



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

Plan Commission Agenda
Monday, July 20, 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. Meeting Called to Order – Mayor Todd Krause**
- 2. Roll Call**
- 3. Approve Minutes of the June 15, 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-2026-006 for Downtown Design Review application for new signage at 300 Wrigley Dr, filed by Jordan Himmel, 6228 N Broadway, Chicago, IL, Tax Key No. ZHC00303.**
 - b. Discussion/Action on Resolution PC-2026-026 for Downtown Design Review application for a sandwich board sign at 812 W Main Street, filed by Jean Doliber and Kathy Dennen, 812 W Main Street, Lake Geneva, WI, Tax Key No. ZOP00332.**
 - c. Discussion/Action on Resolution PC-2026-041 for Downtown Design Review application for new signage at 703 W Main Street, filed by Valera Smokvin, POB 130, Grafton, WI, Tax Key No. ZA276000001.**
- 7. Land Division**
 - a. Discussion/Action on Resolution PC-2026-038 for application for Lot Line Adjustment at N1741 Highway 120, filed by Nicholas Egert, 835 Geneva Parkway, Suite 1, Lake Geneva, WI, Tax Key Nos. ZYUP 00197 and ZA427700001.**
- 8. Public Hearing, Review, and Recommendation**
 - a. Public Hearing for a Conditional Use Permit (CUP) to allow a commercial apartment and façade renovations at 736-738 Main St filed by Stebnitz Builders, Inc, 204 Commerce Ct #3, Elkhorn, WI, Tax Key No. ZOP00315 and ZOP00316.**
 - b. Discussion/Action on Resolution PC-2026-035 recommending approval of a Conditional Use Permit (CUP) to allow a commercial apartment and façade renovations at 736-738 Main St filed by Stebnitz Builders, Inc, 204 Commerce Ct #3, Elkhorn, WI, Tax Key No. ZOP00315 and ZOP00316.**

- c. Public Hearing for a Conditional Use Permit (CUP) to allow an Indoor Entertainment Operation (Wedding Venue) at 625 S Wells St filed by Carrie Douglass, 289 Indian Bend Rd, Burlington, WI, Tax Key No. ZOP00398.
- d. Discussion/Action on Resolution PC-2026-037 recommending approval of a Conditional Use Permit (CUP)) to allow an Indoor Entertainment Operation (Wedding Venue) at 625 S Wells St filed by Carrie Douglass, 289 Indian Bend Rd, Burlington, WI, Tax Key No. ZOP00398.
- e. Public Hearing for a Conditional Use Permit (CUP) to allow reconstruction of a single family dwelling within the Estate Residential-1 (ER-1) zoning district in compliance with the Single Family Residential-4 (SR-4) requirement for the property located at 1626 Evergreen Lane, filed by Desmond Wahlfeld, 323 Broad Street #102, Lake Geneva, WI, Tax Key No. ZLM00016.
- f. Discussion/Action on Resolution PC-2026-032 recommending approval of a Conditional Use Permit (CUP)) to allow reconstruction of a single family dwelling within the Estate Residential-1 (ER-1) zoning district in compliance with the Single Family Residential-4 (SR-4) requirement for the property located at 1626 Evergreen Lane, filed by Desmond Wahlfeld, 323 Broad Street #102, Lake Geneva, WI, Tax Key No. ZLM00016.
- g. Public Hearing for a Planned Development (Precise Implementation Plan) to allow the construction of a single-family residential structure in the PD Planned Development zoning district at 630 S Lake Shore Drive filed by Tess Komars, 640 N Vel R Phillips, Suite 210, Milwaukee, WI, tax Key No. ZA 315600002.
- h. Discussion/Action on Resolution PC-2026-030 recommending approval of a Planned Development (Precise Implementation Plan) to allow the construction of a single-family residential structure in the PD Planned Development zoning district at 630 S Lake Shore Drive filed by Tess Komars, 640 N Vel R Phillips, Suite 210, Milwaukee, WI, tax Key No. ZA 315600002.
- i. Public Hearing for a Planned Development (General Development Plan) to allow the construction of a commercial structure in the PD Planned Development zoning district at 140 Broad St., filed by Pacific Property Holdings, LLC, 672 W Main St #1136, Lake Geneva, WI, Tax Key No. ZOP00331.
- j. Discussion/Action on Resolution PC-2026-034 recommending approval of a Planned Development (General Development Plan) t to allow the construction of a commercial structure in the PD Planned Development zoning district at 140 Broad St., filed by Pacific Property Holdings, LLC, 672 W Main St #1136, Lake Geneva, WI, Tax Key No. ZOP00331.
- k. Public Hearing for a Planned Development (General Development Plan) to allow the construction of a mixed-use development in the PD Planned Development zoning district along Sheridan Springs Rd, filed by Simple Food Group LLC, 525 Broad St, Lake Geneva, WI, Tax Key No. ZA467900001, ZA467900002, ZA468000001, and ZA468000002.
- l. Discussion/Action on Resolution PC-2026-036 recommending approval of a Planned Development (General Development Plan) to allow the construction of a mixed-use development in the PD Planned Development zoning district along Sheridan Springs Rd, filed by Simple Food Group LLC, 525 Broad St, Lake Geneva, WI, Tax Key No. ZA467900001, ZA467900002, ZA468000001, and ZA468000002.

9. 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, June 15, 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, Gibbs

Approve Minutes of the May 18, 2026 Plan Commission meeting as distributed.

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

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

Public comment: None.

Acknowledgment of Correspondence.

No written omments or correspondence were submitted for the public record.

Downtown Design Review:

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.

- **Discussion:** The Commission reviewed a downtown design review application filed by Kathy Hanley for new signage at 271 Broad Street. The proposal includes a chalkboard sign. It was noted that the applicant is required to secure a sign permit prior to installation.
- **Action:** Motion by Cary, seconded by Powers, to approve the exterior wall sign and chalkboard sign, with the condition that the applicant secure a sign permit.
- **Vote:** Motion carried unanimously (7-0).

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.

- **Discussion:** The Commission/Council reviewed a downtown design review application for new signage at 235 Broad Street for KC's Something Sweet. Members discussed the proposed use of chalkboard-style signs. Concerns were raised regarding potential difficulties in regulating chalk colors under the current sign ordinance.
- **Action:** Motion by Skates, seconded by Cary, to approve Resolution PC 2026-023 for the chalkboard signage, subject to the condition that the sign be properly secured.
- **Vote:** Motion carried unanimously [7-0].

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.

- **Discussion:** The Commission reviewed a downtown design review application for the rebuild of a penthouse and the relocation of antennas at 703 West Main Street. Katie Grork, representing Insight Inc. and Verizon Wireless, presented the proposal. To address design concerns and blend the equipment with the building, the applicant proposed utilizing a reflective film to camouflage the antennas. Commission members reviewed the updated design plans.
- **Action:** Motion by Cary, seconded by Alderman Powers, to approve the resolution as presented.
- **Vote:** Motion carried unanimously (7-0).

Public Hearing, Review, and Recommendation

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.

- **Overview:** Chairperson [Name] opened the public hearing for a Conditional Use Permit (CUP) application to add a second floor to an existing legal non-conforming structure at 816 Pine Tree Lane.
- **Staff Presentation:** Staff explained that the property is zoned ER1 (Estate Residential) and the house is legal non-conforming regarding the side setbacks; however, a vertical expansion is permitted on the existing footprint through the CUP process.
- **Public Comment:** Chairperson Krause called for public comments. No public comments were received.
- **Hearing Closed:** Motion by Skates], seconded by Cary, to close the public hearing. Motion carried. 7-0

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.

- **Discussion:** The Commission/Council reviewed the building plans and verified the proposed vertical expansion limits.
- **Action:** Motion by Esarco, seconded by Gibbs, to approve the Conditional Use Permit with the following conditions,
 - The project must substantially conform to the submitted plans.
 - The applicant must secure all required permits prior to the start of construction.
- **Vote:** Motion carried unanimously (7-0).

Extraterritorial Certified Survey Map

- **Discussion:** The Plan Commission reviewed an extraterritorial Certified Survey Map (CSM) filed by Charles Fonstack to divide one existing lot into two lots for the purpose of constructing a single-family home. Staff noted that the property, located near Back Road off Highway 50, falls within the City's extraterritorial planning jurisdiction and exceeds the required density threshold. The Commission confirmed the property location and noted that no objections had been received from the surveyor.
- **Action:** Motion by Cary, seconded by Skates, to approve Resolution PC-2026-029 approving the extraterritorial Certified Survey Map.
- **Vote:** Motion carried unanimously (7-0).

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.

- **Discussion:** The Plan Commission conducted a conceptual review of a proposed planned development at 415 Broad Street. The concept involves redeveloping the existing building into first-floor commercial space with six commercial apartments on the upper floor. Commission discussion focused on:
 - **Parking & Design:** Review of local parking requirements and downtown infill design standards.
 - **Architecture:** Architectural style preferences, specifically debating the aesthetics of a pitched roof versus a flat roof.
- **Directives & Next Steps:** No formal action was taken. The Commission directed the applicant to revise the architectural plans to better align with downtown design guidelines. Specific items to address in the next submittal include:
 - Incorporating masonry elements into the facade.
 - Potentially utilizing a pitched roof design.
 - Providing adequate space and screening for trash storage within the designated parking area.

Planned Development Concept Plan Review

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.

- **Discussion:** The Plan Commission conducted a conceptual review of a proposed planned development at 415 Broad Street. The concept involves redeveloping the existing building into first-floor commercial space with six commercial apartments on the upper floor. Commission discussion focused on:
 - **Parking & Design:** Review of local parking requirements and downtown infill design standards.
 - **Architecture:** Architectural style preferences, specifically debating the aesthetics of a pitched roof versus a flat roof.
- **Directives & Next Steps:** No formal action was taken. The Commission directed the applicant to revise the architectural plans to better align with downtown design guidelines. Specific items to address in the next submittal include:
 - Incorporating masonry elements into the facade.
 - Potentially utilizing a pitched roof design.
 - Providing adequate space and screening for trash storage within the designated parking area.

Adjournment

Motion by Skates to adjourn, second by Gibbs. Motion Carried; 7-0. The meeting adjourned at 6:32 PM.

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

Applicant:
Jordan Himmel
6228 N Broadway
Chicago, IL

Request:
300 Wrigley Drive
Downtown Design Review of Signage

Description:

The applicant proposes installing the following signs at 300 Wrigley Drive:

- A 19.25 square foot non-illuminated aluminum panel with PVC letters on the balcony railing along the Center Street elevation.
- A 19.25 square foot non-illuminated aluminum panel with PVC letters on the balcony railing along the Wrigley Drive elevation.
- Two (2) 6 square foot aluminum panel signs on the south elevation.
- A 3 square foot aluminum directional sign on the south elevation.
- A 19.83 square foot aluminum panel with PVC letters on the north elevation.

Staff Recommendations:

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

The location of the two (2) 19.25 square foot wall signs on the railing of the building balcony is not a typical sign placement. Section 98-828 (1) (h) provides the following guidance when reviewing upper floor signage: “Wall signs, canopy signs, and projecting signs shall not be located on any portion of upper stories. The location of signs shall fit the building”. Signs have been attached to the balcony before; however, the City has no records to indicate that those signs were lawfully established. Therefore, there is no nonconforming claim that can be made and the Planning Commission must determine whether the placement on the railings meets the spirit and intent of the Zoning Ordinance and Downtown Design Guidelines.

The three (3) smaller signs on the south elevation near the front door comply with Zoning Ordinance standards.

The 19.83 square foot sign on the north elevation complies with the Zoning Ordinance standards.

Staff recommend the following condition is met:

1. The applicant shall secure sign permits 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.:

300 Wrigley Drive, Lake Geneva, WI 53147

Tax Key No. 36-3947365 (WI DFI G039600)

Name & Address of Current Building Owner:

Harbor Shores Hotel Management Inc. (Tammie Carstensen)

300 Wrigley Drive, Lake Geneva, WI 53147

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

Owner Signature: Tammie Carstensen

Name & Address of Applicant:

Jordan Himmel — GE Geneva LLC

6228 N Broadway, Chicago, IL 60660

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change:

Installation of permanent, building-mounted wall signage for Emmi's Lake Geneva and Gotham New York Bagels & Eats on the existing building façades, All signs are rigid aluminum composite panel with dimensional PVC lettering, non-illuminated. No freestanding sign proposed.

Zoning District: Commercial (CB) — Downtown Design Overlay

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

Maritime Construction — Lic. TGC029578 (installation) — 6228 N Broadway, Chicago, IL 60660

Monsibic Signs & Graphic — (773) 847-2828 (sign fabrication; UL E365547)

Description of Project:

Permanent, non-illuminated wall signage for Emmi's Lake Geneva and Gotham Rigid aluminum panel with dimensional PVC lettering. No freestanding sign proposed.

Date: June 22nd, 2026

02/27/2025

Signature of Applicant:

Jordan Himmel
1



**300 Wrigley Dr,
Lake Geneva, WI 53147**

PRESENTED BY: KEVIN WONG

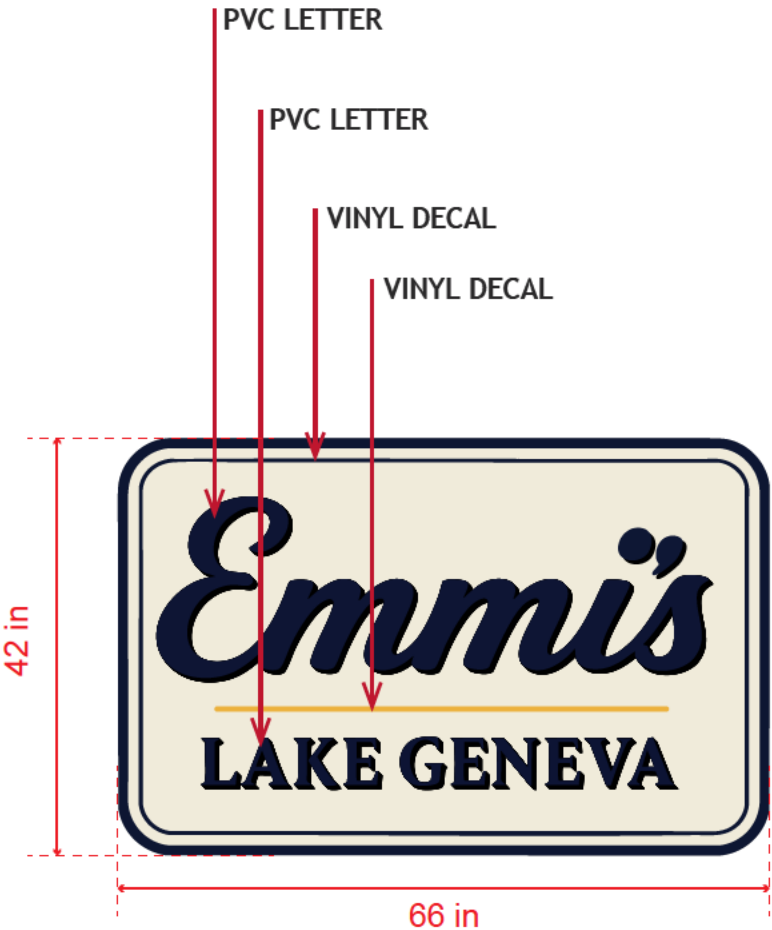


**Tel: (773) 847-2828 Fax: (773) 847-0088
927 W. 35th St.
Chicago, IL 60609
U.S.A**

SITE VIEW: SIGN 1 - ALUMINUM PANEL WITH PVC LETTER

Mounted flat and parallel to the building's street-facing vertical surface (railing/facade), rigid aluminum panel, dimensional PVC lettering, mechanically fastened, non-illuminated.

SIGN 1 - Permanent wall sign - 42 in x 66 in = 19.25 sq ft



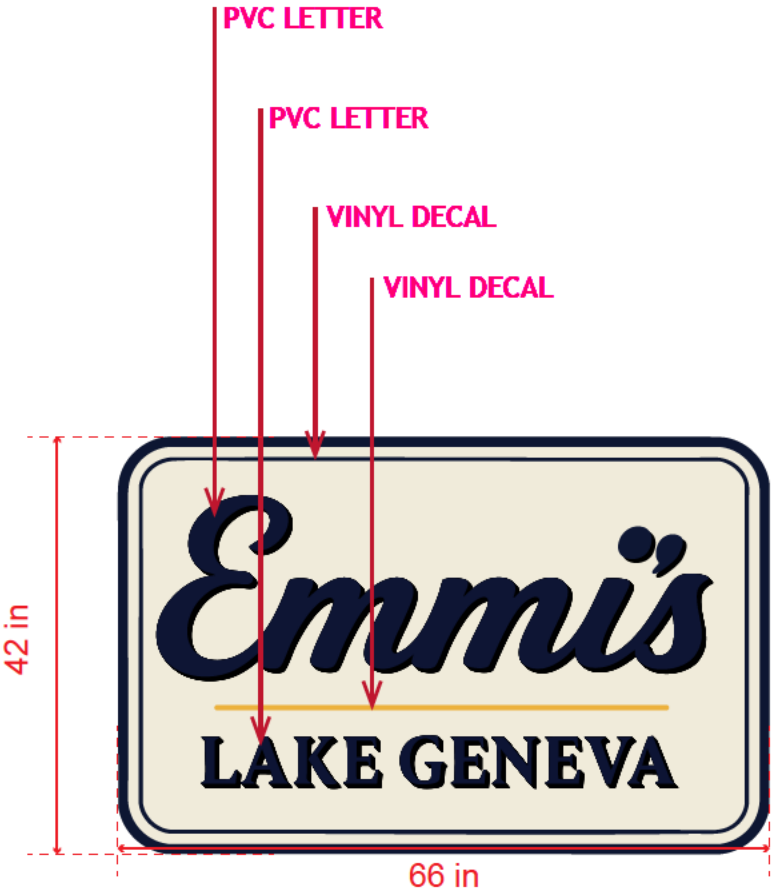
NOTE: Elevation drawings are for customer approval only. Drawings are not to be used as any installation guide. All dimensions must be verified before installation. Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK.

 monsibicTM Signs & Graphic 773-847-2828 927 W. 35th St., Chicago, IL 60609	Client Name: Emmi Lake Geneva Location: 300 Wrigley Dr, Lake Geneva, WI 53147	Start Date: 11.26.2025 Last Revision: Job #: Drawing #: Page: 2/6	Client Notes:	Sales Rep: KW Designer: Ariel 
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SITE VIEW: SIGN 2 - ALUMINUM PANEL WITH PVC LETTER

Mounted flat and parallel to the building's street-facing vertical surface (railing/facade), rigid aluminum panel, dimensional PVC lettering, mechanically fastened, non-illuminated.

SIGN 2 - Permanent wall sign - 42 in x 66 in = 19.25 sq ft



NOTE: Elevation drawings are for customer approval only. Drawings are not to be used as any installation guide. All dimensions must be verified before installation. Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK.

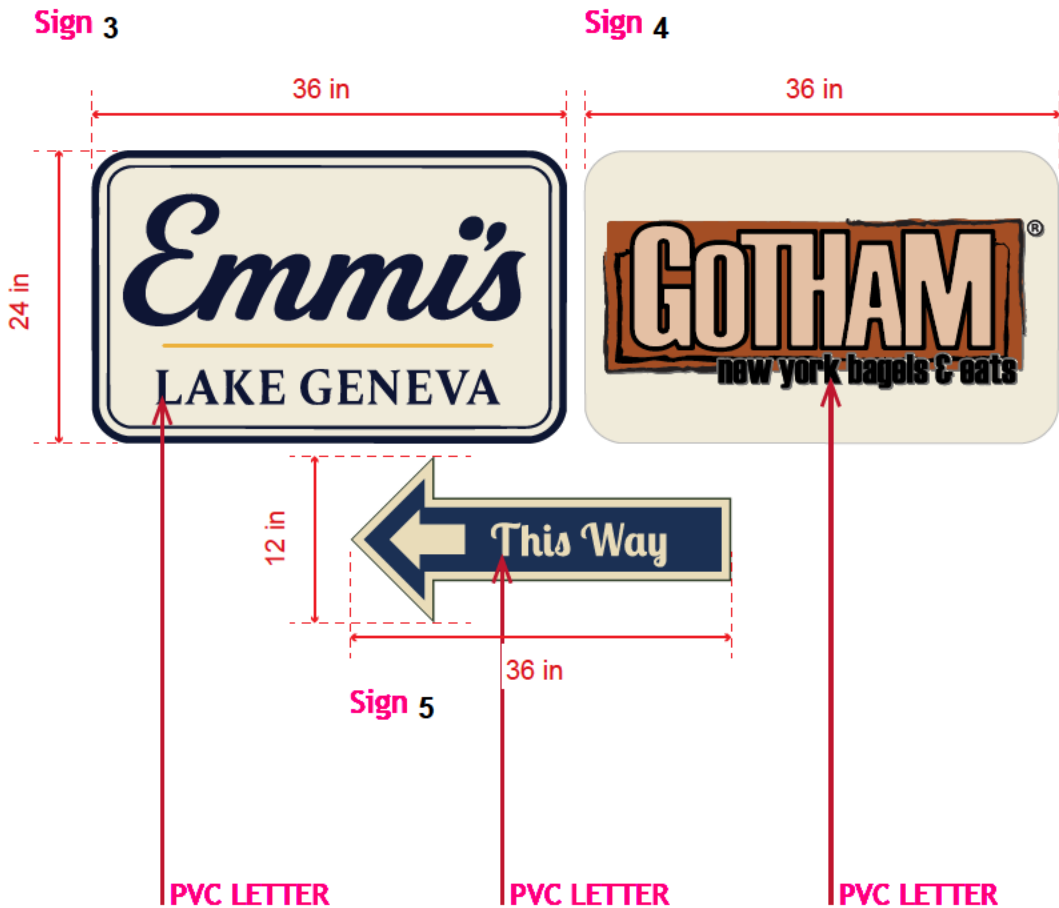
 monsibic Signs & Graphic 773-847-2828 927 W. 35th St., Chicago, IL 60609	Client Name: Emmi Lake Geneva Location: 300 Wrigley Dr, Lake Geneva, WI 53147	Start Date: 11.26.2025 Last Revision: Job #: Drawing #: Page: 3/6	Client Notes:	Sales Rep: KW Designer: Ariel 
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SITE VIEW: SIGN 3, 4 & 5 - ALUMINUM PANEL WITH PVC LETTER

Wall-mounted rigid aluminum panel, dimensional PVC lettering, mechanically fastened, non-illuminated.

SIGNS 3, 4 & 5 - Permanent wall signs

Sign 3: 24 x 36 = 6.0 sq ft | Sign 4: 24 x 36 = 6.0 sq ft | Sign 5 directional: 12 x 36 = 3.0 sq ft



NOTE: Elevation drawings are for customer approval only. Drawings are not to be used as any installation guide. All dimensions must be verified before installation. Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK.

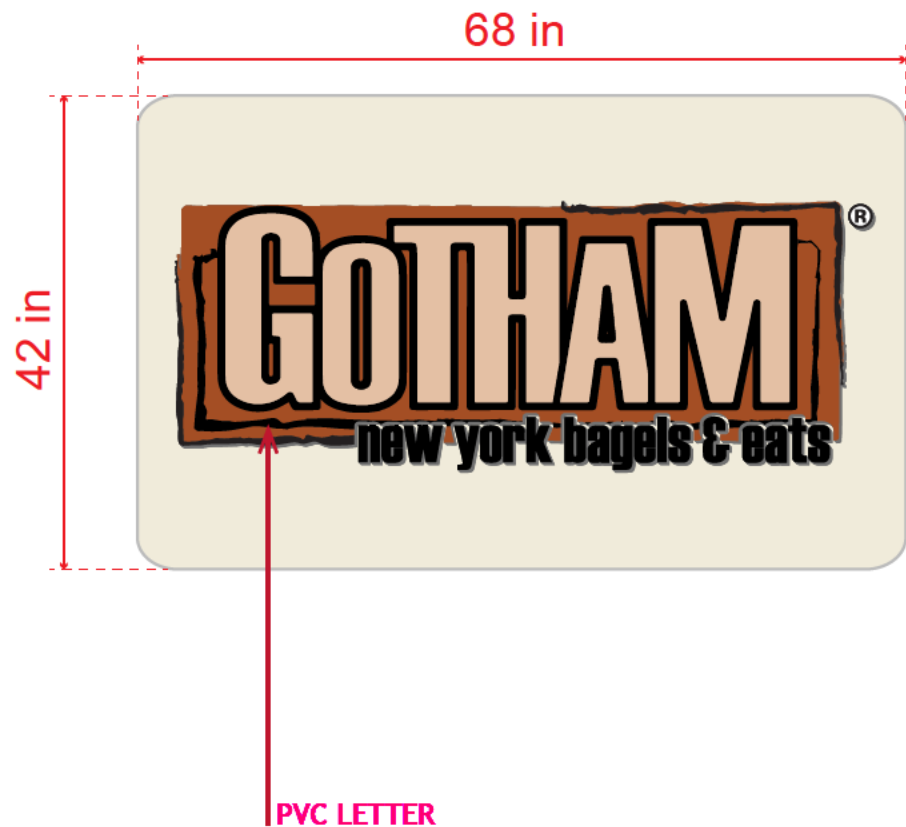
 monsibicTM Signs & Graphic 773-847-2828 927 W. 35th St., Chicago, IL 60609	Client Name: Emmi Lake Geneva Location: 300 Wrigley Dr, Lake Geneva, WI 53147	Start Date: 11.26.2025 Last Revision: Job #: Drawing #: Page: 4/6	Client Notes:	Sales Rep: KW Designer: Ariel MEMBER  INTERNATIONAL SIGN ASSOCIATION  LISTED
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SITE VIEW: SIGN 6 - ALUMINUM PANEL WITH PVC LETTER

EXTERIOR SIGN ON THE SIDE FACADE

Wall-mounted rigid aluminum panel, dimensional PVC lettering, mechanically fastened, non-illuminated.

SIGN 6 - Permanent wall sign - 42 in x 68 in = 19.83 sq ft



NOTE: Elevation drawings are for customer approval only. Drawings are not to be used as any installation guide. All dimensions must be verified before installation.
Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK.


monsibic™
Signs & Graphic
773-847-2828
927 W. 35th St., Chicago, IL 60609

Client Name:
Emmi Lake Geneva

Location:
300 Wrigley Dr,
Lake Geneva, WI 53147

Start Date: 11.26.2025
Last Revision:
Job #:
Drawing #:
Page: 5/6

Client Notes:

Sales Rep:
KW
Designer:
Ariel



Sign Location - Signs 3, 4 & 5

SOUTH FACADE - facing Harbor Shores parking lot, left of hotel main entrance



PROPOSED SIGNS

- ☐ **SIGNS 3, 4 & 5**
Emmi's / Gotham / directional

Signs 3 (Emmi's 24x36), 4 (Gotham 24x36),
5 (directional 12x36) at marked location.

Sign Location - Sign 6

NORTH / NORTHWEST FACADE - parking/service side



PROPOSED SIGNS

SIGN 6

Gotham 42x68 = 19.83 sq ft

No existing signage on this facade.
Sign 6 mounts flat to brick wall as marked.

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Downtown Design Review filed by Jordan Himmel, 6228 N Broadway, Chicago, IL, to install wall signs on a building located at 300 Wrigley Drive, Tax Key Nos. ZHC 00100 .			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-006	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by Jordan Himmel, 6228 N Broadway, Chicago, IL, to install wall signs on a building located at 300 Wrigley Drive, Tax Key Nos. ZHC 00100, and

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

1. The proposed Downtown Design Project is consistent with the Downtown Design Standards of Section 98-913(9), and

WHEREAS, the Plan Commission has recommended the following conditions:

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

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Jordan Himmel, 6228 N Broadway, Chicago, IL, to install wall signs on a building located at 300 Wrigley Drive, Tax Key Nos. ZHC 00100, per the findings of fact and additional conditions stated above.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Lacey L Reynolds, City Clerk

Date

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

Applicant:

Jean Doliber
Kathy Dremnen
812 W Main Street
Lake Geneva, WI

Request:

812 W Main Street
Downtown Design Review of Signage
Tax Key No. ZOP 00332

Description:

The applicant proposes the placement of a sandwich board sign at the entrance to the building located at 812 W Main 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.



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



#20260243

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

812 W. Main Street
Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Marker of Lake Geneva LLC c/o Kirk Booher
P.O. Box 69
Waunakee, WI 53597

Telephone Number of Current Building Owner:

Email Address:

Owner Signature:

Name & Address of Applicant:

Jean Doliber and Kathy Drennen
812 W. Main Street
Lake Geneva, WI 53147

Telephone Number of Applicant:

Email Address:

Proposed Design Change:

We want to place a sandwich board sign outside our store, and
place a planter in front of our store. Sign approx. 3' high x 2' wide;

Zoning District:

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

N/A

Description of Project:

N/A

Date:

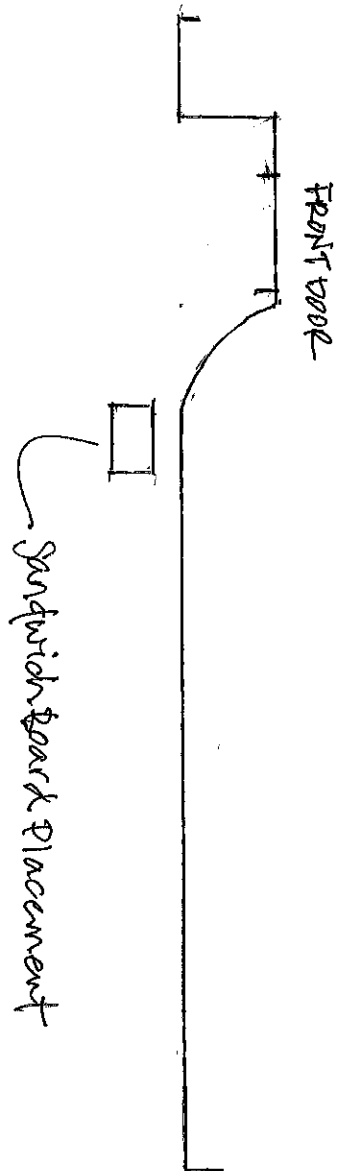
4.23.26
02/27/2025

Signature of Applicant:

1



Le Cookery Site Plan
for City of Lake Geneva
June 15, 2020



RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Downtown Design Review filed by Jean Doliber and Kathy Dremnen, 812 W Main Street, Lake Geneva, WI to allow a sandwich board sign at 812 W Main Street, Tax Key No. ZOP00332.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-026	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by Jean Doliber and Kathy Dremnen, 812 W Main Street, Lake Geneva, WI to allow a sandwich board sign at 812 W Main Street, Tax Key No. ZOP00332, and;

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

1. The proposed Downtown Design Project is consistent with the Downtown Design Standards of Section 98-913(9), and

WHEREAS, the Plan Commission has recommended the following conditions:

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

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Jean Doliber and Kathy Dremnen, 812 W Main Street, Lake Geneva, WI to allow a sandwich board sign at 812 W Main Street, Tax Key No. ZOP00332 per the findings of fact and additional condition stated above.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Amanda, Rotondi, Building Zoning Clerk

Date

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

Applicant:
Valera Smokvin
POB 130
Grafton, WI

Request:
703 W Main Street
Downtown Design Review of Signage

Description:

The applicant proposes installing the following signs at 703 W Main Street:

- Individual non-illuminated acrylic letters measuring 18 square feet in sign surface area on the Main Street elevation.
- Individual non-illuminated acrylic letters measuring 18 square feet in sign surface area on the Center Street elevation.

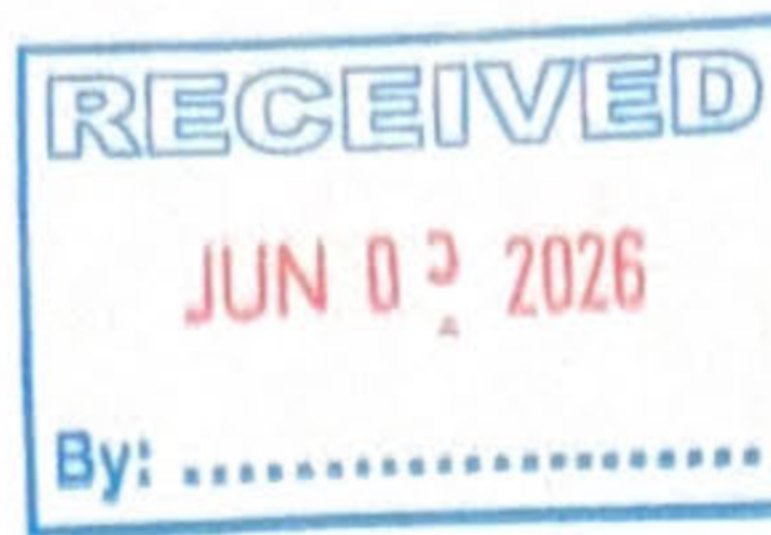
Staff Recommendations:

The colors submitted have been reviewed and comply with the Downtown Design Overlay Sign requirements (98-828). The sign area and placement comply with the Sign Ordinance requirements.

The window signage shown in the schematic drawings is NOT part of this application. Window signage is allowed without permit. Window signage shall not exceed 25% of the total window area.

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

1. The applicant shall secure sign permits 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.:

703 W. Main St. Lake Geneva 53147

Name & Address of Current Building Owner:

Roger Wolff - Venture Investments Partners LLP
PO Box 460 Lake Geneva, WI 53147

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

Owner Signature: Roger Wolff

Name & Address of Applicant:

Valera Smokvin - The Chocolate Factory
PO Box 130 Graton, WI 53024

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change:

Update exterior signage on building to reflect business name.

Zoning District: CB - Central Business

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

NA

Description of Project:

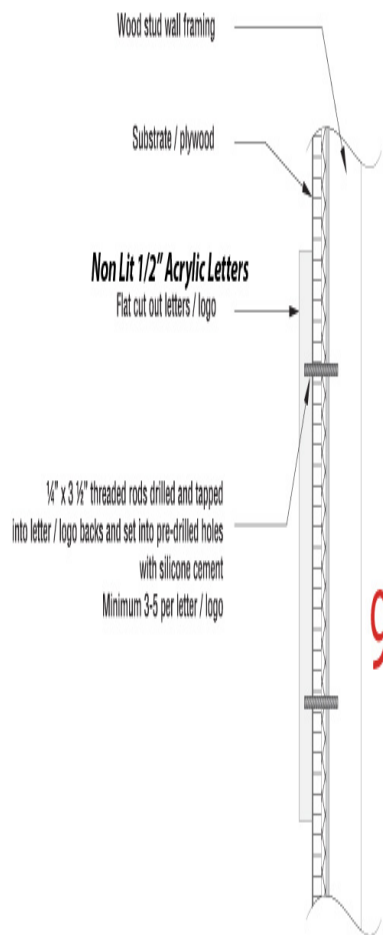
Update exterior signage to reflect business name.
"The Chocolate Factory" 14.5 inches Tall
"Sub Sandwiches & Ice Cream" 4.5 inches Tall

Date:

06/04/2025

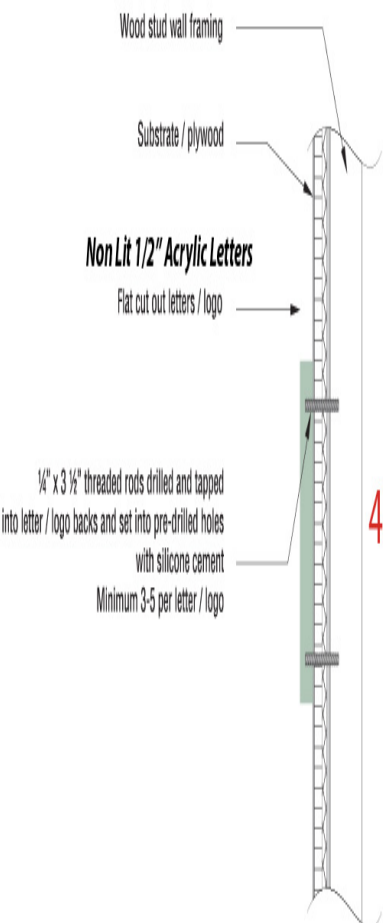
Signature of Applicant:

Valera Smokvin



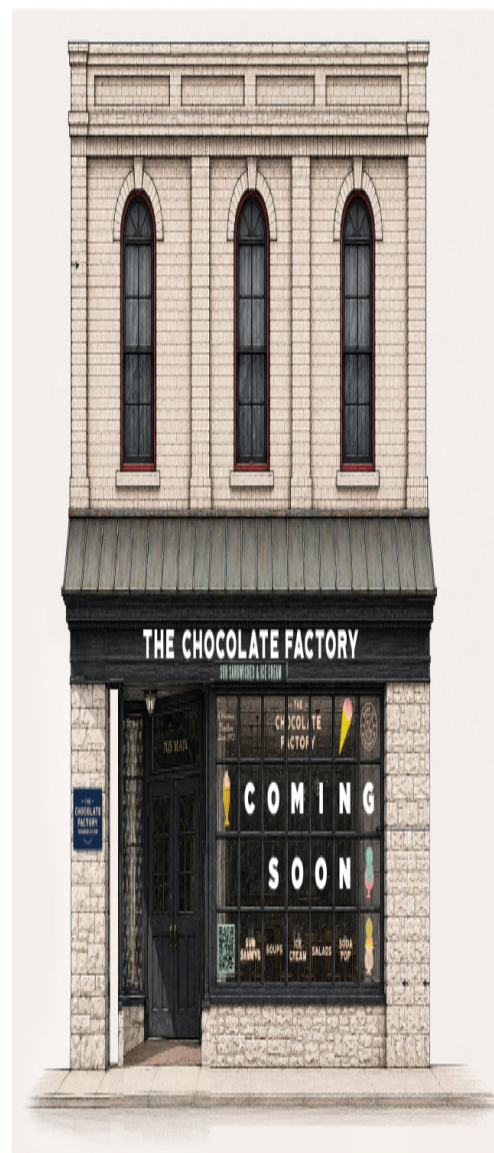
195"

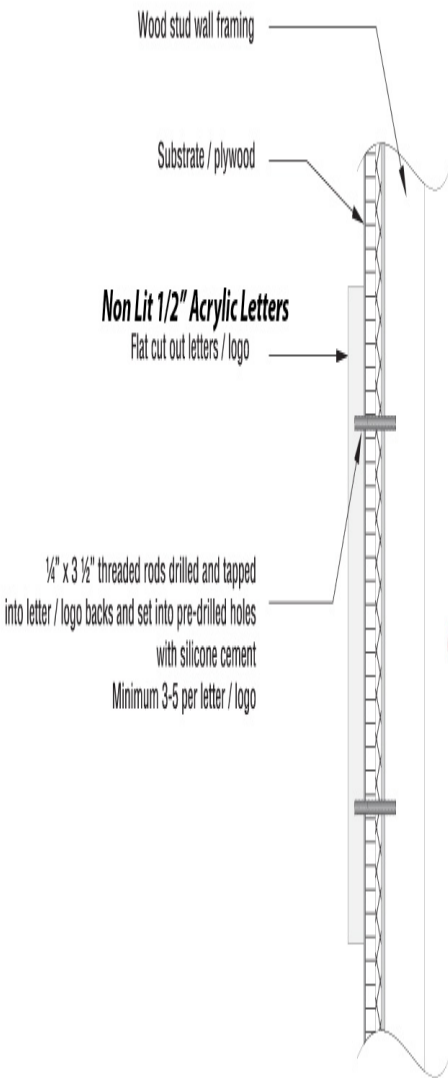
9" | THE CHOCOLATE FACTORY



55"

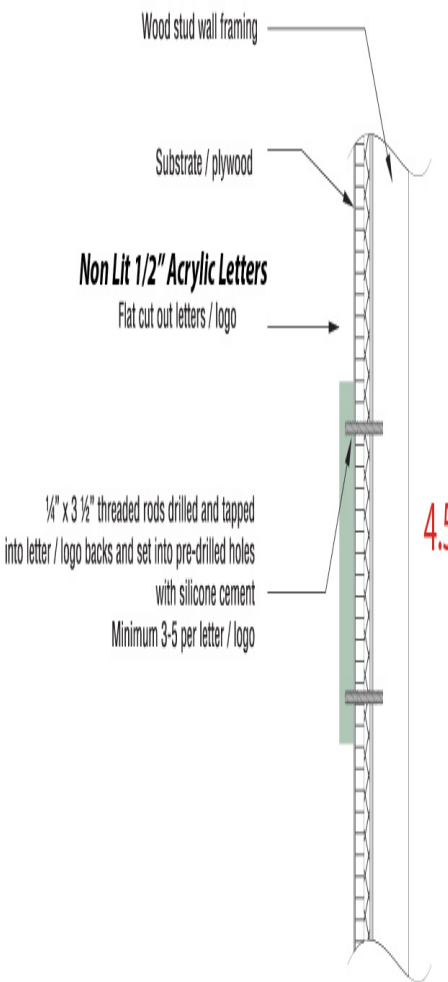
4.5" | SUB SANDWICHES & ICE CREAM





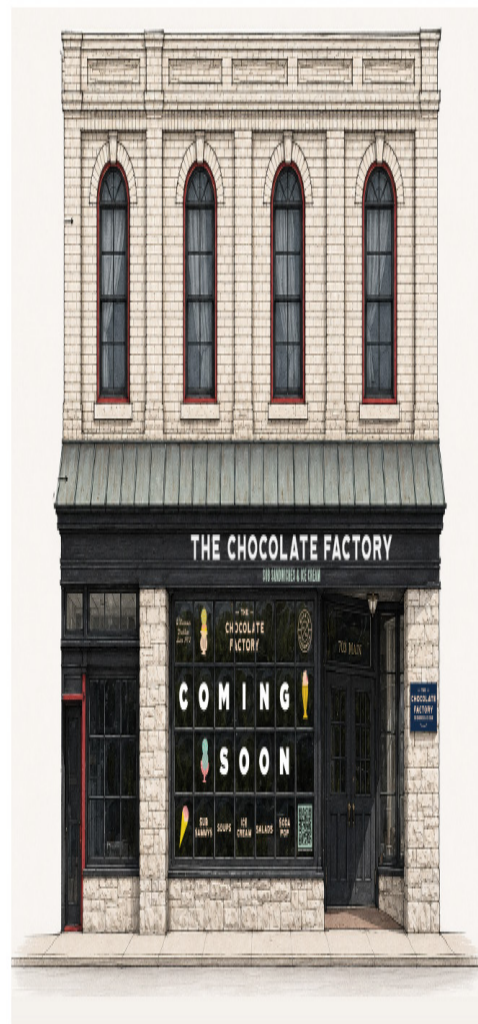
195"

9" | THE CHOCOLATE FACTORY



55"

4.5" | SUB SANDWICHES & ICE CREAM



RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Downtown Design Review filed by Valera Smokvin, POB 130, Grafton, WI, to install two (2) wall signs on a building located at 703 W Main Street, Tax Key Nos. ZA 276000001.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-041	Date:	July 20, 2026

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

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

- NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Valera Smokvin, POB 130, Grafton, WI, to install two (2) wall signs on a building located at 703 W Main Street, Tax Key Nos. ZA 276000001, per the findings of fact and additional conditions stated above.

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

Applicant:

Nicholas Egert
835 Geneva Parkway, Suite 1
Lake Geneva, WI

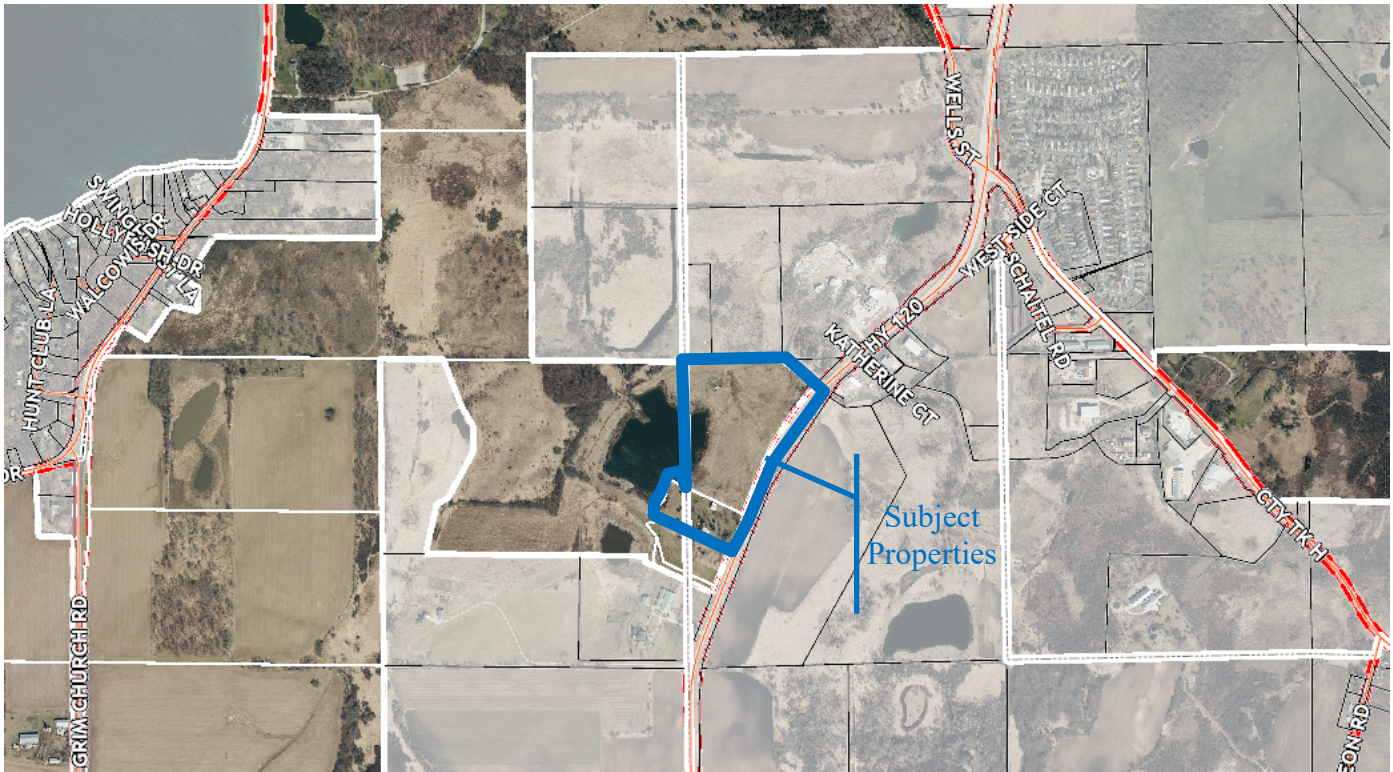
Request:

N1741 Highway 120
Tax Key Nos. ZYUP 00197 and ZA
427700001
Lot Line Adjustment

Request:

Applicant is proposing to adjust the common property line between these two parcels in order to transfer 2.38 acres from the larger parcel to the north (Tax Key No, ZYUP 00197 to the smaller parcel to the south (Tax Key No. ZA 427700001). The northern parcel is currently 22.86 acres, and the southern parcel is currently 5.61 acres. The northern parcel is unimproved, and the southern parcel is improved with a single-family residential structure.

Location Map:



Staff Review Comments:

Both properties are zoned RH Rural Holdings. This zoning district requires a minimum lot area of 35 acres for residential use and 40,000 square feet for nonresidential use. The northern lot does not contain enough area to support a residential use. Reducing the parcel by 2.38 acres will not change the status of this property. The southern parcel is improved with a residential use and is legal nonconforming with respect to lot area. The increase of 2.38 acres to this parcel will not change this status.

Staff Recommendation:

Staff recommend approval of this application.

Memo to City of Lake Geneva

To: Renee Hanlon, Zoning Administrator **Date:** July 6, 2026

From: Gary Splinter, P.S.

CC: Duke Potter c/o Nicholas A. Egert
David De Angelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: Lot Line Adjustment – Townline Road
Kapur Project #26.0259 Phase 25

BACKGROUND AND REQUEST:

We have completed a review of an Exhibit for a Lot Line Adjustment dated October 22, 2025, prepared by Michael J. Martin, PLS, of Cardinal Engineering. Our review was conducted to determine compliance with Chapter 66 of the City of Lake Geneva Municipal Code and good surveying practices.

Certified Survey Map Comments:

- *Label curve C1 on map.*

We recommend approval of the Lot Line Adjustment. Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Exhibit with municipal city code.

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

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☒ **CERTIFIED SURVEY MAP** or ☒ **SUBDIVISION PLAT** or ☒ **PLAT OF VACATION**

☒ **LOT LINE ADJUSTMENT**

NAME AND ADDRESS OF CURRENT OWNER:

① Horseshoe Hunt Club LLC

② William B. and Anna Kelly

W2285 Townline Road

N1741 Highway 120

Lake Geneva, WI 53147

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

OWNER SIGNATURE:

EMAIL ADDRESS:

PROJECT ADDRESS

TAX KEY NUMBER:

NAME AND ADDRESS OF APPLICANT:

Duke Potter c/o
Nicholas A. Egert

835 Geneva Parkway North, Suite 1

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT:

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Cardinal Engineering LLC

526 S Wells Street

Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR:

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Adjusting lot line between neighboring property owners.

\$200.00 fee, payable upon filing application

1/19/2026

1 | Page

LOT LINE ADJUSTMENT EXHIBIT

LEGAL DESCRIPTION:

PARCEL A
A PARCEL OF UNPLATTED LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 17 EAST, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WILMOUTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCORDING AT NORTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 7, THENCE NORTH 67° 23' 00" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 333.11 FEET; THENCE SOUTH 67° 40' 00" EAST, 386.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD 6TH 1231; THENCE SOUTHWESTERLY 85.45 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF A CURVE, HENCE CENTER LINE TO THE SOUTHWEST, MAKING A RADIUS OF 202.02 FEET, A CHORD WHICH BEARS SOUTH 87° 47' 30" WEST, AND A CHORD DISTANCE OF 324.61 FEET, THENCE CONTINUING SOUTH 30° 37' 00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 330.61 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4277, THENCE NORTH 67° 03' 40" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 70.84 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND, THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND, 234.02 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE NORTH 01° 42' 30" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 804.59 FEET, MORE OR LESS, TO 3/4" IRON BAR WHICH REPRESENTS A SECTION CORNER BEING 240 FEET, MORE OR LESS, FROM THE NORTH SHORELINE OF SAID EXISTING POND, THENCE CONTINUING NORTHEAST 01° 42' 30" WEST, ALONG SAID WEST LINE, 477.02 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND THE POINT OF BEGINNING.

EXCLUDING THEREFROM A PORTION OF THE ABOVE PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

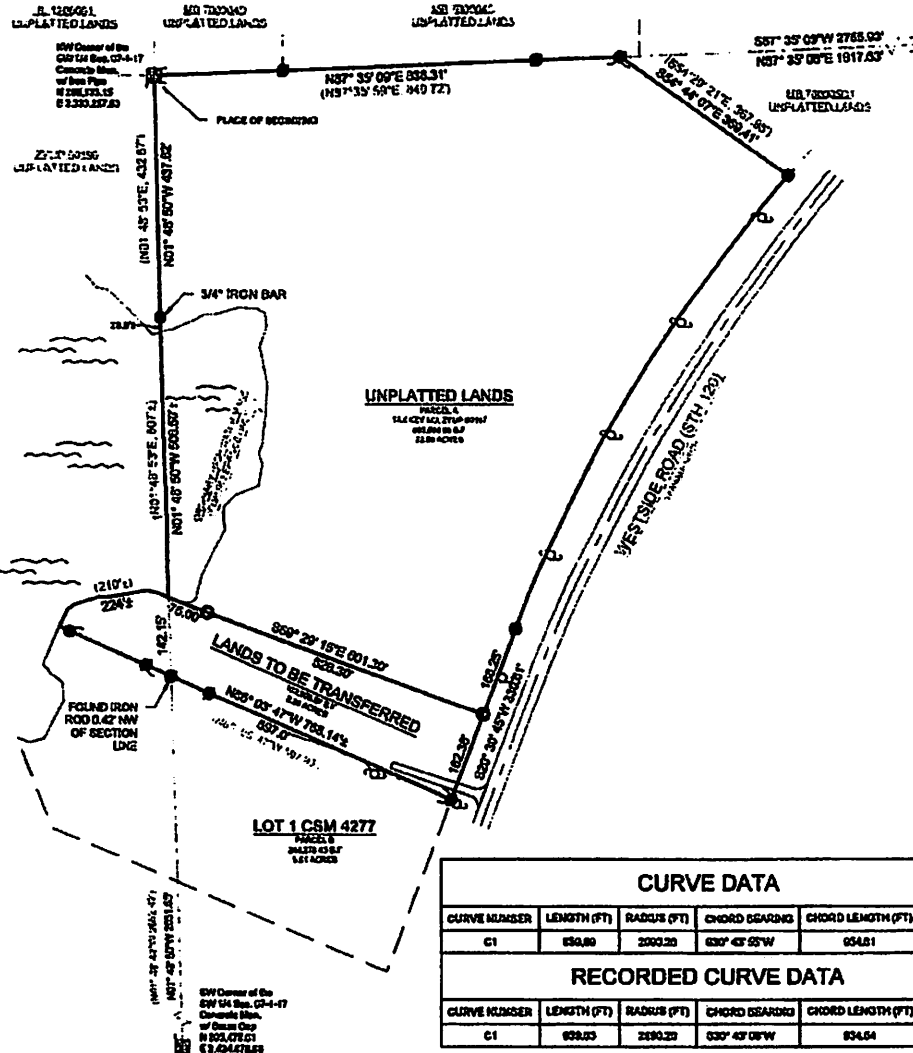
BEGINNING AT NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4277, THENCE NORTH 67° 03' 40" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 70.84 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND, THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND 234.02 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, EXCEPT SOUTH 87° 20' 15" EAST AND PERPENDICULAR TO WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD 6TH 1231, A DISTANCE OF 81.52 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD 6TH 1231, THENCE SOUTH 87° 20' 15" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 162.36 FEET TO THE POINT OF BEGINNING. SAID CERTIFIED SURVEY MAP NO. 4277 BEING A MAP ONLY RECORDED DECEMBER 9, 2020 IN THE OFFICE OF THE RECORDER OF DEEDS OF WILMOUTH COUNTY, IN VOLUME 27, ON PAGES 217 THROUGH 219, INCLUDING, AND AS DOCUMENT NO. 179234.

PARCEL B
LOT 1 OF CERTIFIED SURVEY MAP NO. 4277 AND A PORTION OF UNPLATTED LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 17 EAST, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WILMOUTH, STATE OF WISCONSIN, SAID PORTION OF UNPLATTED LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4277, THENCE NORTH 67° 03' 40" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 70.84 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND, THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND 234.02 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE SOUTH 87° 20' 15" EAST AND PERPENDICULAR TO WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD 6TH 1231, A DISTANCE OF 81.52 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD 6TH 1231, THENCE SOUTH 87° 20' 15" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 162.36 FEET TO THE POINT OF BEGINNING. SAID CERTIFIED SURVEY MAP NO. 4277 BEING A MAP ONLY RECORDED DECEMBER 9, 2020 IN THE OFFICE OF THE RECORDER OF DEEDS OF WILMOUTH COUNTY, IN VOLUME 27, ON PAGES 217 THROUGH 219, INCLUDING, AND AS DOCUMENT NO. 179234.

LANDS TO BE TRANSFERRED FROM PARCEL A TO PARCEL B
A PORTION OF UNPLATTED LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 17 EAST, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WILMOUTH, STATE OF WISCONSIN, SAID PORTION OF UNPLATTED LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4277, THENCE NORTH 67° 03' 40" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 70.84 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND, THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND 234.02 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE SOUTH 87° 20' 15" EAST AND PERPENDICULAR TO WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD 6TH 1231, A DISTANCE OF 81.52 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD 6TH 1231, THENCE SOUTH 87° 20' 15" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 162.36 FEET TO THE POINT OF BEGINNING. SAID CERTIFIED SURVEY MAP NO. 4277 BEING A MAP ONLY RECORDED DECEMBER 9, 2020 IN THE OFFICE OF THE RECORDER OF DEEDS OF WILMOUTH COUNTY, IN VOLUME 27, ON PAGES 217 THROUGH 219, INCLUDING, AND AS DOCUMENT NO. 179234.



Center of Sec. 07-147
1" diameter pipe
N 208.254.03
E 128.011.01

SCALE: 1" = 200'
SHEET SIZE: 11 x 17

LEGEND

- EXISTING BUILDING
- EXISTING GRAVEL
- WATER
- FOUND 1" IRON PIPE
- FOUND IRON ROD
- FOUND CONC. MONUMENT
- UTILITY POLE
- 1" I.D. IRON PIPE
- 10", 1.125" I.F.
- EXISTING FENCE

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, NAD-83 (2011).

THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 07-01-17 IS ASSUMED TO BEAR N01°48'00"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING

SURVEY ORDERED BY:
DUKE POTTER

PROPERTY ADDRESS:
2110 02107
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
AUGUST 28, 2023

FIELD CREW CHIEF:
LUKE LULA

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC



I, MICHAEL J. MARTIN, PLS-53597, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAN IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY LINES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

MICHAEL J. MARTIN, PLS 53597 **DATE** _____

CARDINAL
PLAN | SURVEY | ENGINEER
620 S WELLS STREET,
LAKE GENEVA, WI 53147
262-781-0770
PLANSURVEYENGINEER.COM

DATE: 10/22/2023 **JOS No:** 25413
SHEET: 1 OF 1 **SAV**

CURVE DATA				
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	630.86	2093.20	630° 43' 55" W	654.61
RECORDED CURVE DATA				
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	630.86	2093.20	630° 43' 00" W	654.54

LOT LINE ADJUSTMENT EXHIBIT

LEGAL DESCRIPTION:

PARCEL A

A PARCEL OF UNPLATTED LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 17 EAST, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 87° 35' 09" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 836.31 FEET; THENCE SOUTH 54° 44' 07" EAST, 369.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD (STH 120); THENCE SOUTHWESTERLY 959.69 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHEAST, HAVING A RADIUS OF 2890.28 FEET, A CHORD WHICH BEARS SOUTH 30° 43' 55" WEST, AND A CHORD DISTANCE OF 864.61 FEET; THENCE CONTINUING SOUTH 20° 30' 45" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 330.61 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4277; THENCE NORTH 66° 03' 47" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 768.14 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND; THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND, 224.00 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 01° 48' 50" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 506.50 FEET, MORE OR LESS, TO 3/4" IRON BAR WHICH REPRESENTS A MEANDER CORNER BEING 26.9 FEET, MORE OR LESS, FROM THE NORTH SHORELINE OF SAID EXISTING POND, THENCE CONTINUING NORTH 01° 48' 50" WEST, ALONG SAID WEST LINE, 437.62 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND THE POINT OF BEGINNING.

EXCLUDING THEREFROM A PORTION OF THE ABOVE PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4277; THENCE NORTH 66° 03' 47" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 768.14 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND; THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND, 224.00 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 69° 29' 15" EAST AND PERPENDICULAR TO WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD (STH 120), A DISTANCE OF 601.30 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD (STH 120); THENCE SOUTH 20° 30' 45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 162.36 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 995,586.68 SQUARE FEET (22.86 ACRES) MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 4277 BEING A MAP DULY RECORDED DECEMBER 9, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS OF WALWORTH COUNTY, IN VOLUME 27, ON PAGES 217 THROUGH 219, INCLUSIVE, AND AS DOCUMENT NO. 778624.

PARCEL B

LOT 1 OF CERTIFIED SURVEY MAP NO. 4277 AND A PORTION OF UNPLATTED LANDS LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 17 EAST, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, SAID PORTION OF UNPLATTED LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4277; THENCE NORTH 66° 03' 47" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 768.14 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND; THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND 224.00 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 69° 29' 15" EAST AND PERPENDICULAR TO WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD (STH 120), A DISTANCE OF 601.30 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD (STH 120); THENCE SOUTH 20° 30' 45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 162.36 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 347,784.02 SQUARE FEET (7.98 ACRES) MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 4277 BEING A MAP DULY RECORDED DECEMBER 9, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS OF WALWORTH COUNTY, IN VOLUME 27, ON PAGES 217 THROUGH 219, INCLUSIVE, AND AS DOCUMENT NO. 778624.

LANDS TO BE TRANSFERRED FROM PARCEL A TO PARCEL B
A PORTION OF UNPLATTED LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 17 EAST, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, SAID PORTION OF UNPLATTED LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4277; THENCE NORTH 66° 03' 47" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 768.14 FEET, MORE OR LESS, TO THE EASTERN SHORELINE OF AN EXISTING POND; THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID POND 224.00 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 69° 29' 15" EAST AND PERPENDICULAR TO WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD (STH 120), A DISTANCE OF 601.30 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTSIDE ROAD (STH 120); THENCE SOUTH 20° 30' 45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 162.36 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 103,505.57 SQUARE FEET (2.36 ACRES) MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 4277 BEING A MAP DULY RECORDED DECEMBER 9, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS OF WALWORTH COUNTY, IN VOLUME 27, ON PAGES 217 THROUGH 219, INCLUSIVE, AND AS DOCUMENT NO. 778624.

JL 1200001
UNPLATTED LANDS

MB 700004D
UNPLATTED LANDS

MB 700004C
UNPLATTED LANDS

ZYUP 00186
UNPLATTED LANDS

S87° 35' 09"W 2755.93'
N87° 35' 08"E 1917.63'

MB 700005D1
UNPLATTED LANDS

N87° 35' 09"E 838.31'
(N87° 35' 59"E, 840.72')

(N01° 48' 53"E, 432.87')

N01° 48' 50"W 437.62'

3/4" IRON BAR

26.9'

UNPLATTED LANDS

PARCEL A
TAX KEY NO. ZYUP 00197
995,586.68 S.F.
22.86 ACRES

(210'±)

224'±

75.00'

142.15'

526.30'

S69° 29' 15"E 601.30'

526.30'

N66° 03' 47"W 768.14'

507.0'

(N66° 05' 47"W 597.83')

162.36'

S20° 30' 45"W 330.61'

168.25'

182.36'

(N01° 48' 53"E, 432.87')

N01° 48' 50"W 2851.65'

SW Corner of the
SW 1/4 Sec. 07-1-17
Concrete Mon.
w/ Brass Cap
N 205.475.01
E 2,424.876.68

LOT 1 CSM 4277

PARCEL B
244,278.46 S.F.
5.61 ACRES

CURVE DATA

CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	959.69	2690.28	S30° 43' 55"W	954.61

RECORDED CURVE DATA

CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	959.63	2690.28	S30° 43' 08"W	954.54

Center of
Sec. 07-1-17
1" diameter pipe,
N 208,250.52
E 2,396,011.01



0 200 400 Feet

SCALE: 1" = 200'
SHEET SIZE: 11 x 17

LEGEND

- EXISTING BUILDING
- EXISTING GRAVEL
- FOUND 1" IRON PIPE
- FOUND IRON ROD
- FOUND CONC. MONUMENT
- UTILITY POLE
- SET 1" I.D. IRON PIPE 18", 1.13#/L.F.
- EXISTING FENCE
- WATER

BASIS OF BEARING:

THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011).

THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 07-01-17 IS ASSUMED TO BEAR N01°48' 50"W.

BUILDING SURVEYED TO:

THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:

DUKE POTTER

PROPERTY ADDRESS:

ZYUP 00197
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:

AUGUST 28, 2025

FIELD CREW CHIEF:

LUKE LILLA

SURVEYOR:

MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC



I, MICHAEL J. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON; BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

MICHAEL J. MARTIN, PLS #2307

DATE



CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 10/22/2025
SHEET 1 OF 1

JOB No. 25413
SMV

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Lot Line Adjustment filed by Nicholas Egert, 835 Geneva Parkway, Suite 1, Lake Geneva, WI, to transfer property from the parcel identified as Tax Key No. ZYUP 00197 to the parcel identified as Tax Key No. ZA 427700001			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-038	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered an Extraterritorial Kand Division application filed by Nicholas Egert, 835 Geneva Parkway, Suite 1, Lake Geneva, WI, to transfer property from the parcel identified as Tax Key No. ZYUP 00197 to the parcel identified as Tax Key No. ZA 427700001; and,

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

1. The proposed Lot Line Adjustment meets all standards of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Extraterritorial Land Division application filed by Nicholas Egert, 835 Geneva Parkway, Suite 1, Lake Geneva, WI, to transfer property from the parcel identified as Tax Key No. ZYUP 00197 to the parcel identified as Tax Key No. ZA 427700001.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building & Zoning Clerk Date

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

Applicant:
Stebnitz Builders, Inc.
204 Commerce Court #3
Elkhorn, WI

Request:
736-738 W Main Street
Conditional Use Permit:

- Establish a Commercial Apartment

Downtown Design Review:

- Façade Renovation

Conditional Use Request:

This application is for a Conditional Use Permit to allow for the establishment of a Commercial Apartment on the second floor of the building. The applicant is proposing one (1) 2-bedroom apartment on the second floor.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

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 CUPs; and,
- Provide specific suggested *conditions* to modify the project as submitted.

Staff Review Comments:

The second floor Commercial Apartment use is an historic and common use within the Central Business District. The Zoning Ordinance requires off-street parking to support the use at a rate of one (1) space per one (1) bedroom. This property has ample off-street parking accessible through the alley to support this use.

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:
- a. 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.
 - b. 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.
 - c. 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.

- d. 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.
- e. 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.
- f. 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 on the proposed Conditional Use Permit:

Staff recommend the Plan Commission to recommend approval of the proposed conditional uses as submitted.

Downtown Design Review:

This application includes a request for review of the façade improvements proposed for the building. The applicant is proposing a color change to the building as well as a change to the storefront and window configuration.

Action by the Plan Commission:

Approval, Denial, or Approval with Conditions of the façade improvements.

Staff Review Comments:

Commissioners must consider the requirements and guidelines of Section 98-913 in making their decision. The building is located on Main Street between Cook and Center Streets which is a national register historic district. This area should remain true to the overall design theme of downtown.

Section 98-913(9)(b)(5 and 6) provides guidance on building rhythm.



Commissioners should consider whether the proposed change to the windows and storefront are in keeping with the existing rhythm or whether the proposed change would disrupt the overall rhythm.

Section 98-913(10) provides guidance on building colors.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

736 & 738 W. MAIN ST. LAKE GENEVA, WI 53147

SEE LEGAL DESCRIPTION ATTACHED

Name and Address of Current Owner: COULTER CROSSINGS, LLC

226 CIRCLE PKWY WILLIAMS BAY, WI

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

Owner Signature: Christopher R. Coulter

Name and Address of Applicant:

STEBNITZ BUILDERS, INC (JEFF AUERGER)

204 COMMERCE COURT #3 ELKHORN, WI 53121

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

Proposed Conditional Use: COMMERCIAL APARTMENT

(AT SECOND FLOOR OF A TWO STORY BUILDING W/ BASEMENT(S)
BELOW)

Zoning District in which land is located: CENTRAL BUSINESS

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

ARCH: CHRIS ELMER DESIGN, LLC 3407 S GLEN CT NEW BERLIN, WI 53151

P.E.: MARK PULOKAS, FOLS ENGINEERING, LLC 607 DAVIS ST. ELKHORN, WI 53121

G.C.: JEFF AUERGER, STEBNITZ BUILDERS, INC 204 COMMERCE CT. ELKHORN WI 53121

Short statement describing activities to take place on site:

A RESIDENTIAL APARTMENT ABOVE THE COMMERCIAL
STOREFRONTS (WHICH WILL OPERATE AS RETAIL &
ASSEMBLY) THIS WILL CONSIST OF ONLY ONE APARTMENT.

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

05/07/2024

Date 08/06/2025

Signature of Applicant [Signature]

_____ (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 USE IS CONSISTENT WITH BOTH THE LONG-TERM HISTORIC USE OF THE BUILDING AS WELL AS THE CURRENT SECOND FLOOR USE OF MANY OF THE BUILDINGS IN THE DOWNTOWN.

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?

OUR PROPOSED USE IS CONSISTENT WITH MANY OTHER "MIXED-USE" CENTRAL BUSINESS ZONE PROPERTIES AND DOES NOT CONFLICT IN ANY WAY WITH THE "INTENTION" OF THIS DISTRICT.

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 PROPOSED USE CREATES NO UNDUE ADVERSE IMPACT ON NEARBY PROPERTIES. THE PARKING LOT (SOUTH SIDE OF BUILDING) PROVIDES FAR MORE PARKING THAN REQUIRED FOR ONE APARTMENT

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 PROPOSAL MAINTAINS CONSISTENT USE OF A SECOND FLOOR SPACE WHEN COMPARED WITH OTHER, SIMILAR BUILDINGS LOCATED WITHIN THE DOWNTOWN PROPER, EXCEPT WITH LOWER DENSITY THAN MOST.

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?

IT IS LOCATED IN THE DOWNTOWN PROPER AND WILL NOT
HAVE ANY NEGATIVE OR UNDOE BURDEN ON THE CITY OR UTILITY
PROVIDERS

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?

WE DONT BELIEVE SO. IN OUR OPINION, AND THAT OF THE ZONING
ADMINISTRATOR OUR PROPOSED USE IS CONSISTENT WITH OTHERS WITHIN
THE CENTRAL BUSINESS DISTRICT AND CREATES NO ADVERSE IMPACTS.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 1 full scale copy in blue/line or black/line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

____ Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

ALTA/NSPS LAND TITLE SURVEY

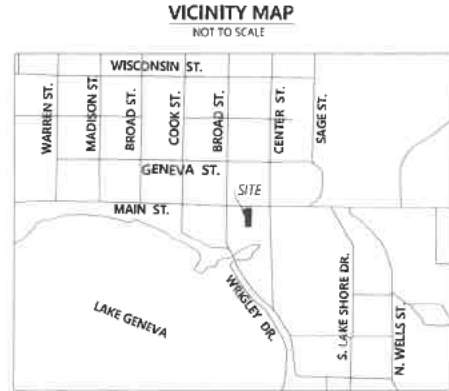
THE LEGAL DESCRIPTION OF RECORD AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY NEW Title Services, Inc. AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE
COMMITMENT NUMBER: NEW-26-20707 EFFECTIVE DATE: JANUARY 8, 2026 at 8:00am

A

LEGAL DESCRIPTION

Parcel 1:
The East 23 feet 4 inches of the West 24 feet 8 inches of Lot Three (3) in Block Thirty (30), Original Plat of Lake Geneva, City of Lake Geneva, Wisconsin.
Tax Parcel No. ZOP 00315

Parcel 2:
A parcel of land located in Lots Three (3) and Four (4), Block Thirty (30), Original Plat of the City of Lake Geneva, Walworth County, Wisconsin, described as follows: Beginning in the North line of Lot 4 in Block 30 in the City of Lake Geneva (formerly Village of Geneva) in the County of Walworth, State of Wisconsin, according to the plat of said Village of record in the office of the Register of Deeds in and for said County, at a point 18 1/2 feet West from the Northeast corner of said Lot 4, said point being in the center of the party wall erected by P.H. Moore under contract with Lewis Curtis, thence East in the North line of said Lot, 19 feet 7 1/2 inches to the center of an iron pipe found in the center of the party wall herein described, thence South parallel with the East and West lines of said Lot to the North line of the alley, thence West in the North line of the alley, 19 feet 7 1/2 inches to the land now owned by P.H. Moore, thence North parallel with the East and West lines of said Lot and in the center line of said party wall to the place of beginning.
Tax Parcel No. ZOP 00316



MAP OF PROPOSED CONDITIONAL USE - 736 E 738 W. MAIN ST.

- ALL LANDS FOR CUP USE
- BUILDING AREA USED FOR COMMERCIAL APARTMENT (PRIMARYLY SECOND FLOOR)
- SECOND FLOOR DECK AREA FOR COMMERCIAL APARTMENT
- PROPOSED ELEVATOR CHASEWAY ADDITION (8'x8')

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

ITEMS 1-20, 28 & 29 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.

- Grant of Easement by an instrument recorded on July 3, 1992 in Volume 578, Page 556, as Document No. 237313. AFFECTS SURVEYED PROPERTY PARCEL 2. LOCATION OF EASEMENT CANNOT BE PLOTTED OR DETERMINED TO BE VALID.
- Underground Electric and Communication Line Facilities by an instrument recorded on August 6, 2007 in as Document No. 715571. LIES WITHIN SURVEYED PROPERTY PARCEL 1, LOCATION SHOWN.
- Underground Electric and Communication Line Facilities by an instrument recorded on August 5, 2007 in as Document No. 715572. LIES WITHIN SURVEYED PROPERTY PARCEL 2, LOCATION SHOWN.
- Any rights, title, interest, or claim thereof to that portion of the land taken, used or granted for streets, roads, highways or alleys.
- Terms, covenants, conditions, restrictions and provisions as set forth in Warranty Deed recorded on February 27, 1945 in Volume 328, Page 289 as Document No. 375172. BLANKET IN NATURE, AFFECTS PARCEL 2.
- Rights or interest of the adjoining owners in and relating to a party wall located along or adjacent to the subject premises. BLANKET IN NATURE, AFFECTS PARCELS 1 & 2.
- Reservation for easements, building setback lines and other matters referenced on the recorded Plat or Certified Survey Map of the subject property referred to in Schedule A herein. NO EASEMENTS EXIST ON THE ORIGINAL PLAT OF LAKE GENEVA.

TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 4: GROSS LAND AREA OF PARCEL 1: 4,020 SQ. FT. (0.092 ACRES)
GROSS LAND AREA OF PARCEL 2: 3,380 SQ. FT. (0.077 ACRES).

ITEM 5: CONTOUR LINES PLOTTED HEREON AT 1 FOOT INTERVALS. SOURCE: BENCHMARK IS NGS PID: DG4877 - ELEVATION = 1055.7 NAVD-88 (2012) VERTICAL DATUM.

ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

ITEM 9: PARCEL 1 (738 S. MAIN STREET) HAS 4 REGULAR IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.
PARCEL 2 (736 S. MAIN STREET) HAS 4 REGULAR IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.

ITEM 11(a): LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR BY A DIGGERS HOTLINE REQUEST, TICKET NUMBER 2026070434 & 2026070717 WITH A START DATE OF FEBRUARY 17, 2026. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. MEMBERS NOTIFIED WITH DIGGERS HOTLINE REQUEST ARE ALLIANT ENERGY, LAKE GENEVA UTILITY COMMISSION, WINDSTREAM, AT&T DISTRIBUTION, WE ENERGIES, TIME WARNER CABLE.

GENERAL NOTES

- EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.
- THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.
- R.H. BATTERMAN & CO., INC. DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.
- SNOW PILES EXISTED ON THE SITE AT THE TIME OF STARTING THE FIELDWORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING FIELDWORK.
- THE SURVEYED PARCEL HAS 1 PHYSICAL ACCESS LOCATION TO A PUBLIC ALLEY WAY AS PLOTTED HEREON.
157 FT EAST FROM THE SOUTHEAST CORNER OF PARCEL 1 TO CENTER STREET
162 FT WEST FROM THE SOUTHWEST CORNER OF PARCEL 2 TO BROAD STREET
- THE BOUNDARY OF PARCELS 1 & 2 HAS BEEN DETERMINED BASED ON PREVIOUS SURVEYS MONUMENTS AND BUILDING TIES MEASURED AND NOTED ON PLATS OF SURVEY BY: SUTTER SURVEYING, LLC, FLOYD JENSEN, WALWORTH COUNTY SURVEYING & MAPPING, AND B.W. SURVEYING, INC. AS NOTED HEREON.
A PLAT OF SURVEY BY CARDINAL DATED 10/03/2024 FOUND A MAG NAIL NEAR THE SOUTHWEST CORNER OF PARCEL 2 AND SET MAG NAILS AT THE SOUTH CORNERS OF PARCEL 1. THESE CORNERS DO NOT MATCH BUILDING TIES AND PREVIOUS SURVEY INFORMATION IN BLOCK 30. THE MAG NAIL SET BY CARDINAL AT THE SOUTHEAST CORNER OF PARCEL 1 APPEARS TO HAVE BEEN REMOVED BY TRENCHING OF ELECTRIC UTILITIES.

CONTROL POINT TABLE				
Point #	Description	Elevation	Northing	Easting
900	CP MAG	875.04	335915.059	791599.241
902	CP MAG	876.91	335909.377	792055.122
950	CP MAG	881.80	336113.662	791865.671
951	CP MAG	882.22	336105.637	792122.219
1100	PROPERTY CORNER MAG	876.41	335932.597	791862.089
1000	BM CUT SQUARE ON NORTHWEST CORNER OF TRANSFORMER PAD	876.44	335912.9	791823.3

*NOTE: THIS DOCUMENT HAS BEEN SHRUNK TO COMPLY. SCALE NOW: 1"=20' (11x17)

SURVEYOR'S CERTIFICATE

To: Coulter Crossing, LLC,
New Title Services, Inc.

NAMES OF OTHERS AS NEGOTIATED

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 5, 7(a), 8, 9, and 11(a) of Table A thereof.

The field work was completed on February 12, 2026.

