



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147-262.248.3673-www.cityoflakegeneva.gov

Plan Commission Agenda
Monday, June 15, 2026 - 6:00 PM
Lake Geneva City Hall; Council Chambers

Members:

Chair: Mayor Todd Krause

Aldersperson JaNelle Powers, John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Anne Esarco

1. Call to Order
2. Roll Call
3. Approve Minutes of the May 18, 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-2026-028 for Downtown Design Review application for new signage at 271 Broad Street, filed by Kathy Hanley, W3507 Wildwood Drive, Lake Geneva, WI, Tax Key No. ZOP 00262.
 - b. Discussion/Action on Resolution PC-2026-023 for Downtown Design Review application for new signage at **235 Broad Street**, filed by KC's Something Sweet, 235 Broad Street, Lake Geneva, WI, Tax Key No. ZA 110300001.
 - c. 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. Continued from May 18, 2026 Meeting.
7. Public Hearing, Review, and Recommendation
 - a. Public Hearing for a Conditional Use Permit (CUP) to allow a vertical expansion of a legal nonconforming single-family residence at **816 Pinetree Lane** filed by Chris and Lisa Cardwell, 816 Pinetree Lane, Lake Geneva, WI, Tax Key No. ZSY 00020.
 - b. Discussion/Action on Resolution PC-2026-024 recommending approval of a Conditional Use Permit (CUP) to allow a vertical expansion of a legal nonconforming single-family residence at **816 Pinetree Lane** filed by Chris and Lisa Cardwell, 816 Pinetree Lane, Lake Geneva, WI, Tax Key No. ZSY 00020.
8. Extraterritorial Certified Survey Map
 - a. Discussion/Action on Resolution PC-2026-029 approving an Extraterritorial Certified Survey Map filed by Charles R Frontczak, 4816 Mohawk Road, Rockford, IL, Tax Key

No. NLY 2800001.

9. Planned Development Concept Plan Review

- a.** Informal discussion of Planned Development Concept Plan PC-051 for property located at 415 Broad Street, filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, Tax Key No. ZOP 00116.

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, May 18, 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, Esarco, Skates, Cary

Absent: Gibbs

Approve Minutes of the April 20, 2026, Plan Commission meeting as distributed.

Motion by Cary to approve; second by Skates. Motion carried: 6-0

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.

Public comment: None.

Acknowledgment of Correspondence.

It was noted for the record that communications had been received and subsequently distributed to all members of the Plan Commission for their review.

Downtown Design Review:

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.

Approval of Signage – 410 Broad Street (BMO Bank)A motion was made by Cary, seconded by Powers, to approve the signage application for BMO Bank at 410 Broad Street. Staff noted that approval was recommended following the applicant's agreement to utilize black signage on the building and black and white signage in the parking lot in lieu of corporate colors. **Motion carried, 6-0.**

Discussion/Action on Resolution PC-2026-012 for Downtown Design Review application for new signage at 744 W Main Street, filed by Sean Payne, 127 Sumner St, Genoa City, WI, Tax Key No. ZOP 00317.

The Plan Commission reviewed a sandwich board sign request for 744 West Main Street. Staff recommended denial of the application, noting that the proposed hard plastic materials do not comply with the traditional wood frame and chalkboard standard. A motion to approve the request with an amendment requiring a black and white rendering was discussed but failed to finalize. **Following further discussion, the application was officially denied.**

Discussion/Action on Resolution PC-2026-017 for Downtown Design Review application for signage at 772 W Main Street, filed by Happy Ending Cocktail Co, 772 W Main Street, Suite 204, Lake Geneva, WI, Tax Key No. ZOP 00321.

PC2026-017: Sign Request – 722 W. Main StreetThe Plan Commission reviewed application PC2026-017 for a sign request at 722 W. Main Street. A motion was made and approved to deny the application, citing that the design does not comply with the traditional wood frame and chalkboard standard. **Motion to deny carried.**

Discussion/Action on Resolution PC-2026-018 for Downtown Design Review application for signage at 234 Broad Street, filed by Lindsey Guerrero, 408 Lakewood Drive, Williams Bay, WI, Tax Key No. ZOP 00257.

PC2026-018: Sandwich Board Sign Request – 234 Broad StreetThe Plan Commission reviewed application PC2026-018 for a sandwich board sign at 234 Broad Street featuring a wood frame and chalkboard. **A motion to approve the application was made by Esarco, seconded by Powers. Motion carried, 6-0**

Discussion/Action on Resolution PC-2026-020 for Downtown Design Review application for signage at 264 Center Street, filed by Denise Wendell, 264 Center Street, Lake Geneva, WI, Tax Key No. ZOP 00259.

The Plan Commission considered application PC2026-020 for a sign request located at 264 Center Street. Following a review of the design, the Plan Commission voted to deny the request due to the presence of a printed sign and a bright yellow arrow. **Motion to deny carried.**

Discussion/Action on Resolution PC-2026-004 for Downtown Design Review application for Rebuild of the 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. ZA27600001.

703 West Main Street: Penthouse and Antenna Proposal. The Plan Commission reviewed a proposal for antenna placement and an accompanying fence hearing at 703 West Main Street. Staff recommended denial of the application due to concerns regarding the visual appearance of the proposed crenelated tower design within the historic district. A Verizon representative noted that while placing the antennas inside the building was not feasible due to signal interference, the proposal could be modified to reduce visibility through painting and better structural integration.

During the discussion, the Commission proposed raising the penthouse structure to accommodate the required antenna height while ensuring they would not appear freestanding above the roofline. **A motion was made and approved to continue the item to the next meeting,** with a request that the applicant submit updated drawings depicting these proposed modifications.

Public Hearing, Review, and Recommendation

Public Hearing for a Text Amendment to repeal and replace Section 98-707 Exterior Lighting Standards of the City of Lake Geneva Zoning Ordinance filed by City of Lake Geneva Avian Committee, 626 Geneva Street, Lake Geneva, WI.

Public Hearing: Text Amendment – Section 98-707 (Exterior Lighting Standards)The public hearing for a Text Amendment to repeal and replace Section 98-707 (Exterior Lighting Standards) of the City of Lake Geneva Zoning Ordinance was withdrawn. No action was taken.

Discussion/Action on Resolution PC-049 recommending approval of Text Amendment to repeal and replace Section 98-707 Exterior Lighting Standards of the City of Lake Geneva Zoning Ordinance filed by City of Lake Geneva Avian Committee, 626 Geneva Street, Lake Geneva, WI.

Public Hearing: Text Amendment – Section 98-707 (Exterior Lighting Standards)The public hearing for a Text Amendment to repeal and replace Section 98-707 (Exterior Lighting Standards) of the City of Lake Geneva Zoning Ordinance was withdrawn. No action was taken.

Public Hearing for a Conditional Use Permit (CUP) to allow a fence height of four (4) feet within the street yard of property at 1310 W Main Street filed by Robert Loquercio, 1600 W Lake Street, Streamwood, IL, Tax Key No, ZYUP 00094N.

Public Hearing: Conditional Use Permit – 1310 West Main Street (Street Yard Fence)The Plan Commission opened the public hearing for a Conditional Use Permit request at 1310 West Main Street. Staff reported a recommendation for approval of the proposed 4-foot tall fence in the street yard. During the public hearing, neighbor Jim Willett, 1320 West Main Street, raised concerns regarding the placement of the fence and its potential impact on stormwater drainage.

Discussion/Action on Resolution PC-2026-021 recommending approval of a Conditional Use Permit (CUP) to allow a fence height of four (4) feet within the street yard of property at 1310 W Main Street filed by Robert Loquercio, 1600 W Lake Street, Streamwood, IL, Tax Key No, ZYUP 00094N.

Conditional Use Permit: 4-Foot Fence – 1310 West Main Street. A motion was made by Skates, seconded by Esarco, to approve the Conditional Use Permit for a 4-foot fence at 1310 West Main Street, subject to compliance with the original site plan and securing a fence permit prior to installation. **Motion carried, 6-0.**

Public Hearing for a Conditional Use Permit (CUP) to allow the construction and operation of a Restaurant at the Northeast corner of Center Street and Interchange North filed by David Scotney, 2890 Bridle Court, Lake Geneva, WI, Tax Key No. ZYUP 00140.

Public Comment

The following residents spoke regarding the proposed project:

- Jeff Hess (N3145 Center Street): Expressed concerns regarding noise, traffic, and the parking lot.
- Robert Grum (307 N. Stone Ridge Drive, President of Stone Ridge HOA): Expressed concerns regarding the entrance of Interchange North, noise, and light pollution.
- Millie McCormick (632 S. Stone Ridge Drive, President of Villas HOA): Expressed concerns regarding traffic, parking, and lighting.
- Joel Hoiland (390 Country Club Drive, 3rd District Alderperson): Spoke in support of the supper club but voiced concerns regarding intersection access issues. A request was made for further evaluation of alternative access routes, with emphasis placed on the need for long-term corridor planning before a final determination is made.
- Sean Payne (127 Sumner Street): Spoke in support of approval.
- Catherine Hopkinson (540 N. Boulder Ridge Drive): Requested to view updated renderings of the project.
- Stephanie Frisque (1766 Ridgeway Point): Expressed a desire for accurate drawings and raised concerns regarding traffic, lighting, and view impacts.
- Marilyn Murphy (1770 Stone Ridge Court): Expressed concerns regarding construction traffic and overall traffic increases.
- Kevin Murphy (1770 Stone Ridge Court): Spoke in support of the project, emphasizing the importance of doing it correctly.
- Al DiLuigi (500 S. Stone Ridge Drive): Raised concerns regarding parking lot capacity, Center Street parking, light pollution, and outdoor venue locations.
- Anthony Lee (430 N. Stone Ridge Drive): Requested that the Town of Geneva be involved in the process.
- Bob McCormick (632 S. Stone Ridge Drive): Expressed concerns regarding the total number of parking stalls and the proximity of parking to nearby homes.

Discussion/Action on Resolution PC-2026-003 recommending approval of a Conditional Use Permit (CUP) to allow the construction and operation of a Restaurant at the Northeast corner of Center Street and Interchange North filed by David Scotney, 2890 Bridle Court, Lake Geneva, WI, Tax Key No. ZYUP 00140.

Swan Creek Supper Club Development – Planned Business District

- Project Overview: A development featuring a 300-seat, Frank Lloyd Wright-inspired Swan Creek Supper Club and banquet hall. Expected to generate 50–80 jobs, with operating hours mirroring the Oak Fire restaurant and no late-night bar operations.
- Staff & Engineering Review: Staff recommended approval based on traffic impact studies and a tree preservation plan saving roughly 150 native trees. The City Engineer noted that the main entrance off Interchange North requires County approval, and the gated emergency access off Center Street requires Town approval.
- Site Layout & Traffic Access: Pete Juergens (Geneva Bay Construction) outlined fire safety compliance via a gated emergency entrance. The applicant detailed access plans, noting traffic studies directed them away from a Center Street signalized entrance to a proposed right-in/left-in configuration near Sage Street.
- Public Feedback: Commissioners noted residential concerns from the Stone Ridge and Villas of Stone Ridge neighborhoods regarding traffic, lighting, noise, and future adjacent parcel development.
- Commission Action: After discussing the issues, the Commission voted to approve the Conditional Use Permit, subject to staff's recommended conditions:
 - Full compliance with the submitted site plan.
 - Obtaining all necessary local, town, and county permits.
 - Developer reimbursement for required traffic improvements.
- Motion: Cary

- Second: Esarco
- Vote: Passed 6-0

Condominium Plat Review

Discussion/Action on Resolution PC-2026-019 approving *Unique Lake Geneva Office Park, A condominium Addendum No. 3* filed by Jenni Becker, POB 794, Mukwonago, WI, Common Addresses: 804 and 816 Geneva Parkway, Tax Key Nos. ZUN 00007A and ZUN 00007B.

The Plan Commission reviewed a proposed condominium plat addendum for the properties located at 804 and 816 Geneva Parkway. **A motion was made by Skates, seconded by Cary, to approve the addendum. Motion carried, 6-0.**

Adjournment

Motion by Skates to adjourn, second by Cary. Motion Carried; 6-0. The meeting adjourned at 7:42 PM.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 15, 2026

Applicant:

Kathy Hanley
W3507 Wildwood Drive
Lake Geneva, WI
Tax Key No. ZOP 00262

Request:

271 Broad Street
Downtown Design Review of Signage: 1)
sandwich board and 2) wall sign on East side of
building

Description:

The applicant proposes the placement of a sandwich board sign at the entrance to the building located at 271 Broad Street. The proposed sandwich board sign is a wood frame sign structure with a chalkboard sign face. The applicant originally proposed different sign materials but revised their submission upon being advised by staff of the materials standard.

The applicant is further proposing a wall sign on the East side of the building. This sign will measure approximately thirty (30) square feet. The sign board will be white with non-illuminated black letters.

City of Lake Geneva Zoning Ordinance Section 98-811 (1) D.2 regulates the placement of sandwich board signs. The ordinance requires the following:

- One (1) sandwich board per building entrance.
- Sign permit is required prior to placement.
- Must be located within ten (10) feet of the business entrance leaving a minimum clear pedestrian path of five (5) feet on the sidewalk.
- Maximum height allowed is three (3) feet and maximum width allowed is two (2) feet.
- Sandwich board sign shall only be displayed during the hours of operation of the business it is advertising.

Staff Recommendations:

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a sign permit prior to installation of the signs.



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



APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

271 Broad Street, Lake Geneva, Ste. C
ZOP - 00262

Name & Address of Current Building Owner:

BBIS Investments, LLC
2451 Aviation Drive
Kaukausha, WI 53188

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

Owner Signature: 

Name & Address of Applicant:

Kathy Hanley / @HOME
Residence: 13507 Wildwood Drive
Lake Geneva, WI 53147

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change:

Zoning District: _____

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

Signature Signs LLC, 12888 Krueger Rd, Lake Geneva 53147
or
Barli Signs, 125 Front St, Burlington, WI 53105

Description of Project:

Add sign to back of building - east side

Date: 4/11/2026

02/27/2025

Signature of Applicant: 

Exterior Sign



White sign with black lettering

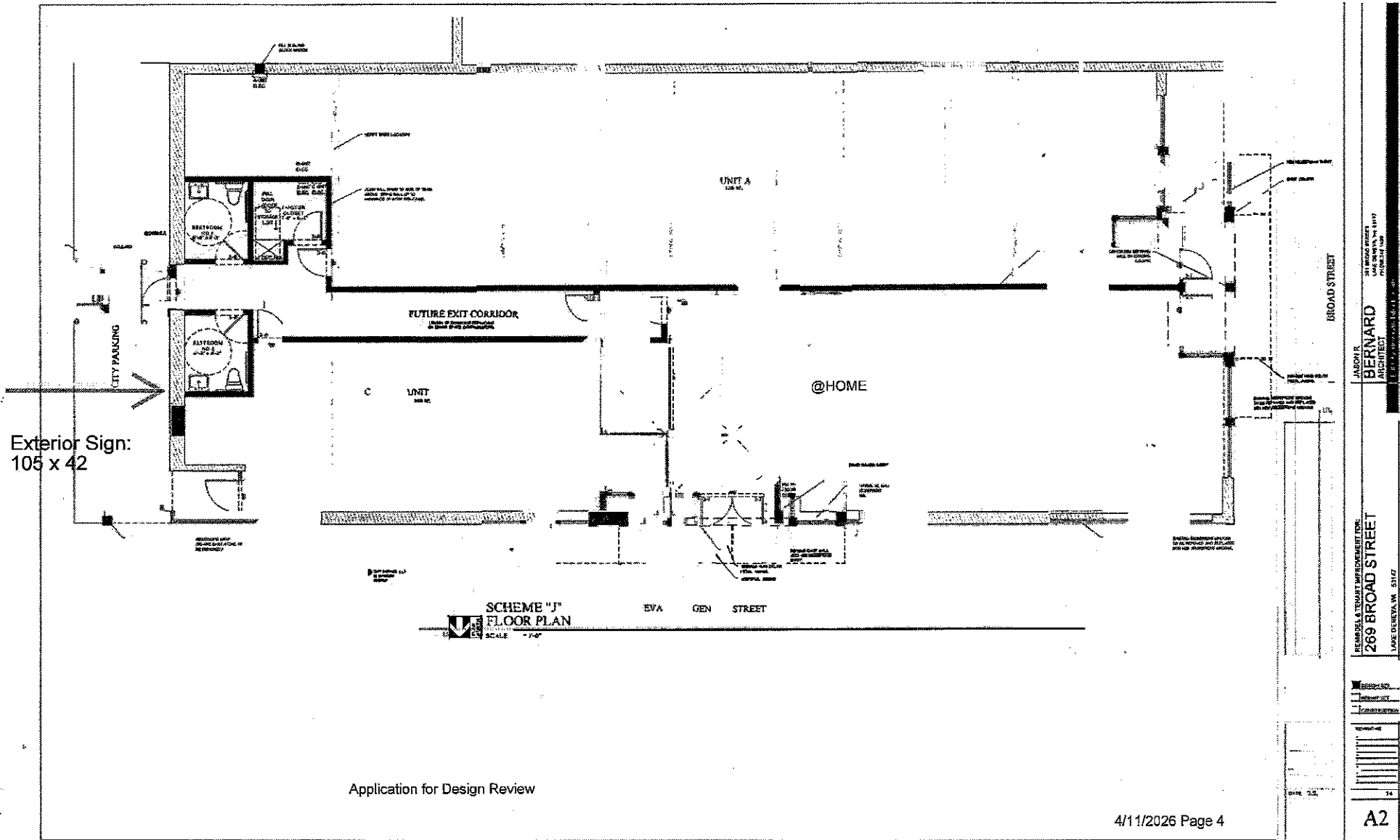
Studio & Showroom
Lake Geneva

Kathy Hanley

Phone:
262-903-5951

Email:
studio@athomelg.com

Site Plan



Application for Design Review

4/11/2026 Page 4

A2



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

271 Broad Street, Lake Geneva, Ste C
LOP-00262

Name & Address of Current Building Owner:

BBJS Investments, LLC
2451 Aviation Drive
Waukesha, WI 53198

Telephone Number of Current Building Owner:

Email Address: _____

Owner Signature: _____

Name & Address of Applicant:

Kathy Hanley | @HOME
Residence: W3507 Wildwood Drive
Lake Geneva, WI 53147

Telephone Number of Applicant:

Email Address: _____

Proposed Design Change:

Zoning District: _____

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

At Graphics & Printing
98 E. Main Street Upper
Lake Geneva, WI 53147

Description of Project:

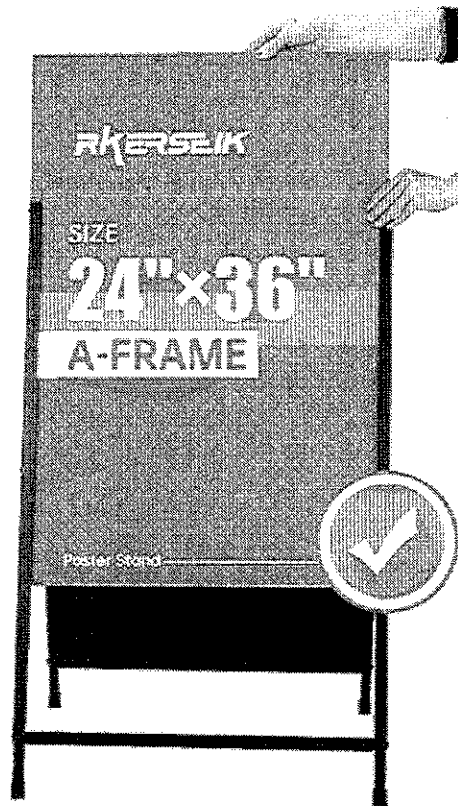
Sidewalk sandwich board with professionally printed signage

Date: 4/11/2026

Signature of Applicant: Kathleen M. Hanley

Sandwich Board

Heavy Duty A Frame Sign- With sturdy and premium metal frame



Example
professional poster
by A+ Graphics



@ Home

Studio & Showroom
Lake Geneva

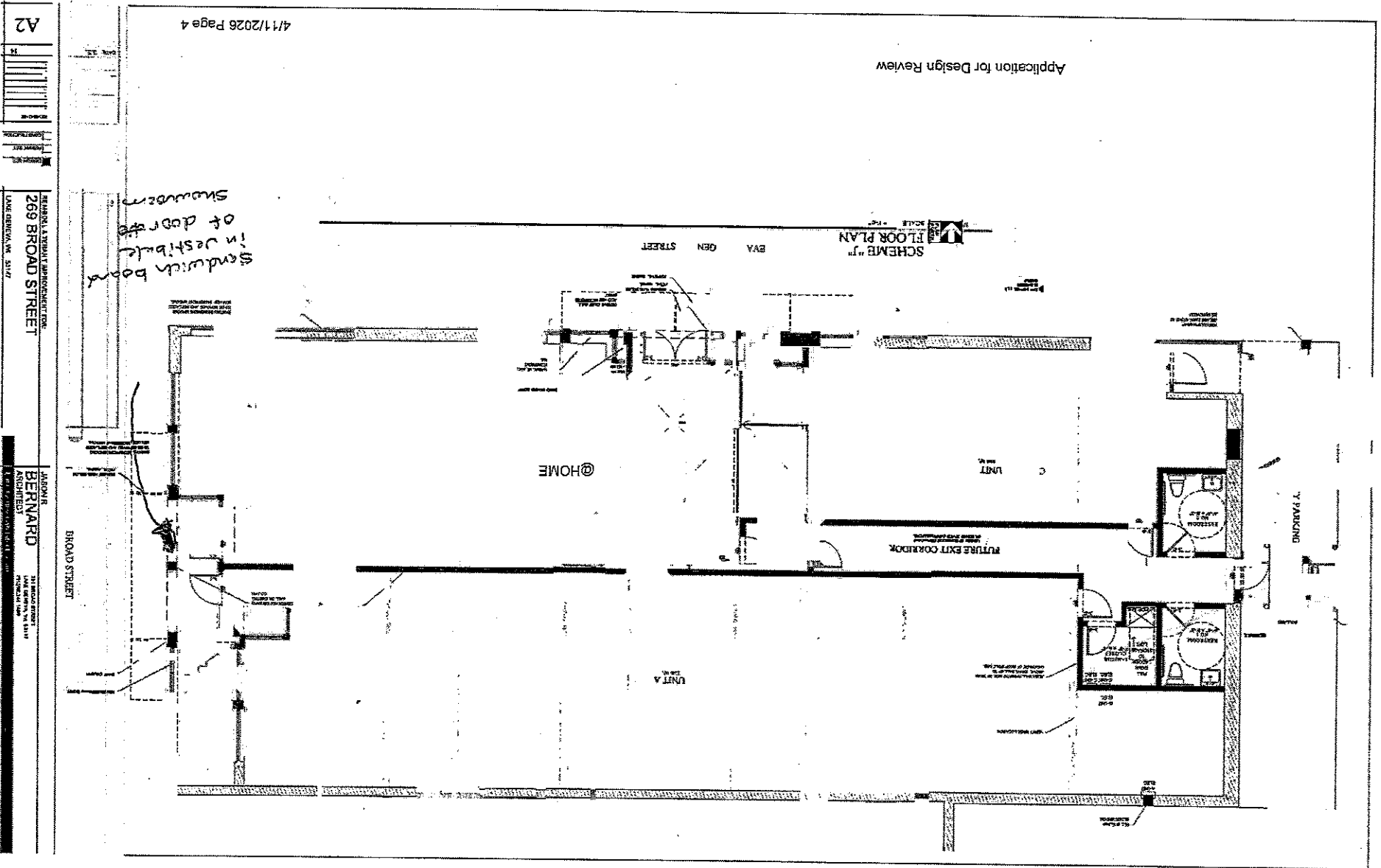
Kathy Hanley

Phone:
262-903-5951

Email:
studio@athome1g.com

Pg 4

Site Plan



Application for Design Review

4/11/2026 Page 4

A2

BERNARD, L. SPECIAL MANAGEMENT
 269 BROAD STREET
 LAKE GEORGE, NY 12157

ADRIAN BERNARD
 ARCHITECT
 269 BROAD STREET
 LAKE GEORGE, NY 12157

Sandwich Board



A frame sign: Black wood frame with chalkboard center for messaging

@ Home

Studio & Showroom

Lake Geneva

Kathy Hanley

Phone:
262-903-5951

Email:
studio@athomelg.com

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 15, 2026

Applicant:
KC's Something Sweet
235 Broad Street
Lake Geneva, WI

Request:
235 Broad Street
Downtown Design Review of Signage
Tax Key No. ZA 110300001

Description:

The applicant proposes the placement of a sandwich board sign at the entrance to the building located at 235 Broad Street. The proposed sandwich board sign is a wood frame sign structure with a chalkboard sign face.

