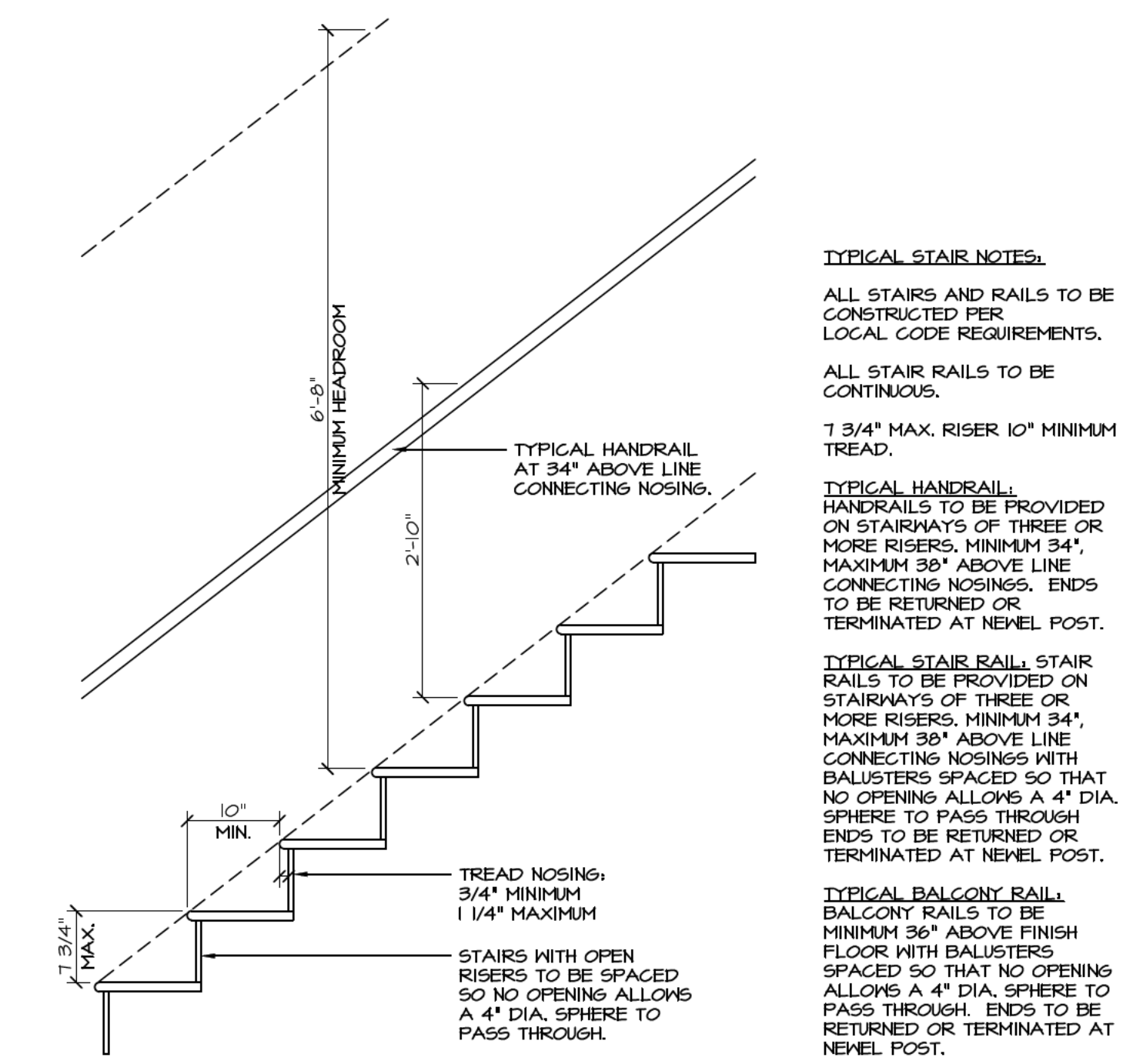
**4 STEPPED FOUNDATION DETAIL**  
SCALE: N.T.S.



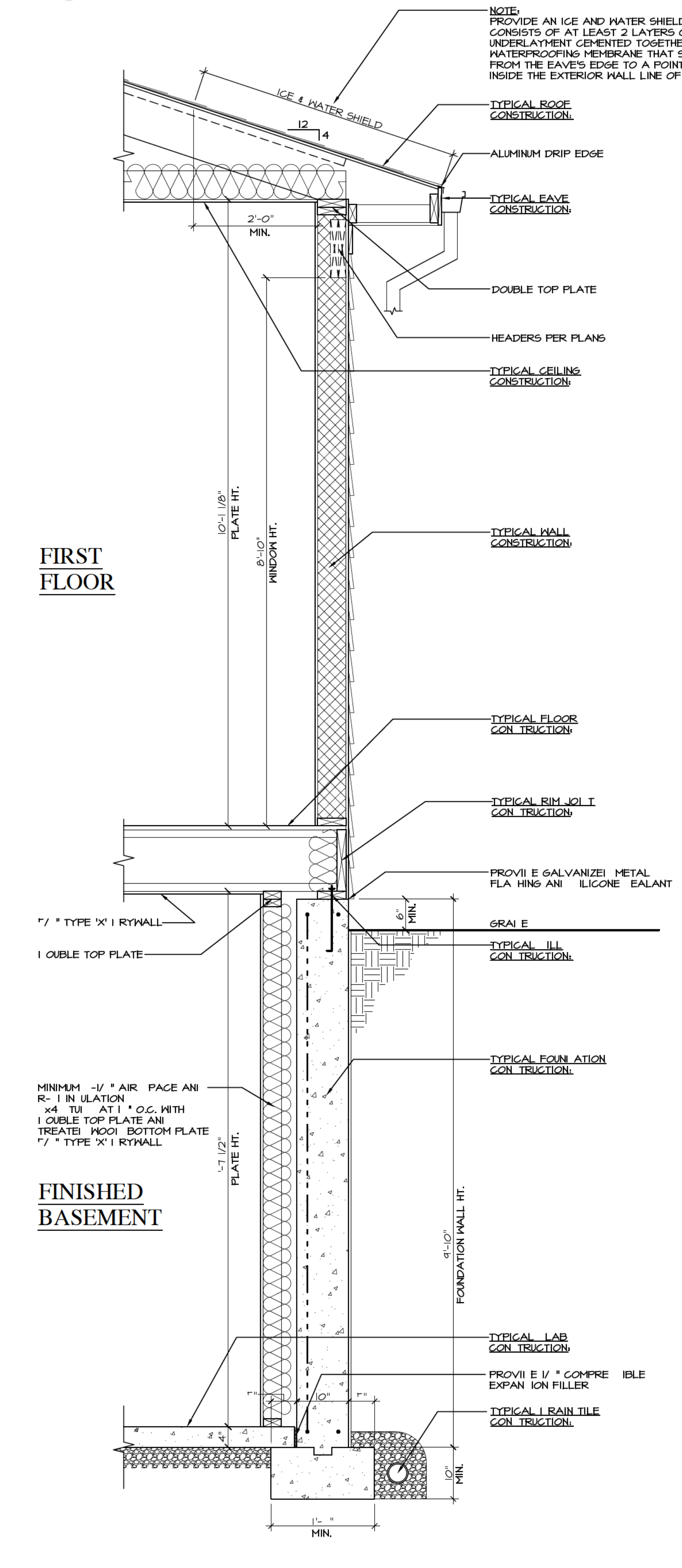
**5 GARAGE SECTION**  
SCALE: 3/4"=1'-0"