Kristin J. Belongia



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

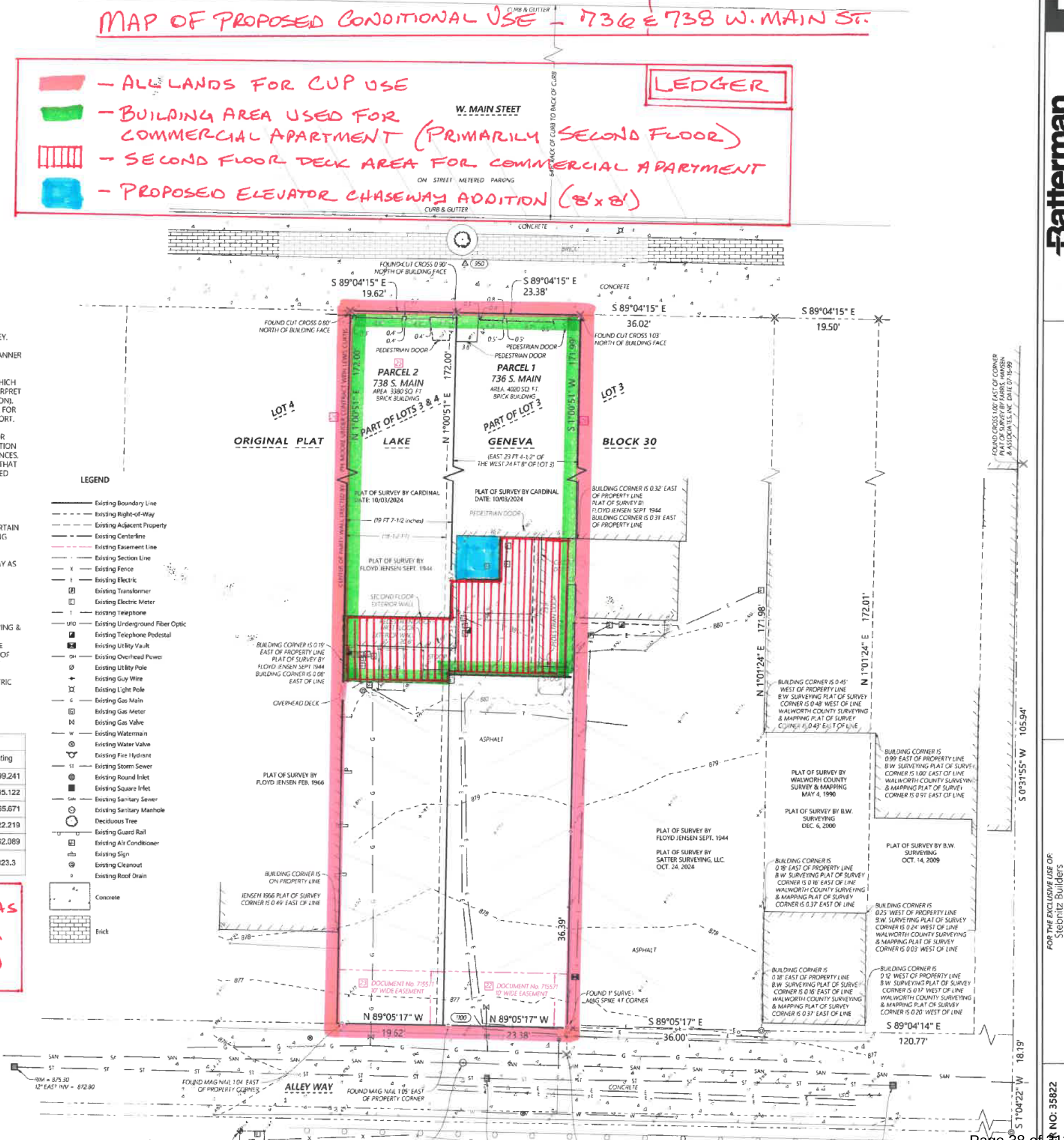
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE, THE NORTH LINE OF THE BLOCK 30 OF THE ORIGINAL PLAT OF LAKE GENEVA BEARING SOUTH 89°04'15" EAST.

MONUMENT KEY

- Iron Pipe Found
- Mag Nail Found
- Railroad Spike Found
- Cut Cross Found
- Record Information

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Easement Line
- Existing Section Line
- Existing Fence
- Existing Electric
- Existing Transformer
- Existing Electric Meter
- Existing Telephone
- Existing Underground Fiber Optic
- Existing Telephone Pedestal
- Existing Utility Vault
- Existing Overhead Power
- Existing Utility Pole
- Existing Guy Wire
- Existing Light Pole
- Existing Gas Main
- Existing Gas Meter
- Existing Gas Valve
- Existing Watermain
- Existing Water Valve
- Existing Fire Hydrant
- Existing Storm Sewer
- Existing Round Inlet
- Existing Square Inlet
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Deciduous Tree
- Existing Guard Rail
- Existing Air Conditioner
- Existing Sign
- Existing Cleanup
- Existing Roof Drain
- Concrete
- Brick



NO: 35822

MAP SHOWING THE LOCATION OF THE SUBJECT PROPERTY RELATIVE TO THE CITY OF LAKE GENEVA





Proposed CUP - Use/Activities and Building Details

The requested CUP is for the mixed use of this two-story building located within the “Central Business District” in downtown Lake Geneva.

We request CUP approval to utilize the second floor of this building as a residential apartment. The apartment will be accessed by two stairways and an elevator, all from first floor/ground level.

The “commercial apartment,” when completed, will house one apartment. For the foreseeable future, the apartment will be occupied by the daughter of the property owner. She will also be operating the two first floor/ground level storefronts (retail and assembly).

The planned apartment will be approximately 3,300sqft in size and will have access to the two-tier deck planned at the rear (south side) of the building. The rear (south side) of the subject property currently provides twelve parking spaces. We believe these are a bit small and expect to reduce that number to six by enlarging them and the access to them, as well as a spot dedicated for a future dumpster container.

E

APPROPRIATE IN THE CITY OF LAKE GENEVA

We believe this CUP request is consistent not with the historic use of this building and with the current use of many buildings in the City of Lake Geneva. We believe by creating just one apartment (versus three or four) there is no negative impact to the city or its service providers. The property provides far more parking capacity that is needed for the single apartment thereby creating additional parking for employees of the future business operations and reducing the impact on street parking and off-site parking.

AS BUILT & PROPOSED - BUILDING ELEVATIONS



EXISTING REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"



EXISTING FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"

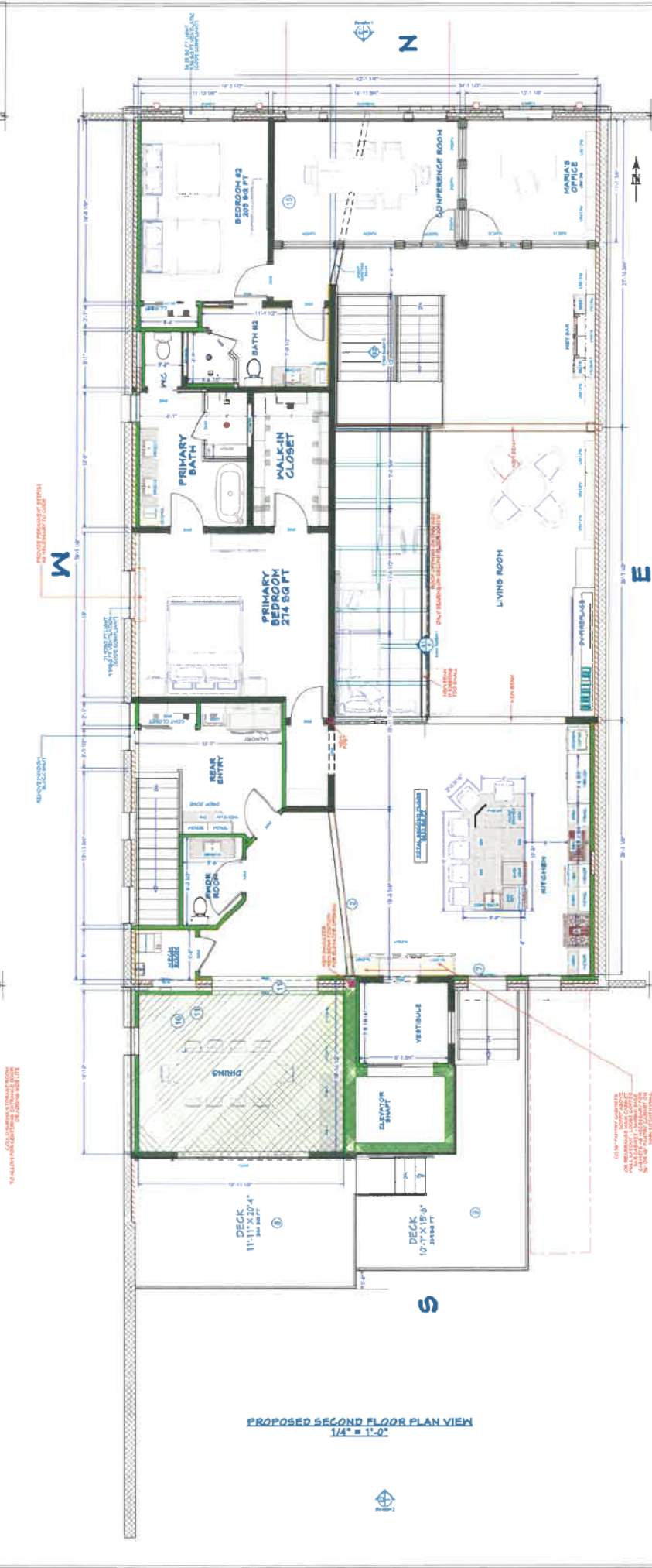
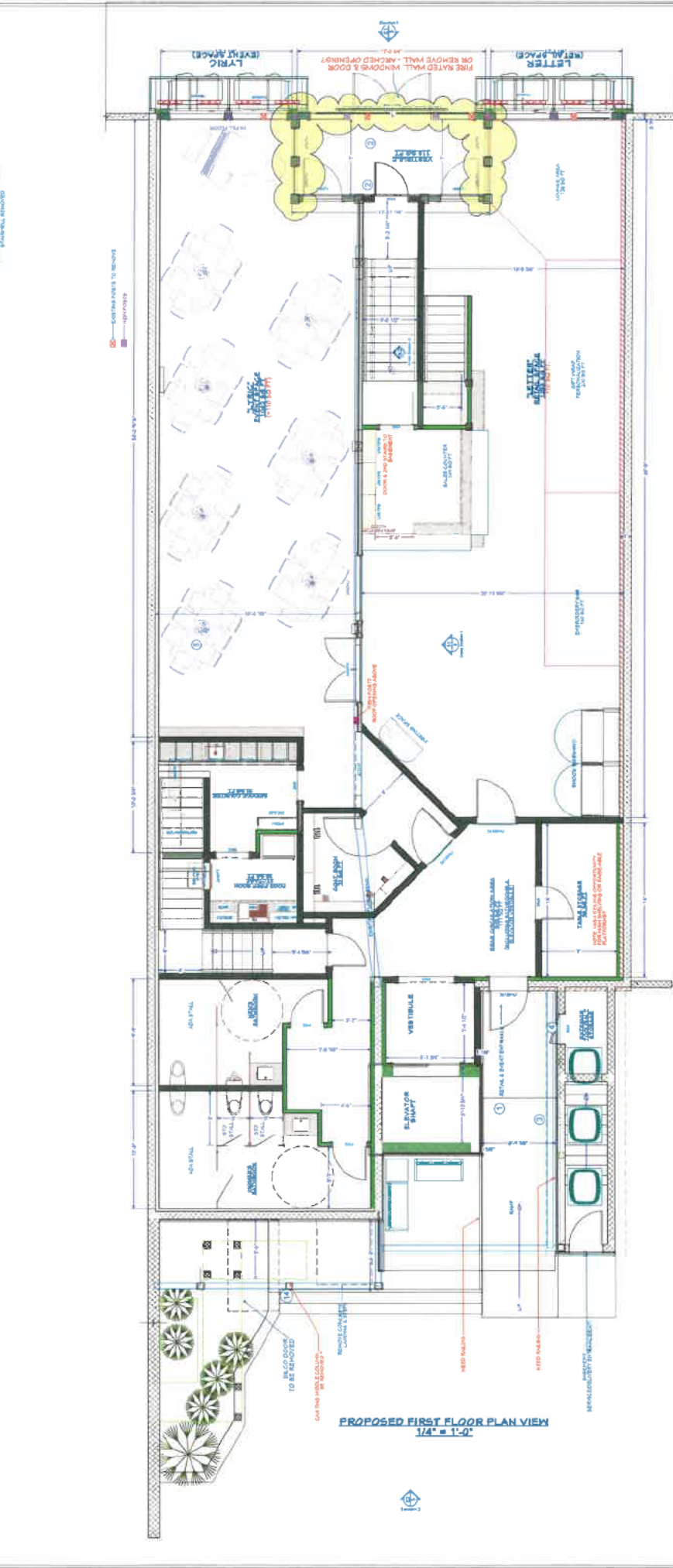


PROPOSED REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"



PROPOSED FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"

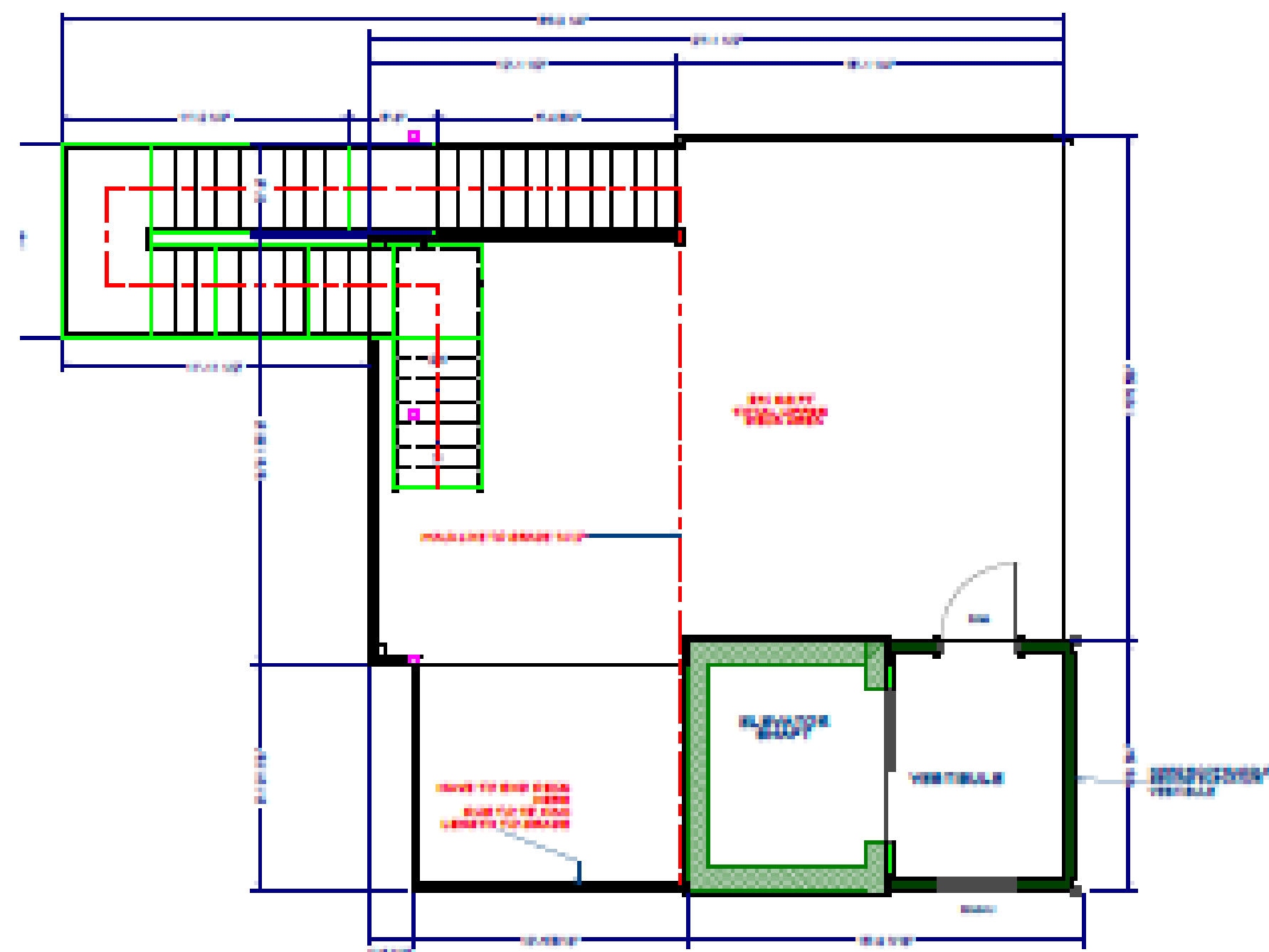
LETTER & LYRIC FIRST FLOOR BUILDING SECOND FLOOR LUXURY APARTMENT	DESIGN PLAN SET - ALL DETAILS AND DIMENSIONS SUBJECT TO FINAL CHANGE	STERNITZ BUILDERS	DATE 4/14/2019 SCALE 1/4" = 1'-0" SHEET 5 of 11
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[illegible]

PROJECT CURSIVE

736 & 738 W. MAIN STREET
LAKE GENEVA, WISCONSIN





PROPOSED THIRD FLOOR UPPER DECK PLAN VIEW
1/4" = 1'-0"



EXISTING REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"



EXISTING FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"

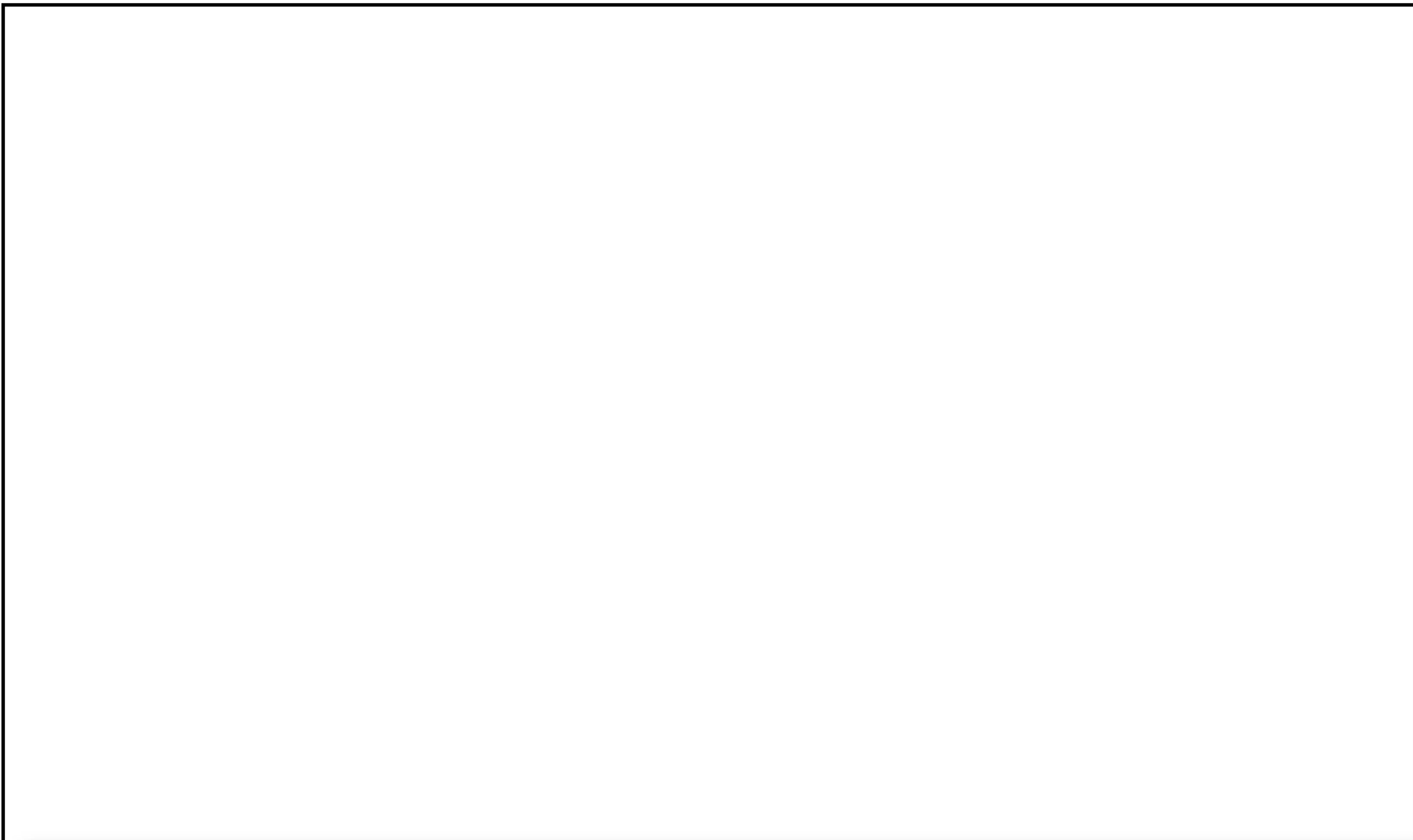


PROPOSED REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"



PROPOSED FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"





LETTER & LYRIC

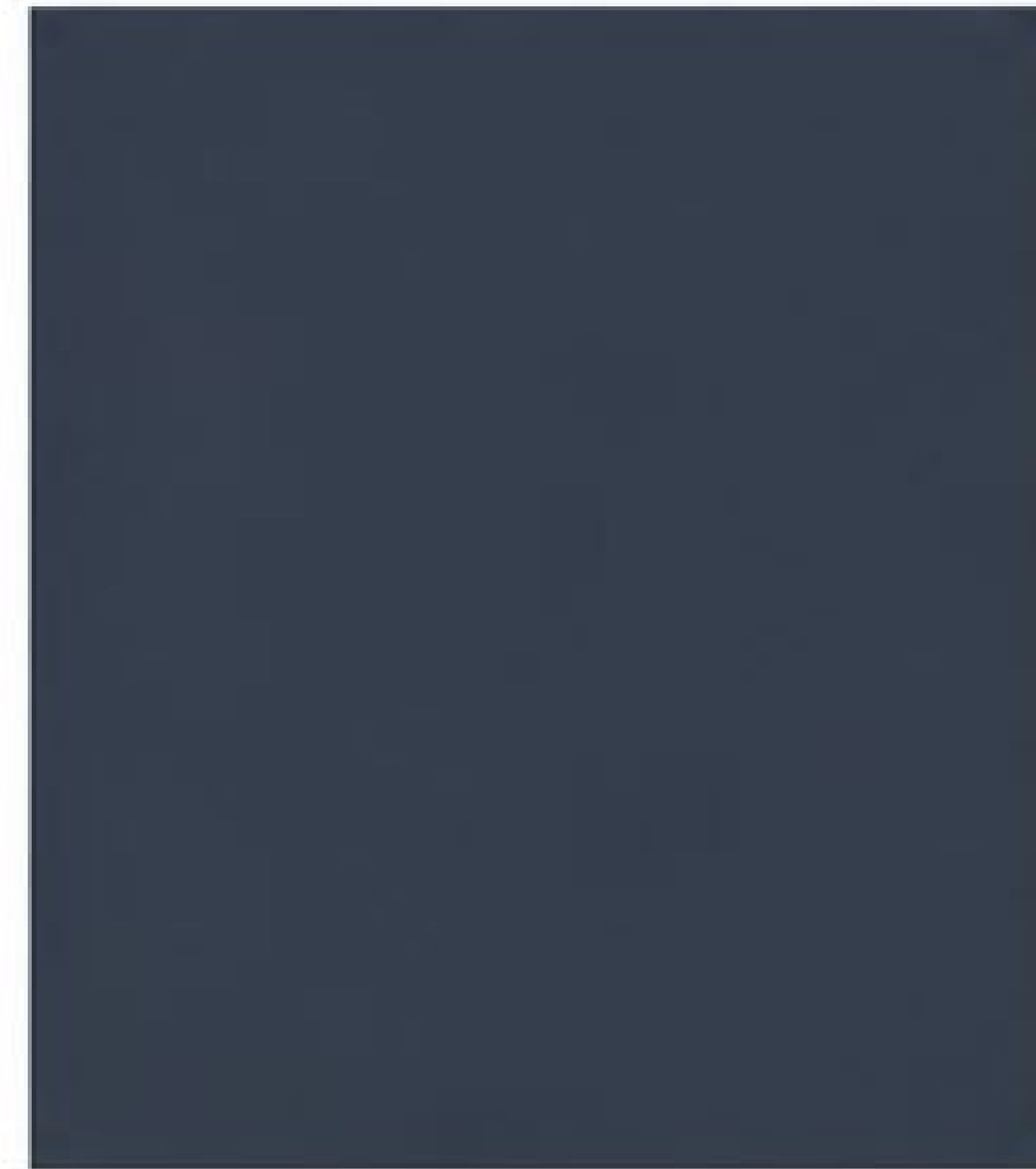
EXTERIOR COLOR PALETTE | DESIGN INTENT

ACCENT / TRIM – WINDOWS & DOORS



BENJAMIN MOORE
HALE NAVY
HC-154

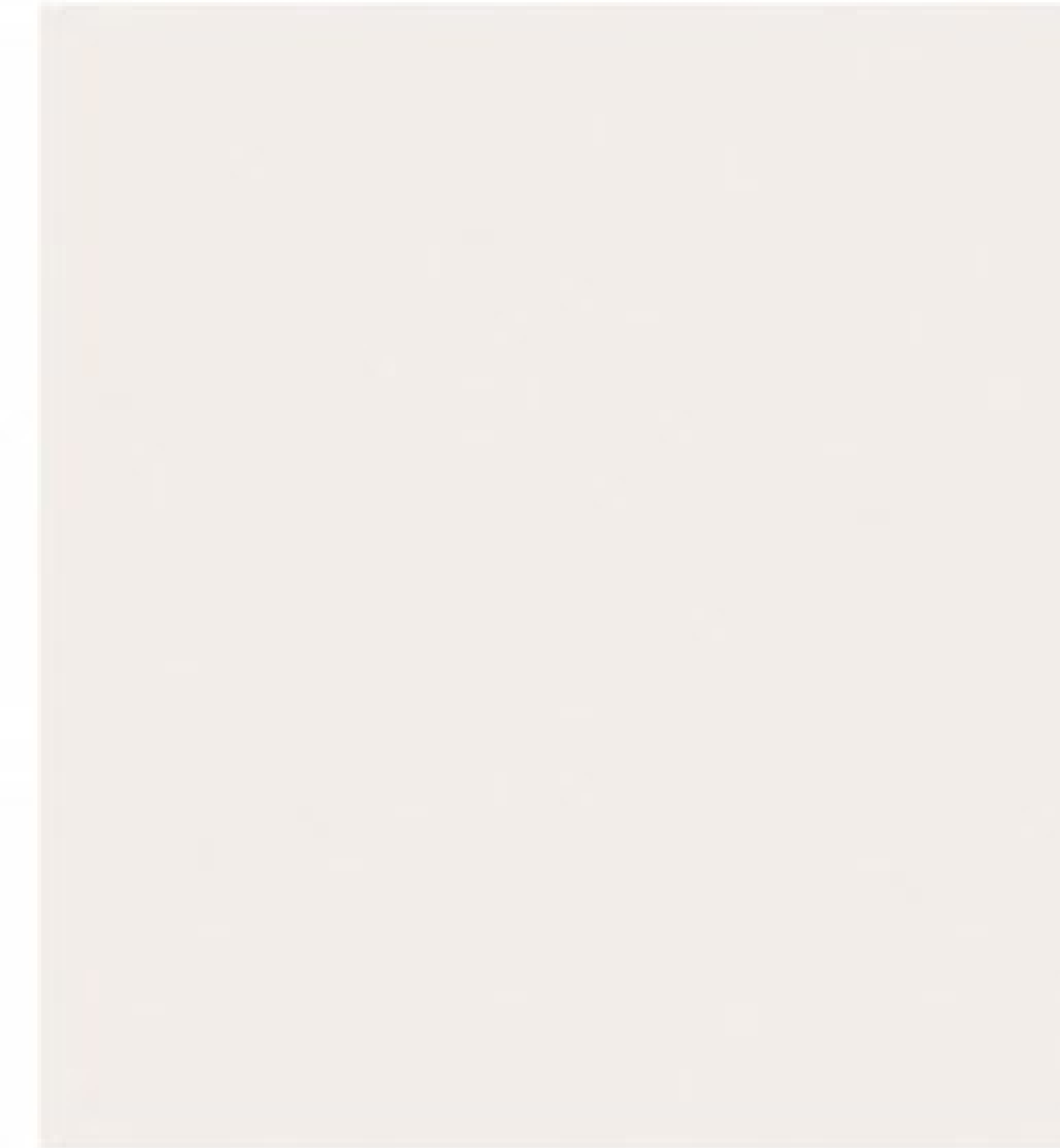
A rich, timeless navy with sophisticated depth.



BENJAMIN MOORE
GENTLEMAN'S GRAY
2062-20

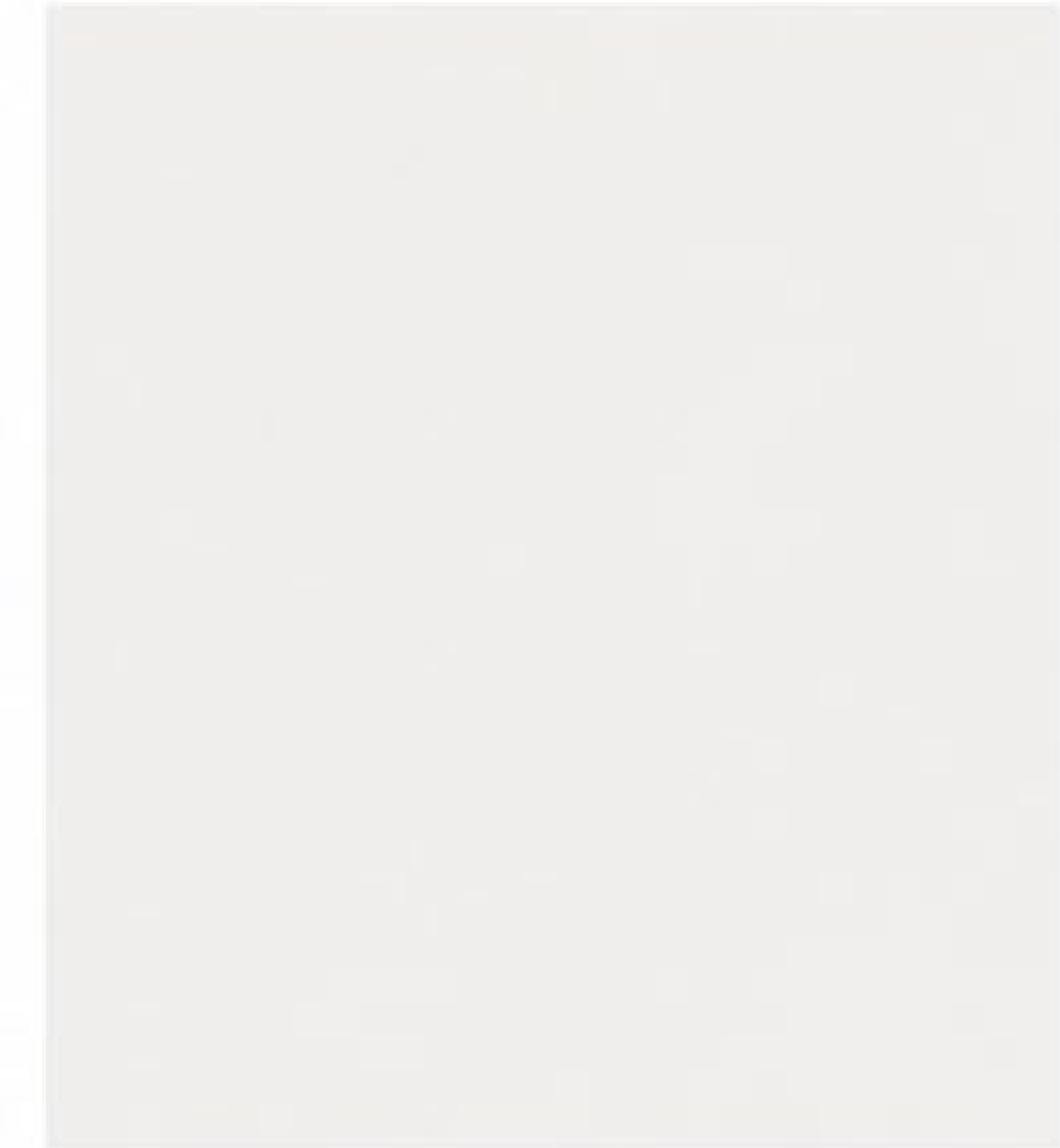
A deep blue-gray that reads nearly black in shade with a subtle blue cast in daylight.

MAIN BUILDING MASONRY



BENJAMIN MOORE
WHITE DOVE
OC-17

A warm, soft white that brings depth and timeless elegance to historic architecture.



BENJAMIN MOORE
SIMPLY WHITE
OC-117

A soft, clean white with a slight warmth and a hint of gray for a bright, refined appearance.



We are seeking approval of a color combination very much like the examples shown above.

The proposed palette of a deep navy or blue-gray for windows, doors, trim and accents paired with a soft white masonry creates a timeless, high-end aesthetic that complements the historic character of the building and enhances the overall architectural vision for Letter & Lyric.

H3 Casement

At the core of the H3 Casement is our patented Fusion Technology™. It integrates three materials—extruded aluminum, vinyl and solid wood—into one complete window. This unique fusion results in improved durability and performance, noticeably enhanced aesthetics, an extreme seal and easier installation.

Standard Construction:

- 0.055" thick extruded aluminum exterior.
- Hidden, extra-strong 0.078" thick extruded vinyl main frame with integral nail fin, fully welded at four corners for air and watertight seal.
- 5-3/4" overall frame depth with standard 4-9/16" jamb depth.
- 1-3/4" sash thickness, with narrow 1-5/8" stile and rails and 1-1/8" architectural sash setback.
- Seamless factory mulling up to 5-wide (120") with continuous head and sill with mull post. Optional factory box (jamb-to-jamb) mulling up to 4-wide (132").
- Truth Encore dual arm operators allows for sash to be open 90 degrees for easy cleaning.

MINIMUM / MAXIMUM FRAME SIZES			
Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.			
H3 CASEMENT - OPERATING		H3 CASEMENT - STATIONARY/PICTURE	
Minimum Frame Width	17.5"	Minimum Frame Width	13.5"
Minimum Frame Height	23.5"	Minimum Frame Height	13.5"
Maximum Frame Width	35.5"	Maximum Frame Width	120"
Maximum Frame Height	83.5"	Maximum Frame Height	120"
Maximum Square Feet		42	



Performance Data:

Operating Casement: 35.5" x 83.5"
AIR INFILTRATION.....0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....R-PG50 (+50/-60)*

Casement Picture: 71.5" x 83.5"
AIR INFILTRATION.....0.01/0.01/FIXED
WATER.....NO LEAKAGE @ 5.43PSF
STRUCTURAL.....CW-PG35 (+35/-35)

Multi-wide Casement: 117.5" x 71.5"
AIR INFILTRATION.....0.02/0.01/A3
WATER.....NO LEAKAGE @ 5.43 PSF
STRUCTURAL.....LC-PG35 (+35/-35)

For a comprehensive list of tested and rated sizes and configurations, please refer to the H3 Casement Product Performance Guide (NFRG) located in the Technical Resources Library on our website.

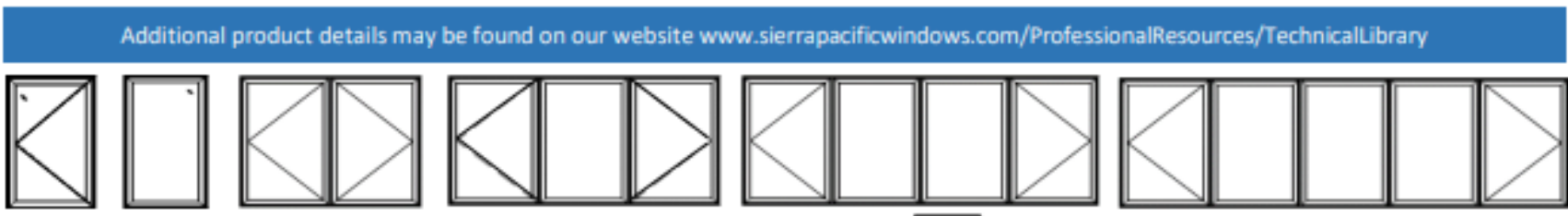
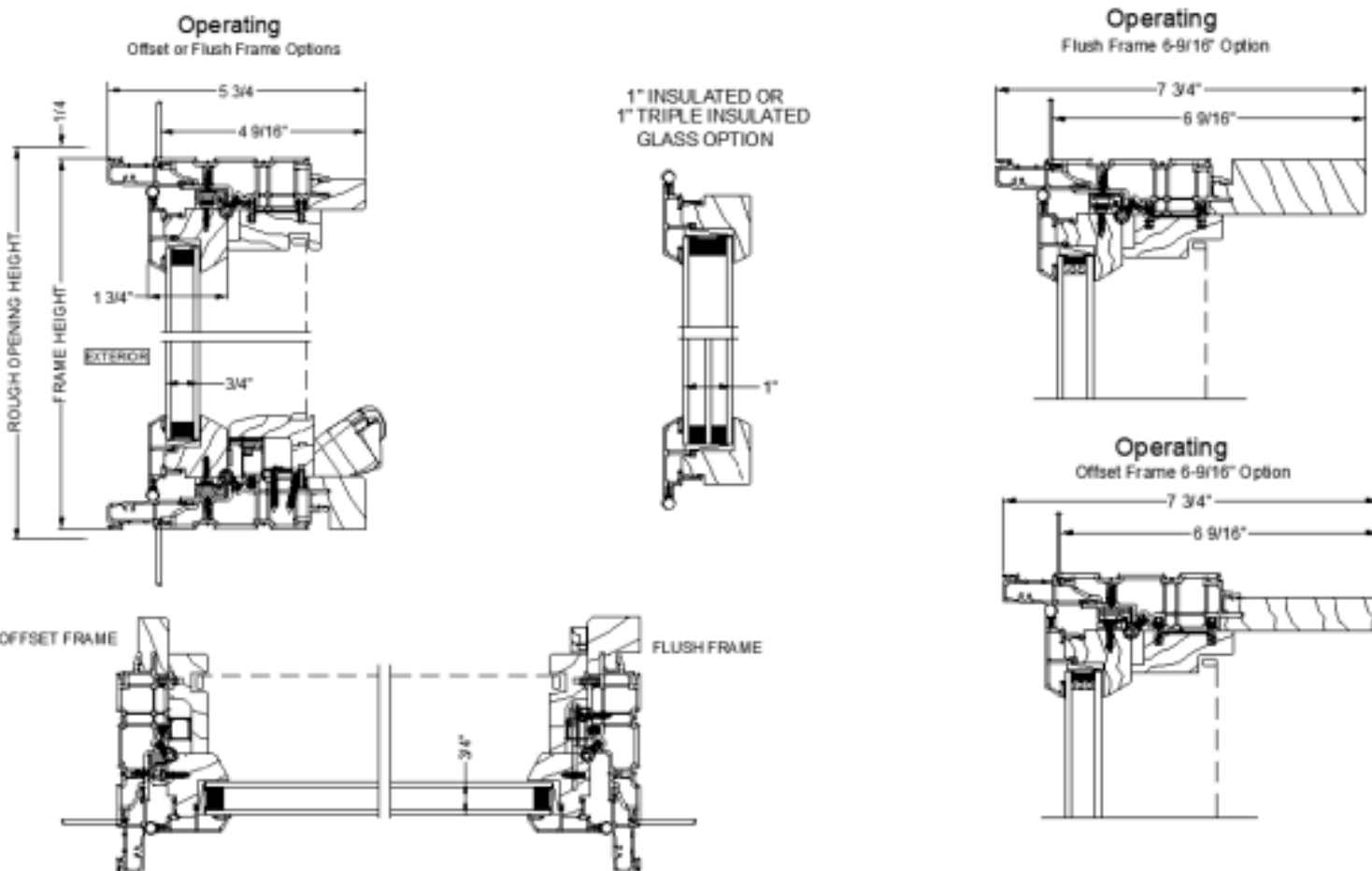
*Unit requires limit device or Window Opening Control Device (WOCDD) to meet the hardware load to meet CW performance class.

Thermal Performance (NFRG):

Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEI89)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEI89)
U-FACTOR.....0.31	U-FACTOR.....0.30	U-FACTOR.....0.22	U-FACTOR.....0.28	U-FACTOR.....0.27	U-FACTOR.....0.20
SHGC.....0.31	SHGC.....0.20	SHGC.....0.26	SHGC.....0.30	SHGC.....0.20	SHGC.....0.26
VT.....0.52	VT.....0.47	VT.....0.45	VT.....0.52	VT.....0.47	VT.....0.45
CR.....54	CR.....55	CR.....49	CR.....57	CR.....58	CR.....53

All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the H3 Casement Product Performance Guide (NFRG) located in the Technical Resources Library on our website.

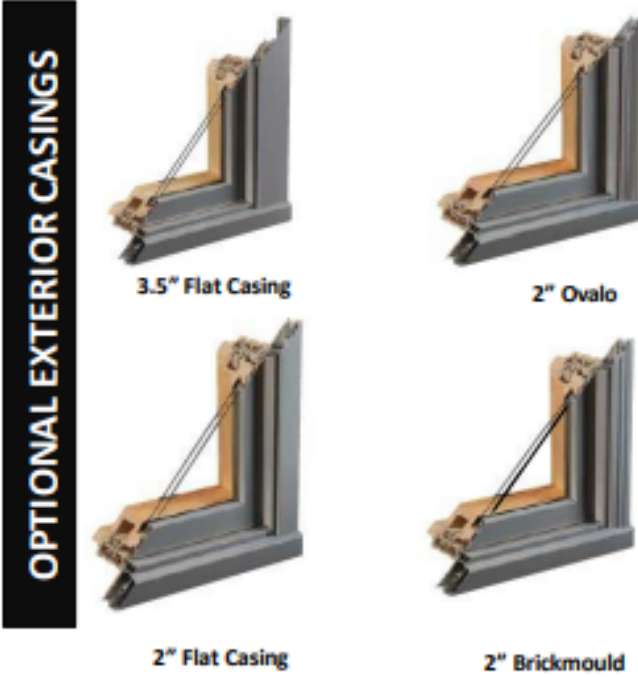


Factory mulling up to 5-wide (120") continuous head & sill with mull post. Up to 4-wide (132") as tight (jamb-to-jamb) box mulls.



H3 Casement Additional Features

- Color Palette of 50 powder coated finishes in four design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Stain interior options. Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer Location.



H3 Direct Set Shapes

Available in a wide range of shapes, the H3 Direct Set window can stand alone or complement our full line of H3 products, maintaining the improved performance, enhanced aesthetics and ease of installation.

Standard Construction:

- 0.055" thick extruded aluminum exterior.
- Thick 1-5/32" all wood main frame designed to properly align with related H3 product, maintaining consistent reveals when trimmed out.
- 5-3/4" overall frame depth with standard 4-9/16" jamb depth.
- Seamless factory mulling up to 5-wide (120") with continuous head and sill with mull post. Optional factory box (jamb-to-jamb) mulling up to 4-wide (132").
- Glass is set directly into frame providing maximum viewing area and performance.

MINIMUM / MAXIMUM FRAME SIZES	
Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.	
H3 DIRECT SET SHAPES	
Minimum Frame Width	6.6875"
Minimum Frame Height	6.6875"
Maximum Frame Width	142.6875"
Maximum Frame Height	142.6875"
Maximum Square Feet – 50 sq/ft	



Pictured: H3 Direct Set with oval exterior casing.

Performance Data:

H3 Direct Set: 86.25" x 83.5"
AIR INFILTRATION.....0.01/0.01/FIXED
WATER.....NO LEAKAGE @5.43 PSF
STRUCTURAL.....CW-PG35 (+35/-35)

H3 Direct Set 3-wide: 119.5" x 83.5" (common mull)
AIR INFILTRATION.....0.01/0.01/FIXED
WATER.....NO LEAKAGE @ 5.43PSF
STRUCTURAL.....CW-PG35 (+35/-35)

H3 Direct Set: 47.5" x 119.5" (single and multi-wide)
AIR INFILTRATION.....0.01/0.01/FIXED
WATER.....NO LEAKAGE @ 5.43 PSF
STRUCTURAL.....CW-PG35 (+35/-35)*

For a comprehensive list of tested and rated sizes and configurations, please refer to the H3 Direct Set Product Performance Guide (Structural) located in the Technical Resources Library on our website.

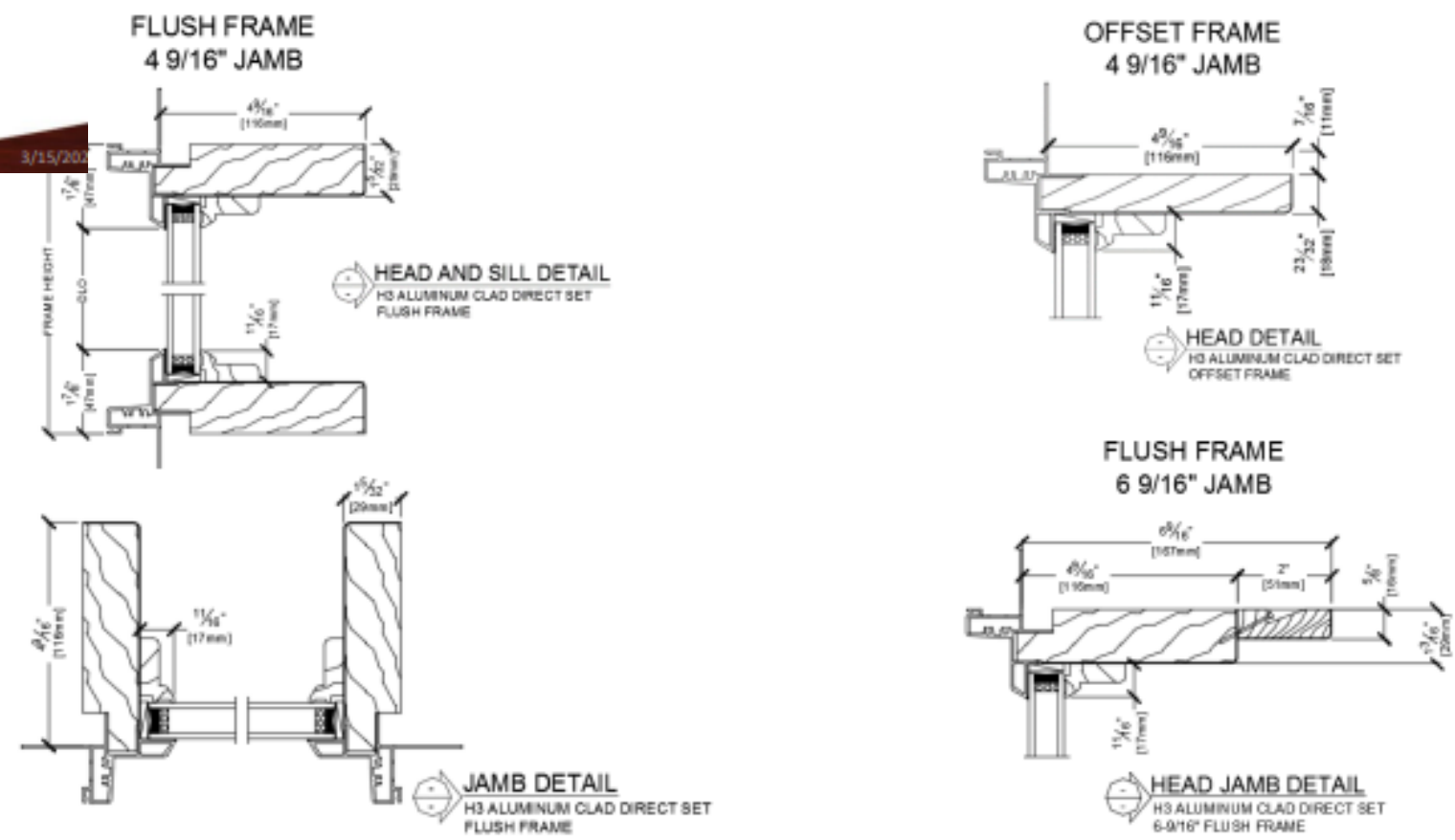
*Requires installation straps and 3/4" aluminum plate mull on multi-wide units.

Thermal Performance (NFRG):

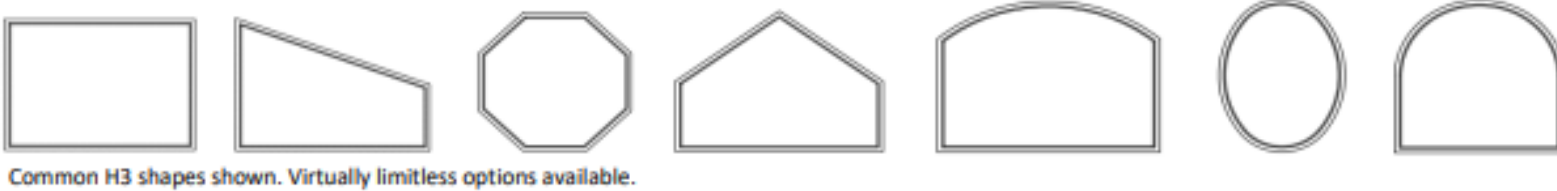
Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEI89)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEI89)
U-FACTOR.....0.32	U-FACTOR.....0.31	U-FACTOR.....0.22	U-FACTOR.....0.28	U-FACTOR.....0.27	U-FACTOR.....0.19
SHGC.....0.36	SHGC.....0.24	SHGC.....0.31	SHGC.....0.36	SHGC.....0.24	SHGC.....0.31
VT.....0.62	VT.....0.56	VT.....0.53	VT.....0.62	VT.....0.56	VT.....0.53
CR.....54	CR.....55	CR.....50	CR.....58	CR.....58	CR.....54

All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the H3 Direct Set Product Performance Guide (NFRG) located in the Technical Resources Library on our website.

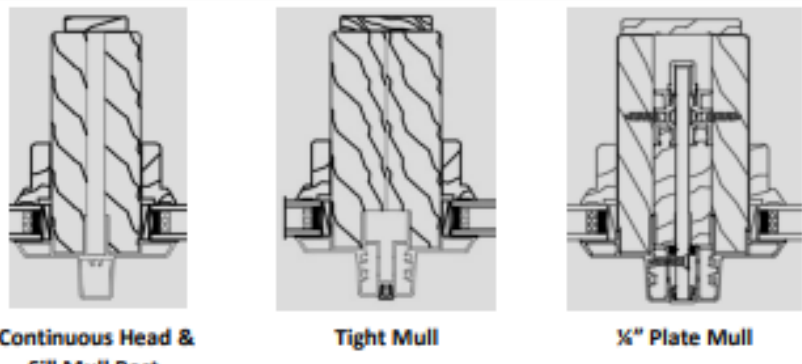


Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



Common H3 shapes shown. Virtually limitless options available.

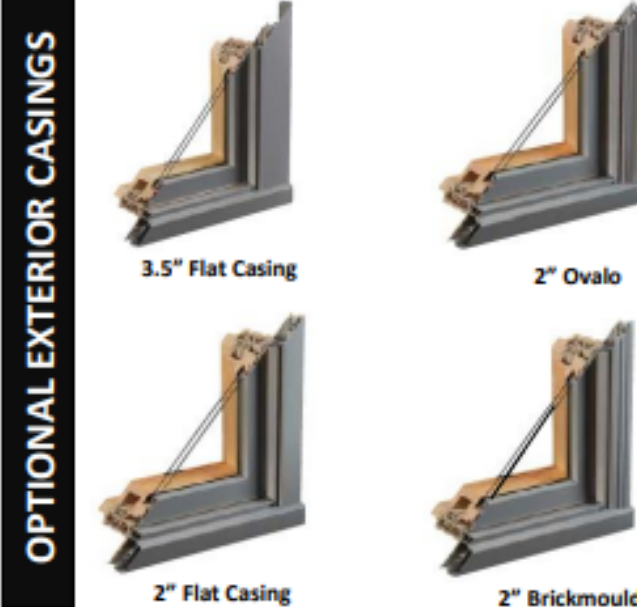
Factory mulling up to 5-wide (120") continuous head & sill with mull post. Up to 4-wide (132") as tight (jamb-to-jamb) box mulls.

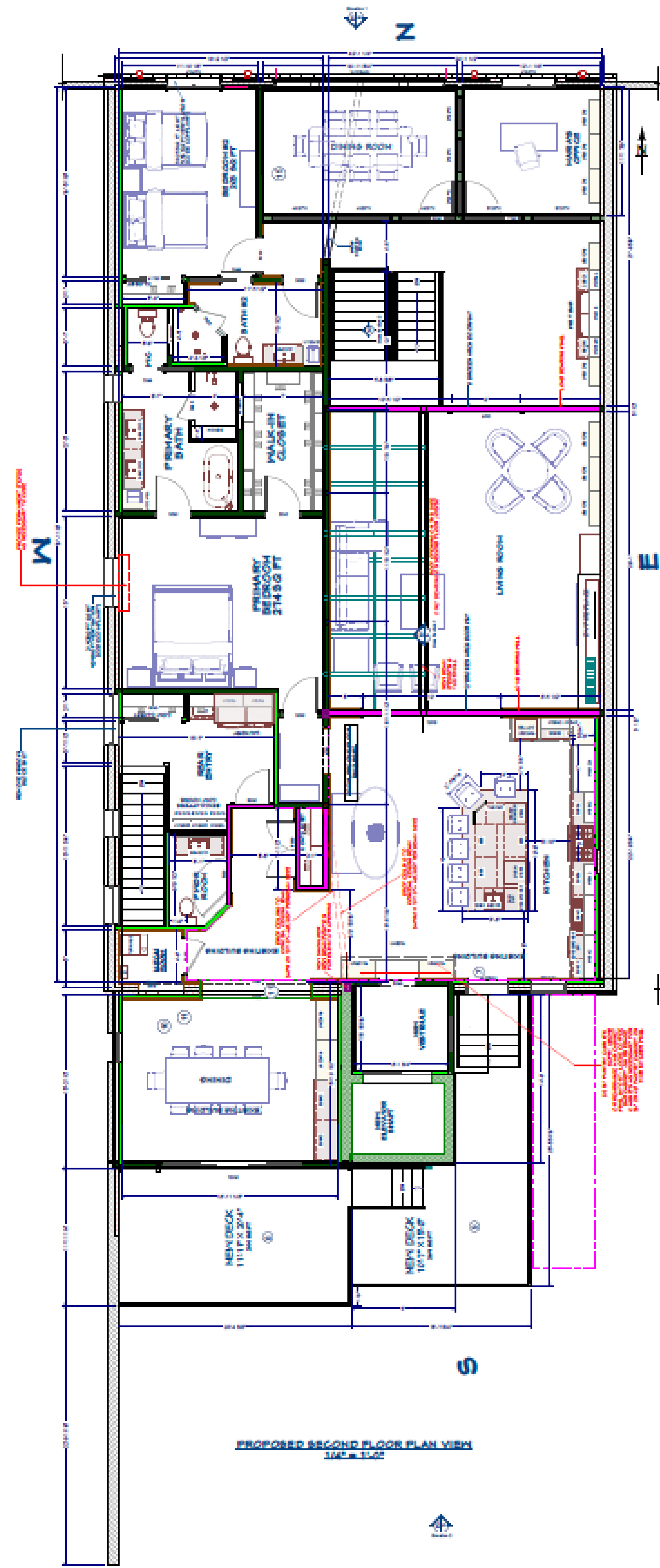
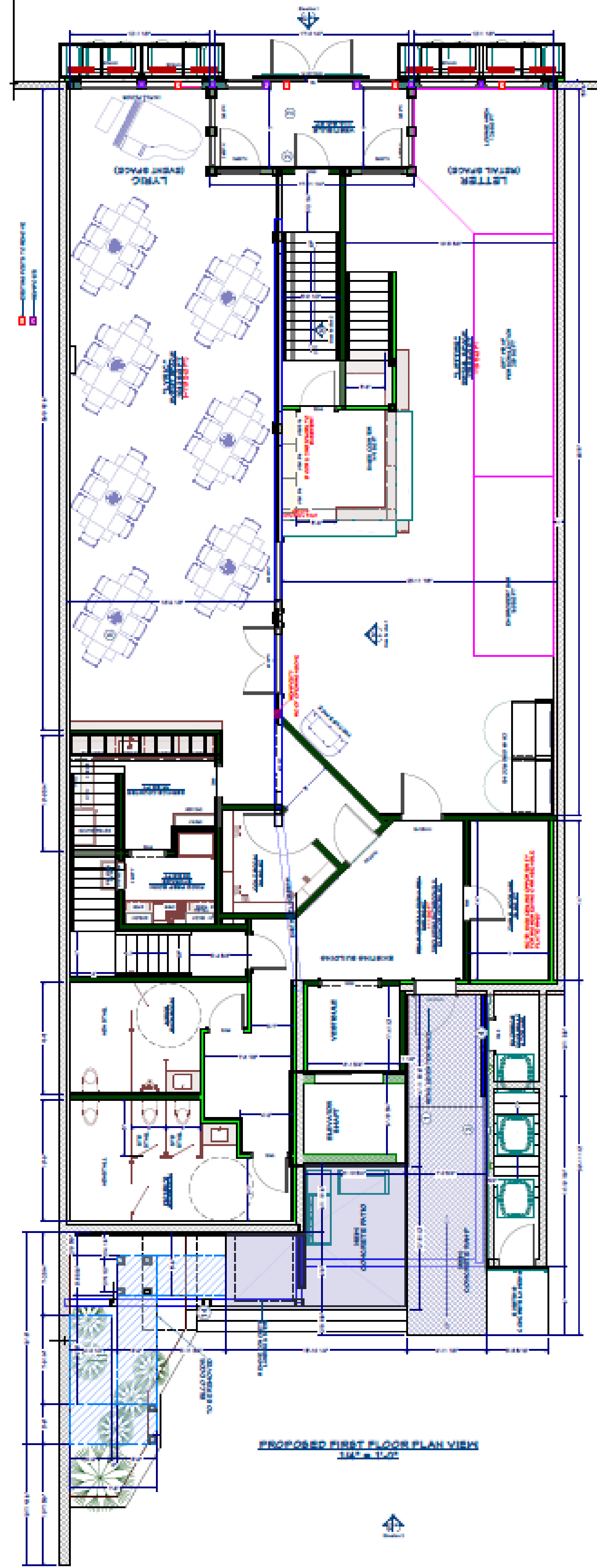
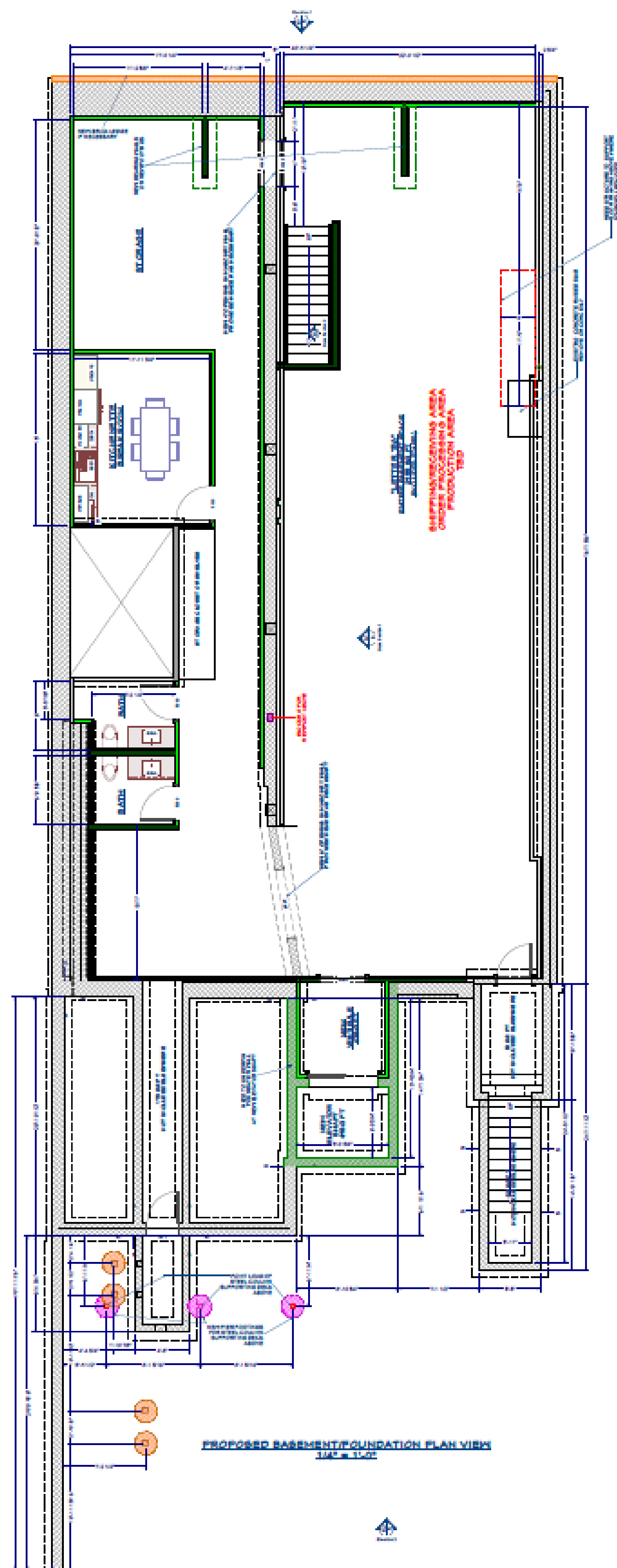


H3 Direct Set Shapes Additional Features

- Color Palette of 50 powder coated finishes in four design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Stain interior options.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.





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PROJECT CURSIVE

736 & 738 W. MAIN STREET
LAKE GENEVA, WISCONSIN

PROJECT VISION & DESIGN INTENT

THE PROJECT CURSIVE TEAM:

- 1) Building Owners: Coulter Crossings, LLC, Chris & Melanie Coulter, Williams Bay, WI
- 2) Building Tenant & Proprietor: Maria Coulter – Letter & Lyric, Williams Bay, WI
- 3) Builder & General Contractor: Stebnitz Builders, Inc., Elkhorn, WI
- 4) Lead Designer: Chris Egner, New Berlin, WI
- 5) Structural Engineering: Focus Engineering, Mark Pulokas, Elkhorn, WI
- 6) Site Engineering: Batterman Engineering, Surveying, and Planning, Elkhorn, WI
- 7) Environmental Site Assessment: Geo-Logic Associates, St. Charles, IL
- 8) Interior Design: Laura Design Company, Wayne, IL

1) PAGE 1

- a. Two images from June 2026 present the existing front and rear facades.
- b. You can see the deterioration and disrepair at both elevations of the building.
- c. It presents a significant opportunity for reinvestment and long-term activation.

2) PAGE 2

PROPOSED FRONT & REAR ELEVATIONS & VIEWING DECK FLOOR PLAN (these images are consistent with the plans that have been provided to date)

- a. Restore long-term functionality while ensuring continued economic vitality.
- b. The Front Elevation
 - i. Re-establishes visual prominence at the center of the facade.
 - ii. Creates a welcoming storefront that encourages pedestrian activity.
 - iii. Introduces architectural detailing inspired by historic character.
 - iv. Maintains compatibility with the surrounding buildings.
- c. The Rear Elevation

- v. Activates previously underutilized portions of the property.
- vi. Improves accessibility for residents, customers, and visitors.
- vii. Supports residential and commercial occupancy.
- viii. Introduces a rooftop terrace that complements the Lyric space.
- ix. Creates long-term economic sustainability for the building.

3) PAGE 3

RENDERINGS OF WHAT OUR SUBMITTED PLANS WOULD LOOK LIKE

- a. These images of both the front and rear facades are intended to help you better visualize how our plans will appear when the project is completed.

4) PAGE 4

RENDERINGS OF WHAT WE SEEK APPROVAL FOR

- a. Laura Design Company prepared this finish palette to illustrate the design vision for Letter & Lyric. This Soft White & Navy Blue rendering reflects the quality, character, and experience we intend to create - a new destination in downtown Lake Geneva.

5) PAGE 5

PAINT COLORS

- a. This accurately represents the exterior color palette for the building
- b. We are requesting some latitude re: *final color selections* as we work with the various manufacturers to confirm best match across their product lines.

6) PAGE 6

WINDOWS & DOORS

- a. Sierra Pacific Windows & Doors are planned for use on the front, side, and rear of the building.
- b. These are the “cut-sheets” for both products

7) PAGE 7

FLOOR PLANS

- a. These are floor plans for each level (Main Street is the top of the page (North))
 - i. Basement Level (left)
 - ii. First Floor Storefronts (middle)
 - iii. Apartment (right)

8) GENERAL DESCRIPTION OF USE

FIRST FLOOR:

- a. The future home of LETTER & LYRIC – Two unique but connected storefronts
 - i. LETTER (736): A custom stationery & curated gift store with in-store experiences.
 - ii. LYRIC (738): A gathering / event space with access to a rooftop terrace.
- b. At the front (north) a shared vestibule with entry from Main St. provides ADA access to:
 - i. LETTER at the left
 - i. The proposed residential apartment in the center
 - ii. LYRIC at the right
 - iii. Worth noting, behind the entry vestibule, on LETTER side, stairs to basement
- c. At the rear (south) a shared, common space which provides:
 - i. ADA compliant access to the building from the rear (south) parking lot area
 - ii. Access to the ADA compliant bathrooms (men's & women's) at the rear of LYRIC
 - iii. Access to a second set of stairs providing access to the second-floor apartment at the rear of LYRIC
 - iv. A food prep and serving area at the rear of LYRIC
 - v. A large storage closet at the rear of LETTER
 - vi. Access to the proposed elevator at the rear of LETTER

- vii. A small, covered, outdoor patio area and ADA ramp at rear exterior of LETTER.

BASEMENT LEVEL:

- a. Beneath LYRIC we create:
 - i. two ADA compliant staff bathrooms, a men's & women's
 - ii. a staff breakroom
 - iii. General storage for inventory, shipping & receiving, and project workspaces
- b. Beneath LETTER we create:
 - i. Access to stairs providing access to the rear (south) of the building for both spaces
 - ii. Access to the proposed elevator
 - iii. General storage for inventory, shipping & receiving, and project workspaces

SECOND FLOOR

- a. At the second floor we create
 - i. Two bedrooms and an office
 - ii. Two bathrooms
 - iii. A large great room
 - iv. A large kitchen
 - v. Two Dining rooms, one with views to the south and one with views to the north
 - vi. A mechanical room
 - vii. A rear entry which includes stairs to the first floor, a laundry room & drop zone
 - viii. Access to the two-tiered decks, one from the kitchen and one from the dining room

GENERAL – SOUTH FACING EXTERIOR

- i. We enlarge the existing second floor deck to span behind both buildings, 736 & 738 (not just behind 736 as currently constructed)
- ii. We create a rooftop viewing deck above 738
- iii. We create stairs to / from the rooftop gathering terrace.

9) PAGE 8

SURVEY

- a. This survey presents the parking lot striping plan consistent with the size requirements of the city, along with a planned dumpster enclosure location, ADA ramp location to rear building entry, and future stairs/landing location.
- b. Detailed notes (provided on the survey) should provide clarity

10) THE COMPLETE PERMIT APPLICATIONS (are shared below as described):

- a. CUP LINK: [City of LG - CUP Application 050726.pdf](#)
- b. ZONING: [City of Lake Geneva - Zoning Application 052026.pdf](#)
- c. BUILDING: [City of Lake Geneva - Building - Demo Application 060926.pdf](#)

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Downtown Design Review filed by Jeff Auberger, Stebnitz Builders, Inc., 204 Commerce Court #3, Elkhorn, WI to rehabilitate the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-035A	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by Jeff Auberger, Stebnitz Builders, Inc., 204 Commerce Court #3, Elkhorn, WI to rehabilitate the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316, and

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

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

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

1. Substantial compliance to submitted plans.
2. Sign Permit with Downtown Design Review shall be secured prior to installation of any signage on the building.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Jeff Auberger, Stebnitz Builders, Inc., 204 Commerce Court #3, Elkhorn, WI to rehabilitate the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316, according to the findings of fact and additional conditions stated above.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building & Zoning Clerk Date

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Jeff Auberger, Stebnitz Builders, Inc., 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-035	Date:	August 18, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Jeff Auberger, Stebnitz Builders, Inc., 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, 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

WHEREAS, the Plan Commission has recommended approval with the following conditions:

1. Substantial conformance to the submitted plans.
2. The applicant shall secure all required permits prior to start of construction.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Jeff Auberger, Stebnitz Builders, Inc., 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316, per the findings of fact stated above and one condition of approval stated above.

Recommended to the Common Council of the City of Lake Geneva this 20th day of July, 2026.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

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

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building and Zoning Clerk Date

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

Applicant:

Carrie Douglas
289 Indian Bend Road
Burlington, WI

Request:

625 S Wells Street

Conditional Use Permit:

- Establish an Indoor Commercial Entertainment use (Wedding Venue)

Description:

This application is for a Conditional Use Permit to allow to allow the construction and establishment of an Indoor Commercial Entertainment (Wedding Venue) on property located at 625 S Wells Street. This property is currently improved with buildings utilized for lodging facilities.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

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 CUPs; and,
- Provide specific suggested *conditions* to modify the project as submitted.

Staff Review Comments:

The proposed Wedding Venue use is an appropriate use for a lot of this size and in this location. The applicant has submitted a Conceptual Site Plan to illustrate the viability of the project. After approval of the CUP, the applicant will be required to file a Site Plan Review application. The Site Plan Review application will require a more specific Site Plan, Landscape Plan, Engineering, and Architecture.

Staff are concerned about the potential occupancy of the new building. It appears the proposed building size would allow more occupants than can be accommodated by the additional off-street parking provided. Staff recommend conditioning approval on a building occupancy limitation of 108 people since 36 parking spaces are being added for this use.

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:
 - a. 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.

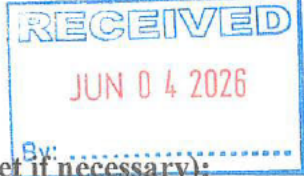
- b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
- c. 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.
- d. 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.
- e. 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.
- f. 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 on the proposed Conditional Use Permit:

1. Staff recommend the Plan Commission recommend approval of the proposed Conditional Use Permit as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided above.
3. Finally, staff recommend that *the following additional conditions of approval* be recommended:
 - a. Substantial conformance to the submitted Conceptual Site Plan.
 - b. The applicant shall secure Site Plan Review approval and required state and municipal permits prior to start of construction.
 - c. Occupancy for the Wedding Venue use shall not exceed the number of accessory off-street parking spaces devoted to the Wedding Venue use times 3 people.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva



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

625 S Wells St. Lake Geneva. Parcel No ZOP 00398.

Legal Description: PT SE1/4 SEC 36 T2N R17E DESC AS COM SE COR SEC 36 T2N R17E, N0D43'W 619.63', S89D35'15"W 341.02' TO POB, S89D35'15"W 141.69', S36D35'55"E 100', S90D42'30"W 196.39', N36D59' 50"W 100', S90D35'15"W 41.10', N36D59'50"W 330.84', N89D33' 35"E 575.39', S0D44'30"E 265.95' TO POB. ALSO COM SE COR SEC 36, N0D43'30"W 619.98', S89D35'15"W 341.02' TO POB, S89D35'15"W 141.69', S36D35' 55"E 100', N89D38'13"E 83.05', N0D45'55"E 80.75' TO POB. ORIGINAL PLAT CITY OF LAKE GENEVA

Name and Address of Current Owner: Seneca Investment, LLC (Formerly known as Seneca Partners, LLC)

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

Owner Signature: 

Name and Address of Applicant: Carrie Douglas - 289 Indian Bend Rd. Burlington WI

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

Proposed Conditional Use: Development of a boutique event venue (wedding and private event facility) accessory to an existing approved hotel use, including construction of a permanent venue structure, associated site improvements, and installation of additional off-street parking as required by ordinance.

Zoning District in which land is located: Planned Business

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

Architect: Drexel Building 3370 S Calhoun Rd New Berlin WI

Professional Engineer: Cardinal Engineering 526 S Wells St Lake Geneva

General Contractor: Prime Home Improvements HICN 0205046 4836 W Grange Ave Greenfield WI

Short statement describing activities to take place on site: The subject property is currently approved for and historically operated as a hotel use under an existing Conditional Use Permit. The proposed project expands the functionality of the property by introducing a boutique event venue designed primarily for weddings and small-scale private events.

Activities will include ceremony and reception events, lodging for guests within the existing hotel structures, and related hospitality services. Events will be scheduled in advance, primarily occurring on weekends, and will be operated in a coordinated, managed format consistent with similar destination hospitality properties in the Lake Geneva area.

As part of the project, all existing structures on the property will undergo substantial renovation and aesthetic improvement, significantly enhancing the appearance and functionality of the site, which is currently in a state of visible disrepair.

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

6/3/2026



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 consistent with the City of Lake Geneva Comprehensive Plan's goals of supporting tourism, enhancing the local hospitality economy, and encouraging reinvestment in existing properties.

Boutique lodging and event-based hospitality uses are well-aligned with the City's identity as a regional destination, and the proposed use represents a higher-quality, experience-driven model that strengthens the City's economic base while remaining compatible with surrounding commercial zoning.

The project promotes adaptive reuse and reinvestment in an underutilized property, which is consistent with the City's objectives of maintaining property values and improving the overall visual and functional character of developed areas.

- 2. How is the proposed conditional use, in its specific location, in harmony with the proposed, 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 subject property is already approved for hotel use under a previously granted Conditional Use Permit, establishing the site as appropriate for hospitality-related activities.

The addition of a small-scale, boutique event venue is a natural extension of the existing use and is consistent with the surrounding Planned Business zoning designation, which anticipates flexible, mixed commercial uses.

The property's size, configuration, and separation from purely residential districts make it particularly well-suited to accommodate event-based uses without conflict, especially when paired with the proposed parking improvements and site planning measures.

- 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 proposed conditional use is not expected to result in substantial or undue adverse impacts.

- **Traffic & Parking:** Events will be scheduled and managed, not continuous high-volume use. Required off-street parking will be constructed to meet ordinance standards, minimizing street congestion.
- **Noise:** Events will be limited in duration and managed in accordance with local ordinances. The venue is designed as a controlled environment rather than an open-ended public gathering space.
- **Visual Impact:** The project will significantly improve the current appearance of the property through full

renovation of existing structures and high-quality design of the new venue.

- Environmental Impact: Stormwater management and site improvements will be addressed through engineered plans, improving current conditions.

Overall, the project represents a net positive transformation compared to the current condition of the site.

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 use maintains consistency with the surrounding area by building upon an existing hospitality use rather than introducing a new or incompatible land use.

The scale and intensity of the venue are intentionally limited to align with boutique operations rather than large-scale commercial event centers.

The integration of lodging and event space on a single site reduces off-site impacts, as guests remain on the property rather than traveling between multiple locations.

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?

The property is served by existing municipal infrastructure, including road access, utilities, and public services. The proposed improvements will be designed to operate within the capacity of these systems.

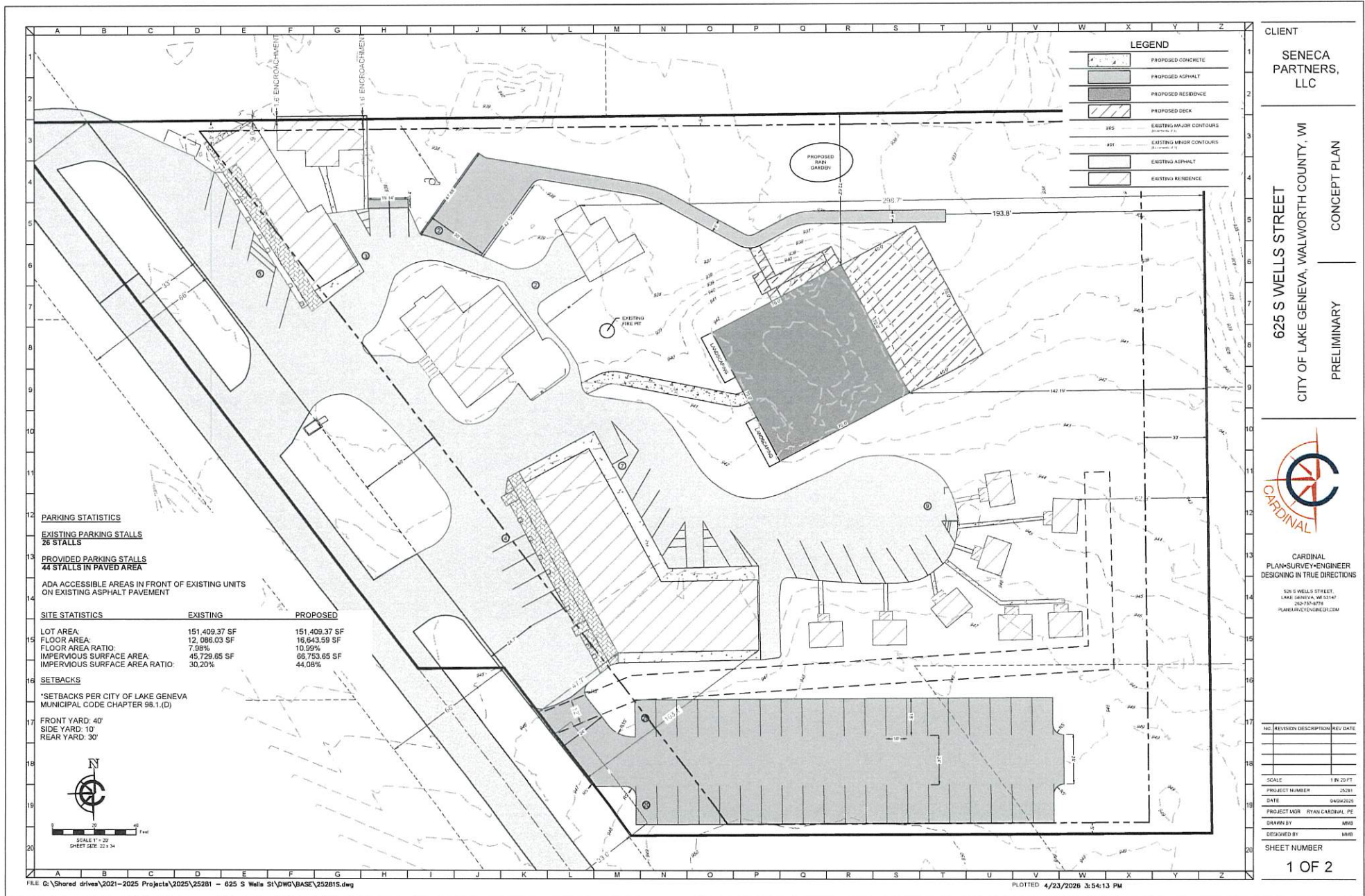
6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate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

The public benefits of the proposed conditional use clearly outweigh any potential adverse impacts.

Key benefits include:

- Significant reinvestment into a currently underperforming and visually deteriorated property
- Enhancement of the City's tourism and hospitality offerings
- Increased property values and improved neighborhood aesthetics
- Creation of local jobs and economic activity
- A professionally managed, scheduled-use model that minimizes disruption

When compared to the current condition of the site, the proposed development represents a substantial improvement in both function and appearance, contributing positively to the surrounding area and the city as a whole.