City of Lake Geneva Zoning Ordinance Section 98-811 (1) D.2 regulates the placement of sandwich board signs. The ordinance requires the following:

- One (1) sandwich board per building entrance.
- Sign permit is required prior to placement.
- Must be located within ten (10) feet of the business entrance leaving a minimum clear pedestrian path of five (5) feet on the sidewalk.
- Maximum height allowed is three (3) feet and maximum width allowed is two (2) feet.
- Sandwich board sign shall only be displayed during the hours of operation of the business it is advertising.

Staff Recommendations:

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a sign permit prior to installation of the sign.

20260193



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



APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

235 Broad St., Lake Geneva, WI 53147
Tax ID - ZA 11 03 00 02

Name & Address of Current Building Owner:

MKIK ~~11~~ Broad St. II
326 Center St.
Lake Geneva, WI 53147

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

X

Owner Signature: [Signature] Ajax Property Manager

Name & Address of Applicant:

KC's Something Sweet
1724 Miller Ct. or 235 Broad St. (store location)
Lake Geneva, WI 53147

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change:

Add a sidewalk sandwich board during business hours.

Zoning District: _____

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

N/A

Description of Project:

Add a sidewalk sandwich board during business hours.
24" x 24" x 40" H

Date: 04/10/2026 Signature of Applicant: [Signature]

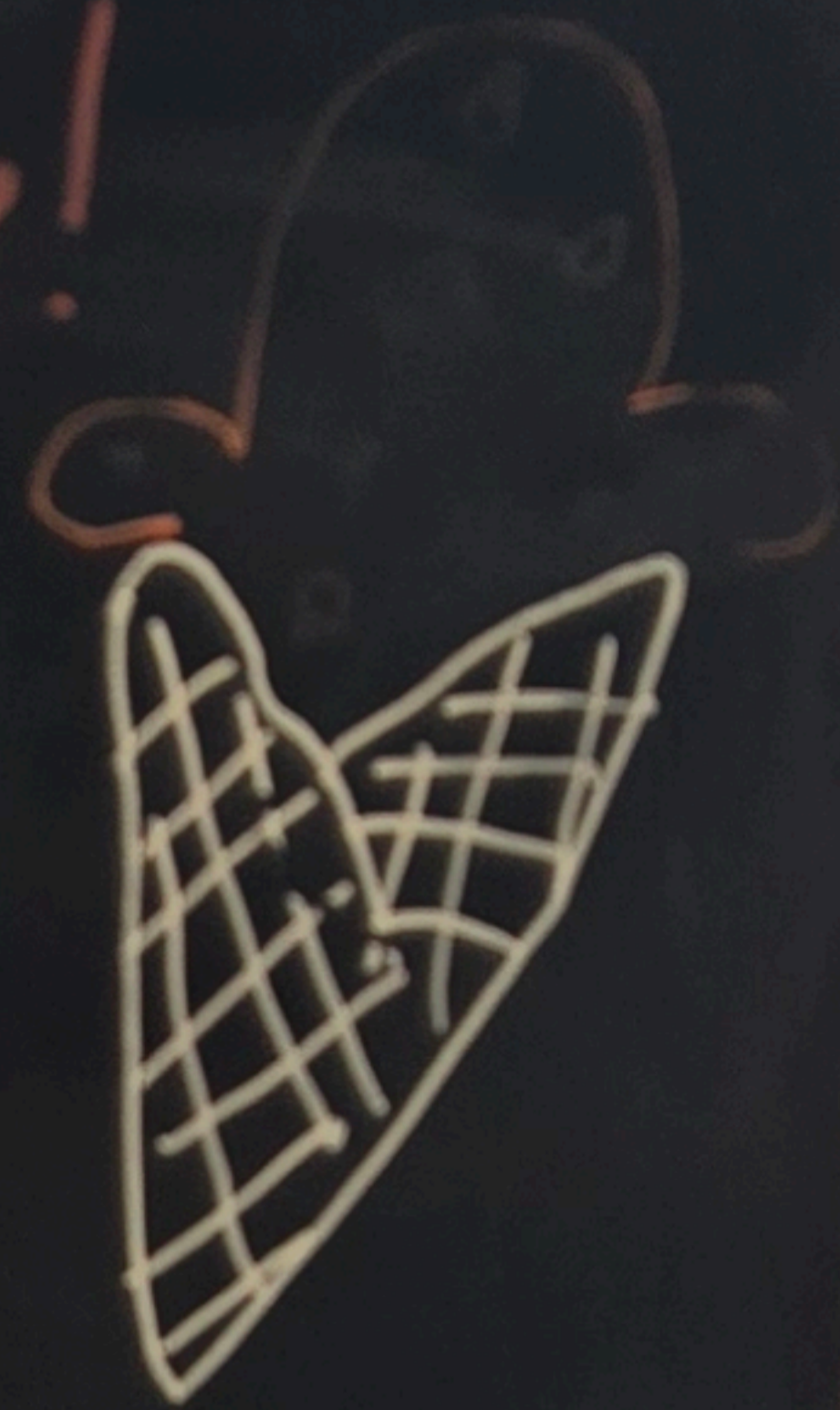
02/27/2025

STAGE TAP HOUSE

—FEATURED ICE CREAM FLAVOR—

Pirates' Bounty!

—Caramel Ice-Cream with M;M
& Oreo Pieces—





GIFTS



235
COOKIES
IN THE HOUSE!
Uber Eats
FAVE



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 15, 2026
Continued from May Plan Commission Meeting

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 Some
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. Add additional antennas on the roof.

The applicant revised plans based on comments during the May meeting. The antennas structures are better screened by the taller penthouse structure than what was previously proposed.

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 constructed of complementary material to the new siding and the existing building.
- Additional antennas will be placed and not incorporated into the structure. These antennas will be painted in an attempt to minimize

Staff Recommendations:

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

Staff recommend *approval*



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



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 Northwest looking Southeast



TERRA
CONSULTING GROUP

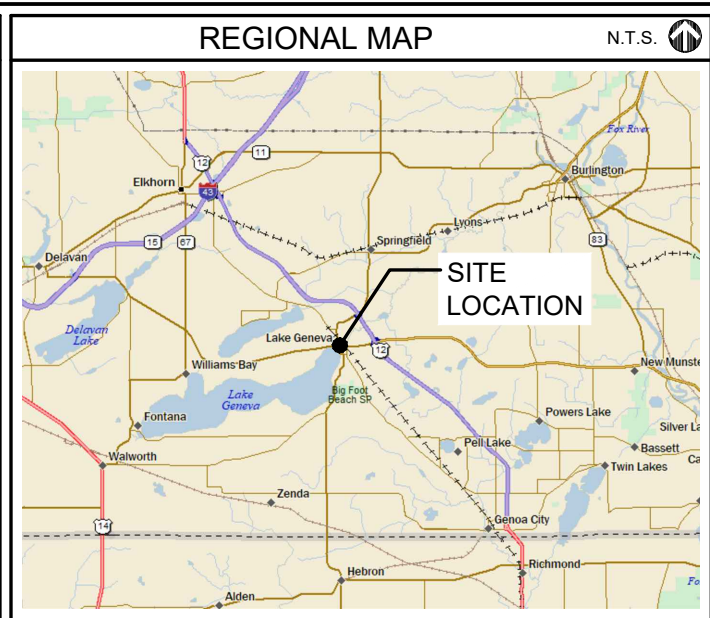
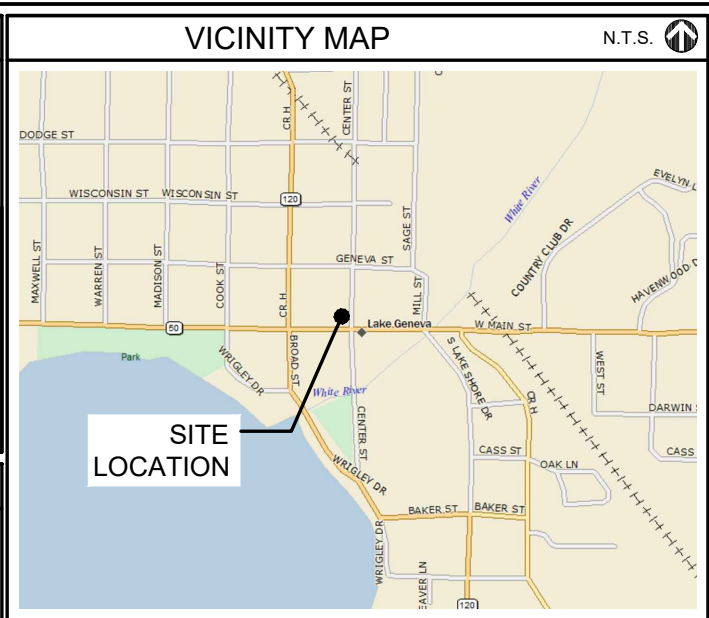
has joined Colliers Engineering & Design

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



APPROVALS	
REAL ESTATE:	_____
RF:	_____
CONSTRUCTION:	_____
EQUIPMENT ENGINEERING:	_____
OPERATIONS:	_____

PROJECT TYPE
PROPOSED EXISTING PENTHOUSE AND MOUNT ANTENNAS ON NEW REBUILT PENTHOUSE



CONSULTANT TEAM	
PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60008 (847) 698-6400
STRUCTURAL CONSULTANT: (TOWER ANALYSIS)	T.B.D.
STRUCTURAL CONSULTANT: (MOUNT ANALYSIS)	T.B.D.
MOUNT ANALYSIS STATUS:	INCOMPLETE
MOUNT ANALYSIS RESULTS:	PENDING
MOUNT ANALYSIS DATE:	T.B.D.
STRUCTURAL ANALYSIS DATE:	T.B.D.

GENERAL CONTRACTOR TO FOLLOW ALL APPLICABLE BUILDING CODES OBSERVED BY LOCAL JURISDICTION



1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MDG LOCATION NUMBER: 5000315079
FUZE ID: 16825798
SITE NAME: KEEFE REAL
703 MAIN ST
LAKE GENEVA, WI 53147




OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED


PROJECT INFORMATION	
OCCUPANCY:	UNINHABITED
SITE ADDRESS:	703 MAIN ST LAKE GENEVA, WI 53147
LATITUDE:	42° 35' 31.0488" N (APPROXIMATE)
LONGITUDE:	88° 26' 2.04" W (APPROXIMATE)
STRUCTURE OWNER:	VENTURE INVESTMENT PARTNERS LLP ROGER WOLFF (262) 903-3222
APPLICANT:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
REAL ESTATE MANAGER:	SHAWN ESSEX (224) 384-9224

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	-
A-1	EXISTING/DEMO ROOF PLAN	-
A-1A	PROPOSED ROOF PLAN	-
ANT-1	EXISTING SITE ELEVATION	-
ANT-1A	PROPOSED SITE ELEVATION	-
ANT-2A	PROPOSED ANTENNA LAYOUT	-
EX-1	PHOTO EXHIBIT	-

22" x 34" IS FULL SCALE | 11" x 17" IS HALF SCALE



1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



TERRA CONSULTING GROUP
has joined Collins Engineering & Design

NO.	DESCRIPTION	DATE	BY	RA	RA
			RA	RA	RA
1.	ISSUED FOR REVIEW	04/14/2026			
	REVISED PER COMMENTS	05/21/2026			

MDG #
5000315079
FUZE ID:
16825798

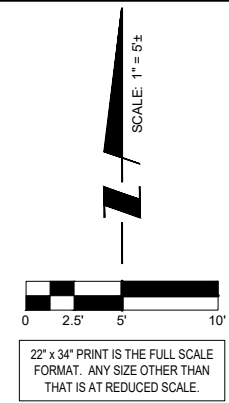
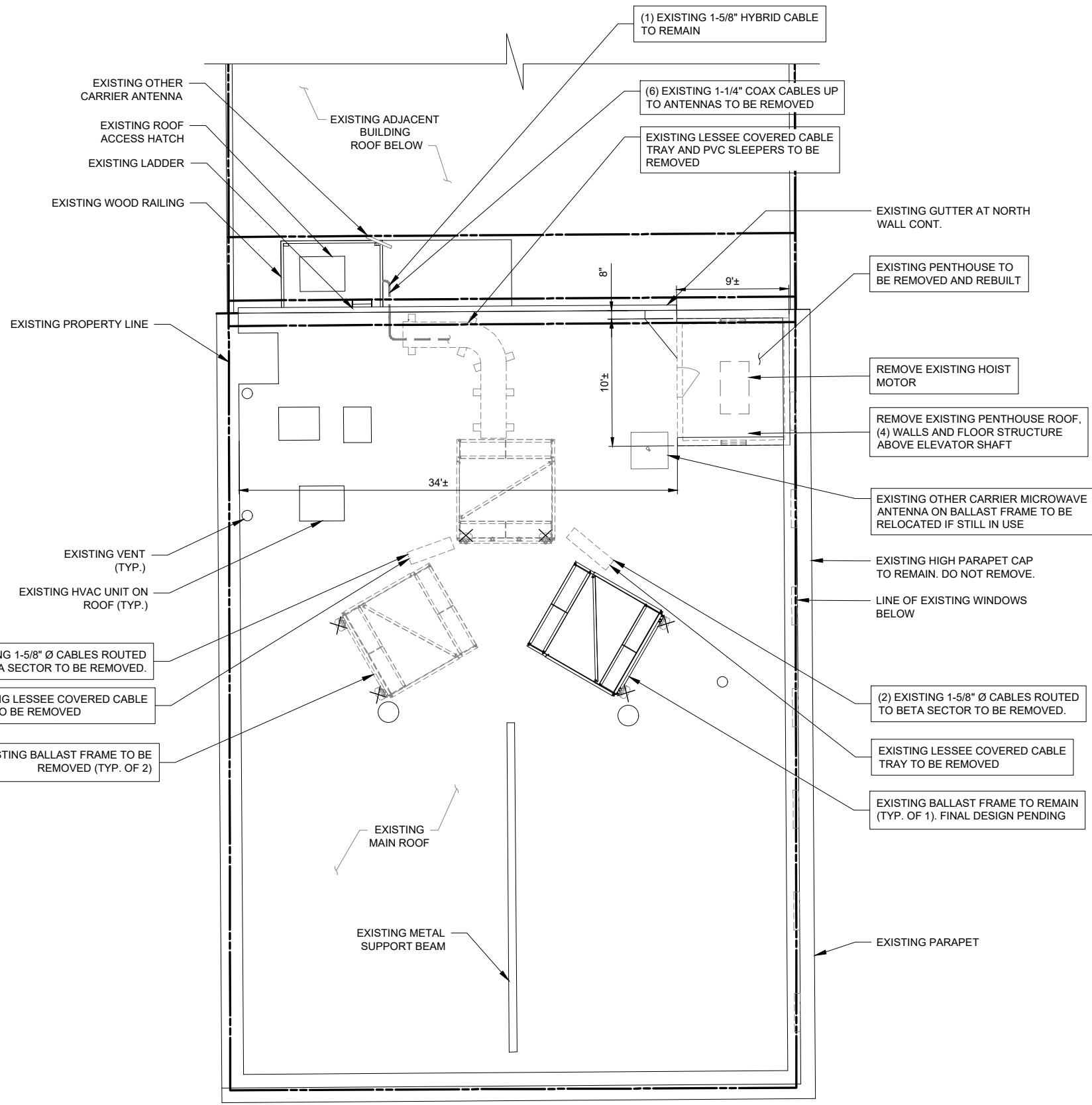
KEEFE REAL

703 MAIN ST
LAKE GENEVA, WI 53147

DRAWN BY:	RA
CHECKED BY:	AU
DATE:	04/14/2026
PROJECT #:	124-1773

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER, AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

1 EXISTING / DEMO ROOF PLAN
SCALE: 1" = 5'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



REVISIONS		NO.	DESCRIPTION	DATE	BY	RA	RA
1.	ISSUED FOR REVIEW	04/14/2026					
1.	REVISED PER COMMENTS	05/21/2026					

MDG #
5000315079
FUZE ID:
16825798

KEEFE REAL

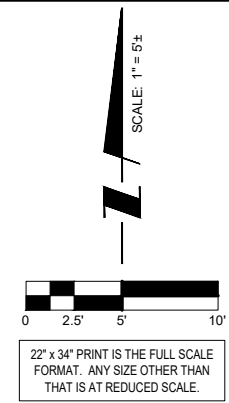
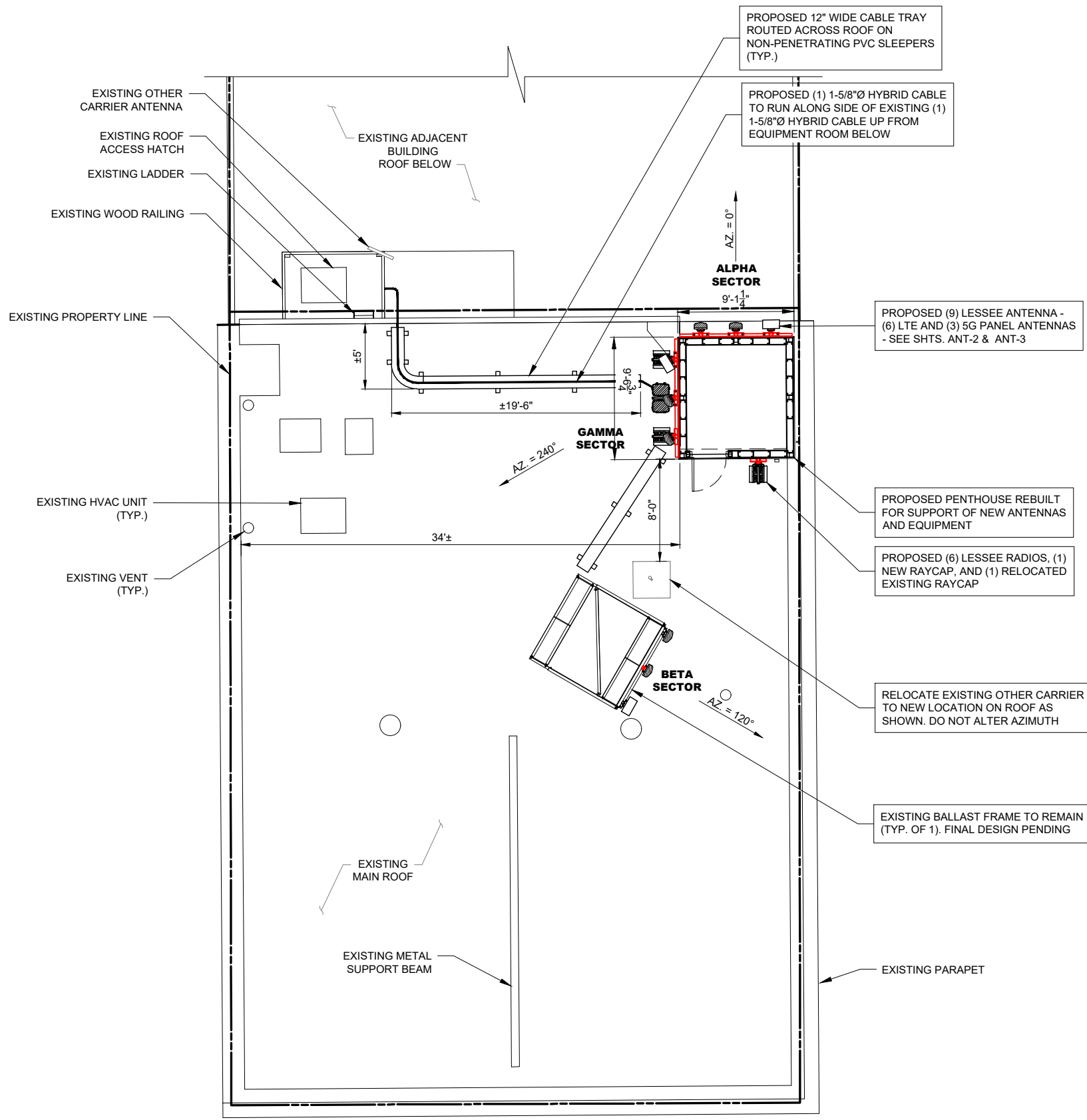
703 MAIN ST
LAKE GENEVA, WI 53147

DRAWN BY:	RA
CHECKED BY:	AU
DATE:	04/14/2026
PROJECT #:	124-1773

SHEET TITLE
**EXISTING / DEMO
ROOF PLAN**

SHEET NUMBER

A-1



THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER, AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

1 PROPOSED ROOF PLAN
SCALE: 1" = 5'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



REVISIONS		NO.	DESCRIPTION	DATE	BY	RA	RA
1.	ISSUED FOR REVIEW	04/14/2026	RA				
1.	REVISED PER COMMENTS	05/21/2026	RA				

MDG #
5000315079
FUZE ID:
16825798

KEEFE REAL

703 MAIN ST
LAKE GENEVA, WI 53147

DRAWN BY:	RA
CHECKED BY:	AU
DATE:	04/14/2026
PROJECT #:	124-1773

SHEET TITLE
PROPOSED ROOF PLAN

SHEET NUMBER

A-1A

NOTES:
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.

PLEASE REFER TO STRUCTURAL AND MOUNT ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING.

FULL SCALE PRINT IS ON 22"x34" MEDIA
HALF SCALE PRINT IS ON 11"x17" MEDIA



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0" ±

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



REVISIONS		NO.	DESCRIPTION	DATE	BY	RA	RA
1.	REVISED PER COMMENTS	05/21/2026					
	ISSUED FOR REVIEW	04/14/2026					

MDG #
5000315079
FUZE ID:
16825798

KEEFE REAL

703 MAIN ST
LAKE GENEVA, WI 53147

DRAWN BY:	RA
CHECKED BY:	AU
DATE:	04/14/2026
PROJECT #:	124-1773

SHEET TITLE
EXISTING SITE ELEVATION

SHEET NUMBER
ANT-1

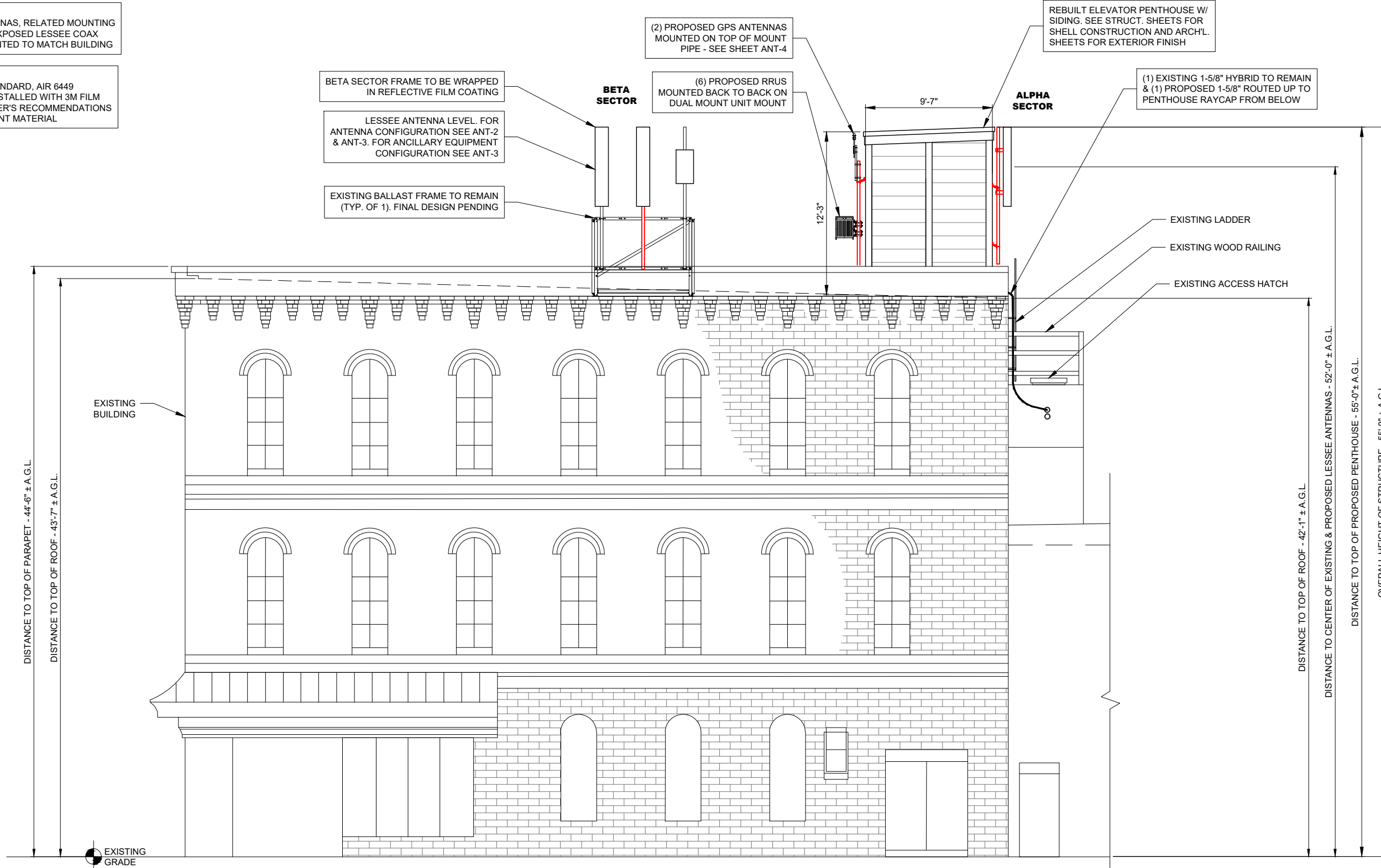
NOTES:
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.