**3 COVERED ENTRY SECTION**  
SCALE: 3/4"=1'-0"



**2 STAIR SECTION & RAILING NOTES**  
SCALE: N.T.S.



**1 WALL SECTION**  
SCALE: 3/4"=1'-0"

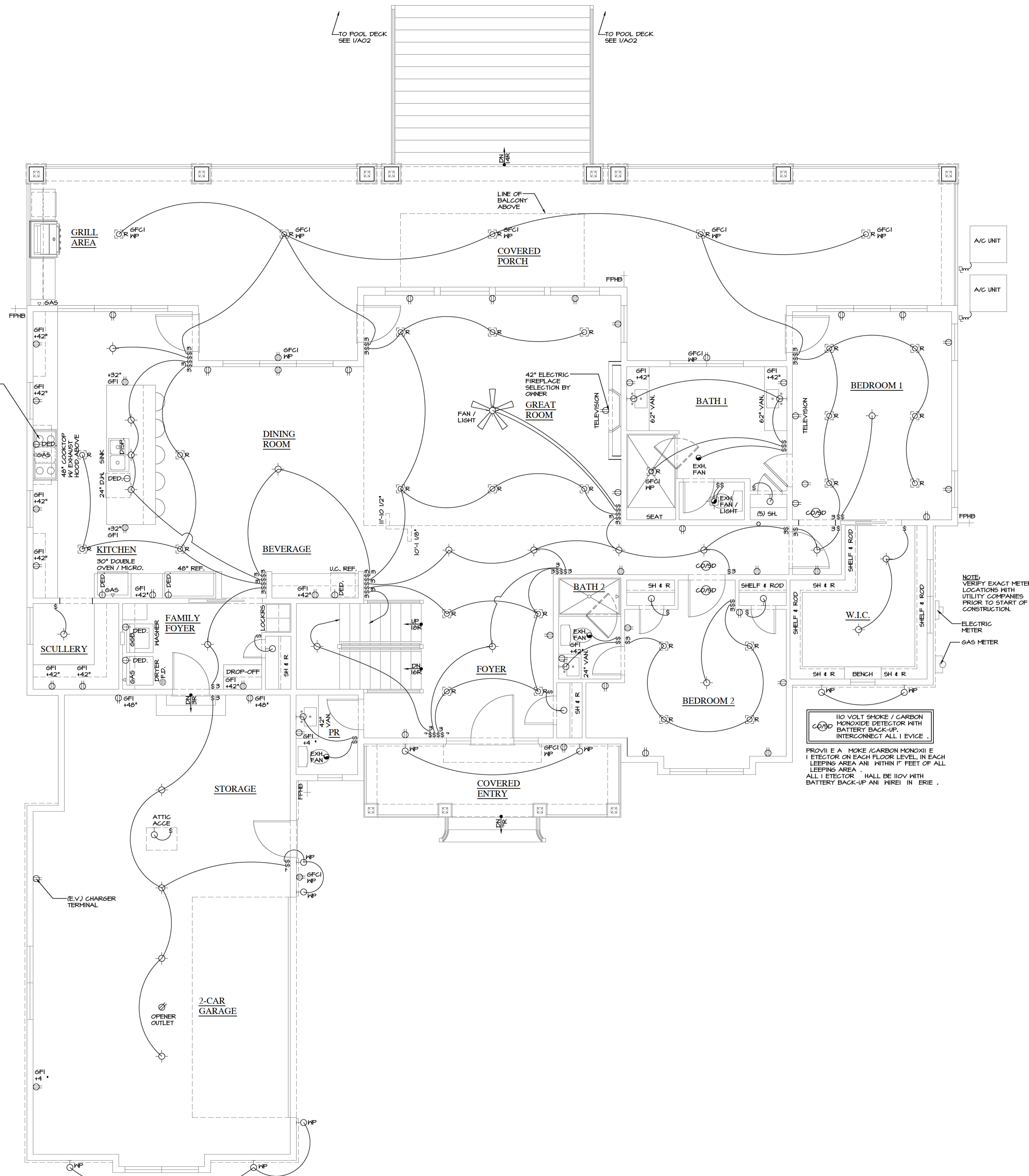
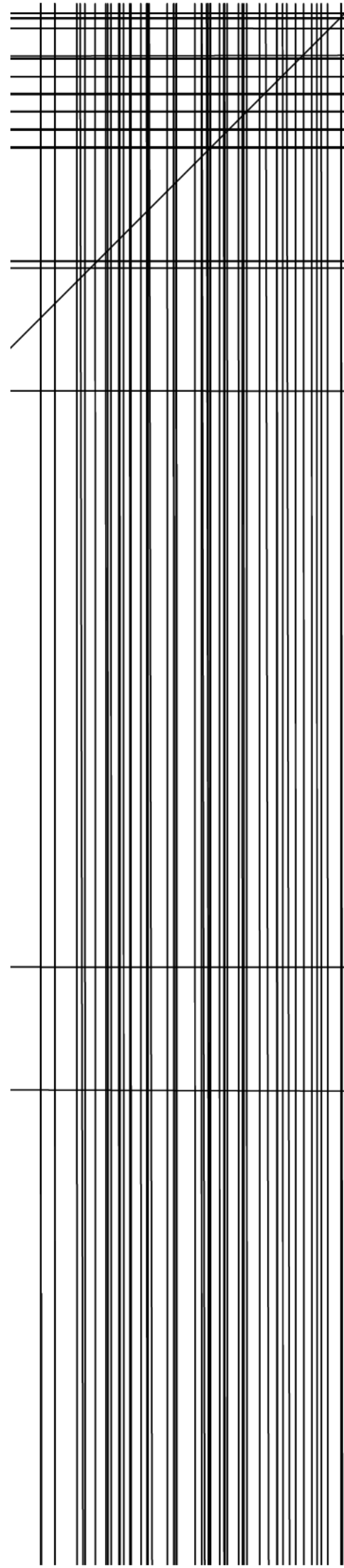
NOTE: ALL SCALE DESIGNATIONS ARE FOR PLOT PRINTED ON 70" x 40" IZEE PAPER (ARCH-E)

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<b>RUBIN RESIDENCE</b>	
CUSTOM RESIDENCE 69 HILLSIDE DRIVE LAKE GENEVA, WI 53147	
REVIEW	05/10/2025
REVIEW	09/05/2025
REVIEW	09/12/2025
REVIEW	09/25/2025
REVIEW	12/11/2025
REVIEW	01/07/2025
26575 COMMERCE DR. SUITE 607 WISCONSIN WAUKESHA, WI 53186 WWW.ASPECTDESIGNINC.COM LICENSE # 2008-011	
PROJECT #	AD25142
DRAWN BY:	DB/MB
69 HILLSIDE DRIVE SECTIONS & DETAILS	
<b>A 11</b>	
# 11 OF 14 TOTAL SHEETS	



**KITCHEN EXHAUST HOOD NOTE**  
 LOCATION OF STEEL METAL KITCHEN  
 RANGE HOOD EXHAUST DUCT. DUCT  
 SIZE BASED ON EXHAUST FAN  
 MANUFACTURER IN TALLATION  
 IN TRUCK AND REFRIGERATION.  
 PROVIDE FRAMED OFFIT WITH 7"  
 FIRE-RATE DRYWALL WRAP AND  
 OLD HOOD FIRE BLOCK. A  
 REQUIRED.  
 PROVIDE A KITCHEN RANGE HOOD  
 WITH EXHAUST FAN AS REQUIRED BY  
 THE COOKING APPLIANCE  
 MANUFACTURER IN TALLATION  
 IN TRUCK AND REFRIGERATION.  
 KITCHEN EXHAUST HOOD SYSTEM  
 THAT ARE CAPABLE OF EXHAUSTING  
 IN EXCESS OF 400 CUBIC FEET PER  
 MINUTE. SHALL BE MECHANICALLY OR  
 NATURALLY PROVIDED WITH MAKEUP  
 AIR AT A RATE APPROXIMATELY  
 EQUAL TO THE EXHAUST AIR RATE.  
 THE MAKEUP AIR SYSTEM SHALL BE  
 EQUIPPED WITH A GRAVITY OR  
 ELECTRICALLY OPERATED DAMPER  
 AND SHALL BE AUTOMATICALLY  
 CONTROLLED TO TIGHT AND  
 OPERATE SIMULTANEOUSLY WITH THE  
 EXHAUST SYSTEM DAMPER. SHALL  
 BE ACCESSIBLE FOR INSPECTION,  
 SERVICE REPAIR AND REPLACEMENT  
 WITHOUT REMOVAL OF ANY PERMANENT  
 CONSTRUCTION.



1  
A 13

FIRST FLOOR ELECTRICAL PLAN

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

NOTE: ALL SCALE SIGNATURES  
 ARE FOR PRINTING ON  
 70" x 40" SIZE PAPER (ARCH-E)

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RUBIN  
RESIDENCE

CUSTOM RESIDENCE  
 69 HILLSIDE DRIVE  
 LAKE GENEVA, WI 53147

REVIEW	05/10/2025
REVIEW	09/05/2025
REVIEW	09/12/2025
REVIEW	09/25/2025
REVIEW	12/11/2025
REVIEW	01/07/2025

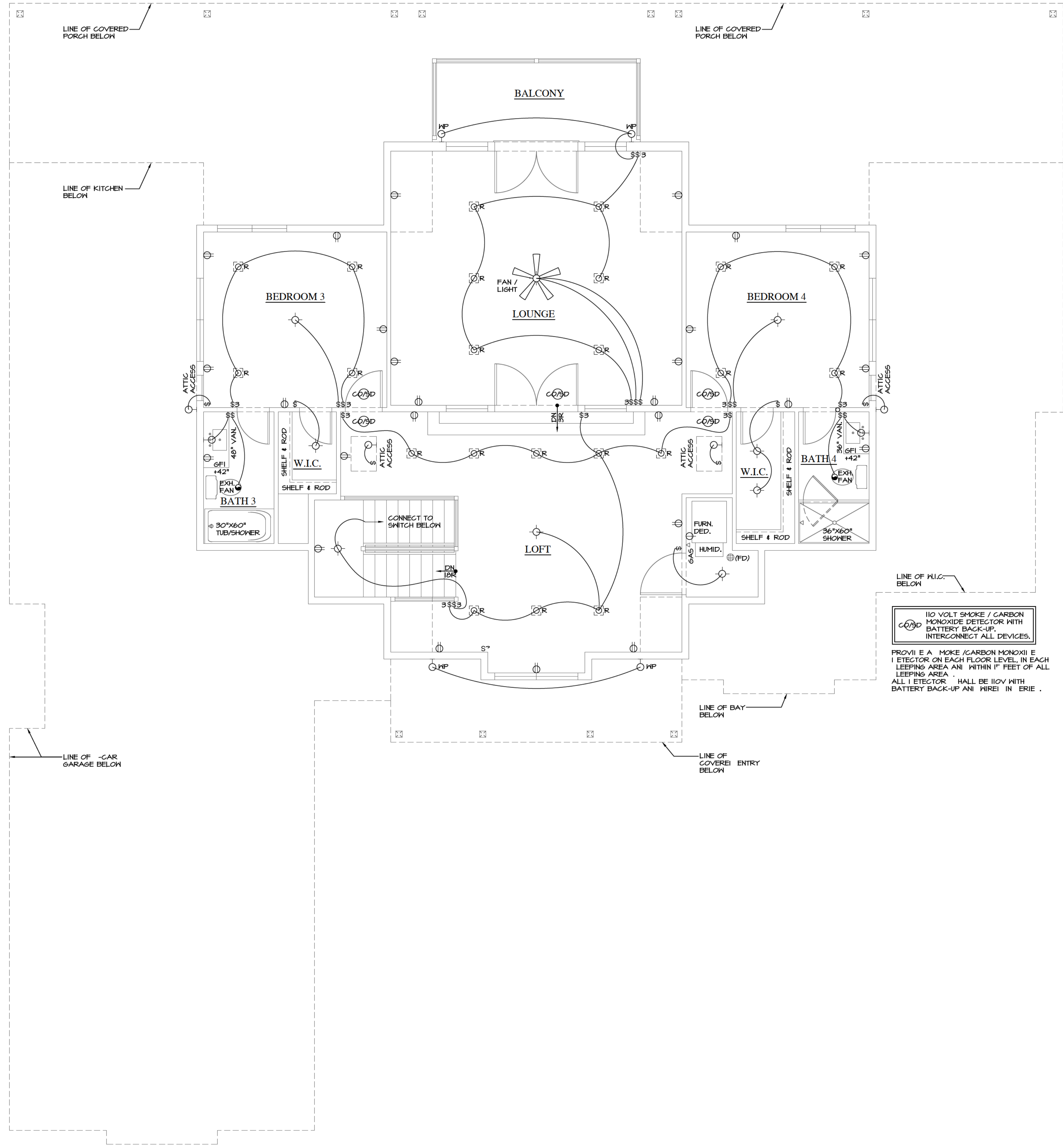
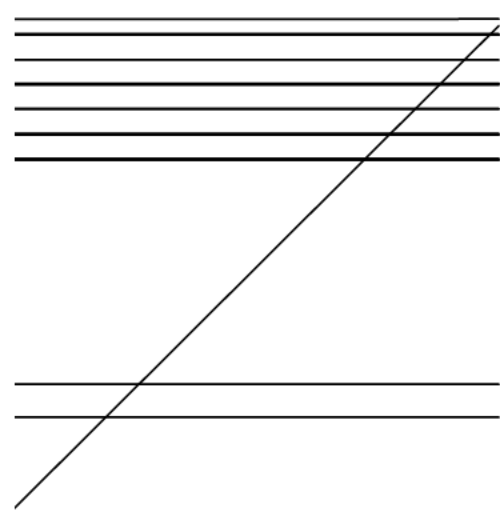
PROJECT #	AD25142
DRAWN BY:	DB/MB
69 HILLSIDE DRIVE ELECTRICAL PLANS	