ALTA / NSPS LAND TITLE SURVEY

PROPERTY ADDRESS: 625 S WELLS ST, LAKE GENEVA, WI 53147

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH COUNTY, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 36 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, THENCE NORTH 89°43'32" WEST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 119.12 FEET, THENCE NORTH 89°33'46" EAST, 34.18 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°47'46" EAST, 82.77 FEET, THENCE SOUTH 89°40'40" WEST, 63.84 FEET, THENCE SOUTH 89°47'46" WEST, 104.58 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH WELLS STREET, THENCE NORTH 89°33'46" WEST, ALONG SAID RIGHT OF WAY LINE, 100.77 FEET, THENCE SOUTH 89°33'46" WEST, 41.16 FEET, TO A POINT ON THE CENTERLINE OF SOUTH WELLS STREET, THENCE NORTH 89°33'46" WEST, ALONG SAID CENTERLINE, 230.36 FEET, THENCE NORTH 89°33'46" WEST, 374.42 FEET, THENCE SOUTH 89°47'46" EAST, 26.15 FEET TO THE POINT OF BEGINNING, EXCLUDING THEREFROM THE WETTERHOUT 33.50 FEET DEDICATED FOR PUBLIC STREET PURPOSES, SAID DESCRIPTION COMPAINS TO 450.37 SQUARE FEET (2.48 ACRES), MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B CHARTER POLICY NO. WISCONSIN, DATED DECEMBER 1, 2022

1. LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CARRYOUT ASSIGNMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF POLICY, THE COMPANY ASSURES THE PRIORITY OF THE LIEN OF THE INSURED MORTGAGE OVER ANY SUCH LIEN, CHARGE OR FEE, NOT APPLICABLE TO THE SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIAL, HEREFORE OR HEREINAFTER FURNISHED, MANAGED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, NOT APPLICABLE TO THE SURVEY.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS - NONE FOUND OR PROVIDED.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND - REFER TO SURVEY FOR ENCROACHMENT.
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS - REFER TO SURVEY FOR EASEMENT.
6. ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT - NONE FOUND OR PROVIDED.
7. GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AS SUBSEQUENT YEARS. TAX NUMBER: ZOP 00388. NOT APPLICABLE TO SURVEY.
8. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, Laid Out Or Dedicated In Any Manner whatsoever, For Road, Street, Highway And/or Alley Purposes - REFER TO SURVEY.
9. ANY LIEN OR RIGHT TO A LIEN AS ESTABLISHED PURSUANT TO THE PROVISIONS OF THE COMMERCIAL REAL ESTATE BROKER LIAISON ACT - NONE FOUND OR PROVIDED.
10. TERMS AND PROVISIONS OF A LAND CONTRACT DATED OCTOBER 31, 2022 AND RECORDED NOVEMBER 2, 2022 AS DOCUMENT NO. 107046 IN THE REGISTER OF DEEDS OF WALWORTH COUNTY, WISCONSIN, NOT APPLICABLE.

GENERAL NOTES

- PARCEL ADDRESS: 625 S WELLS STREET, LAKE GENEVA, WI 53147
TAX KEY NO: ZOP 00388
SURVEY ORDERED BY: SENECA PARTNERS, LLC
CARGATEX CO-OPAL MEMBER
FIELD WORK COMPLETED ON: AUGUST 4, 2023
FIELD CREW CHIEF: LUNA LILJA
1. ALTA/NSPS LAND TITLE SURVEY BASED ON OWNER'S POLICY NO. WISCONSIN DATED DECEMBER 1, 2022 AND SPECIAL INFORMATION SEARCH NO. WISCONSIN DATED JUNE 30, 2022.
 2. CARNES A THROUGH H EACH HAVE AN AREA OF 154.14 SQUARE FEET.
 3. NO UTILITIES WERE LOCATED AS PART OF THIS SURVEY.

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

TO: SENECA PARTNERS, LLC
CARGATEX CO-OPAL MEMBER
WATERSMAN BANK
JOHN S. CRUMLIN, SENIOR VICE PRESIDENT
NEAR NORTH TOWER GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 9, 10, 11, 12, 16, 17, 18, 19, OF TABLE A THEREOF.

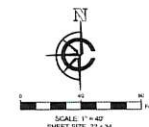
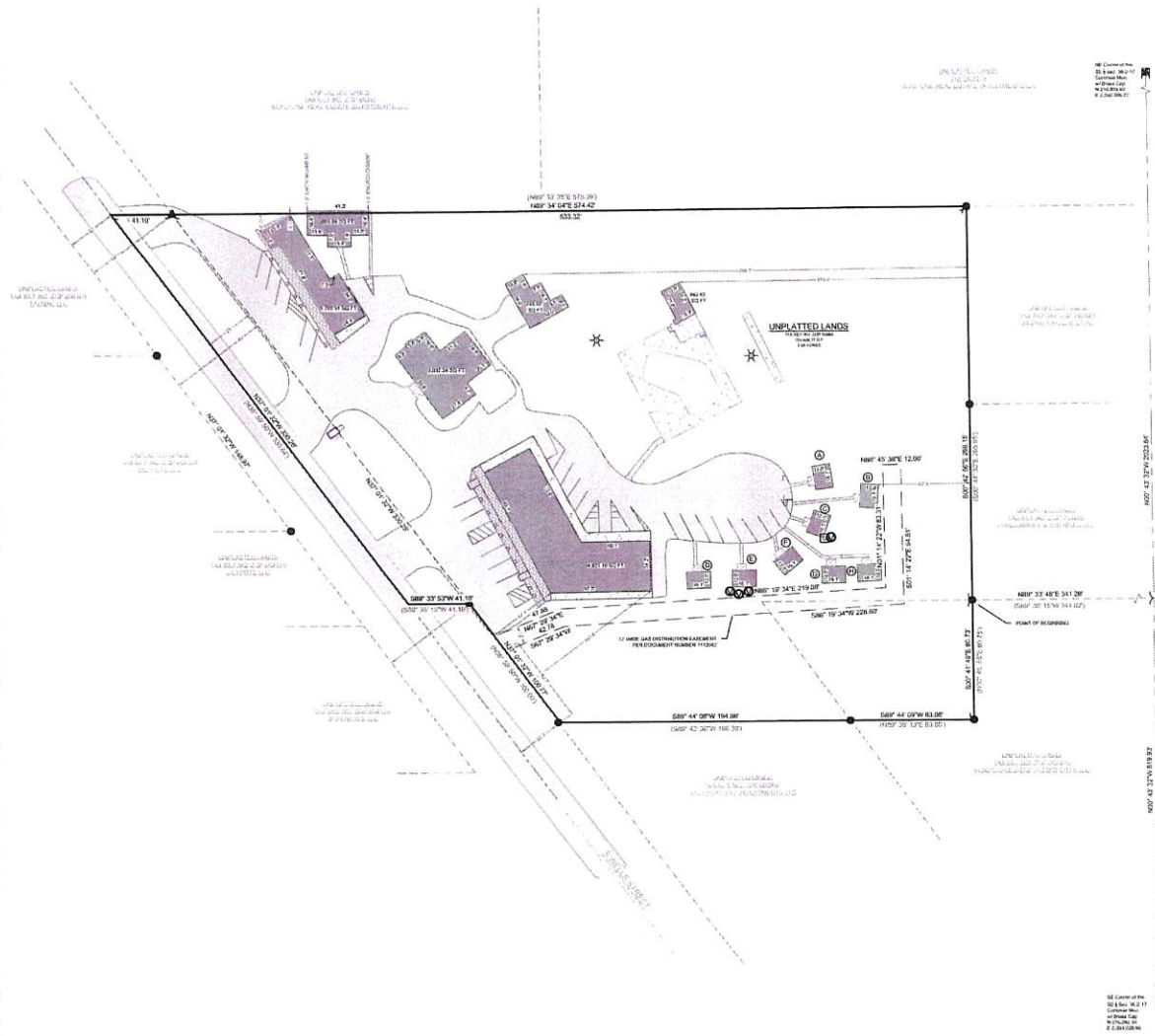
PURSUANT TO ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I HEREBY CERTIFY THAT ANY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



mjmartin 9/10/2023

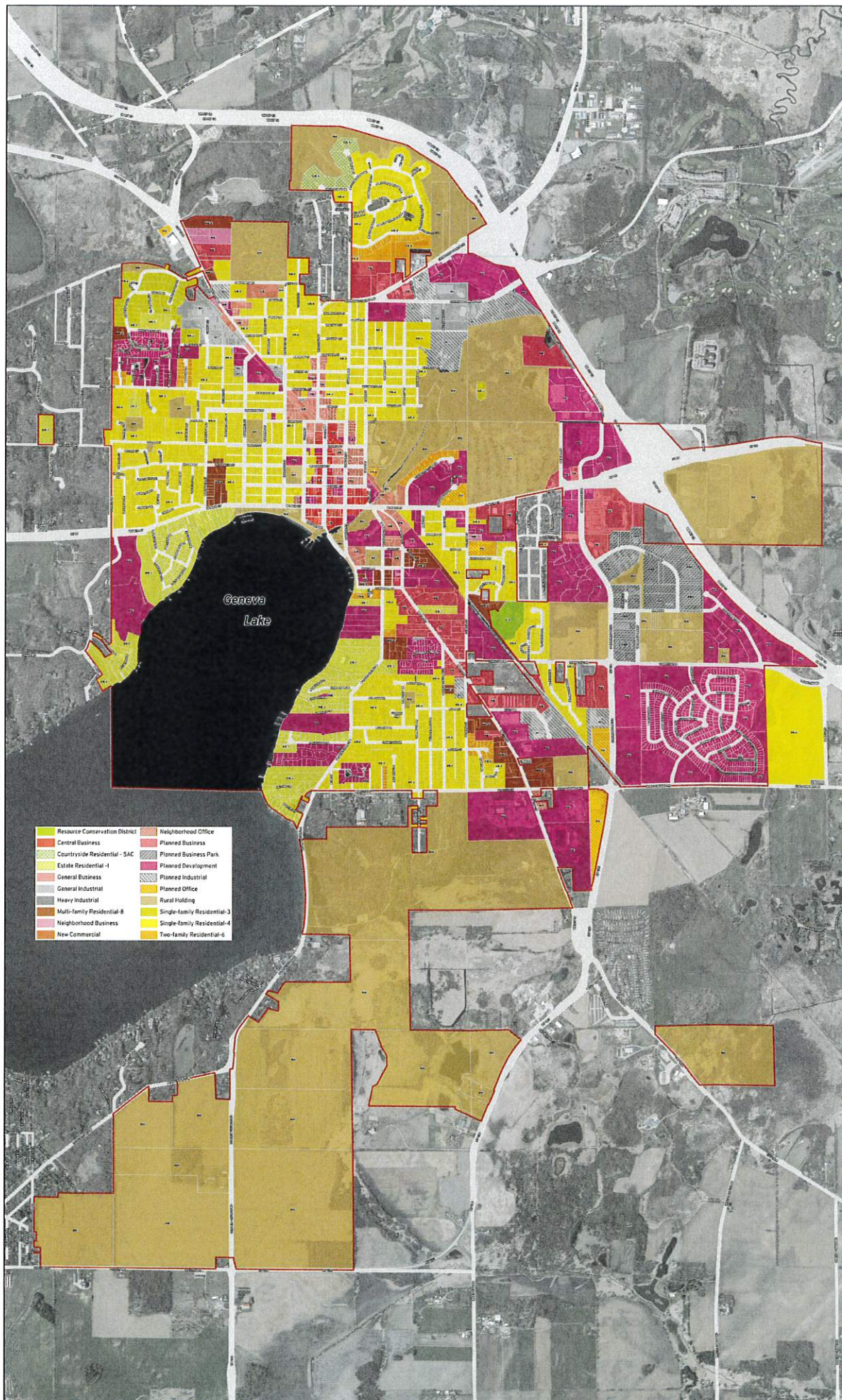
MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 9-1897
STATE OF WI
DATE OF SURVEY: 7/21/2023
DATE PRINTED: 9/10/2023

FILE: G:\Shored drives\2021-2025 Projects\2025\25281 - 625 S Wells St\DWG\BASE\25281ALTA.dwg



LEGEND OF SYMBOLS & ABBREVIATIONS

- LEGEND
- EXISTING BUILDINGS
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRASS
 - EXISTING PAVEMENT
 - RECORDED AS
 - FOUNDED BROWN FIELD
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| Resource Conservation District | Neighborhood Office |
| Central Business | Planned Business |
| Countryside Residential - SAC | Planned Business Park |
| Extrale Residential-1 | Planned Development |
| General Business | Planned Industrial |
| General Industrial | Planned Office |
| Heavy Industrial | Rural Holding |
| Multi-family Residential-8 | Single-family Residential-3 |
| Neighborhood Business | Single-family Residential-4 |
| New Commercial | Two-family Residential-6 |





RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Carrie Douglas, 289 Indian Bend Road, Burlington, WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-037	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Carrie Douglas, 289 Indian Bend Road, Burlington, WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398, and;

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, 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

WHEREAS, the Plan Commission has recommended approval with the following conditions:

1. Substantial conformance to the submitted Conceptual Site Plan.
2. The applicant shall secure Site Plan Review approval and all required state and municipal permits prior to start of construction.
3. Occupancy for the Wedding Venue use shall not exceed the number of accessory off-street parking spaces devoted to the Wedding Venue use times 3 people.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Carrie Douglas, 289 Indian Bend Road, Burlington, WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398, per the findings of fact stated above and conditions of approval stated above.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

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

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building and Zoning Clerk Date

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

Applicant:

Desmond Wahlfeld
323 Broad St, Suite 102
Lake Geneva, WI

Request:

1626 Evergreen Lane
Proposed Conditional Use Permit for a new
residence utilizing SR-4 Zoning District
requirements in the ER-1 Zoning District

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a property located at 1626 Evergreen Lane. The project involves razing the existing single-family home and replacing it with a new home. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1.

The lot is approximately 6,270 square feet. The proposed home, which is approximately 2,000 square feet, includes a covered porch on the front and a raised deck at the rear of the house. A concrete driveway is proposed, which leads to an attached garage at the front of the house.

Staff Review:

The required sixty percent (60%) Landscape Surface Area ratio is met. The applicant is proposing a rain garden to manage stormwater runoff. This lot is not a lakefront lot, nor does it fall within the Lakeshore Overlay Zoning district. The required setbacks are met.

Engineering Staff do have questions that must be addressed by the applicant.

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

- Side setback: The project proposes a side lot line setback of 7.5 feet (east side) and 9 feet (west side), which do not meet the standards of the ER-1 Zoning District (30 feet) but complies with the minimum side yard setback of 6 feet and combined 15 feet in the SR-4 District.
- Front setback: The project proposes a front setback of 25 feet which does not meet the standards of the ER-1 Zoning District.
- Minimum dwelling unit separation: The project does not meet the minimum 60-foot separation between dwelling units established by the ER-1 Zoning District, but it does meet the minimum 12 feet of separation established by the SR-4 District.
- Currently the site meets the minimum Landscape Surface Ratio (LSR) of 60%, and the proposed site plan will also meet this requirement.

Action by the Plan Commission:

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

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUP; and,

- Provide specific suggested *requirements/conditions* to modify the project as submitted.

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

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

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

Staff Recommendation:

1. Staff recommend that the Plan Commission recommend approval of the proposed conditional use as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided under A.1-6., above.
3. Staff recommend the following *additional condition of approval* be attached:
 - a. Applicant shall satisfy questions raised by Engineering Staff before construction permit issuance.
 - b. Applicant shall secure all required permits prior to the demolition and rebuilding of the structures.
 - c. Substantial conformance to the submitted plan set.

MEMO TO THE CITY OF LAKE GENEVA

To: Renee Hanlon – Building and Zoning Administrator

Date: July 15, 2026

From: Bridget Barry, P.E. – 262-806-9194

CC: Tom Pecora - Owner
Naomi Rauch, P.E. – Kapur and Associates Inc.
Farris Hansen – Engineers
Lake Geneva Architects

Subject: 1626 Evergreen Lane - Reminders from June DRT

This memo outlines a few comments we had regarding the submission for the DRT meeting in June.

1. Please clarify the 6” storm that runs under the swale on the NE side of the property.
 - a. Where is the connection from the gutters to this pipe?
 - b. Can you provide sizing calculations for this pipe as well as the swale? It seems redundant unless this is better fit for the capacity required.

If you have any questions or comments, please feel free to contact me!

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1626 Evergreen Ln, Lake Geneva, WI 53147 Tax Key No# ZLM 00016

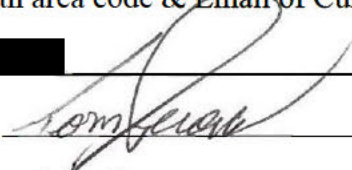
Lot four (4), in block fourteen (14) of the Lake Geneva Manor, City of Lake Geneva, county of Walworth,
state of Wisconsin.

Name and Address of Current Owner: CDS1626 LLC

911 Mason Ln, Lake in the Hills, IL 60156

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

[REDACTED]

Owner Signature: 

Name and Address of Applicant:

Desmond Wahlfeld (Lake Geneva Architects)

323 Borad St. Suite 102 Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 2 [REDACTED]

[REDACTED]

Proposed Conditional Use: SR-4 (single family residence)

Zoning District in which land is located: Estate Residential (ER-1)

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

Lake Geneva Architects. 323 Broad St, Suite 102, Lake Geneva, WI 53147

Farris, Hansen & Associates, Inc. 7 Ridgeway Court - P.O. Box 437 Elkhorn, WI 53121

Maddock Construction Company. 13655 Irma Lee Court, Unit 5, Lake Forest, IL 60045

Short statement describing activities to take place on site:

Raze existing residential home and build new residence for the Pecora Family

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

5/18/2026

Date 08/06/2025


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?
1626 Evergreen Lane is currently zoned Estate Residential-1 (ER-1) District. The existing property is substandard due to section 98-407 (1) in width and area. Per the conditional use process we are proposing a new residence development in adherence to SR-4 development standards. This is in harmony with the surrounding neighborhood development pattern. This supports the comprehensive plan in the development of quality housing within Lake Geneva.
2. How is the proposed conditional use, in its specific location, in harmony with the purposed, 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?
1626 Evergreen Lane is an existing residence that has fallen into disrepair and does not meet current building code standards. The proposal is for the design of a new single family home which resides in a desirable residential neighborhood. The proposed new single family home, is high quality, high design, and promotes residential infill replacing an existing home built in compliance with today's standards and codes. These elements embody the goals and objectives of the Comprehensive Plan.
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 proposed new residence, replacing an existing outdated residence does not create any adverse impact on the neighboring properties and or compromise the character of the neighborhood. The Proposed development is not adding any additional traffic patterns, additional curb cuts or required parking from its original use as a residence. Per conditional use the property is adhering to the Zoning standards of SR-4.
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 new residence, remains consistent with its current use as a residence. The proposal maintains the desired land use and intensities. A new residence is proposed to replace the existing site built home.

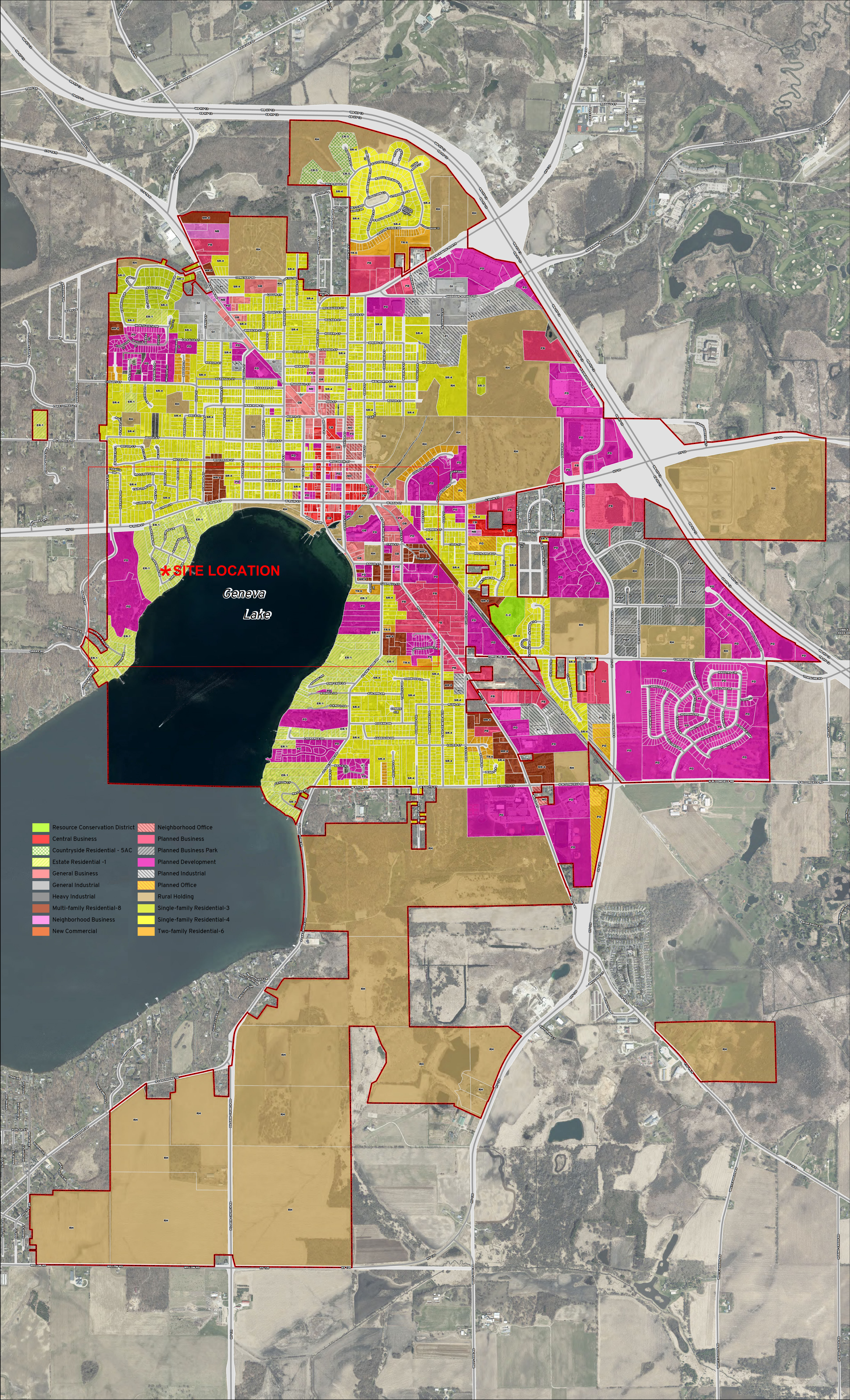
5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

[The new residence, does not create or impose new burdens to the public services provided.](#)

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, the benefits of the proposed conditional use outweigh any adverse impacts of the conditional use.](#)

[REDACTED]		
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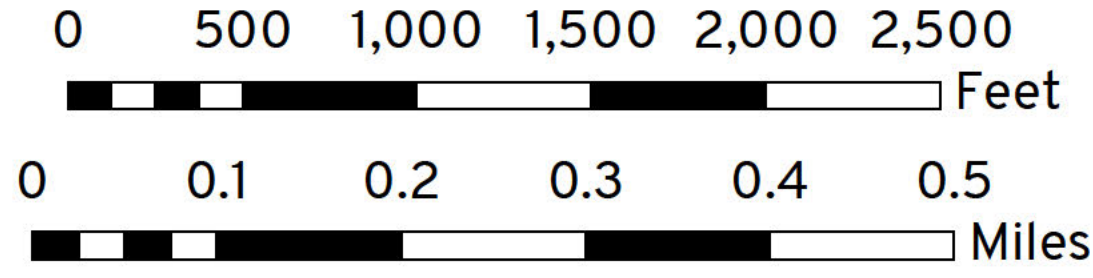


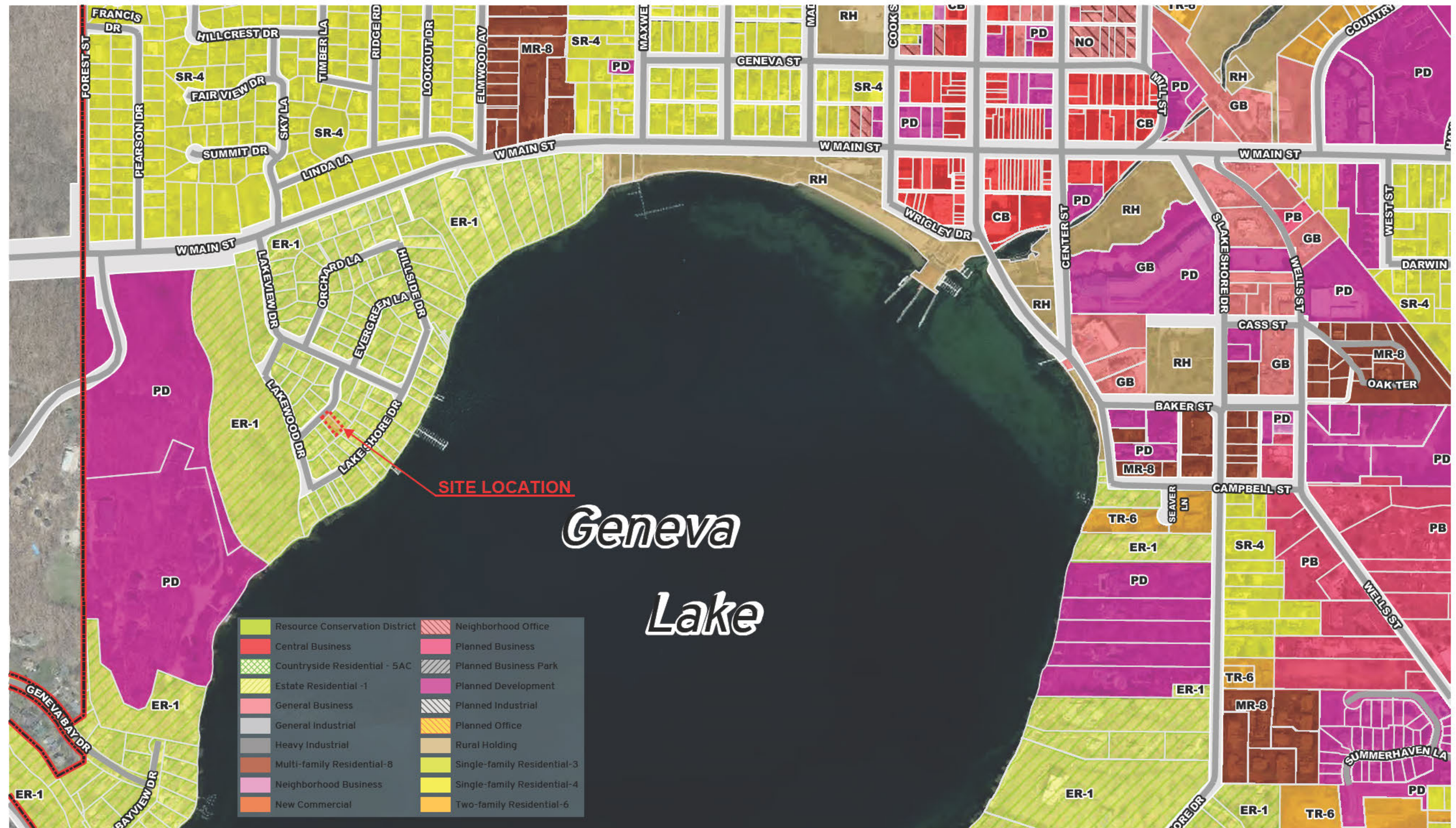
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| Resource Conservation District | Neighborhood Office |
| Central Business | Planned Business |
| Countryside Residential - 5AC | Planned Business Park |
| Estate Residential -1 | Planned Development |
| General Business | Planned Industrial |
| General Industrial | Planned Office |
| Heavy Industrial | Rural Holding |
| Multi-family Residential-8 | Single-family Residential-3 |
| Neighborhood Business | Single-family Residential-4 |
| New Commercial | Two-family Residential-6 |



City of Lake Geneva

Zoning Map on Aerial Background





1626 Evergreen Lane
LOCATION MAP



LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD

EXISTING CONDITIONS PLAN LOT 4, BLOCK 14 OF LAKE GENEVA MANOR

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

LEGAL DESCRIPTION:

LOT FOUR (4), IN BLOCK FOURTEEN (14) OF THE
LAKE GENEVA MANOR, CITY OF LAKE GENEVA,
COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NO# ZLM 00016

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA = 6270 S.F. (0.144 AC)

EXISTING IMPERVIOUS SURFACE CALCULATIONS

EX RESIDENCE	1048 S.F.
EX DRIVE	213 S.F.
EX DECKS	108 S.F.

TOTAL EXISTING IMPERVIOUS AREA = 1369 S.F. (22%)

PROPOSED IMPERVIOUS SURFACE CALCULATIONS

PRO RESIDENCE	1740 S.F.
PRO FRONT PORCH	76 S.F.
PRO FRONT WALK	46 S.F.
PRO DRIVE	254 S.F.
PRO SIDE STOOP W/ STAIRS	22 S.F.
PRO SUNROOM	231 S.F.
PRO DECK W/ STAIRS	154 S.F.

TOTAL PROPOSED IMPERVIOUS AREA = 2,523 S.F. (40%)

INCREASE OF 1,154 S.F. OF IMPERVIOUS AREA

LEGEND

- ☐ = CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- {xxx} = RECORDED AS
- +xxx+ = EXISTING GROUND ELEVATION
- xxx- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- ← = DIRECTION OF WATER FLOW
- (xxxxx) = PROPOSED FINISHED GRADE/ELEVATION
- TF = TOP OF FOUNDATION ELEVATION
- FF = FIRST FLOOR ELEVATION
- GE = GARAGE ELEVATION
- EL = ELEVATION
- LL = LOWER LEVEL ELEVATION
- s— = SILT FENCE
- = 10'x30' ANTI-TRACKING MAT (3" FRACTURED STONE, 8" DEPTH SET TO SUBGRADE)

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

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

DATED: APRIL 7, 2026

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



EXISTING CONDITIONS

1626 EVERGREEN LANE
LAKE GENEVA, WI 53147

WORK ORDERED BY -
LOWELL CUSTOM HOMES, INC
PO BOX 926
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGEWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

8/11/2023-DHC	VERIFY HOUSE
ADD GRADING	
8/15/2023-DHC	UPDATE GRADES
8/21/2023-DHC	RAIN GARDEN
NOTE	
8/22/2023-DHC	ADDED SETBACKS
05/15/2026	Update Imperv
Calcs	

PROJECT NO.

10394

DATE:

1/22/2021

SHEET NO.

1 OF 2

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
LOT 4, BLOCK 14 OF LAKE GENEVA MANOR

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

LEGAL DESCRIPTION:

LOT FOUR (4), IN BLOCK FOURTEEN (14) OF THE
LAKE GENEVA MANOR, CITY OF LAKE GENEVA,
COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NO# ZLM 00016

CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) VEGETATION TO BE CLEARED
- 3) TOPSOIL STRIPPED
- 4) FOUNDATIONS DUG & POURED
- 5) WALLS BACKFILLED (WASTE EXCESS OFFSITE)
- 6) FRAMING & HOME CONSTRUCTION COMPLETED
- 7) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND
FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY
NECESSARY LARGE TREES REMOVED.

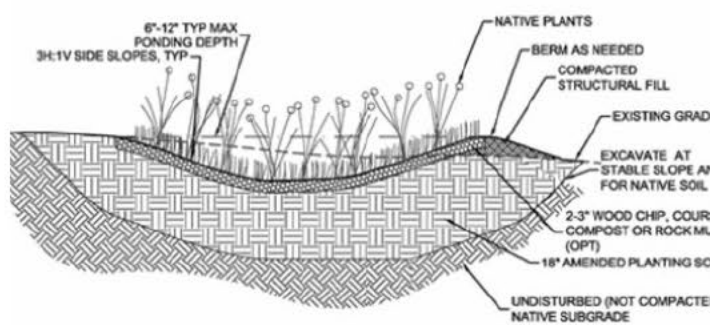
NOTE: ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION
FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF
UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND
SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE
CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER
CONSTRUCTION DEBRIS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

LEGEND

- ☐ = CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- {xxx} = RECORDED AS
- +xxx+ = EXISTING GROUND ELEVATION
- xxx- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- = DIRECTION OF WATER FLOW
- (xxxxx) = PROPOSED FINISHED GRADE/ELEVATION
- TF = TOP OF FOUNDATION ELEVATION
- FF = FIRST FLOOR ELEVATION
- GE = GARAGE ELEVATION
- EL = ELEVATION
- LL = LOWER LEVEL ELEVATION
- s— = SILT FENCE
- 10'x30' ANTI-TRACKING MAT (3" FRACTURED STONE, 8" DEPTH SET TO SUBGRADE)

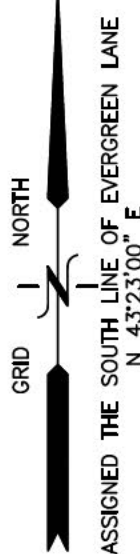
RAIN GARDEN DESIGN SUMMARY

PROPOSED INCREASE TO IMPERVIOUS AREA	1,296 SQFT
SOIL TYPE: SILT LOAM	SILT LOAM
SOIL INFILTRATION RATE 0.30 in/hr	0.30 in/hr
SIZING FACTOR PER WDNR TECH STANDARD 1009	0.23
CALCULATED RAIN GARDEN: 172.27 SQFT AREA PER SIZING FACTOR	298.08 SQFT
REQUIRED STORAGE (AREA PER SIZING FACTOR X 8")	198.72 CUFT



RAIN GARDEN DETAILS

THE PROPERTY OWNER IS RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE.
INSTALLATION AND MAINTENANCE OF THE RAIN GARDEN SHALL BE CONSISTENT WITH THE
WDNR TECHNICAL STANDARD RAIN GARDEN 1009.



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

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

DATED: APRIL 7, 2026

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



MAY 15, 2026
Lower Bldg 1',
Drive width 10',
Deck 10' depth



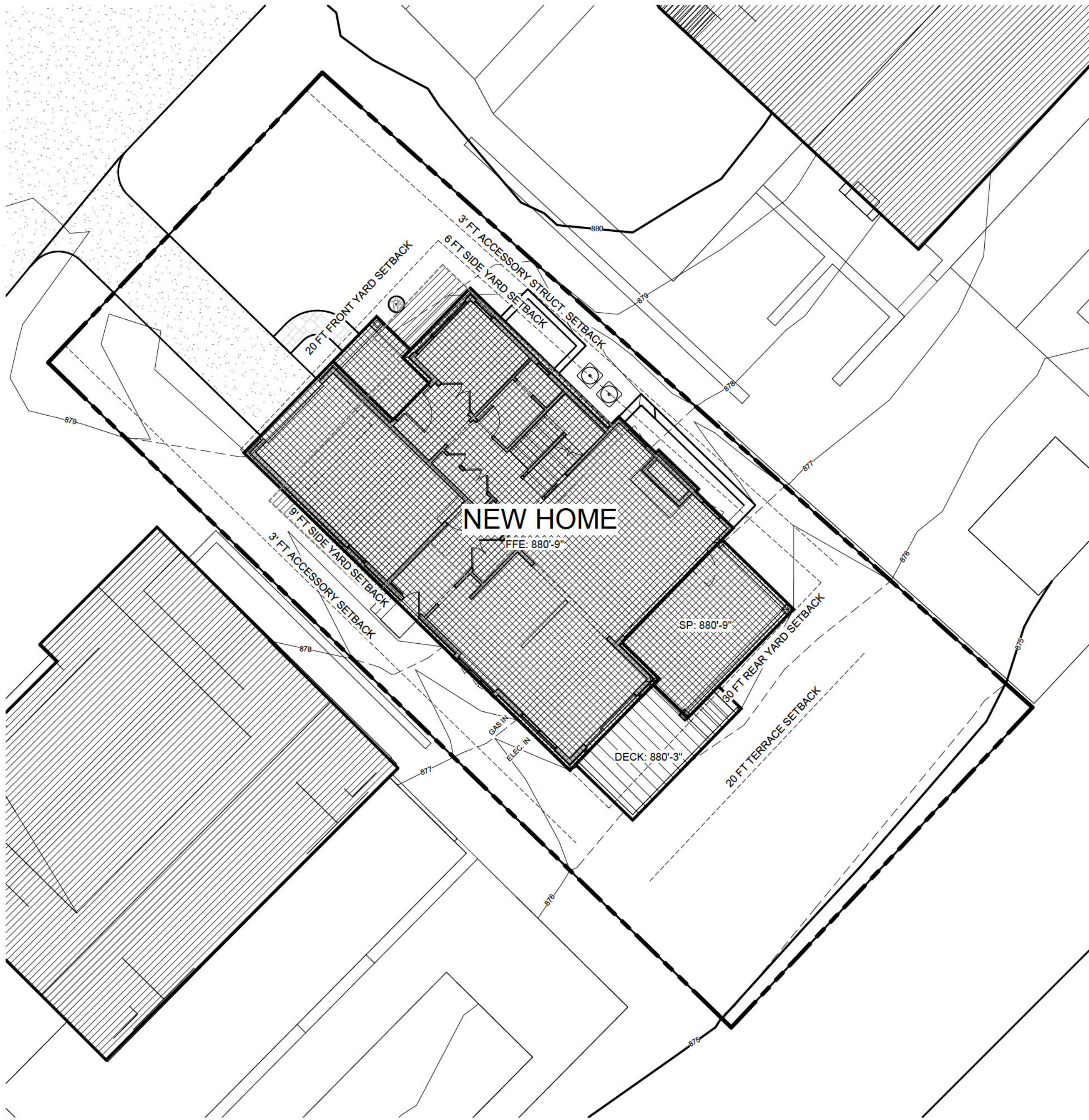
SGDECP
1626 EVERGREEN LANE
LAKE GENEVA, WI 53147

WORK ORDERED BY -
LOWELL CUSTOM HOMES, INC
PO BOX 926
LAKE GENEVA, WI 53147

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

REVISIONS
8/11/2023-DHC
VERIFY HOUSE
ADD GRADING
8/15/2023-DHC
UPDATE GRADES
8/21/2023-DHC
RAIN GARDEN
NOTE
8/22/2023-DHC
ADDED SETBACKS
4/08/26
in Bldg setbacks
& update RainG

PROJECT NO.
10394
DATE:
1/22/2021
SHEET NO.
2 OF 2



TRUE NORTH
1" = 10'-0"
SITE PLAN

SITE LEGEND

NEW STRUCTURE

EXISTING STRUCTURE

DECKS, PATIOS, TERRACES

HARD SURFACE (PAVERS, CONCRETE, ASPHALT)

SOIL STOCKPILE

EXISTING GRADE

ABANDONED GRADE

NEW GRADE

SILT FENCING

PROPERTY LINE

SETBACK LINE

EXISTING TREE

EXISTING TREE TO BE REMOVED

ZONING RESEARCH

CURRENT ZONING: ER-1 ESTATE RESIDENTIAL, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY.

THE PROPERTY IS CONSIDERED LEGALLY NON-CONFORMING DUE TO ITS LOT WIDTH AND AREA REQUIREMENTS.

AREA / YARD / HEIGHT REQUIREMENTS (SEC. 98-105 (2) (b))

LOT AREA	MIN. 40,000 S.F. (6,270 EST. S.F. ACTUAL)
LOT WIDTH	MIN. 100' (51'-0" ACTUAL.)

BUILDING LOCATION AND HEIGHT

FRONT SETBACK/STREET:	25'
SIDE SETBACK PRINCIPAL:	30' (15' TOTAL 6' MIN. PER SEC. 98-407 (3) (A))
REAR SETBACK PRINCIPAL:	30'

SIDE SETBACK ACCESSORY: 3'
REAR SETBACK ACCESSORY: 5' ALLEY
PAVEMENT SETBACK: 5'

MAX HEIGHT PRINCIPAL: 35' (32' PER HOA GUIDELINES)
MAX HEIGHT ACCESSORY: 15'

MIN. LANDSCAPE SURFACE RATIO: 60% (§ 98-1-105(2)(b)3.a)
MAX. BUILDING COVERAGE: 40% (§ 98-1-105(2)(d)3.a)
MAX TOTAL LIVING FLOOR AREA: 35% OF LOT SIZE (PER HOA GUIDELINES)

DEFINITIONS

PER SEC. 98-034

BUILDING COVERAGE: THE PERCENTAGE OF A LOT COVERED BY PRINCIPAL AND ACCESSORY BUILDINGS, INCLUDING ALL STRUCTURES WITH A ROOF.

BUILDING HEIGHT: THE VERTICAL DISTANCE FROM 1) THE LOWEST ELEVATION OF THE ADJOINING GROUND LEVEL OR 2) THE ESTABLISHED GRADE, WHICHEVER IS LOWER, TO THE TOP OF THE CORNICE OF A FLAT ROOF, TO THE DECLINE OF A MANSARD ROOF, TO A POINT OF THE ROOF DIRECTLY ABOVE THE HIGHEST WALL OF A SHED ROOF, TO THE UPPERMOST POINT ON A ROUND OR OTHER ARCH-TYPE ROOF, OR TO THE MEAN DISTANCE OF THE HIGHEST GABLE ON A PITCHED OR HIP ROOF; ALSO APPLIES TO STRUCTURES

BUILDING HEIGHT: THE HEIGHT FROM THE GROUND TO THE PEAK OF THE TALLEST STRUCTURE. (PER HOA GUIDELINES).

LANDSCAPE SURFACE AREA RATIO (LSR): THE PERCENTAGE OF THE GROSS SITE AREA OR LOT AREA WHICH IS PRESERVED AS PERMANENTLY PROTECTED LANDSCAPED AREA.

MODIFICATIONS

INTRUSIONS - PER SEC 98-405

A(1) & B(1) CHIMNEYS, FLUES, SILLS, PILASTERS, LINTELS, ORNAMENTAL FEATURES, CORNICES, EAVES, AND GUTTERS FOR RESIDENTIAL BUILDINGS, PROVIDED THEY DO NOT EXTEND MORE THAN 2 1/2 FEET INTO THE REQUIRED YARD.

A(3) & C(1) TERRACES, STEPS, UNCOVERED PORCHES, DECKS, STOOPS, OR SIMILAR APPURTENANCES TO RESIDENTIAL BUILDINGS WHICH DO NOT EXTEND ABOVE THE FLOOR LEVEL OF THE ADJACENT BUILDING ENTRANCE, PROVIDED THEY DO NOT LOCATE CLOSER THAN 20 FEET FROM ANY STREET RIGHT-OF-WAY OR REAR LOT LINE.

EXCEPTIONS TO MAXIMUM HEIGHT - PER SEC 98-406 (B)

THE FOLLOWING ARE PERMITTED TO EXCEED THE MAXIMUM HEIGHT REGULATIONS BY 10 FEET, WITHIN ANY DISTRICT WHERE PERMITTED: CHURCH SPIRES, BELFRIES, CUPOLAS AND DOMES WHICH DO NOT CONTAIN USABLE SPACE, PUBLIC MONUMENTS, WATER TOWERS, FIRE AND HOSE TOWERS, FLAGPOLES, CHIMNEYS, SMOKESTACKS, COOLING TOWERS, AND ELEVATOR PENTHOUSES. SUCH USES MAY EXCEED SAID MAXIMUM BY MORE THAN 10 FEET WITH THE APPROVAL OF A CONDITIONAL USE PERMIT.

SR-4 ZONING IN ER-1

USE OF SR-4 ZONING STANDARDS IN THE ER-1 ZONING DISTRICT. (SEC98-407 (3) (A))

EXISTING LEGAL LOTS OF RECORD THAT ARE NOW SUBSTANDARD IN ANY WAY, AND THAT ARE ZONED ER-1 SHALL BE CONSIDERED AS LEGAL SUBSTANDARD LOTS. FOR NEW DWELLINGS, BUILDING ADDITIONS, STRUCTURES, OR PAVED AREAS ON SUCH LOTS, A CONDITIONAL USE PERMIT MAY BE SOUGHT TO ENABLE THE GRANTING OF PERMISSION TO USE ONLY THE FOLLOWING REQUIREMENTS OF THE SR-4 DISTRICT: MAXIMUM BUILDING COVERAGE, MINIMUM LOT WIDTH, MINIMUM LOT FRONTAGE, MINIMUM FRONT OR STREET SETBACK LOT LINE TO HOUSE, MINIMUM FRONT OR STREET SETBACK LOT LINE TO GARAGE, MINIMUM SIDE SETBACK LOT LINE TO HOUSE, MINIMUM TOTAL OF BOTH SIDE SETBACKS TO HOUSE/GARAGE, MINIMUM REAR SETBACK LOT LINE TO HOUSE OR GARAGE, MINIMUM SIDE SETBACK LOT LINE TO ACCESSORY STRUCTURE, MINIMUM REAR SETBACK LOT LINE TO ACCESSORY STRUCTURE, MINIMUM PAVED SURFACE SETBACK, AND MINIMUM BUILDING SEPARATION. THE REQUIREMENTS FOR MINIMUM LOT AREA IN THE SR-4 DISTRICT MAY NOT BE USED TO CREATE A GREATER NUMBER OF LOTS, BUT MAY BE USED TO RECONFIGURE LOT LINES TO PRESERVE OR REDUCE THE CURRENT NUMBER OF LOTS SO LONG AS ALL OTHER APPLICABLE REQUIREMENTS, LISTED ABOVE, ARE MET. (SEE ALSO SECTION 98-409 FOR LOTS ABUTTING GENEVA LAKE.) (SECTION 98-905 FOR CONDITIONAL USE PROCEDURES.) FOR THIS PARTICULAR TYPE OF CONDITIONAL USE PERMIT REQUEST, A FEE OF \$100 SHALL BE IMPOSED.

AREA CALCULATIONS

LOT AREA: 6,270 SF.

BUILDING COVERAGE:

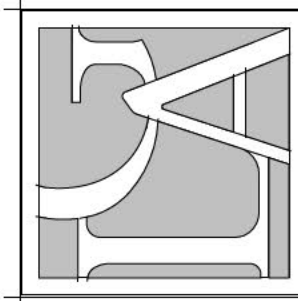
MAX:	2,508 SF.	(40%)
EXISTING:	1,047.6 SF.	(16.7%)
PROPOSED:	2,049.6 SF.	(32.7%)

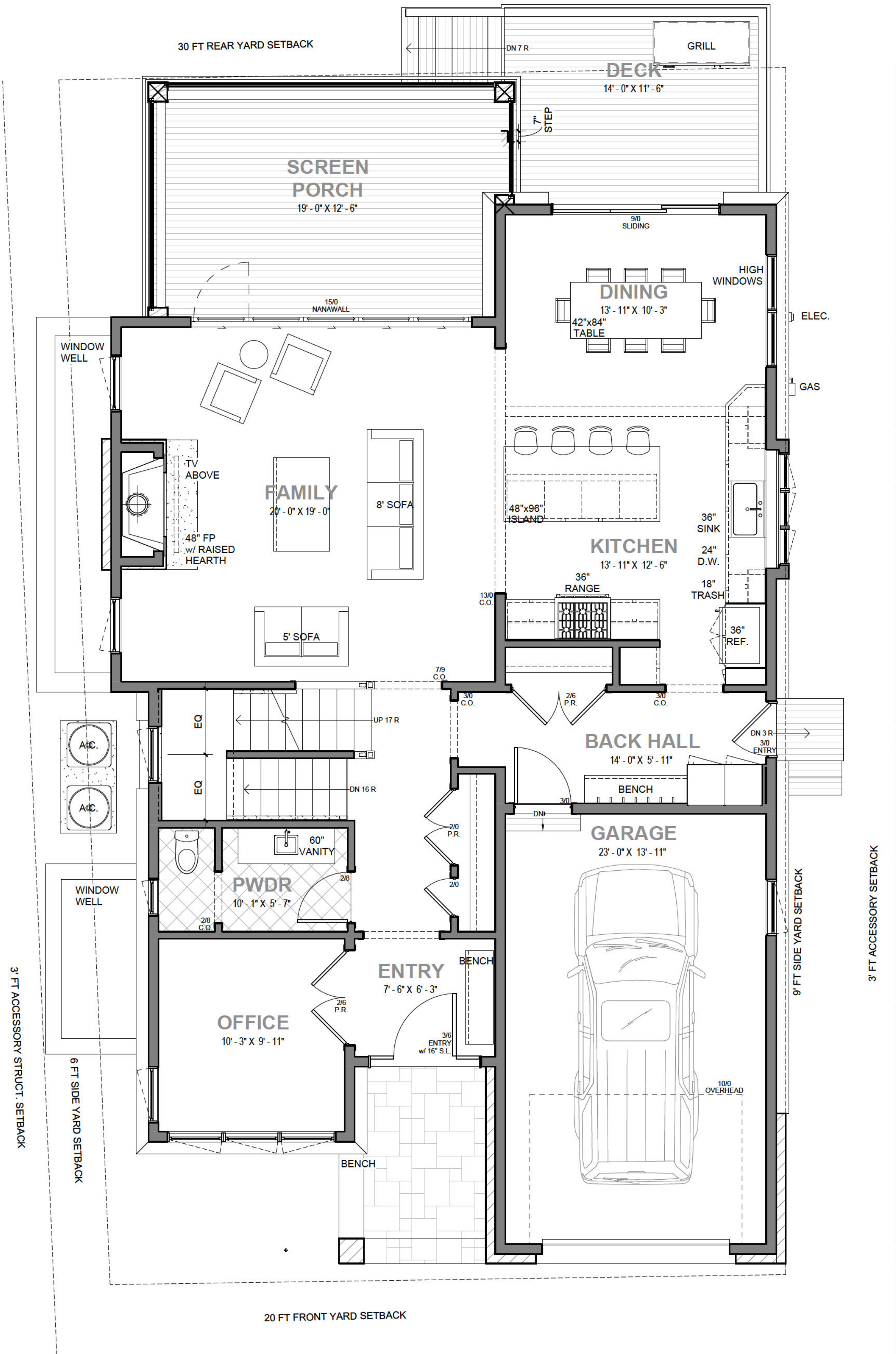
LANDSCAPE SURFACE RATIO (LSR):

MIN:	3,762 SF.	(60%)
EXISTING:	4,900 SF.	(78.1%)
PROPOSED:	3,762 SF.	(60%)

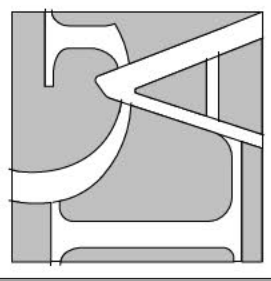
IMPERVIOUS SURFACES:

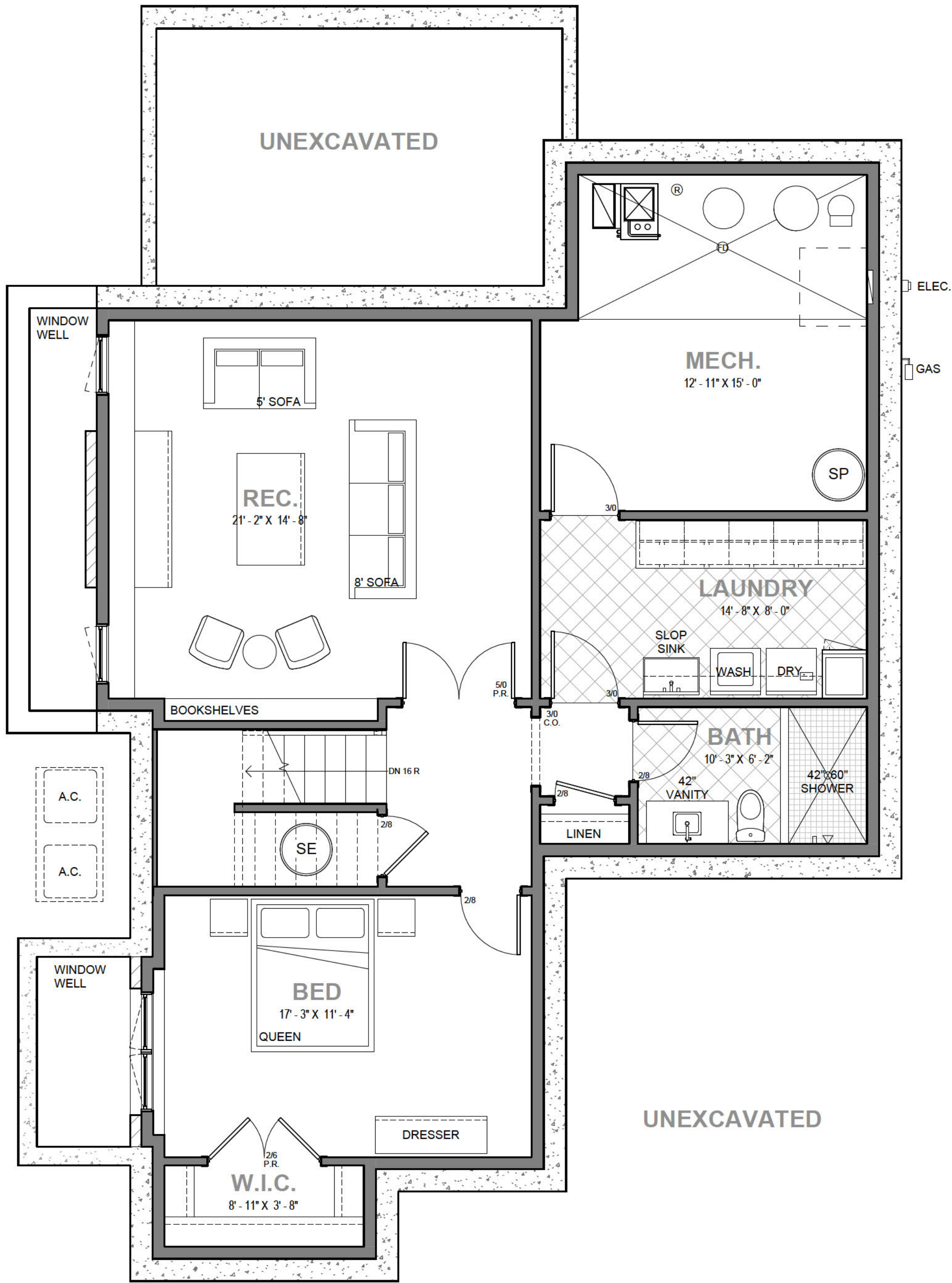
RESIDENCE:	1,740 SF.
DRIVEWAY:	254 SF.
WALKWAYS:	31 SF.
SCREEN PORCH:	231 SF.
DECKS:	178 SF.
ENTRY:	76 SF.
TOTAL:	2,508 SF.





PLAN NORTH
1st FLOOR
1/4" = 1'-0"





PLAN NORTH
1/4" = 1'-0"

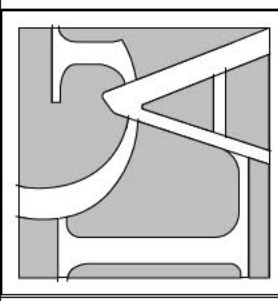
- DESIGN SET
PERMIT SET
CONSTRUCTION

REVISIONS:

NO.	DATE

DATE: 3/6/26

A4
LOWER LEVEL



L A K E G E N E V A
Architects
STUDIO OF JASON R. BERNARD

Lake Geneva Architects
323 Broad St. Suite 102
Lake Geneva, WI 53147
262.246.1400
LakeGenevaArchitects.com

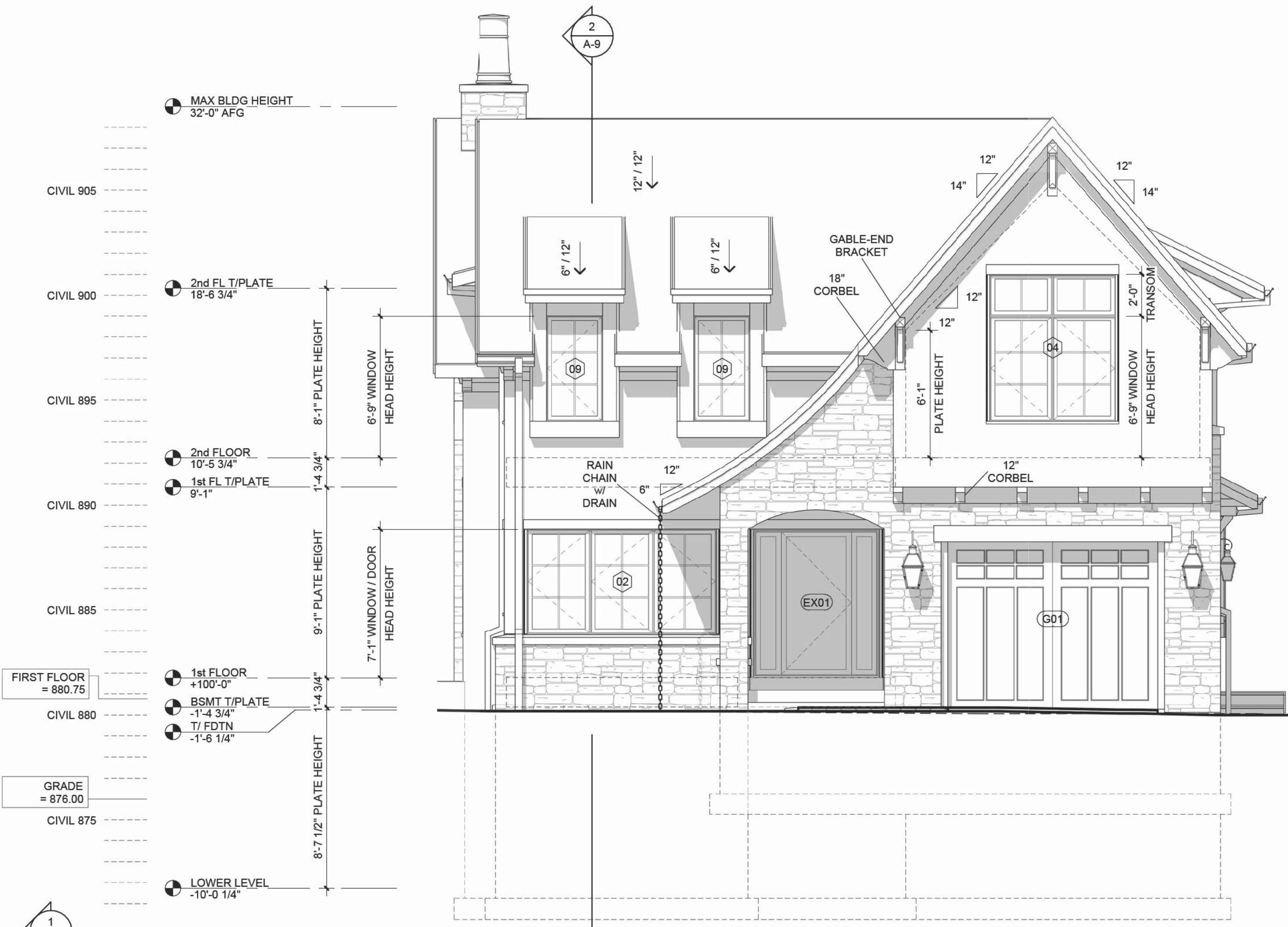
PECORA RESIDENCE
1626 EVERGREEN LANE
LAKE GENEVA, WI 53147

WINDOW SCHEDULE									
MARK	Count	TYPE	MULLED UNIT WIDTH	WINDOW HEIGHT	TRANSOM UNITS TRANSOM HEIGHT	OPENING SIZE		HEAD HEIGHT	
						WIDTH	HEIGHT		
LOWER LEVEL									
11	2	CASEMENT				2'-8"	3'-6"	7'-1"	
12	1	(2) CASEMENT	2'-8"			5'-4"	3'-6"	7'-1"	
1st FLOOR									
01	1	CASEMENT				3'-0"	5'-0"	7'-1"	
02	1	(3) CASEMENT	3'-0"			9'-0"	5'-0"	7'-1"	
03	2	CASEMENT		5'-0"	2'-0"	3'-0"	7'-0"	9'-1"	
05	1	CASEMENT				2'-0"	4'-0"	7'-1"	
06	1	(3) CASEMENT	2'-0"			6'-0"	3'-6"	7'-1"	
07	1	CASEMENT				3'-0"	4'-0"	3'-6"	
07	1	CASEMENT				3'-0"	4'-0"	7'-1"	
08	1	(2) CASEMENT	3'-0"			6'-0"	2'-0"	7'-1"	
2nd FLOOR									
04	1	(2) CASEMENT	3'-0"	5'-0"	2'-0"	6'-0"	7'-0"	8'-9"	
09	8	CASEMENT				2'-8"	5'-0"	6'-9"	
10	1	(2) CASEMENT	2'-8"			5'-4"	5'-0"	6'-9"	
13	1	CASEMENT				3'-0"	8'-0"	6'-9"	
BONUS ROOM									
11	2	CASEMENT				2'-8"	3'-6"	6'-9"	
14	1	(3) CASEMENT	3'-0"			9'-0"	3'-6"	6'-9"	

EXTERIOR DOOR SCHEDULE					
MARK	HEIGHT	WIDTH	TYPE	COMMENTS	
EX01	7'-1"	6'-0"	UNIT	40"W DOOR + (2) 16"W S DELITES	
EX02	7'-0"	3'-0"	ENTRY		
EX04	7'-0"	9'-0"	SLIDING		
EX05	8'-0"	15'-0"	NANAWALL	SR FOLD NG NANAWALL w/ LOW PROFILE SADDLE SILL	
EX06	8'-9"	6'-0"	FRENCH w/ TRANSOM	80"H DOORS + 24"H TRANSOM	
G01	8'-0"	10'-0"	OVERHEAD		



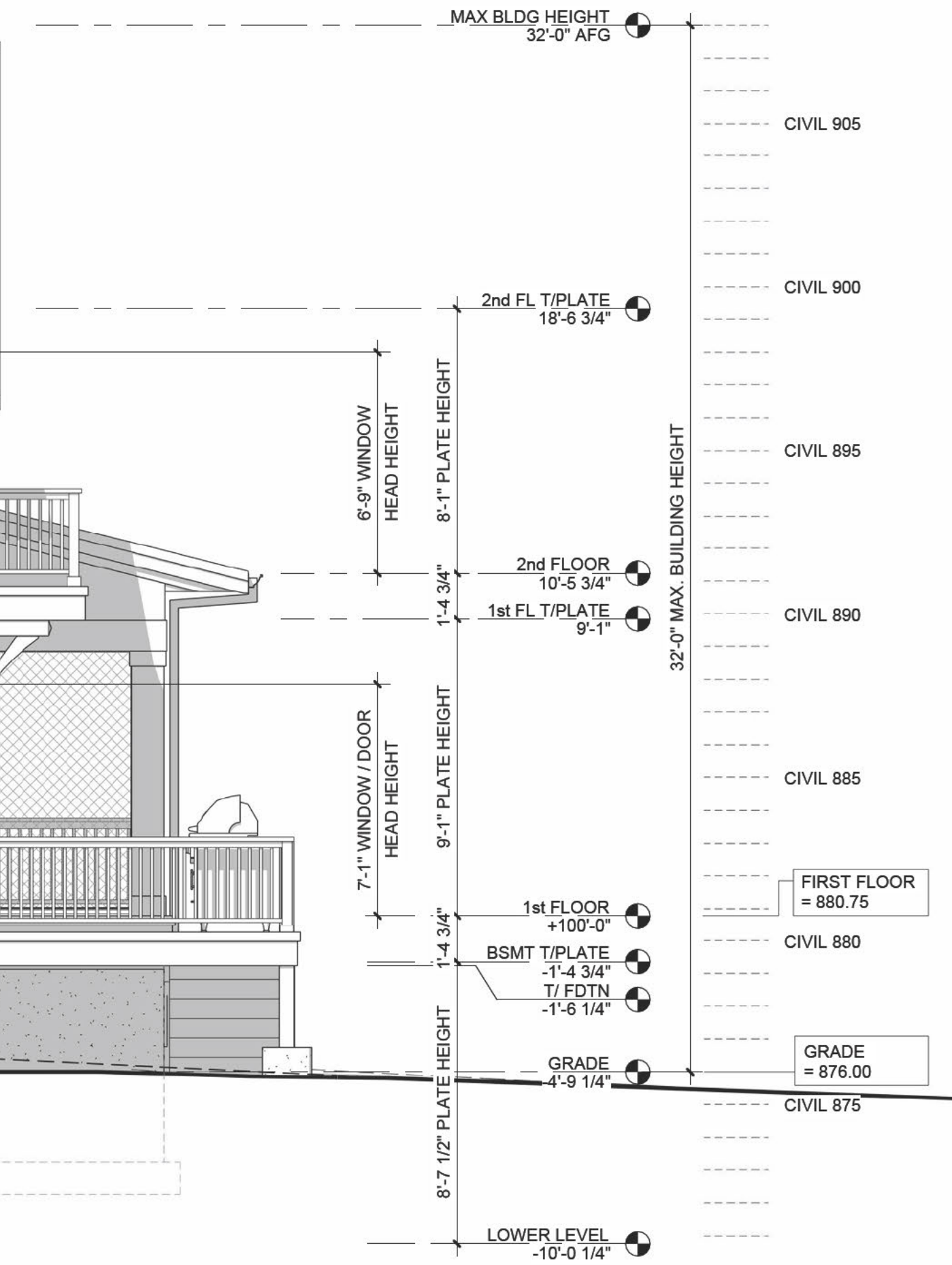
2 NORTH ELEVATION
1/4" = 1'-0"



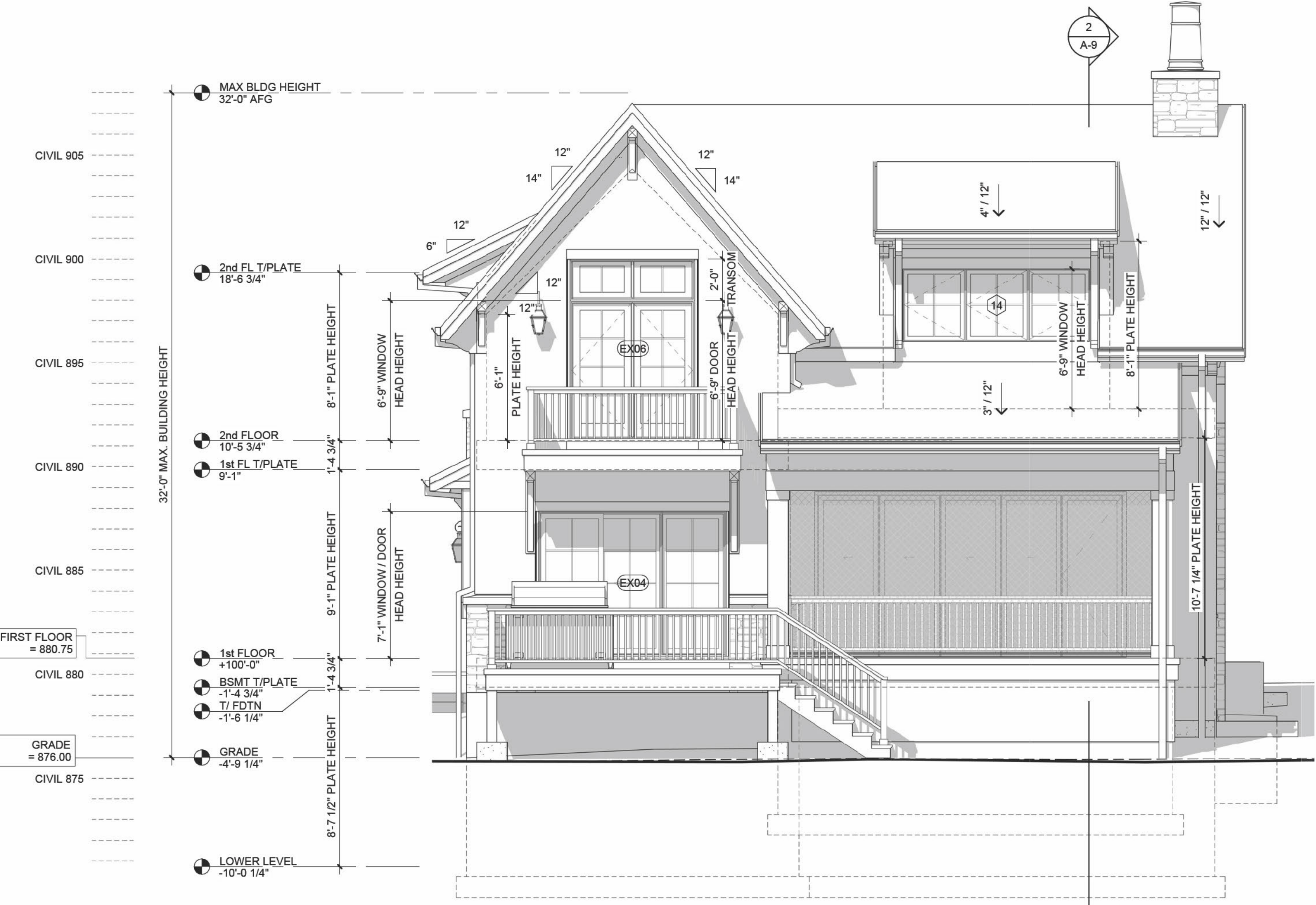
1 WEST ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE									
MARK	Count	TYPE	MULLED UNIT WIDTH	TRANSOM UNITS WINDOW HEIGHT	TRANSOM UNITS TRANSOM HEIGHT	OPENING SIZE		HEAD HEIGHT	
						WIDTH	HEIGHT		
LOWER LEVEL									
11	2	CASEMENT				2'-8"	3'-6"	7'-1"	
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1st FLOOR									
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02	1	(3) CASEMENT	3'-0"			9'-0"	5'-0"	7'-1"	
03	2	CASEMENT		5'-0"	2'-0"	3'-0"	7'-0"	9'-1"	
05	1	CASEMENT				2'-0"	4'-0"	7'-1"	
06	1	(3) CASEMENT	2'-0"			6'-0"	3'-6"	7'-1"	
07	1	CASEMENT				3'-0"	4'-0"	3'-6"	
07	1	CASEMENT				3'-0"	4'-0"	7'-1"	
08	1	(2) CASEMENT	3'-0"			6'-0"	2'-0"	7'-1"	
2nd FLOOR									
04	1	(2) CASEMENT	3'-0"	5'-0"	2'-0"	6'-0"	7'-0"	8'-9"	
09	8	CASEMENT				2'-8"	5'-0"	6'-9"	
10	1	(2) CASEMENT	2'-8"			5'-4"	5'-0"	6'-9"	
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EXTERIOR DOOR SCHEDULE					
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G01	8'-0"	10'-0"	OVERHEAD		



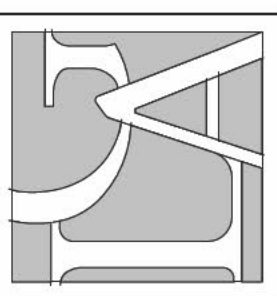
2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

LAKE GENEVA ARCHITECTS
323 BROAD ST., SUITE 102
LAKE GENEVA, WI 53147
262.246.1400
LakeGenevaArchitects.com

LAKE GENEVA
Architects
STUDIO OF JASON R. BERNARD



PECORA RESIDENCE
1626 EVERGREEN LANE
LAKE GENEVA, WI 53147

DESIGN SET
PERMIT SET
CONSTRUCTION
REVISIONS:
NO. DATE
DATE: 5/7/26

A-7
ELEVATIONS

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, for a request to construct a new single family home within the Estate Residential-1 (ER-1) zoning district for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-032	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, for a request to construct a new single-family home within the Estate Residential-1 (ER-1) zoning district for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, 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

WHEREAS, the Plan Commission has recommended approval with the following conditions:

1. Applicant shall satisfy all questions raised by Engineering Staff prior to construction permit issuance.
2. All required permits must be secured prior to demolition and construction starts.
3. Substantial conformance to the submitted plan set.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, for a request to construct a new single family home within the Estate Residential-1 (ER-1) zoning district for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016, per the findings of fact stated above and one condition of approval stated above.

Recommended to the Common Council of the City of Lake Geneva this 20th day of July, 2026.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

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

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building and Zoning Clerk Date

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

Applicant:

Tess Komars
640 N Vel R Phillips, Suite 210
Milwaukee, WI

Request:

630 S Lake Shore Drive
Tax Key No. ZA 315600002
Planned Development – Precise Implementation
Plan

Description:

The applicant is proposing to construct a single-family residential dwelling on the vacant lot at 630 S Lake Shore Drive. The property is zoned PD Planned Development and is part of a small four-lot development approved and zoned in the 1990's. This is the last vacant lot in the Planned Development.

A PD-PIP (Precise Implementation Plan) is Step 4 of 4 of the Planned Development process. A PIP establishes the details of site development including architecture, landscaping, lighting, and engineering and must be substantially consistent with the General Development Plan (GDP).

Site Plan and Site Access

The proposed site plan includes a two-story home with a walk out basement, attached 2.5 car garage and a detached 2.5 car garage/greenhouse, a long driveway off Lakeshore Drive, landscaping, a pool, pickleball court, and patio.

Natural Resources, Open Space, and Stormwater Management Areas

This lot is within the Lakeshore Overlay Zoning District. A protected one hundred foot (100') conservation area is required in this overlay district. No improvements are permitted with that conservation area. This Site Plan complies with that requirement. All improvements are located at least one hundred feet (100') away from the highwater mark of Geneva Lake.

The City requires that all development on Lakeshore lots be conditioned on the preparation and recording of a Lake Path Public Easement along the Lakeshore running the width of the lot. Staff recommends this PIP approval be conditioned upon this path easement being submitted to the City Attorney for review and recording by the property owner.

Consistency with the GDP:

The proposed PIP is consistent with the approved GDP. The GDP included setback requirements that are met by the proposed Site Plan.

Plan Development Flexibility

Planned Development is a Zoning District which allows flexibility in standards. The applicant is requested the following flexibility:

1. Section 98-702(10)(b) requires that any access drive 150' or greater be constructed at a minimum 20' in width. The applicant is proposing a 14' wide driveway.

This is the only deviation from zoning standards being requested for this project.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) step, the Plan Commission is required to:

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

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

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.

1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed PIP, 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 this Chapter, 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 PIP 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 PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

Staff recommend approval of the PIP as submitted with the flexibility on driveway width from the required 20' to 14'.

Staff further recommend the following *additional conditions of approval* be attached:

1. Substantial conformance to the submitted plan set.

2. Applicant shall secure all required permits prior to construction start.
3. A perpetual public access easement shall be recorded to continue the Shore Path along Geneva Lake shoreline across this parcel. Proof of recording shall be required prior to construction permit issuance.

Memo to City of Lake Geneva

To: Renee Hanlon, Zoning Administrator **Date:** June 29, 2026

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

CC: Susan Kolber – Owner’s Rep
Tess Komars – Abacus Architects
David De Angelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **PRECISE IMPLEMENTATION PLAN (PIP) APPROVAL – 630 S. Lake Shore Drive**
Kapur Project #26.0259 Phase 14

BACKGROUND AND REQUEST:

A precise implementation plan (PIP) application was submitted by Abacus Architects for the construction of a single family home at 630 S. Lake Shore Drive (PIN ZA315600002). The plan proposes a new 10,000 SF single family home with two-stories and walk out basement, attached 2.5 car garage, detached garage, pickleball court, and pool. A new 12-ft wide driveway is proposed of approximately 530-ft with ingress/egress to S. Lake Shore Drive. The plans includes a rain garden between the new structure and Geneva Lake.

The following plan and calculations were submitted for review:

- New Construction for Kolber Residence 630 S lake Shore Drive, prepared by Abacus Architects, 15 sheets, dated June 23, 2026.
- Structural Calculations for 630 SLD Site Retaining Walls, prepared by Pierce Engineers dated April 30, 2026.
- Storm Water Management and Site Narrative, prepared by Abacus Architects, inc. dated June 2026.

Comments:

Based on our review of the information provided above, we **recommend approval** of the proposed PIP. This approval is subject to the following conditions:

Burlington Office
1224 S Pine Street
Burlington, WI 53105

 262.767.2747

 www.kapurinc.com

1. The storm water management calculations provided for the site is contingent of the on-site inlets and storm pipes being able to intercept and pass the 100-year flow rate to the proposed raingarden. Calculations demonstrating these structures are appropriately sized shall be submitted with the building permit application.
2. Legal documentation shall be provided for the expanded 10-ft sanitary sewer easement and the required 6-ft wide lakeshore path easement. Easements must be recorded with Walworth County.
3. Section 98-727 of the zoning code states, “access drives or off-street parking areas servicing as required fire access or designated fire lanes shall be designed and constructed to meet the minimum standards as outlined in subsection (2)(a) though (c).” Fire lanes shall receive final approval by the Fire Department.
4. Soil erosion and sediment control devices must be installed prior to upland disturbance and must remain in place until permanent stabilization.
5. Construction debris and sediment must remain onsite and not be tracked onto public roadways, adjacent wetlands or property. It is the applicants’ responsibility to remove sediment that is tracked offsite in a timely manner.

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

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

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

630 S Lake Shore Drive/ ZA315600002 and LOT 2 CERTIFIED SURVEY NO. 3156
AS RECORDED IN VOL 17 OF C.S. ON PAGE 178 WCR. LOCATED IN SE 1/4 SEC
36 T2N R17E. 97655 SQ FT CITY OF LAKE GENEVA OMITS ZBB-4 & ZBB-5

Name and Address of Current Owner: _____

Patricia B Kolber 2011 Declaration of Trust, 620 S Lake Shore Drive, Lake Geneva,
WI 53147

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

<u>PATRICIA KOLBER</u>	<u>VINCENT KOLBER</u>	<u>SUSAN KOLBER (Owner's Rep)</u>
<u>312.909.1274</u>	<u>312.493.6392</u>	<u>773.308.6777</u>
<u>pat.kolber@gmail.com</u>	<u>kolber@residco.com</u>	<u>susan@cohous.us</u>

Owner Signature: _____

Name and Address of Applicant: _____

TESS KOMAS, ABACUS ARCHITECTS

640 N VEL R PHILLIPS, SUITE 210,

MILWAUKEE, WI 53202

Telephone No. with area code & Email of Applicant: _____

TESS KOMAS, 715.661.1808, tkomas@abacusarch.com

Proposed Use:

SINGLE FAMILY RESIDENTIAL

Zoning District in which land is located: PD - PLANNED DEVELOPMENT

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

<u>ABACUS ARCHITECTS</u>	<u>REED CONSTRUCTION</u>
<u>640 N VEL R PHILLIPS, SUITE 210,</u>	<u>600 W JACKSON 8TH FLOOR</u>
<u>MILWAUKEE, WI 53202</u>	<u>CHICAGO, IL 60661</u>

Short statement describing activities to take place on site:

NEW CONSTRUCTION OF A 10,000SF, TWO STORY HOME WITH A WALK OUT
BASEMENT, ATTACHED 2.5-CAR GARAGE AND DETACHED 2.5 CAR GARAGE. A
NEW DRIVEWAY, PICKLEBALL COURT AND LANDSCAPING INCLUDING A
LAKE SIDE PATIO AND POOL WILL ALSO BE INTEGRATED WITH THE SITE.