PLEASE REFER TO STRUCTURAL AND MOUNT ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING.


NOTE:
ALL LESSEE ANTENNAS, RELATED MOUNTING EQUIPMENT AND EXPOSED LESSEE COAX CABLES TO BE PAINTED TO MATCH BUILDING

NOTE:
PER NETWORK STANDARD, AIR 6449 ANTENNA TO BE INSTALLED WITH 3M FILM PER MANUFACTURER'S RECOMMENDATIONS TO MATCH ADJACENT MATERIAL

FULL SCALE PRINT IS ON 22"x34" MEDIA
HALF SCALE PRINT IS ON 11"x17" MEDIA




1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



TERRA
CONSULTANTS GROUP
has joined Collins Engineering & Design

REVISIONS		NO.	DESCRIPTION	DATE	BY	RA	RA
1.	REVISED PER COMMENTS	05/21/2026	RA				
	ISSUED FOR REVIEW	04/14/2026	RA				

MDG #
5000315079
FUZE ID:
16825798

KEEFE REAL

703 MAIN ST
LAKE GENEVA, WI 53147

DRAWN BY:	RA
CHECKED BY:	AU
DATE:	04/14/2026
PROJECT #:	124-1773

SHEET TITLE
PROPOSED SITE ELEVATION

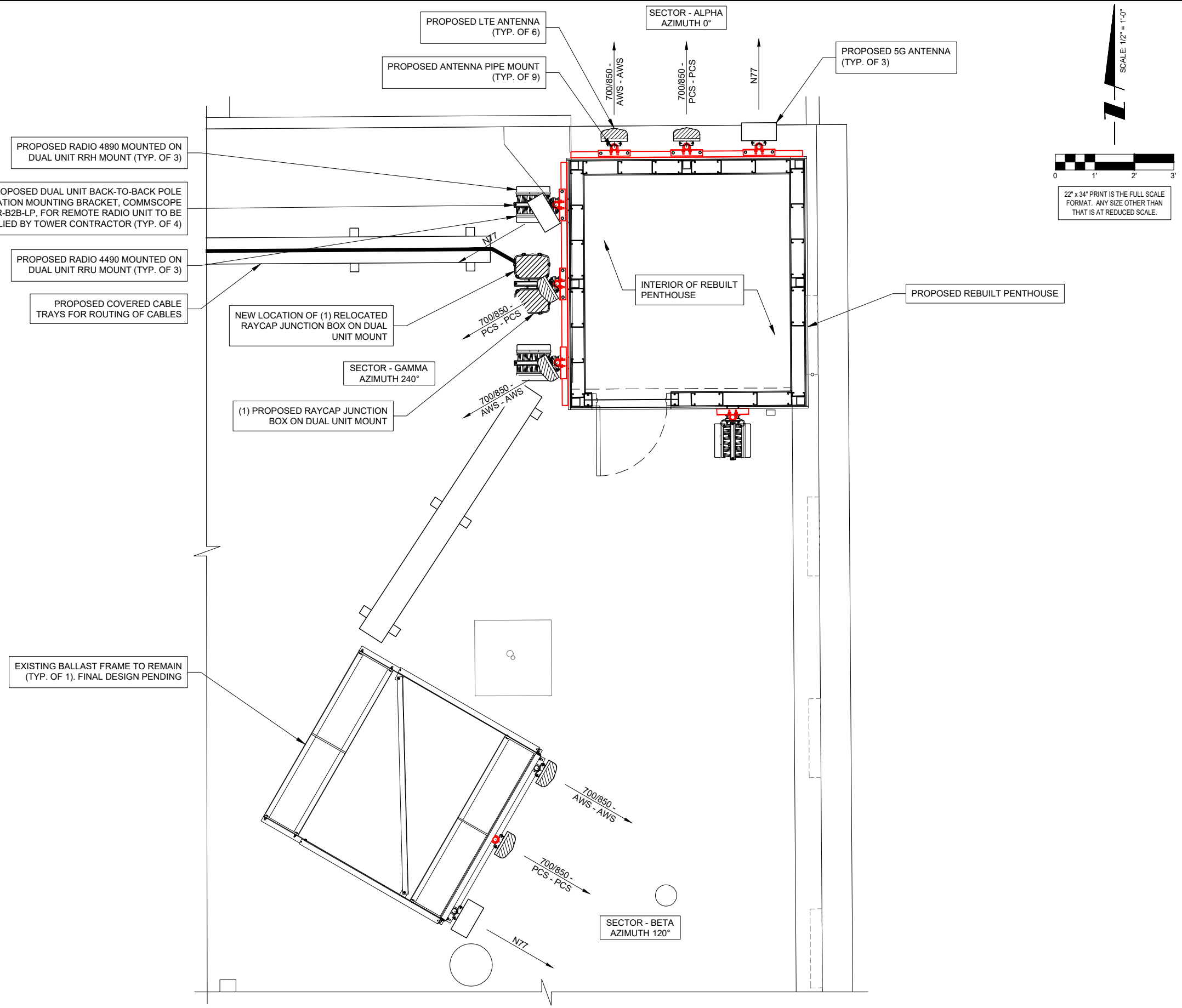
SHEET NUMBER
ANT-1A

1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0" ±

- NOTES:
1. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
 2. NO ANTENNA OR LINE WORK TO BEGIN PRIOR TO CONFIRMATION OF ADEQUATE TOWER AND MOUNT CAPACITY.
 3. G.C. TO VERIFY ANTENNA TECHNOLOGIES PRIOR TO REMOVAL OF ANY ANTENNAS.
 4. REFER TO ANT-3 & ANT-3A FOR DETAIL ON EXISTING & PROPOSED RF CONFIGURATION.

NOTE:
ALL LESSEE ANTENNAS, RELATED MOUNTING EQUIPMENT AND EXPOSED LESSEE COAX CABLES TO BE PAINTED TO MATCH BUILDING

NOTE:
PER NETWORK STANDARD, AIR 6449 ANTENNA TO BE INSTALLED WITH 3M FILM PER MANUFACTURER'S RECOMMENDATIONS TO MATCH ADJACENT MATERIAL



1 PROPOSED ANTENNA LAYOUT
SCALE: 3/4" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTANTS GROUP
has joined Collins Engineering & Design

NO.	DESCRIPTION	DATE	BY	RA
1.	ISSUED FOR REVIEW	04/14/2026	RA	RA
	REVISED PER COMMENTS	05/21/2026	RA	RA

MDG #
5000315079
FUZE ID:
16825798

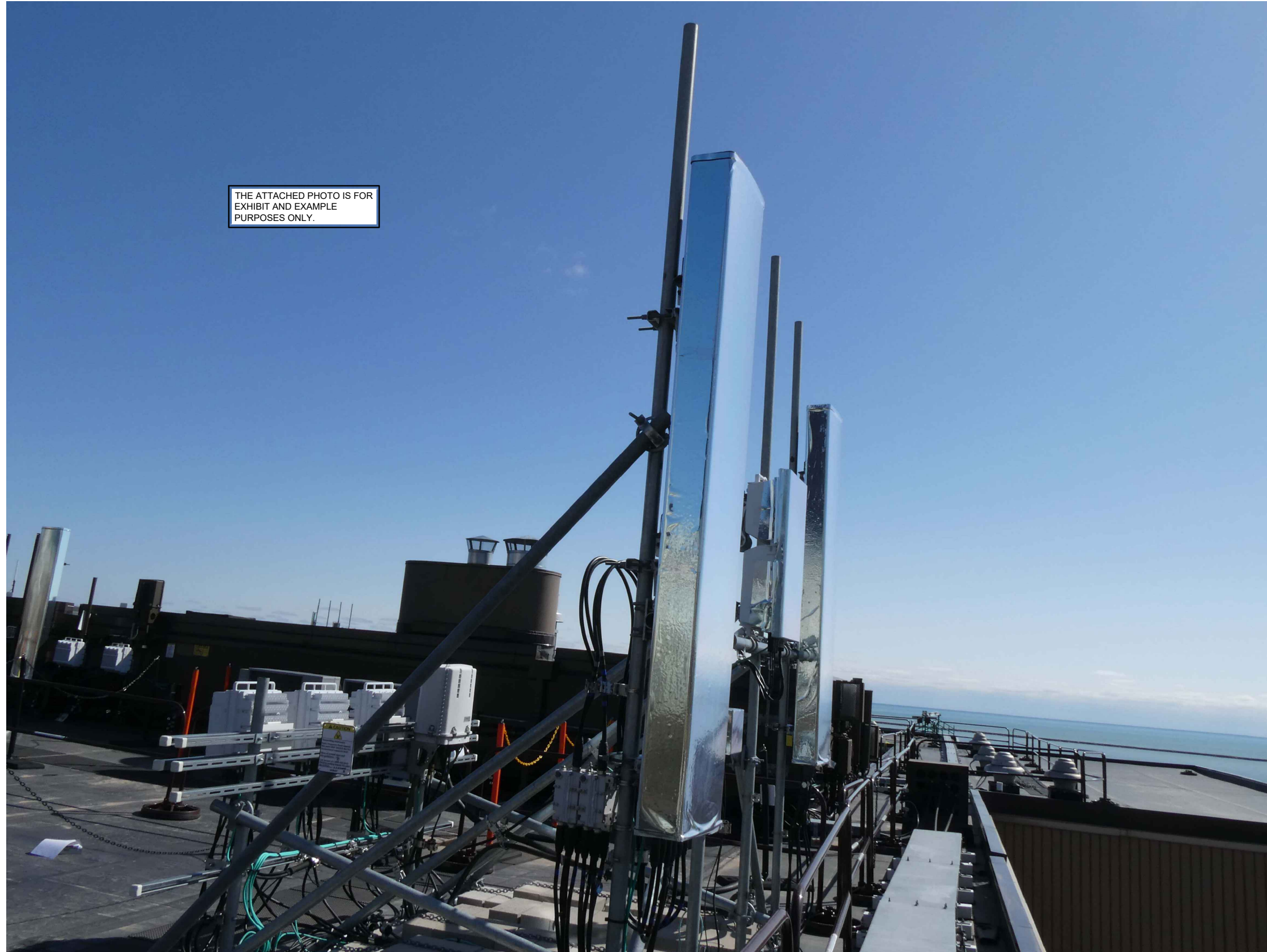
KEEFE REAL

703 MAIN ST
LAKE GENEVA, WI 53147

DRAWN BY:	RA
CHECKED BY:	AU
DATE:	04/14/2026
PROJECT #:	124-1773

SHEET TITLE
PROPOSED ANTENNA LAYOUT

SHEET NUMBER
ANT-2A



THE ATTACHED PHOTO IS FOR EXHIBIT AND EXAMPLE PURPOSES ONLY.

1 REFLECTIVE FILM EXAMPLE
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	04/14/2026	RA
	REVISED PER COMMENTS	05/21/2026	RA

MDG #
5000315079
FUZE ID:
16825798

KEEFE REAL

703 MAIN ST
LAKE GENEVA, WI 53147

DRAWN BY:	RA
CHECKED BY:	AU
DATE:	04/14/2026
PROJECT #:	124-1773

SHEET TITLE
PHOTO EXHIBIT

SHEET NUMBER
EX-1

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 15, 2026

Applicant:

Chris and Lisa Cardwell
816 Pinetree Lane
Lake Geneva, WI

Request:

816 Pinetree Lane
Proposed Conditional Use Permit to Construct a
Vertical Expansion to a Legal Nonconforming
Building.
Tax Key No. ZSY 00020

Description:

This application is a request for a Conditional Use Permit (CUP) for property located at 816 Pinetree Lane. The project involves constructing a full second story addition over the existing structure. Although the addition is being constructed to legal nonconforming side yard setbacks, the Zoning Ordinance allows for such vertical expansion of a nonconforming structure through the Conditional Use Permit process. (Sec 98-408 (7)). This proposed project will not change the amount of impervious surface on this property, and the second floor addition meets the thirty-five foot (35') height maximum set by the Zoning Ordinance.

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.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided under A.1-6., above.
3. Staff recommends the following *additional conditions of approval*:
 - a. Substantial conformance to submitted plans.
 - b. Applicant shall secure all required permits prior to start of construction.

20240126

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva



Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
816 Pinetree Ln, Lake Geneva, WI 53147

Name and Address of Current Owner: Chris and Lisa Cardwell

816 Pinetree Ln, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner

Owner Signature:

Chris and Lisa Cardwell

Name and Address of Applicant:

Chris and Lisa Cardwell

816 Pinetree Ln, Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant

Proposed Conditional Use: Vertical expansion of an existing non-conforming single family home within an existing substandard lot. The existing building footprint will be maintained. Property is zoned ER-1. per Lake Geneva ordinance 98-407(3) (a) we wish to have zoning standards to conform to SR-4 zoning district

Zoning District in which land is located: ER-1

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

Mark Pulokas, Focus Engineering, LLC,
607 Davis St., Elkhorn, WI 53121,

Short statement describing activities to take place on site:

Construciton of an addition to existing residential structure. addition will be a vertical expansion of an existing building, no enlargement of building footprint. Status of single family residence will be maintained with no change to unit density

Conditional Use Fee payable upon filing application: \$450.00 \$100.00 for Application Under Sec. 98-407(3)

4/13/24

Date 08/06/2025

Chris and Lisa Cardwell
Signature of Applicant

_____ (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.

_____ (e) 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 proposed conditional use is allowed and provisioned for in the current zoning ordinance under Section 98-407(3)(a) due to the parcel being a substandard lot.

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 conditional use is allowed and provisioned for in the current zoning ordinance under Section 98-407(3)(a) by using the existing non-conforming structure based on the ER-1 zoning district and applying the SR-4 regulations to make it conforming

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?

the conditional use proposed is in character with other buildings of the same use nearby and does not result in any adverse impact as provisioned under the SR-4 zoning district and Section 98-407(3)(a).

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?

the proposed conditional use maintains the consistency of the existing land use and as provided for under the SR-4 Zoning District which is allowed to be applied to an existing substandard parcel in the ER-1 zoning district per Section 98-407(3)(a).

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?

Yes. the existing use is will remain changed. The conditional use will only allow the application of different bulk regulations to a substandard parcel which is not served properly under the ER-1 district regulations and is provisioned under Section 98-407(3)(a).

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?

Yes, as there are no negative impacts to the application of the proposed conditional use and the application of the SR-4 regulations will allow general improvements to the property to be made and generally improve the quality of the neighborhood aesthetic and conditions

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 1 full scale copy in blueline 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: _____

____ **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 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: _____

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 816 Pinetree Ln, Lake Geneva, WI 53147

Applicant name Chris and Lisa Cardwell

Applicant email [REDACTED] Phone Number [REDACTED]

Architect/Contractor/Designer Name Mark Pulokas

Architect/Contractor/Designer Email [REDACTED] Phone Number [REDACTED]

Type of Construction: New _____ Addition x Remodel _____

Type of Development: Single-family x Multi-family _____ Commercial _____ Industrial _____

Type of Business n/a

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 no changes made
 - 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 vertical expansion only _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO _____ n/a
- 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:

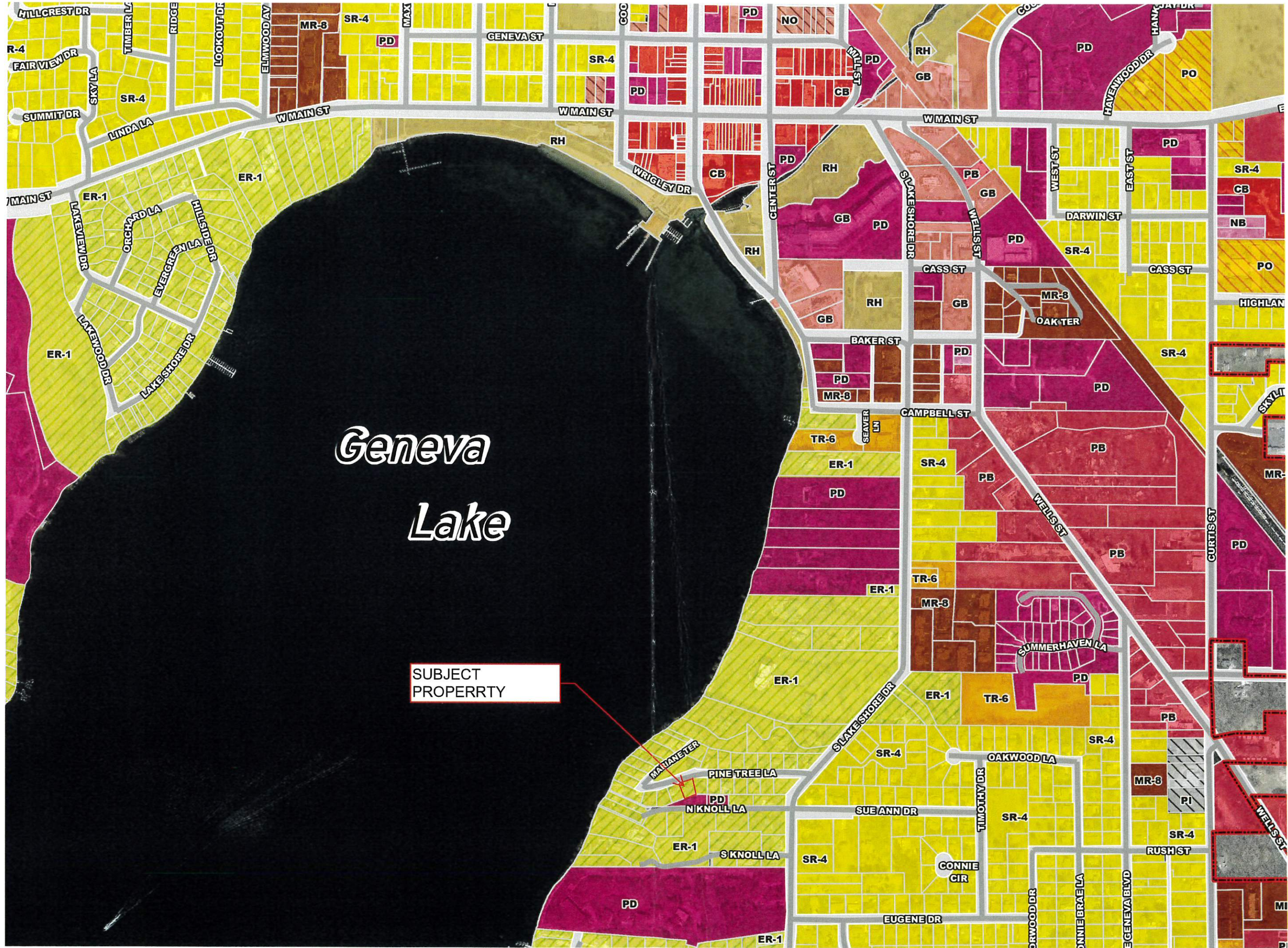
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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 _____

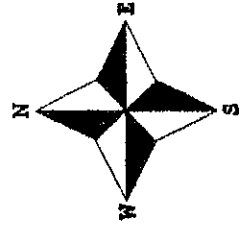
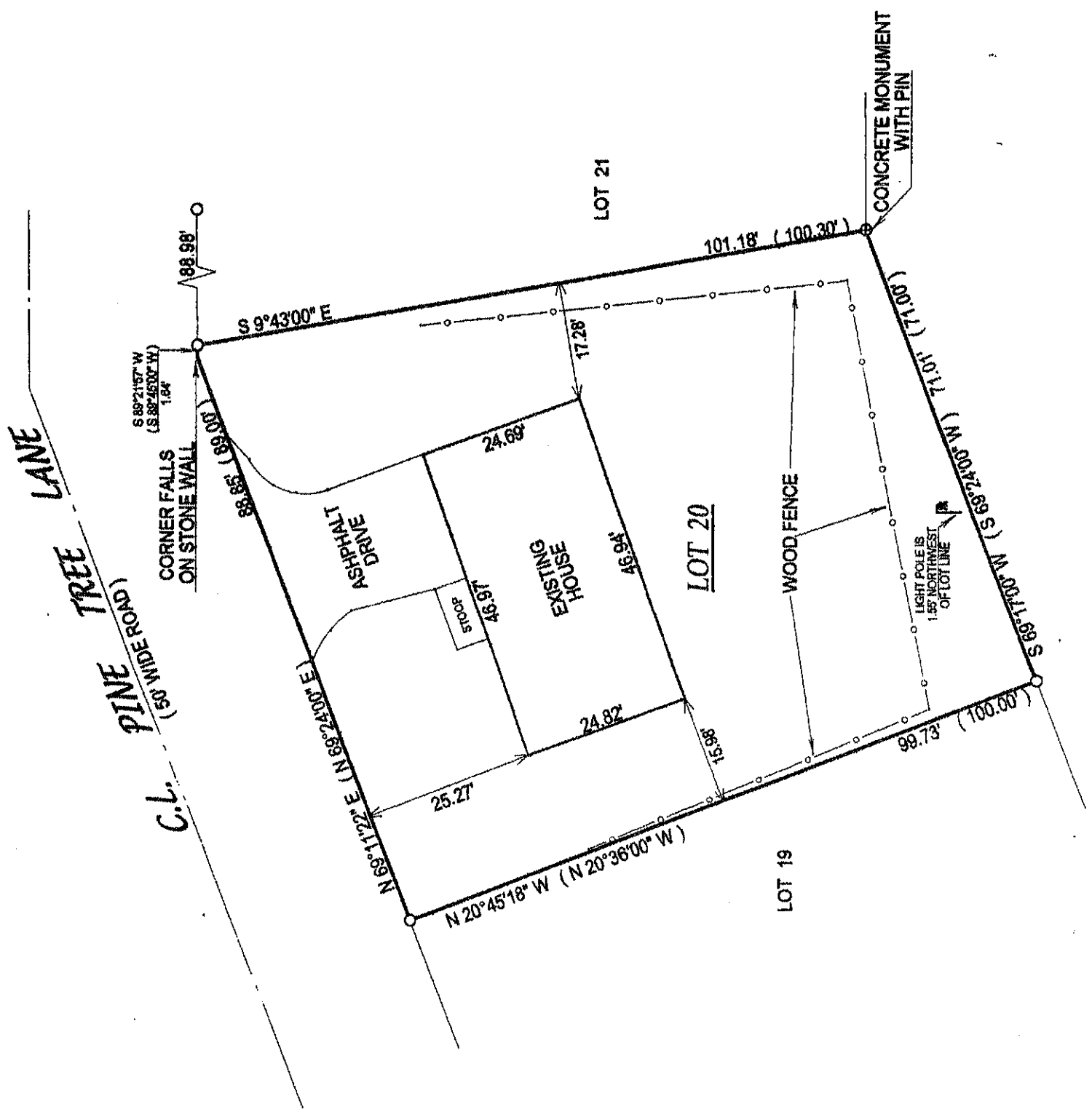


PREPARED FOR: CHRISTINA JORGENSEN
KEEFE REAL ESTATE, INC.
P.O. BOX 460
LAKE GENEVA WI.
53147

PLAT OF SURVEY

I.K. SURVEYING INC.
N3705 WILLOWBEND LANE
LAKE GENEVA, WI 53147
262-248-3697

- OF -
LOT 20 OF SYVER-STAD LAKE SHORE ESTATES,
LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH
COUNTY, WISCONSIN.