26575 COMMERCE DR.  
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 WAUKESHA, WI 53186  
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PROJECT # AD25142  
 DRAWN BY: DB/MB  
 69 HILLSIDE DRIVE  
 ELECTRICAL PLANS

A 13  
 # 13 OF 14 TOTAL SHEETS



1 SECOND FLOOR ELECTRICAL PLAN

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

NOTE: ALL DIMENSIONS ARE FOR SHEET PRINTED ON 70" x 40" SIZE PAPER (ARCH-E)

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PROJECT # AD25142

DRAWN BY: DB/MB

69 HILLSIDE DRIVE  
ELECTRICAL PLANS

A 14

# 14 OF 14 TOTAL SHEETS

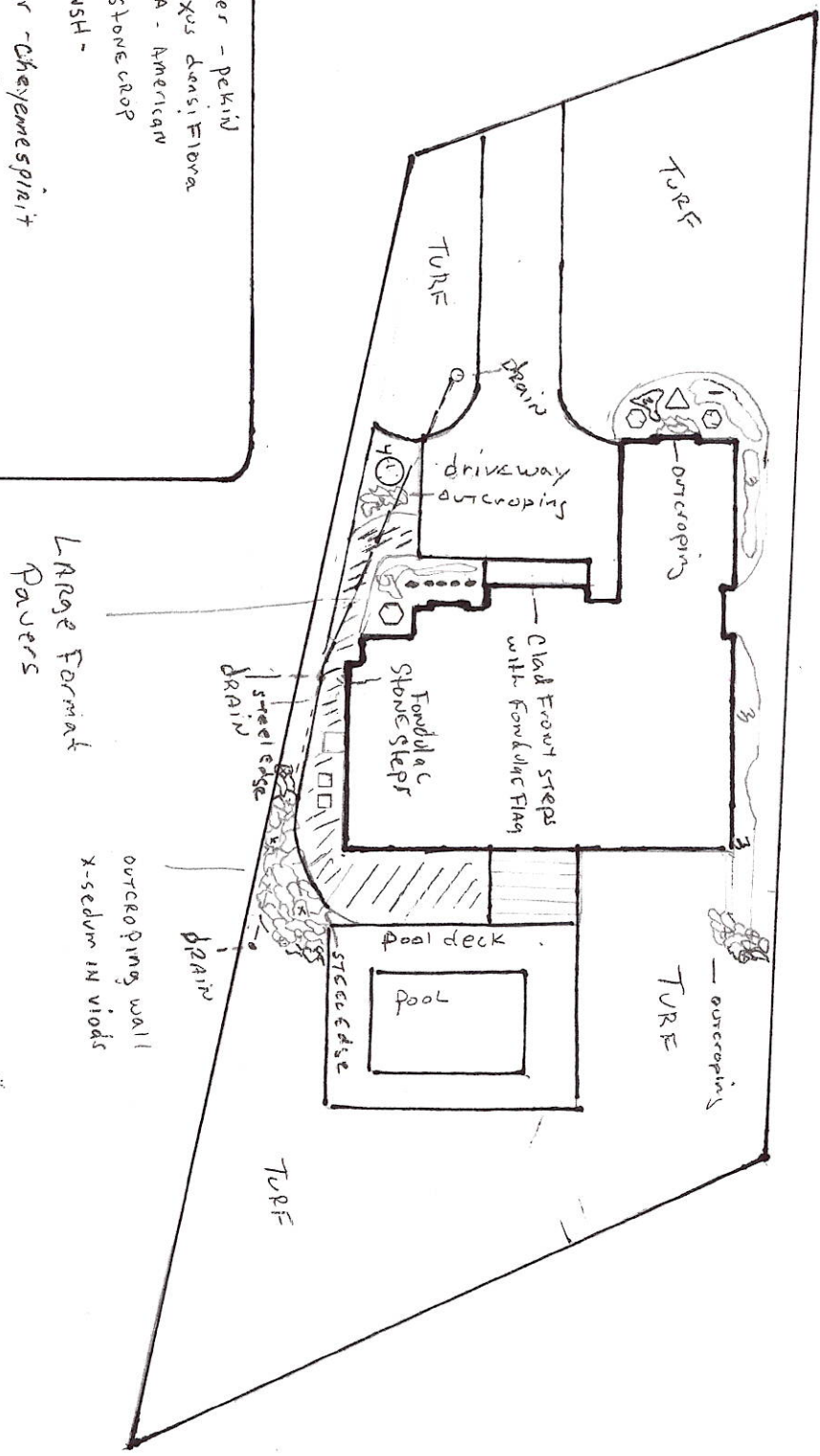
REVIEW 05/02/2025  
REVIEW 09/05/2025  
REVIEW 09/12/2025  
REVIEW 09/25/2025  
REVIEW 12/11/2025  
REVIEW 01/07/2025

ASPECT DESIGN INC. ARCHITECTS

26575 COMMERCE DR.  
SUITE 607  
LAKE GENEVA, WI 53147  
MAIN: 847-457-2500  
WWW.ASPPECTDESIGNINC.COM  
WI LICENSE # 2086011

69 HILLSIDE DR LAKE GEORGE, WI

- - Cottoncaster - Pekin
  - - Yew - TAXUS densa Florida
  - - ARBORVITAE - American
  - X - sedum - stonecrop
  - △ - Burning Bush -
- 1 - Cone Flower - Cheyenne spirit
  - 2 - Sedum Autumn Joy
  - 3 - Hosta - Humpback Whale - France - Mouse ears
  - 4 - VINEA minor
  - 5 - ANNUALS - GULBS - Rums - Rotation



# PLAT OF SURVEY PARCEL: ZYUP 00094F

LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST,  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

GRID NORTH  
WISCONSIN STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE (NAD-83)  
SOUTH LINE OF THE NW 1/4 OF  
SECTION 10-4-18 BEARS  
N 89°52'39" E



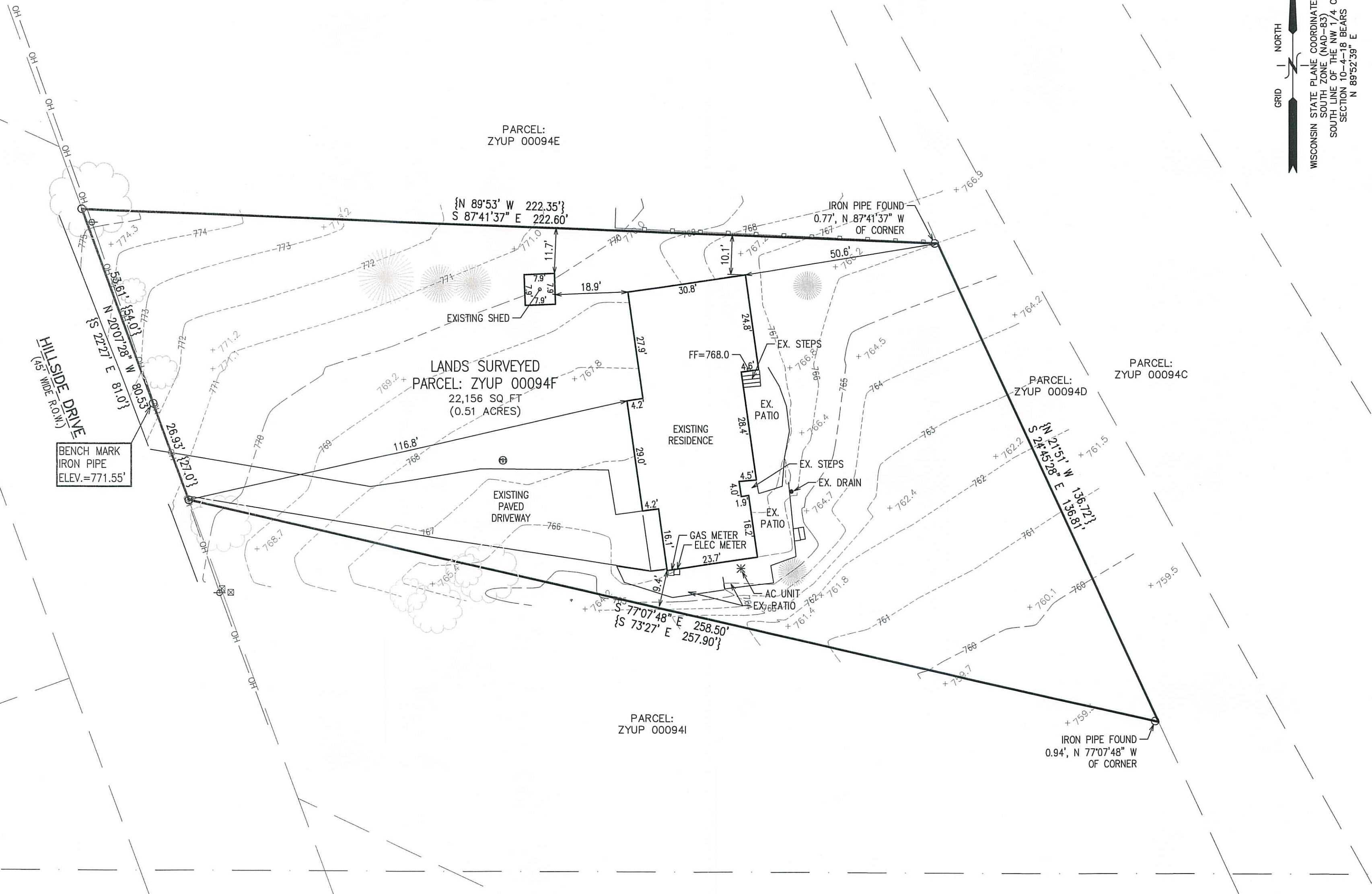
**PLAT OF SURVEY**  
69 HILL SIDE DRIVE  
LAKE GENEVA, WI 53147

WORK ORDERED BY -  
SARA RUBIN  
69 HILL SIDE DRIVE  
LAKE GENEVA, WI 53147

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS

PROJECT NO.  
11187  
DATE:  
3/17/2025  
SHEET NO.  
1 OF 1



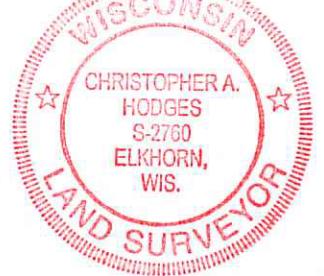
### LEGEND

- = IRON PIPE FOUND 1 3/8" O.D.
- ↓ ⊕ = GUY WIRE & UTILITY POLE
- ☒ = TELEPHONE BOX
- {XXX} = RECORDED AS
- OH — = OVERHEAD UTILITY WIRES
- XXXXX = EXISTING GROUND ELEVATION
- XXXXX = EXISTING LAND CONTOURS

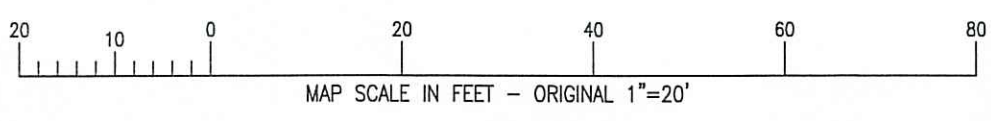
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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. FIELDWORK COMPLETED 3/25/2025.