PIP fee \$450.00, payable upon filing application.

May 1, 2026

Date

03/03/2025

Tess Komas
Signature of Applicant

_____ Cost Recovery # _____
Petitioner Name _____ Project Address _____
OFFICE USE ONLY _____ Description of Request _____

Agreement for Services

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

_____ TESS KOMAS _____, as applicant/petitioner for
Project: _____ 630 SLSD RESIDENCE _____
Project Address: _____ 630 S LAKE SHORE DRIVE, LAKE GENEVA, WI 53147 _____
Parcel No. _____ ZA315600002 _____
Name: _____ VINCENT & PATRICIA KOLBER _____
Address: _____ 620 S Lake Shore Drive, Lake Geneva, WI 53147 _____

Cell Phone: (715) - 661 - 1808 Phone: (920) - 452 - 4444

Email: tkomas@abacusarch.com _____

Dated this 1 Day of May, 2026 _____

Printed Name of Applicant / Petitioner

TESS KOMAS

Signature of Applicant/Petitioner

Tess Komas

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

Section 98-935 Fees:

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

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

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

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

APPLICATION SUBMITTAL REQUIREMENTS

PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the complete application 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 (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

 X _____ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

 X (1) **A location map** of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

 X (2) **A map of the subject property** for which the PD is proposed:

 X Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

 X Map and all its parts clearly reproducible with a photocopier;

 X Map size of 11" by 17" and map scale not less than one inch equals 800 feet;

 X All lot dimensions of the subject property provided;

 X Graphic scale and north arrow provided.

 X (3) **A general written description** of proposed PIP including:

 X Specific project themes and images;

 n/a The specific mix of dwelling unit types and/or land uses;

 X Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

 X The specific treatment of natural features;

 X The specific relationship to nearby properties and public streets.

 n/a A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.

 n/a A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

- X (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
- X A PIP site plan conforming to all requirements of Section 98-908(3). ~~If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;~~
 - X Location of recreational and open space areas and facilities ~~specifically describing those that are to be reserved or dedicated for public acquisition and use;~~
 - n/a Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
 - X Notations relating the written information (3), above to specific areas on the GDP Drawing.
- X (5) **A Property Site Plan drawing which includes:**
- X 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;
 - X The date of the original plan and the latest date of revision to the plan;
 - X A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
 - X A reduction of the drawing at 11" x 17";
 - X A legal description of the subject property;
 - X All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - X 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;
 - X All required building setback lines;
 - X All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - X The location and dimension (cross-section and entry throat) of all access points onto public streets;
 - X 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;
 - n/a The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - n/a The location of all outdoor storage areas and the design of all screening devices;
 - n/a The location, type, height, size and lighting of all signage on the

- subject property to include a photometric plan;
- n/a 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;
- X All engineering requirements for utilities, site designs, etc;
- X The location and type of any permanently protected green space areas;
- X The location of existing and proposed drainage facilities for storm water;
- X In the legend, data for the subject property on:
- X Lot Area;
 - X Floor Area;
 - X Floor Area Ratio (b/a);
 - X Impervious Surface Area;
 - X Impervious Surface Ratio (d/a);
 - X Building Height.
- n/a (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- X (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- n/a (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- n/a (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- n/a (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- n/a (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,
- n/a (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

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

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 630 S LAKE SHORE DRIVE, LAKE GENEVA, WI 53147

Applicant name TESS KOMAS

Applicant email tkomas@abacusarch.com Phone Number 715.661.1808

Architect/Contractor/Designer Name TESS KOMAS

Architect/Contractor/Designer Email tkomas@abacusarch.com Phone Number 715.661.1808

Type of Construction: New X Addition _____ 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 n/a
 - 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 74'x80' home, 24'x36' attached garage, 25'x44' detached
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? n/a
- Detailed property Site Plan? YES / NO Date of Plan: May 1, 2026
- 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: n/a

- 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: n/a

- 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: n/a

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

June 24, 2026

Kolber Residence

630 S Lake Shore Drive
Lake Geneva, WI 53147

Abacus Architects, Inc. Project No. 2025-126

Application for Precise Implementation Plan:
General Written Description

The property at 630 S Lakeshore Drive, Lake Geneva, WI 53147 (TAX ID: ZA315600002), owned by The Patricia Kolber Trust is zoned as PD – Planned Development. The existing site consists of a mix of natural grasses and lawn grass, populated with various trees and a negligible amount of impervious surface area.

The project will consist of a single-family, two story home with a walk out basement, attached 2.5 car garage and detached 2.5 car garage with a greenhouse above, resulting in a gross square footage of 13,210 square feet. A new asphalt driveway, pickleball court and landscaping features including a lakeside patio and pool will also be integrated into the site. Please see the architectural drawings for project themes, images and renderings of the home and proposed site work.

The gross square footage of buildings on the 2.24 acre site results in a floor area ratio of 0.135 and, combined with the site elements, results in an impervious surface area ratio of 25.18%. The dwelling will observe side yard setbacks in relationship to existing neighbors (20' to the North and 25' to the South), approx. 220' rear yard setback, and 77' state highway front yard setback.

Natural site features will be preserved to the greatest extent possible. The driveway is carefully aligned to weave around existing trees, minimizing disturbance. The entire proposed site will involve approximately 1.18 acres of grading disturbance. A submittal for NOI permitting to the WDNR was completed prior to the initial PIP submittal on 5/1 and has since been received and shared with the City of Lake



Geneva. A tiered rain garden, located at the rear of the site, has been proposed in order to mitigate the disturbance of the steep slope overlay to the maximum extent possible.

We would like to ask for relief from Section 98-702(10)(b) requiring any access drive that is 150 feet or more in length be a minimum of 20 feet wide. We are asking that the requirement be reduced to 14 feet based on the following considerations:

1. The proposed driveway configuration is intended to satisfy the operational needs of emergency responders while significantly reducing environmental impacts and overall site disturbance with the Environmental Corridor at the site.
2. The proposed width minimizes impervious surface coverage. Expanding the driveway to 20 feet in width would add more than 3,000 square feet of impervious surface to the site (see red outline on exhibit).
3. The proposed width preserves mature trees. A 20 foot wide driveway would require the removal of at least three additional mature trees and would place the root systems of several additional mature trees at risk (see exhibit).
4. The proposed width reduces grading impacts and disturbance. Widening the driveway would increase site disturbance and move grading and stormwater runoff closer to the northern property line and adjacent property.

In reviewing the staff report associated with Ordinance 25-05, it appears that one of the primary purposes of the amendments was to address concerns related to long private driveways serving multiple properties and private streets functioning similarly to public roadways. In contrast, the proposed access drive would serve a single-family residence only and would not function as a private street serving multiple users or development sites.

The applicant believes the proposed design balances emergency access needs with environmental preservation objectives while minimizing unnecessary site disturbance. The requested exception is consistent with the intent of the

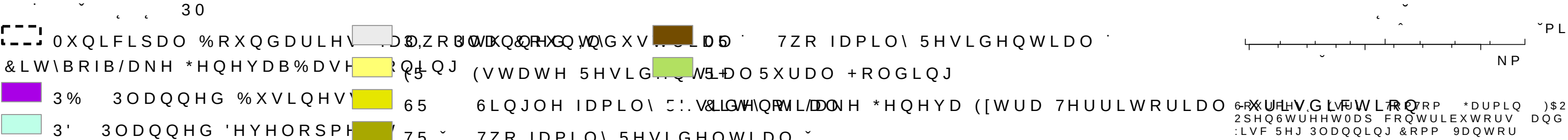
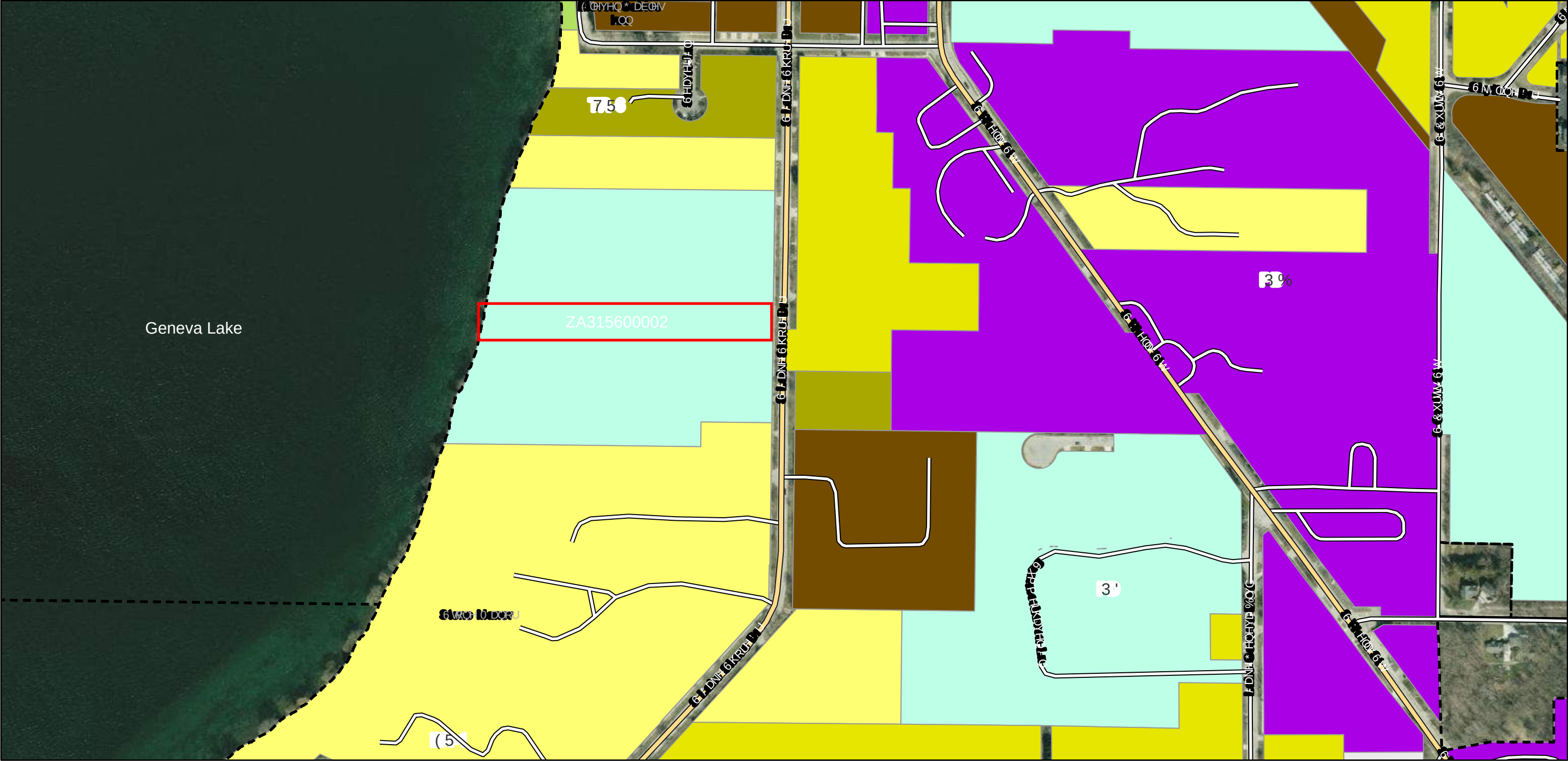


ordinance while recognizing the unique environmental constraints present on the site.

In reference to Section 98-702(15)(a), we have provided an exhibit with a "Y" turn around (each leg being at least 55 feet in length) within 150 feet of the single-family residence has been presented to the City Fire Chief, Dennis Detkowski. Verbal approval was received from the City Fire Chief on June 23, 2026.

Retaining walls of various styles and heights will be implemented, with walls exceeding 3 feet incorporating engineered structural detailing. No trees within 100 feet of the lakeshore will be removed. To accommodate the home and detached garage, selective clearing, will occur in accordance with arborist recommendations. Final landscape design will be implemented following construction.

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:LVF 5HJ 3ODQQLQJ &RPP 9DQWRU



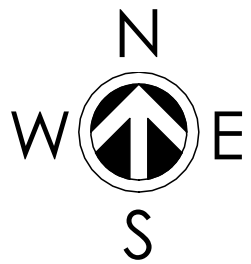
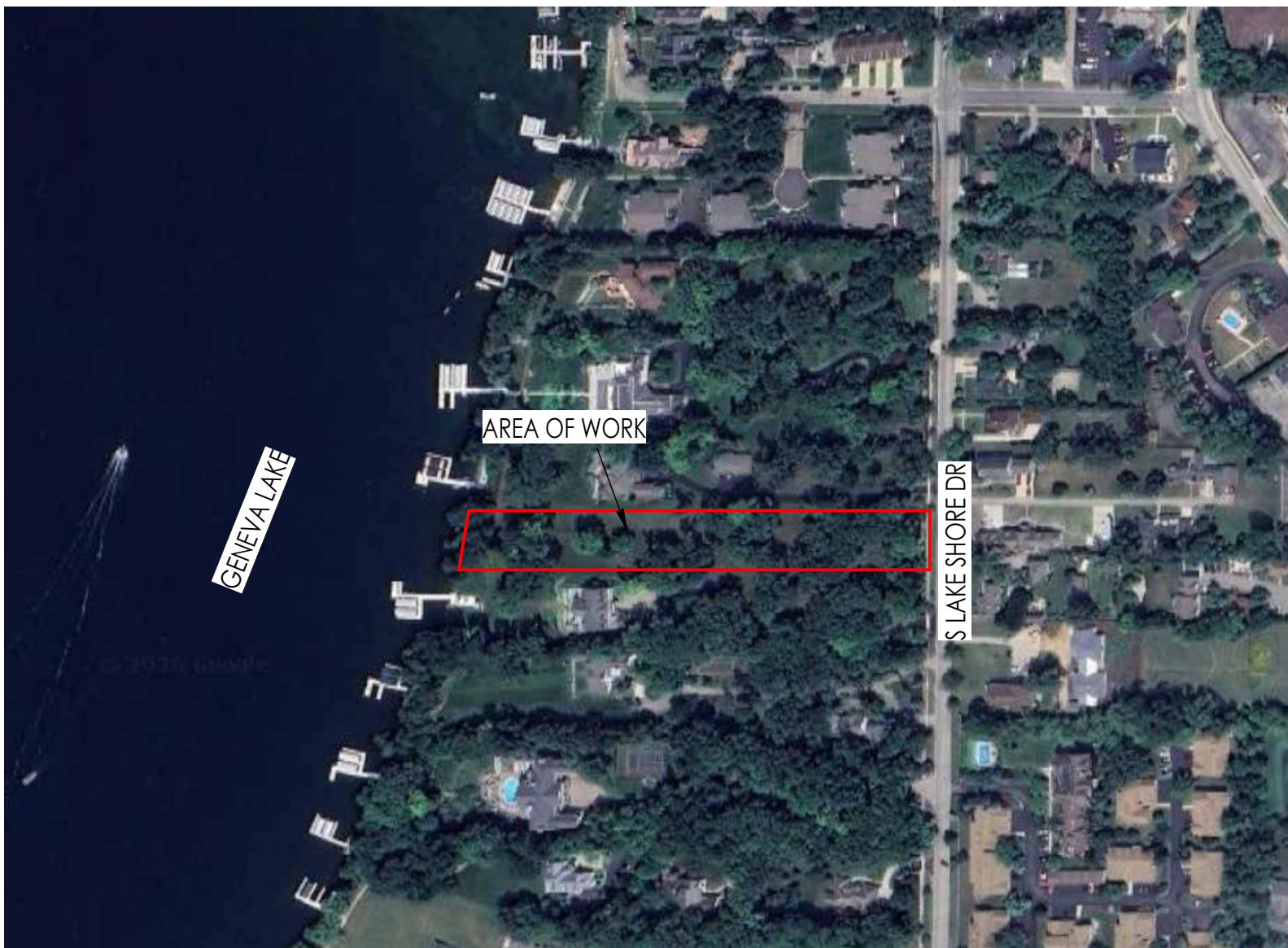
NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

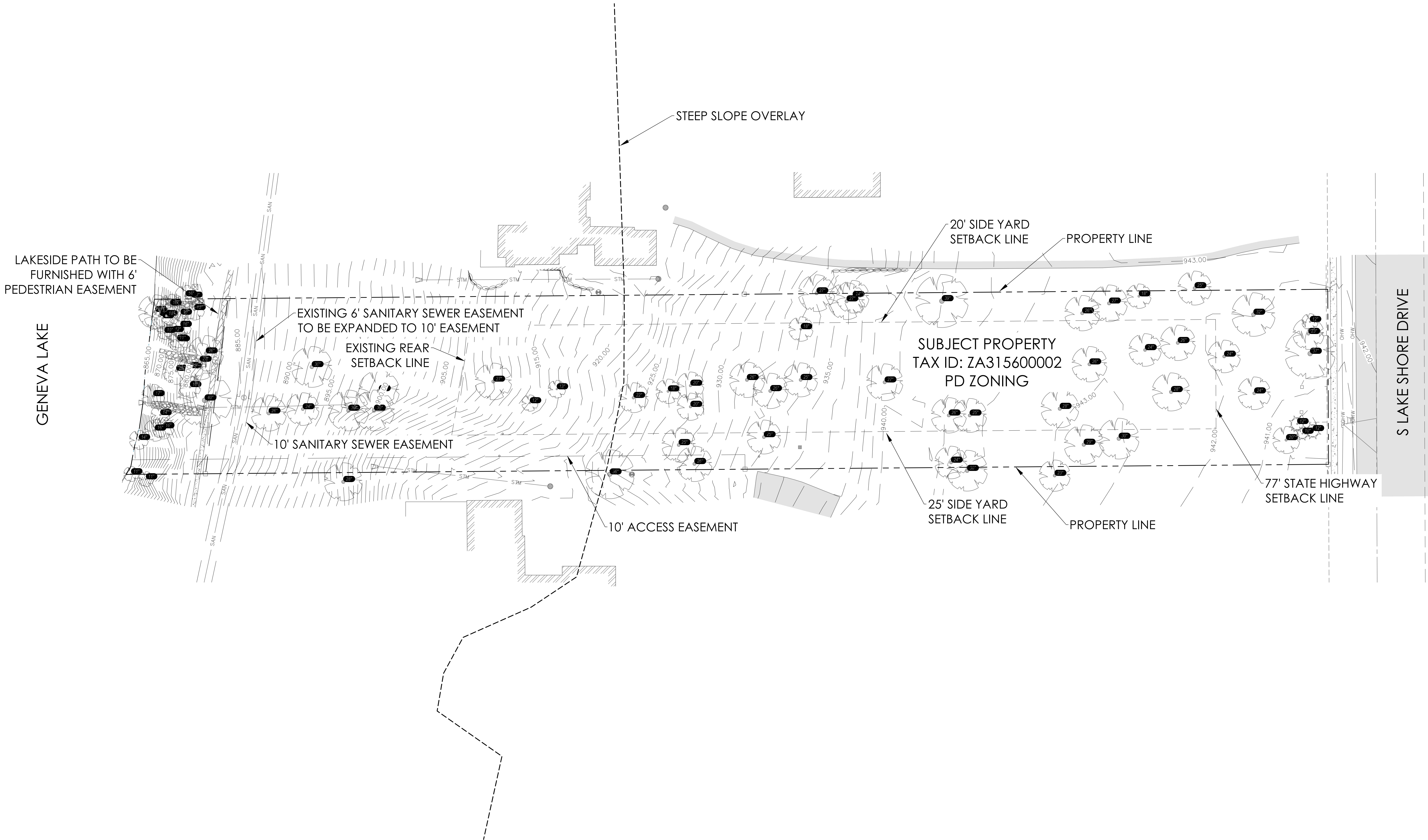


ARCHITECTURAL		STRUCTURAL	
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444		PIERCE ENGINEERS 181 N BROADWAY MILWAUKEE, WI 53202 PHONE: 414-988-7465	
A100	TITLE SHEET	S 001	GENERAL NOTES
A400	INSPIRATION IMAGES	S 001S	STRUCTURAL SITE PLAN
A500	MATERIALS		
A801	EXTERIOR RENDERINGS		
A802	SITE RENDERINGS		
A803	CONTEXTUAL RENDERINGS		
A 200	EXISTING CONDITIONS		
A 201	DEMOLITION PLAN		
A 202	OVERALL SITE PLAN		
A 203	DWELLING SITE PLAN		
A 204	OVERALL GRADING PLAN		
A 205	OVERALL DWELLING GRADING PLAN		
A 206	DWELLING GRADING PLAN		
A 207	WEST COURTYARD GRADING PLAN		
A 208	EAST COURTYARD GRADING PLAN		
A 209	REAR GRADING PLAN		
A 210	UTILITY PLAN WATER SERVICE		
A 211	UTILITY PLAN SANITARY SERVICE		
A 212	UTILITY PLAN STORM SEWER		
A 213	EROSION CONTROL PLAN		
A 214	CIVIL DETAILS		
A 501	EXTERIOR ELEVATIONS		
A 502	EXTERIOR ELEVATIONS		



REVISIONS:	
△	DATE ISSUE
NOTICE TO BIDDERS BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK	
© 2026 ABACUS ARCHITECTS, INC.	

ISSUE DATE: MAY 1, 2026	
NEW CONSTRUCTION FOR:	
KOLBER RESIDENCE	
630 S LAKE SHORE DR, LAKE GENEVA, WI 53147	
1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 920.452.4444 640 VEL R, PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203	
PRELIMINARY - NOT FOR CONSTRUCTION	
DRAWN BY:	AG
CHECKED BY:	TK
TITLE SHEET	
A100	
PROJ. NO. 2025-126	



PARCEL LEGAL DESCRIPTION:
ZA315600002 and LOT 2 CERTIFIED SURVEY NO. 3156
AS RECORDED IN VOL 17 OF C.S. ON PAGE 178 WCR.
LOCATED IN SE 1/4 SEC 36 T2N R17E. 97655 SQ FT CITY
OF LAKE GENEVA OMITS ZBB-4 & ZBB-5



REVISIONS:

DATE	ISSUE
------	-------

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND
SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF
OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2024 ABACUS ARCHITECTS, INC.

ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR. LAKE GENEVA, WI 53147

1136A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY:

MBS

CHECKED BY:

JRV

EXISTING
CONDITIONS

A
200

PROJ. NO. 2025-126

EXISTING CONDITIONS

SCALE: 1"=30'



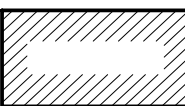
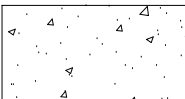
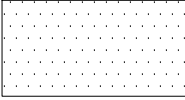
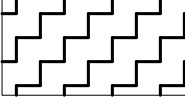
May 1, 2026

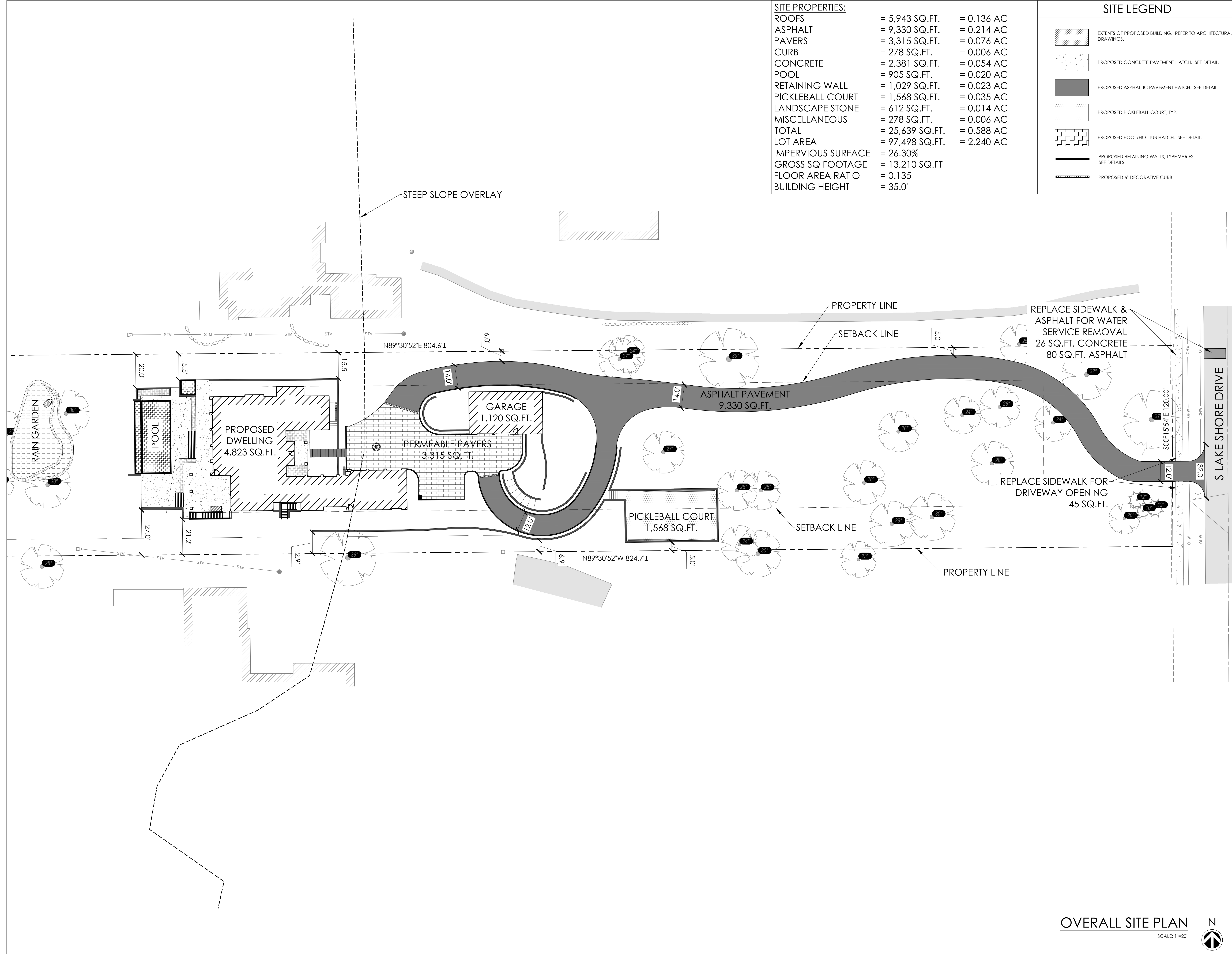
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<u>SITE PROPERTIES:</u>		
ROOFS	= 5,943 SQ.FT.	= 0.136 AC
ASPHALT	= 9,330 SQ.FT.	= 0.214 AC
PAVERS	= 3,315 SQ.FT.	= 0.076 AC
CURB	= 278 SQ.FT.	= 0.006 AC
CONCRETE	= 2,381 SQ.FT.	= 0.054 AC
POOL	= 905 SQ.FT.	= 0.020 AC
RETAINING WALL	= 1,029 SQ.FT.	= 0.023 AC
PICKLEBALL COURT	= 1,568 SQ.FT.	= 0.035 AC
LANDSCAPE STONE	= 612 SQ.FT.	= 0.014 AC
MISCELLANEOUS	= 278 SQ.FT.	= 0.006 AC
TOTAL	= 25,639 SQ.FT.	= 0.588 AC
LOT AREA	= 97,498 SQ.FT.	= 2.240 AC
IMPERVIOUS SURFACE	= 26.30%	
GROSS SQ FOOTAGE	= 13,210 SQ.FT	
FLOOR AREA RATIO	= 0.135	
BUILDING HEIGHT	= 35.0'	

SITE LEGEND

	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED CONCRETE PAVEMENT HATCH. SEE DETAIL.
	PROPOSED ASPHALTIC PAVEMENT HATCH. SEE DETAIL.
	PROPOSED PICKLEBALL COURT, TYP.
	PROPOSED POOL/HOT TUB HATCH. SEE DETAIL.
	PROPOSED RETAINING WALLS. TYPE VARIES. SEE DETAILS.
	PROPOSED 6" DECORATIVE CURB



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ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOILBER RESIDENCE

630 S LAKE SHORE DR. LAKE GENEVA, WI

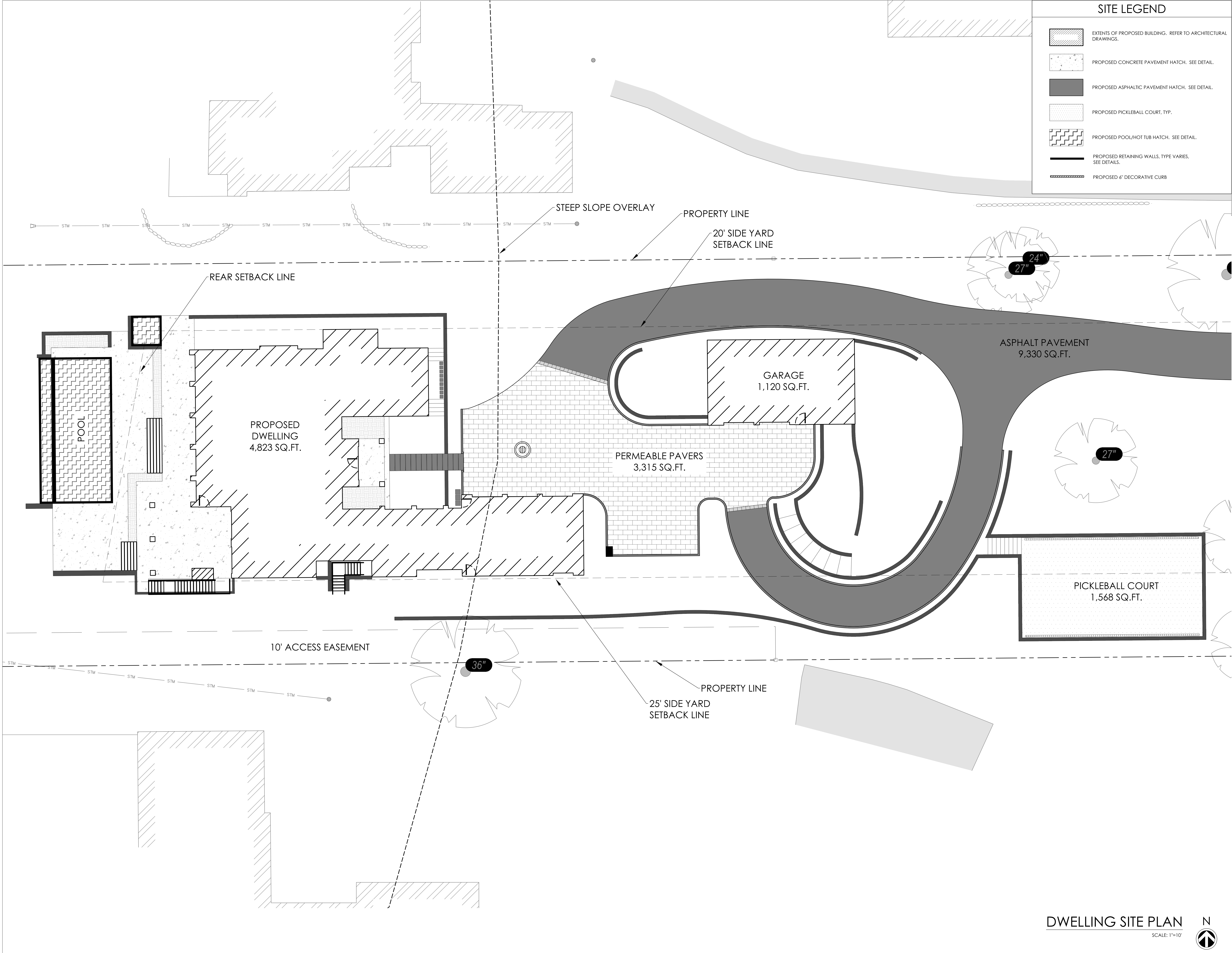
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452.4444 | 440.N.VEL.R. PHILLIPS

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DRAWN BY:	MBS
CHECKED BY:	JRV
OVERALL SITE PLAN	
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PROJ. NO. 2025-126	

May 1, 2026

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SITE LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED CONCRETE PAVEMENT HATCH. SEE DETAIL.
	PROPOSED ASPHALTIC PAVEMENT HATCH. SEE DETAIL.
	PROPOSED PICKLEBALL COURT, TYP.
	PROPOSED POOL/HOT TUB HATCH. SEE DETAIL.
	PROPOSED RETAINING WALLS, TYPE VARIES. SEE DETAILS.
	PROPOSED 6" DECORATIVE CURB

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NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR. LAKE GENEVA, WI 53147

1136A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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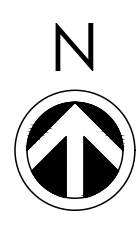
CHECKED BY: JRV

DWELLING SITE PLAN

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203

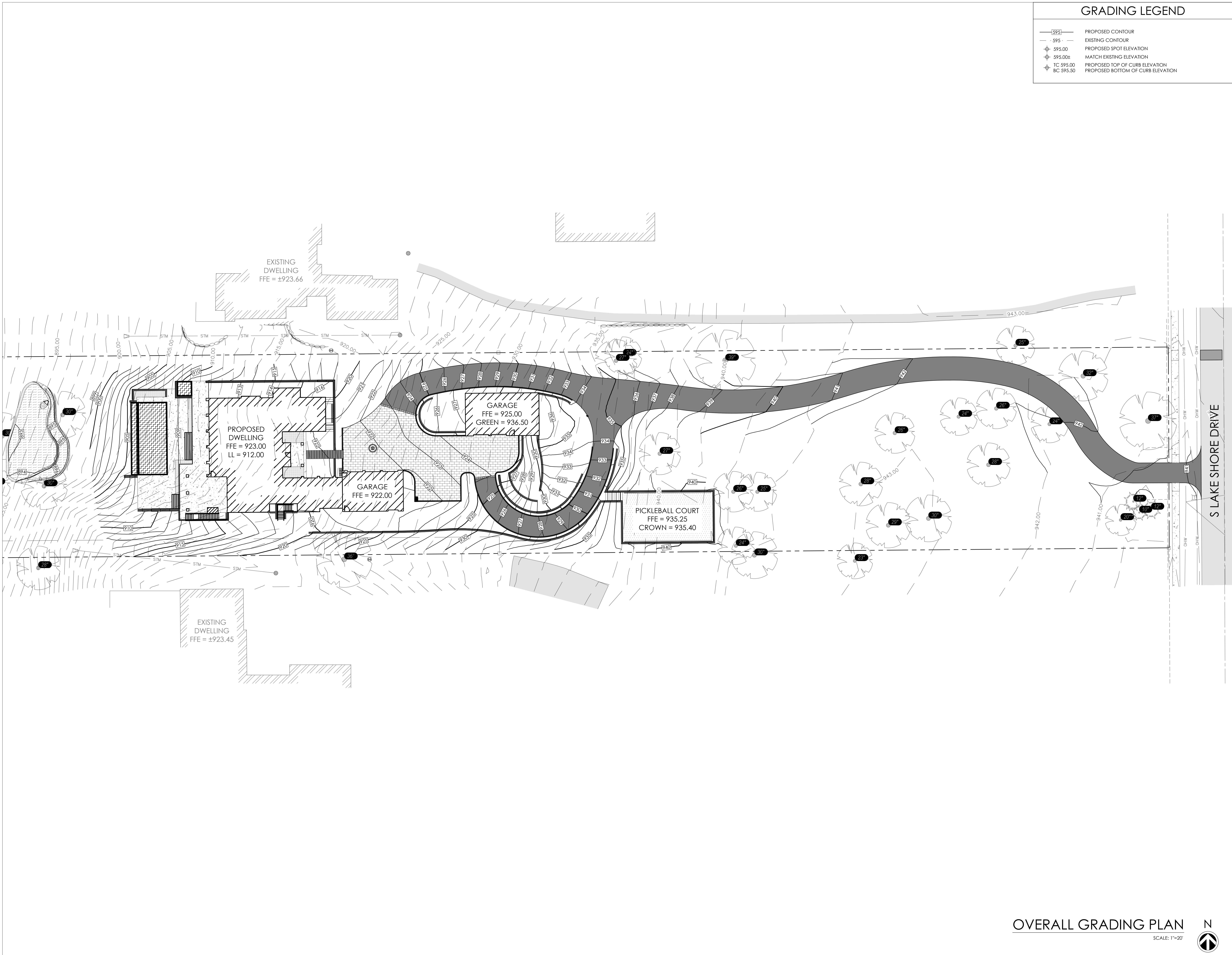
PROJ. NO. 2025-126

DWELLING SITE PLAN
SCALE: 1"=10'



May 1, 2026

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OVERALL GRADING PLAN

SCALE: 1"=20'



GRADING LEGEND

- 595 — PROPOSED CONTOUR
- 595 - EXISTING CONTOUR
- + 595.00 PROPOSED SPOT ELEVATION
- + 595.00± MATCH EXISTING ELEVATION
- + TC 595.00 PROPOSED TOP OF CURB ELEVATION
- + BC 595.50 PROPOSED BOTTOM OF CURB ELEVATION



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MBS

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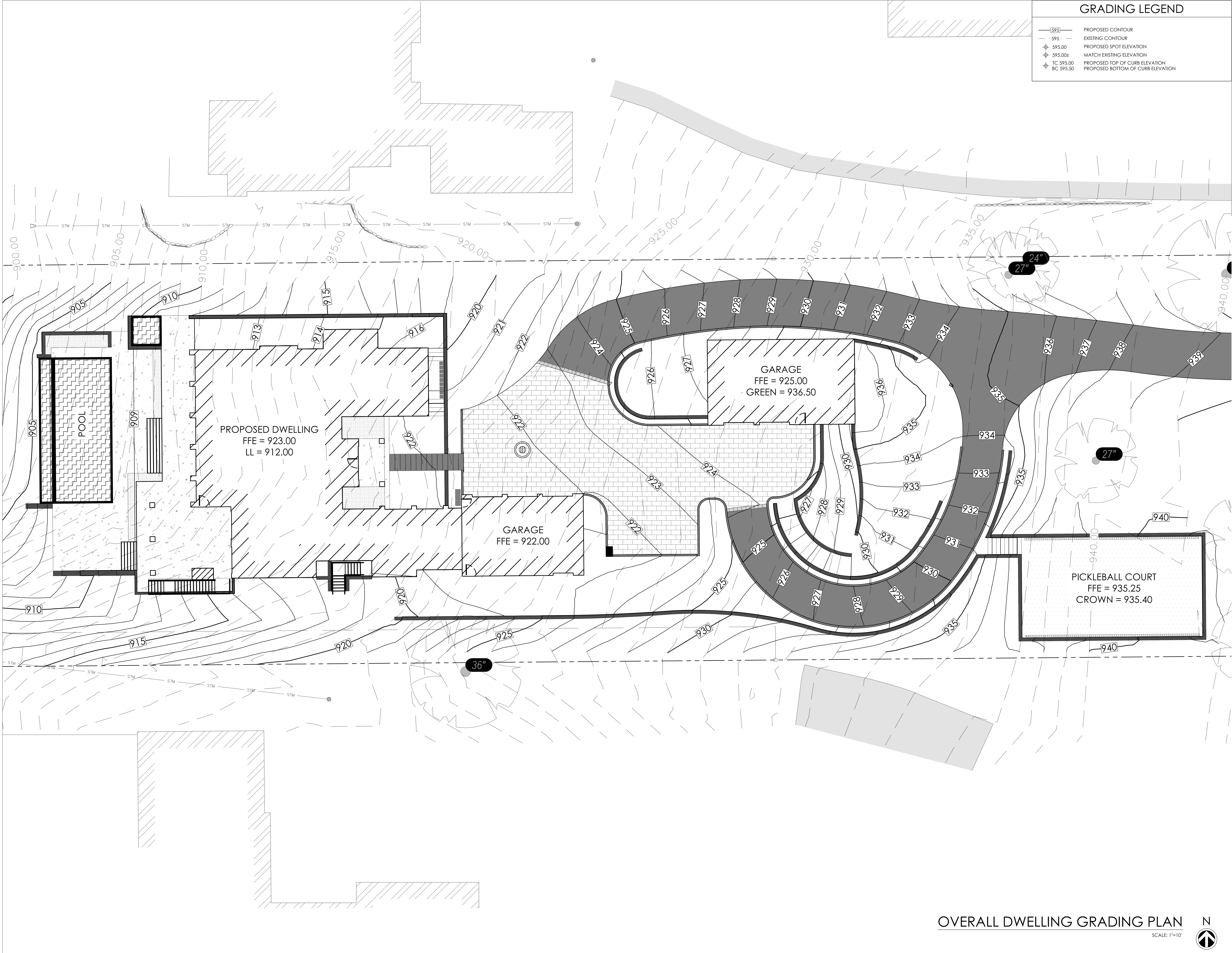
OVERALL GRADING
PLAN

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204

PROJ. NO. 2025-126

May 1, 2026

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GRADING LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB ELEVATION



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CHECKED BY: JRV

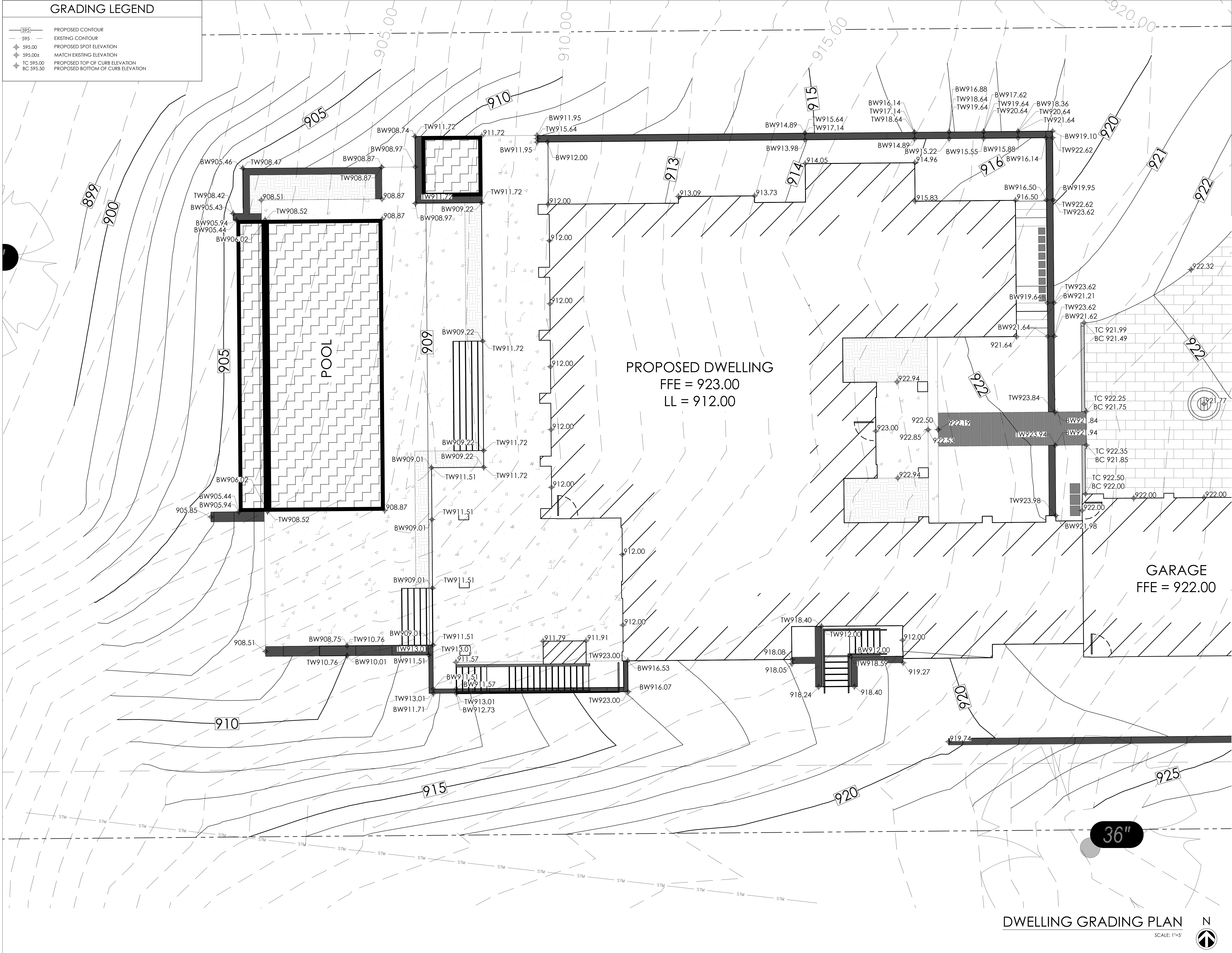
OVERALL DWELLING GRADING PLAN

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205

PROJ. NO. 2025-126

May 1, 2026

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GRADING LEGEND

- 595 — PROPOSED CONTOUR
- - - 595 - - - EXISTING CONTOUR
- + 595.00 PROPOSED SPOT ELEVATION
- + 595.00± MATCH EXISTING ELEVATION
- + TC 595.00 PROPOSED TOP OF CURB ELEVATION
- + BC 595.50 PROPOSED BOTTOM OF CURB ELEVATION



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KOLBER RESIDENCE

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DRAWN BY:

MBS

CHECKED BY:

JRV

DWELLING
GRADING PLAN

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206

PROJ. NO. 2025-126

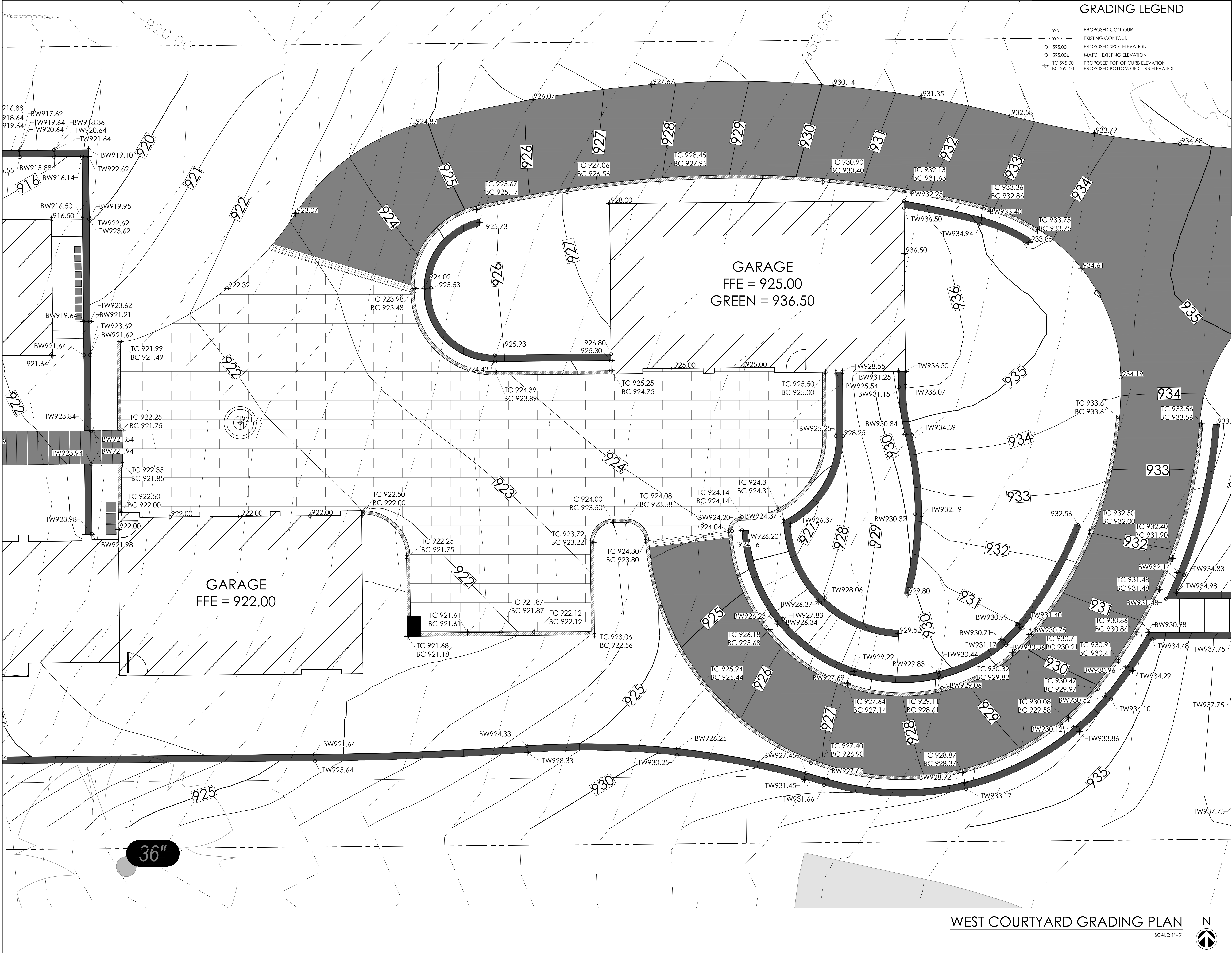
DWELLING GRADING PLAN

SCALE: 1"=5'



May 1, 2026

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GRADING LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR

PROPOSED SPOT ELEVATION

MATCH EXISTING ELEVATION

PROPOSED TOP OF CURB ELEVATION

PROPOSED BOTTOM OF CURB ELEVATION

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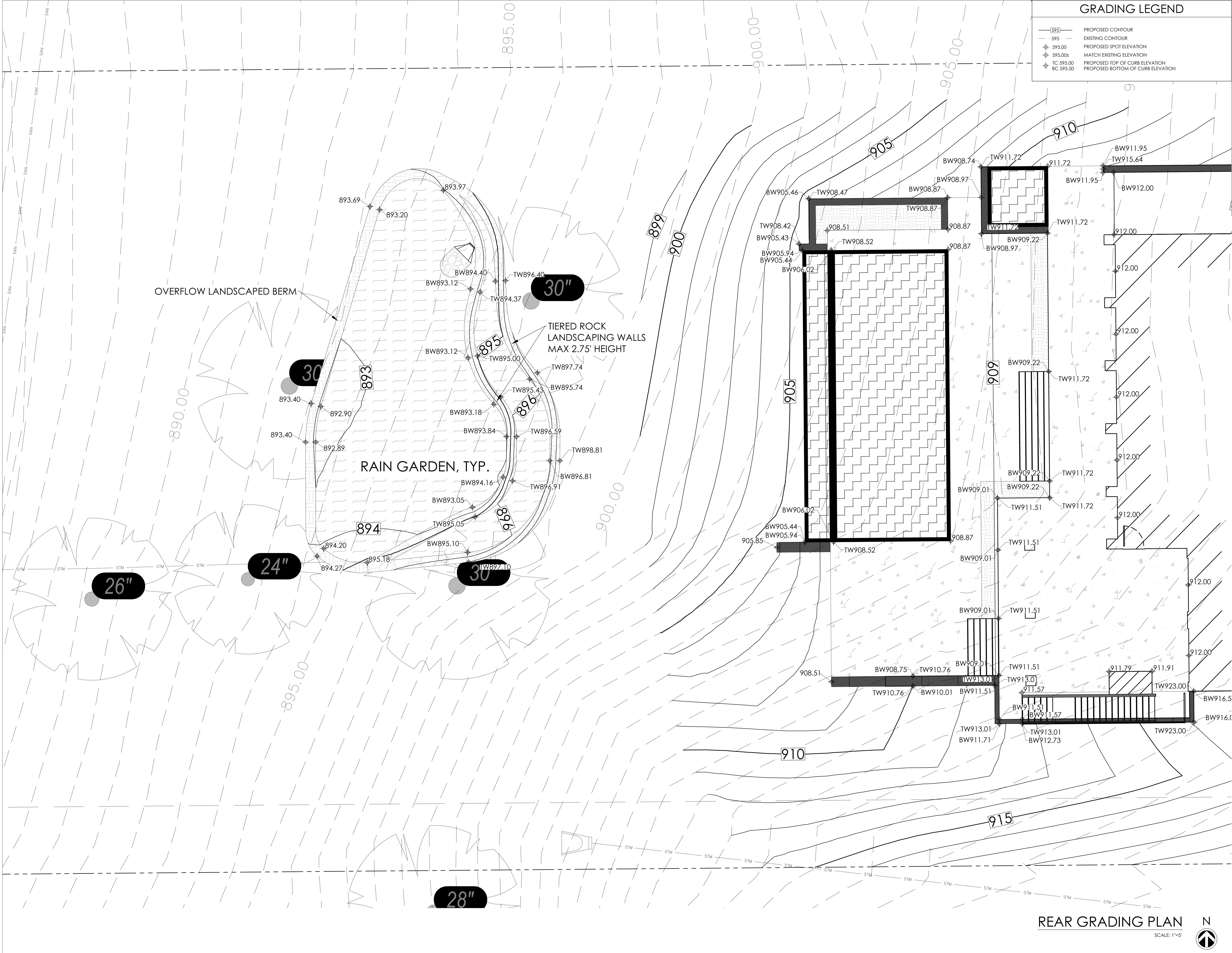
WEST COURTYARD GRADING PLAN

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207

PROJ. NO. 2025-126

Page 121 of 312



GRADING LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB ELEVATION



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DRAWN BY: MBS
CHECKED BY: JRV

REAR GRADING
PLAN

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209

PROJ. NO. 2025-126

REAR GRADING PLAN

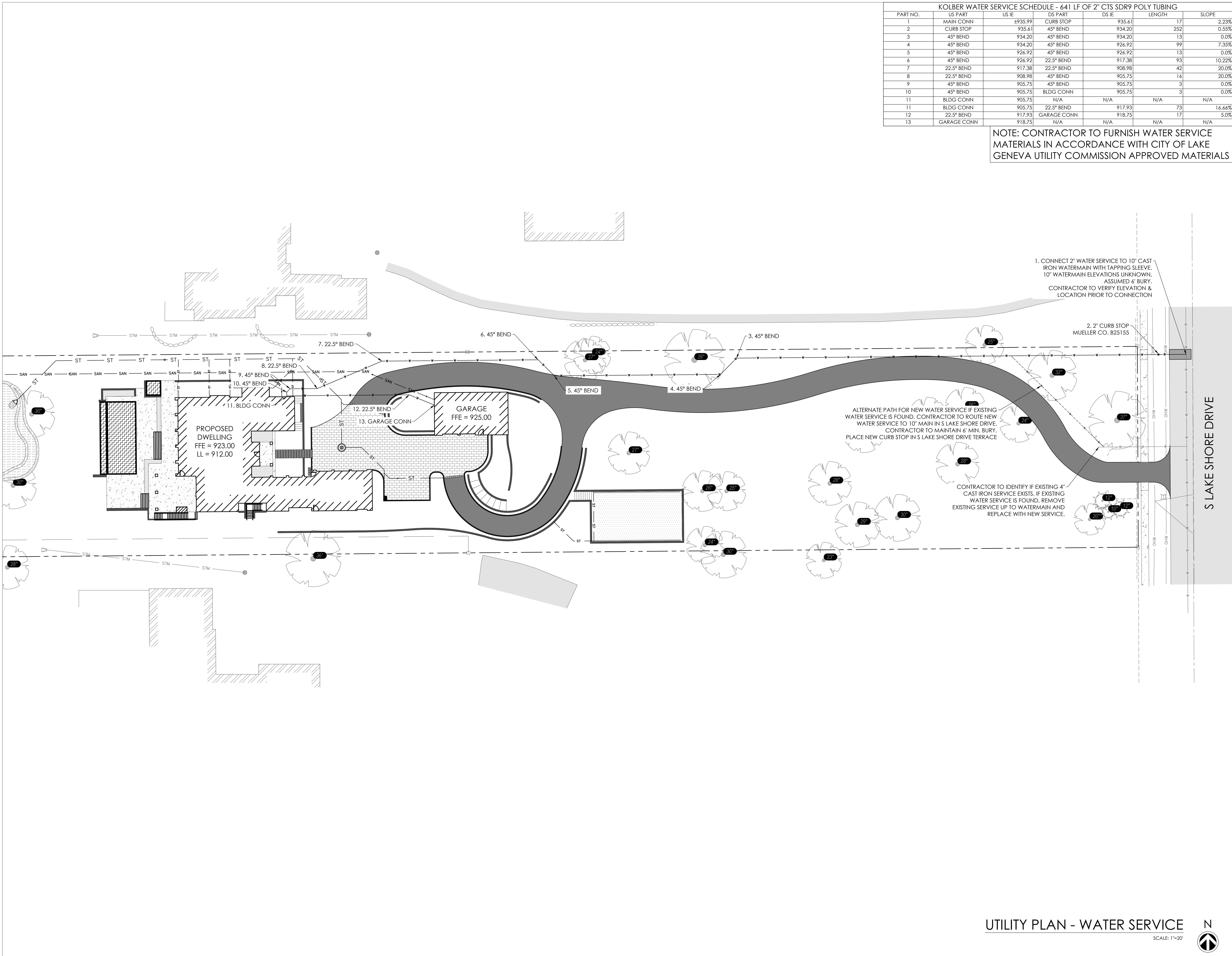
SCALE: 1"=5'



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KOLBER WATER SERVICE SCHEDULE - 641 LF OF 2" CTS SDR9 POLY TUBING						
PART NO.	US PART	US IE	DS PART	DS IE	LENGTH	SLOPE
1	MAIN CONN	4935.99	CURB STOP	935.61	17	2.23%
2	CURB STOP	935.61	45° BEND	934.20	252	0.55%
3	45° BEND	934.20	45° BEND	934.20	13	0.0%
4	45° BEND	934.20	45° BEND	926.92	99	7.35%
5	45° BEND	926.92	45° BEND	926.92	13	0.0%
6	45° BEND	926.92	22.5° BEND	917.38	93	10.22%
7	22.5° BEND	917.38	22.5° BEND	908.98	42	20.0%
8	22.5° BEND	908.98	45° BEND	905.75	16	20.0%
9	45° BEND	905.75	45° BEND	905.75	3	0.0%
10	45° BEND	905.75	BLDG CONN	905.75	3	0.0%
11	BLDG CONN	905.75	N/A	N/A	N/A	N/A
11	BLDG CONN	905.75	22.5° BEND	917.93	73	16.66%
12	22.5° BEND	917.93	GARAGE CONN	918.75	17	5.0%
13	GARAGE CONN	918.75	N/A	N/A	N/A	N/A

NOTE: CONTRACTOR TO FURNISH WATER SERVICE MATERIALS IN ACCORDANCE WITH CITY OF LAKE GENEVA UTILITY COMMISSION APPROVED MATERIALS



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NEW CONSTRUCTION FOR:
KOLBER RESIDENCE
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1136A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS
CHECKED BY: JRV
UTILITY PLAN
WATER SERVICE
A 210
PROJ. NO. 2025-126

UTILITY PLAN - WATER SERVICE

SCALE: 1"=20'



PRELIMINARY - NOT FOR CONSTRUCTION

KOLBER SANITARY LATERAL SCHEDULE - 339 LF 4" SDR-35 PVC @ 12.0%						
PART NO.	DS PART	DS IE	US PART	US IE	LENGTH (FT)	
1	8" MAIN	±877.66	45° BEND	878.16		5
2	45° BEND	878.16	4" C/O	889.44		94
3	4" C/O	889.44	4" C/O	901.44		100
4	4" C/O	901.44	4" WYE	903.60		18
5 / 10	4" WYE	903.60	4" C/O	903.97		3
6	4" C/O	903.97	45° BEND	905.09		9
7	45° BEND	905.09	4" C/O	905.44		3
8	4" C/O	905.44	BLDG CONN	905.80		3
9	BLDG CONN	905.80	N/A	N/A		N/A
5 / 10	4" WYE	903.60	22.5° BEND	910.61		59
11	22.5° BEND	910.61	4" C/O	911.21		5
12	4" C/O	911.21	4" C/O	915.40		35
13	4" C/O	915.40	BLDG CONN	916.00		5
14	GARAGE CONN	916.00	N/A	N/A		N/A

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KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY:	MBS
CHECKED BY:	JRV

UTILITY PLAN SANITARY SERVICE

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PROJ. NO. 2025-126

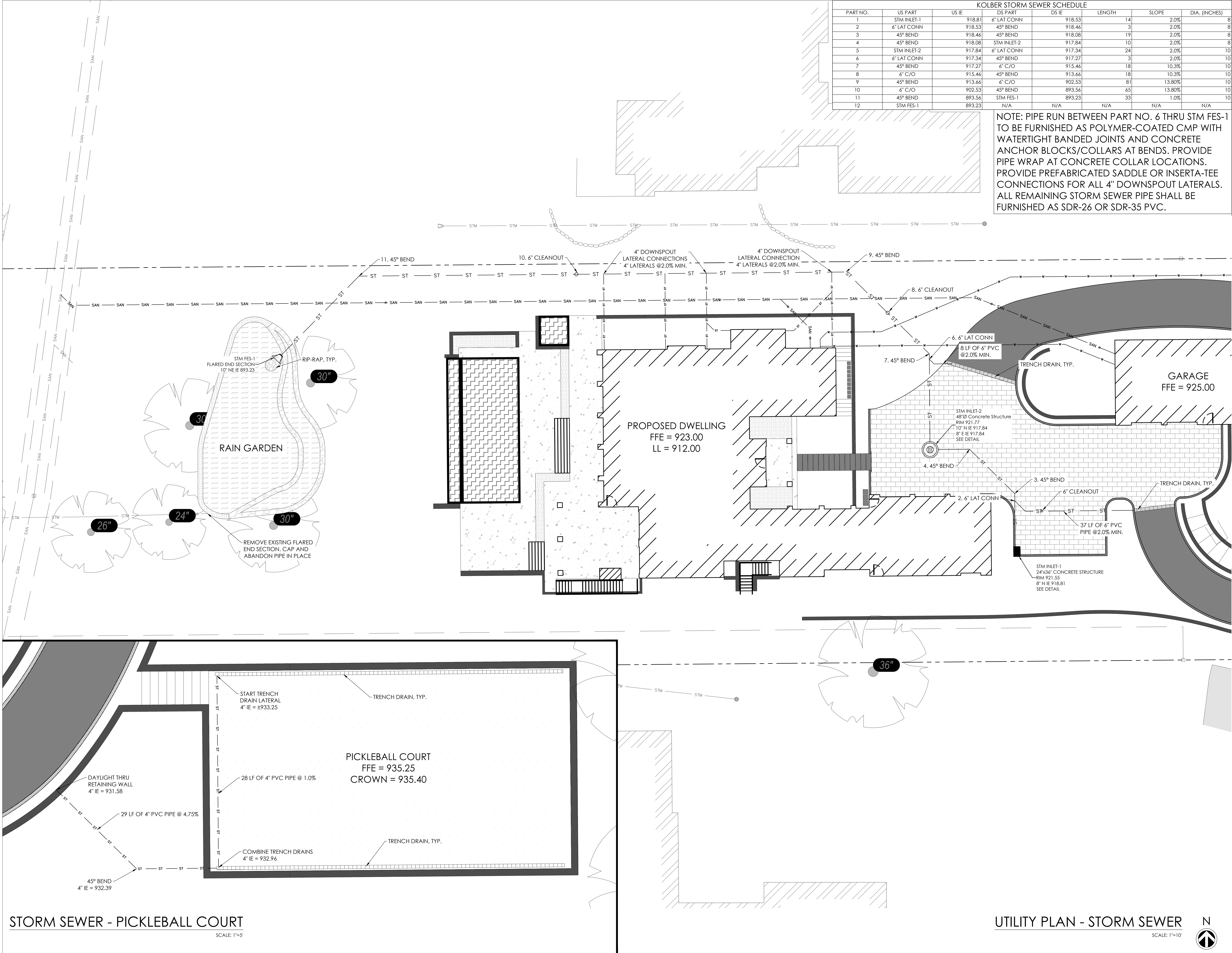
UTILITY PLAN - SANITARY SERVICE

SCALE: 1"=10'



May 1, 2026

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KOLBER STORM SEWER SCHEDULE									
PART NO.	US PART	US IE	DS PART	DS IE	LENGTH	SLOPE	DIA. (INCHES)		
1	STM INLET-1	918.81	6" LAT CONN	918.53	14	2.0%	8		
2	6" LAT CONN	918.53	45° BEND	918.46	3	2.0%	8		
3	45° BEND	918.46	45° BEND	918.08	19	2.0%	8		
4	45° BEND	918.08	STM INLET-2	917.84	10	2.0%	8		
5	STM INLET-2	917.84	6" LAT CONN	917.34	24	2.0%	10		
6	6" LAT CONN	917.34	45° BEND	917.27	3	2.0%	10		
7	45° BEND	917.27	6" C/O	915.46	18	10.3%	10		
8	6" C/O	915.46	45° BEND	913.66	18	10.3%	10		
9	45° BEND	913.66	6" C/O	902.53	81	13.80%	10		
10	6" C/O	902.53	45° BEND	893.56	65	13.80%	10		
11	45° BEND	893.56	STM FES-1	893.23	33	1.0%	10		
12	STM FES-1	893.23	N/A	N/A	N/A	N/A	N/A		

NOTE: PIPE RUN BETWEEN PART NO. 6 THRU STM FES-1 TO BE FURNISHED AS POLYMER-COATED CMP WITH WATERTIGHT BANDED JOINTS AND CONCRETE ANCHOR BLOCKS/COLLARS AT BENDS. PROVIDE PIPE WRAP AT CONCRETE COLLAR LOCATIONS. PROVIDE PREFABRICATED SADDLE OR INSERTA-TEE CONNECTIONS FOR ALL 4" DOWNSPOUT LATERALS. ALL REMAINING STORM SEWER PIPE SHALL BE FURNISHED AS SDR-26 OR SDR-35 PVC.



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NEW CONSTRUCTION FOR:
KOLBER RESIDENCE
630 S LAKE SHORE DR. LAKE GENEVA, WI 53147
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: MBS
CHECKED BY: JRV

UTILITY PLAN
STORM SEWER

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212

PROJ. NO. 2025-126

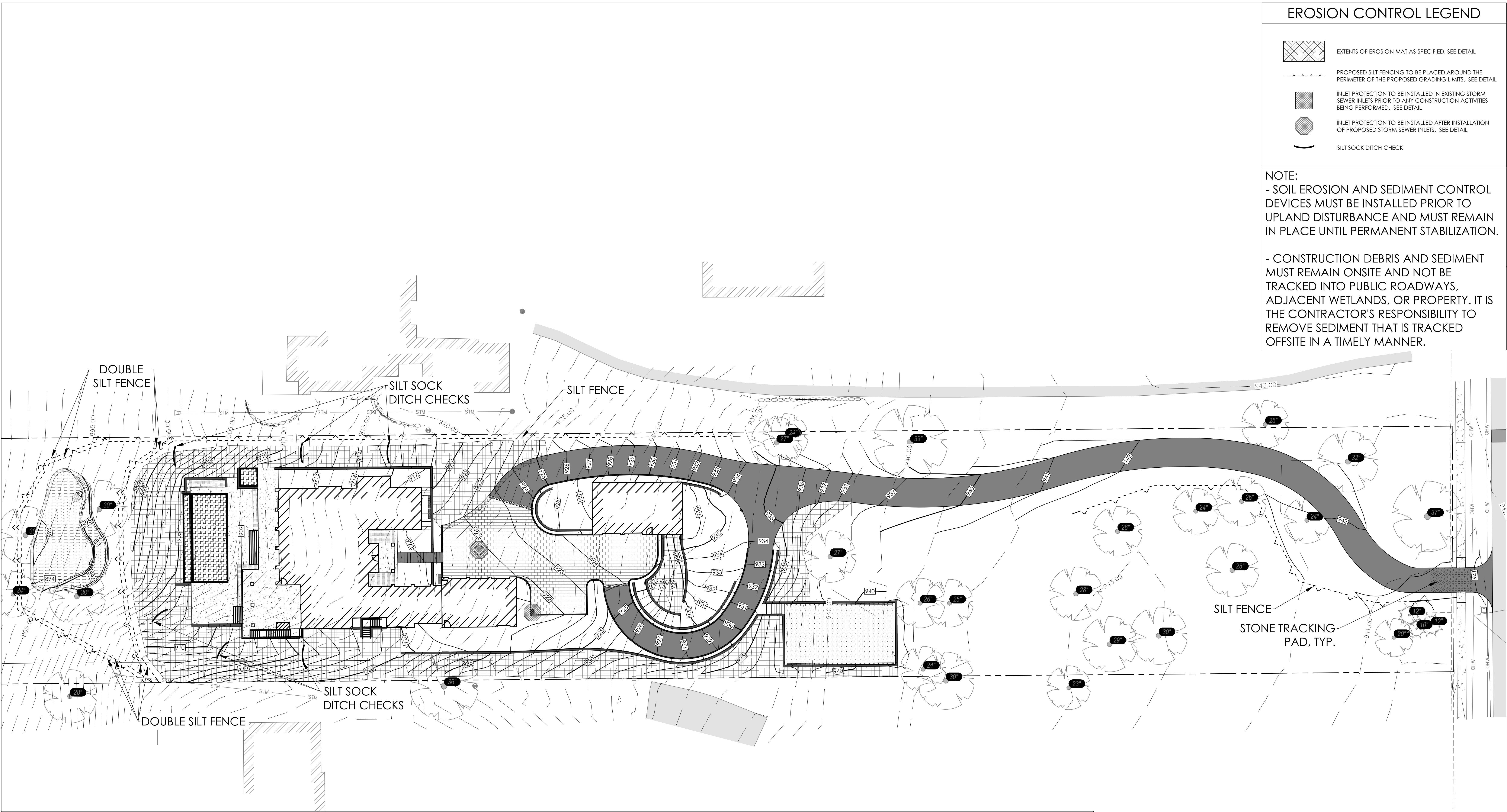
STORM SEWER - PICKLEBALL COURT
SCALE: 1"=5'

UTILITY PLAN - STORM SEWER
SCALE: 1"=10'

PRELIMINARY - NOT FOR CONSTRUCTION

May 1, 2026

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EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. SEE DETAIL.
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
- SILT SOCK DITCH CHECK

NOTE:
- SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO UPLAND DISTURBANCE AND MUST REMAIN IN PLACE UNTIL PERMANENT STABILIZATION.

- CONSTRUCTION DEBRIS AND SEDIMENT MUST REMAIN ONSITE AND NOT BE TRACKED INTO PUBLIC ROADWAYS, ADJACENT WETLANDS, OR PROPERTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE SEDIMENT THAT IS TRACKED OFFSITE IN A TIMELY MANNER.



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KOLBER RESIDENCE
630 S LAKE SHORE DR. LAKE GENEVA, WI 53147
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS
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EROSION CONTROL
PLAN

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213

PROJ. NO. 2025-126

STORM WATER FACILITIES MAINTENANCE PLAN - 630 S LAKE SHORE DRIVE, LAKE GENEVA, WI 53147

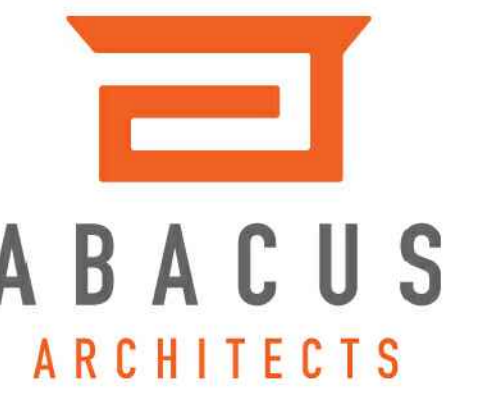
Per City of Lake Geneva Chapter 78, Article III, Division 2, Section 78-247, The Patricia Kolber Trust is required to implement a Maintenance Agreement for the on-site storm water plumbing systems associated with the new residential building and site elements being constructed.

- Accumulated solids or byproduct removal requirements.**
The Patricia Kolber Trust shall make bi-annual visual inspections of all storm water facilities and remove any floating debris and sediment. Accumulated debris shall also be removed from all paved areas and grass areas twice a year.
- Identification of safety hazards.**
The Patricia Kolber Trust shall make periodic visual inspections of all storm water structures to verify that no safety hazards exist. These safety hazards may include but are not limited to missing grates, cracked structures, settled ground adjacent to the structures, etc.
- Cleaning and inspection schedule.**
The Patricia Kolber Trust shall make annual, pre-rainy/snow melt season, and post storm inspections to verify the storm water system is functioning properly. It is recommended that the annual inspection occur in the pre-rainy/snow melt season (usually March thru May). Post storm inspections should occur after a rainfall of 3.97 inches during a 24-hour duration (10-Year Storm Event). While the inspections are being conducted, any floating debris and sediment shall be removed from the rip rap inflows and the outlet control structure.
- Inspection and maintenance checklist.**
The rain garden shall be inspected and maintained as follows on an annual basis:
 - Remove trash, debris, sediment accumulation, and obstructions for flared end section as needed.
 - Remove nuisance, invasive, or undesirable vegetation as needed.
 - Replace dead or missing desirable plant material where significant voids occur.
 - Inspect for erosion, score, berm settlement, side-slop instability, or damage to the garden bed and discharge path. Repair and stabilize damaged areas promptly.
Grass swales shall be inspected and maintained as follows on an annual basis:
 - Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
 - Grass swales must be checked after heavy rains, or a minimum of once annually, for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in downstream storm water facilities.
 - Periodic mowing of the grass swales will encourage rigorous grass cover and allow better inspections for erosion.
- Vector control requirements.**
During the summer months, The Patricia Kolber Trust shall inspect the stormwater management BMPs monthly and remove leaves and yard debris that may be present to reduce excessive pooling of water which may encourage mosquito breeding.
- A contingency plan in the event of system failure.**
In the event of a system failure, the designated contact for Operation and Maintenance shall be called. The system will be evaluated and corrective actions will be taken to ensure that the storm water system operates properly.

EROSION CONTROL PLAN

SCALE: 1"=20'





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CONSTRUCTION FOR:

NEW CONSTRUCTION OK.

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147
BOVGAN WI 53081 | (920) 452-4444 | 640 N VILLAGE PHILLIPS AVE SUITE

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CIVIL DETAILS

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ROJ. NO. 2025-126

CIVIL DETAILS

STORM WATER MANAGEMENT AND SITE NARRATIVE

Kolber Residence
Patricia Kolber Trust
630 S Lake Shore Drive, Lake Geneva, WI 53147

June 2026

OWNER CONTACT:
Patricia Kolber
70 W Madison Street
Chicago, IL, 60602
Pat.kolber@gmail.com

REGISTERED PROFESSIONAL ENGINEER:
Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920)452-4444
jvaness@abacusarch.com

PROJECT DESCRIPTION

The entire proposed site will involve approximately 1.20 acres of grading disturbance. The proposed site/property is a total of 2.24 acres.

The project involves the construction of a single-family residence and accessory structures with an asphalt driveway, permeable paver courtyard, exposed rear patio, and a pool. The current lot contains lawn grasses, natural grasses, and trees. Various tree removals will take place, all these removals are outside of the 100' shoreline zone.

The driveway and accessory structures will be constructed with various retaining walls and drainage structures. The drainage structures in the accessory structure and driveway areas will route the runoff towards a rain garden / bioretention basin and ultimately flows to Geneva Lake.

The development of the site will change the impervious surface area from a current impervious surface of 0.00% to a post-construction impervious surface of 26.30%.

PROPERTY INFORMATION

This development involves the following parcel located in Walworth County, WI.

ZA315600002

EXISTING CONDITIONS

The existing site consists of a mix of natural grasses and lawn grass, populated with various trees. These elements are located above soils with Hydrologic Grade B and C quality.

The existing site was divided into three separate drainage areas for modeling purposes, which are as follows:

- E-1 Existing East Uncaptured Area
- E-2 Existing North Uncaptured Area
- E-3 Existing West Captured Area

Refer to the appendix for information on the soils. Soils information was gathered using the NRCS Web Soil Survey.

Refer to the appendix for rainfall information. Rainfall information was gathered using the NOAA Atlas 14 Point Precipitation Estimates.

The following table represents the flow rates with respect to the existing drainage areas:

Design Storm	Flow Rate (cfs)			
	E-1	E-2	E-3	Total
1-year/24-hour MSE 4	0.12	0.34	0.72	1.05
2-year/24-hour MSE 4	0.19	0.52	1.00	1.55
10-year/24-hour MSE 4	0.49	1.24	2.05	3.48
100-year/24-hour MSE 4	1.18	2.88	4.28	7.73
Time of Concentration (min)	21.30	17.90	11.30	--
Size (acres)	0.427	0.892	0.921	2.24

Table 1: Existing Storm Water Runoff Peak Flow Rates

PROPOSED CONDITIONS

Refer to the appendix for information regarding the proposed site layout and drainage patterns. The site has been divided into three separate drainage areas, which are as follows:

- P-1 Proposed East Uncaptured Area
- P-2 Proposed North Uncaptured Area
- P-3 Proposed Central Captured Area
- P-4 Proposed West Captured Area

P-1 will consist of the East side of the site, which naturally drains towards S. Lake Shore Drive. This subcatchment will consist of a small portion of the proposed asphalt driveway, with the rest of the subcatchment being populated by existing trees and dense lawn grass. The existing drainage pattern is maintained but flow is reduced using a grassed swale offset from the asphalt drive.

P-2 will consist of a section of the North side of the site, which naturally drains towards the North neighbor's property (same property owner as the subject property). The area that drains in this direction is greatly reduced in the post-construction site, due to the grading changes and proposed storm sewer system.

P-3 will consist of the largest subcatchment on the site and contains the vast majority of the introduced impervious surface of the post-construction site. This subcatchment directs its flow to a rain garden / bioretention basin located on the West side of the site thru multiple methods (storm sewer system, swales, natural drainage). The flow is then captured by the rain garden, primarily for treatment of the new parking area pavement. The rain garden ultimately discharges over a berm on the West side of the garden and thence down the natural slope of the site to Geneva Lake.

P-4 will consist of the West side of the site which remains unchanged by grading operations. This area will include dense lawn grasses, existing trees, plus the standard Lake Geneva lakeshore path, and existing rip-rap at the shoreline.

The following tables summarize the proposed storm water runoff peak flow rates:

Design Storm	Flow Rate (cfs)				
	P-1	P-2	P-3	P-4	Total
1-year/24-hour MSE 4	0.07	0.08	0.78	0.35	0.81
2-year/24-hour MSE 4	0.12	0.13	1.09	0.49	1.34
10-year/24-hour MSE 4	0.39	0.32	2.24	1.01	3.10
100-year/24-hour MSE 4	1.06	0.76	4.68	2.12	6.82
Time of Concentration (min)	18.90	8.00	18.30	6.1	--
Size (acres)	0.420	0.177	1.263	0.380	2.24

Table 2: Proposed Storm Water Runoff Peak Flow Rates

Additional information on the proposed storm water BMPs can be found in the Proposed HydroCAD modeling report and the Civil plan set – all located within the appendix of this report.