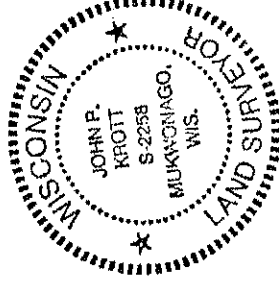
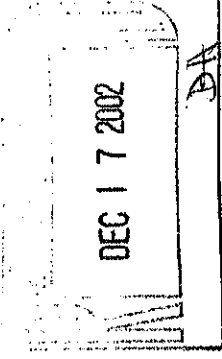


- () = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar

SCALE 1" = 20'

JOB # 02-564

TAX ID # ZSY00020



John P. Krott

JOHN KROTT S - 2258
Wisconsin Registered Land Surveyor
(original if signed in red)

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED, FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments if any."

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

DATED THIS THE 23rd DAY OF OCTOBER 2002.

ZSY-20

007-2065

A1.2

SHEET NUMBER

Created by: JRG

Checked by: JRG

Date: 02-16-2026

Project: 2025-08-013

Drawn by: JRG

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


REVISIONS

NO.	DATE	DESCRIPTION

ISSUED FOR: PERMIT / BID / CONSTR.

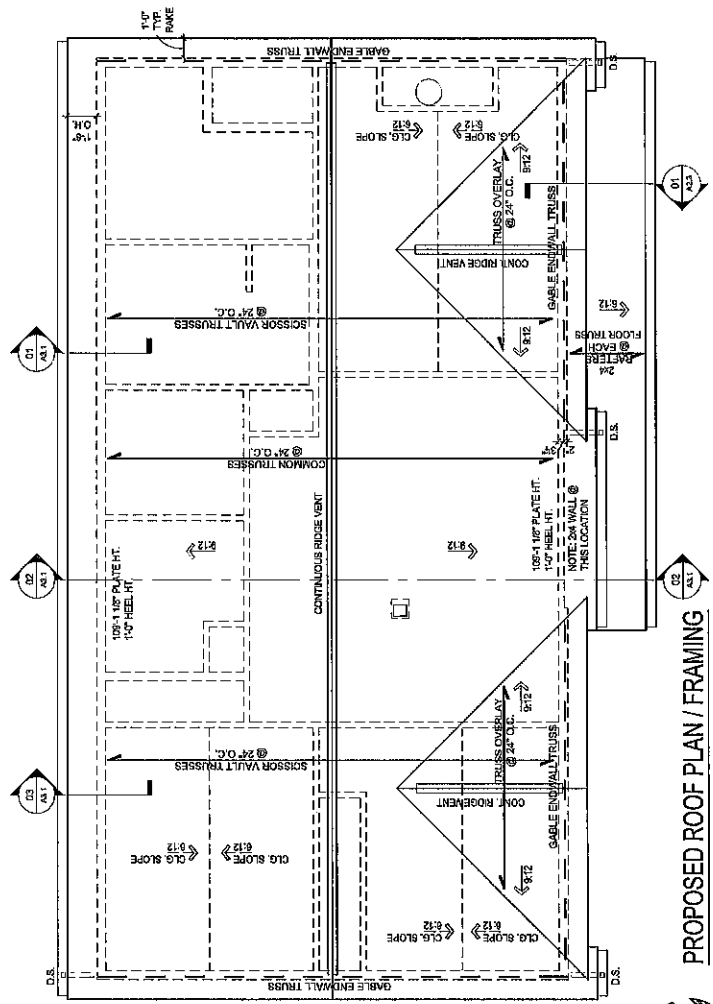
CARDWELL RESIDENCE

816 PINE TREE LANE,
LAKE GENEVA WI 53147



FOCUS
ENGINEERING LLC

607 Davis St., Barrington, IL 60015
www.focusengineering.com
(222) 213-9255
contact@focusengineering.com



PROPOSED ROOF PLAN / FRAMING
SCALE: 1/8" = 1'-0"

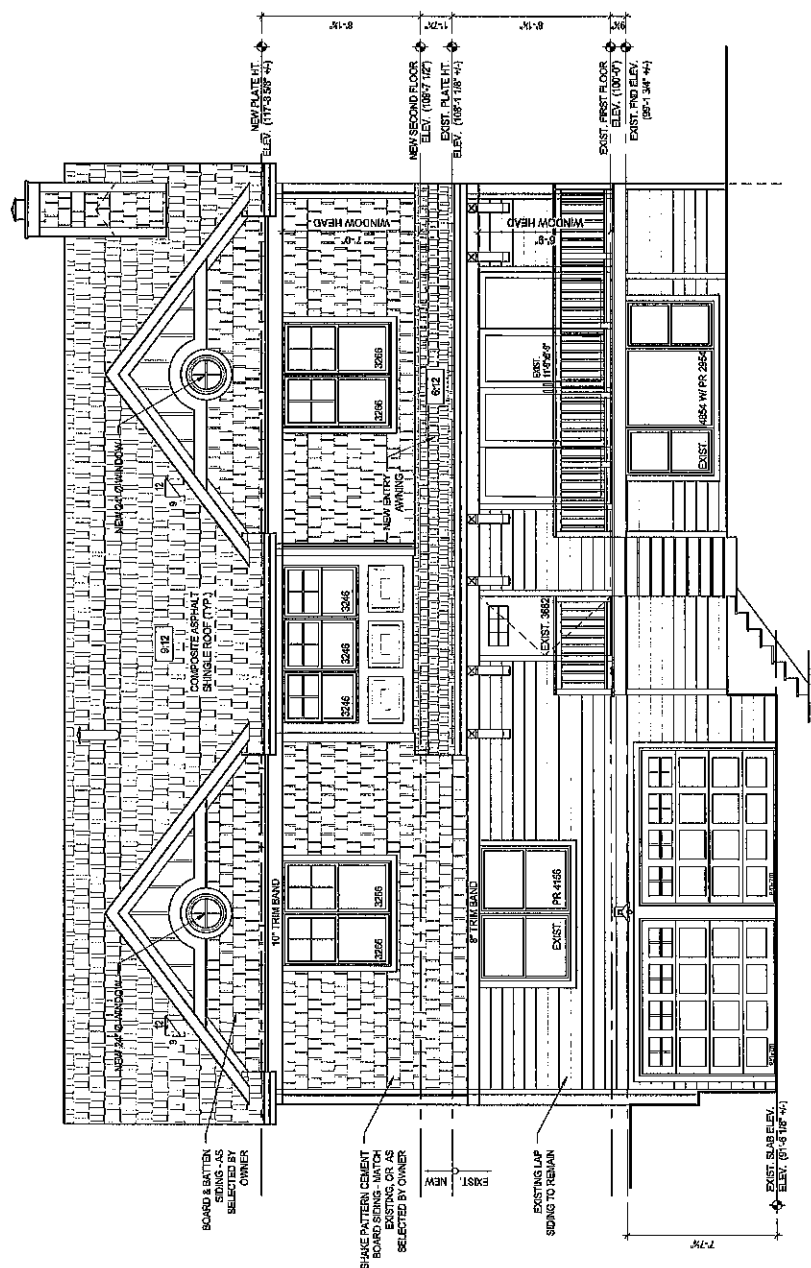


CARDWELL RESIDENCE
 816 PINE TREE LANE,
 LAKE GENEVA WI 53147

REVISIONS	NUMBER	DESCRIPTION	DATE

ISSUED FOR: _____
 PERMIT / BID / CONST: _____

Date:	02-19-2026
Project:	2025-46-013
Drawn by:	KRG
Checked by:	MAP
SHEET NUMBER:	A2.1



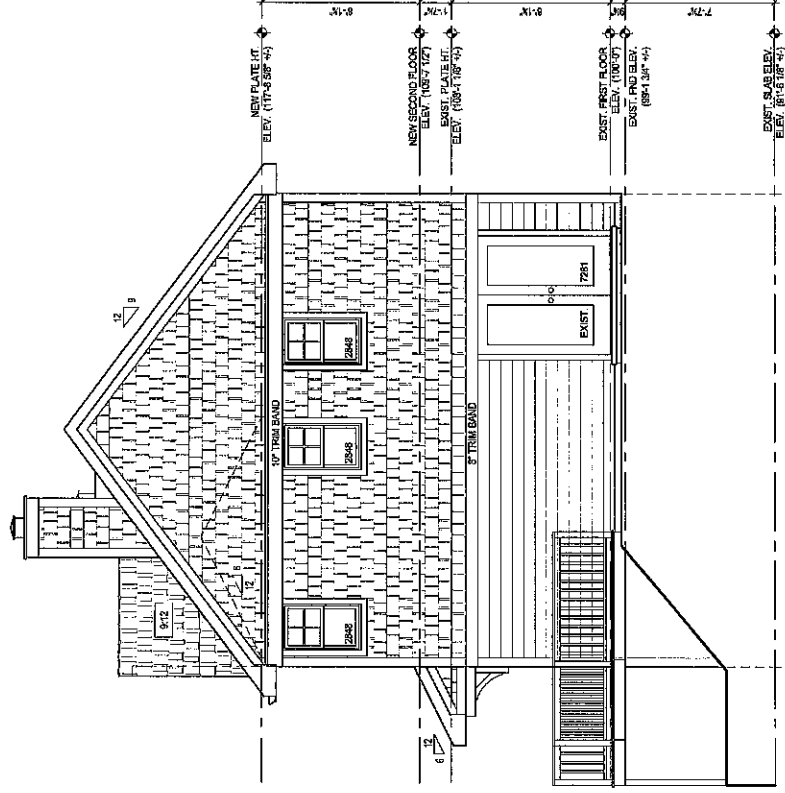
NORTH (STREET) ELEVATION
 SCALE: 1/4" = 1'-0"

CARDWELL RESIDENCE
 816 PINE TREE LANE,
 LAKE GENEVA WI 53147

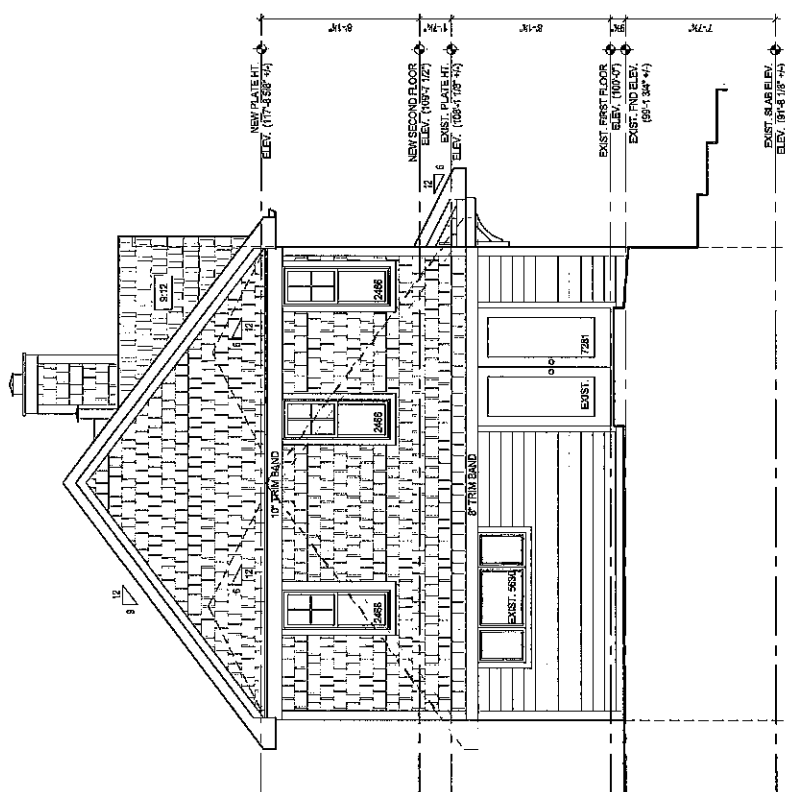
REVISIONS	DATE	DESCRIPTION	ISSUED FOR:

PERMIT / BID / CONST.

Date: 02-19-2026
 Project: 2025-05-013
 Drawn by: RRG
 Checked by: MJP
 SHEET NUMBER: **A2.2**



PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"

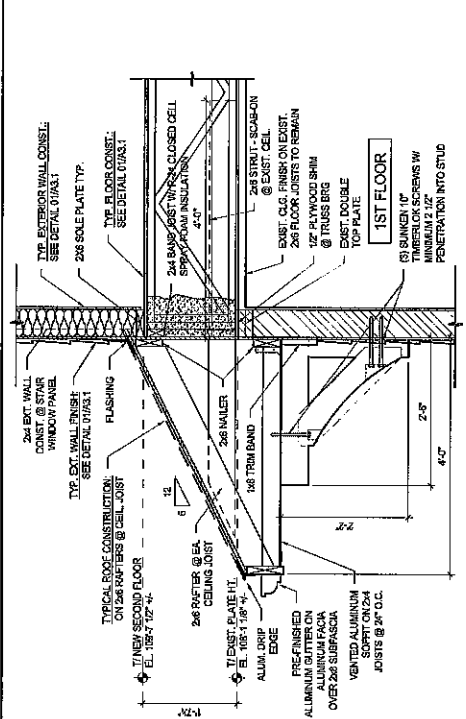


PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"

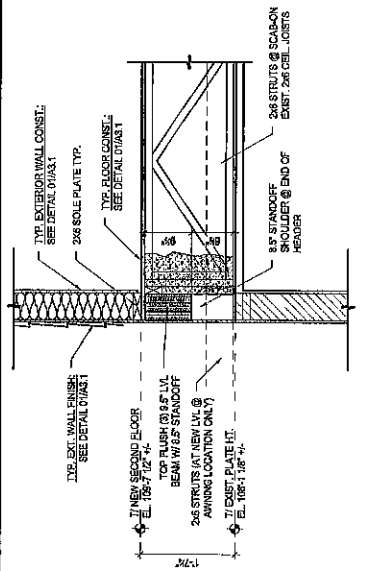
ISSUED FOR:
PERMIT / BID / CONST.

REVISIONS	DATE	DESCRIPTION

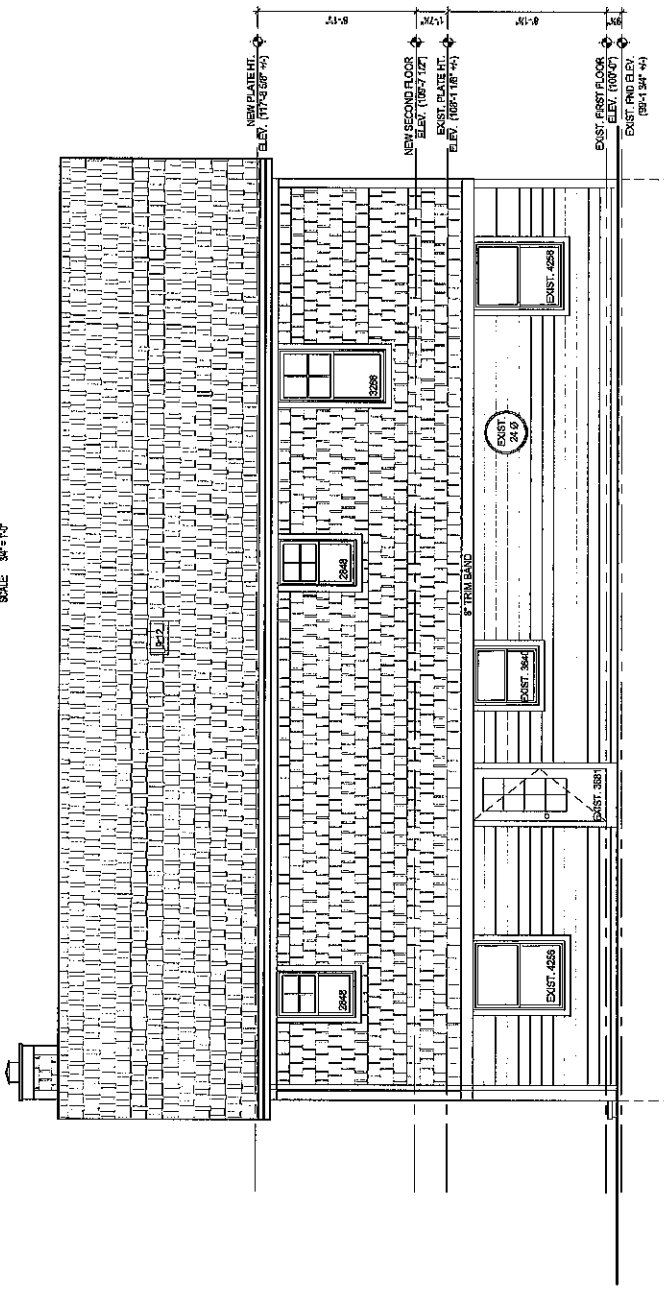
Date:	10-19-2026
Project:	2025-46-013
Drawn by:	KFG
Checked by:	MAP
SHEET NUMBER:	A2.3



01 TYP. AWNING DETAIL
SCALE: 3/8"=1'-0"



02 DETAIL @ FLUSH HEADER
SCALE: 3/8"=1'-0"



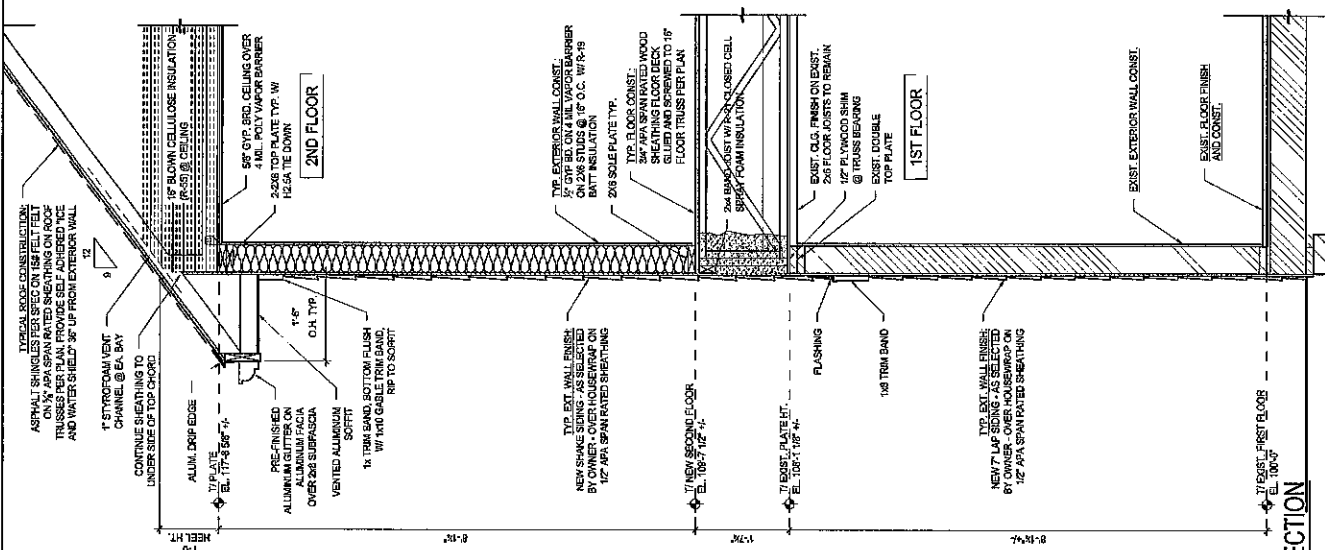
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

CARDWELL RESIDENCE
 816 PINE TREE LANE,
 LAKE GENEVA WI 53147

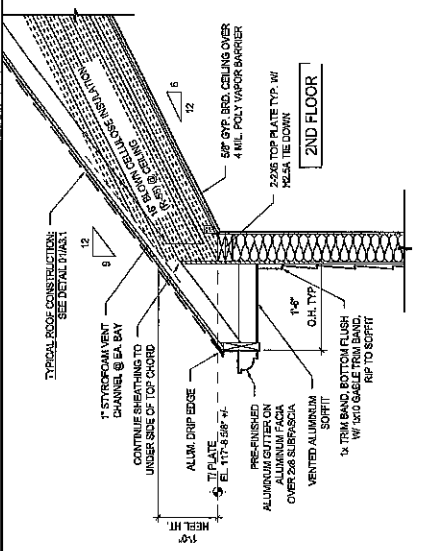
NUMBER	DESCRIPTION	DATE

ISSUED FOR: PERMIT / BID / CONST.

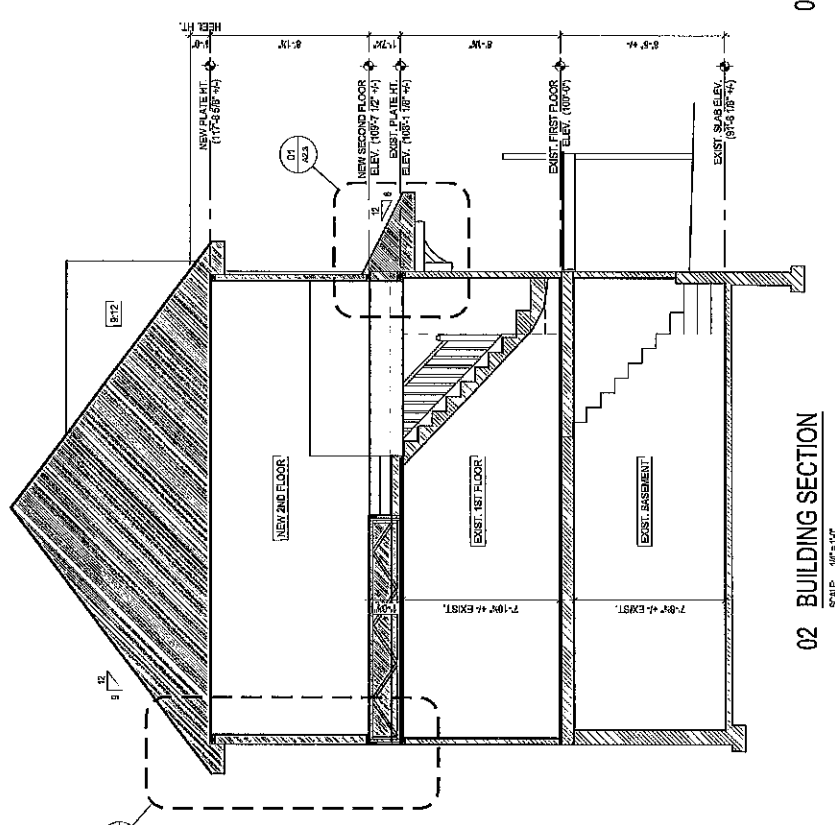
SHEET NUMBER
A3.1



01 TYP. WALL SECTION
 SCALE: 1/8" = 1'-0"



03 TYP. EAVE DTL. @ VAULTED CLG.
 SCALE: 3/4" = 1'-0"



02 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

ZSY 00020, Chris and Lisa Cardwell. 816 Pinetree Ln, Lake Geneva, WI 53147

REQUESTED CONDITIONAL USE DESCRIPTON

Vertical expansion of an existing non-conforming single family home within an existing substandard lot. The existing building footprint will be maintained. Property is zoned ER-1. per Lake Geneva ordinance 98-407(3)(a) we wish to have zoning standards to conform to SR-4 zoning district.