DATED: 4/14/2025  
*Christopher A. Hodges*  
CHRISTOPHER A. HODGES P.L.S. 2760



X:\Projects\11187\ACAD\11187.dwg



**RESOLUTION OF THE PLAN COMMISSION**

Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Sara Rubin, 69 Hillside Drive, Lake Geneva, WI, for a request to construct a new single-family home within the Estate Residential-1 (ER-1) zoning district for the property located at 69 Hillside Drive, Tax Key No. ZYUP 00094F.

Committee:	N/A		
Fiscal Impact:	N/A		
<b>File Number:</b>	<b>PC-2026-013</b>	<b>Date:</b>	April 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Sara Rubin, 69 Hillside Drive, Lake Geneva, WI, for a request to construct a new single-family home within the Estate Residential-1 (ER-1) zoning district for the property located at 69 Hillside Drive, Tax Key No. ZYUP 00094F, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given, and

WHEREAS, the Plan Commission made the following findings of fact:

1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and



STAFF REPORT  
 To Lake Geneva Plan Commission  
 Meeting Date: April 20, 2026

Applicant:  
 Simple Food Group, LLC  
 525 Broad Street  
 Lake Geneva, WI

Request:  
 Planned Development Concept review  
 Sheridan Springs Road

Description:

The applicant proposes to develop the property located along Sheridan Springs Road with commercial and multi-family residential uses. The purpose of this review is to provide feedback to the applicant about the appropriateness of these land uses at this location. For purposes of illustration, the applicant has submitted a Concept Site Plan. The Plan Commission is not being asked to approve this Concept Site Plan. The Plan Commission is being asked to comment on the appropriateness of introducing these land uses at this location.

Existing Zoning/Land Uses:

Property	Current Zoning	Current Land Use
Subject Property	PI Planned Industrial	Vacant
Property to the North	PD Planned Development	Commercial
Property to the East	PD Planned Development	Commercial
Property to the South	RH Rural Holdings	Vacant
Property to the West	GI General Industrial	Industrial

Future Land Use Plan:

This property is designated *Planned Mixed Use* on the City of Lake Geneva Comprehensive Plan Future Land Use Map. The purpose of that designation is to guide development with this designation to a Planned Development zoning which comprises a mix of the following uses:

- Planned Office
- Multi-Family Residential
- Institutional & Community Services
- Planned Business

The submitted concept plan includes a mix of commercial and residential uses.

The City of Lake Geneva Comprehensive Plan offers the following description of the Planned Mixed Use land use designation:

*Planned Mixed Use*

*Description*

*This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots.*

### *Recommended Zoning*

*The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design.*

### *Policies and Programs*

- 1. Grant development approvals only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.*
- 2. Delay rezoning any area designated for Planned Mixed Use development until the provision of public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.*
- 3. Encourage environmentally sustainable site and building design, including stormwater best management practices, the use of passive solar energy, and the integration of alternative transportation networks and green spaces.*
- 4. Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans and actual redevelopment for each of these areas.*
- 5. Generally, adhere to the design guidelines listed below when reviewing proposals for Planned Mixed Use developments.*
  - Walking relationship between uses*
  - Street activity from morning through evening*
  - Multi-story buildings, generally with more active uses on first floor*
  - Minimal front setbacks*
  - Buildings and sites designed for pedestrians not automobiles*
  - Parking located on streets, to rear of buildings, and/or in structures*
  - Transit service potential*
  - Building entrances oriented to street*

### Action of the Plan Commission:

Provide verbal feedback during this meeting intended to point the applicant in the desired direction for future redevelopment of the site.

**APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS**

*City of Lake Geneva*

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

**ZA467900001, ZA467900002, ZA468000001, ZA468000002**

Name and Address of Current Owner:

**The City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147**

Telephone No. with area code & Email of Current Owner:

**City Administrator, David DeAngelis – (262) 249-4098 –  
cityadmin@cityoflakegeneva.gov**

Owner Signature: \_\_\_\_\_

Name and Address of Applicant:

**Simple Food Group, LLC – Thomas Hartz, Young Cho members – 525 Broad Street –  
Lake Geneva, WI - 53147**

Telephone No. with area code & Email of Applicant:

Proposed Use

**Planned Mixed Use**

Zoning District in which land is located:

**Planned Industrial**

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

**Continuum Architects – 751 N. Jefferson St. – Suite 200 – Milwaukee, WI 53202**

**Batterman Engineering – 1041 N. Wisconsin St. – Elkhorn, WI 53121**

**Pella Scherrer Group (PSG) – 448 Falcon Ridge Dr. – Suite B – Burlington, WI 53105**

Short statement describing activities to take place on site:

**Artisan Bakery Production; Gluten-free Bakery Production; Breakfast and Lunch Café; Bakery and Food Market; Event Space and Catering Kitchen; Commissary Kitchen; Coffee Shop; Business, Food, and Agriculture Lab and Teaching Center; Multi-family Housing; Farmers' Market, Outdoor Teaching Garden; Public Access to Hillmoor;**

3/16/2026  
Date

Thomas Hart, Member  
Signature of Applicant

Petitioner Name **Simple Food Group, LLC Member**

Project Address **ZA467900001, ZA467900002, ZA468000001, ZA468000002**

Cost Recovery # \_\_\_\_\_

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.

**Simple Food Group, LLC**, as applicant/petitioner for

Project: **Simple Food Group Sheridan Springs Campus**

Project Address: **None Listed**

Parcel No. **ZA467900001, ZA467900002, ZA468000001, ZA468000002**

Name: **Members Thomas Hartz, Young Cho**

Address: **525 Broad St., Lake Geneva, WI 53147**

Cell Phone:

Phone: (\_\_\_\_) - \_\_\_\_\_ - \_\_\_\_\_

Email:

Dated this 16th Day of March, 2026

Printed Name of Applicant / Petitioner **Thomas Hartz, Member**

  
Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. 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.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. 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. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

### Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

#### Applicant Information

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Property Address **ZA467900001, ZA467900002, ZA468000001, ZA468000002**

Applicant name **Simple Food Group, LLC, Thomas Hartz, Young Cho Members**

Applicant email

[REDACTED]

Phone Number

[REDACTED]

Architect Name **Continuum Architects**

Architect Email

[REDACTED]

Architect Phone

Contractor Name **Peller Scherrer Group (PSG)**

Contractor Email

[REDACTED]

Phone Number (

Type of Construction: New  Addition \_\_\_\_\_ Remodel \_\_\_\_\_

Type of Development: Single-family \_\_\_\_\_ Multi-family  Commercial  Industrial

Type of Business Restaurant, Retail, Education, Event Center,

#### Engineering

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Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions

shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO ○ As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
  - Watermain ○
  - Sanitary Sewer ○
  - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO ○ WISDOT Right-of-way? ○ County Right-of-way?
  
- Estimated Traffic impacts \_\_\_\_\_
  - Traffic Study Required YES/NO ○ Traffic Control Plan Required YES/NO ○ Will construction affect street parking or intersections? YES / NO
- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions \_\_\_\_\_
- Will there be signage? YES / NO type (mounted, freestanding) \_\_\_\_\_
  - Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? \_\_\_\_\_
- Detailed property Site Plan? YES / NO Date of Plan: \_\_\_\_\_
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

**Water/Sewer Utilities**

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If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement \_\_\_\_\_

- Estimated daily water usage in gallons per day \_\_\_\_\_
- Estimated maximum water flow in gallons per minute \_\_\_\_\_
- Number of bathrooms \_\_\_\_\_
- Brief description of process (if Industrial) \_\_\_\_\_

If the development is a multi-family dwelling, please provide the following:

- Number of units \_\_\_\_\_
- Number of bedrooms in each unit \_\_\_\_\_  Water service size requirement \_\_\_\_\_

# Presenting the Simple Food Group Sheridan Springs Campus Concept

City of Lake Geneva  
Development Review Committee

Two questions we are asking the DRC:

1. Does the Simple Food Group Sheridan Springs Road Campus concept meet the goals of the City's Comprehensive Plan?
2. Based on what you've seen today, are you comfortable with us proceeding to the first step in the Planned Development process, presenting the concept to the Plan Commission?

The Site:

- City of Lake Geneva Comprehensive Plan Designation – Planned Mixed Use
- Current Zoning – Planned Industrial

Our objective for the project: To become a culinary destination – making a vibrant place that functions as a community gathering spot.

What we believe that this project will reflect in its design and use:

- Heart.Land. A celebration of the hands, hearts, and hard work that nourish a community – from field to kitchen to table.
- Rooted Here. A story founded in Lake Geneva and the heart of the Midwest – where food grows from the land, and community grows around the table.
- Simple. A philosophy of generosity and care – where every ingredient, every moment, and every gesture is intentionally curated to create meaning.

## Concept Plan Summary

- Overall Planned Mixed Use program mix (industrial; commercial; institutional and community services; multi-family residential)
  - Public realm improvements (streetscape, plaza, pedestrian/bike connections, connection to Hillmoor, farmers' market, teaching gardens, boardwalk around activated pond)
  - Parking approach – approximately 175 spaces (structured, screened, underground)
  - Curb Cuts – currently 3, proposed 3 or 4
1. Industrial Components:
    - Artisan Bakery production facility including a completely separated gluten-free production space – approximately 9,000 sq. ft. This facility will produce bakery products; breads, pastries, cookies, and cakes for retail, wholesale, and farmers

markets. It is intended that the public will have access to watching the bakers work, through windows from the atrium in to the bake rooms.

- Commissary Kitchen will serve a number of purposes: take in farmers' excess product and convert it into shelf stable sauces, soups, and salsas; prep food for the café and catering kitchens. This space will be approximately 1,300 sq. ft.