The rain garden / bioretention basin have been designed per the requirements of the WDNR using HydroCAD and WinSLAMM software. The proposed TSS reduction has been modeled to be **46.28%**. This TSS reduction meets the City of Lake Geneva's standards for 40% reduction of TSS load from parking areas for redevelopment as per Table 1 of Section 78-247 (4) of the municipal code. Additional information regarding the modeling of the TSS reduction can be found in the WinSLAMM summary, located in the appendix of this report.

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PROPOSED CONDITIONS
PROPOSED HYDROCAD MODELING REPORT

WINSLAMM SUMMARY

WINSLAMM DATA

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RAINFALL INFORMATION

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES

CIVIL PLAN SET

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203	DWELLING SITE PLAN
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205	OVERALL DWELLING GRADING PLAN
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207	WEST COURTYARD GRADING PLAN
208	EAST COURTYARD GRADING PLAN
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210	UTILITY PLAN – WATER SERVICE
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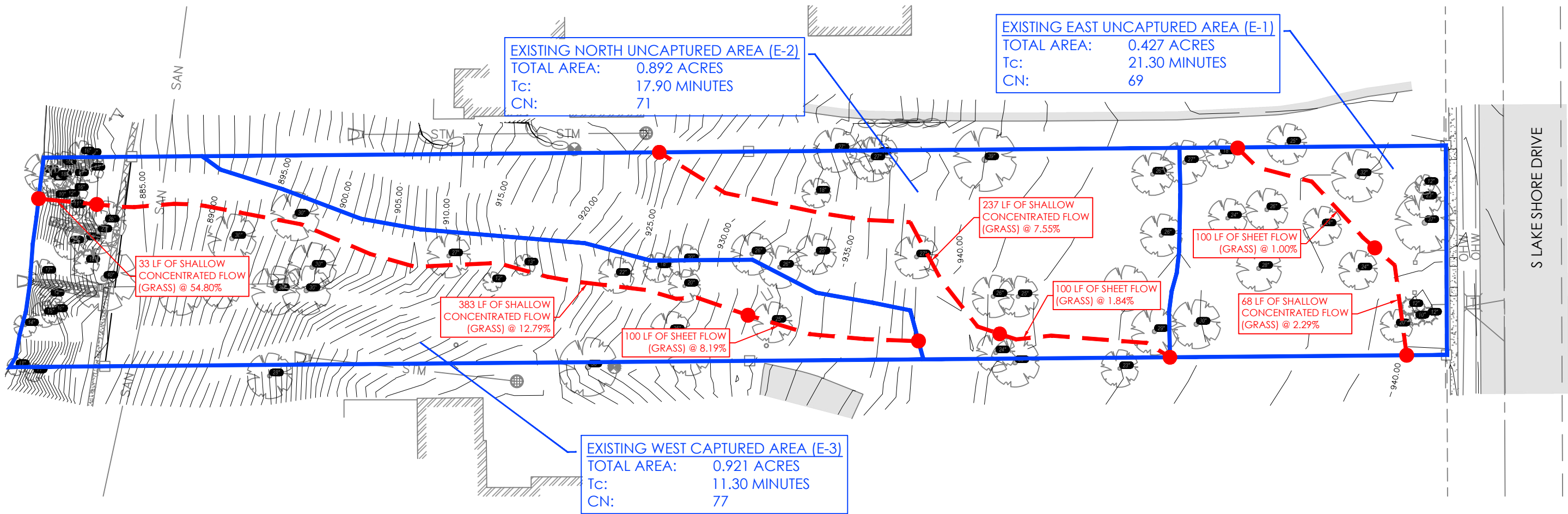
EXISTING STORMWATER MODELING

EXISTING CONDITIONS

EXISTING HYDROCAD MODELING REPORT

6/23/2026

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EXISTING CONDITIONS

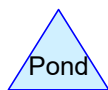
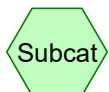
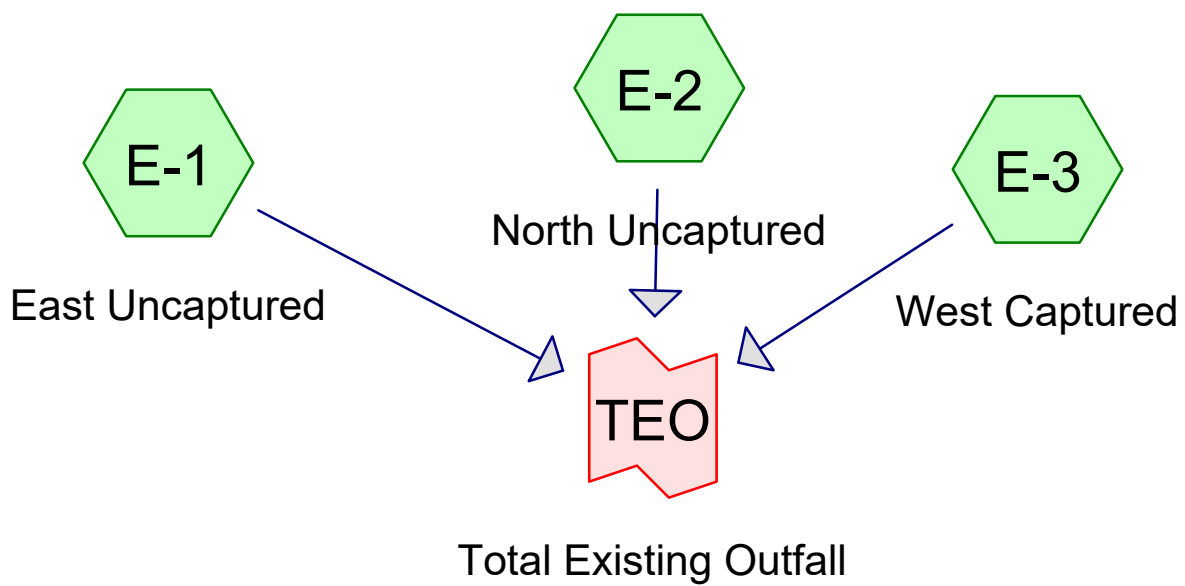


SCALE: "1"=60'

June 23, 2026
Kolber Residence
Lake Geneva, WI Proj. No. 2025-126

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Routing Diagram for 2025-126 - SWMP
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2025-126 - SWMP

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	MSE 24-hr	4	Default	24.00	1	2.42	2
2	2-year	MSE 24-hr	4	Default	24.00	1	2.78	2
3	10-year	MSE 24-hr	4	Default	24.00	1	3.97	2
4	100-year	MSE 24-hr	4	Default	24.00	1	6.21	2

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.447	69	50-75% Grass cover, Fair, HSG B (E-1, E-2, E-3)
0.775	79	50-75% Grass cover, Fair, HSG C (E-2, E-3)
0.018	98	Unconnected pavement, HSG C (E-3)
2.240	73	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.447	HSG B	E-1, E-2, E-3
0.793	HSG C	E-2, E-3
0.000	HSG D	
0.000	Other	
2.240		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.447	0.775	0.000	0.000	2.222	50-75% Grass cover, Fair	E-1, E-2, E-3
0.000	0.000	0.018	0.000	0.000	0.018	Unconnected pavement	E-3
0.000	1.447	0.793	0.000	0.000	2.240	TOTAL AREA	

2025-126 - SWMP*MSE 24-hr 4 1-year Rainfall=2.42"*

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentE-1: East UncapturedRunoff Area=0.427 ac 0.00% Impervious Runoff Depth>0.38"
Flow Length=168' Tc=21.3 min CN=69 Runoff=0.12 cfs 0.014 af**SubcatchmentE-2: North Uncaptured**Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>0.45"
Flow Length=337' Tc=17.9 min CN=71 Runoff=0.34 cfs 0.033 af**SubcatchmentE-3: West Captured**Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>0.65"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=0.72 cfs 0.050 af**Link TEO: Total Existing Outfall**Inflow=1.05 cfs 0.097 af
Primary=1.05 cfs 0.097 af**Total Runoff Area = 2.240 ac Runoff Volume = 0.097 af Average Runoff Depth = 0.52"**
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

Runoff = 0.12 cfs @ 12.38 hrs, Volume= 0.014 af, Depth> 0.38"
 Routed to Link TEO : Total Existing Outfall

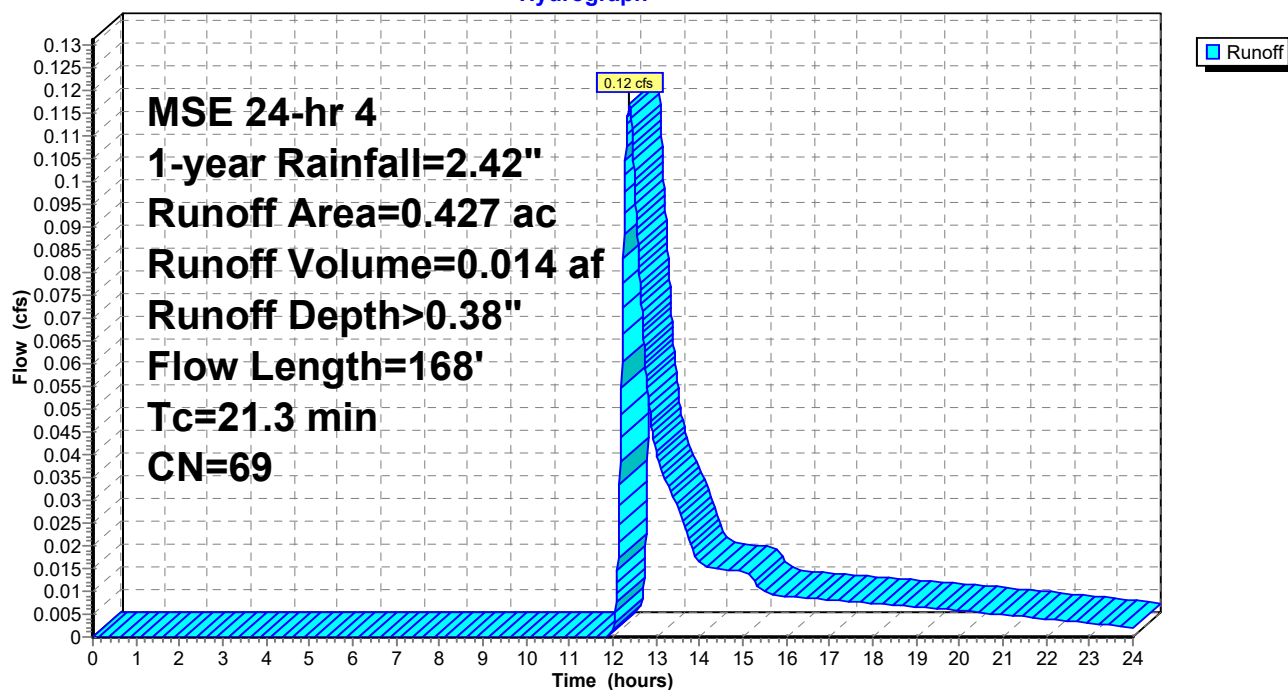
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured

Hydrograph



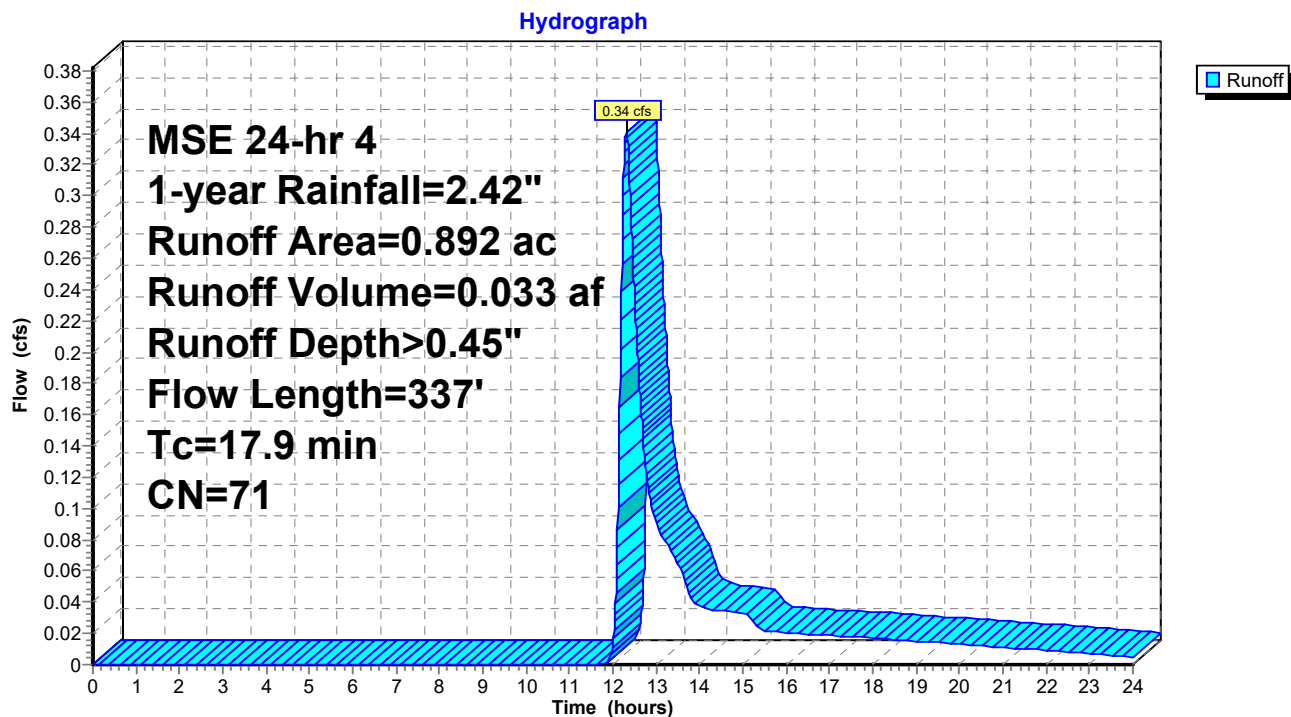
Summary for Subcatchment E-2: North Uncaptured

Runoff = 0.34 cfs @ 12.31 hrs, Volume= 0.033 af, Depth> 0.45"
 Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		Shallow Concentrated Flow, Shallow Concentrated
					Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured

Summary for Subcatchment E-3: West Captured

Runoff = 0.72 cfs @ 12.20 hrs, Volume= 0.050 af, Depth> 0.65"
 Routed to Link TEO : Total Existing Outfall

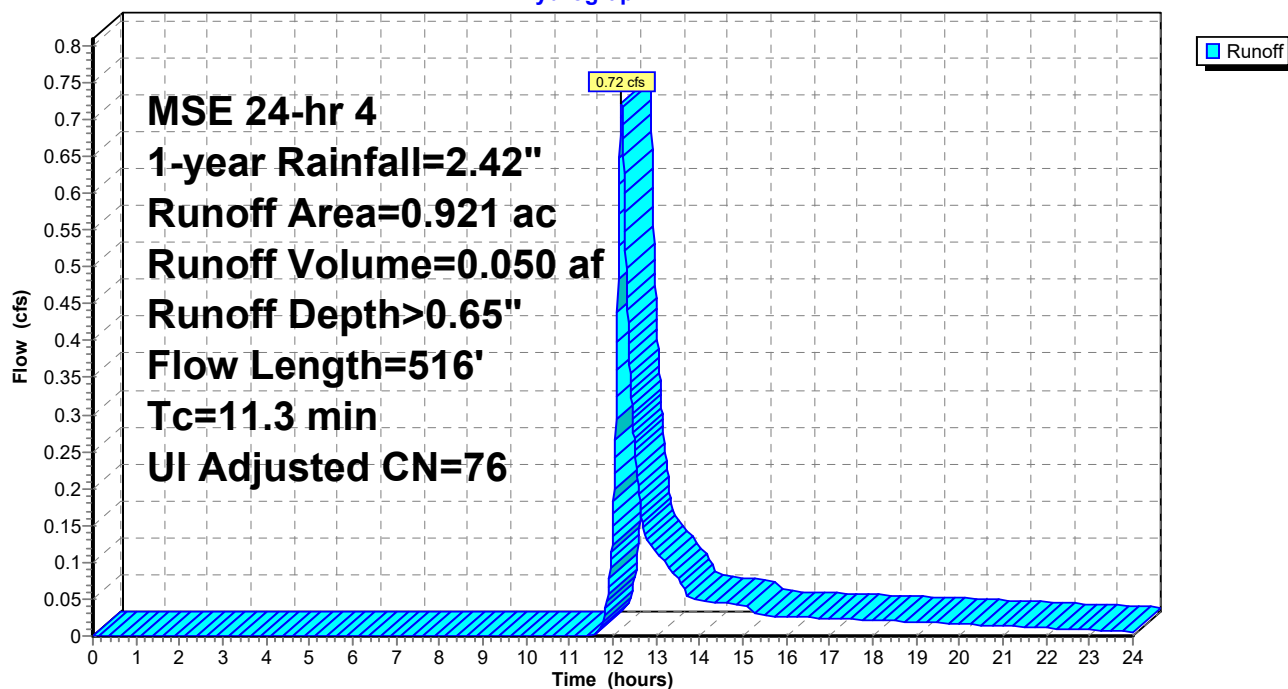
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

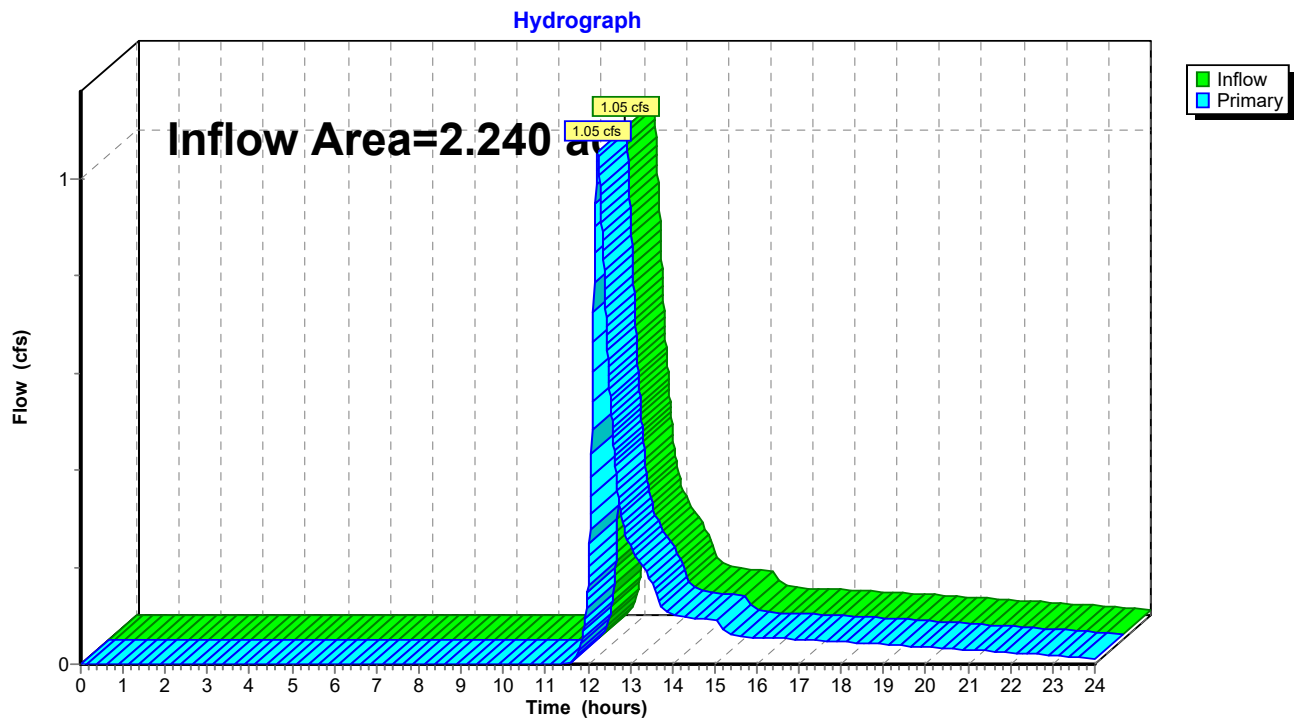
Hydrograph



Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 0.52" for 1-year event
Inflow = 1.05 cfs @ 12.23 hrs, Volume= 0.097 af
Primary = 1.05 cfs @ 12.23 hrs, Volume= 0.097 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TEO: Total Existing Outfall

2025-126 - SWMP*MSE 24-hr 4 2-year Rainfall=2.78"*

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentE-1: East UncapturedRunoff Area=0.427 ac 0.00% Impervious Runoff Depth>0.55"
Flow Length=168' Tc=21.3 min CN=69 Runoff=0.19 cfs 0.020 af**SubcatchmentE-2: North Uncaptured**Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>0.64"
Flow Length=337' Tc=17.9 min CN=71 Runoff=0.52 cfs 0.047 af**SubcatchmentE-3: West Captured**Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>0.87"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=1.00 cfs 0.067 af**Link TEO: Total Existing Outfall**Inflow=1.55 cfs 0.134 af
Primary=1.55 cfs 0.134 af**Total Runoff Area = 2.240 ac Runoff Volume = 0.134 af Average Runoff Depth = 0.72"**
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

Runoff = 0.19 cfs @ 12.36 hrs, Volume= 0.020 af, Depth> 0.55"
 Routed to Link TEO : Total Existing Outfall

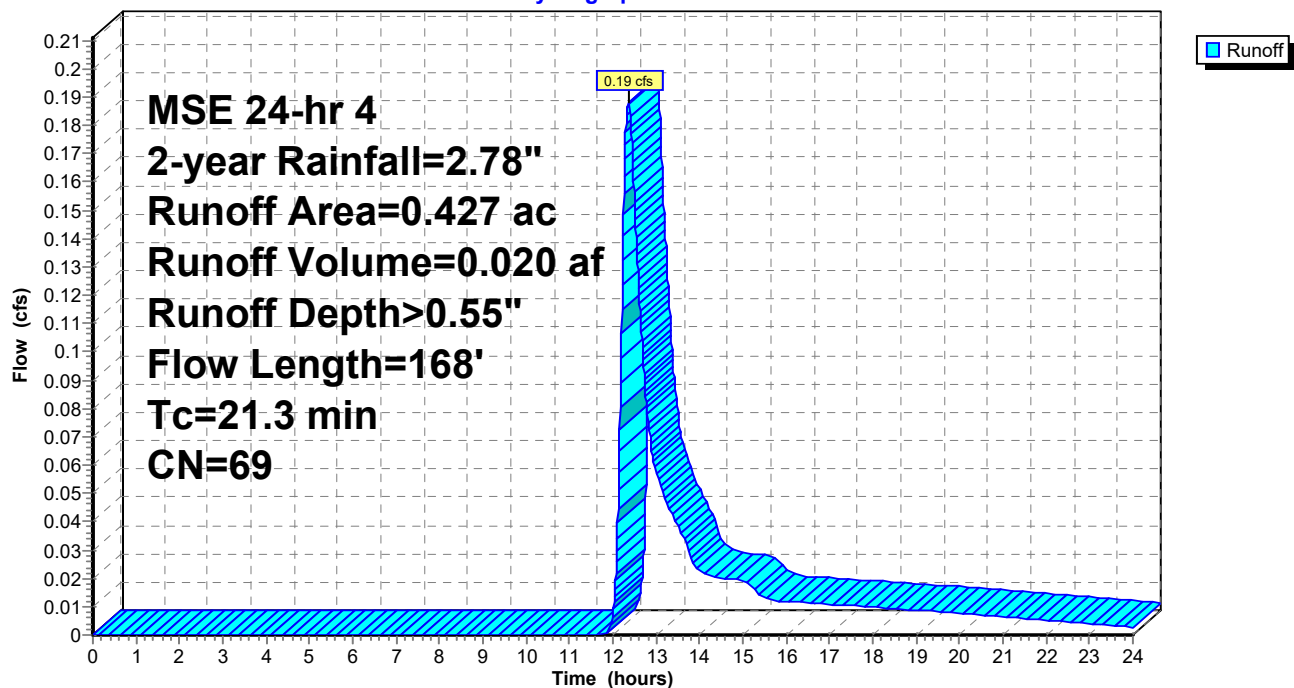
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured

Hydrograph



Summary for Subcatchment E-2: North Uncaptured

Runoff = 0.52 cfs @ 12.30 hrs, Volume= 0.047 af, Depth> 0.64"

Routed to Link TEO : Total Existing Outfall

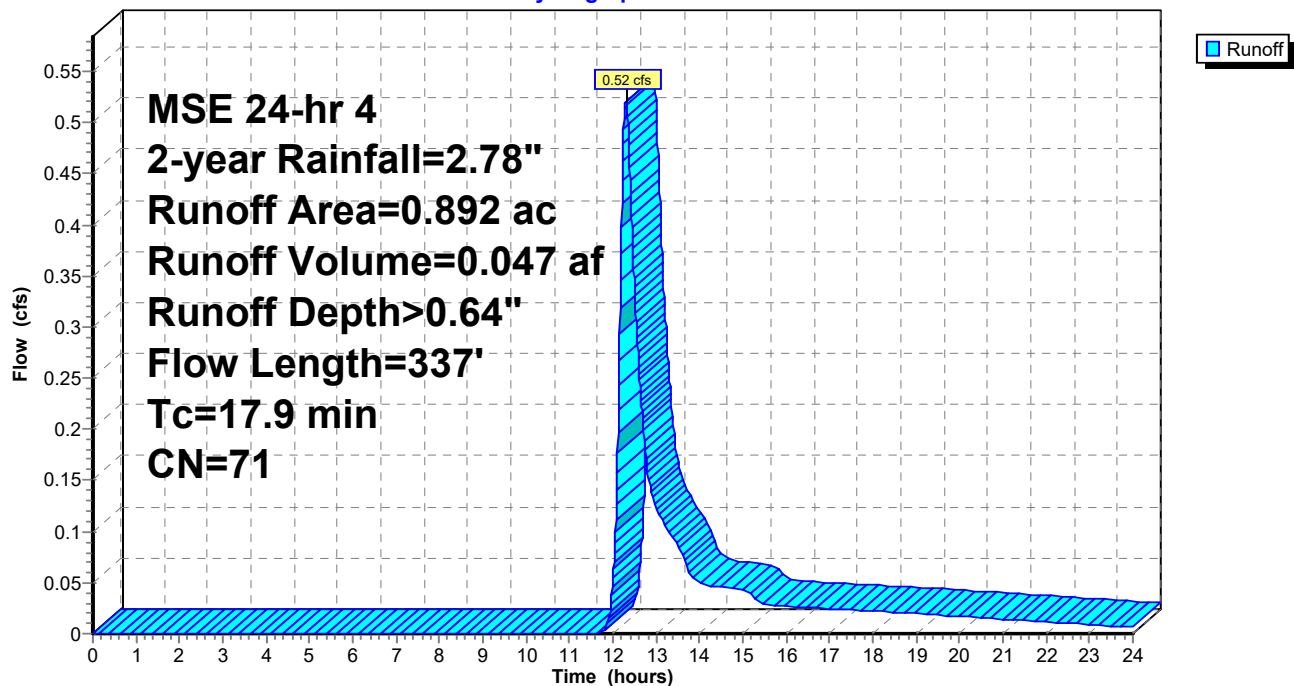
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		Shallow Concentrated Flow, Shallow Concentrated
					Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured

Hydrograph



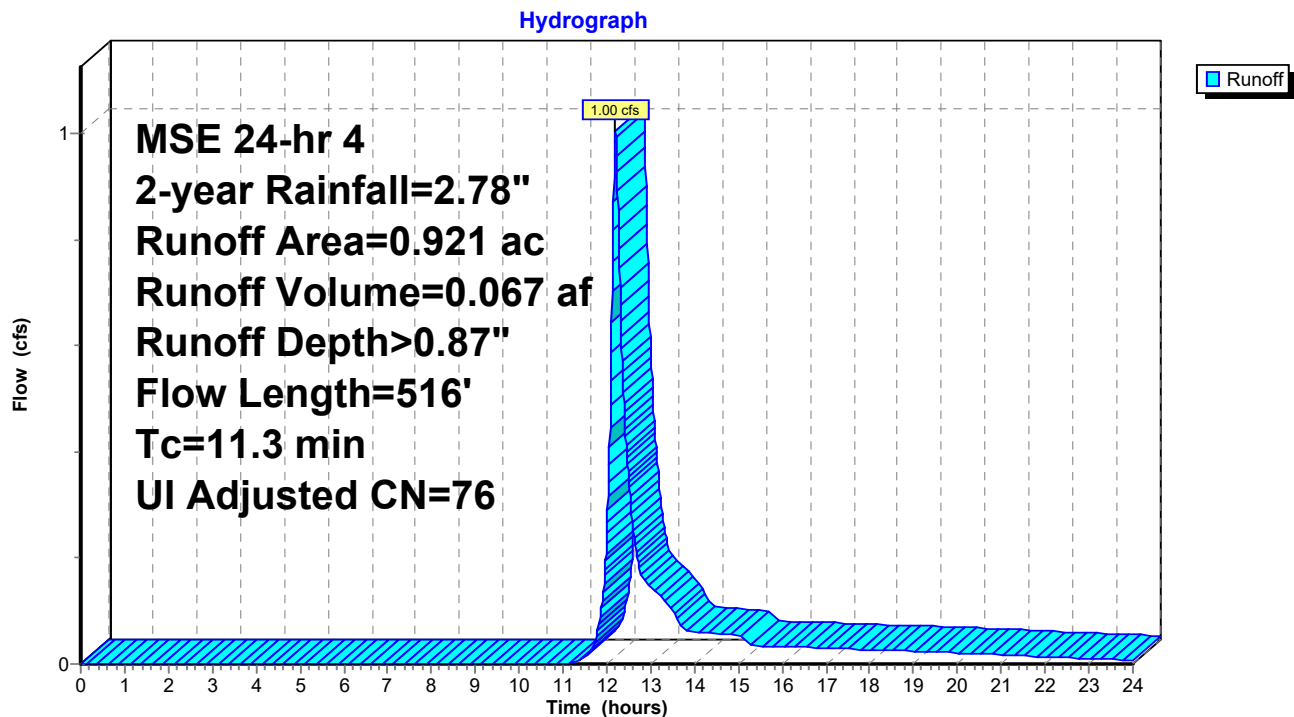
Summary for Subcatchment E-3: West Captured

Runoff = 1.00 cfs @ 12.20 hrs, Volume= 0.067 af, Depth> 0.87"
 Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

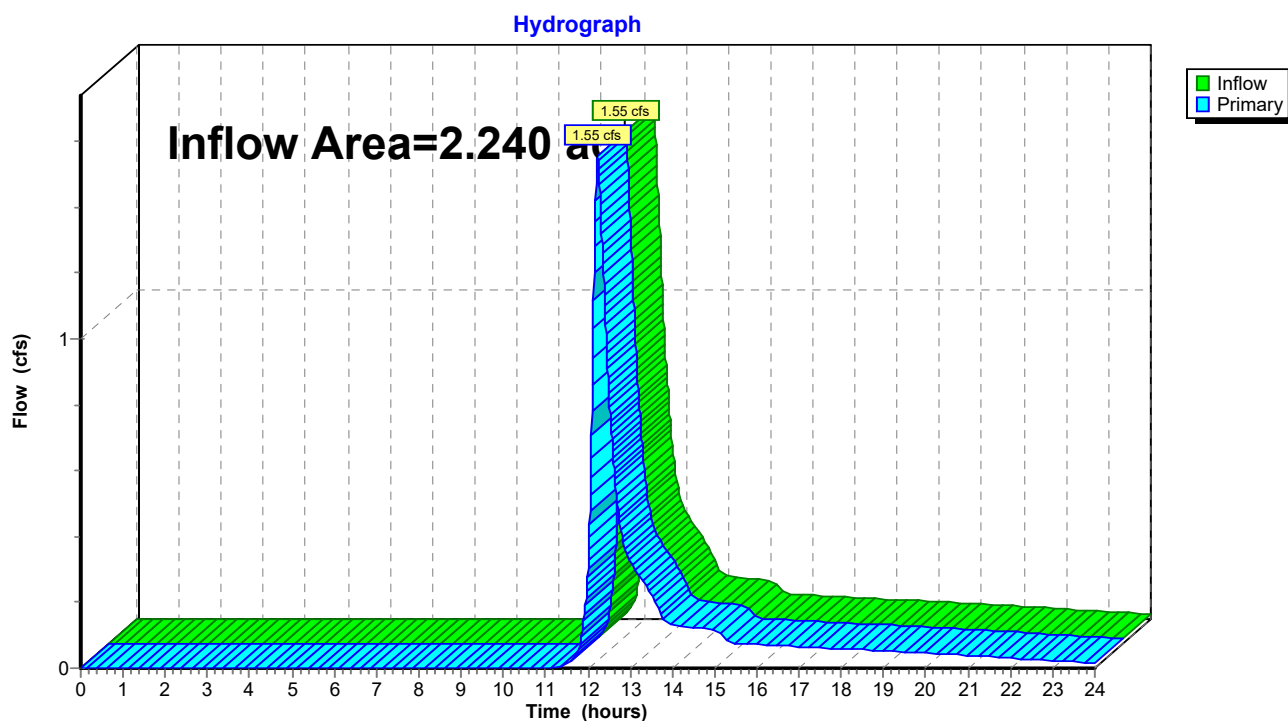
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 0.72" for 2-year event
Inflow = 1.55 cfs @ 12.23 hrs, Volume= 0.134 af
Primary = 1.55 cfs @ 12.23 hrs, Volume= 0.134 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TEO: Total Existing Outfall

2025-126 - SWMP*MSE 24-hr 4 10-year Rainfall=3.97"*

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentE-1: East UncapturedRunoff Area=0.427 ac 0.00% Impervious Runoff Depth>1.24"
Flow Length=168' Tc=21.3 min CN=69 Runoff=0.49 cfs 0.044 af**SubcatchmentE-2: North Uncaptured**Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>1.37"
Flow Length=337' Tc=17.9 min CN=71 Runoff=1.24 cfs 0.102 af**SubcatchmentE-3: West Captured**Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>1.71"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=2.05 cfs 0.132 af**Link TEO: Total Existing Outfall**Inflow=3.48 cfs 0.278 af
Primary=3.48 cfs 0.278 af**Total Runoff Area = 2.240 ac Runoff Volume = 0.278 af Average Runoff Depth = 1.49"**
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

Runoff = 0.49 cfs @ 12.33 hrs, Volume= 0.044 af, Depth> 1.24"
 Routed to Link TEO : Total Existing Outfall

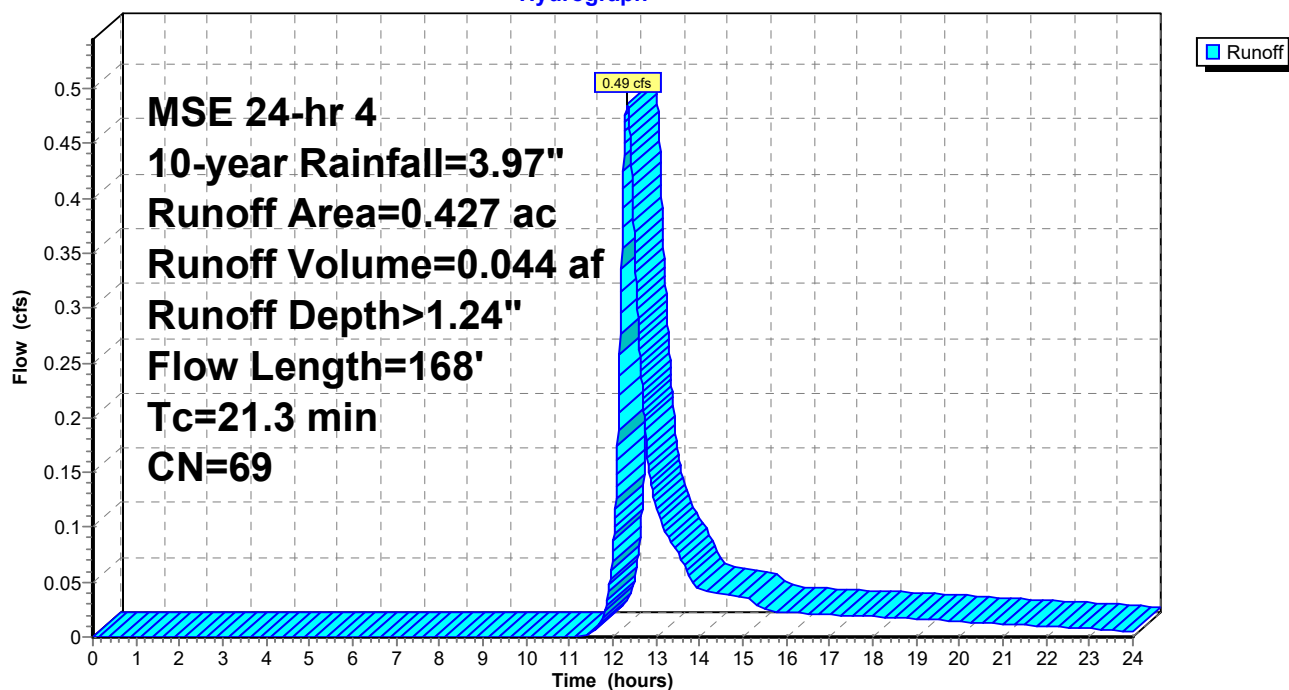
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured

Hydrograph



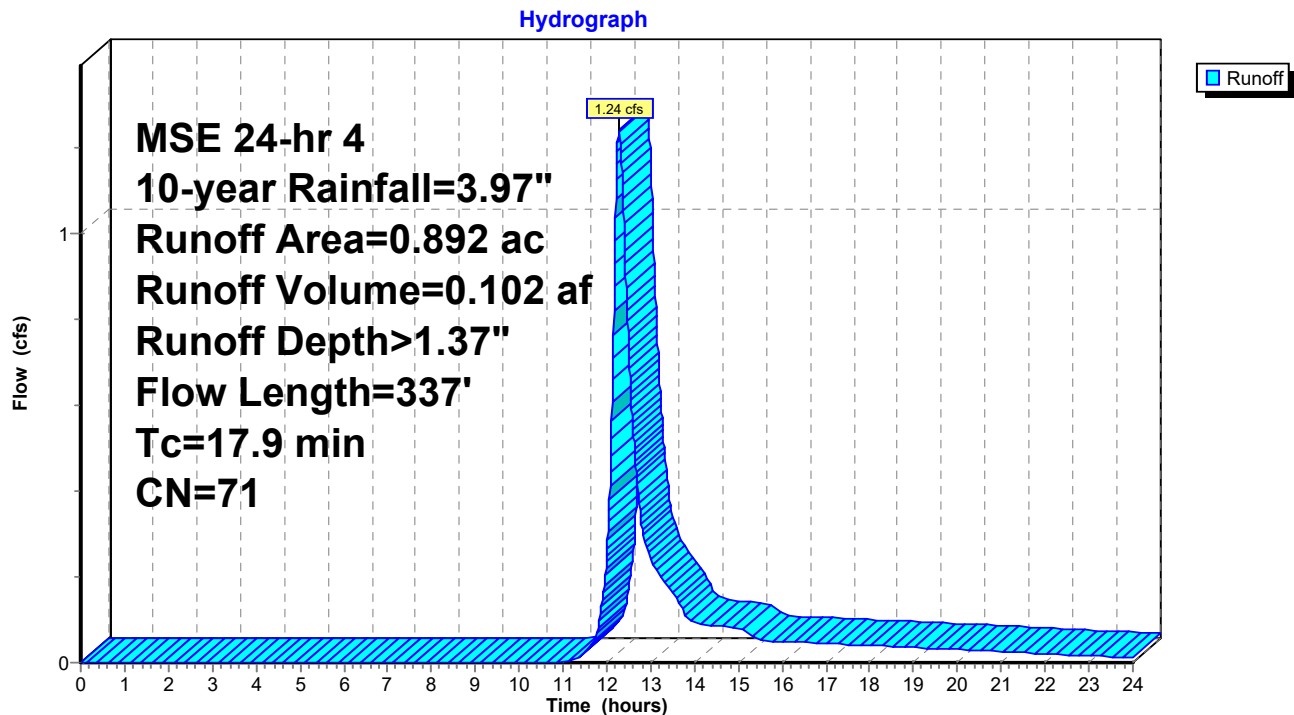
Summary for Subcatchment E-2: North Uncaptured

Runoff = 1.24 cfs @ 12.28 hrs, Volume= 0.102 af, Depth> 1.37"
 Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		Shallow Concentrated Flow, Shallow Concentrated
					Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured

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MSE 24-hr 4 10-year Rainfall=3.97"

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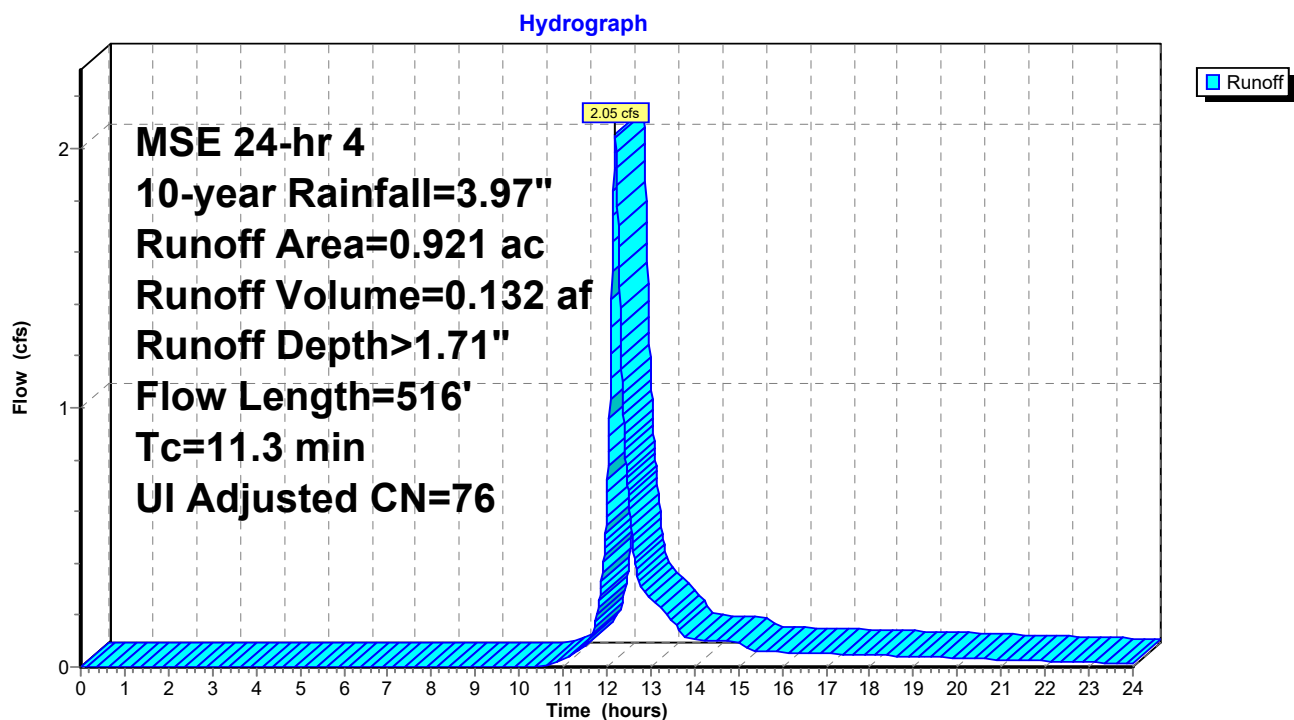
Summary for Subcatchment E-3: West Captured

Runoff = 2.05 cfs @ 12.19 hrs, Volume= 0.132 af, Depth> 1.71"
 Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

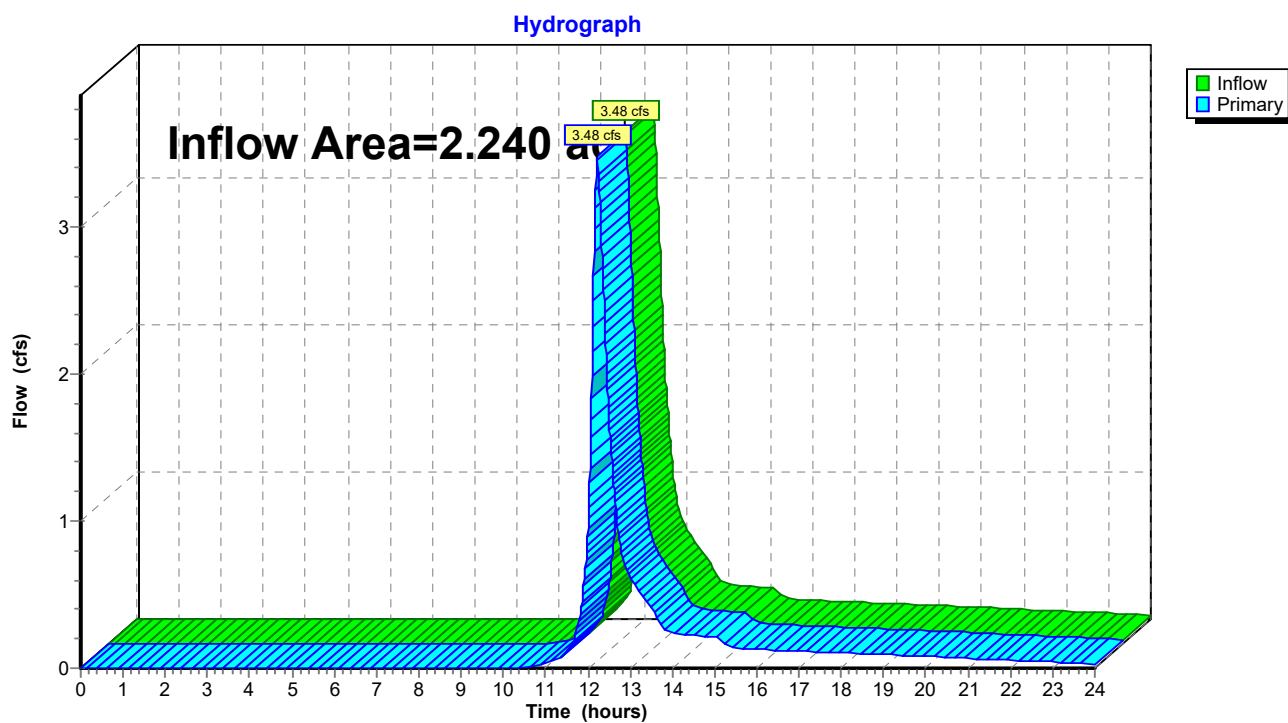
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 1.49" for 10-year event
Inflow = 3.48 cfs @ 12.22 hrs, Volume= 0.278 af
Primary = 3.48 cfs @ 12.22 hrs, Volume= 0.278 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TEO: Total Existing Outfall

2025-126 - SWMP*MSE 24-hr 4 100-year Rainfall=6.21"*

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentE-1: East UncapturedRunoff Area=0.427 ac 0.00% Impervious Runoff Depth>2.87"
Flow Length=168' Tc=21.3 min CN=69 Runoff=1.18 cfs 0.102 af**SubcatchmentE-2: North Uncaptured**Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>3.06"
Flow Length=337' Tc=17.9 min CN=71 Runoff=2.88 cfs 0.228 af**SubcatchmentE-3: West Captured**Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>3.56"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=4.28 cfs 0.273 af**Link TEO: Total Existing Outfall**Inflow=7.73 cfs 0.603 af
Primary=7.73 cfs 0.603 af**Total Runoff Area = 2.240 ac Runoff Volume = 0.603 af Average Runoff Depth = 3.23"**
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

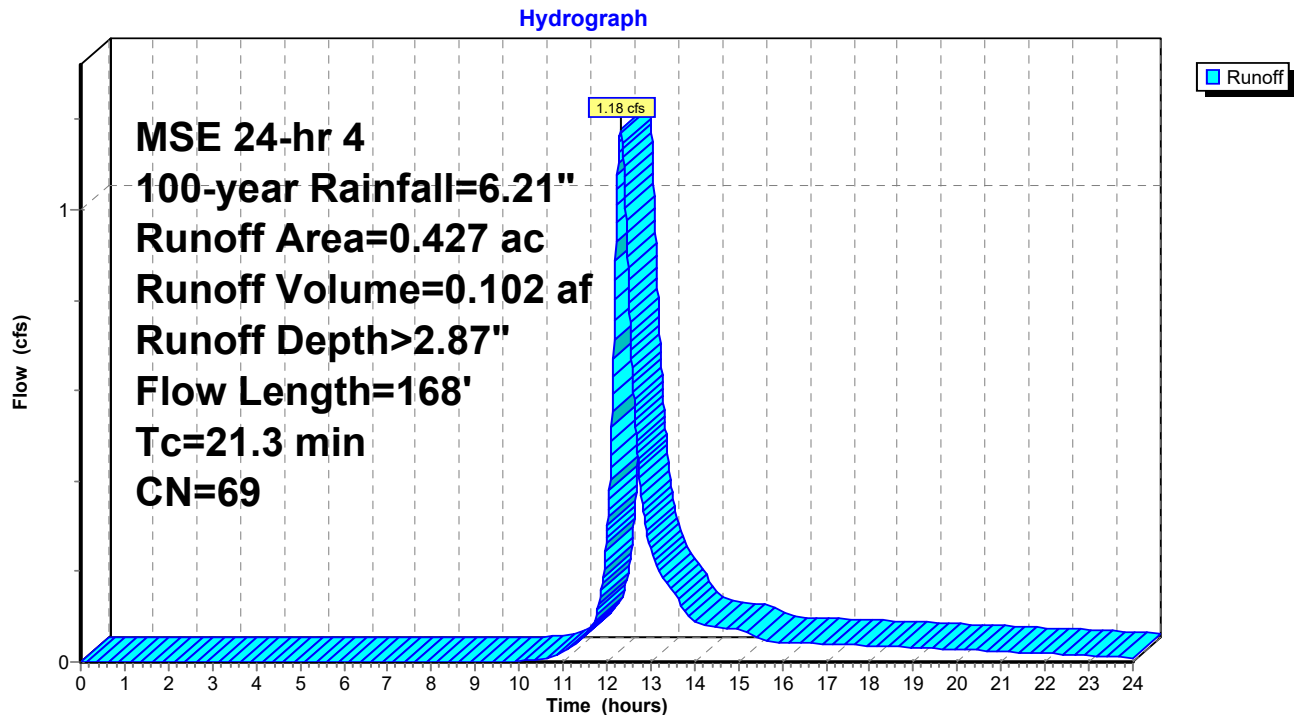
Runoff = 1.18 cfs @ 12.33 hrs, Volume= 0.102 af, Depth> 2.87"

Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured

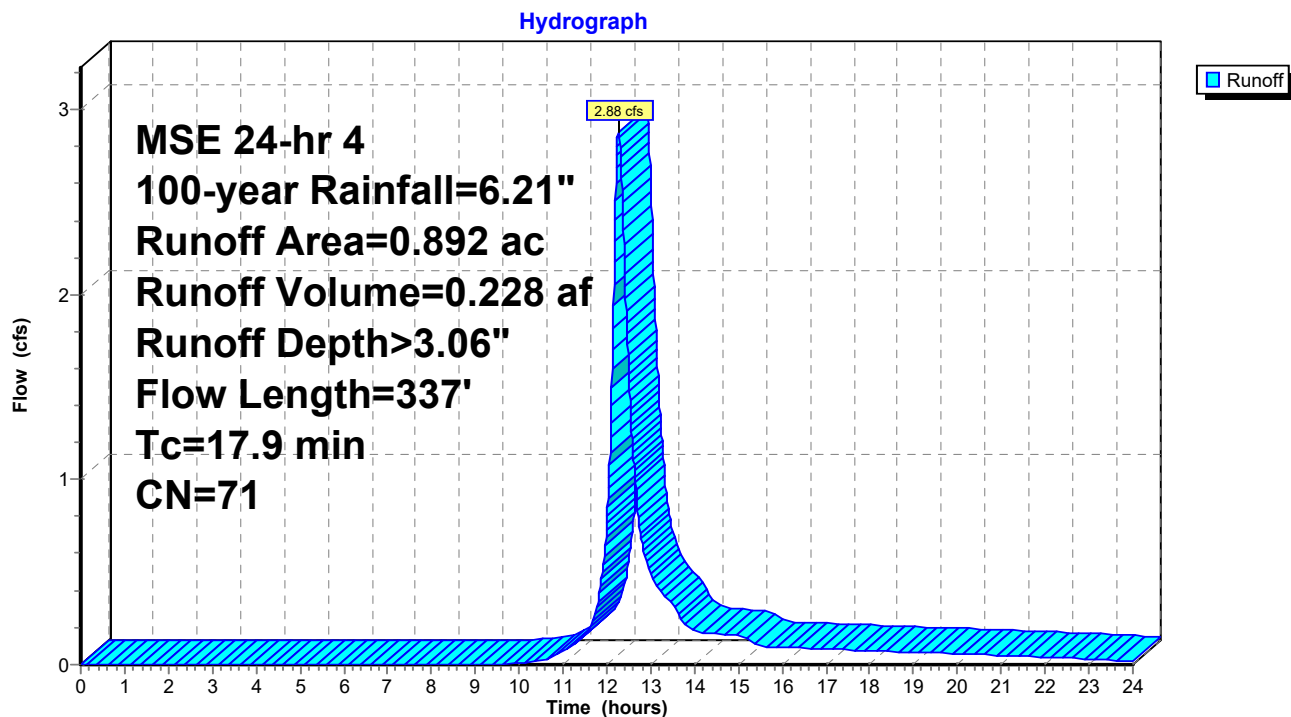
Summary for Subcatchment E-2: North Uncaptured

Runoff = 2.88 cfs @ 12.27 hrs, Volume= 0.228 af, Depth> 3.06"
 Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		Shallow Concentrated Flow, Shallow Concentrated
					Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured

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MSE 24-hr 4 100-year Rainfall=6.21"

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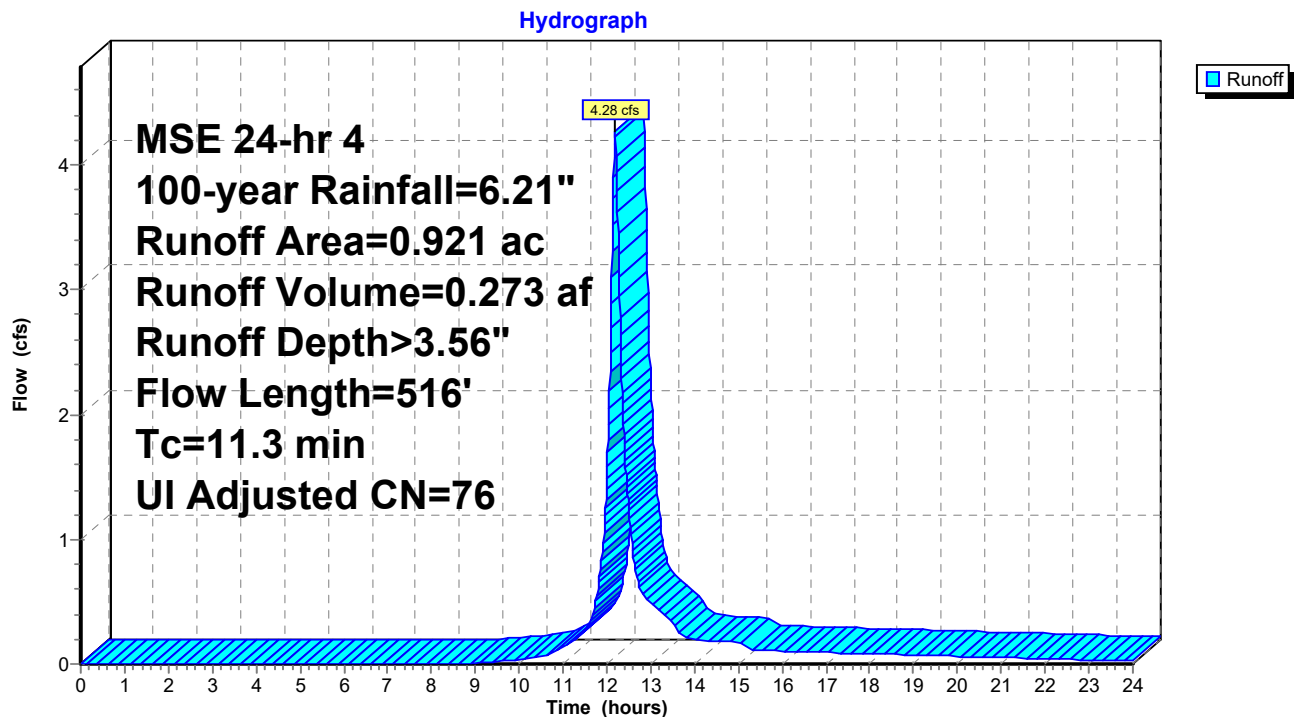
Summary for Subcatchment E-3: West Captured

Runoff = 4.28 cfs @ 12.19 hrs, Volume= 0.273 af, Depth> 3.56"
 Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

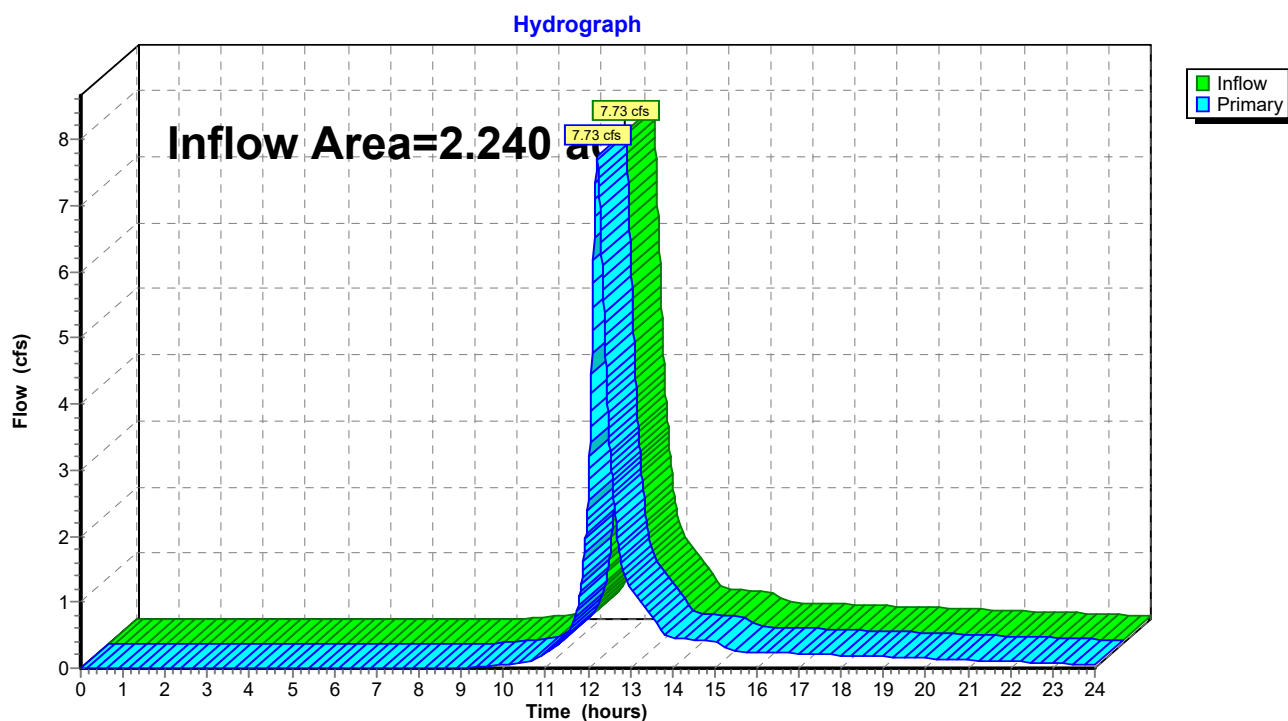
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		Shallow Concentrated Flow, Shallow Concentrated Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 3.23" for 100-year event
Inflow = 7.73 cfs @ 12.22 hrs, Volume= 0.603 af
Primary = 7.73 cfs @ 12.22 hrs, Volume= 0.603 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TEO: Total Existing Outfall

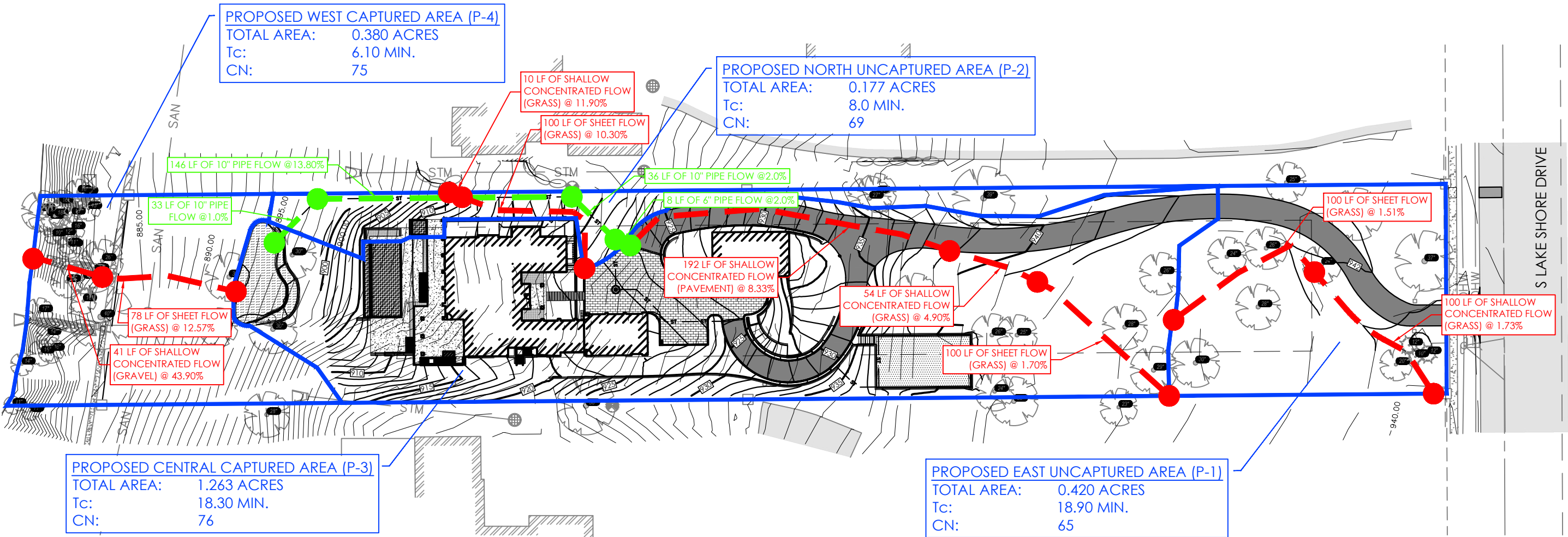
PROPOSED STORMWATER MODELING

PROPOSED CONDITIONS

PROPOSED HYDROCAD MODELING REPORT

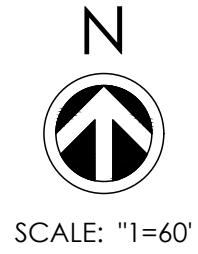
6/23/2026

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\3.3 Site\SWMP\2025-126 - SWMP.dwg



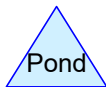
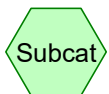
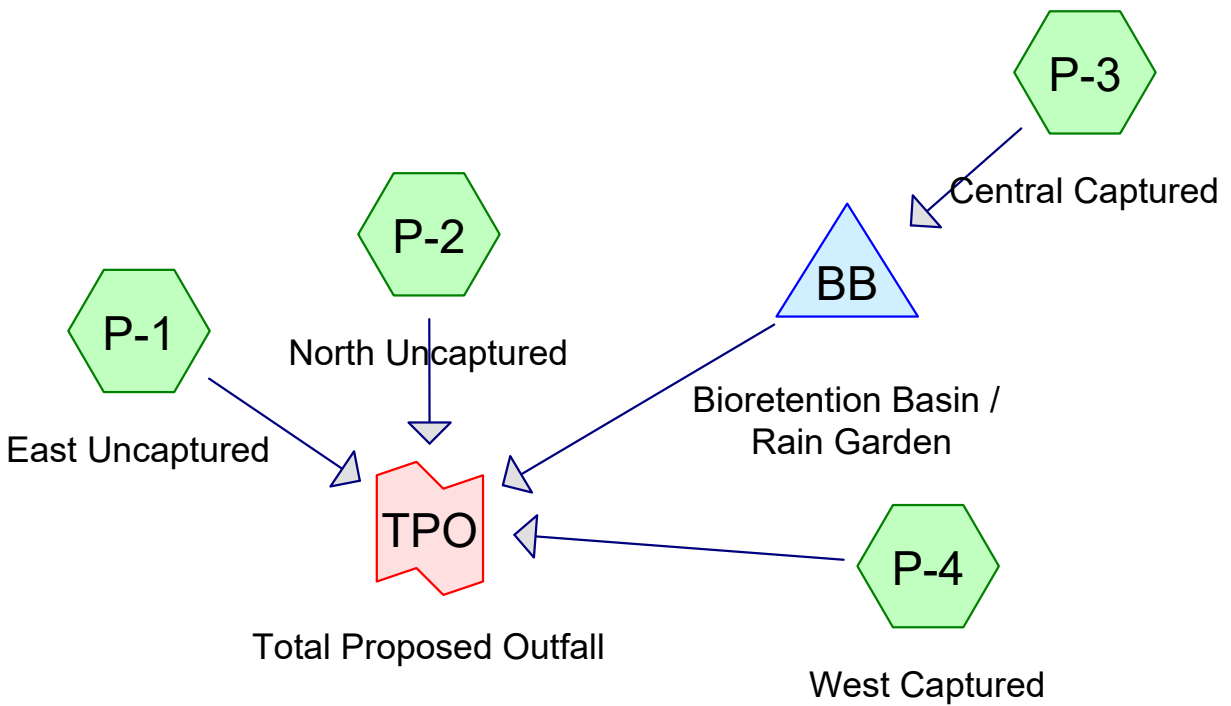
PROPOSED CONDITIONS

June 23, 2026
Kolber Residence
Lake Geneva, WI Proj. No. 2025-126



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Routing Diagram for 2025-126 - SWMP

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	MSE 24-hr	4	Default	24.00	1	2.42	2
2	2-year	MSE 24-hr	4	Default	24.00	1	2.78	2
3	10-year	MSE 24-hr	4	Default	24.00	1	3.97	2
4	100-year	MSE 24-hr	4	Default	24.00	1	6.21	2

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.053	61	>75% Grass cover, Good, HSG B (P-1, P-2, P-3)
0.571	74	>75% Grass cover, Good, HSG C (P-2, P-3, P-4)
0.020	98	Gravel (P-3, P-4)
0.360	98	Pavement (P-1, P-2, P-3, P-4)
0.076	61	Permeable Pavers (P-3)
0.020	100	Pool (P-2, P-3)
0.140	98	Roofs (P-3)
2.240	73	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.053	HSG B	P-1, P-2, P-3
0.571	HSG C	P-2, P-3, P-4
0.000	HSG D	
0.616	Other	P-1, P-2, P-3, P-4
2.240		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.053	0.571	0.000	0.000	1.624	>75% Grass cover, Good	P-1, P-2, P-3, P-4
0.000	0.000	0.000	0.000	0.020	0.020	Gravel	P-3, P-4
0.000	0.000	0.000	0.000	0.360	0.360	Pavement	P-1, P-2, P-3, P-4
0.000	0.000	0.000	0.000	0.076	0.076	Permeable Pavers	P-3
0.000	0.000	0.000	0.000	0.020	0.020	Pool	P-2, P-3
0.000	0.000	0.000	0.000	0.140	0.140	Roofs	P-3
0.000	1.053	0.571	0.000	0.616	2.240	TOTAL AREA	

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Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	P-3	0.00	0.00	8.0	0.0200	0.010	0.0	6.0	3.0
2	P-3	0.00	0.00	36.0	0.1030	0.024	0.0	10.0	5.0
3	P-3	0.00	0.00	146.0	0.1380	0.024	0.0	10.0	5.0
4	P-3	0.00	0.00	33.0	0.0100	0.024	0.0	10.0	5.0

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MSE 24-hr 4 1-year Rainfall=2.42"

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentP-1: East UncapturedRunoff Area=0.420 ac 9.52% Impervious Runoff Depth>0.27"
Flow Length=200' Tc=18.9 min CN=65 Runoff=0.07 cfs 0.009 af**SubcatchmentP-2: North Uncaptured**Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>0.38"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.08 cfs 0.006 af**SubcatchmentP-3: Central Captured**Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>0.64"
Flow Length=569' Tc=18.3 min CN=76 Runoff=0.78 cfs 0.068 af**SubcatchmentP-4: West Captured**Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>0.60"
Flow Length=119' Tc=6.1 min CN=75 Runoff=0.35 cfs 0.019 af**Pond BB: Bioretention Basin / Rain Garden**Peak Elev=893.52' Storage=654 cf Inflow=0.78 cfs 0.068 af
Outflow=0.62 cfs 0.056 af**Link TPO: Total Proposed Outfall**Inflow=0.81 cfs 0.090 af
Primary=0.81 cfs 0.090 af**Total Runoff Area = 2.240 ac Runoff Volume = 0.102 af Average Runoff Depth = 0.55"**
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

Runoff = 0.07 cfs @ 12.37 hrs, Volume= 0.009 af, Depth> 0.27"
 Routed to Link TPO : Total Proposed Outfall

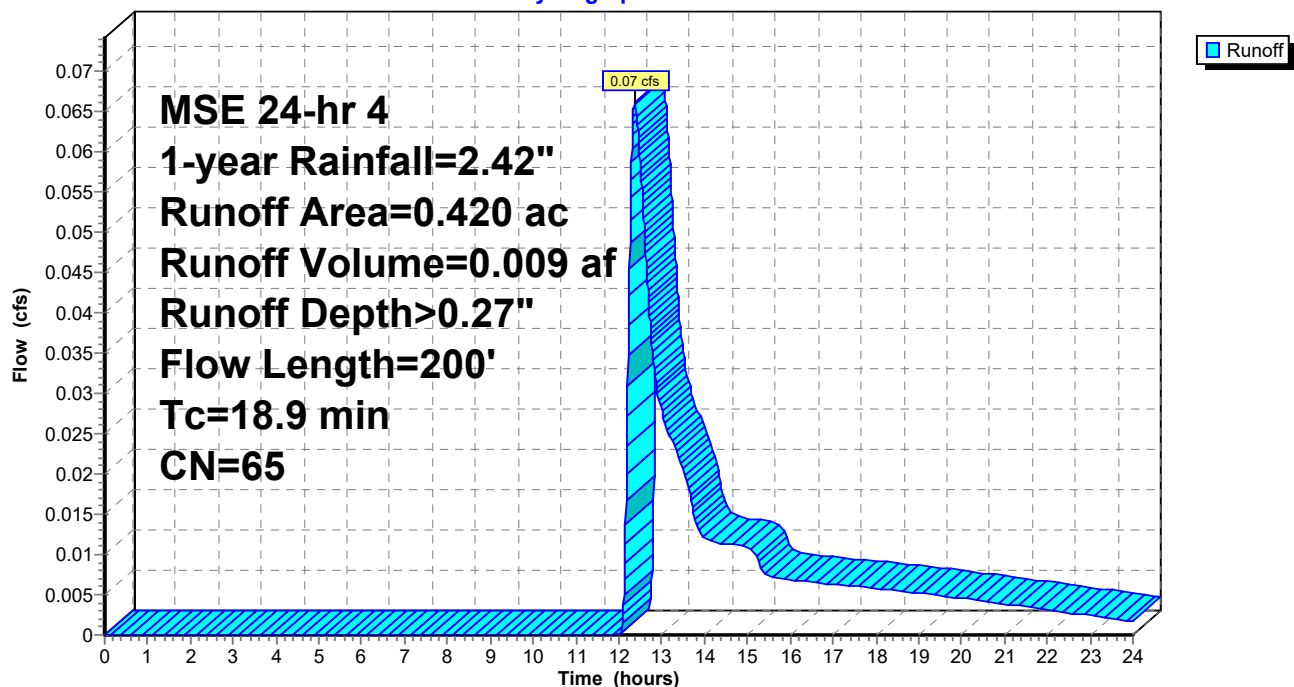
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.040	98	Pavement
0.380	61	>75% Grass cover, Good, HSG B
0.000	74	>75% Grass cover, Good, HSG C
0.420	65	Weighted Average
0.380		90.48% Pervious Area
0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured

Hydrograph



Summary for Subcatchment P-2: North Uncaptured

Runoff = 0.08 cfs @ 12.17 hrs, Volume= 0.006 af, Depth> 0.38"
Routed to Link TPO : Total Proposed Outfall

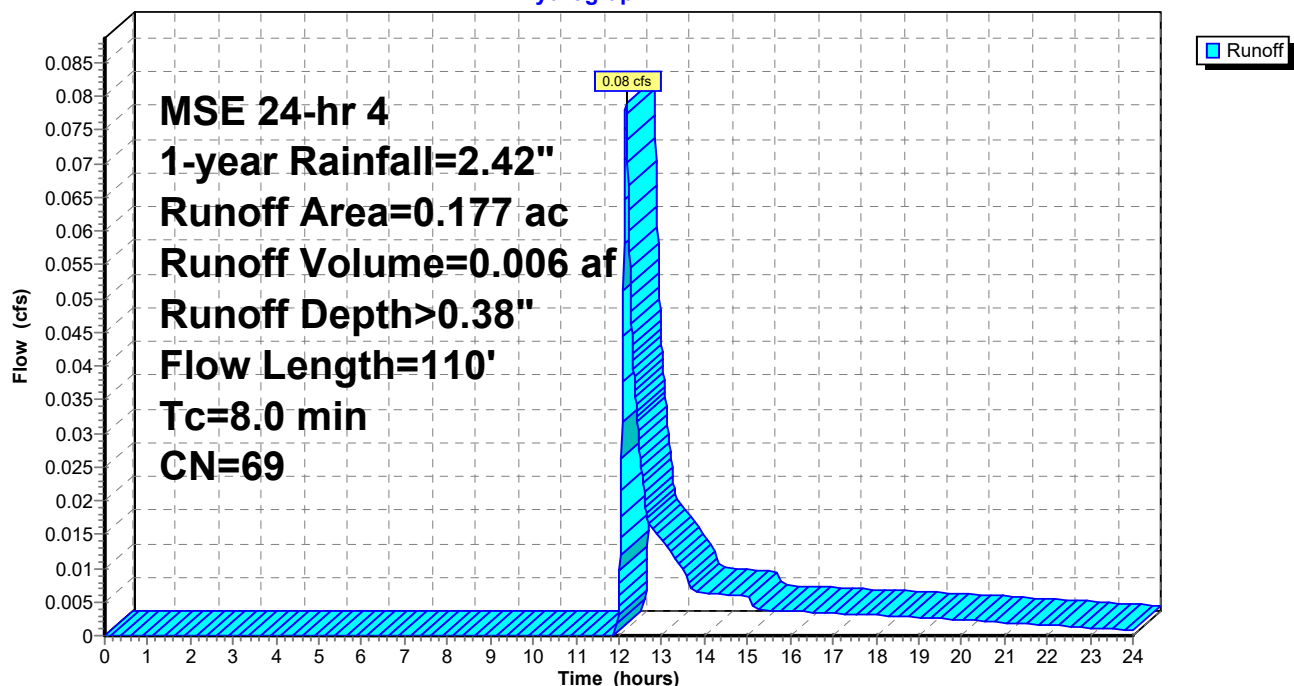
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.107	61	>75% Grass cover, Good, HSG B
0.050	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
0.177	69	Weighted Average
0.157		88.70% Pervious Area
0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured

Hydrograph



Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 210% of capacity of segment #4

[47] Hint: Peak is 182% of capacity of segment #7

Runoff = 0.78 cfs @ 12.30 hrs, Volume= 0.068 af, Depth> 0.64"
 Routed to Pond BB : Bioretention Basin / Rain Garden

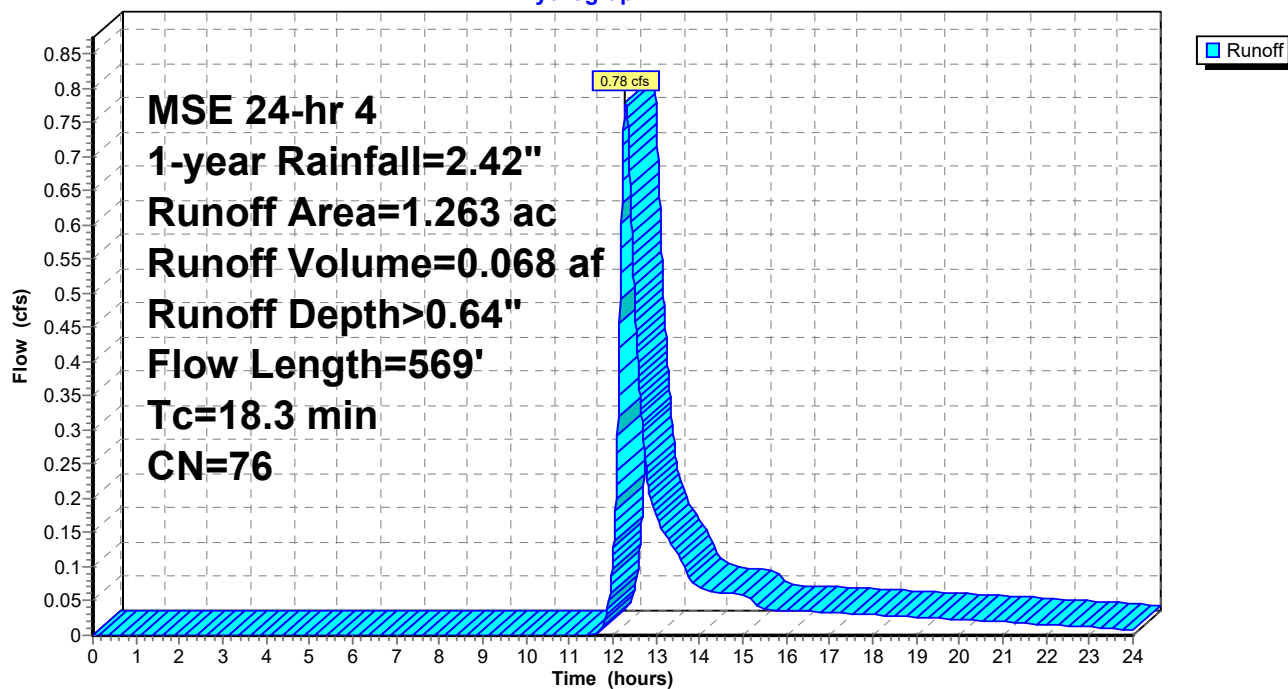
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
* 0.140	98	Roofs
* 0.300	98	Pavement
0.566	61	>75% Grass cover, Good, HSG B
0.161	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
* 0.010	98	Gravel
* 0.076	61	Permeable Pavers
1.263	76	Weighted Average
0.803		63.58% Pervious Area
0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		Shallow Concentrated Flow, Shallow Concentrated Flow Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	Pipe Channel, 6" Pipe Flow 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured

Hydrograph



Summary for Subcatchment P-4: West Captured

Runoff = 0.35 cfs @ 12.14 hrs, Volume= 0.019 af, Depth> 0.60"
 Routed to Link TPO : Total Proposed Outfall

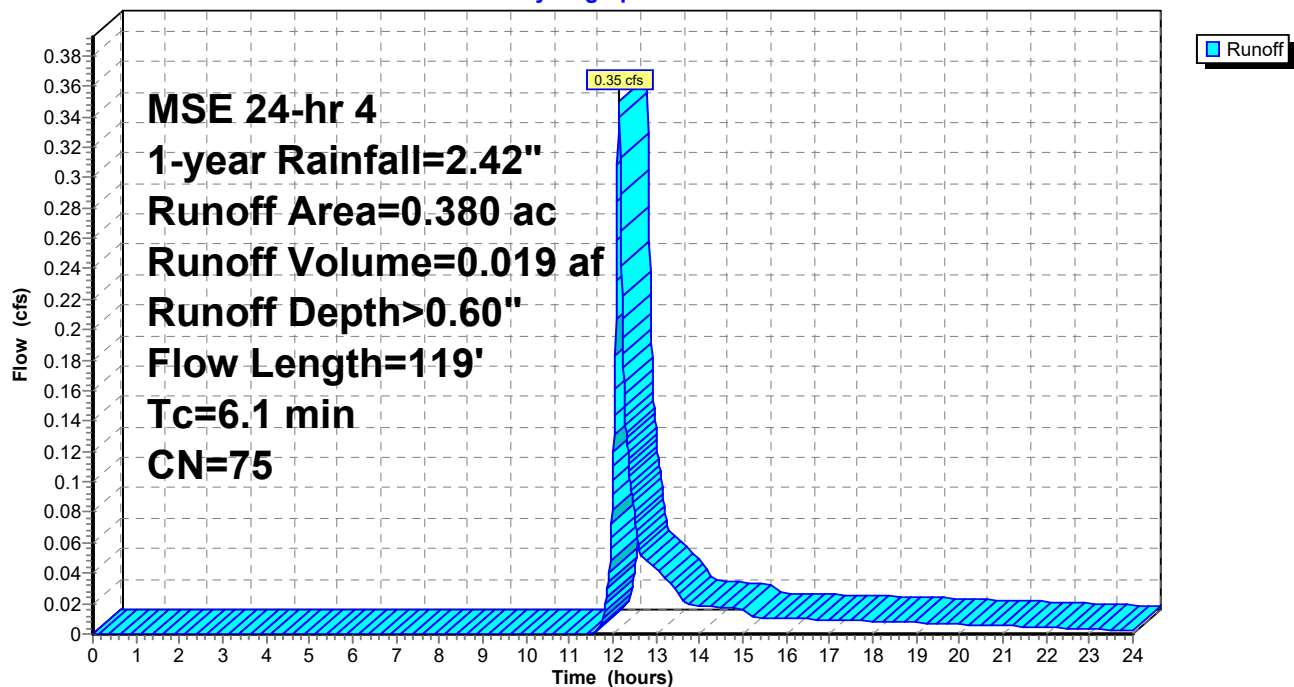
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.000	61	>75% Grass cover, Good, HSG B
0.360	74	>75% Grass cover, Good, HSG C
* 0.000	100	Pool
* 0.010	98	Gravel
0.380	75	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		Shallow Concentrated Flow, Shallow Concentrated Flow
					Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured

Hydrograph



Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 0.64" for 1-year event
 Inflow = 0.78 cfs @ 12.30 hrs, Volume= 0.068 af
 Outflow = 0.62 cfs @ 12.42 hrs, Volume= 0.056 af, Atten= 21%, Lag= 7.4 min
 Primary = 0.62 cfs @ 12.42 hrs, Volume= 0.056 af
 Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 893.52' @ 12.42 hrs Surf.Area= 1,162 sf Storage= 654 cf
 Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

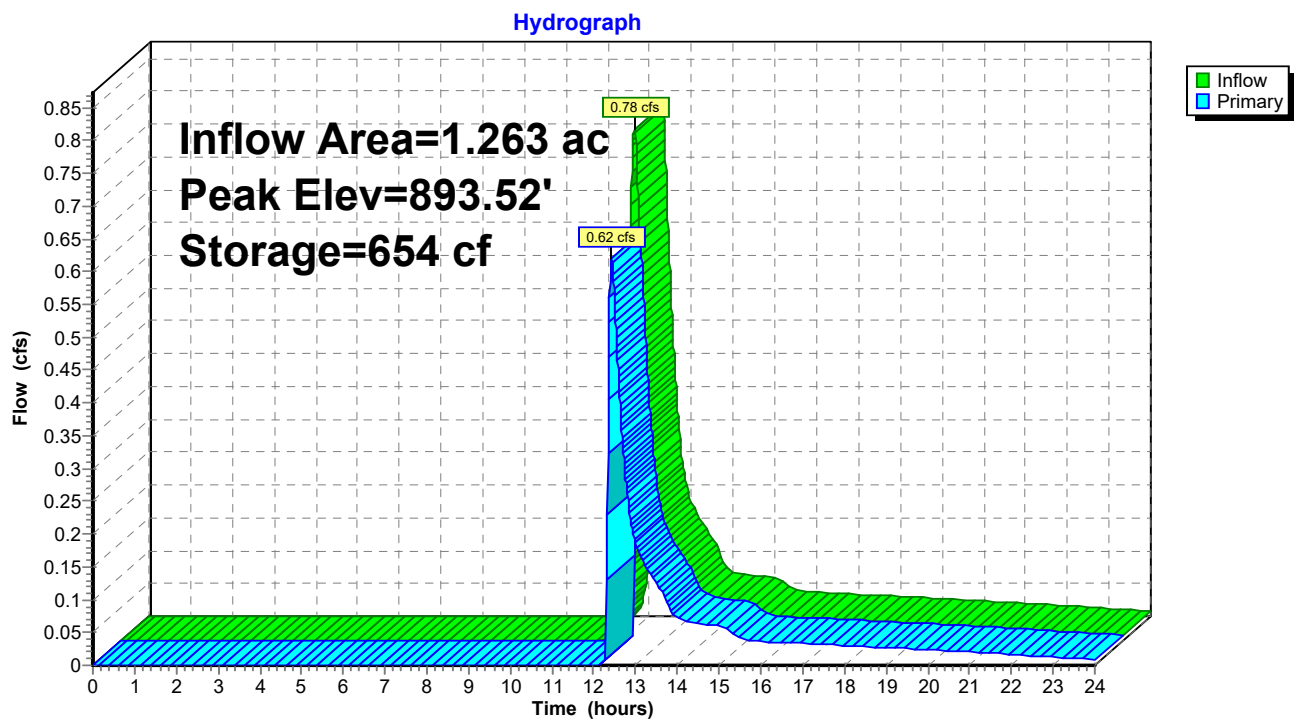
Plug-Flow detention time= 104.7 min calculated for 0.056 af (82% of inflow)
 Center-of-Mass det. time= 33.7 min (896.7 - 863.0)

Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	6.0' long x 1.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

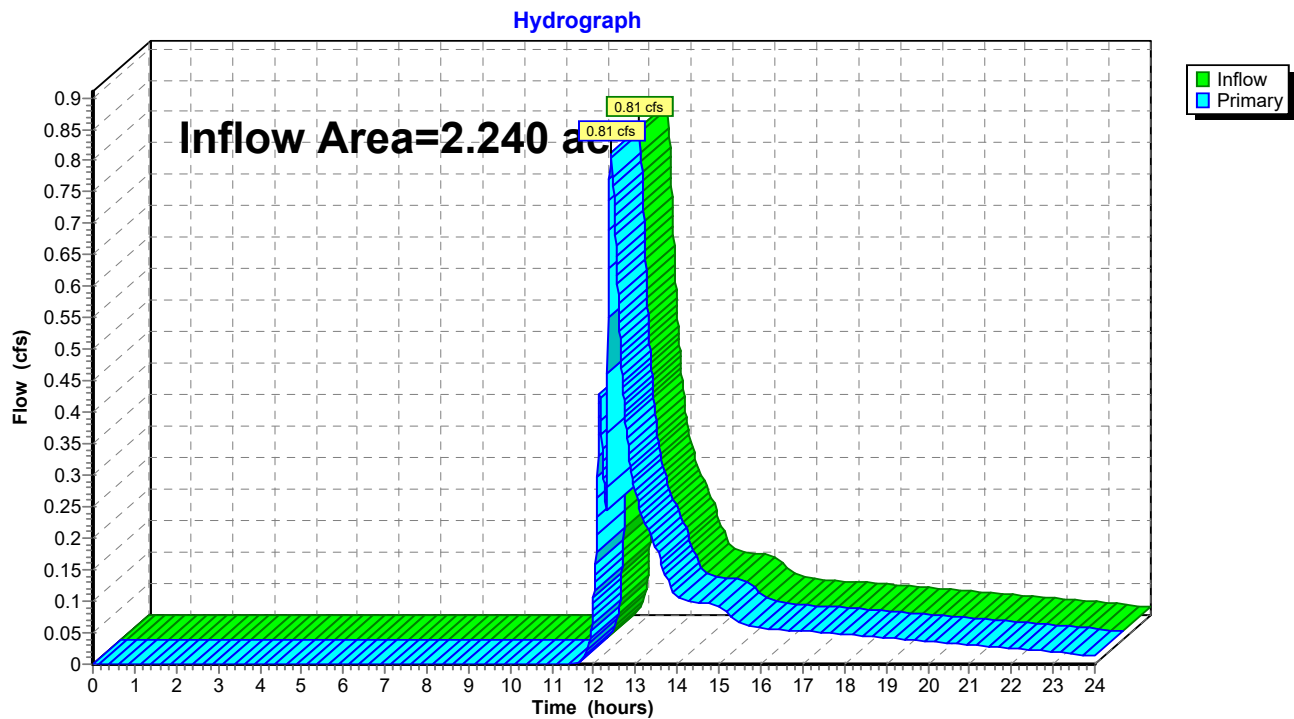
Primary OutFlow Max=0.62 cfs @ 12.42 hrs HW=893.52' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.62 cfs @ 0.89 fps)

Pond BB: Bioretention Basin / Rain Garden

Summary for Link TPO: Total Proposed Outfall

Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 0.48" for 1-year event
Inflow = 0.81 cfs @ 12.41 hrs, Volume= 0.090 af
Primary = 0.81 cfs @ 12.41 hrs, Volume= 0.090 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TPO: Total Proposed Outfall

2025-126 - SWMP*MSE 24-hr 4 2-year Rainfall=2.78"*

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentP-1: East Uncaptured Runoff Area=0.420 ac 9.52% Impervious Runoff Depth>0.41"
Flow Length=200' Tc=18.9 min CN=65 Runoff=0.12 cfs 0.014 af

SubcatchmentP-2: North Uncaptured Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>0.55"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.13 cfs 0.008 af

SubcatchmentP-3: Central Captured Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>0.87"
Flow Length=569' Tc=18.3 min CN=76 Runoff=1.09 cfs 0.091 af

SubcatchmentP-4: West Captured Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>0.82"
Flow Length=119' Tc=6.1 min CN=75 Runoff=0.49 cfs 0.026 af

Pond BB: Bioretention Basin / Rain Garden Peak Elev=893.56' Storage=706 cf Inflow=1.09 cfs 0.091 af
Outflow=1.00 cfs 0.079 af

Link TPO: Total Proposed Outfall Inflow=1.34 cfs 0.128 af
Primary=1.34 cfs 0.128 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.140 af Average Runoff Depth = 0.75"
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

Runoff = 0.12 cfs @ 12.35 hrs, Volume= 0.014 af, Depth> 0.41"
 Routed to Link TPO : Total Proposed Outfall

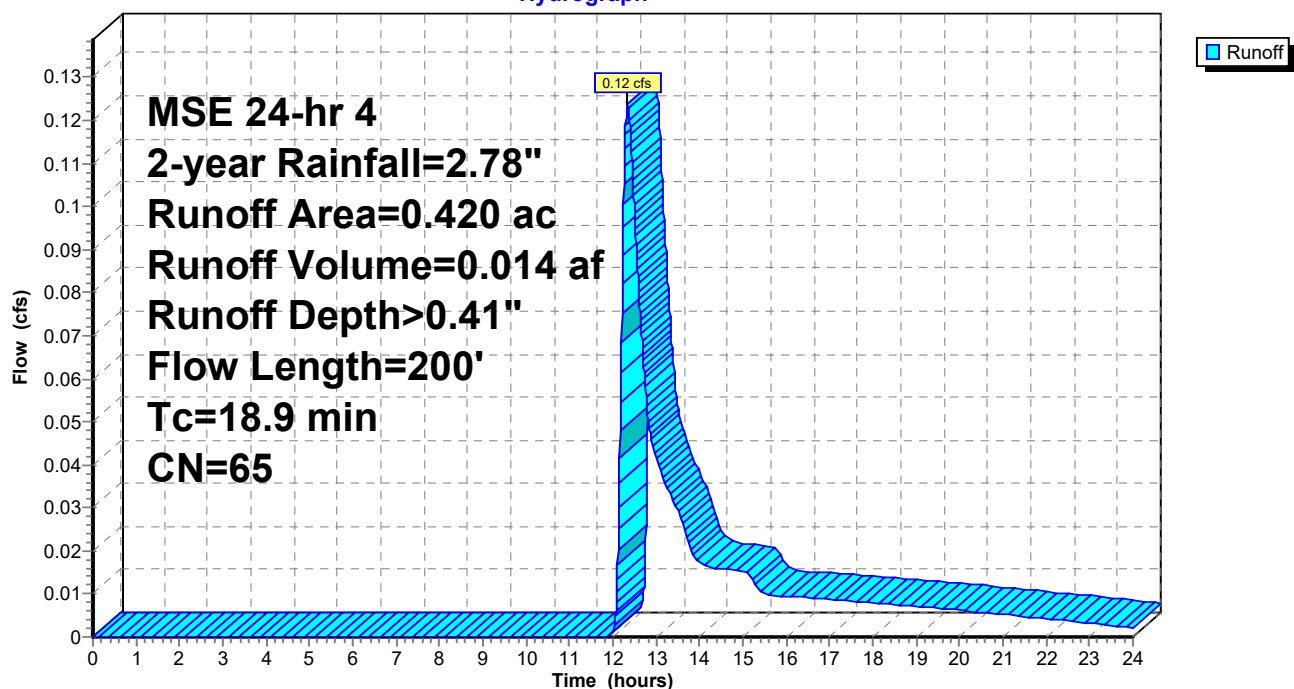
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.040	98	Pavement
0.380	61	>75% Grass cover, Good, HSG B
0.000	74	>75% Grass cover, Good, HSG C
0.420	65	Weighted Average
0.380		90.48% Pervious Area
0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured

Hydrograph



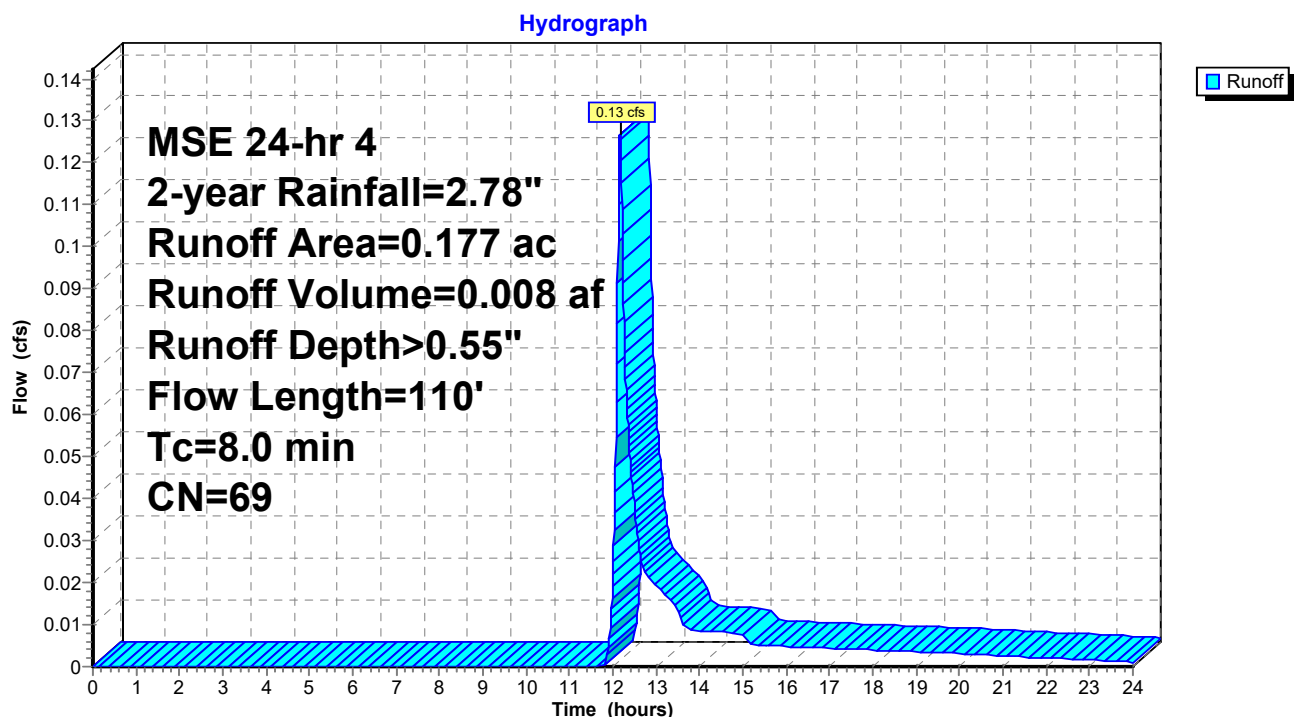
Summary for Subcatchment P-2: North Uncaptured

Runoff = 0.13 cfs @ 12.17 hrs, Volume= 0.008 af, Depth> 0.55"
 Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.107	61	>75% Grass cover, Good, HSG B
0.050	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
0.177	69	Weighted Average
0.157		88.70% Pervious Area
0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured

Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 292% of capacity of segment #4

[47] Hint: Peak is 254% of capacity of segment #7

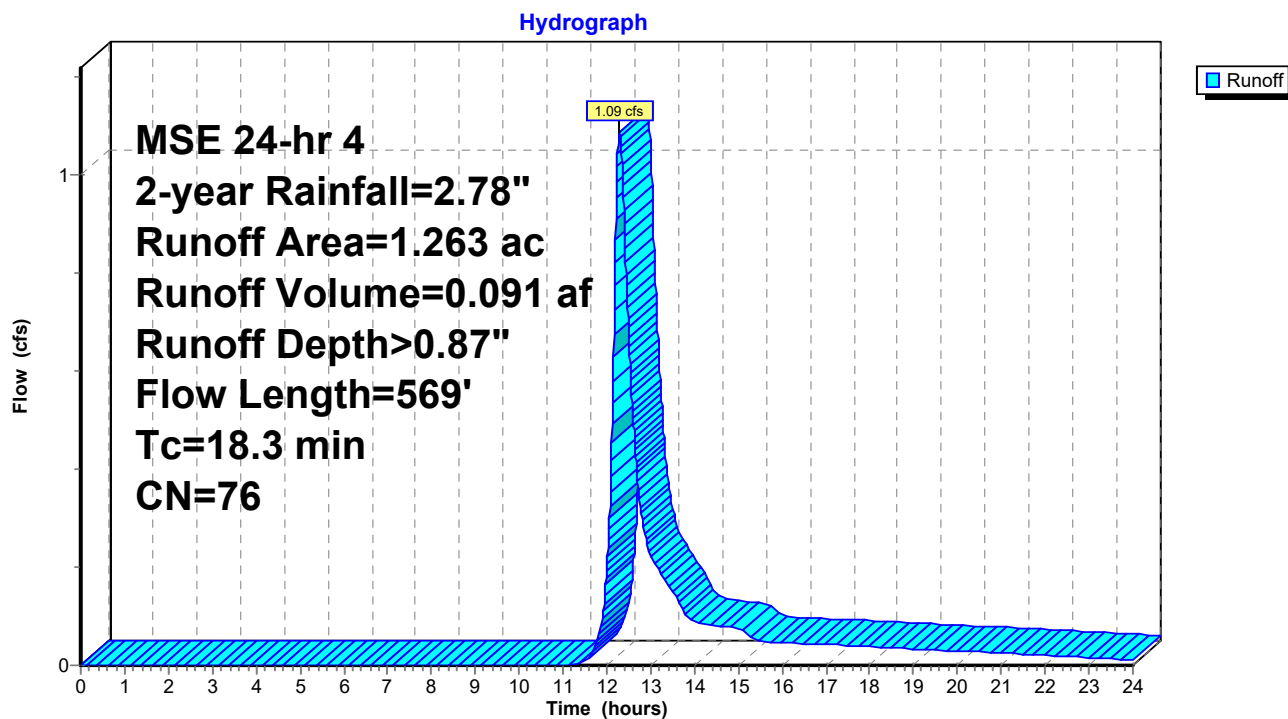
Runoff = 1.09 cfs @ 12.30 hrs, Volume= 0.091 af, Depth> 0.87"
 Routed to Pond BB : Bioretention Basin / Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
* 0.140	98	Roofs
* 0.300	98	Pavement
0.566	61	>75% Grass cover, Good, HSG B
0.161	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
* 0.010	98	Gravel
* 0.076	61	Permeable Pavers
1.263	76	Weighted Average
0.803		63.58% Pervious Area
0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		Shallow Concentrated Flow, Shallow Concentrated Flow Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	Pipe Channel, 6" Pipe Flow 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured



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MSE 24-hr 4 2-year Rainfall=2.78"

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Summary for Subcatchment P-4: West Captured

Runoff = 0.49 cfs @ 12.14 hrs, Volume= 0.026 af, Depth> 0.82"
 Routed to Link TPO : Total Proposed Outfall

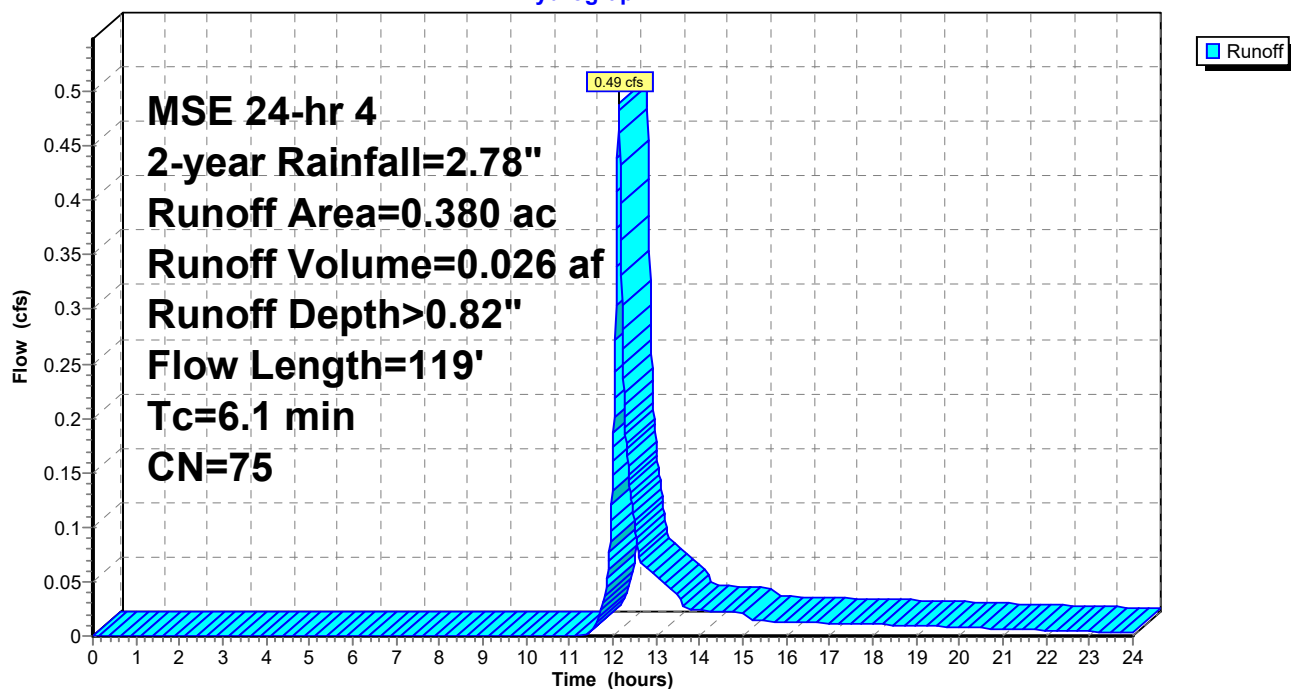
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.000	61	>75% Grass cover, Good, HSG B
0.360	74	>75% Grass cover, Good, HSG C
* 0.000	100	Pool
* 0.010	98	Gravel
0.380	75	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		Shallow Concentrated Flow, Shallow Concentrated Flow
					Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured

Hydrograph



Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 0.87" for 2-year event
 Inflow = 1.09 cfs @ 12.30 hrs, Volume= 0.091 af
 Outflow = 1.00 cfs @ 12.36 hrs, Volume= 0.079 af, Atten= 8%, Lag= 3.7 min
 Primary = 1.00 cfs @ 12.36 hrs, Volume= 0.079 af
 Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 893.56' @ 12.36 hrs Surf.Area= 1,183 sf Storage= 706 cf
 Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

Plug-Flow detention time= 80.9 min calculated for 0.079 af (87% of inflow)
 Center-of-Mass det. time= 24.2 min (879.1 - 854.9)

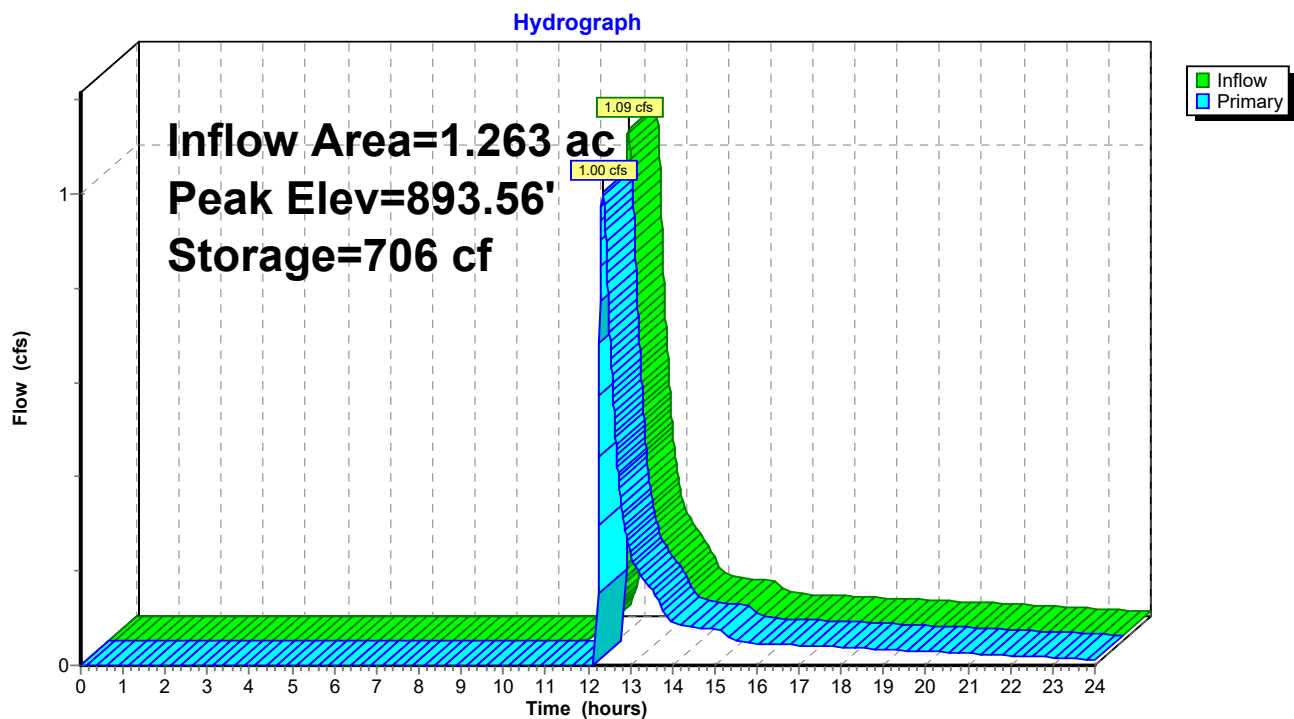
Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	6.0' long x 1.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

Primary OutFlow Max=1.00 cfs @ 12.36 hrs HW=893.56' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 1.00 cfs @ 1.05 fps)

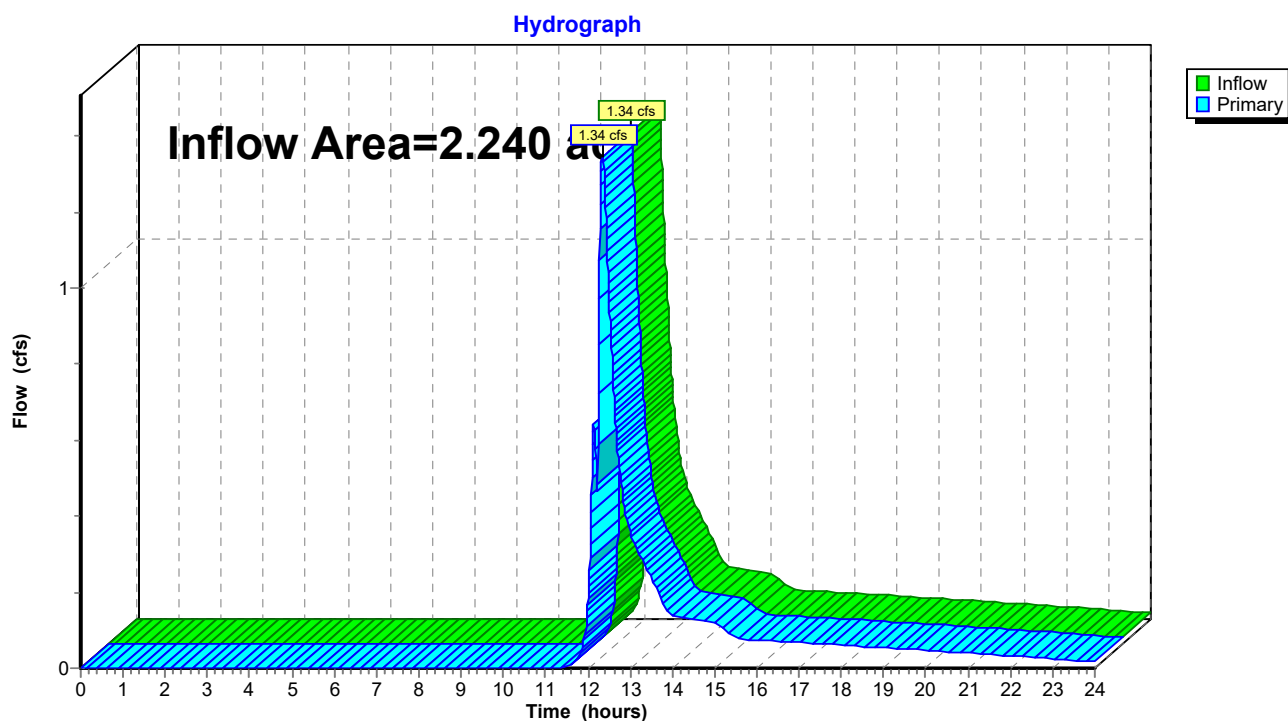
Pond BB: Bioretention Basin / Rain Garden



Summary for Link TPO: Total Proposed Outfall

Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 0.68" for 2-year event
Inflow = 1.34 cfs @ 12.35 hrs, Volume= 0.128 af
Primary = 1.34 cfs @ 12.35 hrs, Volume= 0.128 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TPO: Total Proposed Outfall

2025-126 - SWMP*MSE 24-hr 4 10-year Rainfall=3.97"*

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentP-1: East Uncaptured

Runoff Area=0.420 ac 9.52% Impervious Runoff Depth>1.01"
Flow Length=200' Tc=18.9 min CN=65 Runoff=0.39 cfs 0.035 af

SubcatchmentP-2: North Uncaptured

Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>1.25"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.32 cfs 0.018 af

SubcatchmentP-3: Central Captured

Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>1.71"
Flow Length=569' Tc=18.3 min CN=76 Runoff=2.24 cfs 0.180 af

SubcatchmentP-4: West Captured

Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>1.64"
Flow Length=119' Tc=6.1 min CN=75 Runoff=1.01 cfs 0.052 af

Pond BB: Bioretention Basin / Rain Garden

Peak Elev=893.67' Storage=837 cf Inflow=2.24 cfs 0.180 af
Outflow=2.20 cfs 0.168 af

Link TPO: Total Proposed Outfall

Inflow=3.10 cfs 0.274 af
Primary=3.10 cfs 0.274 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.286 af Average Runoff Depth = 1.53"
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

Runoff = 0.39 cfs @ 12.31 hrs, Volume= 0.035 af, Depth> 1.01"
 Routed to Link TPO : Total Proposed Outfall

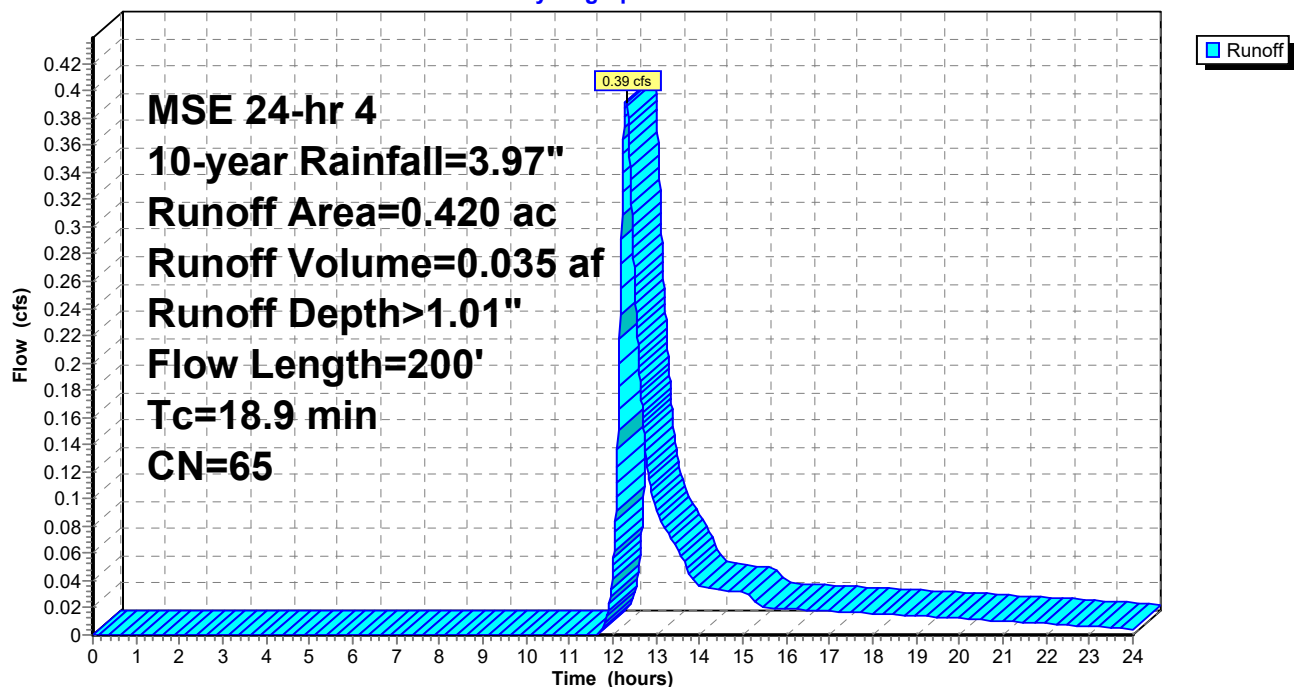
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.040	98	Pavement
0.380	61	>75% Grass cover, Good, HSG B
0.000	74	>75% Grass cover, Good, HSG C
0.420	65	Weighted Average
0.380		90.48% Pervious Area
0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured

Hydrograph



Summary for Subcatchment P-2: North Uncaptured

Runoff = 0.32 cfs @ 12.16 hrs, Volume= 0.018 af, Depth> 1.25"
 Routed to Link TPO : Total Proposed Outfall

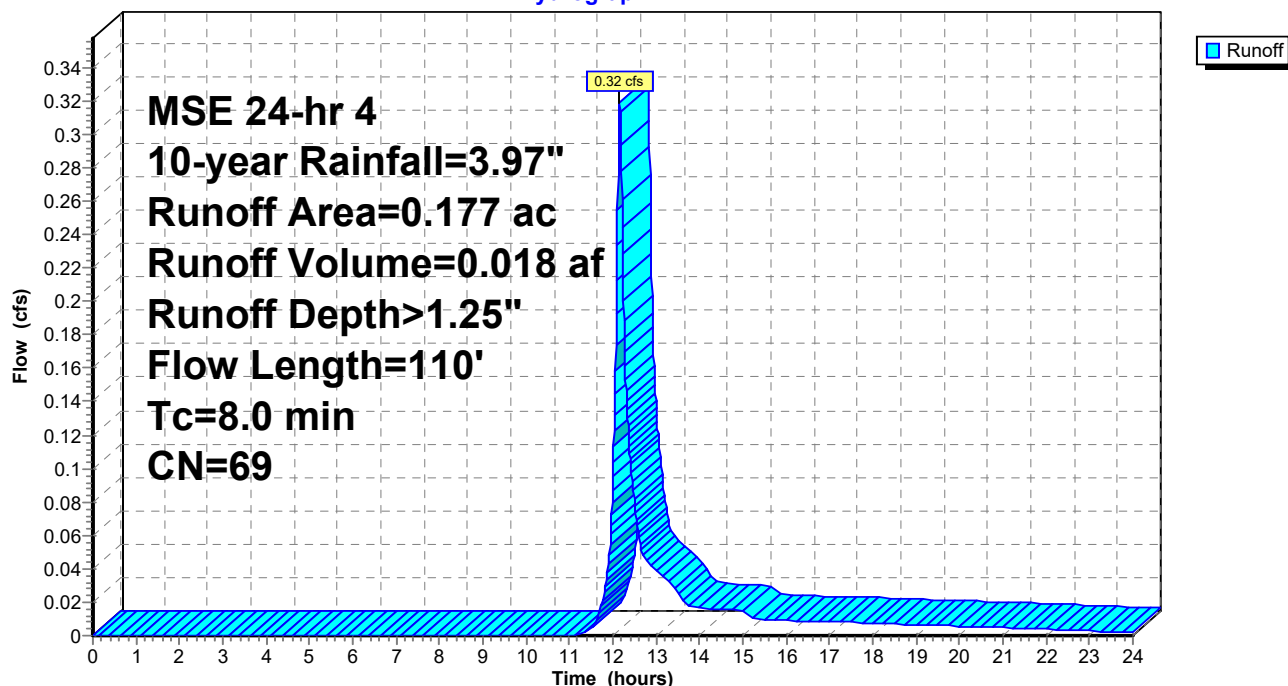
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.107	61	>75% Grass cover, Good, HSG B
0.050	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
0.177	69	Weighted Average
0.157		88.70% Pervious Area
0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured

Hydrograph



Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 602% of capacity of segment #4

[47] Hint: Peak is 163% of capacity of segment #5

[47] Hint: Peak is 141% of capacity of segment #6

[47] Hint: Peak is 523% of capacity of segment #7

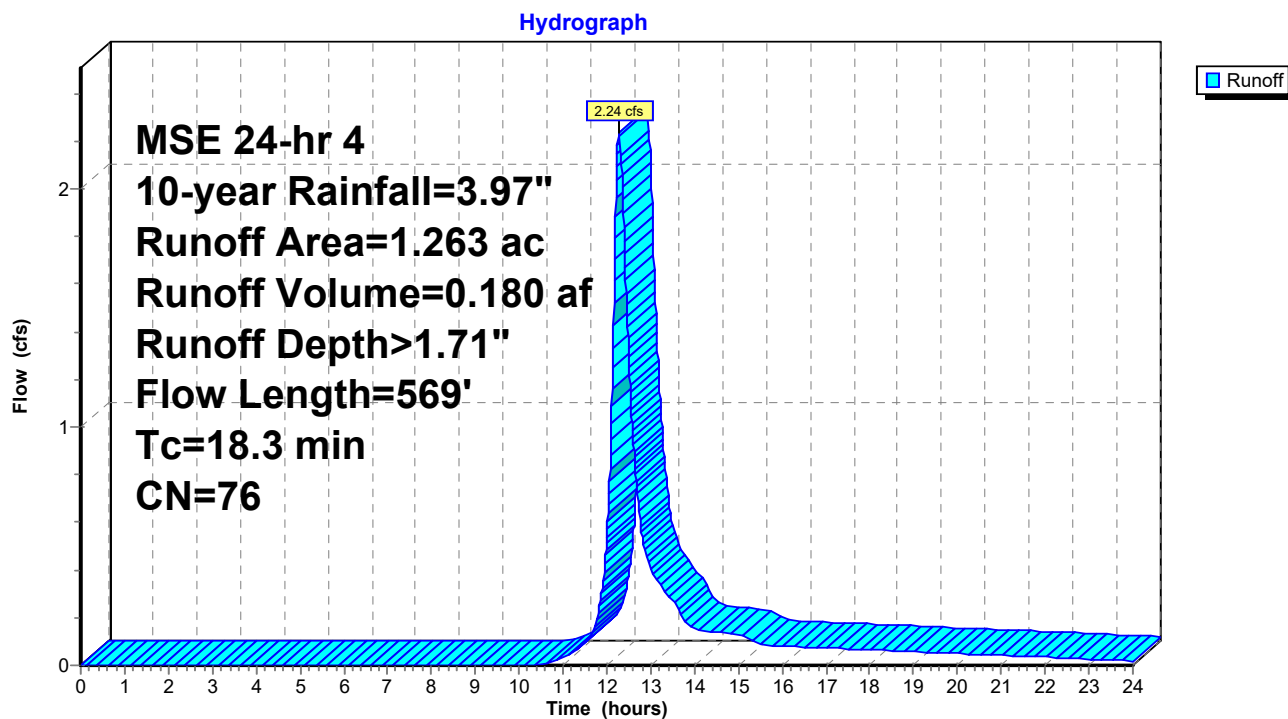
Runoff = 2.24 cfs @ 12.28 hrs, Volume= 0.180 af, Depth> 1.71"
 Routed to Pond BB : Bioretention Basin / Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
* 0.140	98	Roofs
* 0.300	98	Pavement
0.566	61	>75% Grass cover, Good, HSG B
0.161	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
* 0.010	98	Gravel
* 0.076	61	Permeable Pavers
1.263	76	Weighted Average
0.803		63.58% Pervious Area
0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		Shallow Concentrated Flow, Shallow Concentrated Flow Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	Pipe Channel, 6" Pipe Flow 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured



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MSE 24-hr 4 10-year Rainfall=3.97"

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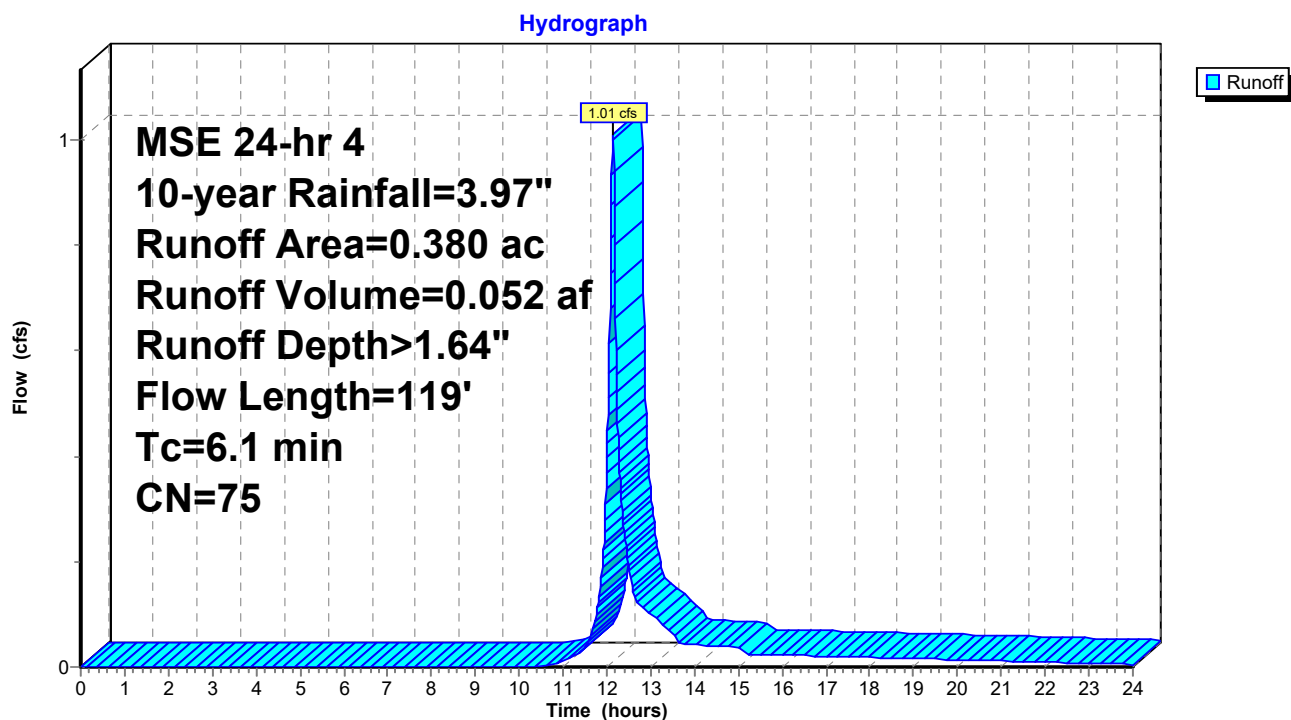
Summary for Subcatchment P-4: West Captured

Runoff = 1.01 cfs @ 12.14 hrs, Volume= 0.052 af, Depth> 1.64"
 Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.000	61	>75% Grass cover, Good, HSG B
0.360	74	>75% Grass cover, Good, HSG C
* 0.000	100	Pool
* 0.010	98	Gravel
0.380	75	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		Shallow Concentrated Flow, Shallow Concentrated Flow
					Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured

Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 1.71" for 10-year event
 Inflow = 2.24 cfs @ 12.28 hrs, Volume= 0.180 af
 Outflow = 2.20 cfs @ 12.31 hrs, Volume= 0.168 af, Atten= 2%, Lag= 1.8 min
 Primary = 2.20 cfs @ 12.31 hrs, Volume= 0.168 af
 Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 893.67' @ 12.31 hrs Surf.Area= 1,217 sf Storage= 837 cf
 Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

Plug-Flow detention time= 46.4 min calculated for 0.168 af (93% of inflow)
 Center-of-Mass det. time= 13.3 min (851.1 - 837.7)

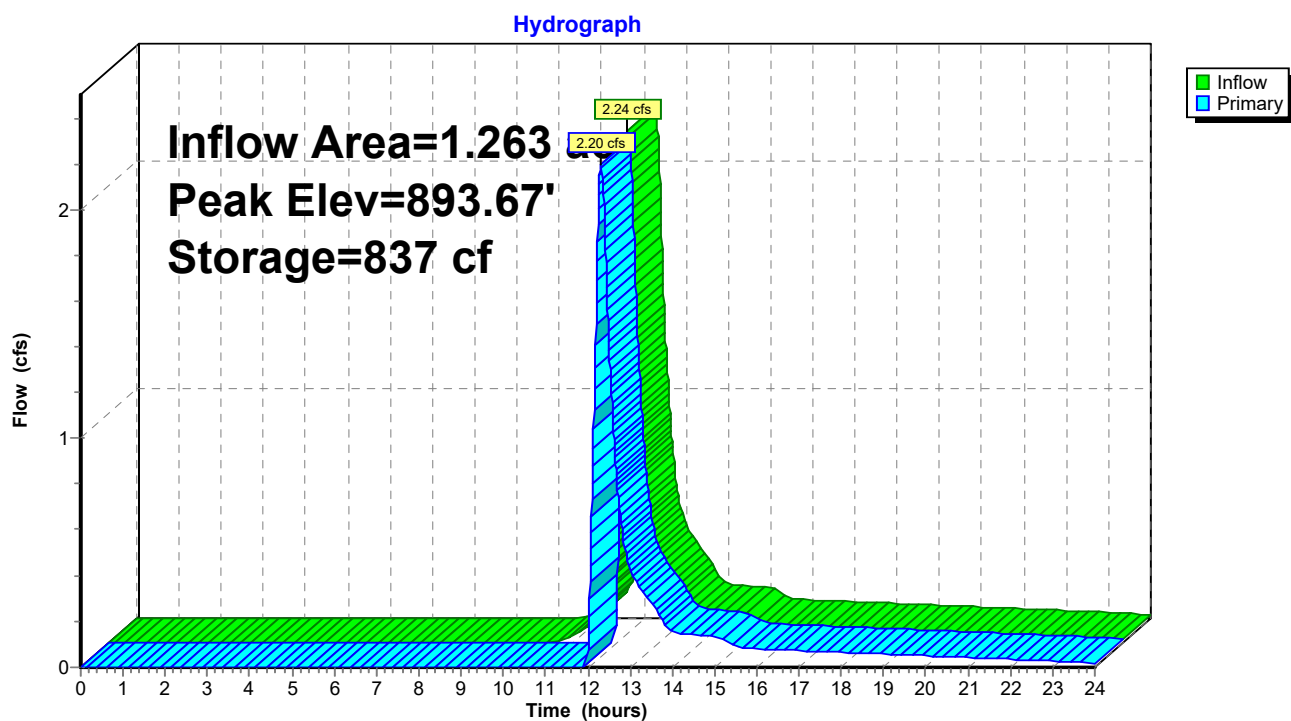
Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	6.0' long x 1.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

Primary OutFlow Max=2.20 cfs @ 12.31 hrs HW=893.67' (Free Discharge)
 ↑1=**Broad-Crested Rectangular Weir**(Weir Controls 2.20 cfs @ 1.36 fps)

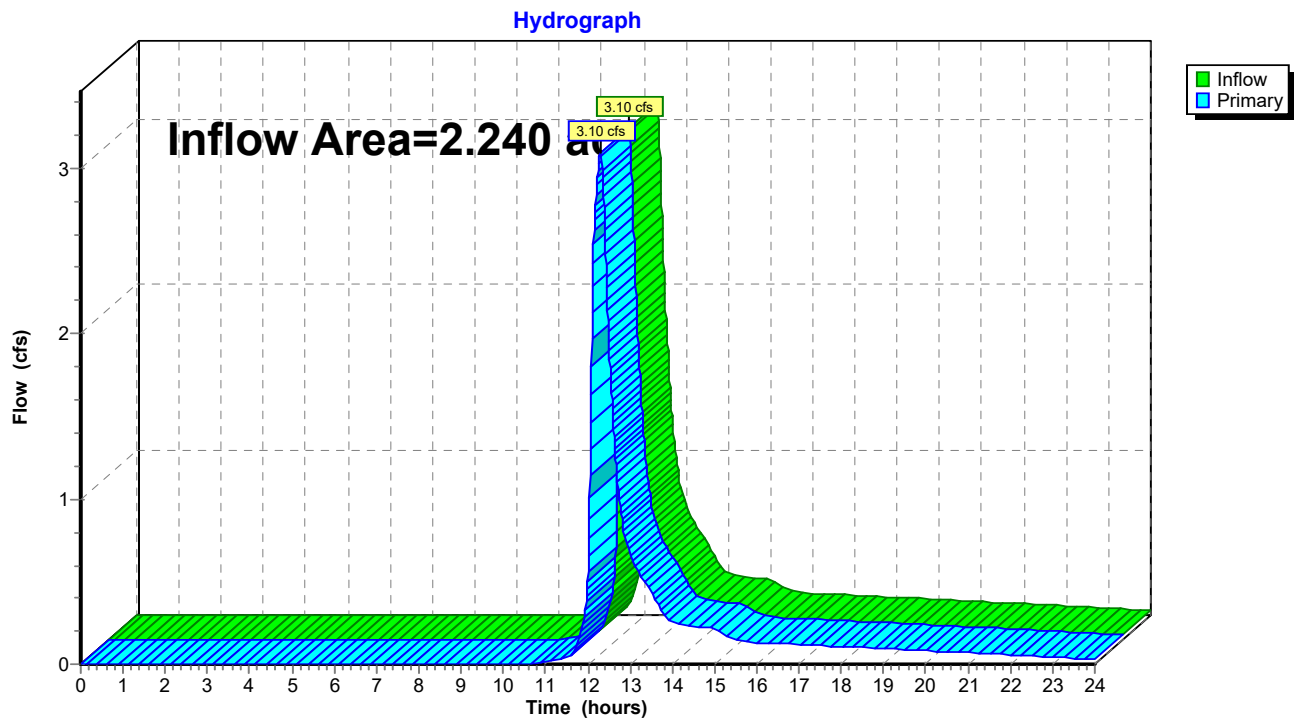
Pond BB: Bioretention Basin / Rain Garden



Summary for Link TPO: Total Proposed Outfall

Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 1.47" for 10-year event
Inflow = 3.10 cfs @ 12.29 hrs, Volume= 0.274 af
Primary = 3.10 cfs @ 12.29 hrs, Volume= 0.274 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TPO: Total Proposed Outfall

2025-126 - SWMP*MSE 24-hr 4 100-year Rainfall=6.21"*

Prepared by Hewlett-Packard Company

Printed 6/22/2026

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentP-1: East Uncaptured Runoff Area=0.420 ac 9.52% Impervious Runoff Depth>2.50"
Flow Length=200' Tc=18.9 min CN=65 Runoff=1.06 cfs 0.087 af

SubcatchmentP-2: North Uncaptured Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>2.88"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.76 cfs 0.042 af

SubcatchmentP-3: Central Captured Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>3.56"
Flow Length=569' Tc=18.3 min CN=76 Runoff=4.68 cfs 0.374 af

SubcatchmentP-4: West Captured Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>3.46"
Flow Length=119' Tc=6.1 min CN=75 Runoff=2.12 cfs 0.110 af

Pond BB: Bioretention Basin / Rain Garden Peak Elev=893.84' Storage=1,051 cf Inflow=4.68 cfs 0.374 af
Outflow=4.63 cfs 0.362 af

Link TPO: Total Proposed Outfall Inflow=6.82 cfs 0.601 af
Primary=6.82 cfs 0.601 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.614 af Average Runoff Depth = 3.29"
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

Runoff = 1.06 cfs @ 12.29 hrs, Volume= 0.087 af, Depth> 2.50"
 Routed to Link TPO : Total Proposed Outfall

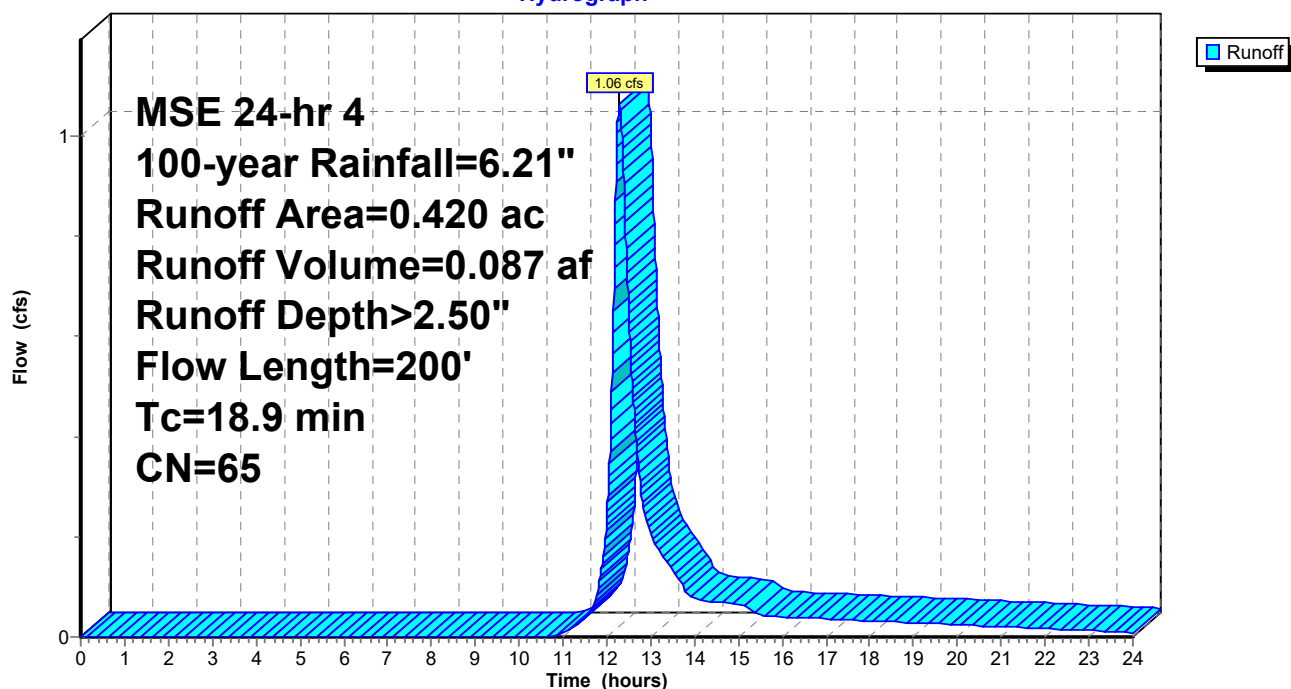
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.040	98	Pavement
0.380	61	>75% Grass cover, Good, HSG B
0.000	74	>75% Grass cover, Good, HSG C
0.420	65	Weighted Average
0.380		90.48% Pervious Area
0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured

Hydrograph



Summary for Subcatchment P-2: North Uncaptured

Runoff = 0.76 cfs @ 12.15 hrs, Volume= 0.042 af, Depth> 2.88"
Routed to Link TPO : Total Proposed Outfall

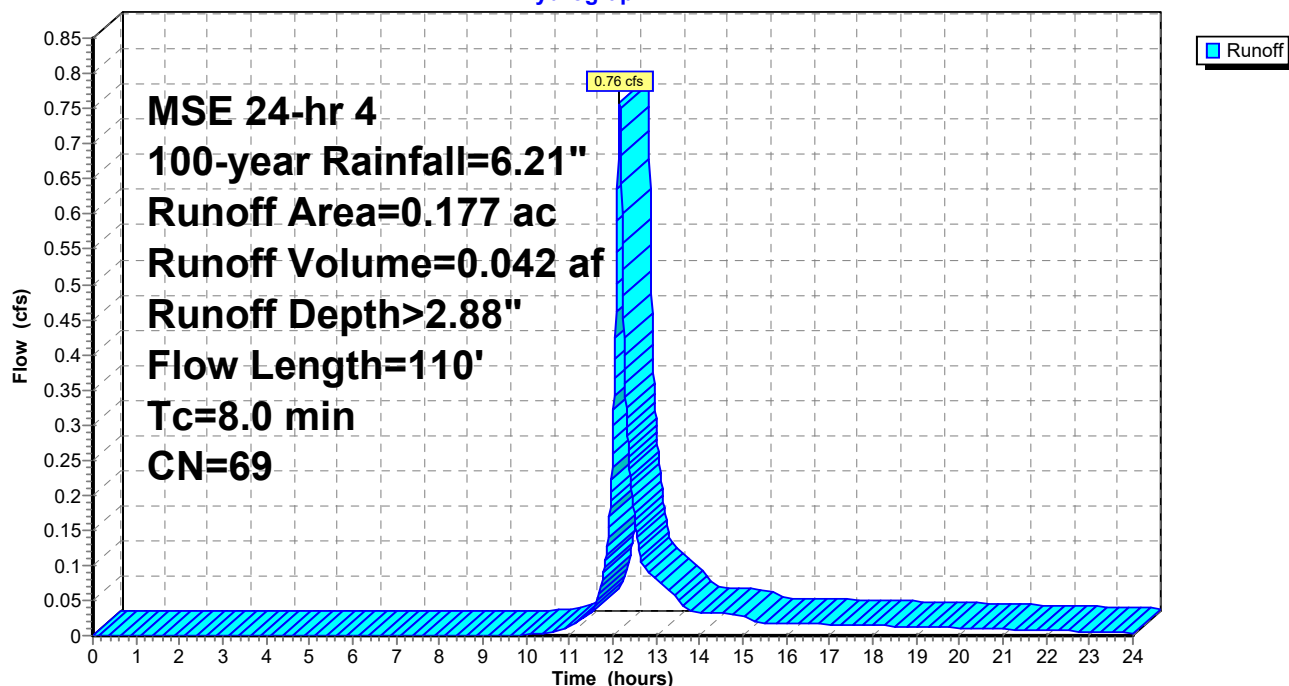
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.107	61	>75% Grass cover, Good, HSG B
0.050	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
0.177	69	Weighted Average
0.157		88.70% Pervious Area
0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		Shallow Concentrated Flow, Shallow Concentrated Flow
					Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured

Hydrograph



Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 1261% of capacity of segment #4

[47] Hint: Peak is 342% of capacity of segment #5

[47] Hint: Peak is 295% of capacity of segment #6

[47] Hint: Peak is 1096% of capacity of segment #7

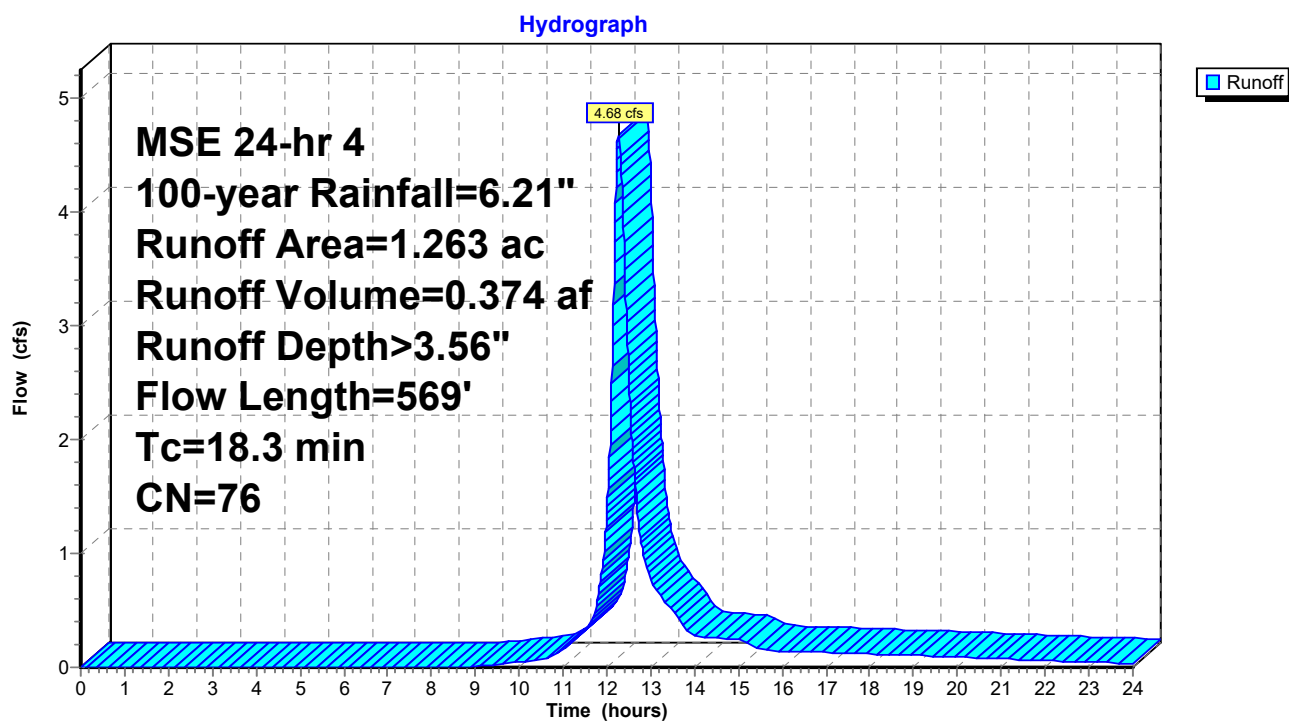
Runoff = 4.68 cfs @ 12.27 hrs, Volume= 0.374 af, Depth> 3.56"
 Routed to Pond BB : Bioretention Basin / Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
* 0.140	98	Roofs
* 0.300	98	Pavement
0.566	61	>75% Grass cover, Good, HSG B
0.161	74	>75% Grass cover, Good, HSG C
* 0.010	100	Pool
* 0.010	98	Gravel
* 0.076	61	Permeable Pavers
1.263	76	Weighted Average
0.803		63.58% Pervious Area
0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		Shallow Concentrated Flow, Shallow Concentrated Flow Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	Pipe Channel, 6" Pipe Flow 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	Pipe Channel, 10" Pipe Flow 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured



2025-126 - SWMP

Prepared by Hewlett-Packard Company

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MSE 24-hr 4 100-year Rainfall=6.21"

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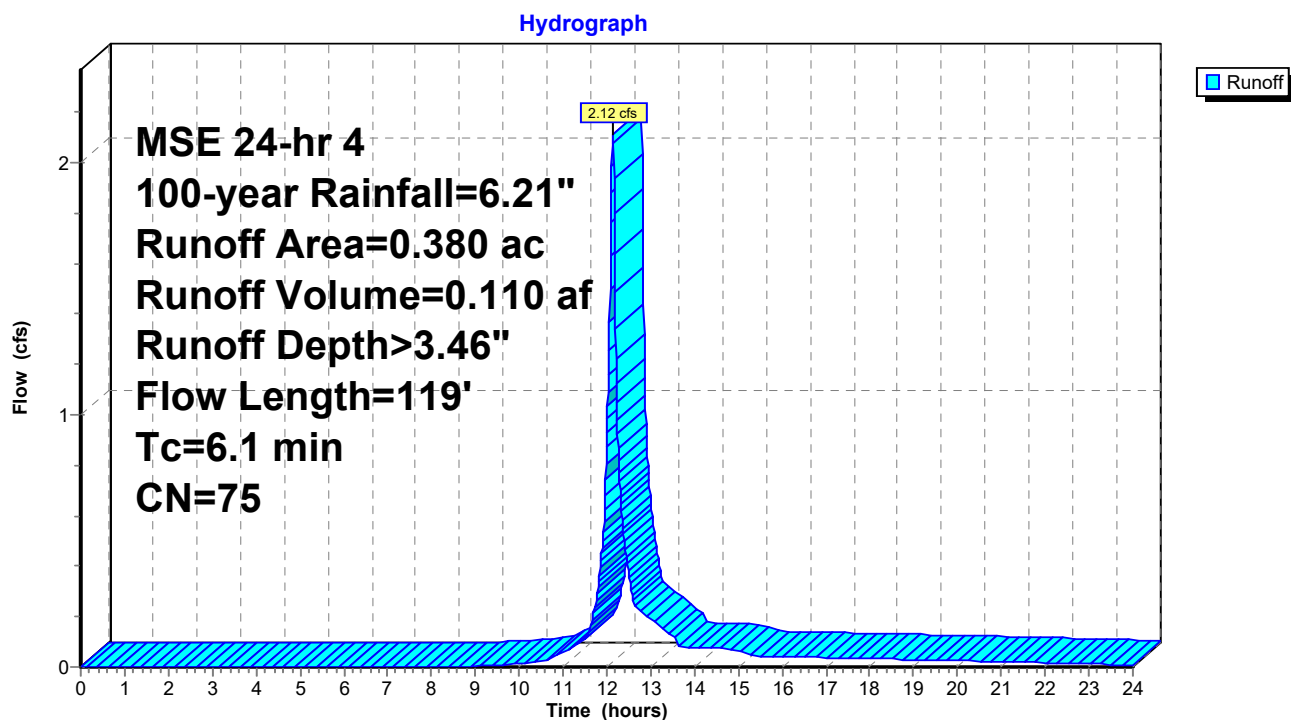
Summary for Subcatchment P-4: West Captured

Runoff = 2.12 cfs @ 12.13 hrs, Volume= 0.110 af, Depth> 3.46"
 Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
* 0.000	98	Roofs
* 0.010	98	Pavement
0.000	61	>75% Grass cover, Good, HSG B
0.360	74	>75% Grass cover, Good, HSG C
* 0.000	100	Pool
* 0.010	98	Gravel
0.380	75	Weighted Average
0.360		94.74% Pervious Area
0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		Shallow Concentrated Flow, Shallow Concentrated Flow
					Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured

Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 3.56" for 100-year event
 Inflow = 4.68 cfs @ 12.27 hrs, Volume= 0.374 af
 Outflow = 4.63 cfs @ 12.30 hrs, Volume= 0.362 af, Atten= 1%, Lag= 1.6 min
 Primary = 4.63 cfs @ 12.30 hrs, Volume= 0.362 af
 Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 893.84' @ 12.30 hrs Surf.Area= 1,284 sf Storage= 1,051 cf
 Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

Plug-Flow detention time= 26.9 min calculated for 0.362 af (97% of inflow)
 Center-of-Mass det. time= 9.1 min (829.5 - 820.4)

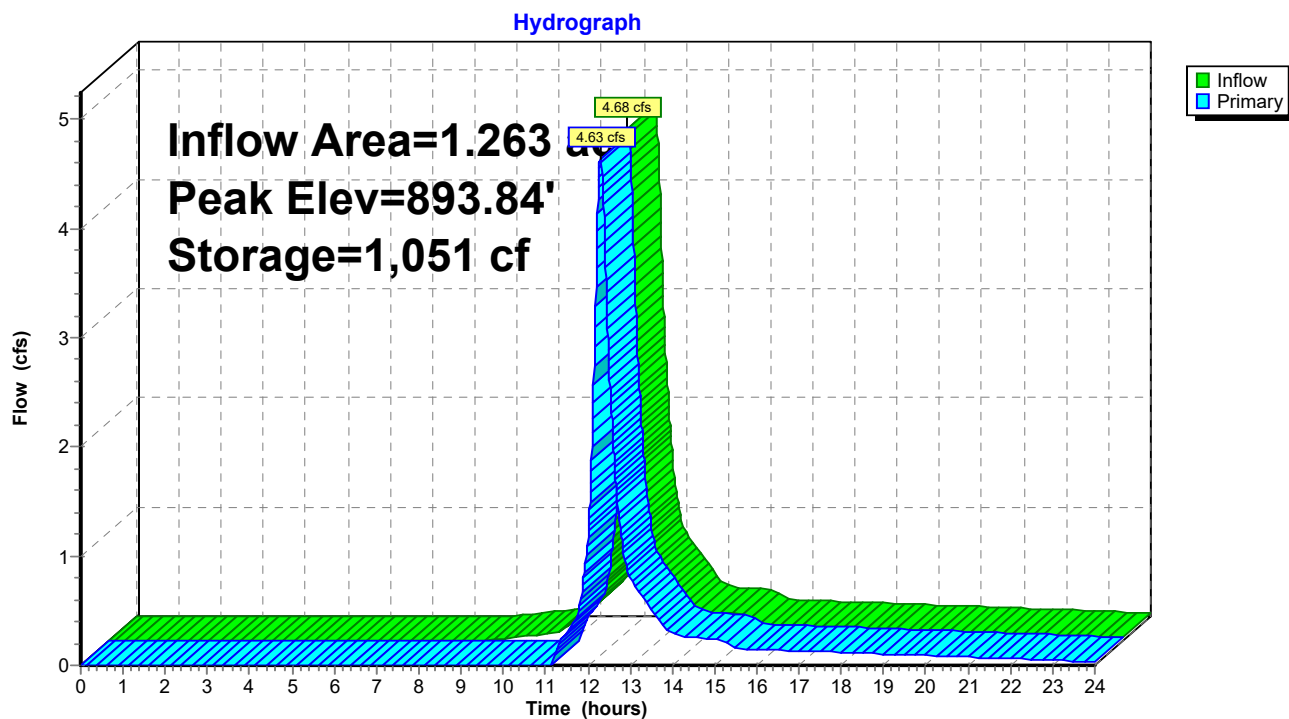
Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	6.0' long x 1.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

Primary OutFlow Max=4.63 cfs @ 12.30 hrs HW=893.84' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 4.63 cfs @ 1.75 fps)

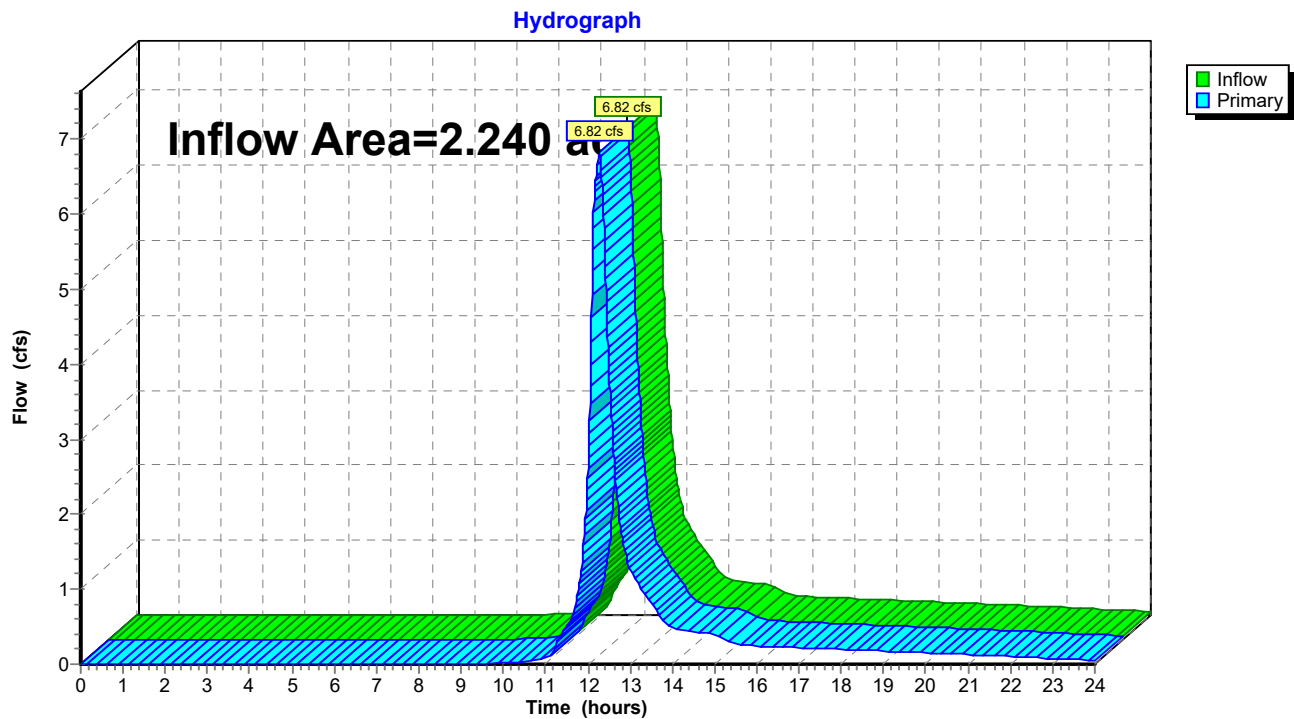
Pond BB: Bioretention Basin / Rain Garden



Summary for Link TPO: Total Proposed Outfall

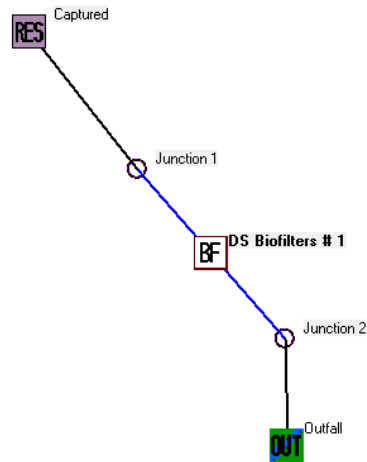
Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 3.22" for 100-year event
Inflow = 6.82 cfs @ 12.27 hrs, Volume= 0.601 af
Primary = 6.82 cfs @ 12.27 hrs, Volume= 0.601 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TPO: Total Proposed Outfall