GENERAL CONSTRUCTION NOTES

- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER.
- ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
- CONSTRUCTION AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION ON THE PROJECT, INCLUDING ALL COUNTY AND LOCAL ORDINANCES, AND THE SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION (OSHA).
- THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS.
- ALL WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT BUILDING CODE AND OTHER APPLICABLE GOVERNING CODES AND BUILDING ORDINANCES. REFER TO BUILDING DESIGN LOADS FOR ADDITIONAL INFORMATION.
- ALL STRUCTURAL MATERIALS SHALL BE FURNISHED AS SHOWN IN THESE PLANS UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ENGINEER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION ERECTION TO SUPPORT ALL CONSTRUCTION LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE FOR THE PURPOSE OF QUALITY CONTROL AND IN THE INTEREST OF ACHIEVING COMPLIANCE WITH THE CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPERVISION.
- THE SHOP DRAWING REVIEW PROCESS BY THE ENGINEER WILL ONLY COMMENCE AFTER THE PREPARATION OF SHOP DRAWINGS HAVE BEEN AS FOLLOWS:
 - INITIALLY REVIEWED AND ACCEPTED AS CONFORMING WITH THE CONSTRUCTION DRAWINGS BY THE RESPONSIBLE SUPERVISOR AND DRAWING CHECKER WITH THEIR SIGNATURES.
 - APPROVED AND ACCEPTED WITH A STAMP FROM THE GENERAL CONTRACTOR AS CONFORMING TO THE CONSTRUCTION DOCUMENTS.
 - A MINIMUM OF 10 WORKING DAYS HAS BEEN ALLOCATED FOR THE REVIEW PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SHOP DRAWING REVIEW SCHEDULE.
- SEE THE SPECIFICATIONS PACKAGE PRODUCED FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.

METAL PLATE CONNECTED WOOD TRUSSES

- PREFABRICATED ROOF AND FLOOR TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE W.T.C.A. "STANDARD RESPONSIBILITIES IN THE DESIGN PROCESS INVOLVING METAL PLATE CONNECTED WOOD TRUSSES" AND T.P.I.'s "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
- TRUSS DESIGNER SHALL PROVIDE SHOP DRAWINGS AND TRUSS LAYOUT AND SUBMIT TO THE ENGINEER AND PERMIT AUTHORITY AS REQUIRED FOR REVIEW BEFORE FABRICATION. ALL DRAWINGS SHALL BE SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
- ALL FLOOR TRUSSES SHALL BE DESIGNED FOR LIVE LOAD DEFLECTION OF L/600. ALL ROOF TRUSSES SHALL BE DESIGNED FOR A VERTICAL TRANSIENT LOAD DEFLECTION OF L/360. HORIZONTAL DEFLECTION LIMITS WILL BE SPECIFIED IF REQUIRED.
- ALL FRAMING DETAILS AND METHODS SHALL BE DONE IN STRICT CONFORMANCE WITH TRUSS MANUFACTURER AND APPLICABLE CODES.
- FAILURE TO SUBMIT TRUSS DRAWINGS INDICATING DIMENSIONS, DEFLECTIONS AND REACTIONS TO THE ARCHITECT LEAVES THE TRUSS DESIGNER OR CONTRACTOR LIABLE FOR ENSURING ADEQUACY OF BUILDING STRUCTURAL DESIGN.
- ALL TRUSS TO TRUSS CONNECTIONS SHALL BE SPECIFIED AND SUPPLIED BY THE TRUSS DESIGNER.
- TRUSS DESIGNER AND G.C. SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

WOOD CONNECTORS & FASTENERS

- ALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED AS NOTED ON PLANS AND SHALL BE MANUFACTURED BY 'SIMPSON STONG-TIE' U.N.O. OR UNLESS ACCEPTABLE ALTERNATIVES ARE APPROVED IN WRITING BY THE ENGINEER.
- ALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION MUST BE CODE EVALUATED AND APPROVED BY THE PERMIT AUTHORITY OR HAVE SHOP DRAWINGS SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
- ALL NAILS SHALL CONFORM TO ASTM F1667 AND ALL SCREWS SHALL CONFORM TO ANSI B18.6.1 OR HAVE CODE EVALUATIONS AND APPROVAL BY THE PERMIT AUTHORITY AS ALTERNATIVE FOR THE SPECIFIED FASTENER.
- ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307 OR HAVE CODE EVALUATIONS AND APPROVAL BY THE PERMIT AUTHORITY AS ALTERNATE TO THE SPECIFIED FASTENER.
- CUSTOM CONNECTOR FABRICATOR SHALL PROVIDE SHOP DRAWINGS AND SUBMIT TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- ALL FASTENERS USED TO INSTALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL STRICTLY FOLLOW MANUFACTURERS SPECIFICATIONS, U.N.O.
- ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD MEMBERS SHALL HAVE A MINIMUM PROTECTION AS FOLLOWS:
 - PRE-ENGINEERED METAL CONNECTORS SHALL MEET ASTM A635, CLASS G185 GALVANIZED SHEET.
 - FASTENERS SHALL MEET ASTM A153 HOT DIPPED GALVANIZING
 - CUSTOM METAL CONNECTORS OVER 1/4" PLATE SHALL BE SHOP PRIMED WITH RUST INHIBITIVE PRIMER.

I-JOIST FRAMING NOTES

- ALL I-JOISTS SHALL BE OF SIZE AND SERIES NOTED ON PLANS, AND SHALL BE MANUFACTURED BY "BOISE CASCADE" U.N.O. OR UNLESS ACCEPTABLE ALTERNATES ARE APPROVED IN WRITING BY THE ENGINEER.
- SUPPLIER OF I-JOISTS SHALL PROVIDE A JOIST LAYOUT AND VERIFY ADEQUACY OF ALL FRAMING MEMBERS FOR SPANS AND LOAD CONDITIONS SHOWN. REFER TO GENERAL NOTES FOR BASE DESIGN LOADS. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER IMMEDIATELY.
- ALL FLOOR JOISTS SHALL BE DESIGNED FOR LIVE LOAD DEFLECTION OF L/480 U.N.O.
- ALL FRAMING DETAILS AND METHODS SHALL BE DONE IN STRICT CONFORMANCE WITH JOIST MANUFACTURER AND APPLICABLE CODES.
- I-JOIST FLOOR JOISTS SHOULD BE IN CONTINUOUS LENGTHS OVER ALL BEARING ELEMENTS. OPTIONAL AND REQUIRED SPLICE LOCATIONS WILL BE NOTED. JOIST ENDS @ SPLICE LOCATIONS MUST BE SOLID BLOCKED.
- ALL JOIST ENDS SHALL BE SOLID BLOCKED OR SUPPORTED WITH LVL-RIMBOARD.

NAILING SCHEDULE

FRAMING CONNECTIONS	NAILING (SINKERS)	NAILING (COMMONS)
1. FLOOR JOISTS SILL OR GIRDER, SLANTNAILED	(4) 10d	(3) 8d
2. RIMBOARD TO PLATE OR GIRDER, SLANTNAILED	10d @ 6" O.C.	8d @ 6" O.C.
3. RIM BOARD TO FLOOR JOISTS, FACENAILED	(2) 16d	(2) 10d
4. FLOOR JOIST LAP JOINT (LUMBER ONLY), FACE NAIL	(7) 10d, EA SIDE	(4) 16d, EA SIDE
5. BRIDGING OR BLOCKING TO JOIST, TOENAIL EA. END	(4) 10d	(3) 8d
6. SOLE PLATE TO JOIST OR BLOCKING, TYP FACE NAIL	(2) 12d @ 24" O.C.	16d @ 16" O.C.
7. SOLETOP PLATE TO STUD, END NAIL	(2) 12d @ 8" O.C.	(3) 16d @ 16" O.C.
8. STUD TO SOLETOP PLATE, TOENAIL	(3) 12d	(2) 16d
9. DOUBLE STUDS, FACE NAIL	(4) 12d	(4) 8d
10. DOUBLE TOP PLATES, TYP FACE NAIL	(2) 12d @ 24" O.C.	16d @ 24" O.C.
11. TOP PLATES LAPS AND INTERSECTIONS, FACENAIL	(2) 12d @ 24" O.C.	16d @ 16" O.C.
12. CEILING JOIST TO TOP PLATE, SLANTNAIL	(12) 12d	(8) 16d
13. CEILING JOIST LAP JOINT, FACE NAIL	(3) 12d	(2) 16d
14. CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	(4) 10d	(3) 8d
15. ROOF TRUSS / RAFTER TO TOP PLATE, SLANTNAILED	(6) 10d	(3) 16d
16. 2x NAILERS (SOFFITS, OVERHANGS, ETC.)	(6) 10d	(3) 16d
17. BUILT-UP WOOD BEAM: 2 & 3 Pys	(3) 12d EA. SIDE	(2) 16d EA. SIDE
9 1/2" & 11 7/8" LVL 2 x 10 & 2 x 12	(2) 20d EACH STUD	(2) 20d EACH STUD
14", 16", & 18" LVL	(3) ROWS 16d @ 24" O.C.	(2) ROWS 16d @ 24" O.C.
18. BUILT-UP WOOD BEAM: 4 Pys	(4) ROWS 16d @ 24" O.C.	(3) ROWS 16d @ 24" O.C.
All Material	2 ROWS 1/2" Dia. Bolts @ 24" O.C.	

WOOD NOTES

- THE DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF AF&PA/AC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION & SUPPLEMENT" OR "LRFD MANUAL FOR ENGINEERED WOOD CONSTRUCTION & SUPPLEMENT"
- FABRICATION AND ERECTION OF WOOD FRAMING SHALL CONFORM TO AF&PA WCD 1 DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION, U.N.O.
- LUMBER MATERIAL SPECIFICATIONS**

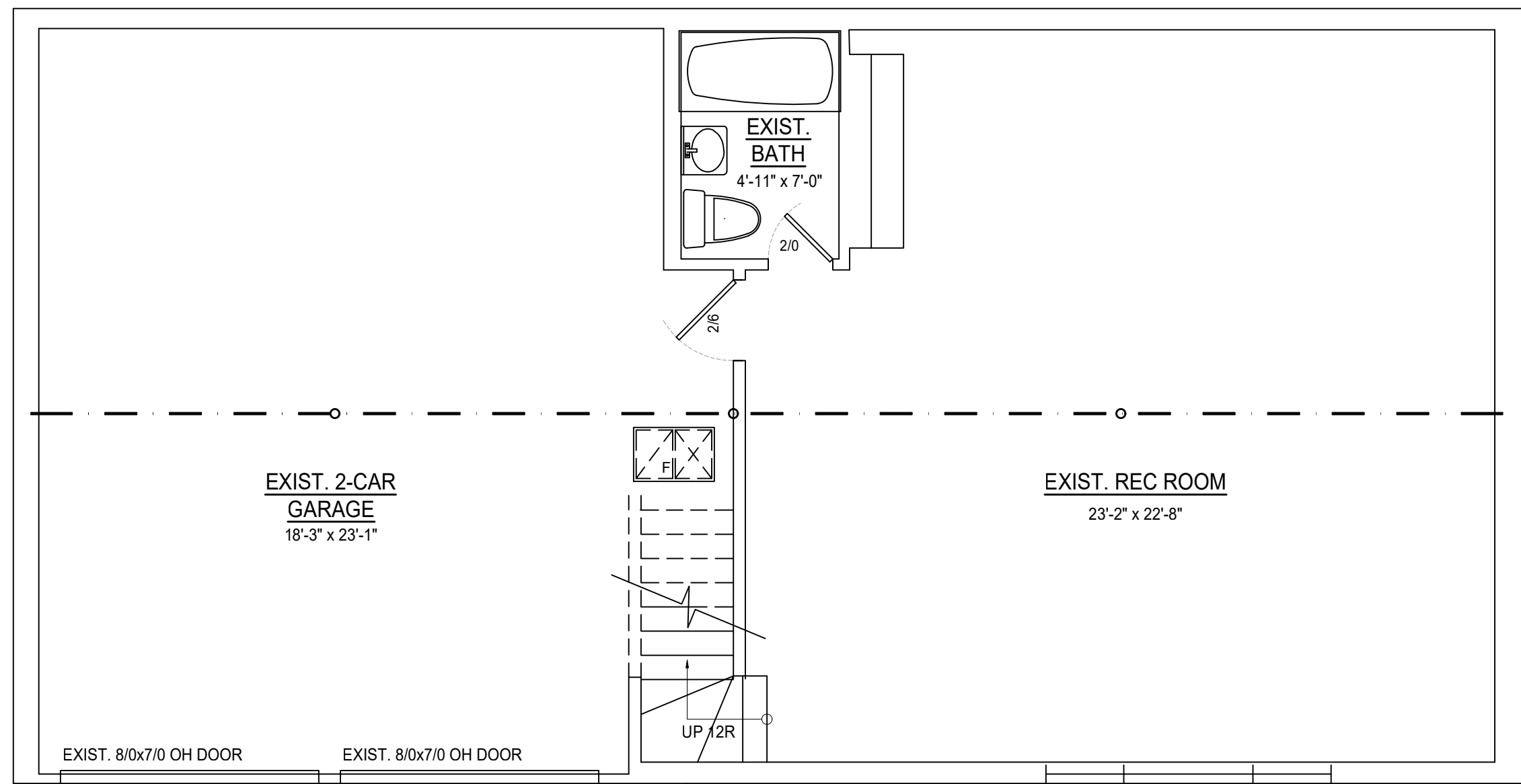
2X4 & 2X6 PRE-CUT STUDS	STUD GRADE S.P.F. (N.L.G.A.)
2X4	STANDARD GRADE S.P.F. (N.L.G.A.)
2X6, 2X8, 2X10 & 2X12	#2 S.P.F. (N.L.G.A.)
P.T. 2X4 & 2X6	#2 P.P. (W.W.P.A.)
P.T. 2X8, 2X10 & 2X12	#2 S.Y.P. (S.P.I.B.)

ALL MATERIAL SHALL BE NOMINAL & S-DRY
ALL MATERIAL SHALL BE OF EQUAL GRADE OR BETTER
- ENGINEERED LUMBER MATERIAL SPECIFICATIONS**

LVL	MICROLAM 1.9E (TRUS JOIST)
PSL	PARALLAM 2.0E (TRUS JOIST)
LSL	TIMBERSTRAND 1.5E (TRUS JOIST)
LVL-RIMBOARD	1-3/4" VERSA-LAM 2.0E (BCI)
OSB-RIMBOARD	1-1/8" BC-RIM OSB (BCI)
GLULAM	24F-V8 DF/DF
- WALL SHEATHING**

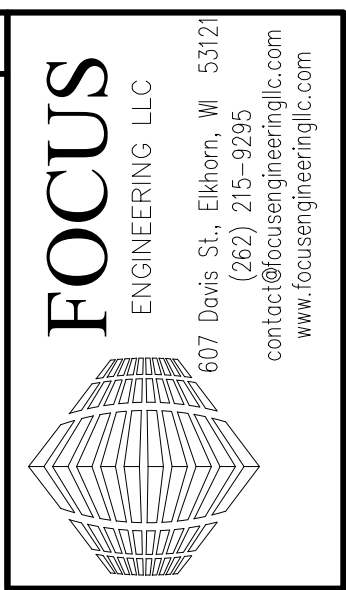
BRACED PANEL-WOOD SHEATHING	1/2" NOMINAL APA RATED SHEATHING 32/16 EXPOSURE 1
BRACED PANEL-GYPSUM WALL BOARD	1/2" THICK GWB PER PLANS AND SPECIFICATIONS
UNBRACED WALL TYP. U.N.O.	EXTRUDED POLYSTYRENE SHEATHING, THICKNESS AS NOTED

ALL BRACING NOTED AND SCHEDULED ON PLANS. EXTERIOR SHEATHING IS CONTINUOUS FROM SILL PLATES TO RAFTERS AND FASTENED PER NAILING SCHEDULE. SHEATHING SHALL LAP OVER SEAMS IN WALL FRAMING BY NOT LESS THAN 12" (I.E. STACKED WALL FRAMING AND PLATFORM FLOOR LINE FRAMING).
- FLOOR DECKING:** 23/32" APA RATED STURD-I-FLOOR 24-O.C. EXPOSURE-1 T&G PANELS, GLUED AND FASTENED PER SCHEDULE, U.N.O.
- ROOF SHEATHING:** 15/32" APA RATED SHEATHING 32/16 EXPOSURE-1 OVER STRUCTURAL MEMBERS AT 16" O.C. AND 19/32" APA RATED SHEATHING 40/ 20 EXPOSURE-1 OVER STRUCTURAL MEMBERS AT 24" O.C. PROVIDE PLYWOOD CLIPS AT 24" O.C. UNLESS T&G DECKING OR BLOCKING @ PANEL EDGES IS PROVIDED.
- TYPICAL STUD WALL FRAMING UP TO 10' IN HEIGHT (OVER 10' HIGH WALLS TO BE NOTED ON PLANS)**
 - EXTERIOR WALLS OF RESIDENCE
 - 4" NOM. STUDS SHOWN
 - BASEMENT
 - SUPPORTING TWO FLOORS AND A ROOF: 3X4 AT 16" O.C. OR 2X4 AT 12" O.C.
 - SUPPORTING ONE FLOOR AND A ROOF: 2X4 AT 16" O.C.
 - FIRST FLOOR - 2X6 AT 16" O.C.
 - SECOND FLOOR - 2X6 AT 16" O.C.
 - 6" NOM. STUDS SHOWN - 2X6 AT 16" O.C.
 - EXTERIOR WALL OF GARAGE: 2X4 OR 2X6 AS SHOWN AT 16" O.C.
 - INTERIOR LOAD BEARING WALL (SHADED)
 - 4" NOM. STUDS SHOWN
 - BASEMENT
 - SUPPORTING TWO FLOORS AND A ROOF - 2x4 AT 12" O.C. OR 3x4 AT 16" O.C.
 - SUPPORTING ONE FLOOR AND ROOF: 2x4 AT 16" O.C.
 - FIRST AND SECOND FLOOR: 2x4 AT 16" O.C.
 - 6" NOM. STUDS SHOWN - 2x6 AT 16" O.C.
 - INTERIOR NON-LOAD BEARING WALL 2x4 OR 2x6 AS SHOWN AT 16" O.C.

- ALL SPLICES IN TOP PLATE MUST BE CENTERED OVER STUD AND STAGGERED 48" MIN.
- PROVIDE ONE JAMB STUD & ONE KING STUD @ HEADER SPANS LESS THAN 6'-0". PROVIDE TWO (2) JAMB STUDS PLUS TWO (2) KING STUDS FOR SPANS 6'-0" TO 12'-0". FOR WALLS TALLER THAN 10'-0" OR OPENINGS LARGER THAN 12'-0" FRAMING WILL BE NOTED.
- ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE TREATED FOR ROT AND TERMITE PROTECTION.
- FIBERGLASS OR FOAM SILL SEALER SHALL BE INSTALLED UNDER ALL EXTERIOR WALL PLATES, INCLUDING GARAGE WALLS AND AT WALLS BETWEEN GARAGE AND HOUSE.
- PROVIDE CODE APPROVED METAL JOIST HANGERS WHERE RAFTER OR JOISTS DO NOT BEAR ON PLATES, BEAMS OR LEDGERS.
- PROVIDE BRIDGING FOR ALL TRUSSES AND JOISTS AT 8'-0" O.C. MAX. UNLESS APPROVED OTHERWISE BY GOVERNING AUTHORITIES OR TRUSS/JOIST MANUFACTURER. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS FLOOR SPAN. SPACE JOISTS AT 12" CENTERS UNDER ALL BATH TUBS AND LAUNDRY TRAYS U.N.O. PROVIDE SOLID BRIDGING UNDER ALL PERPENDICULAR PARTITIONS.
- PROVIDE BRIDGING FOR ALL TRUSSES AND JOISTS AT 8'-0" O.C. MAX. UNLESS APPROVED OTHERWISE BY GOVERNING AUTHORITIES OR TRUSS/JOIST MANUFACTURER. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FLOOR JOIST SPAN. SPACE JOISTS AT 12" CENTERS UNDER ALL BATH TUBS AND LAUNDRY TRAYS U.N.O. PROVIDE SOLID BRIDGING UNDER ALL PERPENDICULAR PARTITIONS.
- PROVIDE 2" NOMINAL WOOD FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND AT ATTIC PER APPLICABLE CODES.
- EXTERIOR DECKING SHALL BE SPACED 1/8" TO 1/4" APART, U.N.O.
- ALL BUILT-UP STUD COLUMNS MUST BE GLUED AND NAILED TO THE FULL LENGTH OF THE COLUMN.
- PROVIDE SOLID BLOCKING OF SAME FRAMING MATERIAL OR VERTICAL SQUASH BLOCKING UNDER ALL COLUMN LOCATIONS.


SHEET INDEX

D1.0	GENERAL NOTES / SPEC.'S / EXIST. LOWER LEVEL PLAN
D1.1	EXIST. & DEMO FIRST FLOOR / ATTIC LEVEL PLANS
A1.1	PROPOSED FIRST / SECOND FLOOR PLANS
A1.2	PROPOSED ROOF PLAN
A2.1	PROPOSED NORTH (STREET) ELEVATION
A2.2	PROPOSED EAST / WEST ELEVATIONS
A2.3	PROPOSED SOUTH ELEVATION
A3.1	WALL SECTIONS / DETAILS



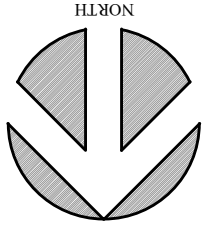
CARDWELL RESIDENCE
816 PINE TREE LANE,
LAKE GENEVA WI 53147

ISSUED FOR:
PERMIT / BID / CONST.