2. Commercial and Retail Components:

- A 4,500 sq. ft. breakfast and lunch café with a seating capacity of 175 inside and 100 outside.
- A coffee shop and bakery and specialty food market with a drive-through. The total size will be 4,500 sq. ft.

3. Institutional and Community Services:

- A flexible 10,000 sq. ft. event space and catering kitchen that will hold approximately 300 people. The event space will be programmed approximately 270 days a year with classes, speakers talking about food, agriculture, music, art, science, literature, and architecture. Additionally we will host meetings and events such as weddings and parties. There will also be a 3,000 sq. ft. outside space as well.
- 250 sq. ft. bakery and food lab for testing new products. These will also serve to be teaching kitchens when combined with the event seating space.
- Regularly scheduled farmers' market that showcase our local farmers' products and produce.
- Indigenous and native teaching gardens.
- A regenerated enlarged retention pond surrounded by a boardwalk and a natural prairie-style garden with native plants attracting birds, frogs, fish, turtles, insects, and other wildlife

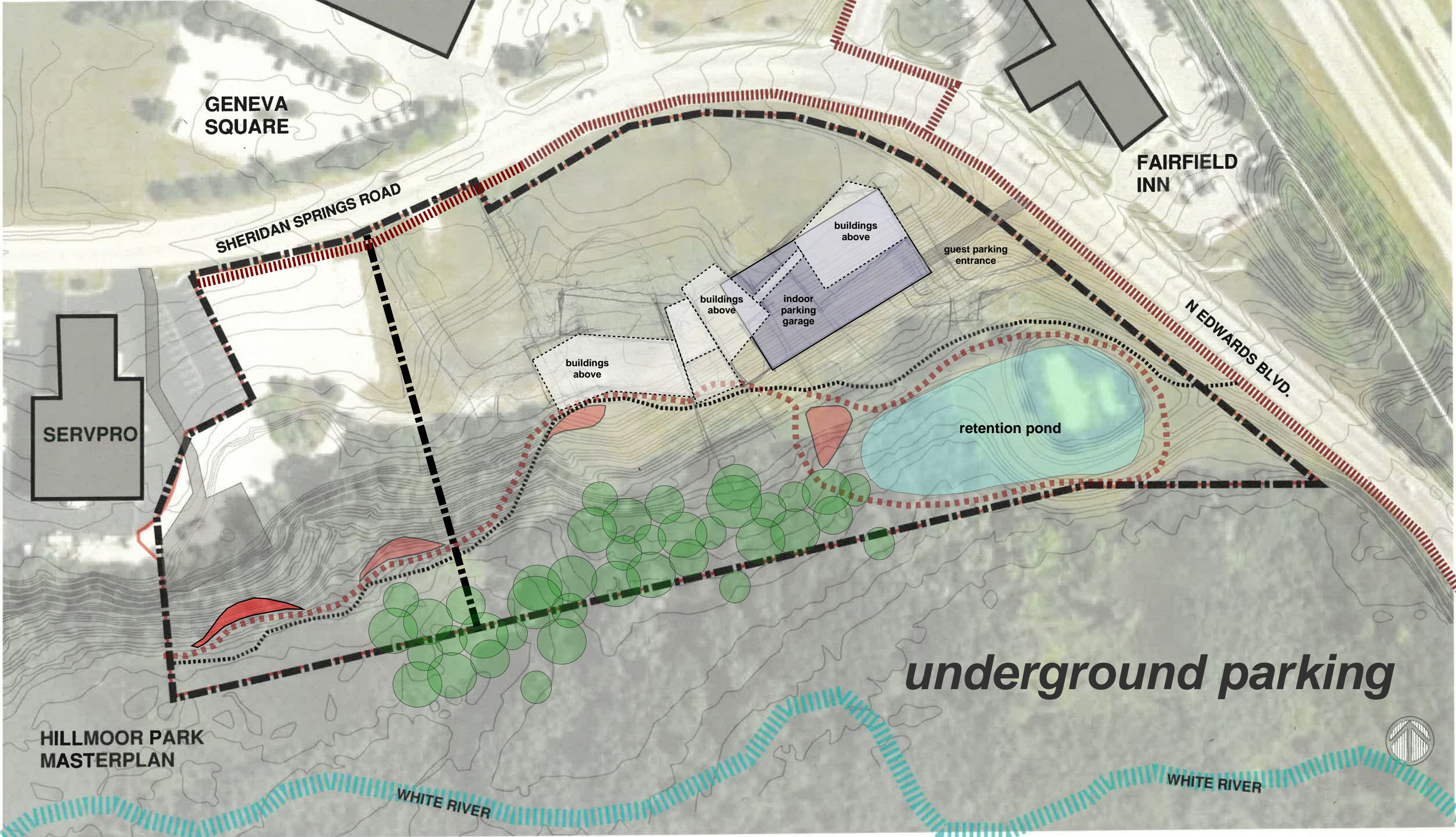
4. Multi-family Housing:

- A 30 unit supportive living apartment building. The units will be one and two bedrooms. The target population will be either disabled young adults who need some assistance or workforce housing.

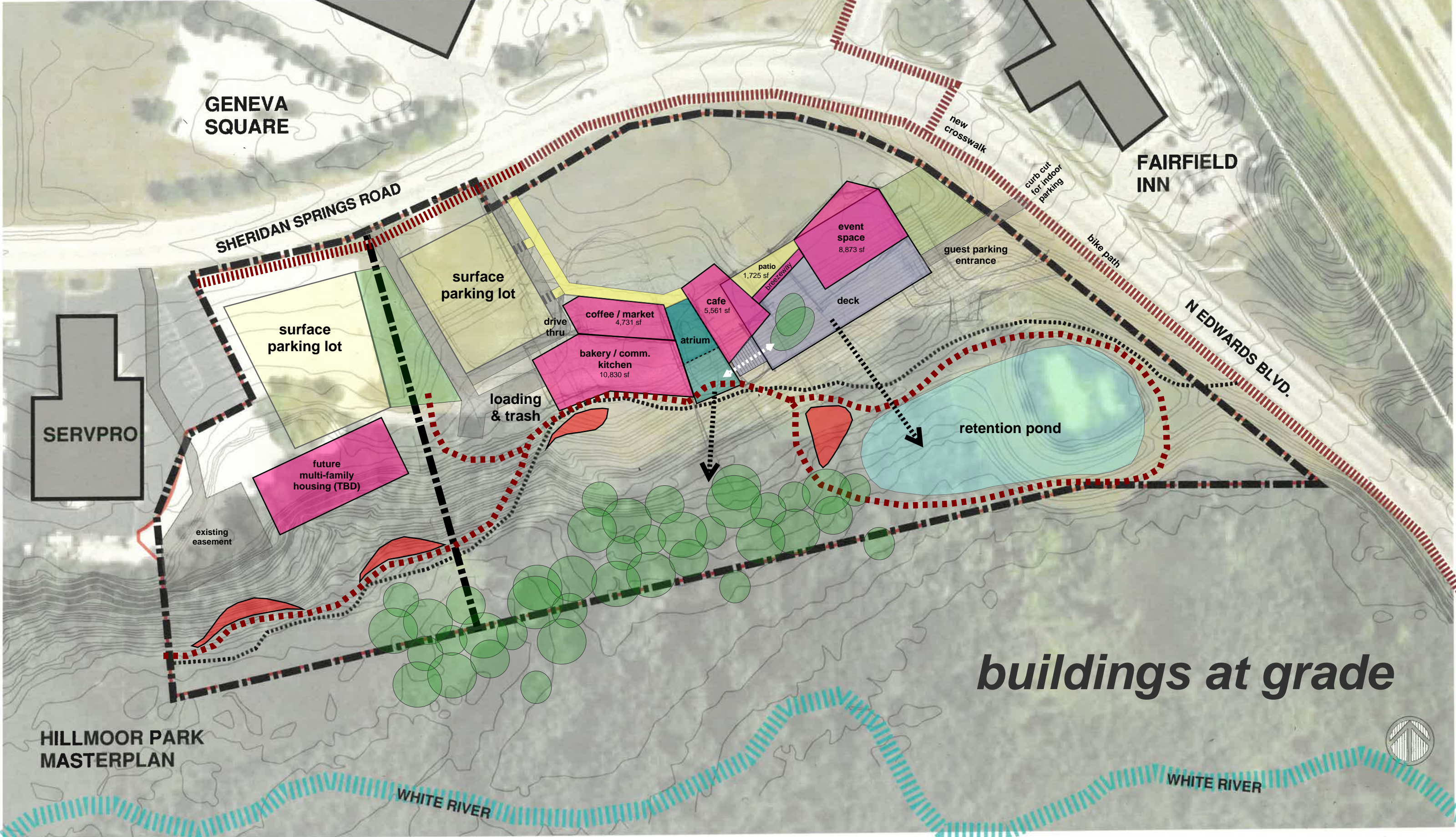
## Economic and Community Benefits

- \$750,000 capital revenue to the city
- Estimated property tax revenue impact \$100,000 annually
- Job creation (construction + permanent)
- Increased retail, commercial, and community service options
- Housing supply contribution
- Long-term economic and cultural impact for the city
- Matching the goals of the Comprehensive Plan and Community responses to the Strategic Plan initiative





OVERALL SITE PLAN  
SCALE 1" = 100'-0"



OVERALL SITE PLAN  
SCALE 1" = 100'-0"



*site programming*

OVERALL SITE PLAN  
SCALE 1" = 100'-0"

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date:  
April 20, 2026

Applicant:  
City of Lake Geneva

Request: Recommendation for Approval of Plat  
of Right-of-Way Required for Edwards Blvd.  
(WisDOT R/W Project Number 3180-07-21)  
and Relocation Order

Description:

This request is to approve the Plat of Right-of-Way Required for Edwards Blvd (City of Lake Geneva) Townline Road to Main Street construction and Relocation Order.

Upon approval of the Plat and relocation order, property appraisals can be obtained to determine compensation to property owners for temporary limited easements, permanent limited easements, and FEE acquisitions as noted on the plat. Upon approval by the City Council the relocation order and plat will be filed with the County Clerk. This process is governed by Wisconsin State Statute Chapter 32, as described in the pamphlet attached entitled, “The Rights of Landowners Under Wisconsin Eminent Domain Law”.

Action by the Plan Commission:

Recommendation to the Common Council on the Plat of Right-of-Way and Relocation Order:

As part of the consideration of the request, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the Right-of-Way and Relocation Order.

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Plat of Right-of-Way for Edwards Boulevard (WisDOT R/W Project Number 3180-07-21) and Relocation Order as submitted.