WINSLAMM SUMMARY
WINSLAMM DATA

Kolber Residence WinSLAMM Summary – 06/22/2026



Land Uses	Junctions	Control Practices																								
File Name: P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\5.3 Site\SWMP\FINAL SWMP\2025-126 - Kolber WinSLAMM UPDATED.mdb																										
Outfall Output Summary																										
	Runoff Volume (cu. ft.)	Percent Runoff Reduction																								
Total of All Land Uses without Controls	97655	0.66																								
Outfall Total with Controls	51773	46.98 %																								
Current File Output: Annualized Total After Outfall Controls	51915	Years in Model Run: 1.00																								
	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)																								
	177.1	1080																								
	179.5	580.2																								
		46.28 %																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Pollutant</th> <th>Concen- tration - No Controls</th> <th>Concen- tration - With Controls</th> <th>Concen- tration Units</th> <th>Pollutant Yield - No Controls</th> <th>Pollutant Yield - With Controls</th> <th>Pollutant Yield Units</th> <th>Percent Yield Reduction</th> </tr> </thead> <tbody> <tr> <td>Particulate Solids</td> <td>177.1</td> <td>179.5</td> <td>mg/L</td> <td>1080</td> <td>580.2</td> <td>lbs</td> <td>46.28 %</td> </tr> <tr> <td>Total Phosphorus</td> <td>1.081</td> <td>1.123</td> <td>mg/L</td> <td>6.592</td> <td>3.630</td> <td>lbs</td> <td>44.93 %</td> </tr> </tbody> </table>			Pollutant	Concen- tration - No Controls	Concen- tration - With Controls	Concen- tration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units	Percent Yield Reduction	Particulate Solids	177.1	179.5	mg/L	1080	580.2	lbs	46.28 %	Total Phosphorus	1.081	1.123	mg/L	6.592	3.630	lbs	44.93 %
Pollutant	Concen- tration - No Controls	Concen- tration - With Controls	Concen- tration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units	Percent Yield Reduction																			
Particulate Solids	177.1	179.5	mg/L	1080	580.2	lbs	46.28 %																			
Total Phosphorus	1.081	1.123	mg/L	6.592	3.630	lbs	44.93 %																			
Print Output Summary to .csv File Print Output Summary to Text File Print Output Summary to Printer Total Area Modeled (ac) 1.263																										
Total Control Practice Costs Capital Cost: N/A Land Cost: N/A Annual Maintenance Cost: N/A Present Value of All Costs: N/A Annualized Value of All Costs: N/A Perform Outfall Flow Duration Curve Calculations Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model) <table style="margin-top: 10px;"> <thead> <tr> <th></th> <th>Calculated Rv</th> <th>Approximate Urban Stream Classification</th> </tr> </thead> <tbody> <tr> <td>Without Controls</td> <td>0.66</td> <td>Poor</td> </tr> <tr> <td>With Controls</td> <td>0.35</td> <td>Fair</td> </tr> </tbody> </table>				Calculated Rv	Approximate Urban Stream Classification	Without Controls	0.66	Poor	With Controls	0.35	Fair															
	Calculated Rv	Approximate Urban Stream Classification																								
Without Controls	0.66	Poor																								
With Controls	0.35	Fair																								

Data file name: P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\S.3 Site\SWMP\FINAL SWMP\2025-126 - Kolber Winslamm UP
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI_Multi_rain\Madison\WisReg - Madison WI Annual 1981.ran
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 06-22-2026 Time of run: 23:01:45
Total Area Modeled (acres): 1.263
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	97655	-	177.1	1080	-
Outfall Total with Controls:	51773	46.98%	179.5	580.2	46.28%
Annualized Total After Outfall Controls:	51915			581.8	

Pollutant	Conc. No Controls	Conc. With Controls	Conc. Units	Pollutant Yield No Controls	Pollutant Yield With Controls	Pol. Yield Units	Percent Reduction
Particulate Solids	177.1	179.5	mg/L	1080	580.2	lbs	46.28 %
Total Phosphorus	1.081	1.123	mg/L	6.592	3.630	lbs	44.93 %

Data file name: P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\S.3 Site\SWMP\FINAL SWMP\2025-126 - Kolber Winslamm UP
WinSLAMM Version 10.4.1

Rain file name: C:\WinSLAMM Files\Rain Files\WI_Multi_rain\Madison\WisReg - Madison WI Annual 1981.ran

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

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

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

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

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

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

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

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

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

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

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

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Start of Winter Season: 12/02 End of Winter Season: 03/12

Date: 06-22-2026 Time: 23:02:44

Site information:

LU# 1 - Residential: Captured Total area (ac): 1.263

1 - Roofs 1: 0.140 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.300 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

26 - Driveways 2: 0.076 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz PP-CP#2

45 - Large Landscaped Areas 1: 0.737 ac. Moderately Compacted Silty PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.010 ac. PSD File:

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 1357

2. Bottom area (square feet) = 1004

3. Depth (ft): 3.11

4. Biofilter width (ft) - for Cost Purposes Only: 31

5. Infiltration rate (in/hr) = 0.3

6. Random infiltration rate generation? No

7. Infiltration rate fraction (side): 0.001

8. Infiltration rate fraction (bottom): 1

9. Depth of biofilter that is rock filled (ft) 0

10. Porosity of rock filled volume = 0

11. Engineered soil infiltration rate: 3.6

12. Engineered soil depth (ft) = 2

13. Engineered soil porosity = 0.27

14. Percent solids reduction due to flow through engineered soil = 0

15. Biofilter peak to average flow ratio = 3.8

16. Number of biofiltration control devices = 1

17. Particle size distribution file: Not needed - calculated by program

18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Saturation water content percent (Porosity) = 0

Field capacity (%) = 0

Permanent Wilting Point (%) = 0

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 6

2. Weir crest width (ft): 1.5

3. Height of datum to bottom of weir opening: 2.51

Control Practice 2: Porous Pavement CP# 1 (SA) - SA Device, LU# 1, SA# 26

Porous pavement area (ac): 0.076

Inflow hydrograph peak to average flow ratio: 3.8

Porous pavement thickness (in): 3.1

Porous pavement porosity: 0.1

Aggregate bedding thickness (in): 2

Aggregate bedding porosity: 0.35

Aggregate base reservoir thickness (in): 12

Aggregate base reservoir porosity: 0.33

Underdrain diameter (in): 0

Underdrain outlet invert elevation (inches above datum): 0

Number of underdrains: 0

Subgrade seepage rate (in/hr): 0.3

Use random number generation to account for uncertainty in seepage rate: 0

Subgrade seepage rate COV: 1.2

Surface pavement initial infiltration rate (in/hr): 100

Surface pavement initial infiltration rate (in/hr): 100

Surface Pavement Percent Solids Removal Upon Cleaning: 50

Porous pavement surface clogging load (lbs/sf): 0.06

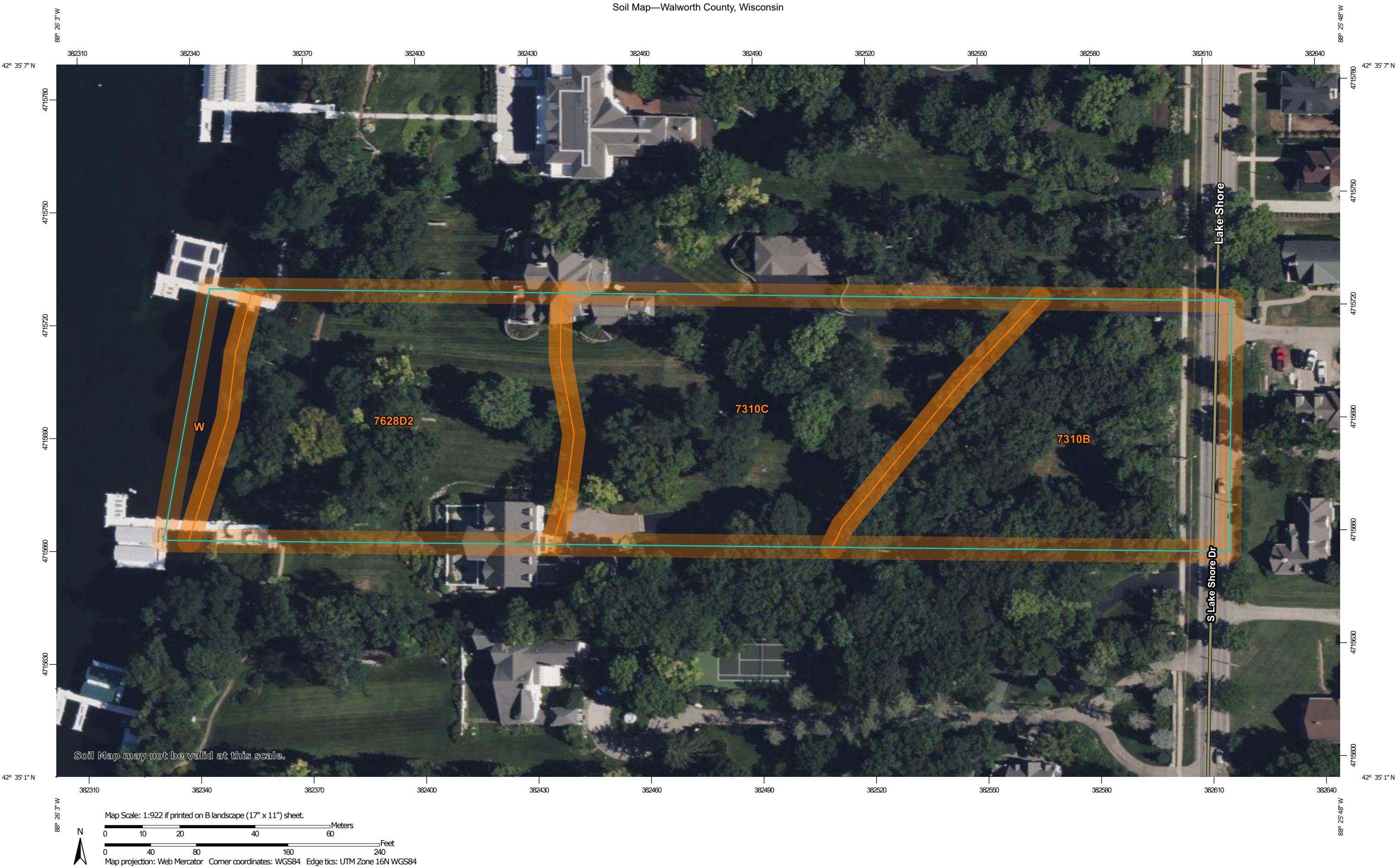
Porous pavement restorative cleaning frequency: Semi-annually

TSS concentration reduction percentage through underdrain: 0

Porous pavement particle size distribution file name: Not needed - calculated by program

SOILS INFORMATION

USGS WEB SOIL SURVEY



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin

Survey Area Data: Version 22, Sep 10, 2025

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

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7310B	McHenry silt loam, 2 to 6 percent slopes	1.3	28.8%
7310C	McHenry silt loam, 6 to 12 percent slopes	1.6	34.9%
7628D2	Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded	1.5	32.8%
W	Water	0.2	3.5%
Totals for Area of Interest		4.6	100.0%

RAINFALL INFORMATION

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES



NOAA Atlas 14, Volume 8, Version 2
Location name: Lake Geneva, Wisconsin, USA*
Latitude: 42.5847°, Longitude: -88.4326°
Elevation: m/ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

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

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.351 (0.271-0.447)	0.408 (0.315-0.520)	0.504 (0.387-0.643)	0.585 (0.447-0.749)	0.700 (0.520-0.919)	0.791 (0.574-1.05)	0.884 (0.622-1.19)	0.981 (0.663-1.35)	1.11 (0.725-1.56)	1.21 (0.772-1.72)
10-min	0.514 (0.397-0.655)	0.598 (0.461-0.762)	0.738 (0.567-0.942)	0.857 (0.655-1.10)	1.02 (0.761-1.35)	1.16 (0.841-1.53)	1.30 (0.910-1.74)	1.44 (0.972-1.97)	1.63 (1.06-2.28)	1.78 (1.13-2.51)
15-min	0.627 (0.484-0.798)	0.729 (0.562-0.929)	0.900 (0.692-1.15)	1.04 (0.799-1.34)	1.25 (0.928-1.64)	1.41 (1.03-1.87)	1.58 (1.11-2.13)	1.75 (1.18-2.40)	1.99 (1.30-2.78)	2.17 (1.38-3.06)
30-min	0.881 (0.680-1.12)	1.02 (0.789-1.30)	1.26 (0.970-1.61)	1.47 (1.12-1.88)	1.76 (1.31-2.31)	2.00 (1.45-2.64)	2.24 (1.57-3.01)	2.49 (1.68-3.42)	2.83 (1.84-3.96)	3.10 (1.97-4.38)
60-min	1.12 (0.863-1.42)	1.31 (1.01-1.67)	1.65 (1.27-2.10)	1.94 (1.48-2.48)	2.35 (1.75-3.10)	2.69 (1.95-3.57)	3.03 (2.14-4.10)	3.40 (2.30-4.67)	3.90 (2.54-5.47)	4.29 (2.73-6.07)
2-hr	1.36 (1.06-1.71)	1.60 (1.25-2.02)	2.03 (1.58-2.56)	2.40 (1.86-3.04)	2.94 (2.22-3.84)	3.38 (2.49-4.44)	3.83 (2.73-5.12)	4.31 (2.96-5.87)	4.97 (3.29-6.90)	5.49 (3.54-7.68)
3-hr	1.49 (1.17-1.87)	1.78 (1.40-2.22)	2.27 (1.78-2.84)	2.70 (2.10-3.40)	3.33 (2.52-4.32)	3.84 (2.84-5.01)	4.37 (3.14-5.80)	4.93 (3.41-6.68)	5.71 (3.81-7.88)	6.33 (4.11-8.80)
6-hr	1.76 (1.40-2.18)	2.09 (1.66-2.58)	2.66 (2.10-3.29)	3.16 (2.49-3.92)	3.89 (2.99-5.00)	4.50 (3.38-5.82)	5.13 (3.74-6.76)	5.81 (4.08-7.79)	6.76 (4.57-9.24)	7.52 (4.95-10.3)
12-hr	2.09 (1.68-2.56)	2.42 (1.95-2.96)	3.01 (2.41-3.69)	3.54 (2.82-4.34)	4.32 (3.36-5.49)	4.96 (3.78-6.35)	5.65 (4.17-7.35)	6.38 (4.54-8.47)	7.42 (5.09-10.0)	8.25 (5.51-11.2)
24-hr	2.42 (1.97-2.92)	2.78 (2.26-3.36)	3.41 (2.76-4.13)	3.97 (3.20-4.82)	4.80 (3.79-6.02)	5.48 (4.23-6.93)	6.21 (4.64-7.98)	6.98 (5.03-9.15)	8.07 (5.61-10.8)	8.94 (6.05-12.0)
2-day	2.74 (2.26-3.27)	3.17 (2.61-3.79)	3.91 (3.21-4.68)	4.55 (3.72-5.46)	5.49 (4.38-6.79)	6.25 (4.87-7.79)	7.04 (5.33-8.94)	7.89 (5.75-10.2)	9.06 (6.38-11.9)	9.98 (6.85-13.3)
3-day	3.02 (2.50-3.58)	3.46 (2.87-4.11)	4.23 (3.50-5.03)	4.91 (4.04-5.85)	5.89 (4.74-7.24)	6.70 (5.26-8.30)	7.54 (5.75-9.50)	8.43 (6.20-10.8)	9.66 (6.87-12.7)	10.6 (7.37-14.0)
4-day	3.26 (2.72-3.85)	3.71 (3.09-4.38)	4.49 (3.74-5.32)	5.18 (4.29-6.15)	6.20 (5.01-7.58)	7.02 (5.55-8.66)	7.89 (6.06-9.90)	8.82 (6.52-11.3)	10.1 (7.23-13.2)	11.1 (7.76-14.6)
7-day	3.86 (3.25-4.51)	4.33 (3.65-5.06)	5.15 (4.32-6.03)	5.88 (4.91-6.90)	6.94 (5.68-8.41)	7.82 (6.25-9.55)	8.75 (6.79-10.9)	9.73 (7.29-12.3)	11.1 (8.04-14.4)	12.2 (8.61-15.9)
10-day	4.40 (3.73-5.10)	4.91 (4.16-5.70)	5.79 (4.89-6.74)	6.56 (5.52-7.67)	7.69 (6.32-9.24)	8.61 (6.93-10.4)	9.58 (7.48-11.8)	10.6 (7.99-13.3)	12.0 (8.75-15.4)	13.1 (9.33-17.0)
20-day	6.02 (5.17-6.90)	6.71 (5.76-7.71)	7.86 (6.73-9.04)	8.82 (7.51-10.2)	10.2 (8.41-12.0)	11.2 (9.09-13.3)	12.2 (9.66-14.8)	13.3 (10.1-16.4)	14.7 (10.9-18.6)	15.8 (11.4-20.2)
30-day	7.46 (6.46-8.49)	8.32 (7.19-9.48)	9.69 (8.36-11.1)	10.8 (9.27-12.4)	12.3 (10.2-14.3)	13.4 (11.0-15.8)	14.5 (11.5-17.4)	15.6 (11.9-19.0)	16.9 (12.6-21.2)	17.9 (13.0-22.8)
45-day	9.37 (8.17-10.6)	10.4 (9.08-11.8)	12.1 (10.5-13.7)	13.4 (11.5-15.2)	15.0 (12.6-17.3)	16.2 (13.3-18.9)	17.3 (13.8-20.5)	18.3 (14.2-22.2)	19.6 (14.6-24.2)	20.5 (15.0-25.8)
60-day	11.1 (9.69-12.4)	12.3 (10.7-13.8)	14.1 (12.3-15.9)	15.5 (13.5-17.6)	17.3 (14.5-19.8)	18.5 (15.3-21.5)	19.7 (15.8-23.2)	20.7 (16.0-24.8)	21.8 (16.4-26.8)	22.5 (16.6-28.2)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

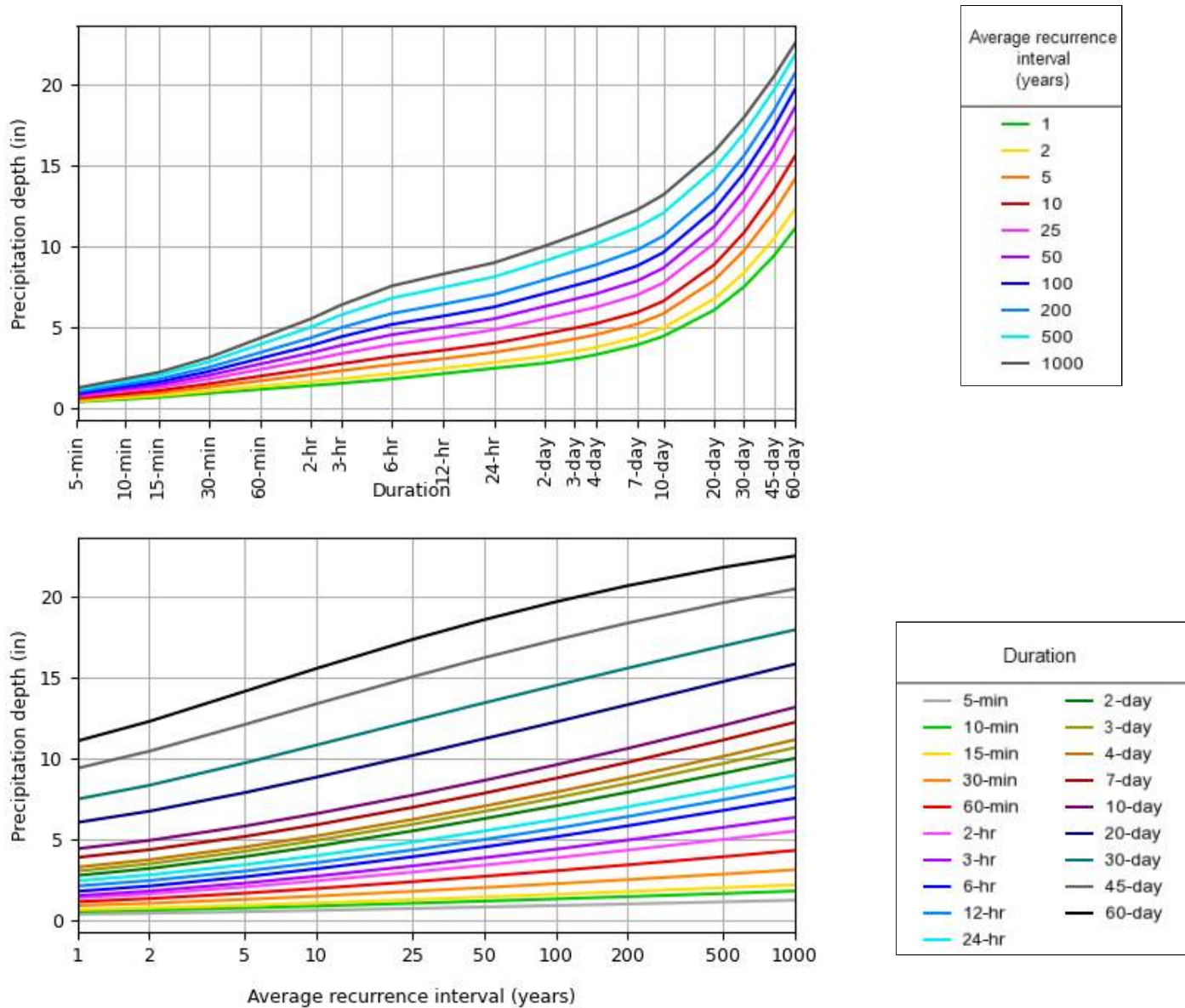
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 42.5847°, Longitude: -88.4326°



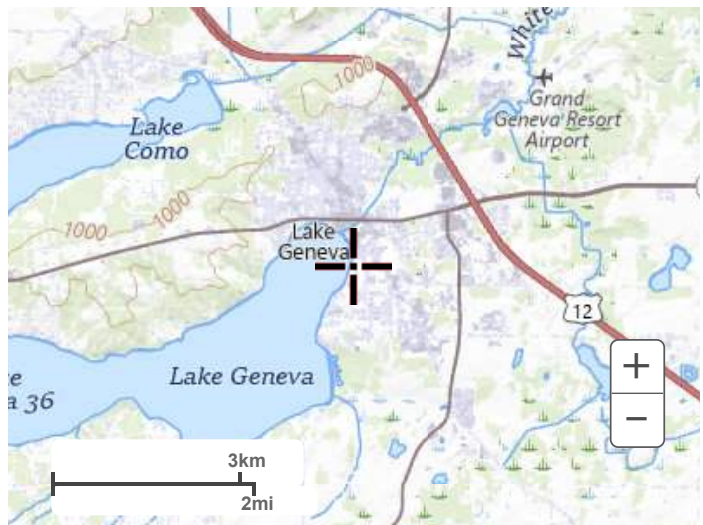
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Tue Mar 24 20:23:56 2026

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Maps & aerials

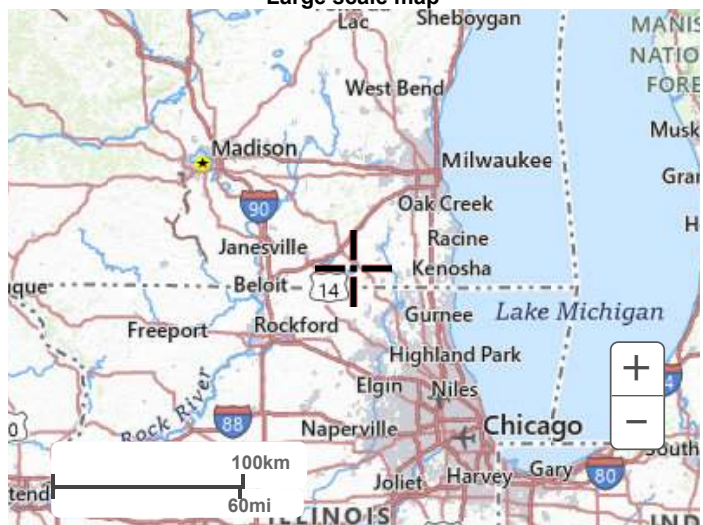
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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

[Disclaimer](#)

CIVIL PLAN SET

200	EXISTING CONDITIONS
201	DEMOLITION PLAN
202	OVERALL SITE PLAN
203	DWELLING SITE PLAN
204	OVERALL GRADING PLAN
205	OVERALL DWELLING GRADING PLAN
206	DWELLING GRADING PLAN
207	WEST COURTYARD GRADING PLAN
208	EAST COURTYARD GRADING PLAN
209	REAR GRADING PLAN
210	UTILITY PLAN – WATER SERVICE
211	UTILITY PLAN – SANITARY SERVICE
212	UTILITY PLAN – STORM SEWER
213	EROSION CONTROL PLAN
214	CIVIL DETAILS

Kolber Residence – 630 S Lake Shore Drive, Lake Geneva, WI 53147

Additional Plumbing Calculations

PIPE CROSSING CALCULATIONS					
CROSS NO.	LOWER PIPE TYPE	LOWER TOP OF PIPE	HIGHER PIPE TYPE	HIGHER BOTTOM OF PIPE	DIFFERENCE (FT)
1	4" SANITARY	910.42	2" WATER	914.18	3.93
2	4" SANITARY	907.25	10" STORM	914.81	7.56
3	4" SANITARY	905.78	4" STORM	913.22	7.44
4	4" SANITARY	905.53	4" STORM	913.23	7.70
5	4" SANITARY	901.29	4" STORM	908.04	6.75
6	4" SANITARY	899.80	4" STORM	906.34	6.54
7	4" SANITARY	897.60	4" STORM	903.80	6.20
8	4" SANITARY	887.87	10" STORM	893.43	5.56
9	4" SANITARY	905.06	4" STORM	913.42	8.36
10	2" WATER	906.22	4" STORM	913.42	7.20
11	2" WATER	905.92	4" STORM	913.50	7.58
12	2" WATER	910.32	10" STORM	915.95	5.63
13	2" WATER	910.92	10" STORM	916.90	5.98

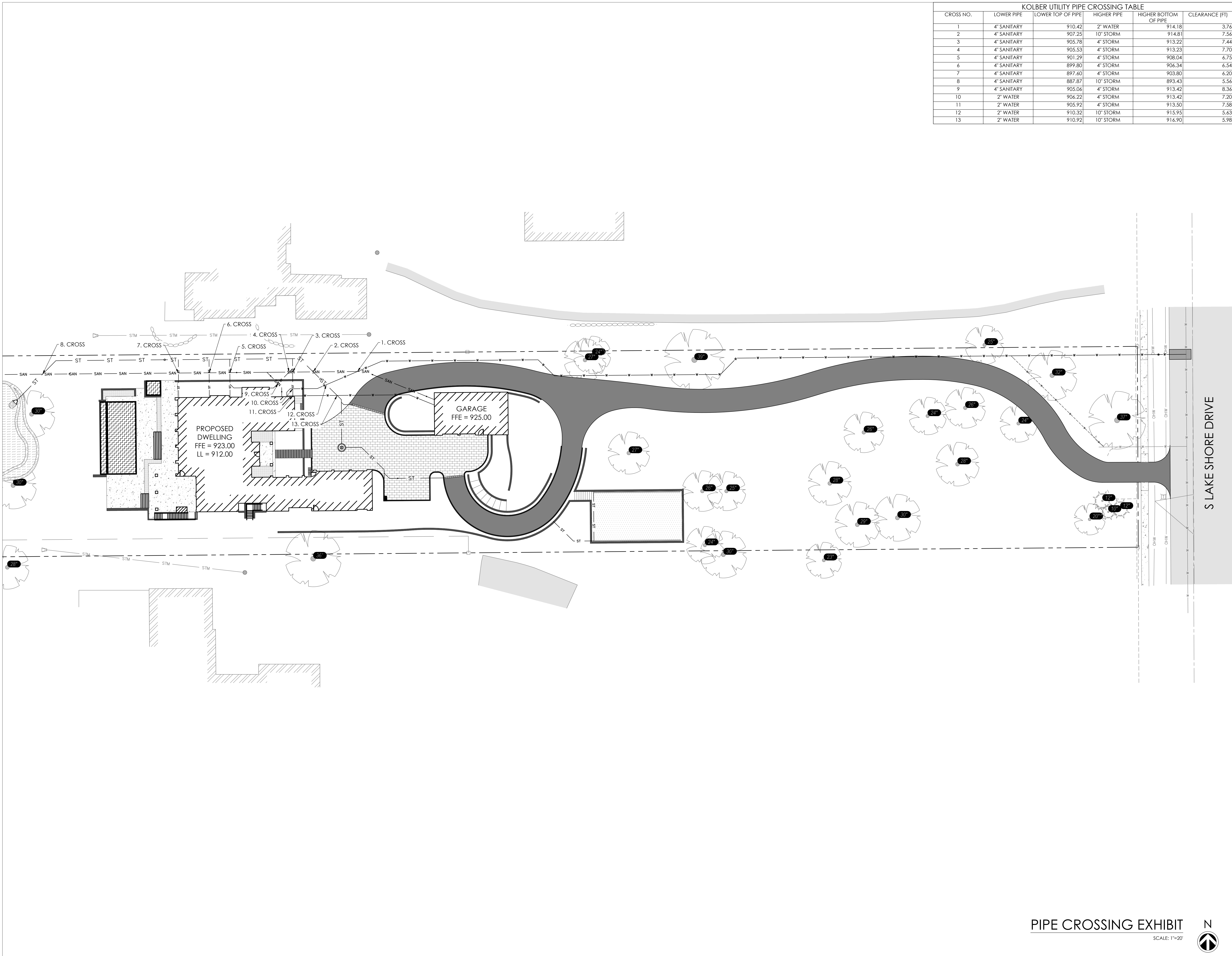
See attached sheet (EX1 – PIPE CROSSING EXHIBIT)

WATER SERVICE COVER CALCULATIONS				
PART NO.	UPSTREAM PART	UPSTREAM INVERT ELEVATION	GRADE ELEVATION	COVER
1	MAIN CONN	936.16	942.49	6.33
2	CURB STOP	935.78	941.86	6.08
3	45° BEND	934.37	940.69	6.32
4	45° BEND	934.37	940.44	6.07
5	45° BEND	927.09	934.02	6.93
6	45° BEND	927.09	933.17	6.08
7	22.5° BEND	917.55	924.17	6.62
8	22.5° BEND	909.15	920.31	11.16
9	45° BEND	905.92	916.08	10.16
10	45° BEND	905.92	916.07	10.15
11	BLDG CONN	905.92	912.00	6.08
11	BLDG CONN	905.92	912.00	6.08
12	22.5° BEND	918.10	926.17	8.07
13	GARAGE CONN	918.92	925.00	6.08

See attached sheet (EX2 – WATER SERVICE COVER EXHIBIT)

May 1, 2026

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\3.3 Site\2025-126-Base.dwg



KOLBER UTILITY PIPE CROSSING TABLE					
CROSS NO.	LOWER PIPE	LOWER TOP OF PIPE	HIGHER PIPE	HIGHER BOTTOM OF PIPE	CLEARANCE (FT)
1	4" SANITARY	910.42	2" WATER	914.18	3.76
2	4" SANITARY	907.25	10" STORM	914.81	7.56
3	4" SANITARY	905.78	4" STORM	913.22	7.44
4	4" SANITARY	905.53	4" STORM	913.23	7.70
5	4" SANITARY	901.29	4" STORM	908.04	6.75
6	4" SANITARY	899.80	4" STORM	906.34	6.54
7	4" SANITARY	897.60	4" STORM	903.80	6.20
8	4" SANITARY	887.87	10" STORM	893.43	5.56
9	4" SANITARY	905.06	4" STORM	913.42	8.36
10	2" WATER	906.22	4" STORM	913.42	7.20
11	2" WATER	905.92	4" STORM	913.50	7.58
12	2" WATER	910.32	10" STORM	915.95	5.63
13	2" WATER	910.92	10" STORM	916.90	5.98



REVISIONS:

DATE	ISSUE
------	-------

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2024 ABACUS ARCHITECTS, INC.

ISSUE DATE: JUNE 23, 2026
NEW CONSTRUCTION FOR:
KOLBER RESIDENCE
630 S LAKE SHORE DR. LAKE GENEVA, WI 53147
1136A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS
CHECKED BY: JRV

PIPE CROSSING
EXHIBIT

A
EX1

PROJ. NO. 2025-126

PIPE CROSSING EXHIBIT

SCALE: 1"=20'



PRELIMINARY - NOT FOR CONSTRUCTION

May 1, 2026

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\3.3 Site\2025-126-Base.dwg

KOLBER WATER SERVICE SCHEDULE - 641 LF OF 2" CTS SDR9 POLY TUBING									
PART NO.	US PART	US IE	DS PART	DS IE	LENGTH	SLOPE	TOP OF PIPE	GRADE ELEVATION	COVER (FT)
1	MAIN CONN	#935.99	CURB STOP	935.61	17	2.23%	#936.16	942.49	6.33
2	CURB STOP	935.61	45° BEND	934.20	252	0.55%	935.78	941.86	6.08
3	45° BEND	934.20	45° BEND	934.20	13	0.0%	934.37	940.69	6.32
4	45° BEND	934.20	45° BEND	926.92	99	7.35%	934.37	940.44	6.07
5	45° BEND	926.92	45° BEND	926.92	13	0.0%	927.09	934.02	6.93
6	45° BEND	926.92	22.5° BEND	917.38	93	10.22%	927.09	933.17	6.08
7	22.5° BEND	917.38	22.5° BEND	908.98	42	20.0%	917.55	924.17	6.62
8	22.5° BEND	908.98	45° BEND	905.75	16	20.0%	909.15	920.31	11.14
9	45° BEND	905.75	45° BEND	905.75	3	0.0%	905.92	914.08	10.14
10	45° BEND	905.75	BLDG CONN	905.75	3	0.0%	905.92	916.07	10.15
11	BLDG CONN	905.75	N/A	N/A	N/A	N/A	905.92	912.00	6.08
11	BLDG CONN	905.75	22.5° BEND	917.93	73	16.66%	905.92	912.00	6.08
12	22.5° BEND	917.93	GARAGE CONN	918.75	17	5.0%	918.10	926.17	8.07
13	GARAGE CONN	918.75	N/A	N/A	N/A	N/A	918.92	925.00	6.08

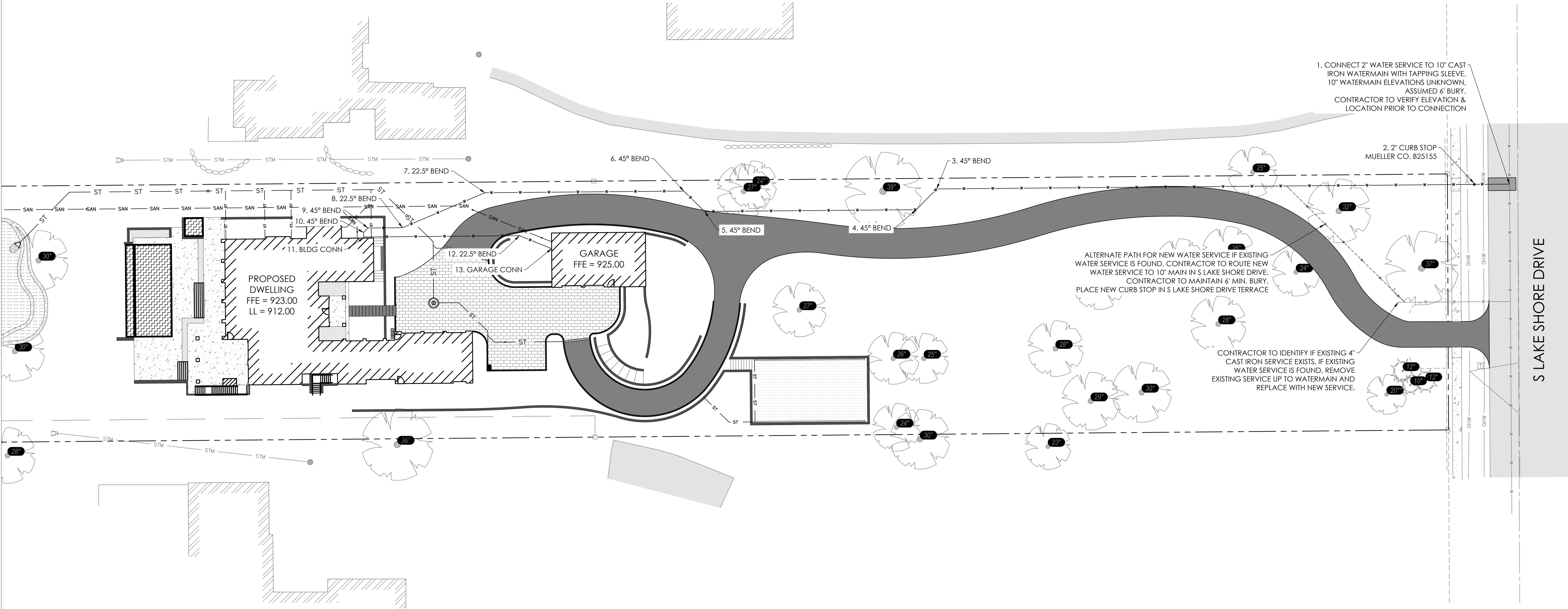
NOTE: CONTRACTOR TO FURNISH WATER SERVICE MATERIALS IN ACCORDANCE WITH CITY OF LAKE GENEVA UTILITY COMMISSION APPROVED MATERIALS



REVISIONS:

DATE ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2024 ABACUS ARCHITECTS, INC.



ISSUE DATE: JUNE 23, 2026
NEW CONSTRUCTION FOR:
KOLBER RESIDENCE
630 S LAKE SHORE DR. LAKE GENEVA, WI 53147
1136A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53203
PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS
CHECKED BY: JRV

WATER SERVICE COVER EXHIBIT

A
EX2

PROJ. NO. 2025-126

WATER SERVICE COVER EXHIBIT

SCALE: 1"=20'



Response to Comments from City of Lake Geneva

June 23, 2026
2025-126 – Kolber Residence

This document provides a response to comments received from the City of Lake Geneva for the Kolber Residence project in the memo provided by Naomi Rauch of Kapur & Associates, Inc. The comments are listed below in black and the response to comments following in red.

Comments and Responses:

1. The site plan proposes greater than 1 acre of land disturbance. The site must address stormwater management provisions in Chapter 78-247 of the municipal code.
 - a. A stormwater management report is required.

Response: See attached stormwater management plan.

- b. Stormwater quality provisions related to TSS (Total Suspended Solids) removal apply to the portions of the site that drain directly to Geneva Lake or offsite onto adjacent properties. TSS reduction standards for new development is 80% and for roads and redevelopment a reduction of 40% is required. Please provide calculations demonstrating this provision has been addressed.

Response: A stormwater management plan has been provided. The site achieves greater than 40% TSS removal, as required by City of Lake Geneva provisions.

- c. Stormwater quantity provisions related to release rates from the site apply to portions of the site that drain to adjacent properties. Areas that drain directly to Geneva Lake are not required to meet the water quantity (detention) requirements.
 - i. Approximately 18,000 sq.ft. of the lot is tributary to S. Lakeshore Drive. Proposed stormwater runoff rates must be provided to demonstrate that the release rates are less than existing conditions to the same location.

Response: See stormwater management plan. Existing subcatchment runoff rate is reduced in post-construction site.

- ii. Approximately 33,000 sq.ft. drains directly to the lot to the north. Proposed stormwater runoff rates must be provided to demonstrate that the release rates are less than existing conditions to the same location.



Response: See stormwater management plan. Existing north subcatchment is reduced in size and flow rate.

2. Please show the water service depths/inverts along the length and appropriate separation at sanitary and storm sewer crossings.

Response: See attached pipe cover and cross calculation exhibits.

3. The plans must include a maintenance schedule for the stormwater (BMP) best management practices (raingarden) and indicate the responsible party.

Response: Maintenance schedule added to civil plan set. See sheet 213.

4. The existing easement along the sanitary sewer changes width from 6-ft to 10-ft in width. The Utility Commission has requested a minimum 10-ft easement consistently across the lot centered on the sanitary sewer. Please revise the plans to show the revised easement location and provide the necessary easement language and documentation.

Response: Expanded sanitary easement is shown on plan set. See sheet 200 & 211. Easement legal documentation to follow.

5. A 6-ft pedestrian easement is required along the lakeshore path for public ingress/egress. Please show the limits of the pedestrian on the site plan and provide the required documentation.

Response: Proposed 6 foot pedestrian easement is shown on plan set. See sheet 200. Easement legal documentation to follow.

6. Section 98-727 of the zoning code states "access drives or off street parking areas servicing as required fire access or designated fire lanes shall be designed and constructed to meet the minimum standards as outlined in subsection (2)(a) through (c)."
 - a. All fire lanes shall meet SPS 362 and NFPA1 and shall be at least 20-ft wide.

Response: The applicant is requesting an exception to the 20 foot fire lane width requirement and proposes a 14 foot wide driveway based on the following considerations:

1. The proposed driveway configuration is intended to satisfy the operational needs of emergency responders while significantly reducing environmental impacts and overall site disturbance with the Environmental Corridor at the site.
2. The proposed width minimizes impervious surface coverage. Expanding the driveway to 20 feet in width would add more than 3,000 square feet of impervious surface to the site (see red outline on exhibit).



3. The proposed width preserves mature trees. A 20 foot wide driveway would require the removal of at least three additional mature trees and would place the root systems of several additional mature trees at risk (see exhibit).
4. The proposed width reduces grading impacts and disturbance. Widening the driveway would increase site disturbance and move grading and stormwater runoff closer to the northern property line and adjacent property.

In reviewing the staff report associated with Ordinance 25-05, it appears that one of the primary purposes of the amendments was to address concerns related to long private driveways serving multiple properties and private streets functioning similarly to public roadways. In contrast, the proposed access drive would serve a single-family residence only and would not function as a private street serving multiple users or development sites.

The applicant believes the proposed design balances emergency access needs with environmental preservation objectives while minimizing unnecessary site disturbance. The requested exception is consistent with the intent of the ordinance while recognizing the unique environmental constraints present on the site.

- b. All curves and turnarounds shall be designed for a minimum 45-ft radius. If the fire lane has a dead end that is greater than 150-ft, an appropriately designed turn around space approved by the City of Lake Geneva Fire Department is required.

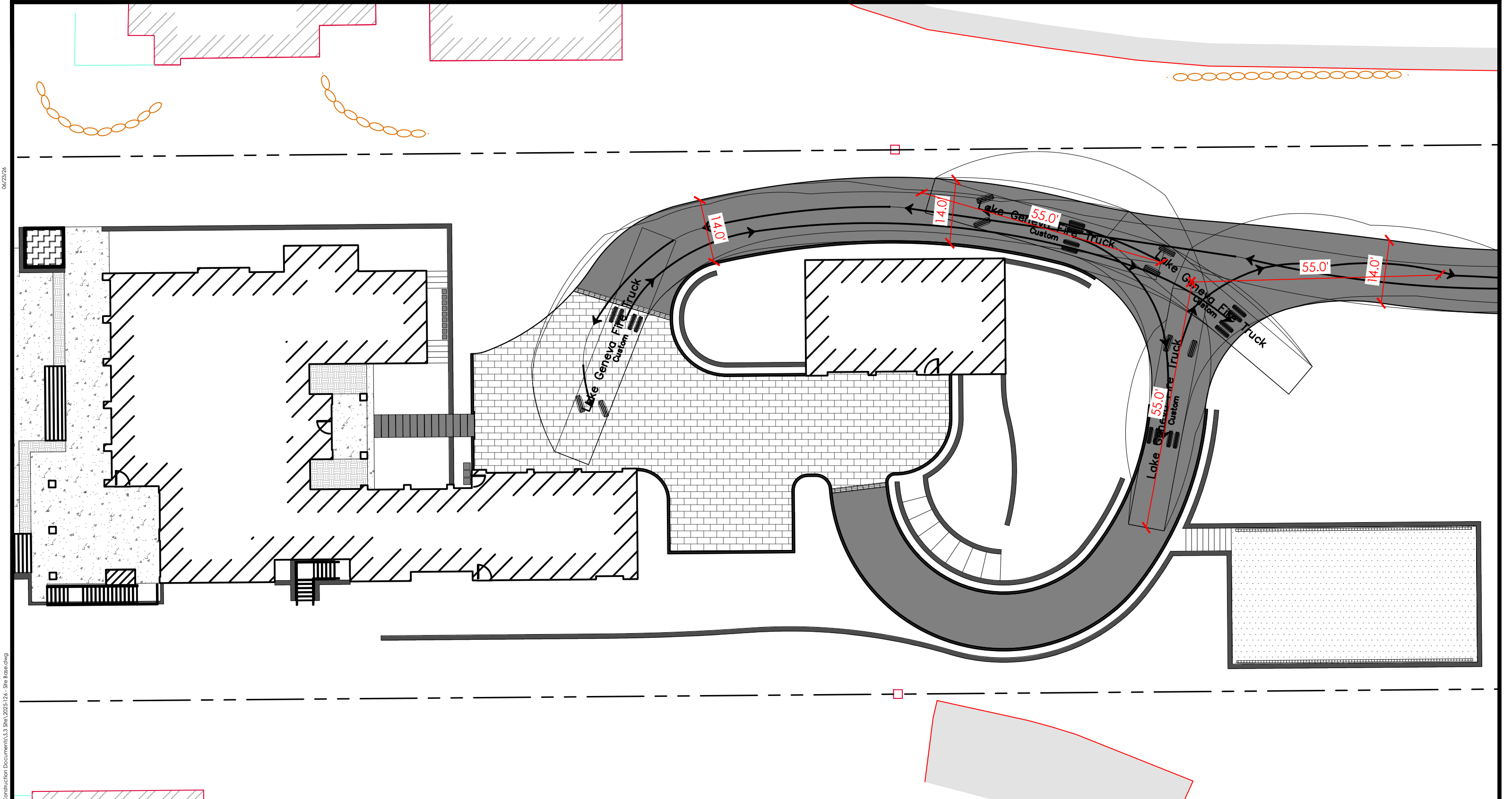
Response: The attached exhibit with a "Y" turn around (each leg being at least 55 feet in length) within 150 feet of the single-family residence has been presented to the City Fire Chief, Dennis Detkowski. Verbal approval was received from the City Fire Chief on June 23, 2026.

7. Soil erosion and sediment control devices must be installed prior to upland disturbance and must remain in place until permanent stabilization.

Response: Note added to plan set, see sheet 213.

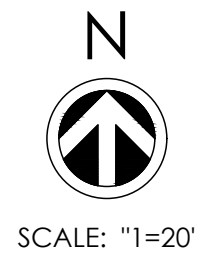
8. Construction debris and sediment must remain onsite and not be tracked onto public roadways, adjacent wetlands or property. It is the applicants' responsibility to remove sediment that is tracked offsite in a timely manner.

Response: Note added to plan set, see sheet 213



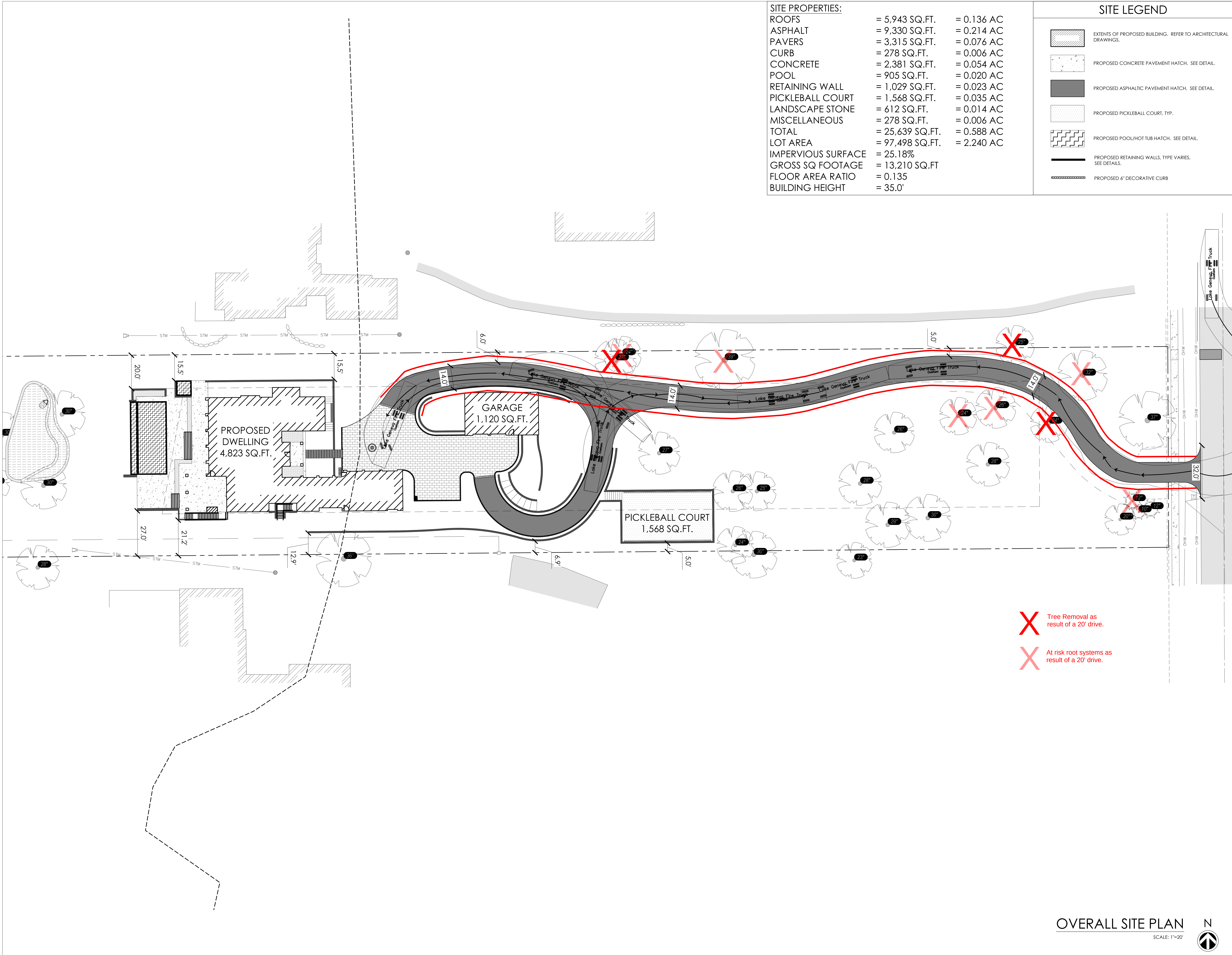
June 23, 2026
Kolber Residence
Lake Geneva, WI Proj. No. 2025-126

FIRE TRUCK TURN EXHIBIT



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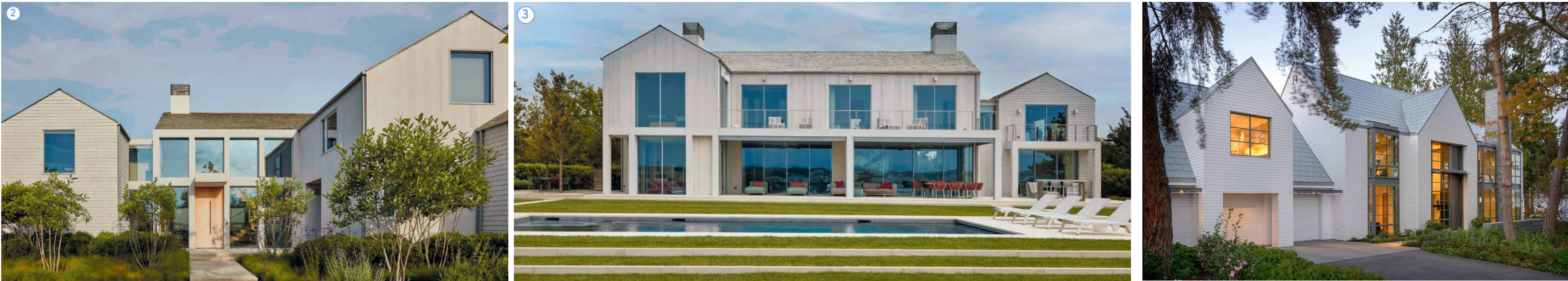
RESIDENCE - CRISP GEOMETRY, CLEAN LINES, NEUTRAL PALETTE



REVISIONS:

DATE ISSUE

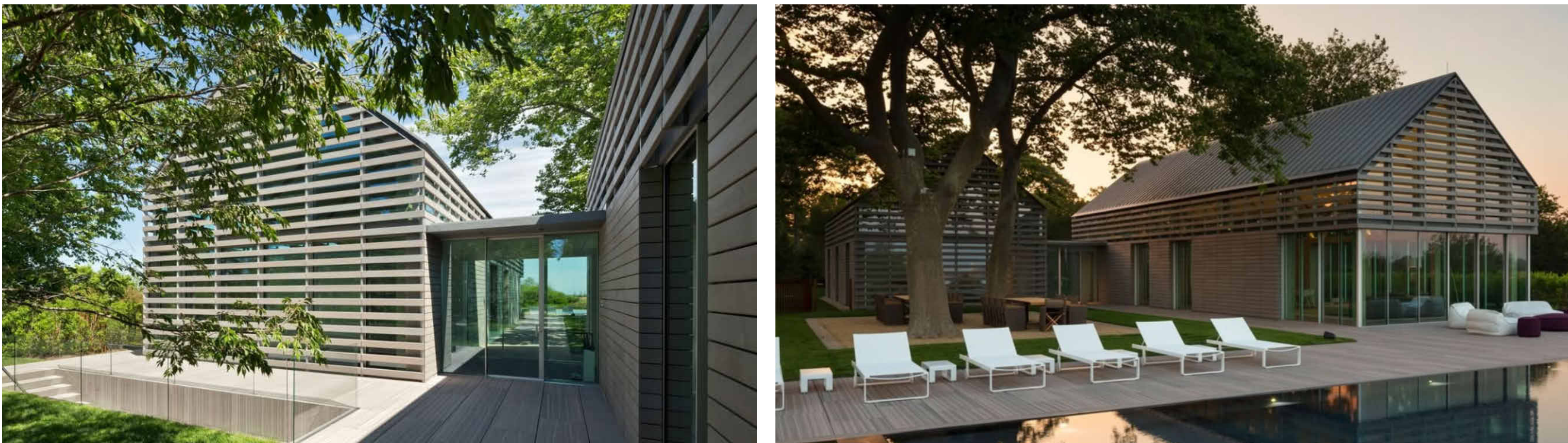
NOTICE TO BIDDERS
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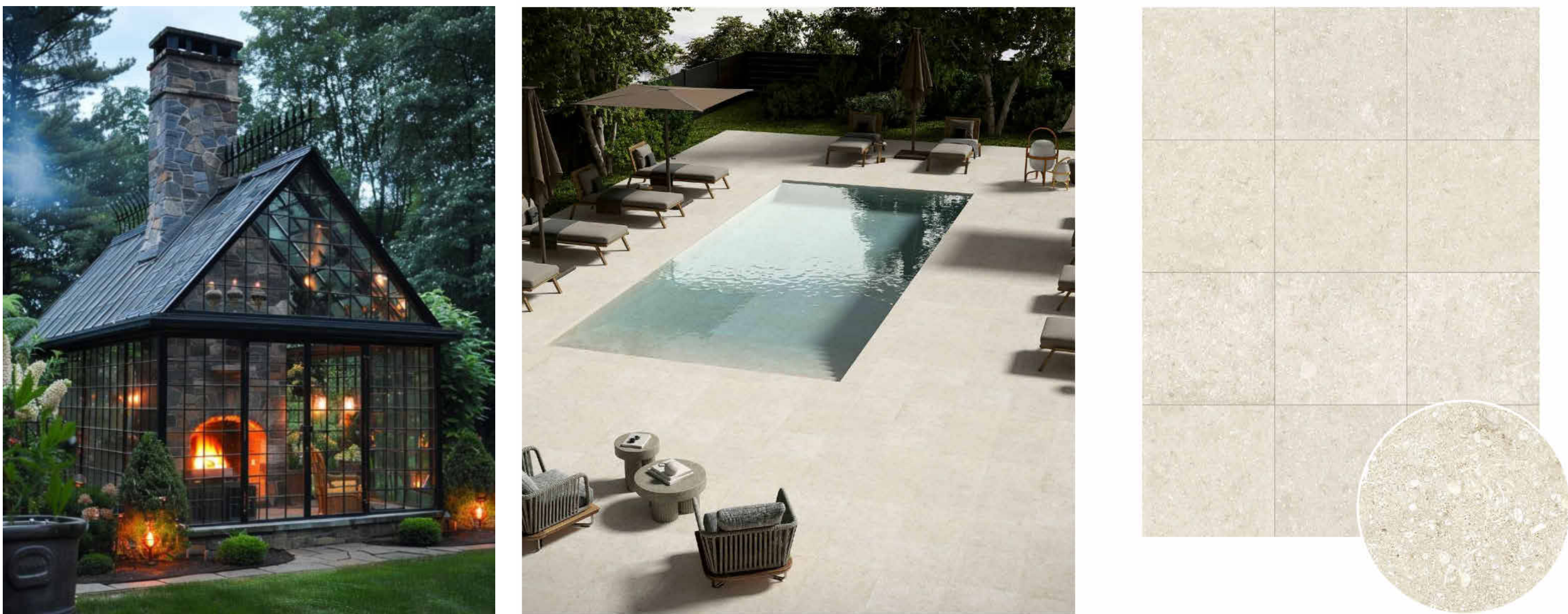
SITE DESIGN - INTEGRATED, TERRACED, STRUCTURED IN NATURAL, MONOTONE MATERIALS



DETACHED GARAGE UPPER LEVEL - OPEN PATIO, SCREENED IN PORCH WITH LATTICE & GREENHOUSE WITH FIREPLACE



PATIO - SMOOTH, NATURAL SURFACE, INFINITY POOL, HOT TUB, JACUZZI



DRAWN BY: TK

CHECKED BY: TK

INSPIRATION IMAGES

A400

PROJ. NO. 2025-126

ISSUE DATE: MAY 1, 2026
NEW CONSTRUCTION FOR:
KOLBER RESIDENCE
630 S LAKE SHORE DR. LAKE GENEVA, WI 53147
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (720) 452-4444 | 640 VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

RETAINING WALLS



STONE - VENEER & DRYSTACK
HALQUIST OXFORD WALLSTONE



CONCRETE - BOARD FORM



CONCRETE - RCP OLYMPIC WALL



CONCRETE - UNILOCK SIENNA WALL
ALABASTER

PATIO



PORCELAIN PAVER - KRONOS
OCEAN STONE WHITE COOL



PORCELAIN PAVER - KRONOS
STONE CREAMSTONE

CLADDING



THERMAL HEMLOCK - MATAGORDA



ACCOYA - MORNING DEW



ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE



STONE VENEER - HALQUIST OXFORD

ROOF



METAL - STANDING SEAM
PAC-CLAD SLATE GRAY



TERRACOTTA TILES - SLATE GRAY

WINDOWS & DOORS



MARVIN ULTIMATE - GUNMETAL



MARVIN ULTIMATE - CADET GRAY



REVISIONS:

DATE ISSUE

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MATERIALS

A500

PROJ. NO. 2025-126

PRELIMINARY - NOT FOR CONSTRUCTION



OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL



OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



REVISIONS:

△ DATE ISSUE

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OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY



OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL



OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY

NORTH ELEVATION

SCALE: 1/8" = 1'-0" A 501



OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

SOUTH ELEVATION

SCALE: 1/8" = 1'-0" A 501

ISSUE DATE: MAY 1, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR. LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 720.452.4444 | 540 VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

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EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2025-126



OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

EAST ELEVATION 1
SCALE: 1/4" = 1'-0" A 502



OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

WEST ELEVATION 2
SCALE: 1/4" = 1'-0" A 502

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 3' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL



OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY



OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL



OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY



REVISIONS:

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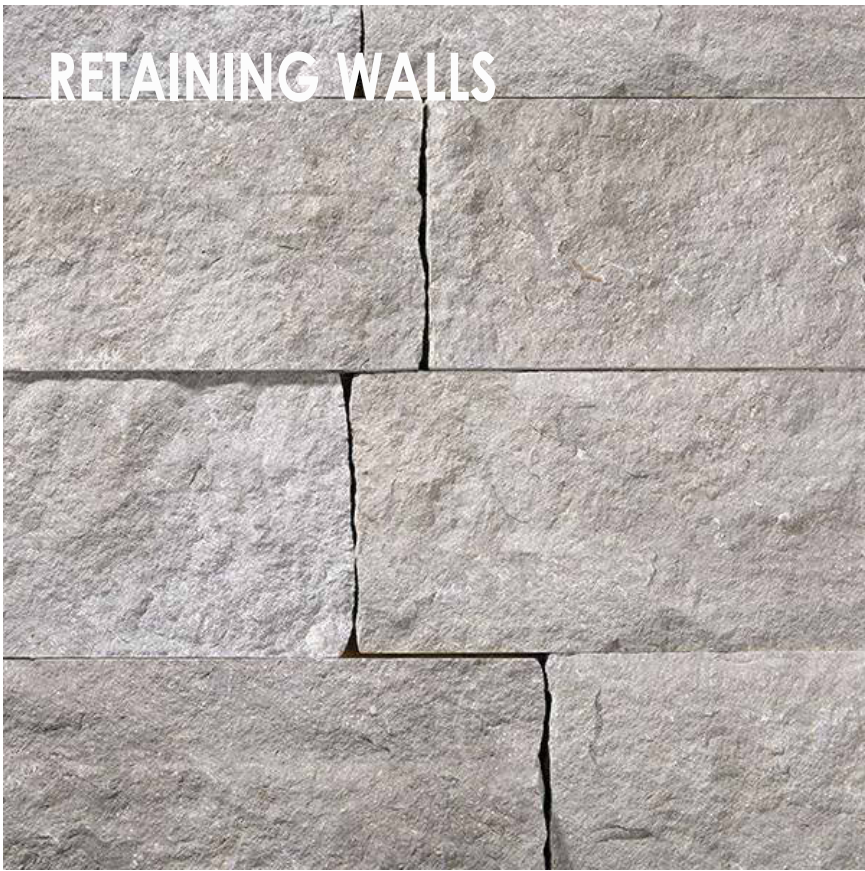
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EXTERIOR ELEVATIONS

A
502

PROJ. NO. 2025-126



STONE - VENEER & DRYSTACK
HALQUIST OXFORD WALLSTONE



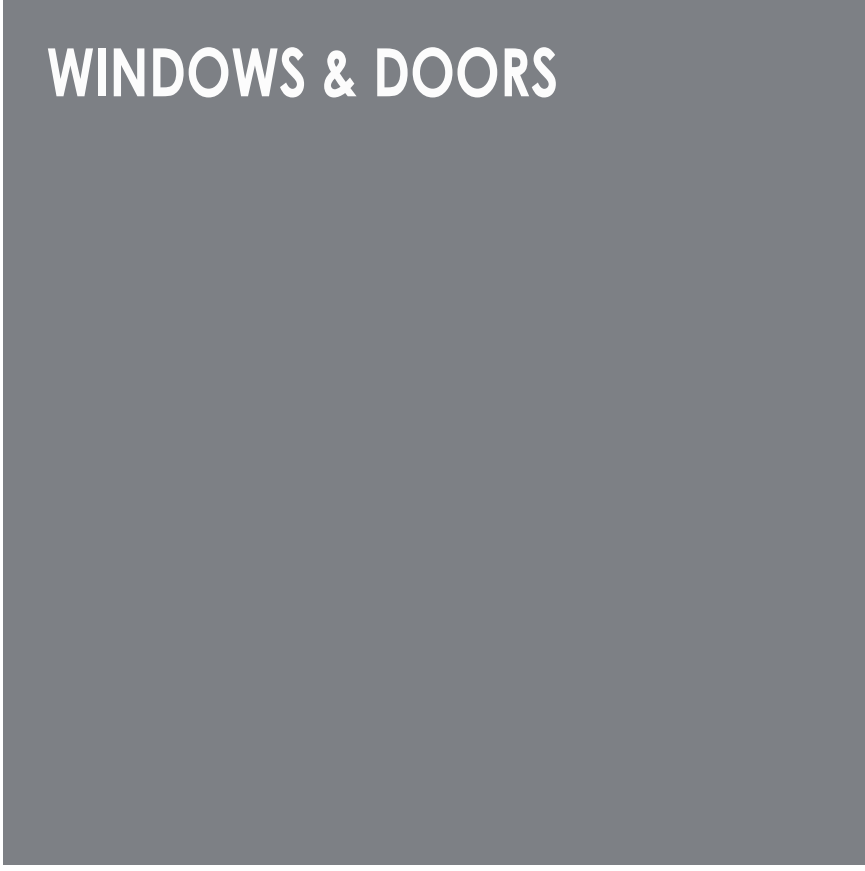
PORCELAIN PAVER - KRONOS
OCEAN STONE WHITE COOL



THERMAL HEMLOCK - MATAGORDA



METAL - STANDING SEAM
PAC-CLAD GRAPHITE



MARVIN ULTIMATE - CADET GRAY



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EXTERIOR RENDERINGS

A801

PROJ. NO. 2025-126

PRELIMINARY - NOT FOR CONSTRUCTION

SITE RENDERINGS - ARIEL VIEWS OF PROPOSED DESIGN

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY



REVISIONS:

△ DATE ISSUE

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DRAWN BY: AG
CHECKED BY: TK

SITE RENDERINGS

A802

PROJ. NO. 2025-126

PRELIMINARY - NOT FOR CONSTRUCTION

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY



REVISIONS:

DATE	ISSUE
10/1/01	10/1/01

NOTICE TO BIDDERS
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ISSUE DATE: MAY 1, 2026

ISSUE DATE: MAY 1, 2026

NEW CONSTRUCTION FOR:
KOLBER RESIDENCE

KOLBER RESIDENCE
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CONTEXTUAL RENDERINGS

A803

PROJ. NO. 2025-126

GENERAL NOTES:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS CODE AS SPECIFIED IN DESIGN DATA
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, RFIs, SUBMITTALS, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
- THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS, REQUIRED TO CONSTRUCT THIS PROJECT.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED TO COMPLETE THE STRUCTURE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC. SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AS REQUIRED TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE BASE BUILDING PRIMARY STRUCTURAL FRAME IS DESIGNED FOR THE FINAL COMPLETED CONDITION AS INDICATED HEREIN. LOADS IMPOSED ON THE BUILDING STRUCTURE DURING THE COURSE OF CONSTRUCTION SHALL BE CONFIRMED BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER AS PART OF THE MEANS AND METHODS OF CONSTRUCTION. CARE SHALL BE GIVEN BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER TO CONSIDER THE PRESENT STATE OF THE STRUCTURE AT THE TIME OF LOADING, INCLUDING AGE-DEPENDENT STRENGTH OF THE STRUCTURAL ELEMENTS AND THE NATURE OF ALL LOADS IMPOSED.
- CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.). MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IMMEDIATELY, IN WRITING.
- NO PROVISIONS HAVE BEEN MADE IN THE DESIGN OF THIS STRUCTURE FOR FUTURE EXPANSION, UNLESS SPECIFICALLY NOTED ON PLAN.

FOUNDATION AND EARTHWORK:

- REFER TO DESIGN DATA FOR UNCONFIRMED SOIL DESIGN VALUES, AND SOIL CONDITION AND ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL CONFIRM INSTALLATION AND CONSTRUCTION OF FOUNDATIONS IS COMPLETED IN CONFORMANCE WITH THE DESIGN DATA.
- DO NOT PLACE BACKFILL AGAINST RETAINING WALLS UNTIL THE WALLS HAVE ATTAINED 100% OF THEIR DESIGN STRENGTH. BACKFILL SIMULTANEOUSLY ON BOTH SIDE OF FOUNDATION AND STEM WALLS.
- EARTH RETENTION AND UNDERPINNING SYSTEMS, TEMPORARY OR PERMANENT, SHALL BE PROVIDED BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER AS AN ELEMENT OF THE MEANS AND METHODS OF CONSTRUCTION.
- SUBGRADES SHALL BE PREPARED PER THE GEOTECHNICAL RECOMMENDATIONS. THE ON-SITE GEOTECHNICAL ENGINEER SHALL ENSURE FOUNDATION AND SLAB ON GROUND SYSTEMS ARE FOUNDED ON COMPETENT MATERIAL TO ACHIEVE THE DESIGN VALUES INDICATED ON THESE CONSTRUCTION DOCUMENTS AND IN THE GEOTECHNICAL REPORT. UNSUITABLE SOILS MAY BE NEED TO BE REMOVED OR ADDITIONAL SUBGRADE PREPARATIONS MAY BE REQUIRED.
- ALL EXTERIOR FOUNDATIONS SHALL BE CAST AT LEAST FROST DEPTH BELOW ADJACENT FINISH EXTERIOR GRADE. FOOTINGS SHALL BE CAST AT LEAST MINIMUM BEARING DEPTH BELOW ADJACENT FINAL GRADE OR FINISHED FLOOR ELEVATION. REFER TO SOIL DESIGN VALUES.
- IF CONTAMINATED SOILS ARE FOUND ON SITE, CONTRACTOR OR OWNER SHALL CONSULT WITH A GEOTECHNICAL ENGINEER FOR REQUIRED REMEDIATION.
- ENGINEERED FILL MATERIALS OR LEAN CONCRETE SHALL BE PROVIDED AS REQUIRED.
- WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP OR THICKEN THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTTOM OF FOOTING ELEVATION MATCH EXISTING BOTTOM OF FOOTING ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTTOM OF FOOTING ELEVATION.
- FOUNDATIONS SHALL NOT BE INSTALLED ON FROZEN SUBGRADE.
- SOILS SHALL BE IMPROVED BY THE FOUNDATION CONTRACTOR PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER TO ACHIEVE THE NOTED SOIL DESIGN VALUES. REFER TO DELEGATED DESIGN NOTES.

CAST IN PLACE REINFORCED CONCRETE:

- CONCRETE WORK SHALL CONFORM TO REFERENCED EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
- CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPICE SCHEDULE FOR LAP SPLICES (L_{ld}) AND DEVELOPMENT LENGTH (L_d) IN REINFORCING STEEL.
- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED. AT CONSTRUCTION JOINTS, CONTINUOUS BARS SHALL BE LAP SPLICED WITH A CLASS "B" LAP. ALL OTHER BARS EXTENDING THRU THE JOINT SHALL BE FULLY DEVELOPED (L_d OR L_{db} AS ILLUSTRATED OR NOTED) EACH SIDE OF JOINT. UNO.
- ALL HOOKS IN REINFORCING STEEL SHALL BE STANDARD HOOKS. UNO.
- PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THROUGH NO. 18 BARS NO. 5 BAR AND SMALLER	2" 1 1/2"
- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
- CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.
- PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE. TOP SURFACE OF WALLS SHALL BE FINISHED SMOOTH, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
- TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
- ADDITION OF JOBSITE WATER TO CONCRETE SHALL BE PER ASTM C94.
- ALL CONCRETE SLABS SHALL BE CURED PER ACI 308.1 RECOMMENDATIONS.
- CONTROL JOINTS SHALL BE PLACED IN CONVENTIONAL SLAB ON GROUND WITHIN 24 HOURS OF INITIAL POUR. REFER TO PLAN NOTES FOR ADDITIONAL INFO.
- OWNER SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:

A.	LOCATION ON PROJECT WHERE THE CONCRETE IS USED
B.	7 DAY COMPRESSIVE STRENGTH
C.	28 DAY COMPRESSIVE STRENGTH
D.	AIR CONTENT
E.	SUMP
F.	AMOUNT OF WATER ADDED ON JOB SITE
G.	MOX USED
- CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
- CONFORM TO ACI 117 FOR CONCRETE TOLERANCES.
- CONFORM TO ACI 308.1 FOR COLD WEATHER CONCRETE PLACEMENT.
- CONFORM TO ACI 305.1 FOR HOT WEATHER CONCRETE PLACEMENT.
- WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED FOR NONWELDABLE REBAR NOR WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.
- ALL CAST-IN COMPONENTS (REINFORCEMENT, ANCHORS, EMBEDS, ETC.) SHALL BE SECURELY PLACED, SUPPORTED, AND FASTENED IN CORRECT LOCATION AND ORIENTATION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO CONCRETE PLACEMENT. THE INSERTION OF ANY CAST-IN COMPONENTS AFTER CONCRETE PLACEMENT IS NOT PERMITTED. CONTRACTOR SHALL CONSOLIDATE CONCRETE AROUND ALL CAST-IN COMPONENTS.

MATERIAL STRENGTHS:

UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE USED. REFER TO MATERIAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CONCRETE MATERIALS SCHEDULE									
TYPE OF CONSTRUCTION	COMPRESSIVE STRENGTH (psi) (ASTM C39)	EQUIV. DENSITY (pcf)	EXPOSURE CATEGORIES				MAXIMUM w/cm	AIR CONTENT	
			F	S	W	C			
FOOTINGS	3,000	145					--	--	
FROST WALLS	4,000	145	F1				0.55	5%	
RETAINING WALLS	4,500	145	F2				0.45	6%	
LEAN CONCRETE	1,000	145					--	--	
CONCRETE MATERIALS SCHEDULE NOTES:									
1. CORROSION EXPOSURE SHALL BE F0, S0, W0, AND C0 UNLESS NOTED OTHERWISE IN THE EXPOSURE CATEGORIES COLUMN.									
2. MAXIMUM AGGREGATE SIZE FOR ALL MIXES TO BE 3/4 INCHES; FOOTINGS MAY BE 1 1/2 INCHES.									
3. PROVIDE 5% AIR CONTENT AT ALL EXPOSED CONDITIONS NOT EXPLICITLY INDICATED ABOVE. TOLERANCE OF AIR CONTENT AS DELIVERED SHALL BE +/- 1.5%.									
4. CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE PROPERTIES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS TO COMPLETE PLACING AND FINISHING OF SLAB PER THE PROJECT REQUIREMENTS AND IN A TIMELY MANNER. APPROVED CHEMICAL ADMIXTURES MAY BE USED TO INCREASE WORKABILITY PROVIDED THE ADMIXTURE-TREATED CONCRETE HAS THE SAME OR LOWER WATER-CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. IF PROPOSED SLUMP WILL EXCEED 9", PROVIDE DOCUMENTATION OF PAST PERFORMANCE OF MIX DESIGN.									
5. FOR CONCRETE FLOOR SLABS AND TOPPING, THE MINIMUM CEMENTITIOUS MATERIAL CONTENT SHALL BE 540 LBS/YD3 UNLESS APPROVED BY ENGINEER OF RECORD.									
6. CONCRETE COMPRESSIVE STRENGTH SHALL BE DETERMINED AT 28 DAYS FOR STRENGTH EQUAL TO OR LESS THAN 6000 PSI, AND AT 56 DAYS FOR STRENGTH GREATER THAN 6000 PSI.									
7. FOR LIGHTWEIGHT CONCRETE HAVING EQUILIBRIUM DENSITY LESS THAN 145 pcf, LAMBDA (λ) HAS BEEN TAKEN AS 0.75.									
8. FOR EXPOSURE CATEGORY F3, MAXIMUM PERCENT OF TOTAL CEMENTITIOUS MATERIALS BY MASS AS FOLLOWS: A. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 - 20% B. SLAG CEMENT CONFORMING TO ASTM C595 - 50% C. SILICA FUME CONFORMING TO ASTM C1240 - 10% D. TOTAL OF FLY ASH OR OTHER POZZOLANS AND SILICA FUME - 35% E. TOTAL OF FLY ASH OR OTHER POZZOLANS, SLAG CEMENT, AND SILICA FUME - 50%									
9. FOR EXPOSURE CLASSES S1, S2, AND S3, MINERAL FILLERS DERIVED FROM CARBONATE AGGREGATE ARE PROHIBITED. FOR EXPOSURE CLASSES S2 AND S3, DO NOT USE CEMENTITIOUS MATERIALS OTHER THAN PORTLAND CEMENT IN CONCRETE.									
10. CONCRETE ELEMENTS OUTSIDE THE WATER-RESISTIVE BARRIER SHALL BE DESIGNATED AS "EXTERIOR."									
11. CONCRETE SUPPLIER, IN CONCERT WITH THE GENERAL CONTRACTOR, TO PROVIDE CONCRETE MIX SUCH THAT THE MAXIMUM TEMPERATURE WILL NOT EXCEED 180 DEGREES FAHRENHEIT. UNLESS A THERMAL GRADIENT (FROM THE CENTER TO THE EDGE OF THE CONCRETE PLACEMENT) THAT EXCEEDS 35 DEGREES FAHRENHEIT IS NOT PERMITTED.									

MACROSYNTHETIC FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE SLABS COMPLYING WITH ASTM C 1116, TYPE II, 1 1/2" TO 2 1/2" LONG

METAL / STEEL:

UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE PROVIDED:

REINFORCING STEEL
ASTM A615, DEFORMED, TYPICAL GRADE 60
WELDING ELECTRODES
WELDABLE REINFORCING STEEL, GRADE 60) E80XX

DESIGN DATA:

APPLICABLE CODES / STANDARDS:
UNIFORM DWELLING CODE; CHAPTER SPS 321, EFFECTIVE 6/1/1980

STRUCTURAL DESIGN STANDARDS (DESIGN SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE)
ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
AWS D1.1D1.1M STRUCTURAL WELDING CODE - STEEL

SOIL DESIGN VALUES:

RETAINING WALLS HAVE BEEN DESIGNED PER THE FOLLOWING SOIL DESIGN VALUES:
ALLOWABLE SOIL BEARING PRESSURE 2000 PSF
FROST DEPTH 48" BELOW EXTERIOR FINISH GRADE
LATERAL EARTH PRESSURE
ACTIVE (ASSUMING GC, SM, SM-SC, OR ML SOIL TYPES PER UDC TABLE 321.18-4) 45 psf / ft OF DEPTH
MINIMUM BEARING DEPTH, EXTERIOR 48" BELOW EXTERIOR FINISH GRADE

COORDINATION WITH OTHER TRADES:

- UNDERGROUND:

A.	PIPES, CONDUITS, AND BURIED ITEMS SHALL NOT BE PLACED WITHIN THE ZONE OF INFLUENCE OF ADJACENT FOOTINGS OR MATS, AS INDICATED IN TYPICAL DETAILS.
B.	NO STRUCTURES (eg. TRIPLE BASINS, GREASE TRAPS, ETC.) SHALL BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ADJACENT FOOTINGS OR MATS, AS INDICATED IN TYPICAL DETAILS. UNLESS THE STRUCTURE IS DESIGNED BY THE MANUFACTURER FOR INCREASED SURCHARGE LOAD APPLIED BY THE ADJACENT FOUNDATION AND HAS BEEN REVIEWED BY THE SEOR OR THE GEOTECHNICAL ENGINEER OF RECORD.
C.	ITEMS TO BE BURIED IN IMPROVED SOILS SHALL BE REVIEWED BY THE GROUND IMPROVEMENT DELEGATED DESIGN ENGINEER AND THE GEOTECHNICAL ENGINEER OF RECORD.
- CONCRETE ELEMENTS

A.	EMBEDMENTS AND/OR EMBEDDED ITEMS SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF THE STRUCTURE AND SHALL NOT REDUCE FIRE PROTECTION. EMBEDMENTS AND/OR EMBEDDED ITEMS SHALL NOT DISPLACE, CUT, BEND, OR DAMAGE REINFORCING.
B.	EMBEDMENT MATERIALS SHALL NOT BE HARMFUL TO CONCRETE OR REINFORCEMENT, ALUMINUM CONDUIT OR OTHER ACCESSORIES SHALL NOT BE PERMITTED.