REVISIONS

NUMBER	DESCRIPTION	DATE
1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

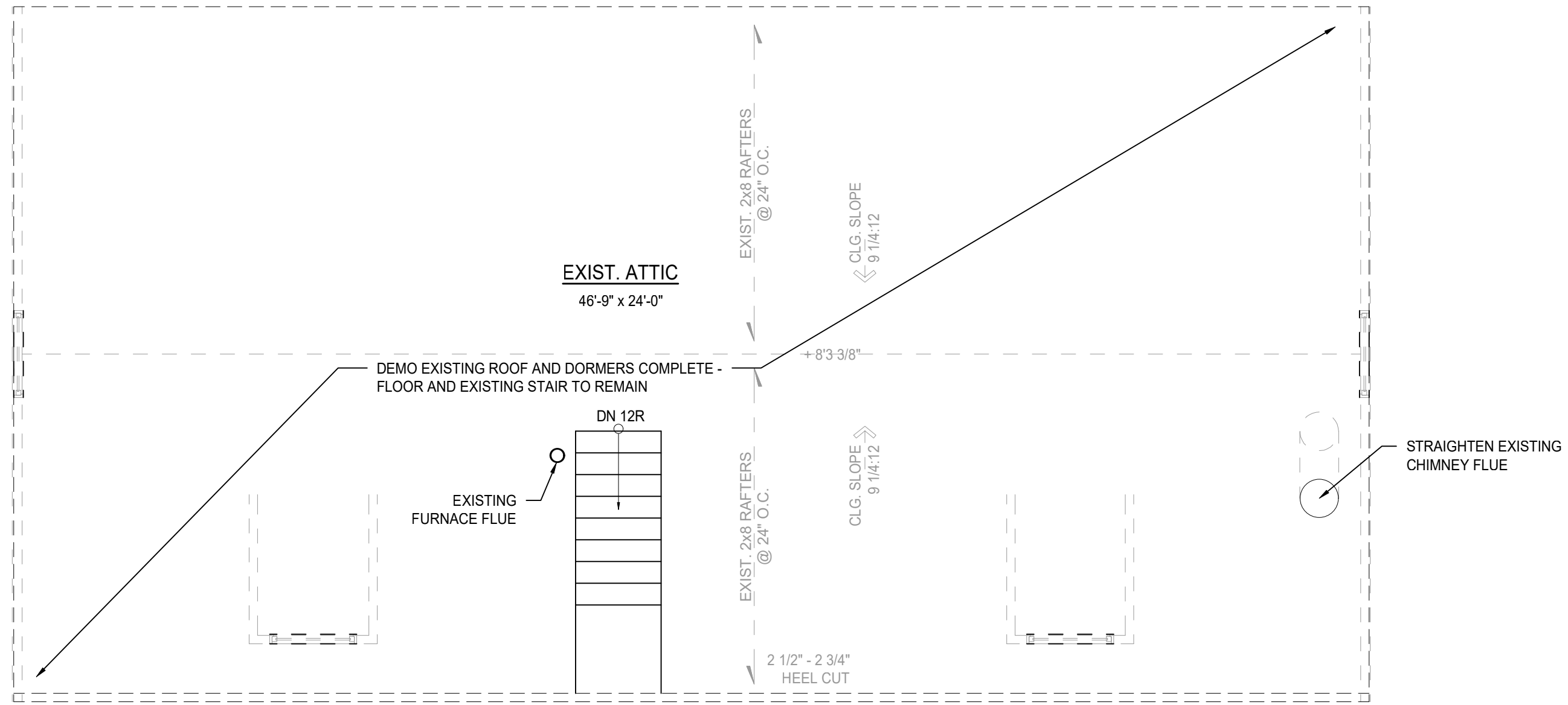
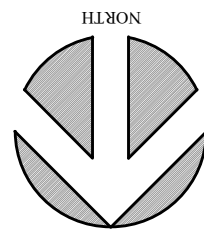
Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP
SHEET NUMBER: D1.0



EXISTING LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

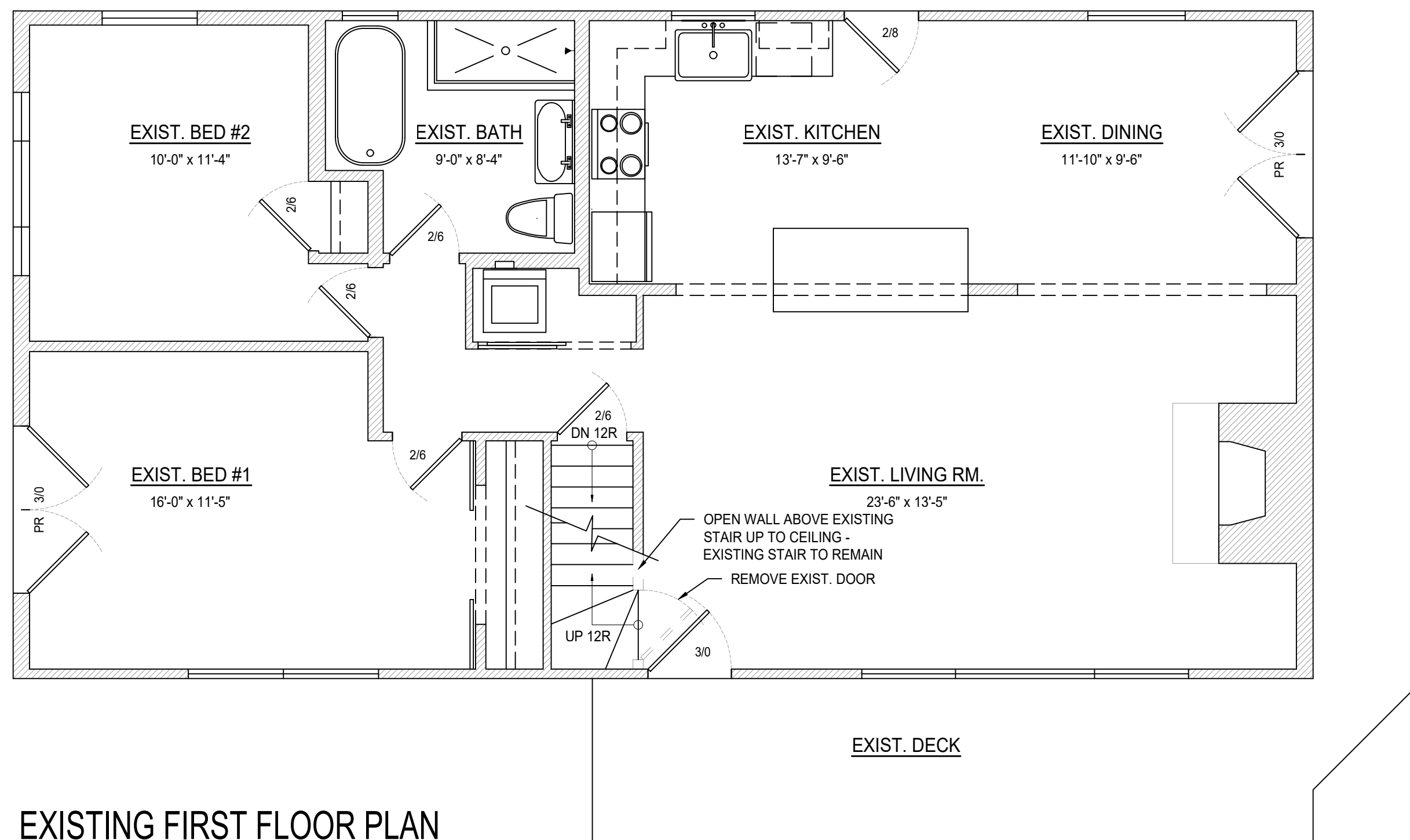
GENERAL DEMOLITION NOTES

1. INFORMATION SHOWN IN LIGHT LINEWORK IS EXISTING CONSTRUCTION TO REMAIN.
2. REMOVE EXISTING CONSTRUCTION SHOWN IN HEAVY DOTTED LINEWORK.
3. COORDINATE WITH ALL FLOOR PLANS AND ELEVATIONS, DRAWINGS MAY CONTAIN ADDITIONAL WORK.
4. THE REFERENCE DRAWINGS GENERALLY INDICATE THE EXTENT AND CHARACTERISTICS OF EXISTING MATERIALS AND SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
5. REMOVE ALL HANGERS, SUSPENSION SYSTEMS, SUPPORTS, FRAMING, EQUIPMENT PADS, ANCHORS, ATTACHMENT HARDWARE AND RELATED DEVICES CONNECTED WITH WORK TO BE REMOVED. IF COMPLETE REMOVAL IS NOT POSSIBLE, CUT DEVICES AS CLOSE AS POSSIBLE TO ADJOINING SURFACES OR ORIGIN OF SUPPORT.
6. ALL DEMOLITION WORK SHALL BE EXECUTED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
7. PRIOR TO THE DEMOLITION WORK, THE CONTRACTOR SHALL VISIT THE SITE AND HOME TO DETERMINE THE EXISTING CONDITIONS INVOLVED IN AND EXECUTED BY THE WORK INDICATED BY ALL CONTRACT DOCUMENTS. CONTRACTOR'S FAILURE TO REASONABLY DETERMINE AND/OR ANTICIPATE THE EFFECT OF EXISTING CONDITIONS AND THE WORK INVOLVED THEREBY SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
8. UNLESS NOTED OTHERWISE, ALL DEMOLISHED MATERIAL AND EQUIPMENT IS TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IN A SAFE AND LEGAL MANNER. NO ON SITE SALE OF MATERIAL IS ALLOWED.
9. ALL MATERIALS, EQUIPMENT, FIXTURES, SYSTEMS, AND ACCESSORIES WHICH ARE TO REMAIN IN SERVICE SHALL BE CLEANED, REPAIRED, ADJUSTED, RECONDITIONED, AND PLACED INTO PROPER OPERATIONS IN ALL MODES WITH THE ORIGINAL SYSTEM.
10. IF REQUIRED BY LAW, THE GENERAL CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THIS STATE, TO PREPARE DETAILED DRAWINGS OF ALL SHORING & BRACING ON THIS PROJECT. SEND (3) SETS OF SEALED DRAWINGS TO THE OWNER PRIOR TO ANY DEMOLITION.
11. IF INTERRUPTION OF ANY UTILITY SERVICES TO ANY ADJACENT HOMES OR BUSINESS OCCURS DURING CONSTRUCTION OR DEMOLITION, THE GENERAL CONTRACTOR SHALL NOTIFY THE AFFECTED HOMES, BUSINESS, AND THE OWNERS IN WRITING (7) DAYS PRIOR TO THE WORK. THE CONTRACTOR SHALL SCHEDULE THIS WORK TO BE COMPLETED IN A TIMELY MANNER AND DURING A REASONABLE TIME OF DAY.
12. ALL CONTRACTORS SHALL FOLLOW THE PROGRESS OF THE GENERAL DEMOLITION AND REMODELING WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS TO REMAIN IN SERVICE AND TO PROVIDE FOR THE TIMELY REMOVAL AND/OR RELOCATION OF EQUIPMENT, PIPING, ETC.
13. ALL ABANDONED UTILITY LINES SHALL BE CAPPED IN A LEGAL MANNER BELOW THE FLOOR SLAB, ABOVE THE BOTTOM CHORD OF ROOF JOISTS, OR IN AN EXISTING WALL TO REMAIN.
14. IF REQUIRED, REMOVE ALL ABANDONED CONDUIT BOXES, CONDUCTORS, TELEPHONE LINES, ELECTRIC PANELS, AND ANY OTHER MISCELLANEOUS EQUIPMENT NOT REQUIRED FOR THE NEW CONSTRUCTION.
15. IF REQUIRED, REMOVE ALL RECESSED FLOOR BOXES, FLOOR SINKS, HUB DRAINS, ELECTRICAL RECEPTACLES, ETC. AND FILL VOIDS AS REQUIRED.
16. PREPARE EXISTING SUB-FLOOR TO RECEIVE NEW FLOOR FINISH, PATCH ALL HOLES, SAND SMOOTH, REPLACE DAMAGED SHEATHING, AND/OR FILL WITH LEVELING FLOOR COMPOUND AS REQUIRED TO PROVIDE AN ACCEPTABLE SURFACE FOR NEW FLOOR FINISH.
17. PATCH THE ROOFING SYSTEM AS REQUIRED BY THE DEMOLITION WORK. PATCHES ARE TO BE COMPATIBLE AND SHALL NOT DAMAGE THE INTEGRITY OF THE EXISTING ROOFING SYSTEM.
18. SAWCUT AND REMOVE PORTION OF EXISTING SUB-FLOOR AS REQUIRED FOR INSTALLATION OF NEW PLUMBING WORK, REFER TO PLUMBING DRAWINGS FOR EXTENT OF WORK. PLACE NEW SHEATHING AND FINISH AS REQUIRED TO PROVIDE AN ACCEPTABLE SURFACE FOR NEW FLOOR FINISHES.
19. REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT NOT USED IN THE NEW PROJECT. COORDINATE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
20. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DEMOLITION THAT IS REQUIRED TO INSTALL NEW WORK.



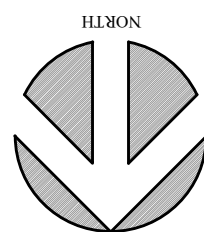
EXISTING ATTIC LEVEL / DEMO PLAN

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



EXISTING FIRST FLOOR PLAN

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



CARDWELL RESIDENCE

816 PINE TREE LANE,
LAKE GENEVA WI 53147

ISSUED FOR:
PERMIT / BID / CONST.

REVISIONS	NUMBER	DESCRIPTION	DATE
	1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP

SHEET NUMBER
D1.1

SHEARWALL/ WALL BRACING LEGEND

SHEAR WALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG
LENGTH IN INCHES
PANEL EDGE BLOCKING IF REQ.

PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

WALL BRACING TYPE ABBREVIATIONS

TAG	DESCRIPTION
WSP	WOOD STRUCTURAL PANEL - ONE SIDE - 1/2" APA SPAN RATED WOOD SHEATHING
CS-WSP	WOOD STRUCTURAL PANEL IN CONTINUOUS WOOD SHEATHED WALL
GB-1	GYPSUM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYPSUM BOARD PANEL APPLIED BOTH SIDES
CS-PF	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL SPS321.25-A
PFH	PORTAL FRAME w/ HOLD-DOWNS - 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE DETAIL SHOWN

PANEL FASTENING SCHEDULE

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (3/8" THICK)	#9x 2.5" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (1/2" THICK)	0.131"x2.5" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (1/2" OR 5/8")	0.0131"x2.5" R.S. NAIL	6" / 12" TYPICAL @ RIDGE AND OVERHANGS
GWB WALL	#6x 1 1/8" TYPE W SCREW	4" / 8"

LEGEND

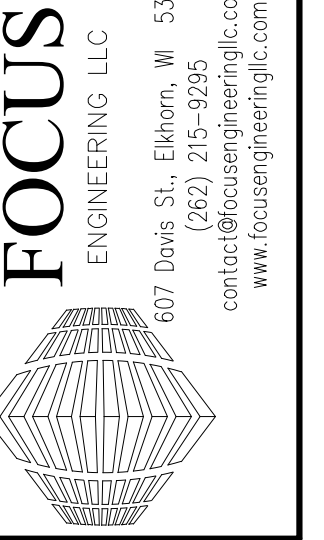
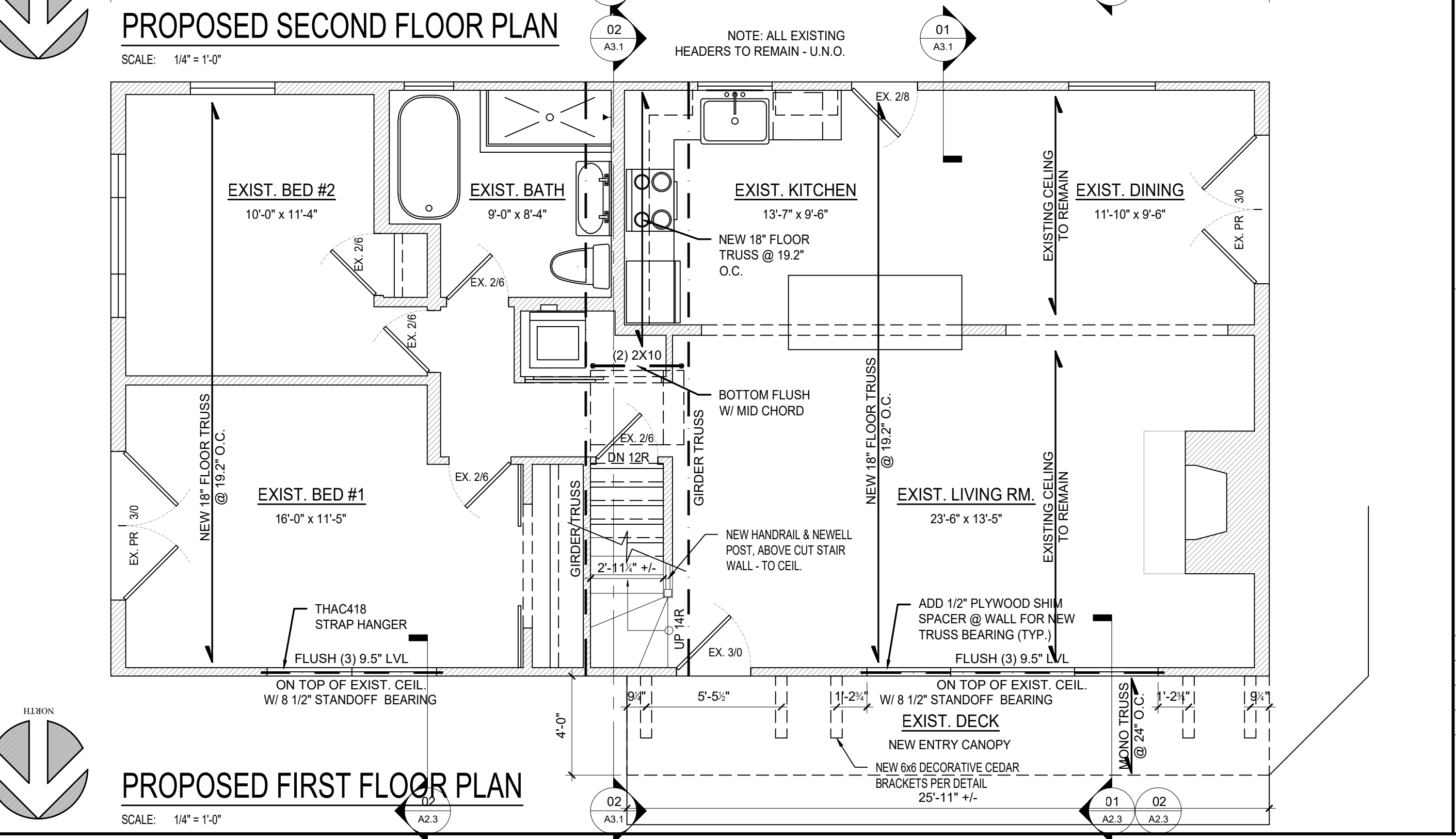
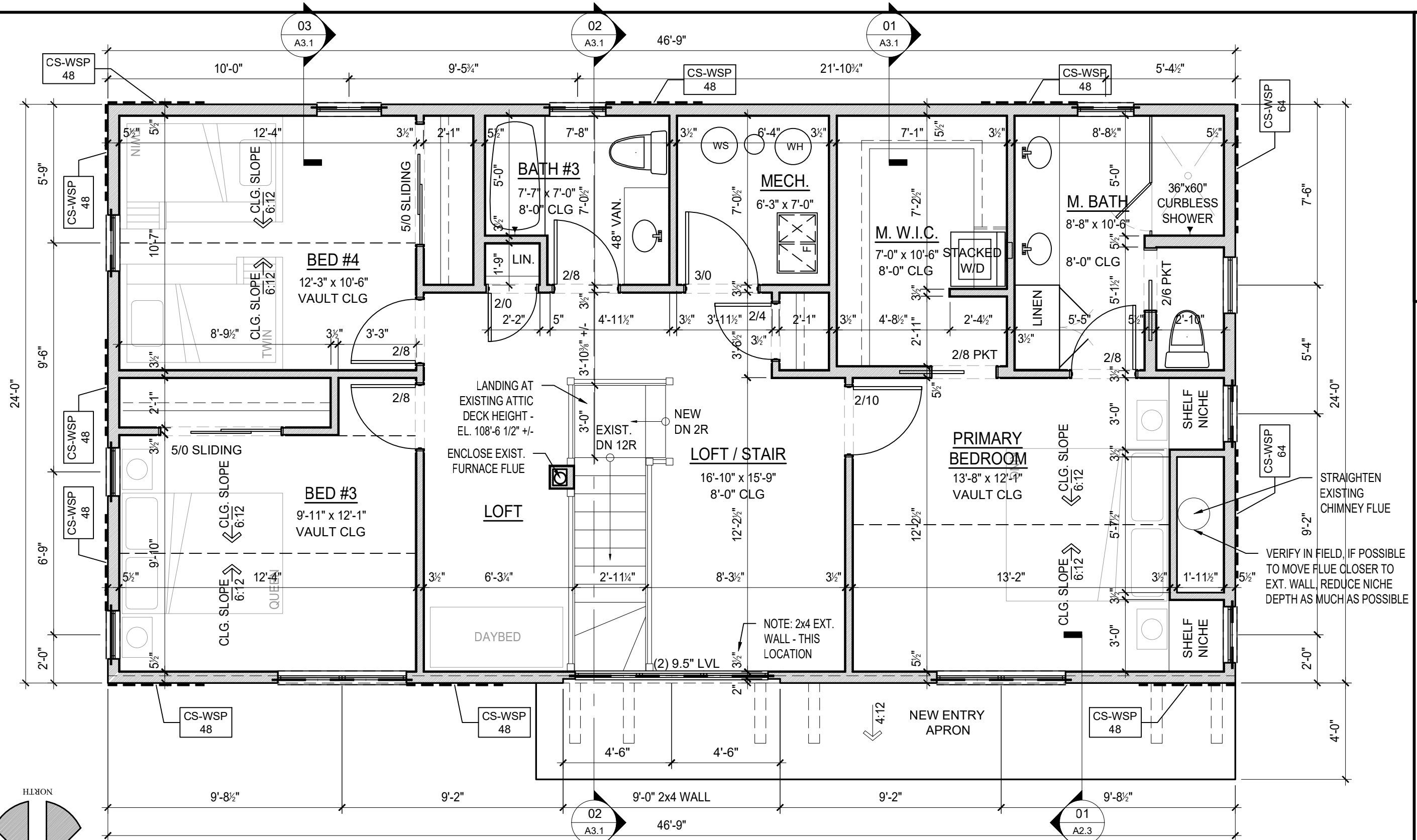
WOOD BEAMS (# OF PLYS NOTED ON PLAN)

WOOD COLUMNS (# OF PLYS NOTED ON PLAN - UNLESS NOTED OTHERWISE, ALL COLUMNS ARE 3-PLY OF THE WALL FRAMING SHOWN)

POINT LOADS FROM ABOVE

JOIST CALL OUT & DIRECTION INDICATOR

TYP. HEADER = (2) 2x10



CARDWELL RESIDENCE

816 PINE TREE LANE,
LAKE GENEVA WI 53147

ISSUED FOR:
PERMIT / BID / CONST.

REVISIONS	NUMBER	DESCRIPTION	DATE
	1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP

SHEET NUMBER
A1.1

CARDWELL RESIDENCE

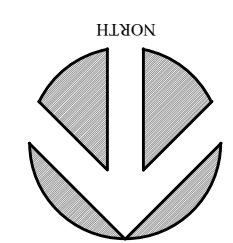
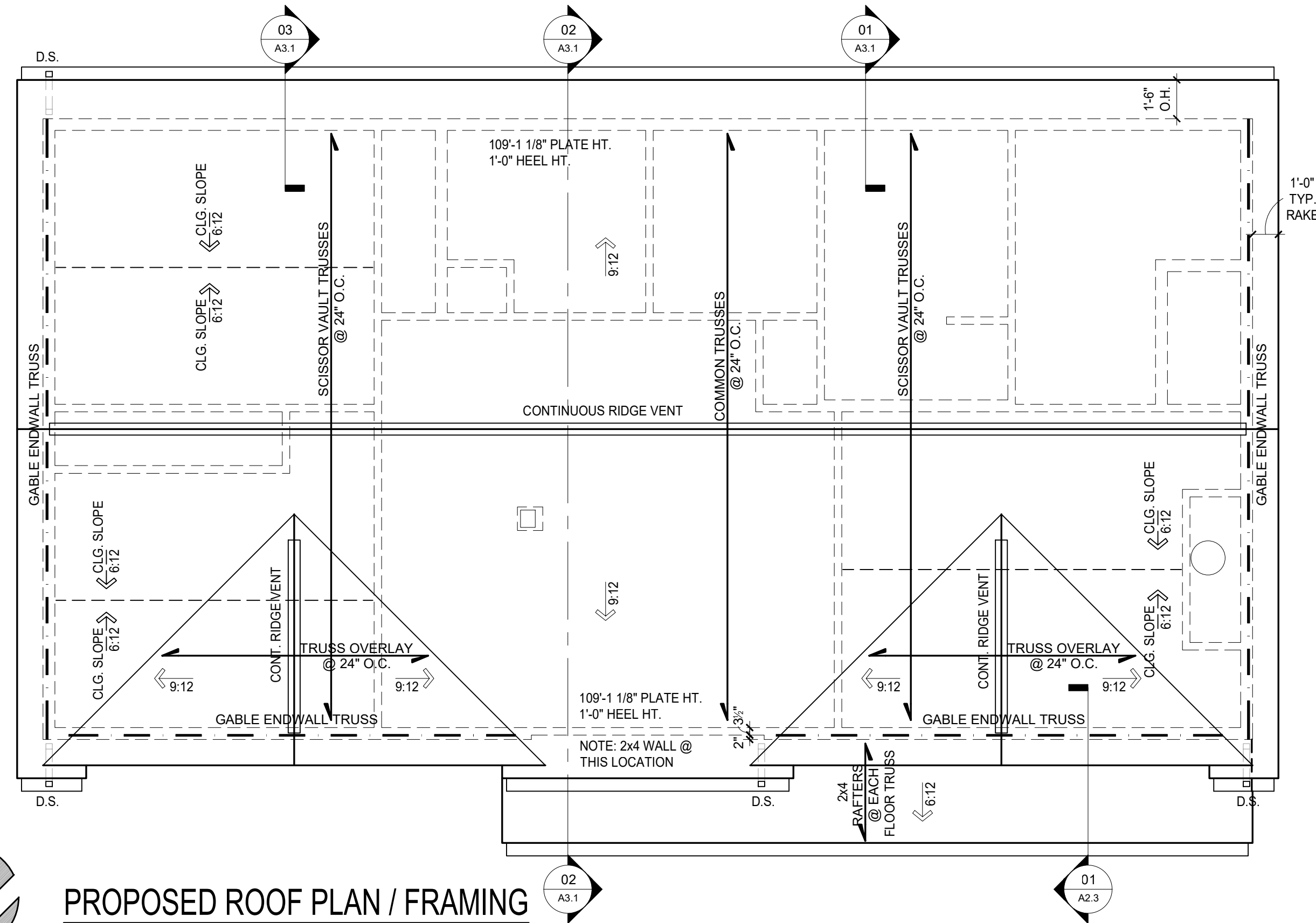
816 PINE TREE LANE,
LAKE GENEVA WI 53147

ISSUED FOR:
PERMIT / BID / CONST.

REVISIONS	NUMBER	DESCRIPTION	DATE
	1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP

SHEET NUMBER
A1.2



PROPOSED ROOF PLAN / FRAMING

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

CARDWELL RESIDENCE

816 PINE TREE LANE,
LAKE GENEVA WI 53147

ISSUED FOR:
PERMIT / BID / CONST.