# RELOCATION ORDER

RE1708 01/2023

Project ID 3180-07-21	Road name Edwards Blvd	Highway STH 120	County Walworth
Right of way plat date 3/19/2026	Plat sheet number(s) 4.01 -4.06	Previously approved Relocation Order date Original	

Description of termini of project:

SOUTHERN LIMITS: PART OF THE SW ¼ OF THE SE ¼, SECTION 31, TOWNSHIP 2 NORTH RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

NORTHERN LIMITS: PART OF THE SE ¼ OF THE NW ¼ AND THE SW ¼, SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

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To properly establish, layout, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 62.22, Wisconsin Statutes, the City of Lake Geneva orders that:

1. The said highway is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by the City of Lake Geneva in the name of the City of Lake Geneva, the pursuant to the provisions of Sections 62.22, Wisconsin Statutes.
3. This order supersedes and amends any previous order issued by the City of Lake Geneva.

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Approving Authority

Date

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Print Name



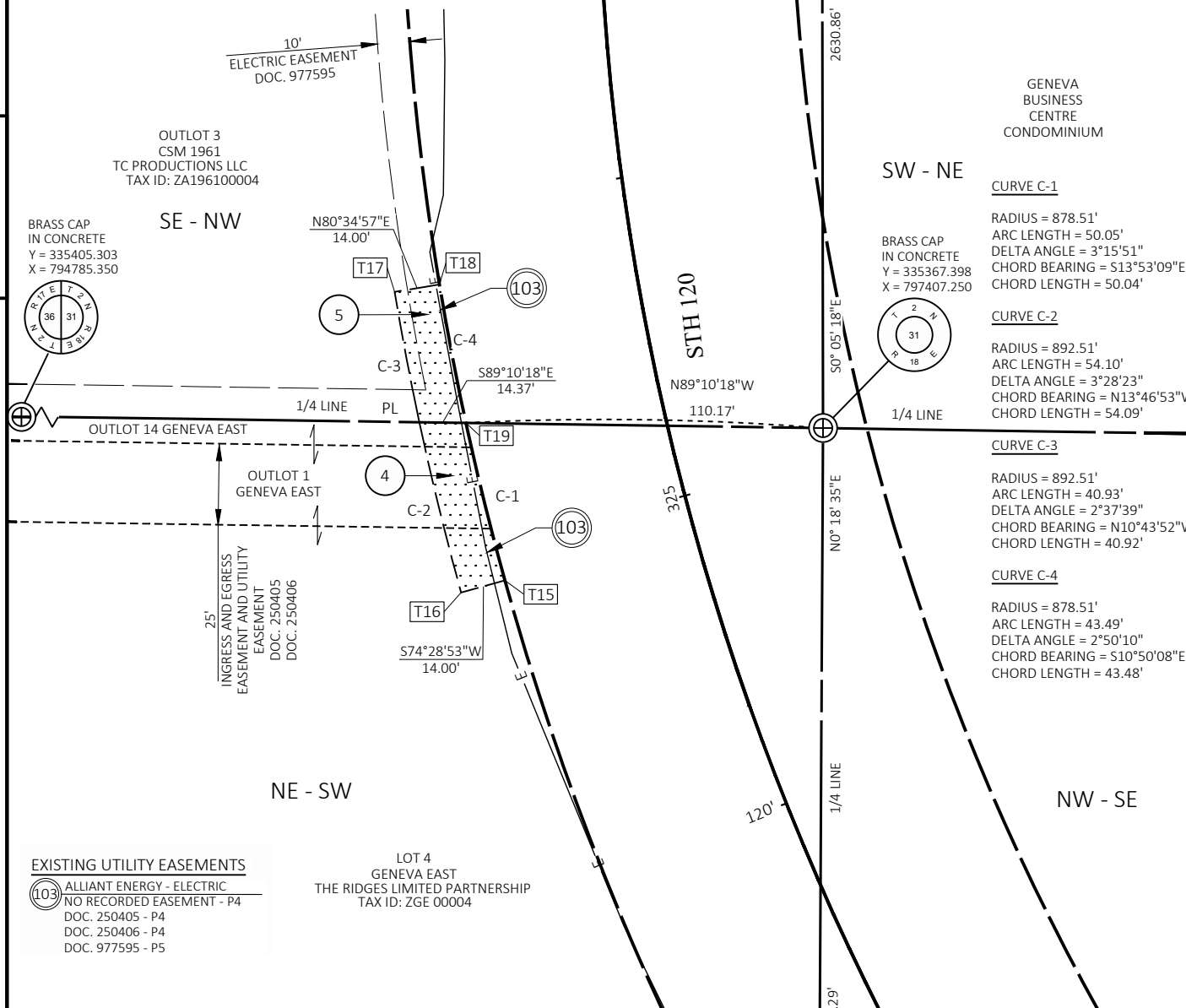
NOTES:  
THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY.  
REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

PURPOSE FOR TLES IS FOR GRADING, UNLESS OTHERWISE NOTED.

POSITION SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

EXISTING RIGHT OF WAY FOR STH 120 ESTABLISHED FROM CSM 2010, CSM 1961, GENEVA EAST, AND LAKE GENEVA BUSINESS PARK

R/W PROJECT NUMBER: 3180-07-21 EXHIBIT NUMBER: 4.03  
TLE ACQUISITION EXHIBIT  
C LAKE GENEVA, EDWARDS BLVD  
TOWNLINE RD TO STH 50  
STH 120 WALWORTH COUNTY  
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

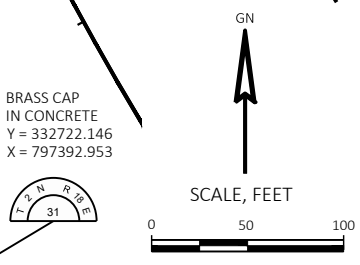


**SCHEDULE OF LANDS & INTERESTS REQUIRED**

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S.F.
4	THE RIDGES LIMITED PARTNERSHIP	TLE	729
5	TC PRODUCTIONS LLC	TLE	591

**UTILITY INTERESTS REQUIRED**

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
103	ALLIANT ENERGY - ELECTRIC	RELEASE OF RIGHTS



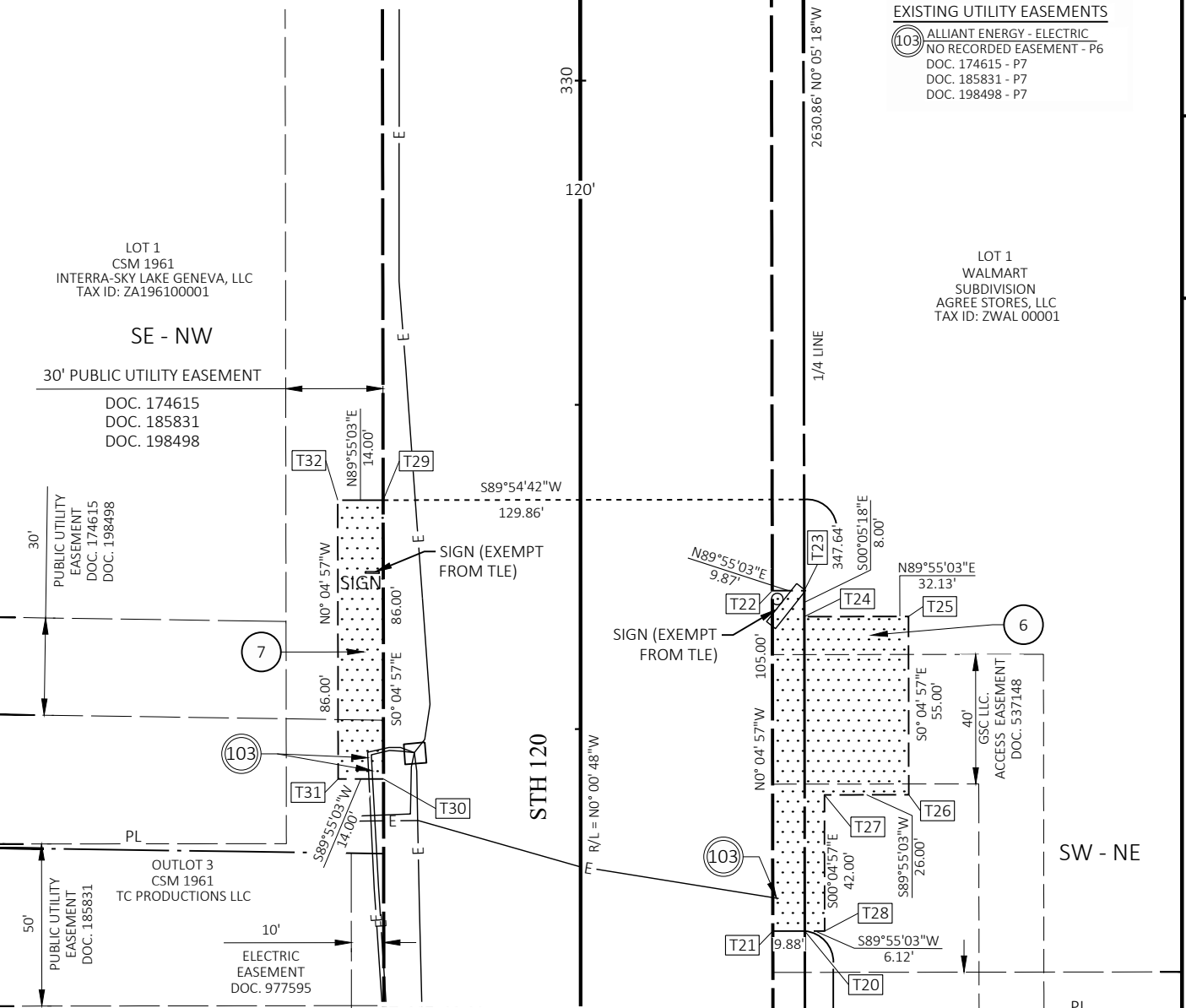
NOTES:  
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PURPOSE FOR TLES IS FOR GRADING, UNLESS OTHERWISE NOTED.

POSITION SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

EXISTING RIGHT OF WAY FOR STH 120 ESTABLISHED FROM CSM 1961, CSM 1787, CSM 2973, WALMART SUBDIVISION PLAT.