REVISIONS	NUMBER	DESCRIPTION	DATE
	1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP

SHEET NUMBER
A2.1



NORTH (STREET) ELEVATION

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

CARDWELL RESIDENCE

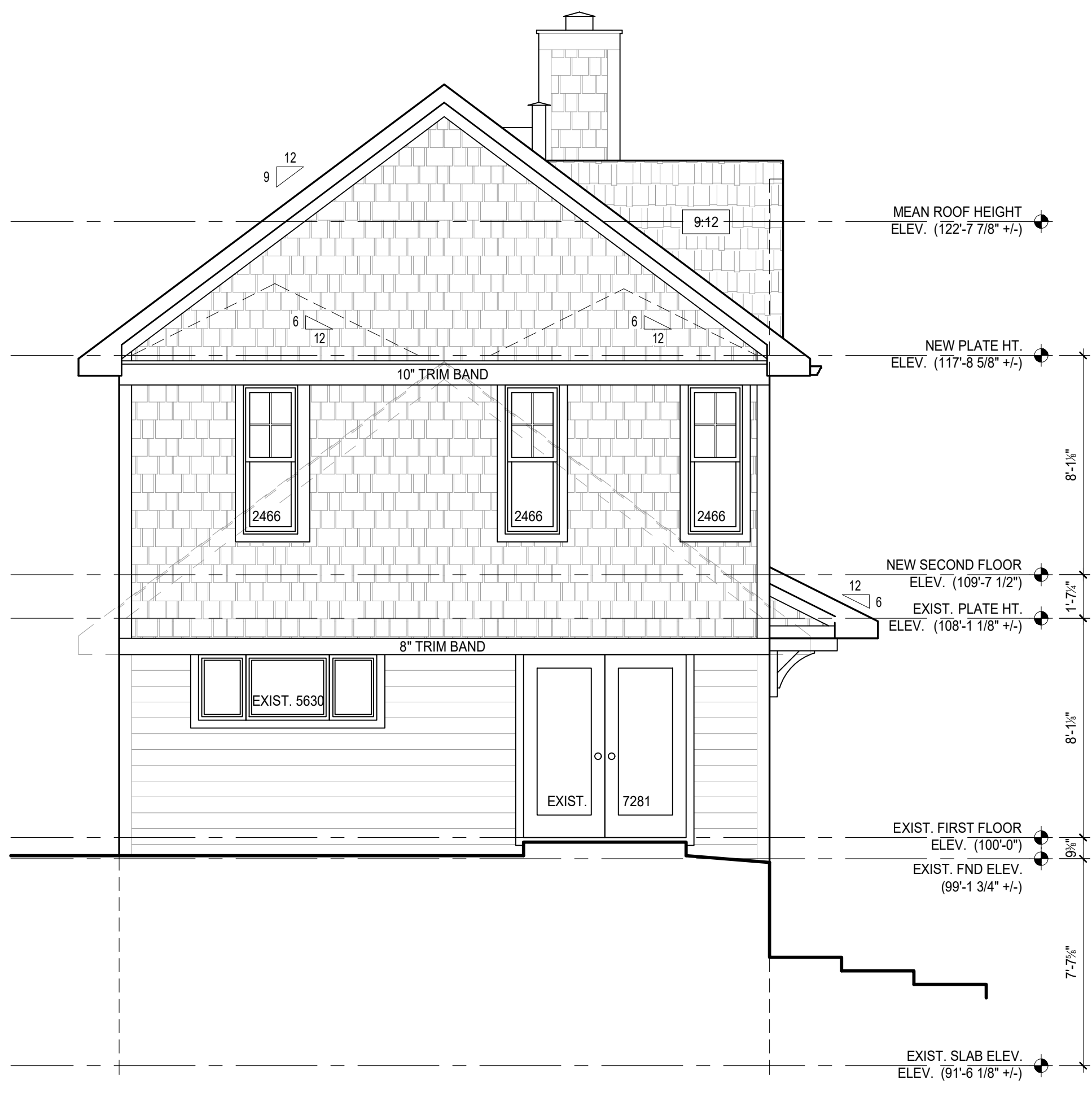
816 PINE TREE LANE,
LAKE GENEVA WI 53147

ISSUED FOR:
PERMIT / BID / CONST.

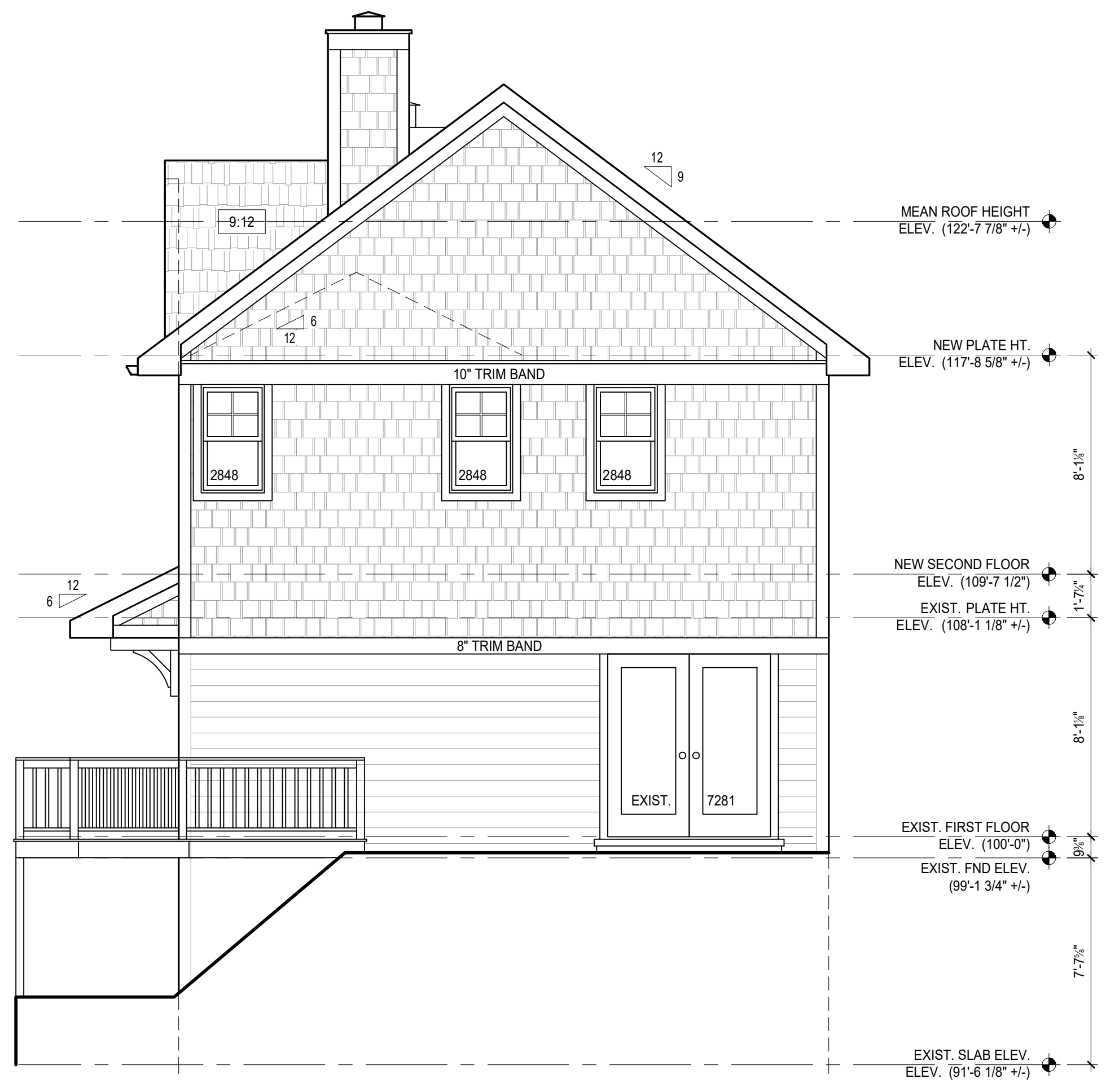
REVISIONS	NUMBER	DESCRIPTION	DATE
	1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP

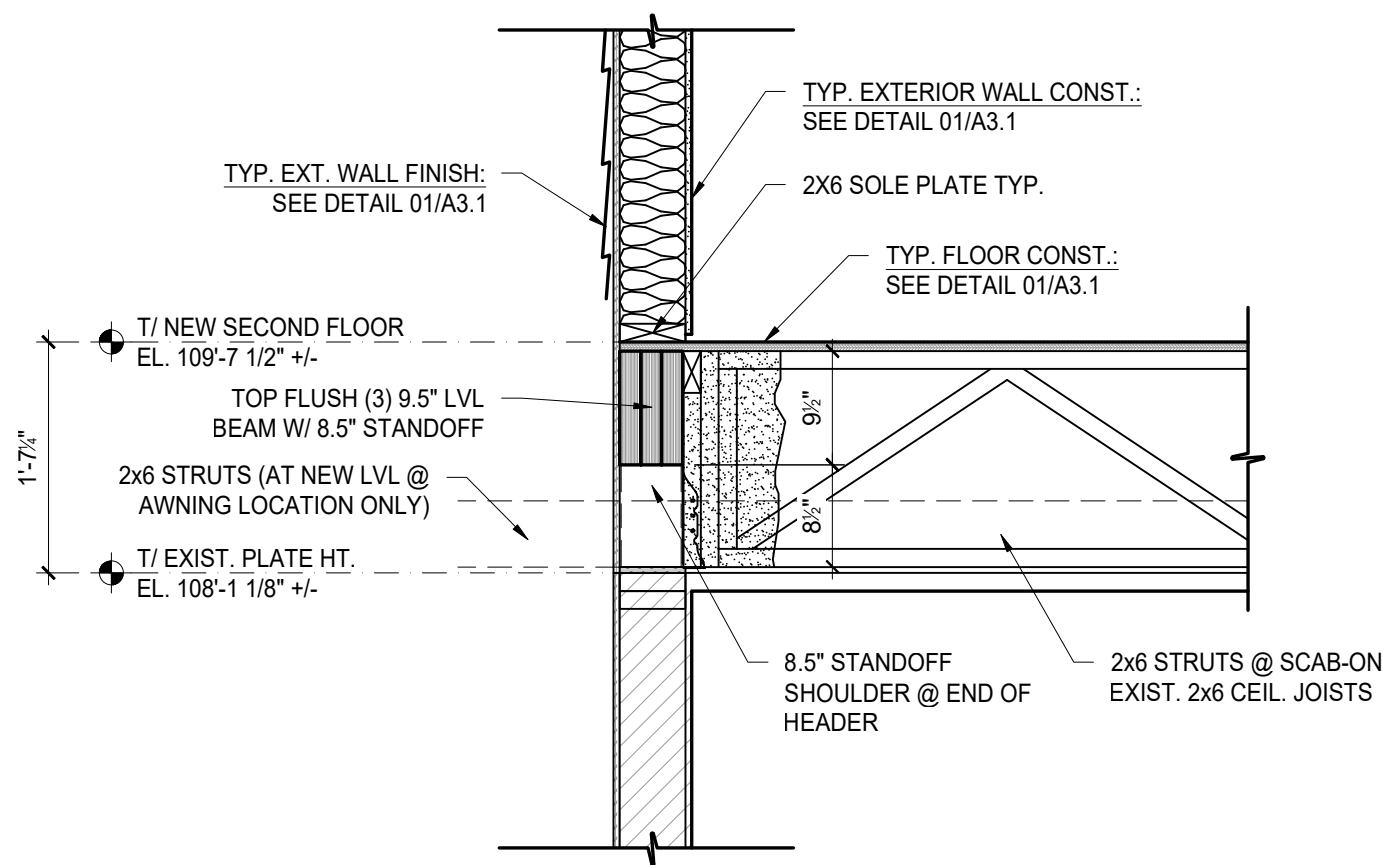
SHEET NUMBER
A2.2



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

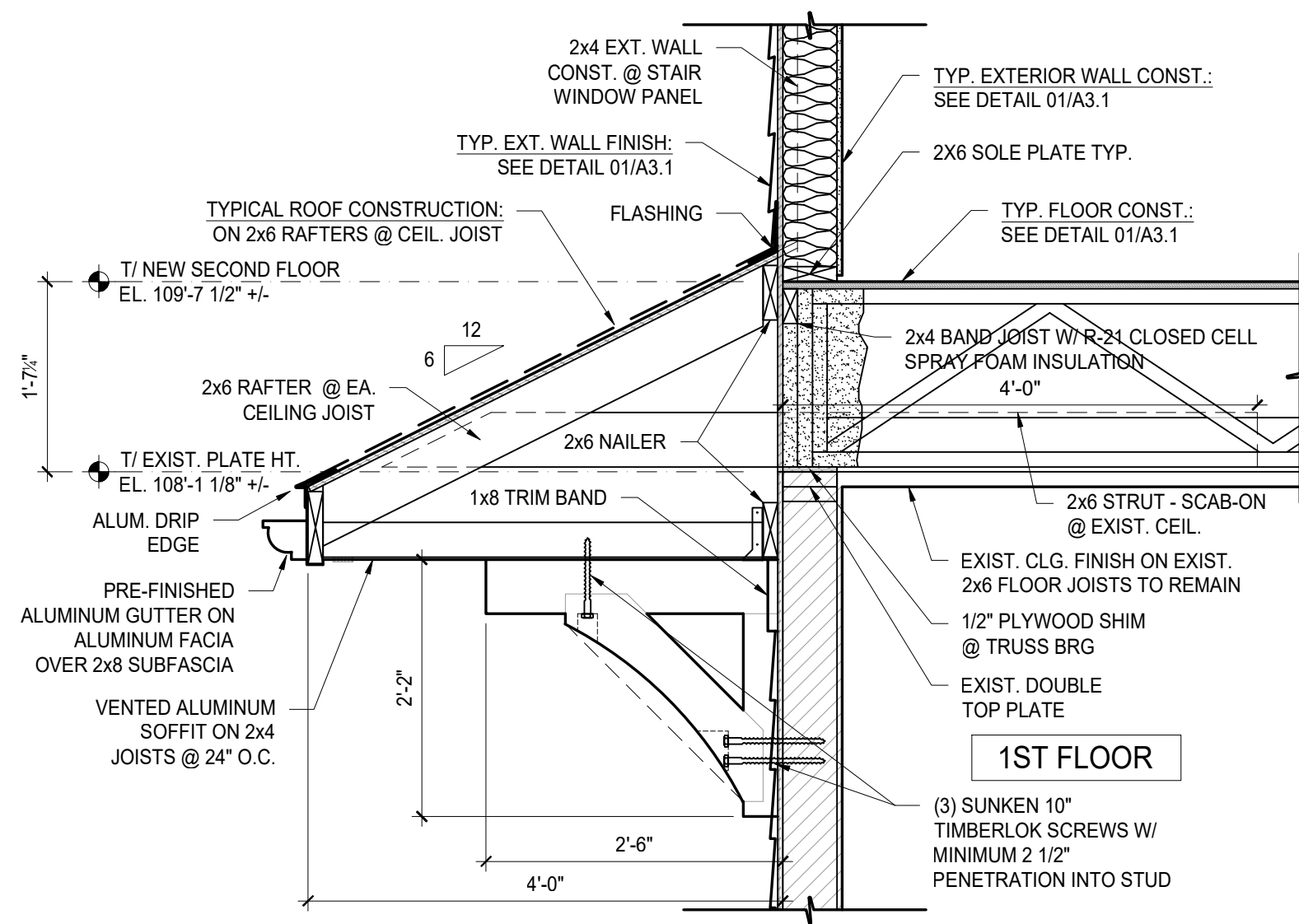


PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



02 DETAIL @ FLUSH HEADER

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



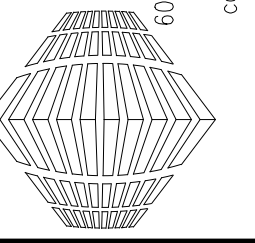
01 TYP. AWNING DETAIL

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



SOUTH ELEVATION

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

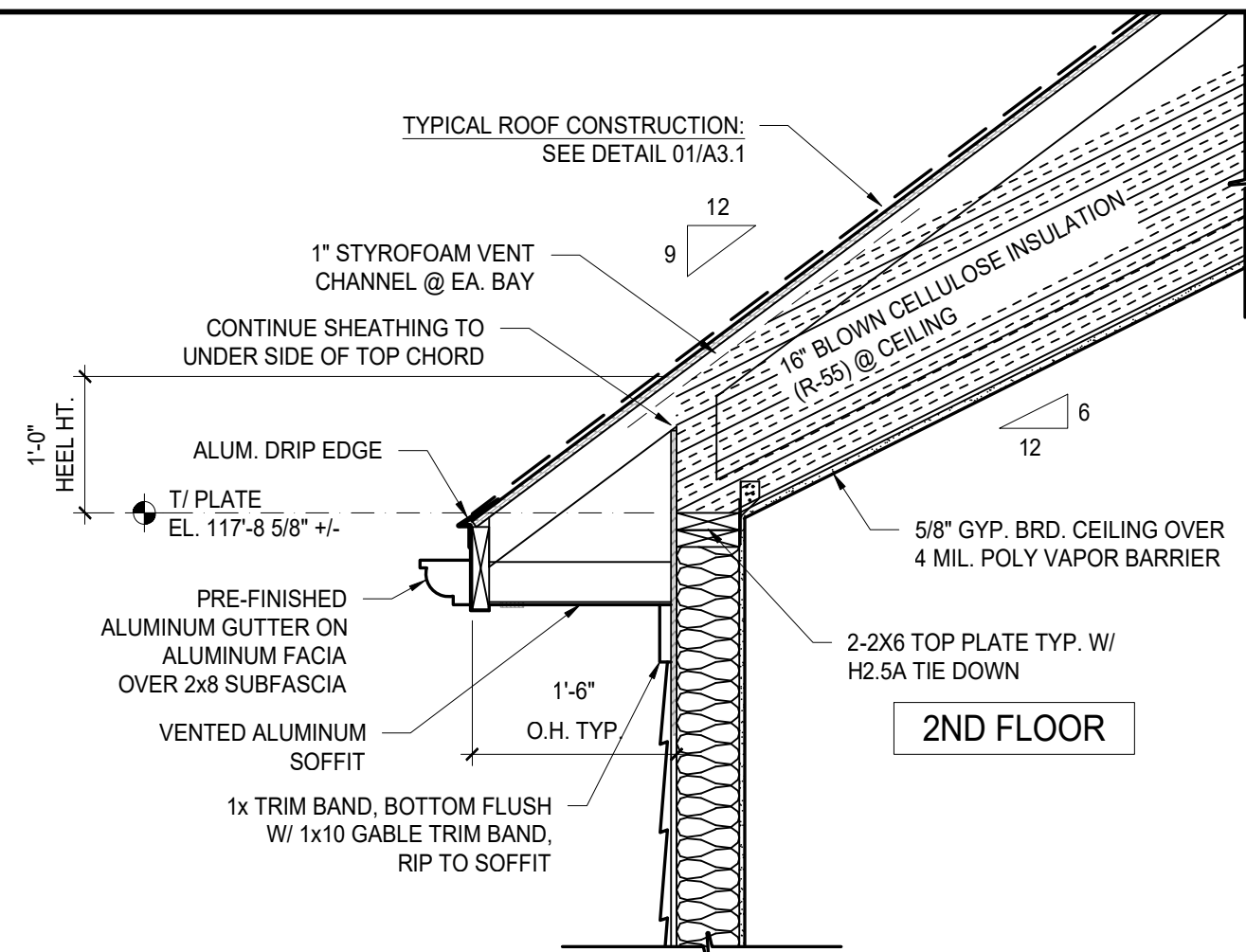


ISSUED FOR:
PERMIT / BID / CONST.

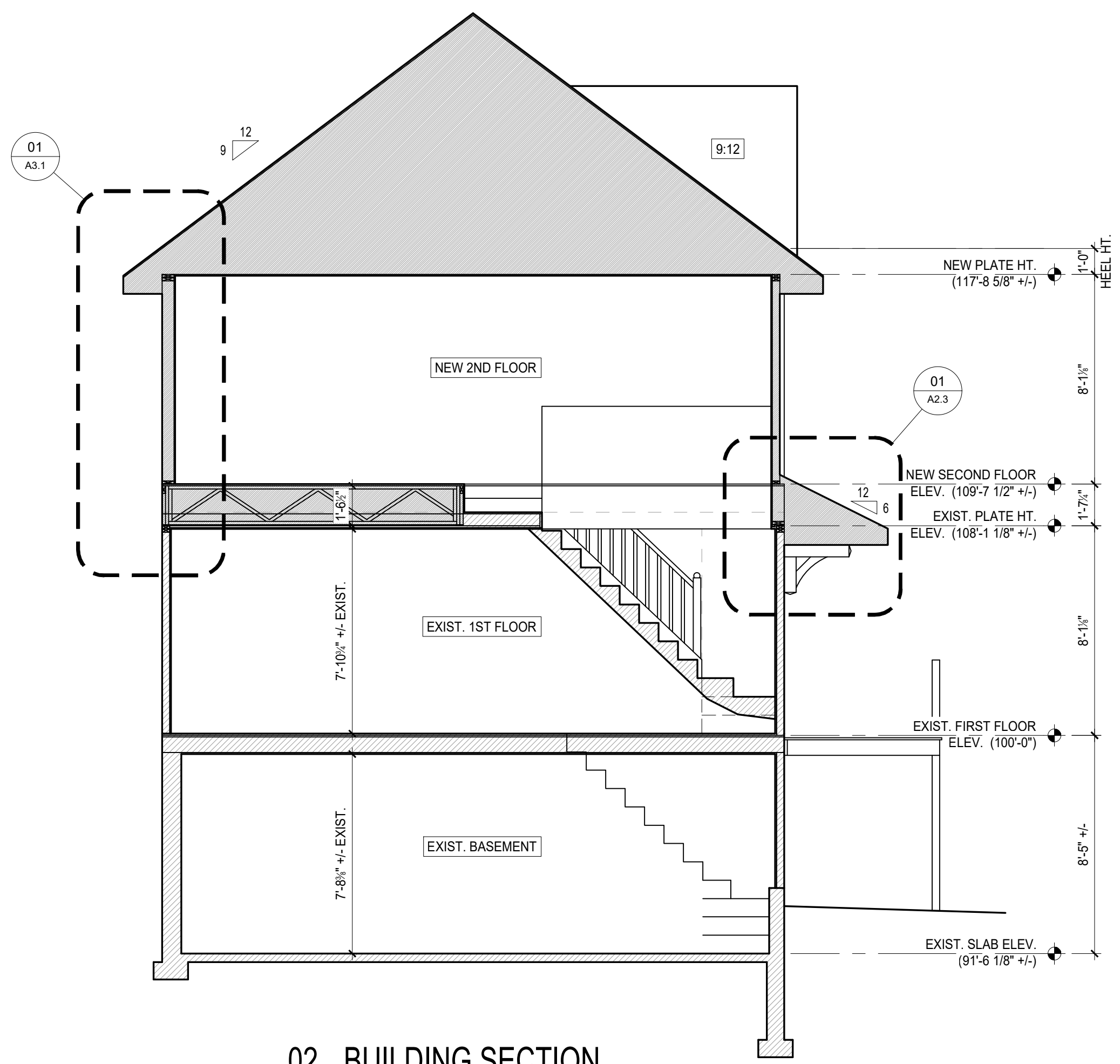
REVISIONS	NUMBER	DESCRIPTION	DATE
	1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP

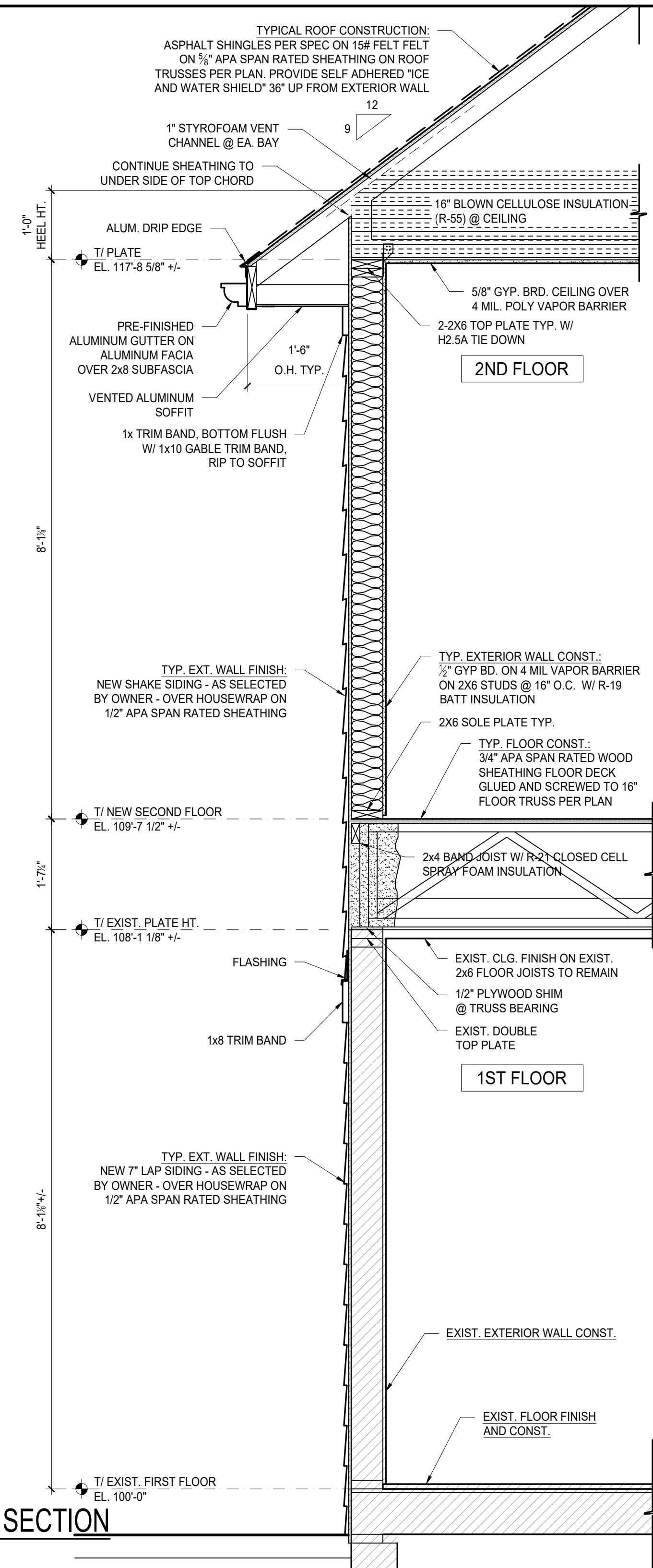
SHEET NUMBER



03 TYP. EAVE DTL. @ VAULTED CLG.
SCALE: 1/4" = 1'-0"



02 BUILDING SECTION
SCALE: 1/4" = 1'-0"



01 TYP. WALL SECTION
SCALE: 1/4" = 1'-0"

CARDWELL RESIDENCE

816 PINE TREE LANE,
LAKE GENEVA WI 53147

ISSUED FOR:
PERMIT / BID / CONST.