R/W PROJECT NUMBER: 3180-07-21 EXHIBIT NUMBER: 4.04  
TLE ACQUISITION EXHIBIT  
C LAKE GENEVA, EDWARDS BLVD  
TOWNLINE RD TO STH 50  
STH 120 WALWORTH COUNTY  
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

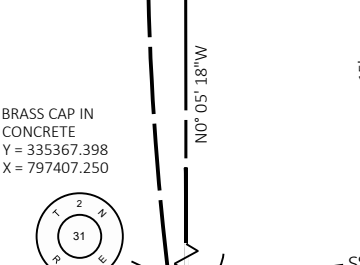


**SCHEDULE OF LANDS & INTERESTS REQUIRED**

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S.F.
6	AGREE STORES, LLC	TLE	3061
7	INTERRA-SKY LAKE GENEVA, LLC	TLE	1204

**UTILITY INTERESTS REQUIRED**

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
103	ALLIANT ENERGY - ELECTRIC	RELEASE OF RIGHTS



NOTES:  
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REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

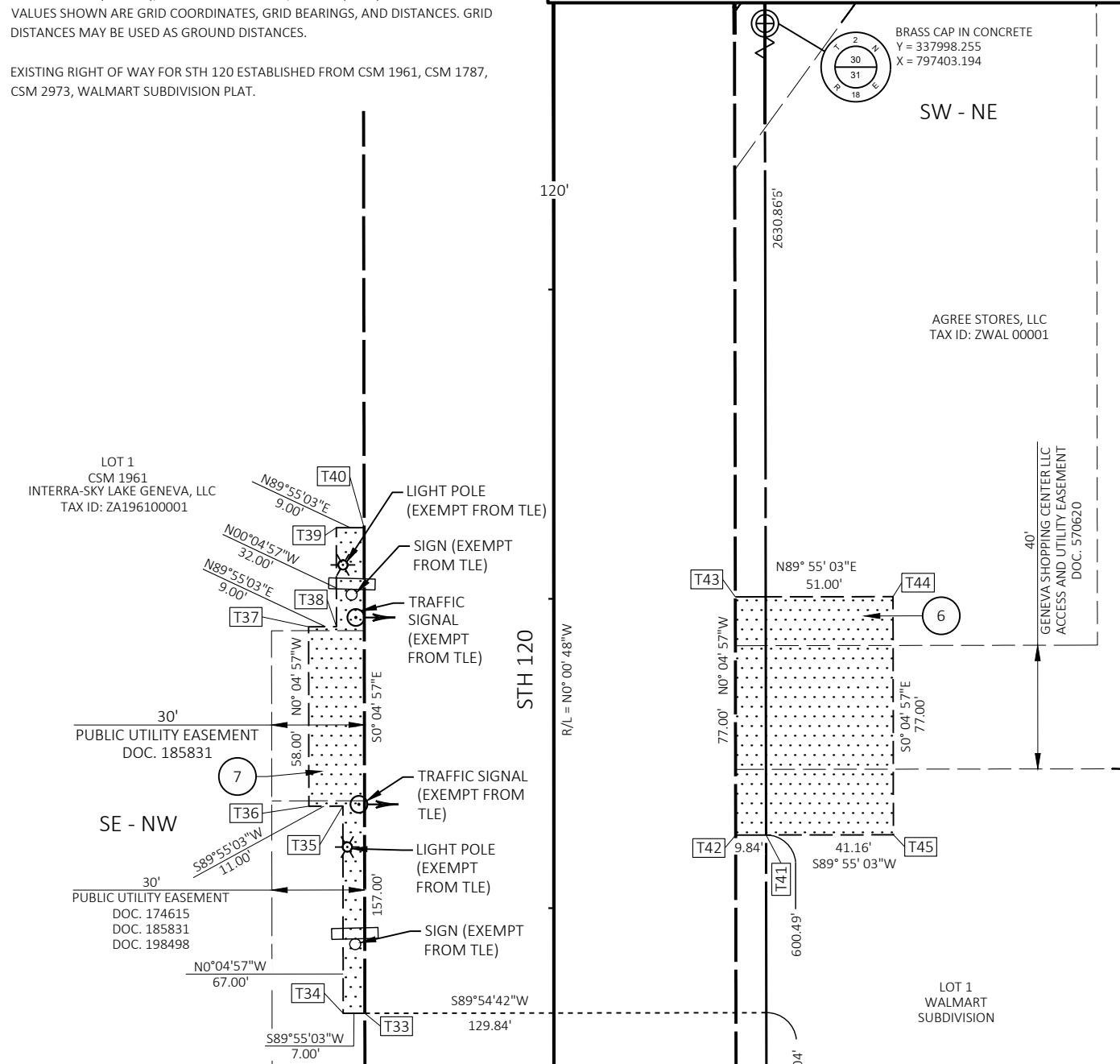
PURPOSE FOR TLES IS FOR GRADING, UNLESS OTHERWISE NOTED.

POSITION SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

EXISTING RIGHT OF WAY FOR STH 120 ESTABLISHED FROM CSM 1961, CSM 1787, CSM 2973, WALMART SUBDIVISION PLAT.

R/W PROJECT NUMBER: 3180-07-21 EXHIBIT NUMBER: 4.05

TLE ACQUISITION EXHIBIT  
C LAKE GENEVA, EDWARDS BLVD  
TOWNLINE RD TO STH 50  
STH 120 WALWORTH COUNTY  
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



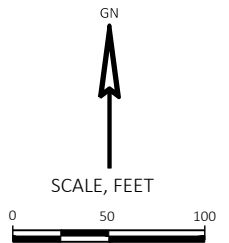
**SCHEDULE OF LANDS & INTERESTS REQUIRED**

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S.F.
6	AGREE STORES, LLC	TLE	3927
7	INTERRA-SKY LAKE GENEVA, LLC	TLE	1801

**UTILITY INTERESTS REQUIRED**

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
N/A	N/A	N/A

BRASS CAP IN CONCRETE  
Y = 335367.398  
X = 797407.250



4

NOTES:  
THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY.  
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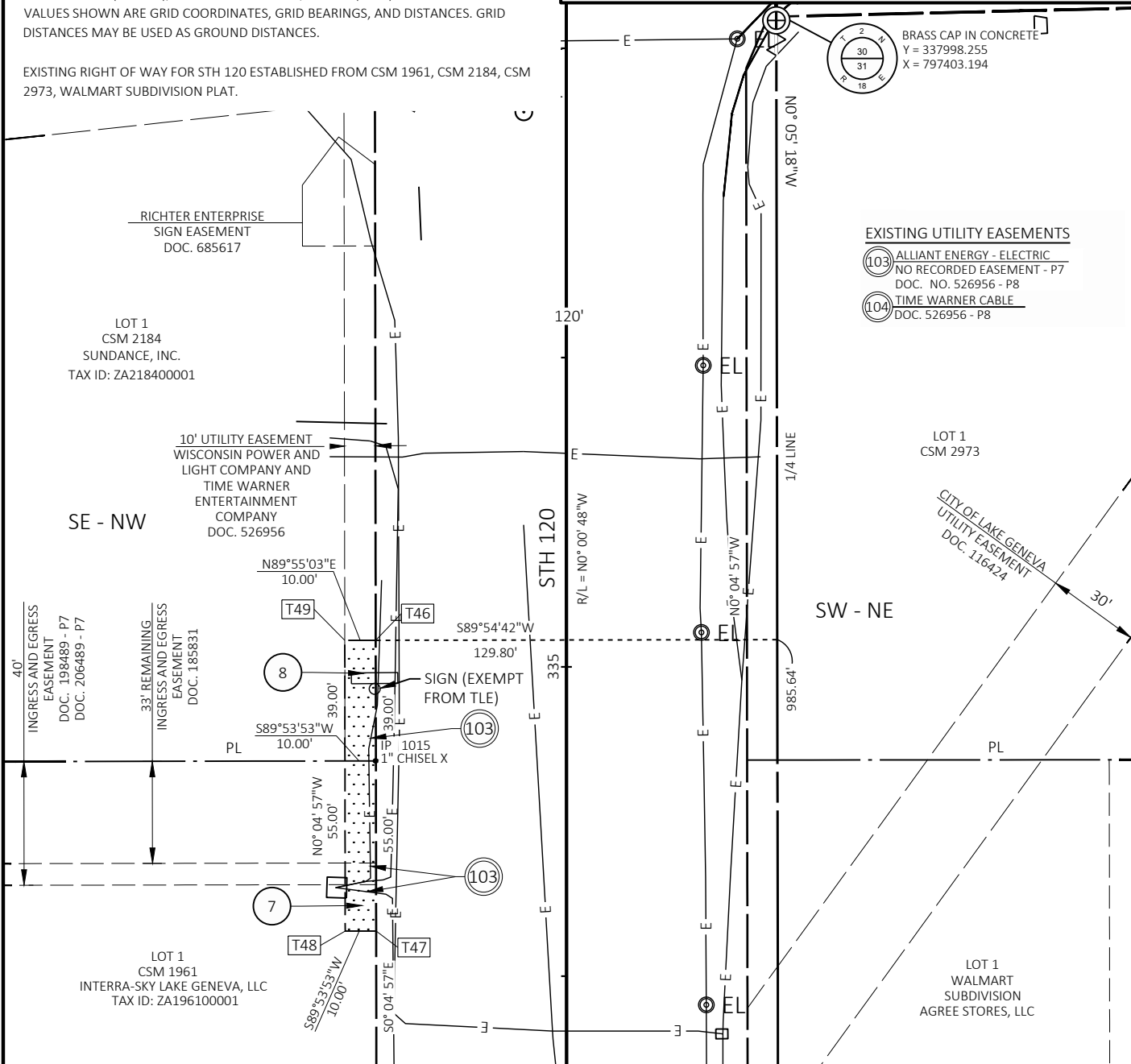
PURPOSE FOR TLES IS FOR GRADING, UNLESS OTHERWISE NOTED.

POSITION SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

EXISTING RIGHT OF WAY FOR STH 120 ESTABLISHED FROM CSM 1961, CSM 2184, CSM 2973, WALMART SUBDIVISION PLAT.