REVISIONS	NUMBER	DESCRIPTION	DATE
	1	ADDED BUILDING HEIGHT ON ELEVATIONS	5-21-2026

Date: 02-19-2026
Project: 2025-06.013
Drawn by: KRG
Checked by: MAP

SHEET NUMBER

A3.1

RESOLUTION OF THE PLAN COMMISSION

Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Chris and Lisa Cardwell, 816 Pinetree Lane, Lake Geneva, WI for a request to construct an addition to the single-family home within the Estate Residential-1 (ER-1) zoning district located at 816 Pinetree Lane, Tax Key No. ZSY 00020.

Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-024	Date:	June 15, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Chris and Lisa Cardwell, 816 Pinetree Lane, Lake Geneva, WI for a request to construct an addition to the single-family home within the Estate Residential-1 (ER-1) zoning district located at 816 Pinetree Lane, Tax Key No. ZSY 00020, 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: June 15, 2026

Applicant:

Charles R Frontczak
4816 Mohawk Road
Rockford, IL

Request:

Back Road Vacant Property
Tax Key No. NLY 2800001
Extraterritorial Land Division-Certified
Survey Map

Summary Description:

The parcel in question is unimproved and contains a large area of mature trees. The applicant is requesting the lot division for the purpose of constructing a residential structure.

Action by the Plan Commission:

City of Lake Geneva City Code Section 66-15 *Extraterritorial Land Division Policies* provides policies to govern the Plan Commission in their approval of division of land with the extraterritorial area in order to protect rural character and farming viability. It is the responsibility of the Plan Commission to review the application against these policies and determine viability of the land division.

Staff Review Comments:

Staff believe that policy number three (3) of Section 66-13 speaks most closely to this land division request as follows: “The minimum density of residential development in the mile and ½ extraterritorial area shall be one acre.” The two (2) lots will consist of more than one acre each; therefore, meeting the intention of this policy.

Kapur Engineering staff also reviewed for compliance and recommend approval.

Staff Recommendation:

1. Staff recommend that the Plan Commission approve the application based on consistency with the policies of Section 66-15 of the City of Lake Geneva City Code.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or SUBDIVISION PLAT or PLAT OF VACATION

NAME AND ADDRESS OF CURRENT OWNER:

CHARLES R. FRONTCZAK
4816 MOHAWK ROAD
ROCKFORD, IL. 61107

TELEPHONE NUMBER OF CURRENT OWNER: [REDACTED]

OWNER SIGNATURE: *C.R. Frontczak*

EMAIL ADDRESS: [REDACTED]

PROJECT ADDRESS N/A TAX KEY NUMBER: NLY2800001

NAME AND ADDRESS OF APPLICANT:

CHARLES R. FRONTCZAK
4816 MOHAWK ROAD
ROCKFORD, IL. 61107

TELEPHONE NUMBER OF APPLICANT: [REDACTED]

EMAIL ADDRESS: [REDACTED]

NAME AND ADDRESS OF SURVEYOR:

GARY FOAT SURVEYING
100 S. 2nd Street
Waterford, WI. 53185

TELEPHONE NUMBER OF SURVEYOR: [REDACTED]

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Sub-divide a C2 Zoned Lot according to County
bi-laws and record a driveway easement.

\$200.00 fee, payable upon filing application

SUBMITTAL CHECKLIST

- LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

- SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

- CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

- PROVIDE 1 FULL SET - 11" X 17" OF CSM OR PLAT PRIOR TO PLACEMENT PLAN ON COMMISSION AGENDA.

- PROVIDE 1 DIGITAL COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZSUBMITTAL@CITYOFLAKEGENEVA.GOV

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

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

April 29, 2026
DATE

L.R. Frantegat
SIGNATURE OF APPLICANT

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2
NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH
COUNTY, WISCONSIN

OWNERS/SUBDIVIDERS
FRONT BACK ESTATE REVOCABLE LIVING TRUST
CHARLES R. AND ANNA J. FRONTCAK, TRUSTEES
4816 MOHAWK ROAD
ROCKFORD, IL 61107

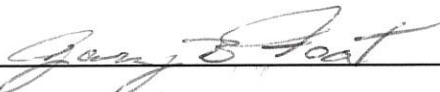
SURVEYOR'S CERTIFICATE:

I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I
HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHWEST 1/4 AND THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 18
EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:
COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE S 89°13'10" W,
ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION, 1277.16 FEET TO THE POINT
OF BEGINNING; THENCE CONTINUE S 89°13'10" W, ALONG SAID SOUTH LINE, 1323.76 FEET
TO THE CENTER OF SAID SECTION 28; THENCE N 00°50'17" W ALONG THE WEST LINE OF
SAID NORTHEAST 1/4 SECTION, 1305.32 FEET TO A POINT IN THE CENTERLINE OF BACK
ROAD; THENCE S 89°49'01" E ALONG SAID CENTERLINE, 1246.28 FEET; THENCE 124.30
FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE TO THE RIGHT, CHORD BEARING
S 45°18'24" E, 112.17 FEET, AND THE RADIUS BEING 80.00 FEET; THENCE S 00°47'47" E
ALONG SAID CENTERLINE, 1204.39 FEET TO THE POINT OF BEGINNING. CONTAINING 39.31
ACRES OF LAND.

THAT I HAVE MADE SAID SURVEY, MAP AND LAND DIVISION BY THE DIRECTION OF
CHARLES R. FRONCAK AND ANNA J. FRONTCAK, TRUSTEES OF THE FRONT BACK
ESTATE REVOCABLE TRUST, DATED SEPTEMBER 1, 2022, AS OWNER'S OF SAID LAND.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES
OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF 236.34 OF THE WISCONSIN
STATUTES, AND THE LAND DIVISION ORDINANCES OF THE TOWN OF LYONS AND THE
SUBDIVISION CONTROL ORDINANCE OF WALWORTH COUNTY, WISCONSIN IN SURVEYING,
DIVIDING AND MAPPING THE SAME.



NOVEMBER 25, 2025

GARY B. FOAT S-1598
WISCONSIN PROFESSIONAL LAND SURVEYOR



DEGEN - FOAT SURVEYING, INC.

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53185
(262)534-5404

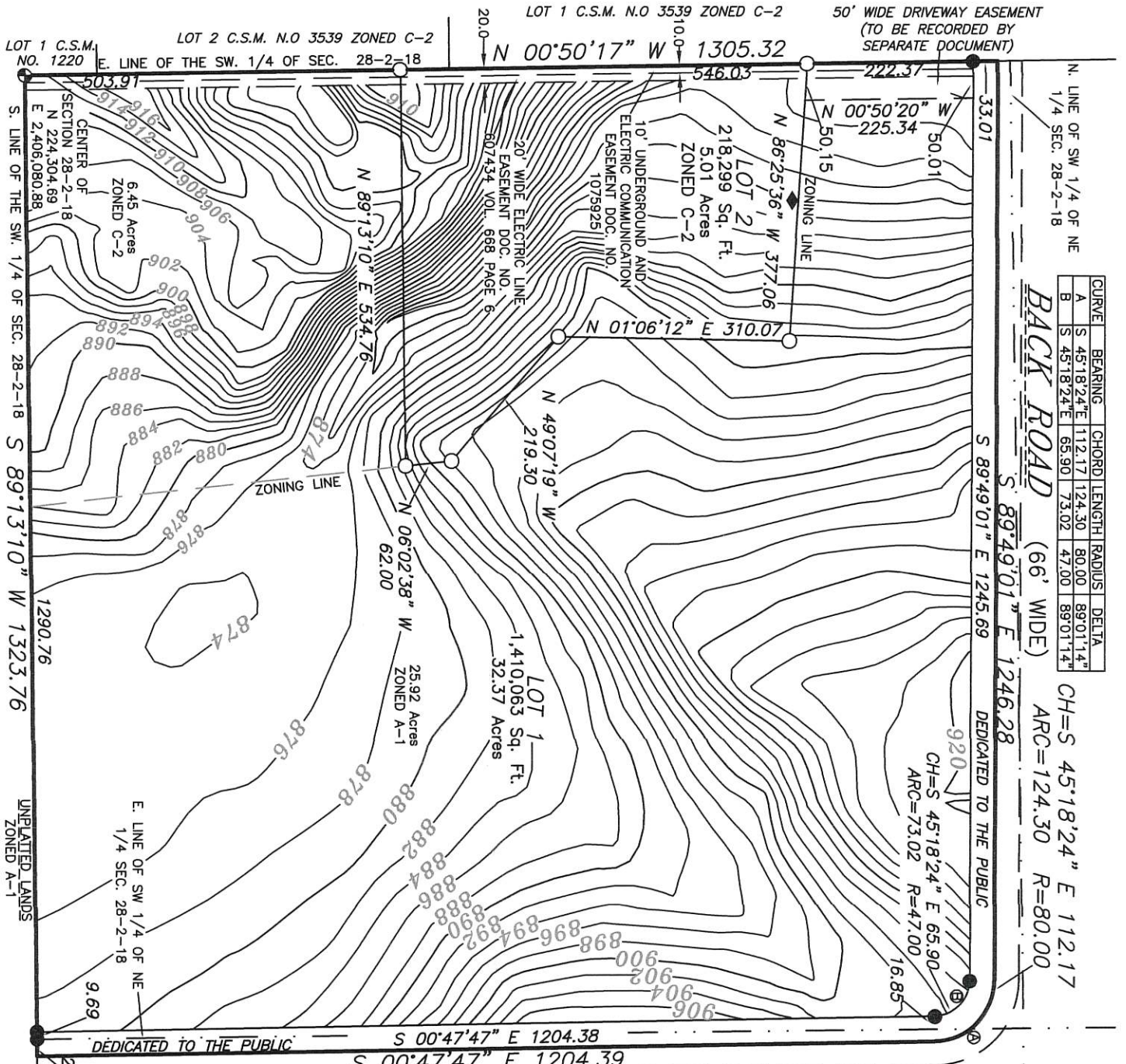
259059\259059C1.DWG

THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

SHEET 1 OF 5

WALWORTH COUNTY CERTIFIED SURVEY MAP NO.

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN



N. LINE OF SW 1/4 OF NE 1/4 SEC. 28-2-18

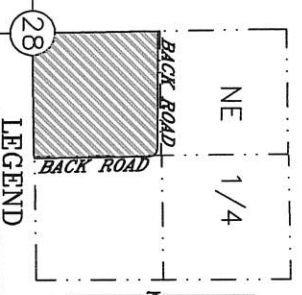
CURVE	BEARING	CHORD LENGTH	RADIUS	DELTA
A	S 45°18'24" E	112.17	80.00	89°01'14"
B	S 45°18'24" E	65.90	73.02	89°01'14"

BACK ROAD (66' WIDE)

CURVE	BEARING	CHORD LENGTH	RADIUS	DELTA
A	S 45°18'24" E	112.17	80.00	89°01'14"
B	S 45°18'24" E	65.90	73.02	89°01'14"

CH=S 45°18'24" E 112.17
ARC=124.30 R=80.00

BACK ROAD (66' WIDE)



VICINITY MAP
NE 1/4 SEC. 28-2-18
SCALE: 1" = 2000'

LEGEND

- - FOUND WALWORTH COUNTY CONCRETE MONUMENT
 - - SET 1" IRON PIPE 18" IN. LENGTH, 1.68 LBS./LN. FT.
 - - FOUND 1" ID IRON PIPE
 - - SOIL BORING
 - () - RECORDED AS
- SOIL TYPES: SsA, SsB, Csb2, Cacc2, Csd2, Cnd2, F8B, F8C2

NOTES: A COMPLETE SOIL AND SITE EVALUATION MAY NOT HAVE BEEN CONDUCTED ON EACH LOT OR PARCEL. NO STRUCTURE SHALL BE ERRECTED ON ANY LOT(S) OR PARCEL(S) UNLESS THE REQUIREMENTS OF SPS 383, WISCONSIN ADMINISTRATIVE CODE, AND THE WALWORTH COUNTY ORDINANCES HAVE BEEN MET. HOLDING TANK USE IS PROHIBITED FOR NEW CONSTRUCTION ON ANY LOT(S) OR PARCEL(S).

CONTOURS OBTAINED FROM WALWORTH COUNTY GIS.

NO FURTHER DIVISION OF ANY LOT HEREIN WILL BE ALLOWED WITHIN FIVE YEARS OF THE TOWN APPROVAL DATE SHOWN ON THE CERTIFIED SURVEY MAP. THIS RESTRICTION SHALL BE DEEMED TO RUN WITH THE LAND FOR THE TIME PERIOD SPECIFIED, REGARDLESS OF OWNERSHIP.

SCALE: 1" = 200'

BEARING BASE: WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, NAD1983.



EAST 1/4 CORNER SECTION 28-2-18
N 224°34'0.12"
E 2,408,681.70

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP. WE ALSO CERTIFY THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

TOWN OF LYONS
CITY OF LAKE GENEVA (EXTRATERRITORIAL JURSDICTION)
WALWORTH COUNTY

CHARLES R. FRONTCAK, TRUSTEE
ANNA J. FRONTCAK, TRUSTEE
FRONT BACK ESTATE REVOCABLE LIVING TRUST
4816 MOHAWK ROAD
ROCKFORD, IL 61107

C.R. Frontczak
C.R. Frontczak
CHARLES R. FRONTCAK, TRUSTEE

ANNA J. FRONTCAK, TRUSTEE

IN THE PRESENCE OF:

STATE OF WISCONSIN)
COUNTY OF WALWORTH)SS

PERSONALLY CAME BEFORE ME THIS 8TH DAY OF APRIL, 2026,

THE ABOVE NAMED CHARLES R. FRONTCAK ~~AND ANNA J. FRONTCAK~~, TRUSTEES OF THE FRONT BACK ESTATE REVOCABLE LIVING TRUST TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Bridgette AM Lepianka
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES: 12.02.2027



Gary B. Foat
NOVEMBER 25, 2025

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 28, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY,
WISCONSIN

CONSENT OF MORTGAGEE:

WE, FRONTCZAK'S MORTGAGEE OF THE ABOVE DESCRIBED LAND OWNED BY
CHARLES R. FRONTCZAK AND ANNA J. FRONTCZAK DO HEREBY CONSENT TO THE
SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DO
HEREBY CONSENT TO THE OWNERS CERTIFICATE OF CHARLES R. FRONTCZAK AND ANNA
J. FRONTCZAK.

Charles R. Frontczak
Anna J. Frontczak

STATE OF WISCONSIN }
COUNTY OF WALWORTH }SS

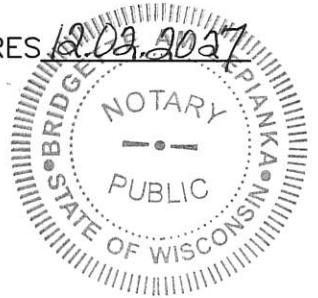
PERSONALLY CAME BEFORE ME THIS 8TH DAY OF APRIL, 2026,

CHARLES FRONTCZAK AND NA OF THE ABOVE NAMED CORPORATION,

TO ME KNOWN TO BE SUCH CHARLES FRONTCZAK AND NA OF SAID
CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS
SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Bridgette M. Depianka
NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES 12.09.2027



Gary E. Foot

NOVEMBER 25, 2025

SHEET 4 OF 5

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 28, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY,
WISCONSIN

TOWN OF LYONS PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF LYONS THIS 12TH DAY
OF January, 2026.

DAVE HELD
DAVE HELD, PRESIDENT

TOWN OF LYONS BOARD APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF LYONS THIS 12TH DAY
OF January, 2026.

KEVIN BATZ
KEVIN BATZ, CHAIRMAN

KARLA HILL
KARLA HILL, TOWN CLERK

CITY OF LAKE GENEVA EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE CITY OF LAKE GENEVA THIS _____, DAY OF _____, 2026.

TODD KRAUSE, MAYOR

LACEY REYNOLDS, CITY CLERK

WALWORTH COUNTY ZONING AGENCY APPROVAL:

THIS CERTIFIED SURVEY MAP APPROVED BY WALWORTH COUNTY ZONING AGENCY,
ON THIS _____ DAY OF _____, 2026.

RICK STACEY, CHAIRMAN



GARY B. FOAT
NOVEMBER 25, 2025
SHEET 5 OF 5

Memo to City of Lake Geneva

To: Renee Hanlon, Zoning Administrator **Date:** June 4, 2026

From: Gary Splinter, P.S.

CC: Charles R. Frontczak
David De Angelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: Certified Survey Map Review – Back Road CSM
Kapur Project #26.0259 Phase 16

BACKGROUND AND REQUEST:

We have completed an Extraterritorial review of a Certified Survey Map dated November 25, 2025, prepared by Gary B. Foat, PLS, of Degen – Foat Surveying Inc. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66 of the City of Lake Geneva Municipal Code, and good surveying practices.

Certified Survey Map Comments:

- **No Comments.**

We recommend approval of the Certified Survey Map. Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.

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

STAFF REPORT
 To Lake Geneva Plan Commission
 Meeting Date: June 15, 2026

Applicant:
 Bailey Freeman
 601 Black Hawk drive
 Burlington, WI

Request:
 Planned Development Concept review
 415 Broad Street
 Tax Key No. ZOP 00116

Description:

The applicant proposes to raze the existing structure at 415 Broad Street and construct a two-story building containing commercial and commercial apartment uses. The basement and first floor uses will be commercial while the second floor will consist of four (4) 2-bedroom apartments and one (1) 1-bedroom apartment. The applicant proposes to provide on-site parking to support the commercial apartment use.

Existing Zoning/Land Uses:

Property	Current Zoning	Current Land Use
Subject Property	CB Central Business	Vacant Commercial Building and Off-Street Parking
Property to the North	CB Central Business	Single Story Commercial Building
Property to the East	GB General Business	Two Story Church Building
Property to the South	CB Central Business	Two Story Commercial Building
Property to the West	CB Central Business	Two Story Commercial Building

Future Land Use Plan:

This property is designated *Central Business* on the City of Lake Geneva Comprehensive Plan Future Land Use Map.

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

Central Business District Description Downtown Lake Geneva is intended to remain the civic, social, and commercial hub of the community. The Central Business District future land use category is mapped over the historic downtown area. This category is intended for a mix of retail, commercial service, office, institutional, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing development.

Downtown Lake Geneva Recommended Zoning:

The City’s CB zoning district is most appropriate for areas in this future land use category.

Policies and Programs:

1. Consider preparing a detailed downtown redevelopment and revitalization plan to ensure the continued success of Downtown in collaboration with area property owners, City residents, the Chamber of Commerce, and other stakeholders. Amended: October 27, 2025 90 City of Lake Geneva Comprehensive Plan Chapter Five: Land Use
2. Preserve the architectural and historic character of the core downtown historic buildings. Require that new development, expansions, and exterior renovations complement the historic character of the downtown and comply with general design standards in Chapter Nine: Economic Development and more detailed design guidelines adopted by the City.
3. Encourage commercial developments that are most appropriate for the historic downtown to locate or remain there, rather than in other commercial districts in the City.
4. Promote the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, professional services, and community uses through marketing, investment and incentive strategies.

This property is within the Downtown Design Overlay District. Please refer to the design guidelines for new construction in Section 98-912 of the Zoning Ordinance. These guidelines should be compared to the proposed building architecture for consistency and compliance. Below are examples of the most recent new construction infill projects in the Downtown Design Overlay District as a reminder of previously reviewed and approved projects.



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.

20260180



APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS
City of Lake Geneva

By: Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
ZOP 00116 - 415 BROAD STREET, LAKE GENEVA WI 53147

Name and Address of Current Owner: Jianping Huang
415 BROAD STREET, LAKE GENEVA WI 53147

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

Owner Signature: [Signature]

Name and Address of Applicant:
On behalf of Jianping Huang - Bailey Freeman
601 Black Hawk Dr., Burlington WI 53105

Telephone No. with area code & Email of Applicant: [REDACTED]

Proposed Use: Basement and first floor - business tentants
2nd floor - apartments

Zoning District in which land is located: Central Business

Names and Addresses of architect, professional engineer and contractor of project:
Bailey Freeman - 601 Black Hawk Dr., Burlington WI 53105
Scherrer Construction - 601 Black Hawk Dr., Burlington WI 53105

Short statement describing activities to take place on site:
The existing building is to be demolished. A new 2 story building will be constructed to
for new business to occupy the basement and first floors. The second floor will consist of
(4) 2 bedroom apartments and (1) bedroom apartments.

4.2.26
Date

[Signature]
Signature of Applicant

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 415 BROAD STREET, LAKE GENEVA WI 53147

Applicant name Bailey Freeman

Applicant email [REDACTED] Phone Number [REDACTED]

Architect/Contractor/Designer Name Bailey Freeman

Architect/Contractor/Designer Email [REDACTED] Phone Number [REDACTED]

Type of Construction: New Addition Remodel
Type of Development: Single-family Multi-family Commercial Industrial
Type of Business Future businesses and Apartments

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 76' x 86'
- Will there be signage? YES / NO type (mounted, freestanding) TBD
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? minimal - same as existing
- Detailed property Site Plan? YES / NO Date of Plan: 4/2/26
- 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 TBD
- Estimated daily water usage in gallons per day TBD
- Estimated maximum water flow in gallons per minute TBD
- Number of bathrooms 10
- Brief description of process (if Industrial) _____

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

- Number of units 6
- Number of bedrooms in each unit 1-2
- Water service size requirement estimated to be 4-6"