R/W PROJECT NUMBER: 3180-07-21 EXHIBIT NUMBER: 4.06

TLE ACQUISITION EXHIBIT  
C LAKE GENEVA, EDWARDS BLVD  
TOWNLINE RD TO STH 50  
STH 120 WALWORTH COUNTY  
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



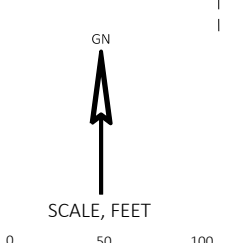
**SCHEDULE OF LANDS & INTERESTS REQUIRED**

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S.F.
7	INTERRA-SKY LAKE GENEVA, LLC	TLE	550
8	SUNDACE, INC.	TLE	390

**UTILITY INTERESTS REQUIRED**

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
103	ALLIANT ENERGY - ELECTRIC	RELEASE OF RIGHTS
104	TIME WARNER CABLE	RELEASE OF RIGHTS

BRASS CAP IN CONCRETE  
Y = 335367.398  
X = 797407.250



4

## LEGAL DESCRIPTION

A **Temporary Limited Easement** (TLE) is a right for construction purposes for grading, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in Lot 47 of the Lake Geneva Business Park Phase II in the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 31; thence North 00°18'35" East, along the west line of said Southeast 1/4, 1106.79 feet; thence South 89°41'25" East, 645.12 feet to the east right of way line of STH 120 and the Point of Beginning; thence South 89°41'32" East, along the south right of way line of Park Drive, 8.00 feet; thence South 00°18'34" West, parallel to said east right of way line, 35.00 feet; thence North 89°41'24" West, 8.00 feet to said east right of way line; thence North 00°18'34" East, along said east right of way line, 35.00 feet to the Point of Beginning.

Said Parcel contains **280 square feet**, more or less.

Existing sign is exempted from this TLE.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

## LEGAL DESCRIPTION

A **Temporary Limited Easement** (TLE) is a right for construction purposes for grading, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in Lot 1 of the Commercial Court Subdivision in the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 31; thence North 00°18'35" East, along the west line of said Southeast 1/4, 1235.01 feet; thence South 89°41'25" East, 645.12 feet to the east right of way line of STH 120 and the Point of Beginning; thence South 89°41'51" East, 4.00 feet; thence S 00°18'34" West, parallel to said east right of way line, 12.15 feet, to the north right of way line of Park Drive; thence North 44°41'18" West, along said north right of way line, 5.66 feet, to said east right of way line; thence North 00°18'34" East, along said east right of way line, 8.15 feet to the Point of Beginning.

Said Parcel contains **41 square feet**, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

## LEGAL DESCRIPTION

A **Temporary Limited Easement** (TLE) is a right for construction purposes for grading, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in Outlot 4 and Lot 5 of Geneva East in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence South 00°18'35" West, along the west line of said Southeast 1/4, 546.13 feet; thence South 89°41'25" East, 147.99 feet to the southeasterly line of said Outlot 4 and the Point of Beginning; thence North 34°04'18" West, parallel to the west right of way line of STH 120, 60.01 feet to the southeasterly line of said Lot 5; thence North 55°53'54" East along said southeasterly line of Lot 5, 28.00 feet; thence North 34°04'18" West, parallel to said west right of way line, 30.00 feet; thence North 55°55'42" East, to said west right of way line, 5.00 feet; thence South 34°04'18" East, along said west right of way line, 90.00 feet to said southeasterly line of Outlot 4; thence South 55°53'14" West along said southeasterly line of Outlot 4, 33.00 feet to the Point of Beginning.

Said Parcel contains **2130 square feet**, more or less.

Existing signs and retaining wall are exempted from this TLE.

Also, a parcel of land located in Outlot 1, Outlot 14 and Lot 4 of the Geneva East in the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 89°10'18" West, along the north line of said Southwest 1/4, 110.17 feet to the west right of way line of STH 120 and the Point of Beginning; thence southerly along a curve to the left and said west right of way line of STH 120, whose radius is 878.51 feet, chord bears South 13°53'09" East, and has a chord distance of 50.04 feet; thence South 74°28'53" West, 14.00 feet; thence northerly along a curve to the right, whose radius is 892.51 feet, chord bears North 13°46'53" West, and has a chord distance of 54.09 feet to the north line of

said Outlot 14; thence South 89°10'18" East along said north line, 14.37 feet to the Point of Beginning.

Said Parcel contains **729 square feet**, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

## LEGAL DESCRIPTION

A **Temporary Limited Easement** (TLE) is a right for construction purposes for grading, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in Outlot 3 of Certified Survey Map 1961 in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 89°10'18" West, along the south line of said Northwest 1/4, 110.17 feet to the west right of way line of STH 120 and the Point of Beginning; thence North 89°10'18" West along the south line of said Outlot 3, 14.37 feet; thence northerly along a curve to the right whose radius is 892.51 feet, chord bears North 10°43'52" West, and has a chord distance of 40.92 feet; thence North 80°34'57" East, 14.00 feet to said west right of way line of STH 120; thence southerly along a curve to the left and said west right of way line, whose radius is 878.51 feet, chord bears South 10°50'08" East, and has a chord distance of 43.48 feet to the Point of Beginning.

Said Parcel contains **591 square feet**, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

## LEGAL DESCRIPTION

A **Temporary Limited Easement** (TLE) is a right for construction purposes for grading, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in Lot 1 of the Walmart Subdivision in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 00°05'18" West, along the west line of said Northeast 1/4, 214.52 feet to the Point of Beginning; thence South 89°55'03" West, 9.88 feet to the east right of way line of STH 120; thence North 00°04'57" West, along said east right of way line, 105.00 feet; thence North 89°55'03" East, 9.87 feet to said west line of the Northeast 1/4; thence South 00°05'18" East, along said west line of the Northeast 1/4, 8.00 feet; thence North 89°55'03" East, 32.13 feet; thence South 00°04'57" East, parallel to said east right of way, 55.00 feet; thence South 89°55'03" West, 26.00 feet; thence South 00°04'57" East, parallel to said east right of way line, 42.00 feet; thence South 89°55'03" West, 6.12 feet to the Point of Beginning.

Said Parcel contains **3061 square feet**, more or less.

Existing sign is exempted from this TLE.

Also, a parcel located in Lot 1 of the Walmart Subdivision in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 00°05'18" West, along the west line of said Northeast 1/4, 600.49 feet to the Point of Beginning; thence South 89°55'03" West, 9.84 feet to the east right of way line of STH 120; thence North 00°04'57" West, along said east right of way line, 77.00 feet; thence North 89°55'03" East, 51.00 feet; thence South 00°04'57" East, parallel to said east right of way line, 77.00 feet; thence South 89°55'03" West, 41.16 feet to the Point of Beginning.

Said Parcel contains **3927 square feet**, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

## LEGAL DESCRIPTION

A **Temporary Limited Easement** (TLE) is a right for construction purposes for grading, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in Lot 1 of Certified Survey Map 1961 in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 00°05'18" West, along the east line of said Northwest 1/4, 347.64 feet; thence South 89°54'42" West, 129.86 feet to the west right of way line of STH 120 and the Point of Beginning; thence South 00°04'57" East, along said west right of way line, 86.00 feet; thence South 89°55'03" West, 14.00 feet; thence North 00°04'57" West, parallel to said west right of way line, 86.00 feet; thence North 89°55'03" East, 14.00 feet to said west right of way line and the Point of Beginning.

Said Parcel contains **1204 square feet**, more or less.

Existing sign is exempted from this TLE.

Also, a parcel located in Lot 1 of Certified Survey Map 1961 in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 00°05'18" West, along the east line of said Northwest 1/4, 543.04 feet; thence South 89°54'42" West, 129.84 feet to the west right of way line of STH 120 and the Point of Beginning; thence South 89°55'03" West, 7.00 feet; thence North 00°04'57" West, parallel to said west right of way line, 67.00 feet; thence South 89°55'03" West, 11.00 feet; thence North 00°04'57" West, parallel to said west right of way line, 58.00 feet; thence North 89°55'03" East, 9.00 feet; thence North 00°04'57" West, parallel to said west right of way line, 32.00 feet; thence North 89°55'03" East, 9.00 feet to said west right of way line; thence South 00°04'57" East, along said west right of way line, 157.00 feet to the Point of Beginning.

Said Parcel contains **1801 square feet**, more or less.

Existing signs, light poles and traffic signals are exempted from this TLE.

Also, a parcel located in Lot 1 of Certified Survey Map 1961 in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 00°05'18" West, along the east line of said Northwest 1/4, 985.64 feet; thence South 89°54'42" West, 129.80 feet to the west right of way line of STH 120; thence South 00°04'57" East, along said west right of way line, 39.00 feet to the northeast corner of said Lot 1 and the Point of Beginning; thence South 00°04'57" East, along said west right of way line, 55.00 feet; thence South 89°53'53" West, 10.00 feet; thence North 00°04'57" West, parallel to said west right of way line, 55.00 feet to the north line of said Lot 1; thence North 89°53'53" East, along said north line, 10.00 feet to said west right of way line and the Point of Beginning.

Said Parcel contains **550 square feet**, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

## LEGAL DESCRIPTION

A **Temporary Limited Easement** (TLE) is a right for construction purposes for grading, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in Lot 1 of Certified Survey Map 2184 in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 31; thence North 00°05'18" West, along the east line of said Northwest 1/4, 985.64 feet; thence South 89°54'42" West, 129.80 feet to the west right of way line of STH 120 and the Point of Beginning; thence South 00°04'57" East, along said west right of way line, 39.00 feet to the south line of said Lot 1; thence South 89°53'53" West, along said south line, 10.00 feet; thence North 00°04'57" West, parallel to said west right of way line, 39.00 feet; thence North 89°55'03" East, 10.00 feet to said west right of way line and the Point of Beginning.

Said Parcel contains **390 square feet**, more or less.

Existing sign is exempted from this TLE.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

RESOLUTION OF THE COMMON COUNCIL			
A resolution recommending to the Common Council a Plat of Right-of-Way Required for Edwards Boulevard (STH 120) Construction Project and Relocation Order			
Committee:	Plan Commission		
Fiscal Impact:	N/A		
File Number:	PC-2026-016	Date:	April 20, 2026

**WHEREAS**, the City of Lake Geneva Plan Commission has considered a Plat of Right-of-Way titled “Plat of Right of Way Required for Edwards Blvd (City of Lake Geneva) Townline Rd to Main St, STH 120” dated March 19, 2026, and

**WHEREAS**, the Plan Commission made the following findings of fact:

1. The proposed Preliminary Plat furthers the purposed of Chapter 66 Subdivisions and the applicable rules and regulations of Wisconsin Statutes Chapter 236, and

**WHEREAS**, the Plan Commission has recommended the following conditions:

1. None

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Plat of Right-of-Way titled “Plat of Right of Way Required for Edwards Blvd (City of Lake Geneva) Townline Rd to Main St, STH 120” dated March 19, 2026, per the findings of fact and additional conditions stated above.

Granted by action of the Common Council of the City of Lake Geneva this 20<sup>th</sup> day of April 2026.

**Council Action:**  **Adopted**  **Failed** **Vote** \_\_\_\_\_

**Mayoral Action:**  **Accept**  **Veto**

\_\_\_\_\_  
Todd Krause, Mayor Date

Attest:

\_\_\_\_\_  
Amanda Rotondi, BZ Clerk Date