REVISIONS:

△ DATE ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: MAY 1, 2026

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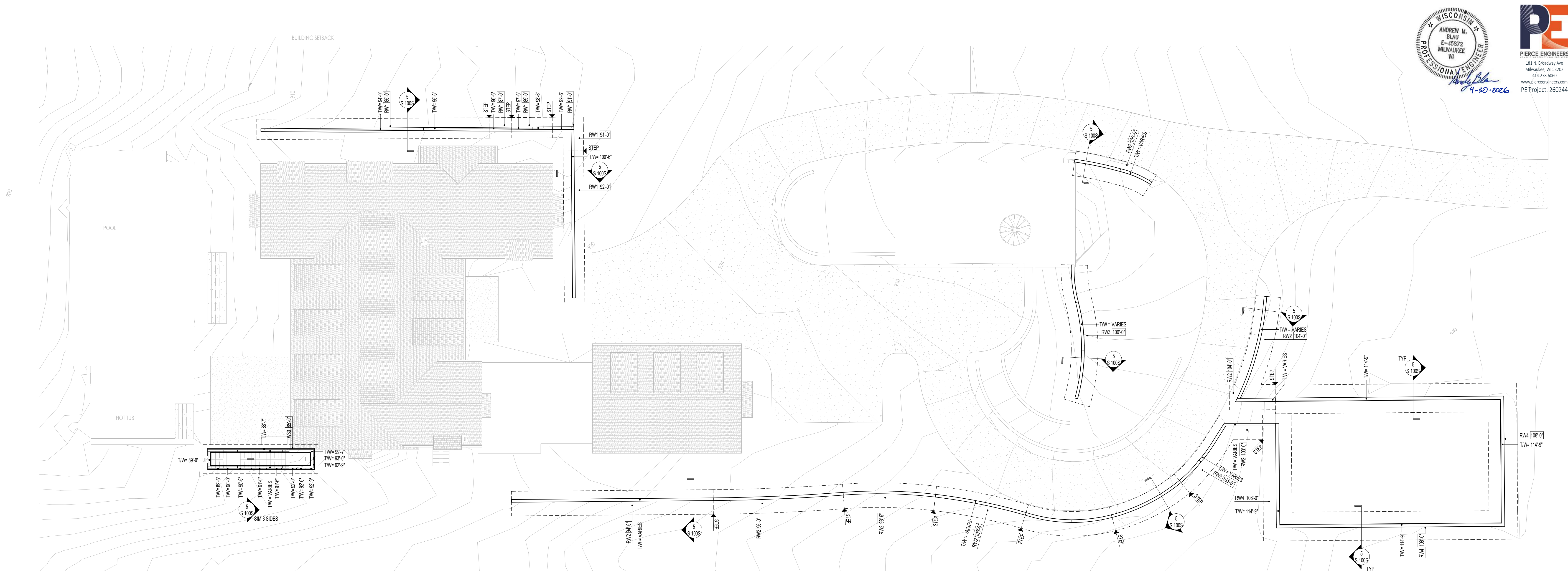
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GENERAL NOTES

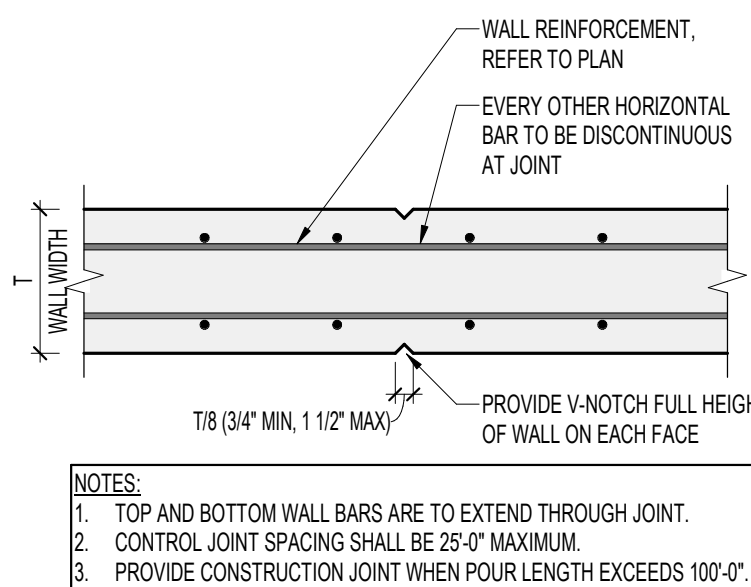
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PROJ. NO. 2025-126

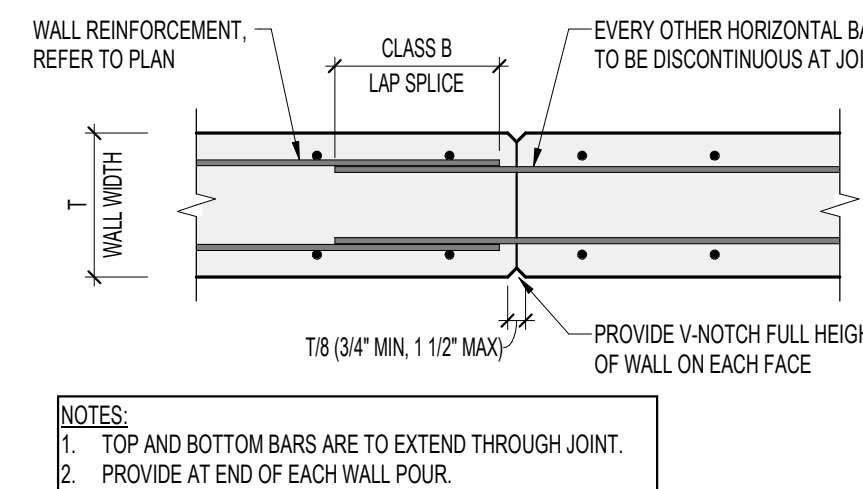


1 STRUCTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

RETAINING WALL MARK	(A) FOOTING DEPTH	(B) STEM THICKNESS	(C) FOOTING WIDTH	(D) HEEL WIDTH	(E) TOE WIDTH	F BARS WALL SOIL SIDE VERTICAL	G BARS WALL SOIL SIDE HORIZONTAL	H BARS WALL EXPOSED SIDE VERTICAL	J BARS WALL EXPOSED SIDE HORIZONTAL	K BARS FTG TOP TRANSVERSE	L BARS FTG BOT LONGITUDINAL	M BARS FTG BOT LONGITUDINAL	N BARS FTG BOT TRANSVERSE
RW-1	16"	8"	5'-0"	2'-4"	2'-0"	#5 AT 12" o/c	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c
RW-2	16"	8"	6'-0"	3'-4"	2'-0"	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c
RW-3	16"	8"	6'-6"	3'-4"	2'-6"	#6 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c
RW-4	16"	10"	7'-0"	3'-2"	3'-0"	#6 AT 12" o/c	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c



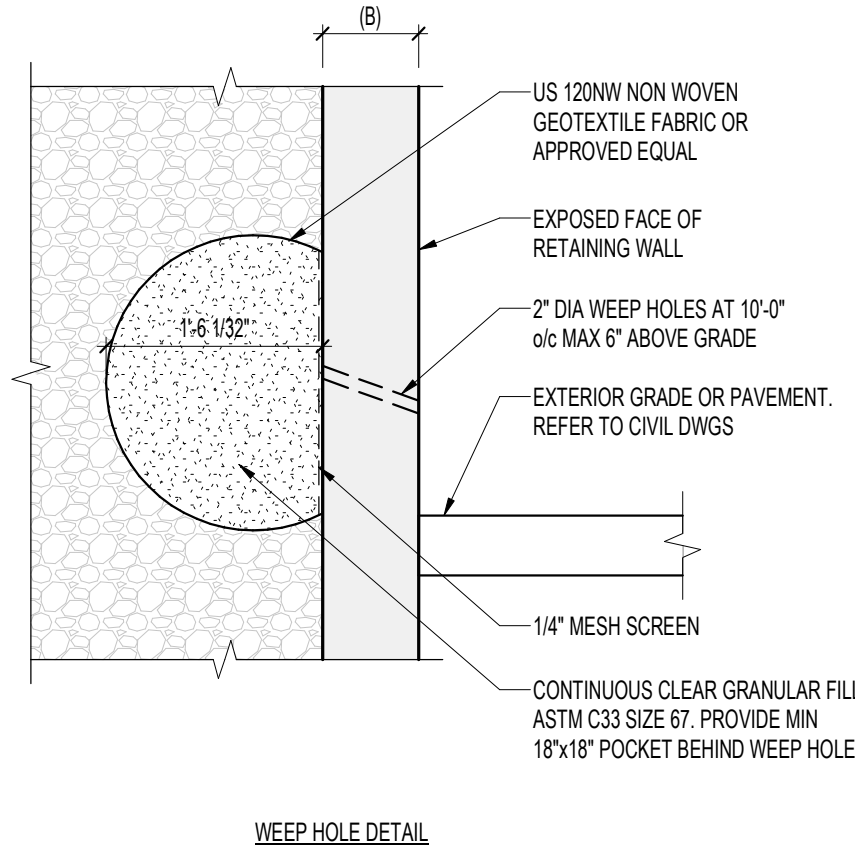
3 WALL CONTROL JOINT
SCALE: 3/32" = 1'-0"



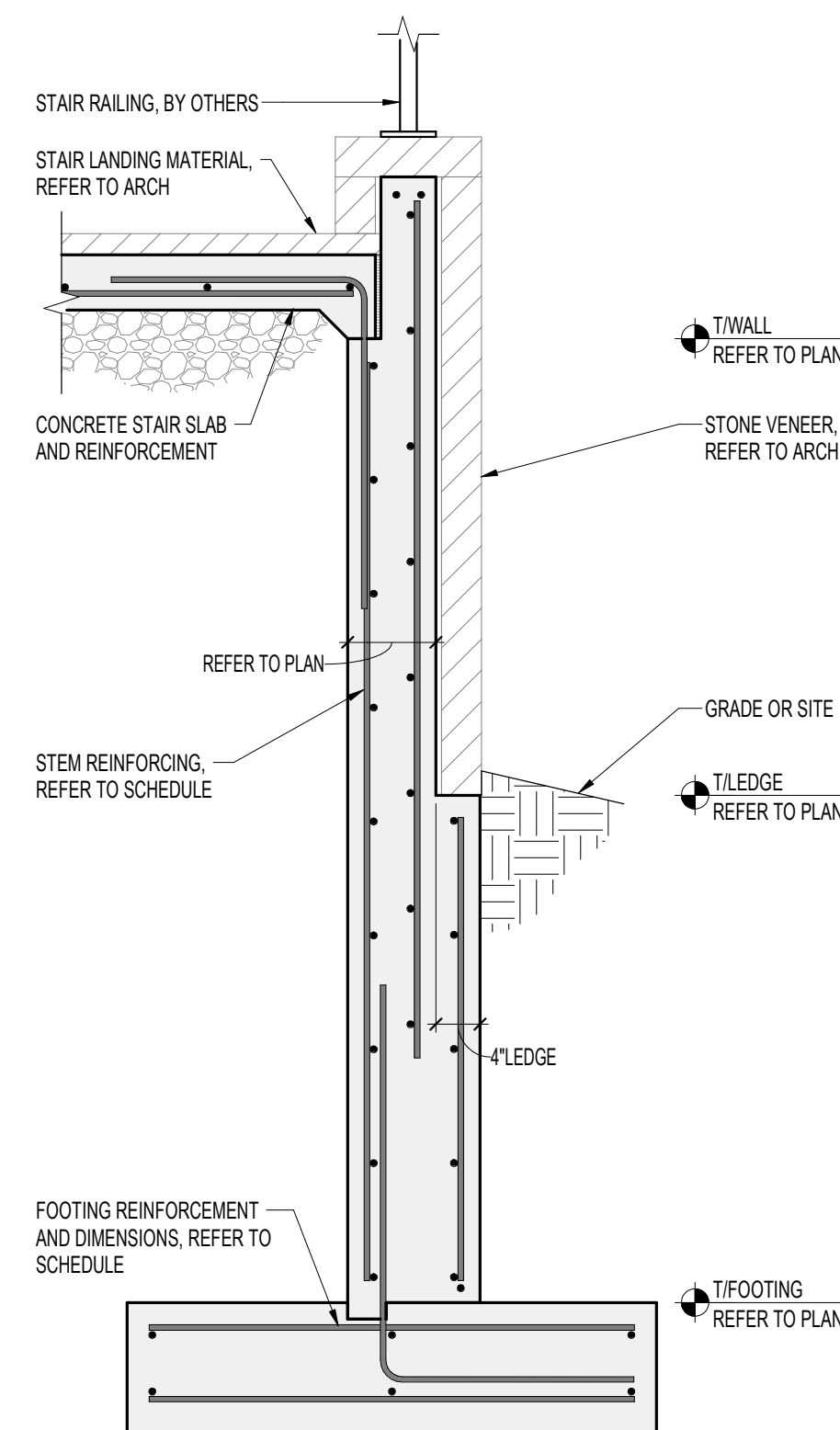
4 WALL CONSTRUCTION JOINT
SCALE: 3/32" = 1'-0"

- RETAINING WALL PLAN NOTES:
- REFER TO S001 FOR GENERAL NOTES AND DESIGN CRITERIA.
 - ELEVATION 100'-0" ON STRUCTURAL DRAWINGS CORRESPONDS TO FF ELEVATION SHOWN ON SITE PLAN, TYPICAL.
 - GC TO COORDINATE FOOTING ELEVATIONS w/ ALL UNDERGROUND UTILITY WORK. NOTIFY SEOR OF ANY CONFLICTS.
 - REFER TO CIVIL PLANS FOR RETAINING WALL LAYOUT.

- RETAINING WALL SCHEDULE NOTES
- SCHEDULE NOTES:
- REFER TO GENERAL NOTES ON SHEET S001 FOR ADDITIONAL INFORMATION & CRITERIA.
 - REFER TO FOUNDATION PLAN FOR TOP OF FOOTING & TOP OF WALL ELEVATIONS.
 - REFER TO SHEET S001: SOIL DESIGN VALUES SECTION FOR NET ALLOWABLE SOIL BEARING CAPACITY. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY AT TIME OF FOOTING EXCAVATION.
 - f_c (WALL) = 4,000 PSI
 - f_c (FOOTING) = 3,000 PSI
 - MAXIMUM WATER-CEMENT RATIO FOR EXPOSED CONCRETE = 0.42.
 - CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 4% - 6%.
 - ALL LAPS IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPICES UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL USE SMOOTH FACE FORMS FOR ALL EXPOSED CONCRETE WALL SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.
 - PROVIDE WALL CONTROL JOINTS AT 25'-0" o/c MAXIMUM. REFER TO DETAIL 3/S 100S.
 - PROVIDE WALL CONSTRUCTION JOINTS AT THE END OF EACH WALL POUR. REFER TO DETAIL 4/S 100S.
 - ALL REINFORCEMENT TO BE EPOXY COATED.



5 RETAINING WALL DETAIL OPTIONS
SCALE: 3/32" = 1'-0"



6 STAIR RETAINING WALL DETAIL
SCALE: 3/32" = 1'-0"

2 RETAINING WALL DETAIL/SCHEDULE
SCALE: 3/32" = 1'-0"



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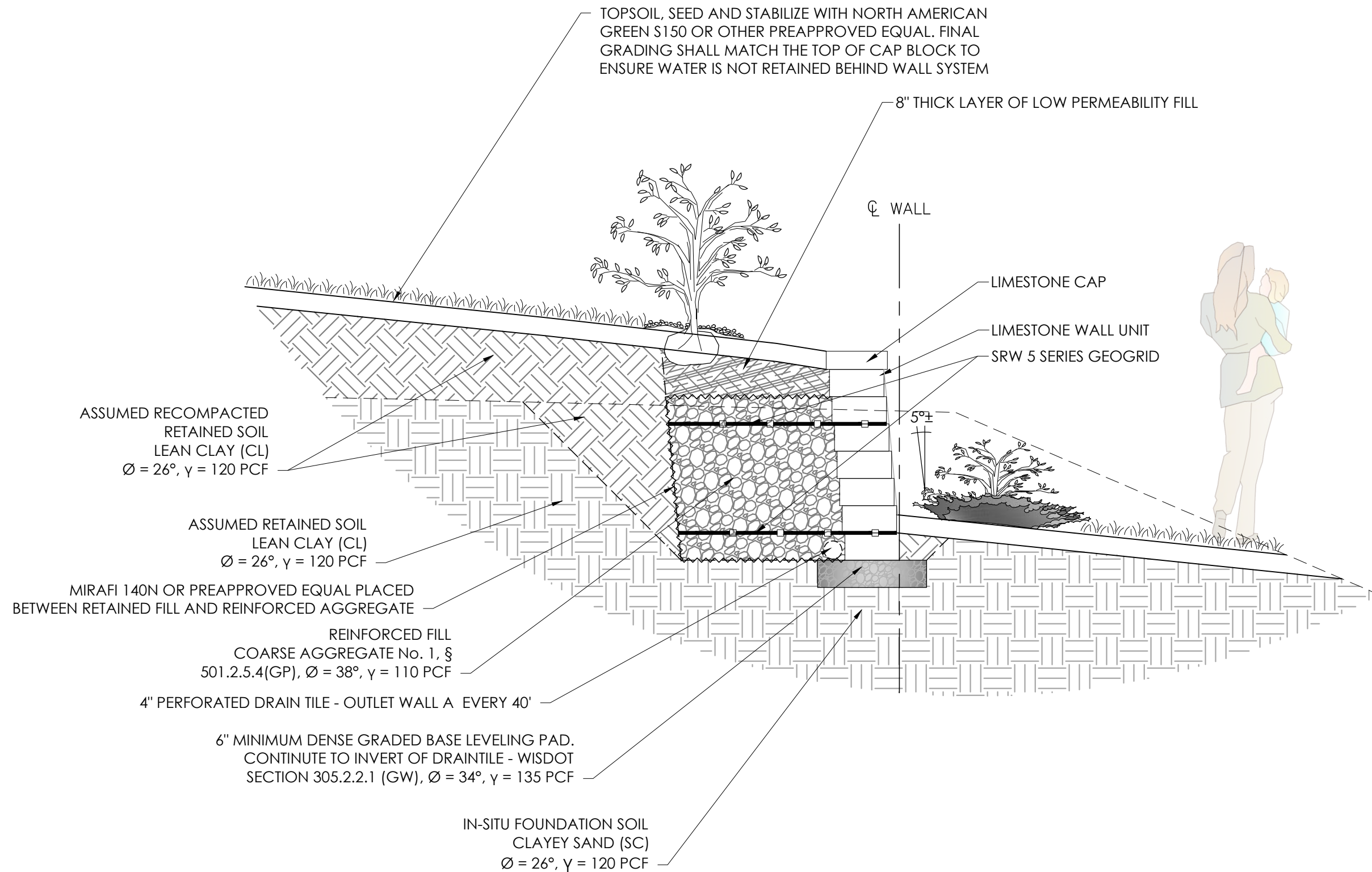
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STRUCTURAL SITE PLAN

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100S

PROJ. NO. 2025-126



TYPICAL SECTION - OXFORD WALLSTONE RETAINING WALL

SCALE: 1/2" = 1'

Structural Calculations

for

630 SLSD **Site Retaining Walls**

Lake Geneva, WI

for

Abacus Architects
Milwaukee, WI

by



April 30, 2026

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Code Reference:

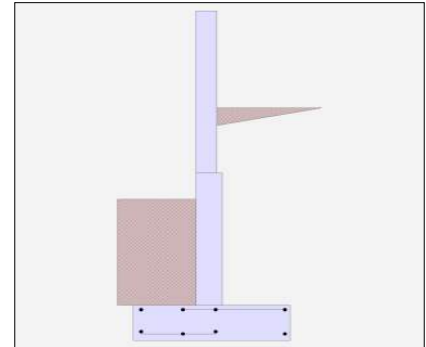
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	7.45 ft
Wall height above soil	=	3.67 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Strength Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
 Engineer:
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Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Design Summary

Wall Stability Ratios

Overtuning	=	2.60	OK
Sliding	=	3.10	OK
Global Stability	=	2.57	

Total Bearing Load	=	5,508	lbs
...resultant ecc.	=	9.93	in

Eccentricity within middle third

Soil Pressure @ Toe	=	1,938	psf	OK
Soil Pressure @ Heel	=	7	psf	OK
Allowable	=	2,000	psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,714	psf	
ACI Factored @ Heel	=	9	psf	
Footing Shear @ Toe	=	9.7	psi	OK
Footing Shear @ Heel	=	8.3	psi	OK
Allowable	=	82.2	psi	

Sliding Calcs

Lateral Sliding Force	=	1,735.8 lbs	
less 100% Passive Force	-	3,430.6 lbs	
less 100% Friction Force	= -	1,945.2 lbs	
Added Force Req'd	=	0.0 lbs	OK
....for 1.5 Stability	=	0.0 lbs	OK

Vertical component of active lateral soil pressure IS
 NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

Design Height Above Ftg

Wall Material Above "Ht"	=	Concrete	Concrete	SD
Design Method	=	SD	SD	
Thickness	=	8.00	10.00	
Rebar Size	=	# 5	# 8	
Rebar Spacing	=	12.00	12.00	
Rebar Placed at	=	Edge	Edge	

Design Data

fb/FB + fa/Fa	=	0.021	0.207
---------------	---	-------	-------

Total Force @ Section

Service Level	lbs =		
Strength Level	lbs =	216.1	1,998.1

Moment....Actual

Service Level	ft-# =		
Strength Level	ft-# =	176.5	4,961.9

Moment.....Allowable	ft-# =	8,312.6	23,900.9
----------------------	--------	---------	----------

Shear.....Actual

Service Level	psi =		
Strength Level	psi =	2.9	22.2
Shear.....Allowable	psi =	94.9	82.2

Anet (Masonry)

Wall Weight	psf =	96.7	120.8
Rebar Depth 'd'	in =	6.19	7.50

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,000.0	3,000.0
Fy	psi =	60,000.0	60,000.0

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Concrete Stem Rebar Area Details

	<u>Vertical Reinforcing</u>	<u>Horizontal Reinforcing</u>
2nd Stem		
As (based on applied moment) :	0.0067 in2/ft	
(4/3) * As :	0.0089 in2/ft	Min Stem T&S Reinf Area 1.175 in2
200bd/fy : 200(12)(6.1875)/60000 :	0.2475 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	Horizontal Reinforcing Options :
	=====	<u>One layer of :</u> <u>Two layers of :</u>
Required Area :	0.1728 in2/ft	#4@ 12.50 in #4@ 25.00 in
Provided Area :	0.31 in2/ft	#5@ 19.38 in #5@ 38.75 in
Maximum Area :	1.3411 in2/ft	#6@ 27.50 in #6@ 55.00 in

	<u>Vertical Reinforcing</u>	<u>Horizontal Reinforcing</u>
Bottom Stem		
As (based on applied moment) :	0.1535 in2/ft	
(4/3) * As :	0.2047 in2/ft	Min Stem T&S Reinf Area 1.200 in2
200bd/fy : 200(12)(7.5)/60000 :	0.3 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.240 in2/ft
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :
	=====	<u>One layer of :</u> <u>Two layers of :</u>
Required Area :	0.216 in2/ft	#4@ 10.00 in #4@ 20.00 in
Provided Area :	0.79 in2/ft	#5@ 15.50 in #5@ 31.00 in
Maximum Area :	1.2192 in2/ft	#6@ 22.00 in #6@ 44.00 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	3.00
Total Footing Width	=	5.00
Footing Thickness	=	16.00 in

f'c =	3,000 psi	Fy =	60,000 psi
Footing Concrete Density	=		145.00 pcf
Min. As %	=		0.0018
Cover @ Top	2.00	@ Btm.=	3.00 in

Footing Design Results

	<u>Toe</u>	<u>Heel</u>	
Factored Pressure	= 2,714	9	psf
Mu' : Upward	= 4,706	939	ft-#
Mu' : Downward	= 1,520	2,853	ft-#
Mu: Design	= 3,186	1,914	ft-#
φ Mn	= 24,143	26,123	ft-#
Actual 1-Way Shear	= 9.70	8.29	psi
Allow 1-Way Shear	= 82.16	82.16	psi
Toe Reinforcing	= # 6 @ 12.00 in		
Heel Reinforcing	= # 6 @ 12.00 in		
Key Reinforcing	= None Spec'd		
Footing Torsion, Tu	=	0.00 ft-lbs	
Footing Allow. Torsion, φ Tn	=	0.00 ft-lbs	

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area	1.73 in2
Min footing T&S reinf Area per foot	0.35 in2 /ft
<u>If one layer of horizontal bars:</u>	<u>If two layers of horizontal bars:</u>
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

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DESCRIPTION: Red (max 3.45' diff)

Summary of Overturning & Resisting Forces & Moments

Item	OVERTURNING.....				RESISTING.....		
	Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	1,735.8	2.93	5,082.1	Soil Over HL (ab. water tbl)	1,775.6	3.92	6,954.4
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		3.92	6,954.4
Hydrostatic Force				Water Table			
Buoyant Force	=			Sloped Soil Over Heel	=		
Surcharge over Heel	=			Surcharge Over Heel	=		
Surcharge Over Toe	=			Adjacent Footing Load	=		
Adjacent Footing Load	=			Axial Dead Load on Stem	=		
Added Lateral Load	=			* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=			Soil Over Toe	=	880.0	880.0
				Surcharge Over Toe	=		
				Stem Weight(s)	=	1,195.8	2,840.5
				Earth @ Stem Transitions	=	44.9	123.5
				Footing Weight	=	966.7	2,416.7
				Key Weight	=		
				Vert. Component	=		
Total	=	1,735.8	O.T.M. =		Total =	4,862.9 lbs	R.M. =
							13,215.0
Resisting/Overturning Ratio			=				
Vertical Loads used for Soil Pressure	=	5,507.7	lbs				

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci
 Horizontal Defl @ Top of Wall (approximate only) 0.120 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: 2nd

Stem Design Height: 5.00 ft above top of footing

Lap Splice length for #5 bar specified in this stem design segment (25.4.2.3a) =	18.50 in
Development length for #5 bar specified in this stem design segment =	14.23 in

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #8 bar specified in this stem design segment (25.4.2.3a) =	42.72 in
Development length for #8 bar specified in this stem design segment =	32.86 in

Hooked embedment length into footing for #8 bar specified in this stem design segment =	15.34 in
As Provided =	0.7900 in ² /ft
As Required =	0.2047 in ² /ft

Cantilevered Retaining Wall

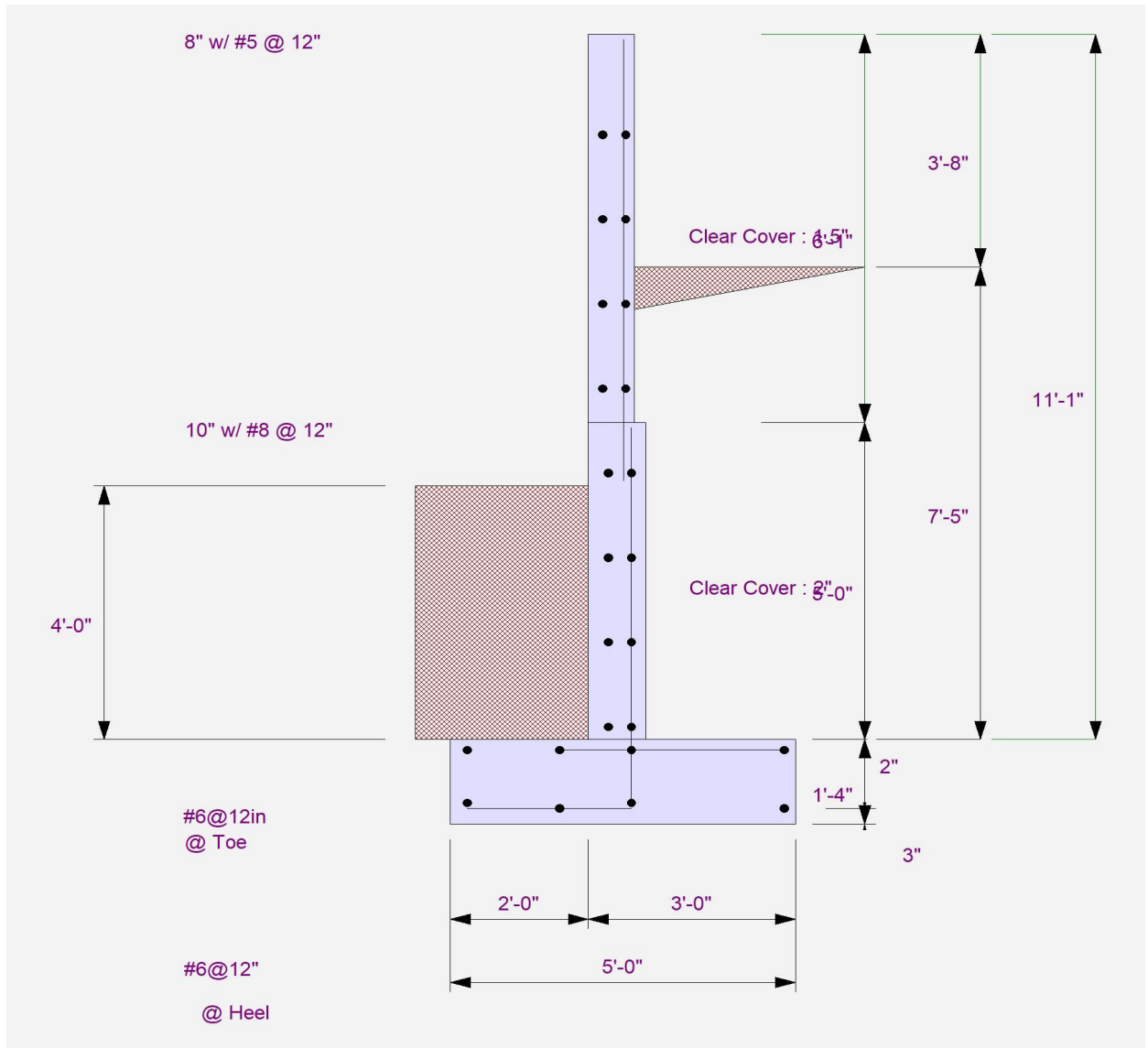
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

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DESCRIPTION: Red (max 3.45' diff)



Cantilevered Retaining Wall

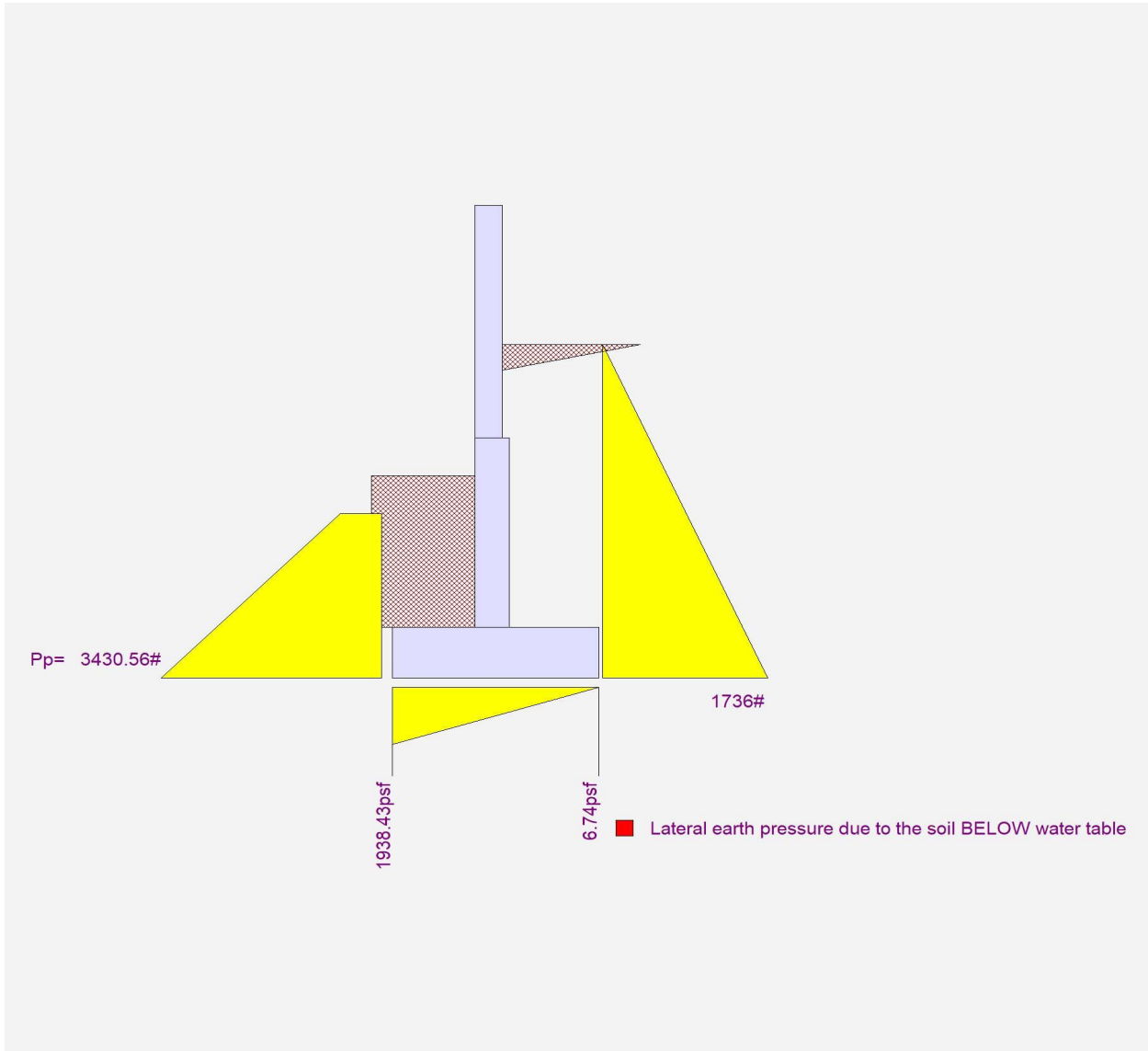
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

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DESCRIPTION: Pink Wall (max 4.25' diff)

Code Reference:

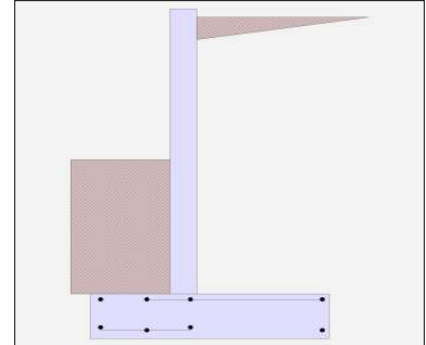
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	8.25 ft
Wall height above soil	=	0.25 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Strength Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Design Summary

Wall Stability Ratios

Overturing	=	2.95	OK
Sliding	=	2.81	OK
Global Stability	=	2.51	

Total Bearing Load	=	6,694 lbs
...resultant ecc.	=	9.87 in

Eccentricity within middle third

Soil Pressure @ Toe	=	1,800 psf	OK
Soil Pressure @ Heel	=	175 psf	OK
Allowable	=	2,000 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,520 psf	
ACI Factored @ Heel	=	245 psf	
Footing Shear @ Toe	=	8.9 psi	OK
Footing Shear @ Heel	=	9.3 psi	OK
Allowable	=	82.2 psi	

Sliding Calcs

Lateral Sliding Force	=	2,066.4 lbs	
less 100% Passive Force	=	3,430.6 lbs	
less 100% Friction Force	=	2,370.7 lbs	
Added Force Req'd	=	0.0 lbs	OK
....for 1.5 Stability	=	0.0 lbs	OK

Vertical component of active lateral soil pressure IS
NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

Design Height Above Ftg

ft =	0.00
Wall Material Above "Ht"	= Concrete
Design Method	= SD
Thickness	= 8.00
Rebar Size	= # 5
Rebar Spacing	= 12.00
Rebar Placed at	= Edge

Design Data

fb/FB + fa/Fa	=	0.821
---------------	---	-------

Total Force @ Section

Service Level	lbs =
Strength Level	lbs = 2,450.3

Moment....Actual

Service Level	ft-# =
Strength Level	ft-# = 6,738.2

Moment.....Allowable	=	8,206.3
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Shear.....Actual

Service Level	psi =
Strength Level	psi = 33.0
Shear.....Allowable	psi = 82.2

Anet (Masonry)	in2 =
----------------	-------

Wall Weight	psf = 96.7
-------------	------------

Rebar Depth 'd'	in = 6.19
-----------------	-----------

Masonry Data

f'm	psi =
Fs	psi =
Solid Grouting	=
Modular Ratio 'n'	=
Equiv. Solid Thick.	=
Masonry Block Type	=
Masonry Design Method	= ASD

Concrete Data

f'c	psi = 3,000.0
Fy	psi = 60,000.0

Bottom

Stem OK

ft = 0.00

Concrete

SD

SD

8.00

5

12.00

Edge

0.821

lbs =

2,450.3

ft-# =

6,738.2

ft-# =

8,206.3

psi =

33.0

psi = 82.2

in2 =

psf = 96.7

in = 6.19

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.2551 in2/ft	
(4/3) * As :	0.3402 in2/ft	Min Stem T&S Reinf Area 1.632 in2
200bd/fy : 200(12)(6.1875)/60000 :	0.2475 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	Horizontal Reinforcing Options :
	=====	<u>One layer of :</u> <u>Two layers of :</u>
Required Area :	0.2551 in2/ft	#4@ 12.50 in #4@ 25.00 in
Provided Area :	0.31 in2/ft	#5@ 19.38 in #5@ 38.75 in
Maximum Area :	1.0059 in2/ft	#6@ 27.50 in #6@ 55.00 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	4.00
Total Footing Width	=	6.00
Footing Thickness	=	16.00 in

f'c = 3,000 psi Fy = 60,000 psi
 Footing Concrete Density = 150.00 pcf
 Min. As % = 0.0018
 Cover @ Top 2.00 @ Btm = 3.00 in

Footing Design Results

	Toe	Heel	
Factored Pressure	= 2,520	245	psf
Mu' : Upward	= 4,535	3,703	ft-#
Mu' : Downward	= 1,536	7,383	ft-#
Mu: Design	= 2,999	3,680	ft-#
φ Mn	= 24,143	26,123	ft-#
Actual 1-Way Shear	= 8.91	9.29	psi
Allow 1-Way Shear	= 82.16	82.16	psi
Toe Reinforcing	= # 6 @ 12.00 in		
Heel Reinforcing	= # 6 @ 12.00 in		
Key Reinforcing	= None Spec'd		
Footing Torsion, Tu	=	0.00 ft-lbs	
Footing Allow. Torsion, φ Tn	=	0.00 ft-lbs	

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area 2.07 in2
 Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:

#4@ 6.94 in
 #5@ 10.76 in
 #6@ 15.28 in

If two layers of horizontal bars:

#4@ 13.89 in
 #5@ 21.53 in
 #6@ 30.56 in

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Summary of Overturning & Resisting Forces & Moments

Item	OVERTURNING.....				RESISTING.....		
	Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,066.4	3.19	6,601.0	Soil Over HL (ab. water tbl)	3,025.0	4.33	13,108.3
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		4.33	13,108.3
Hydrostatic Force				Water Table			
Buoyant Force	=			Sloped Soil Over Heel	=		
Surcharge over Heel	=			Surcharge Over Heel	=		
Surcharge Over Toe	=			Adjacent Footing Load	=		
Adjacent Footing Load	=			Axial Dead Load on Stem	=		
Added Lateral Load	=			* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=			Soil Over Toe	=	880.0	880.0
				Surcharge Over Toe	=		
				Stem Weight(s)	=	821.7	1,917.2
				Earth @ Stem Transitions	=		
				Footing Weight	=	1,200.0	3,600.0
				Key Weight	=		
				Vert. Component	=		
Total	=	2,066.4	O.T.M. = 6,601.0	Total	=	5,926.7 lbs	R.M. = 19,505.6
Resisting/Overturning Ratio		=	2.95	* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.			
Vertical Loads used for Soil Pressure	=	6,694.2	lbs				

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci
 Horizontal Defl @ Top of Wall (approximate only) 0.071 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #5 bar specified in this stem design segment (25.4.2.3a) =	21.36 in
Development length for #5 bar specified in this stem design segment =	16.43 in
Hooked embedment length into footing for #5 bar specified in this stem design segment =	9.59 in
As Provided =	0.3100 in ² /ft
As Required =	0.2551 in ² /ft

Cantilevered Retaining Wall

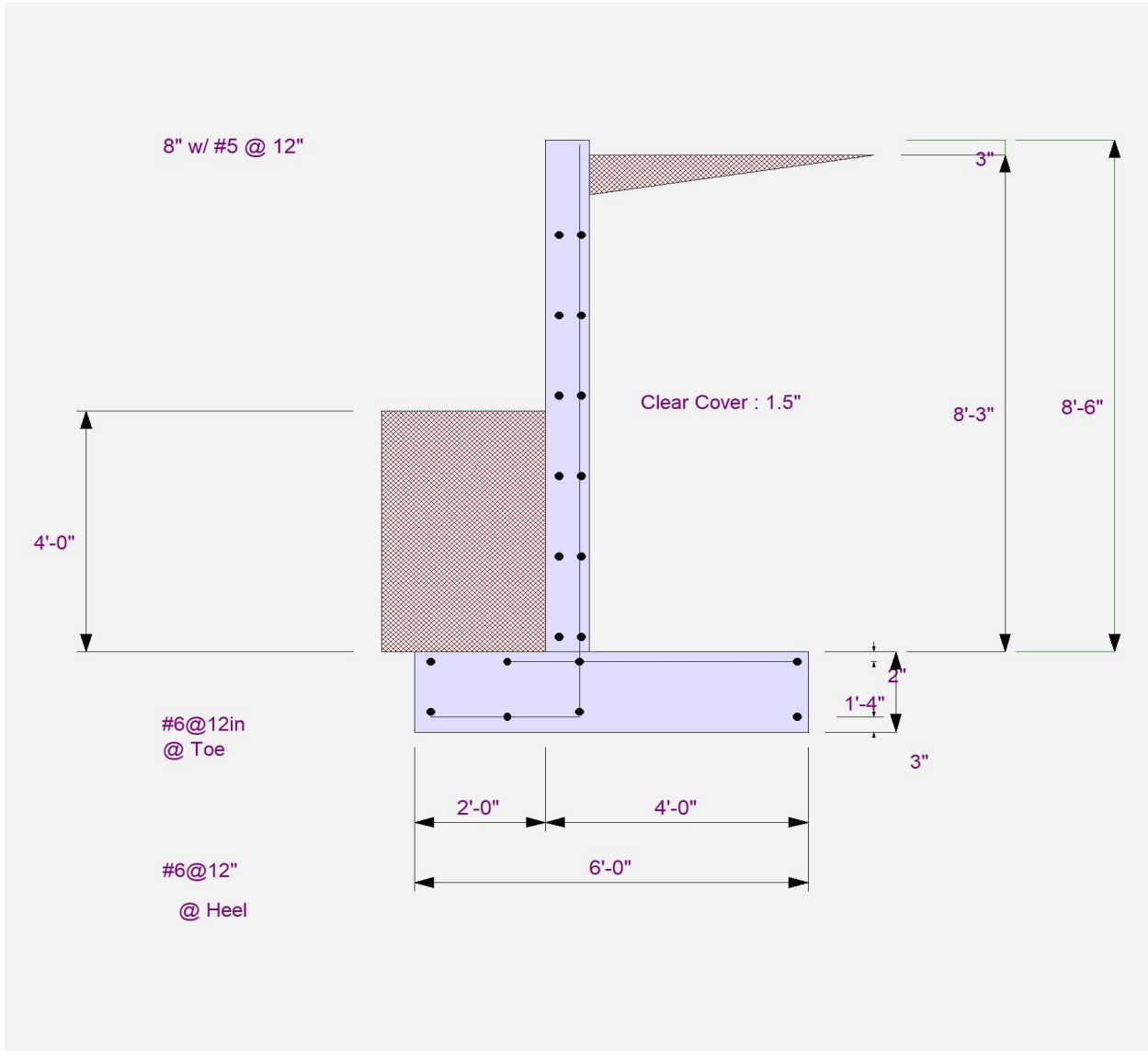
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)



Cantilevered Retaining Wall

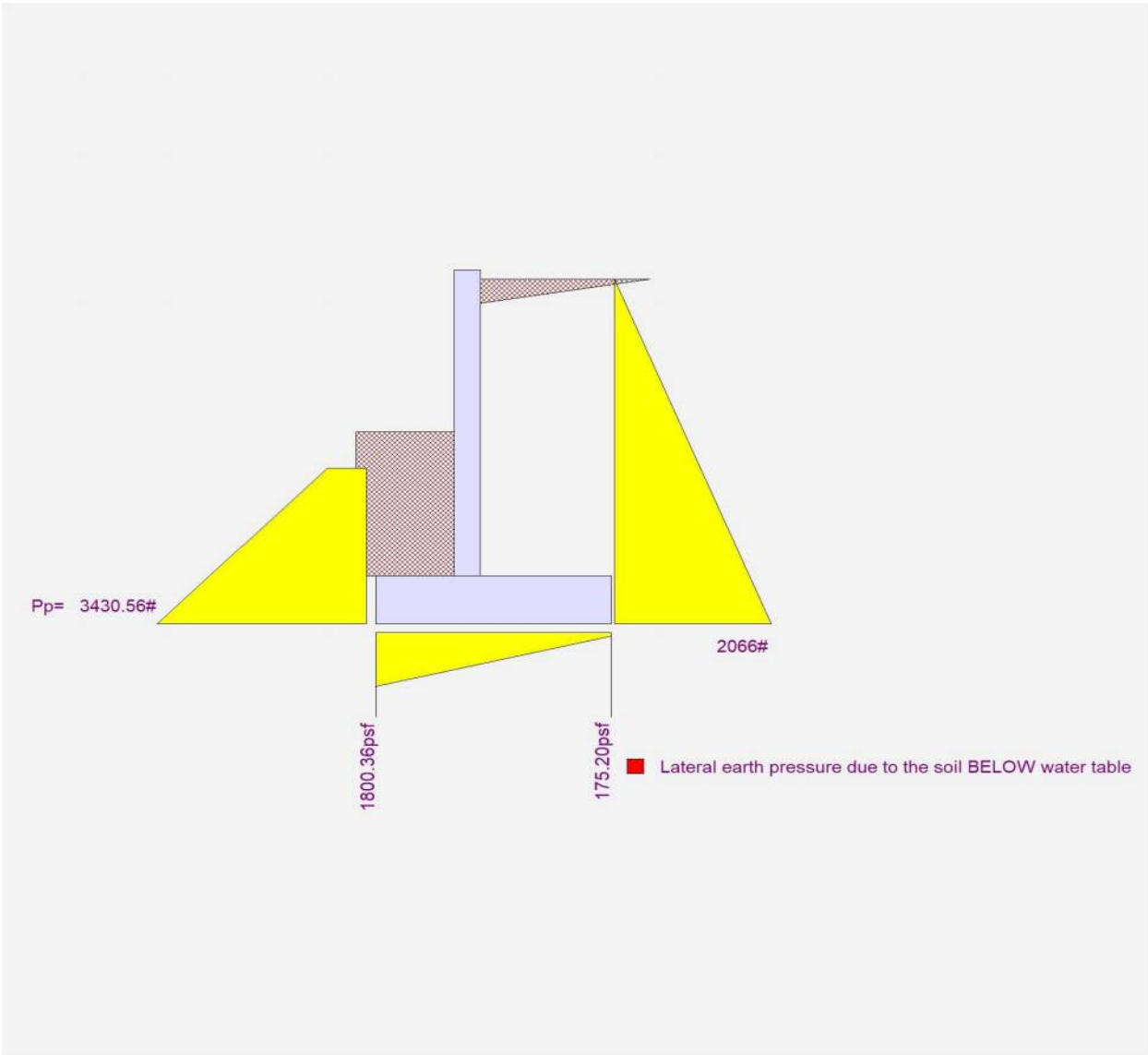
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Code Reference:

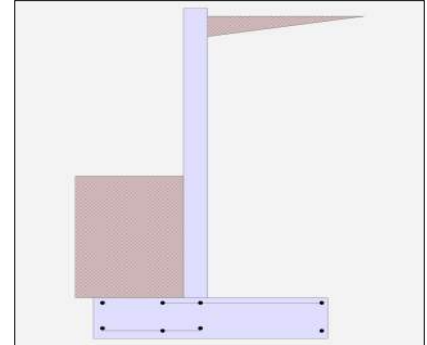
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	9.25 ft
Wall height above soil	=	0.25 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Strength Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Design Summary

Wall Stability Ratios

Overturing	=	2.75	OK
Sliding	=	2.42	OK
Global Stability	=	2.17	

Total Bearing Load	=	7,603 lbs	
...resultant ecc.	=	10.99 in	

Eccentricity within middle third

Soil Pressure @ Toe	=	1,892 psf	OK
Soil Pressure @ Heel	=	159 psf	OK
Allowable	=	2,000 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,649 psf	
ACI Factored @ Heel	=	223 psf	
Footing Shear @ Toe	=	14.0 psi	OK
Footing Shear @ Heel	=	12.5 psi	OK
Allowable	=	82.2 psi	

Sliding Calcs

Lateral Sliding Force	=	2,520.2 lbs	
less 100% Passive Force	=	3,430.6 lbs	
less 100% Friction Force	=	2,666.7 lbs	
Added Force Req'd	=	0.0 lbs	OK
....for 1.5 Stability	=	0.0 lbs	OK

Vertical component of active lateral soil pressure IS
 NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

Design Height Above Ftg

ft =	0.00
Wall Material Above "Ht"	= Concrete
Design Method	= SD
Thickness	= 8.00
Rebar Size	= # 6
Rebar Spacing	= 12.00
Rebar Placed at	= Edge

Design Data

fb/FB + fa/Fa	=	0.904
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Total Force @ Section

Service Level	lbs =	
Strength Level	lbs =	3,080.3

Moment....Actual

Service Level	ft-# =	
Strength Level	ft-# =	9,497.4

Moment.....Allowable	=	10,495.0
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Shear.....Actual

Service Level	psi =	
Strength Level	psi =	45.6
Shear.....Allowable	psi =	94.9
Anet (Masonry)	in2 =	
Wall Weight	psf =	96.7
Rebar Depth 'd'	in =	5.63

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,000.0
Fy	psi =	60,000.0

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.3977 in2/ft	
(4/3) * As :	0.5303 in2/ft	Min Stem T&S Reinf Area 1.824 in2
200bd/fy : 200(12)(5.625)/60000 :	0.225 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	Horizontal Reinforcing Options :
	=====	<u>One layer of :</u> <u>Two layers of :</u>
Required Area :	0.3977 in2/ft	#4@ 12.50 in #4@ 25.00 in
Provided Area :	0.44 in2/ft	#5@ 19.38 in #5@ 38.75 in
Maximum Area :	1.2192 in2/ft	#6@ 27.50 in #6@ 55.00 in

Footing Data

Toe Width	=	2.50 ft
Heel Width	=	4.00
Total Footing Width	=	6.50
Footing Thickness	=	16.00 in

f'c = 3,000 psi Fy = 60,000 psi
 Footing Concrete Density = 145.00 pcf
 Min. As % = 0.0018
 Cover @ Top 2.00 @ Btm = 3.00 in

Footing Design Results

	Toe	Heel	
Factored Pressure	= 2,649	223	psf
Mu' : Upward	= 7,307	3,541	ft-#
Mu' : Downward	= 2,375	8,072	ft-#
Mu: Design	= 4,932	4,531	ft-#
φ Mn	= 24,143	26,123	ft-#
Actual 1-Way Shear	= 14.01	12.52	psi
Allow 1-Way Shear	= 82.16	82.16	psi
Toe Reinforcing	= # 6 @ 12.00 in		
Heel Reinforcing	= # 6 @ 12.00 in		
Key Reinforcing	= None Spec'd		
Footing Torsion, Tu	=	0.00	ft-lbs
Footing Allow. Torsion, φ Tn	=	0.00	ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area 2.25 in2
 Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:

#4@ 6.94 in
 #5@ 10.76 in
 #6@ 15.28 in

If two layers of horizontal bars:

#4@ 13.89 in
 #5@ 21.53 in
 #6@ 30.56 in

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Summary of Overturning & Resisting Forces & Moments

Item	OVERTURNING.....				RESISTING.....		
	Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,520.2	3.53	8,890.6	Soil Over HL (ab. water tbl)	3,391.7	4.83	16,393.1
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		4.83	16,393.1
Hydrostatic Force				Water Table			
Buoyant Force =				Sloped Soil Over Heel =			
Surcharge over Heel =				Surcharge Over Heel =			
Surcharge Over Toe =				Adjacent Footing Load =			
Adjacent Footing Load =				Axial Dead Load on Stem =			
Added Lateral Load =				* Axial Live Load on Stem =			
Load @ Stem Above Soil =				Soil Over Toe =	1,100.0	1.25	1,375.0
				Surcharge Over Toe =			
				Stem Weight(s) =	918.3	2.83	2,601.9
				Earth @ Stem Transitions =			
				Footing Weight =	1,256.7	3.25	4,084.2
				Key Weight =			
				Vert. Component =			
Total	= 2,520.2	O.T.M. =	8,890.6	Total =	6,666.7 lbs	R.M. =	24,454.2
Resisting/Overturning Ratio		= 2.75		* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.			
Vertical Loads used for Soil Pressure =		7,602.7 lbs					

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci
 Horizontal Defl @ Top of Wall (approximate only) 0.077 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.3a) =	22.20 in
Development length for #6 bar specified in this stem design segment =	17.08 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	11.50 in
As Provided =	0.4400 in ² /ft
As Required =	0.3977 in ² /ft

Cantilevered Retaining Wall

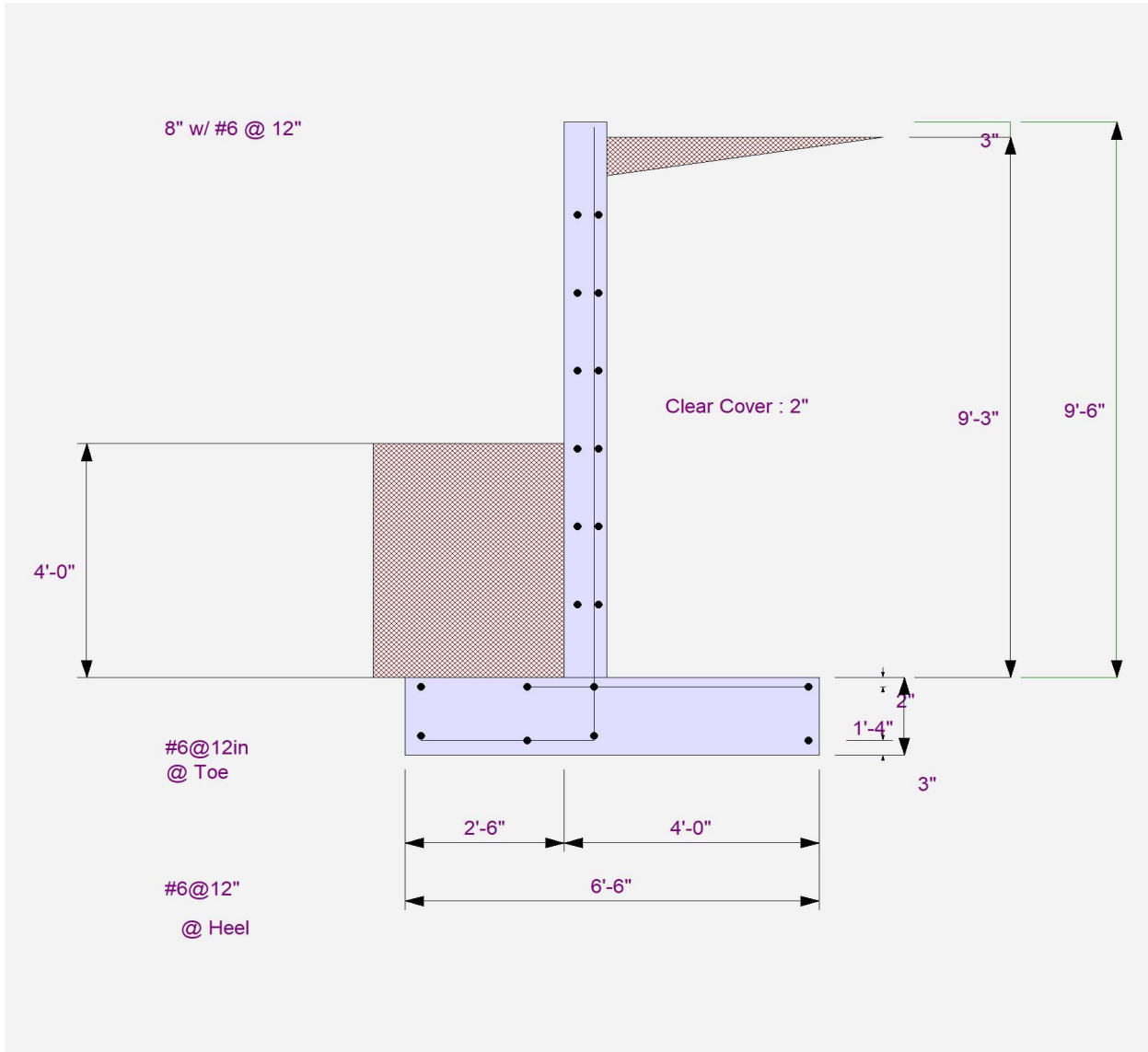
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)



Cantilevered Retaining Wall

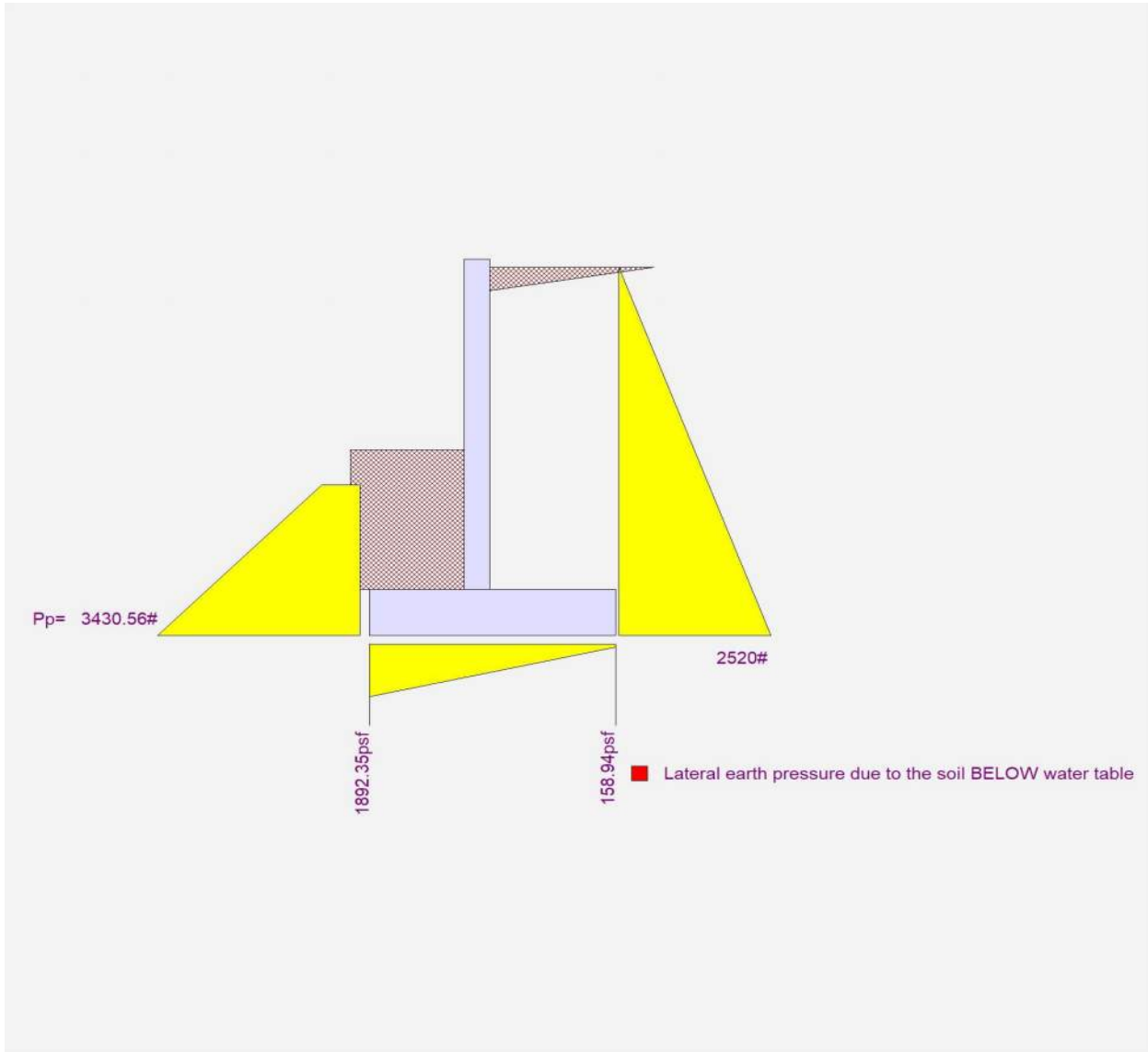
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Code Reference:

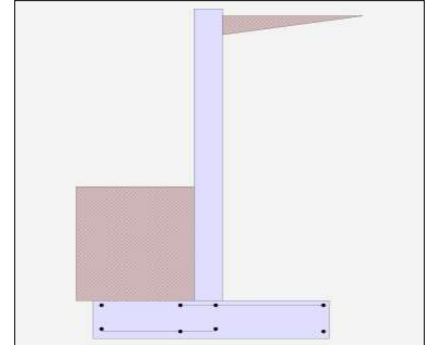
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	10.00 ft
Wall height above soil	=	0.25 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Strength Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Design Summary

Wall Stability Ratios

Overtuning	=	2.75	OK
Sliding	=	2.22	OK
Global Stability	=	1.98	

Total Bearing Load	=	8,515 lbs	
...resultant ecc.	=	11.26 in	

Eccentricity within middle third

Soil Pressure @ Toe	=	1,918 psf	OK
Soil Pressure @ Heel	=	208 psf	OK
Allowable	=	2,000 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,686 psf	
ACI Factored @ Heel	=	291 psf	
Footing Shear @ Toe	=	18.4 psi	OK
Footing Shear @ Heel	=	14.2 psi	OK
Allowable	=	82.2 psi	

Sliding Calcs

Lateral Sliding Force	=	2,890.0 lbs	
less 100% Passive Force	=	3,430.6 lbs	
less 100% Friction Force	=	2,976.8 lbs	
Added Force Req'd	=	0.0 lbs	OK
...for 1.5 Stability	=	0.0 lbs	OK

Vertical component of active lateral soil pressure IS
 NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

Design Height Above Ftg

ft =	0.00
Wall Material Above "Ht"	= Concrete
Design Method	= SD
Thickness	= 10.00
Rebar Size	= # 6
Rebar Spacing	= 12.00
Rebar Placed at	= Edge

Design Data

fb/FB + fa/Fa	=	0.830
---------------	---	-------

Total Force @ Section

Service Level	lbs =	
Strength Level	lbs =	3,600.0

Moment....Actual

Service Level	ft-# =	
Strength Level	ft-# =	12,000.0

Moment.....Allowable	=	14,455.0
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Shear.....Actual

Service Level	psi =	
Strength Level	psi =	39.3

Shear.....Allowable	psi =	94.9
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Anet (Masonry)	in2 =	
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Wall Weight	psf =	120.8
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Rebar Depth 'd'	in =	7.63
-----------------	------	------

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,000.0
Fy	psi =	60,000.0

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.365 in ² /ft	
(4/3) * As :	0.4866 in ² /ft	Min Stem T&S Reinf Area 2.460 in ²
200bd/fy : 200(12)(7.625)/60000 :	0.305 in ² /ft	Min Stem T&S Reinf Area per ft of stem Height : 0.240 in ² /ft
0.0018bh : 0.0018(12)(10) :	0.216 in ² /ft	Horizontal Reinforcing Options :
	=====	<u>One layer of :</u> <u>Two layers of :</u>
Required Area :	0.365 in ² /ft	#4@ 10.00 in #4@ 20.00 in
Provided Area :	0.44 in ² /ft	#5@ 15.50 in #5@ 31.00 in
Maximum Area :	1.6527 in ² /ft	#6@ 22.00 in #6@ 44.00 in

Footing Data

Toe Width	=	3.00 ft
Heel Width	=	4.00
Total Footing Width	=	7.00
Footing Thickness	=	16.00 in

f'c = 3,000 psi Fy = 60,000 psi
 Footing Concrete Density = 150.00 pcf
 Min. As % = 0.0018
 Cover @ Top 2.00 @ Btm = 3.00 in

Footing Design Results

	Toe	Heel	
Factored Pressure	= 2,686	291	psf
Mu' : Upward	= 10,546	3,270	ft-#
Mu' : Downward	= 3,456	7,822	ft-#
Mu: Design	= 7,090	4,552	ft-#
φ Mn	= 24,143	26,123	ft-#
Actual 1-Way Shear	= 18.37	14.22	psi
Allow 1-Way Shear	= 82.16	82.16	psi
Toe Reinforcing	= # 6 @ 12.00 in		
Heel Reinforcing	= # 6 @ 12.00 in		
Key Reinforcing	= None Spec'd		
Footing Torsion, Tu	=	0.00 ft-lbs	
Footing Allow. Torsion, φ Tn	=	0.00 ft-lbs	

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area 2.42 in²
 Min footing T&S reinf Area per foot 0.35 in²/ft

If one layer of horizontal bars:

#4@ 6.94 in
 #5@ 10.76 in
 #6@ 15.28 in

If two layers of horizontal bars:

#4@ 13.89 in
 #5@ 21.53 in
 #6@ 30.56 in

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Summary of Overturning & Resisting Forces & Moments

Item	OVERTURNING.....				RESISTING.....		
	Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,890.0	3.78	10,917.8	Soil Over HL (ab. water tbl)	3,483.3	5.42	18,868.1
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		5.42	18,868.1
Hydrostatic Force				Water Table			
Buoyant Force	=			Sloped Soil Over Heel	=		
Surcharge over Heel	=			Surcharge Over Heel	=		
Surcharge Over Toe	=			Adjacent Footing Load	=		
Adjacent Footing Load	=			Axial Dead Load on Stem	=		
Added Lateral Load	=			* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=			Soil Over Toe	=	1,320.0	1,980.0
				Surcharge Over Toe	=		
				Stem Weight(s)	=	1,238.5	4,231.7
				Earth @ Stem Transitions	=		
				Footing Weight	=	1,400.0	4,900.0
				Key Weight	=		
				Vert. Component	=		
Total	=	2,890.0	O.T.M. =		Total =	7,441.9 lbs	R.M. =
							29,979.7
Resisting/Overturning Ratio			=	2.75			
Vertical Loads used for Soil Pressure =		8,515.3	lbs				

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci
 Horizontal Defl @ Top of Wall (approximate only) 0.078 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

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DESCRIPTION: Dark Blue Wall (max 6' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.3a) =	22.20 in
Development length for #6 bar specified in this stem design segment =	17.08 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	11.50 in
As Provided =	0.4400 in ² /ft
As Required =	0.3650 in ² /ft

Cantilevered Retaining Wall

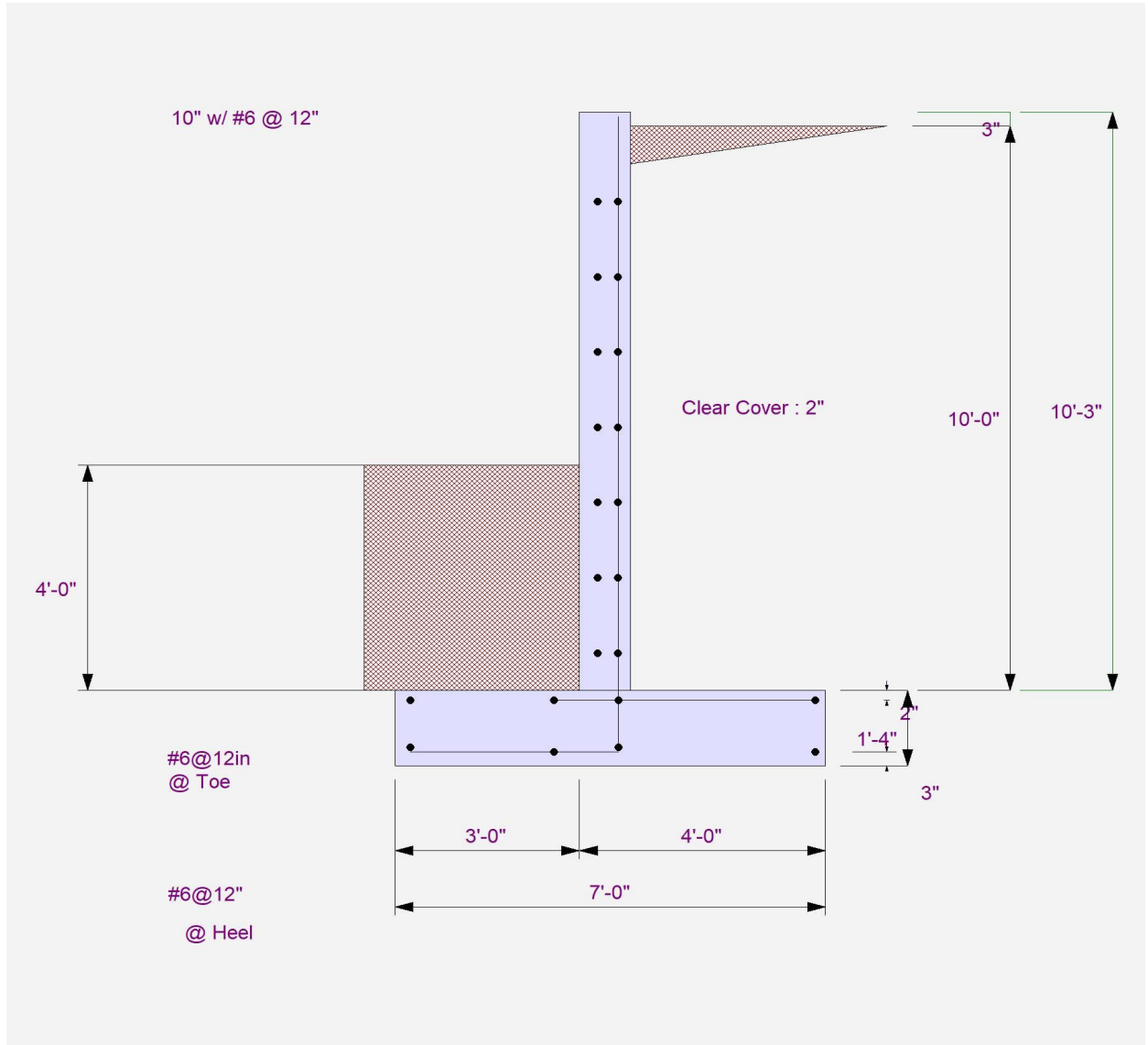
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

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Cantilevered Retaining Wall

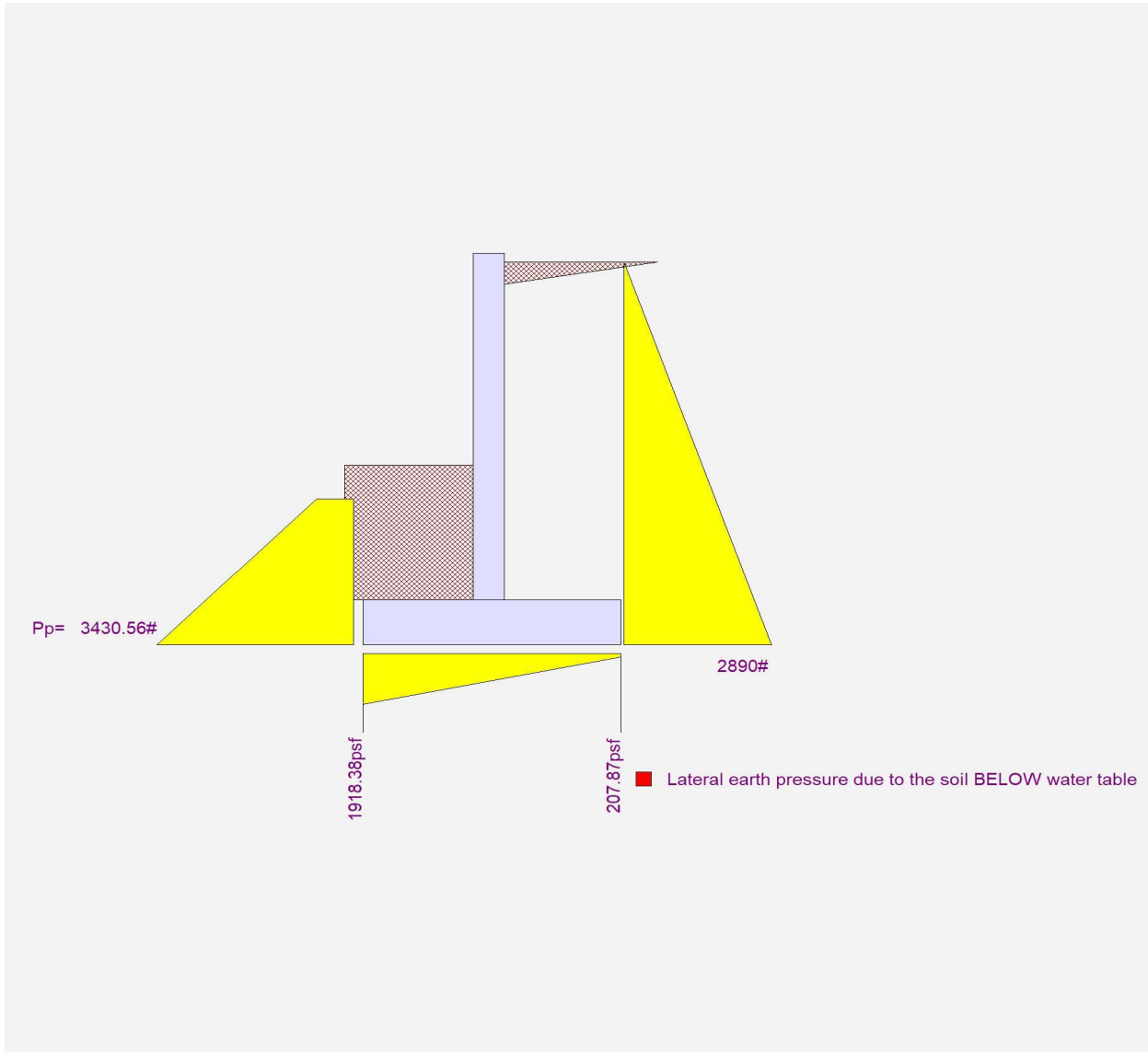
Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04

PIERCE ENGINEERS, INC.

(c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)



RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – Precise Implementation Plan (PIP) application filed by Tess Komars, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-030	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by Tess Komars, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and

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

1. In general, the proposed PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP outweigh all potential adverse impacts of the proposed PIP after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Substantial conformance to the submitted plan set.
2. Applicant shall secure all required permits prior to construction start.
3. A perpetual public access easement shall be recorded to continue the Shore Path along Geneva Lake shoreline. Proof of recording shall be required prior to construction permit issuance.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends approval to the Common Council of the Planned Development – Precise Implementation Plan application filed by Tess Komars, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 20th day of July 2026.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

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

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building Zoning Clerk Date

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

Applicant:

Kristen Kettle
672 W Main Street #1136
Lake Geneva, WI

Request:

140 Broad Street
PD - General Development Plan (GDP)

Description:

The applicant proposes to raze the building located at 140 Broad Street and construct a new commercial building on the lot. The property is zoned CB Central Business District. The existing lot has size limitations that will require some flexibility of the CB bulk standards. The zoning tool for granting such flexibility is the PD Planned Development process. Approval of the General Development Plan (GDP) is a step in the overall PD approval process. The GDP is meant to establish a conceptual plan for site development. After approval of the GDP, a Precise Implementation Plan (PIP) is required. The PIP will provide more detail for construction and engineering.

Consistency with the Comprehensive Plan:

GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State law. The Comprehensive Plan recommends this area as Central Business District. This category allows for dining uses as proposed by the GDP. Therefore, the proposed GDP is consistent with the Comprehensive Plan.

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Central Business District (CB) zoning district provides that comparison zoning district. The project is requesting flexibility:

1. Reduce the minimum lot area from the required 1,750 square feet to 1,358 square feet.
2. Reduce the required rear setback from 10 feet to 0 feet.

Please note that the PIP may request additional flexibility that could be revealed during the final plan preparations.

Staff Review Comments:

The proposed project includes a two-story commercial building to be utilized as an Indoor Entertainment Operation (Restaurant). The building design and finishes are proposed to fit into the existing area.

GDP: Action by the Plan Commission:

As part of the consideration of a requested PD-GDP, the Plan Commission is required to:

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

GDP: Required Plan Commission Findings on the GDP for Recommendation to Common Council:
A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
 2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
 3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

GDP: Staff Recommendation:

Staff recommend that the Plan Commission recommend *approval* of the GDP as submitted, including the granting of the requested zoning flexibility.

Staff further recommend the following additional conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan will include a traffic plan to inform traffic patterns for the duration of the demolition and construction.
3. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

Name and Address of Current Owner: Pacific Property Holdings, LLC
672 W. Main Street #1136, Lake Geneva WI 53147

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

[REDACTED]

Owner Signature: Kristen Kettle

Name and Address of Applicant:
Kristen Kettle c/o Pacific Property Holdings, LLC
672 W Main Street #1136, Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant:

[REDACTED]

Proposed Use: Restaurant and Taproom

Zoning District in which land is located: Central Business

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

Architect: Patera LLC, 4040 N Calhoun Rd, Brookfield, WI 53005

General Contractor: Pete Juergens, Geneva Bay Development, LLC, N2689 Sunset Blvd, Lake Geneva WI 53147

Short statement describing activities to take place on site:

Building will house "Otties" a fast-casual restaurant on the first floor, and Mashtun Brewing Taproom on the second floor.

The basement will be used for food preparation, food and beverage storage, cooler space and staff lockers.

The guest seating capacity of both floors combined will be approx 80 pax

The building will be fully sprinklered with 2 ADA compliant unisex bathrooms.

Kristen Kettle

GDP fee \$500.00, payable upon filing application

5/12/26

Date

Kristen Kettle

Signature of Applicant

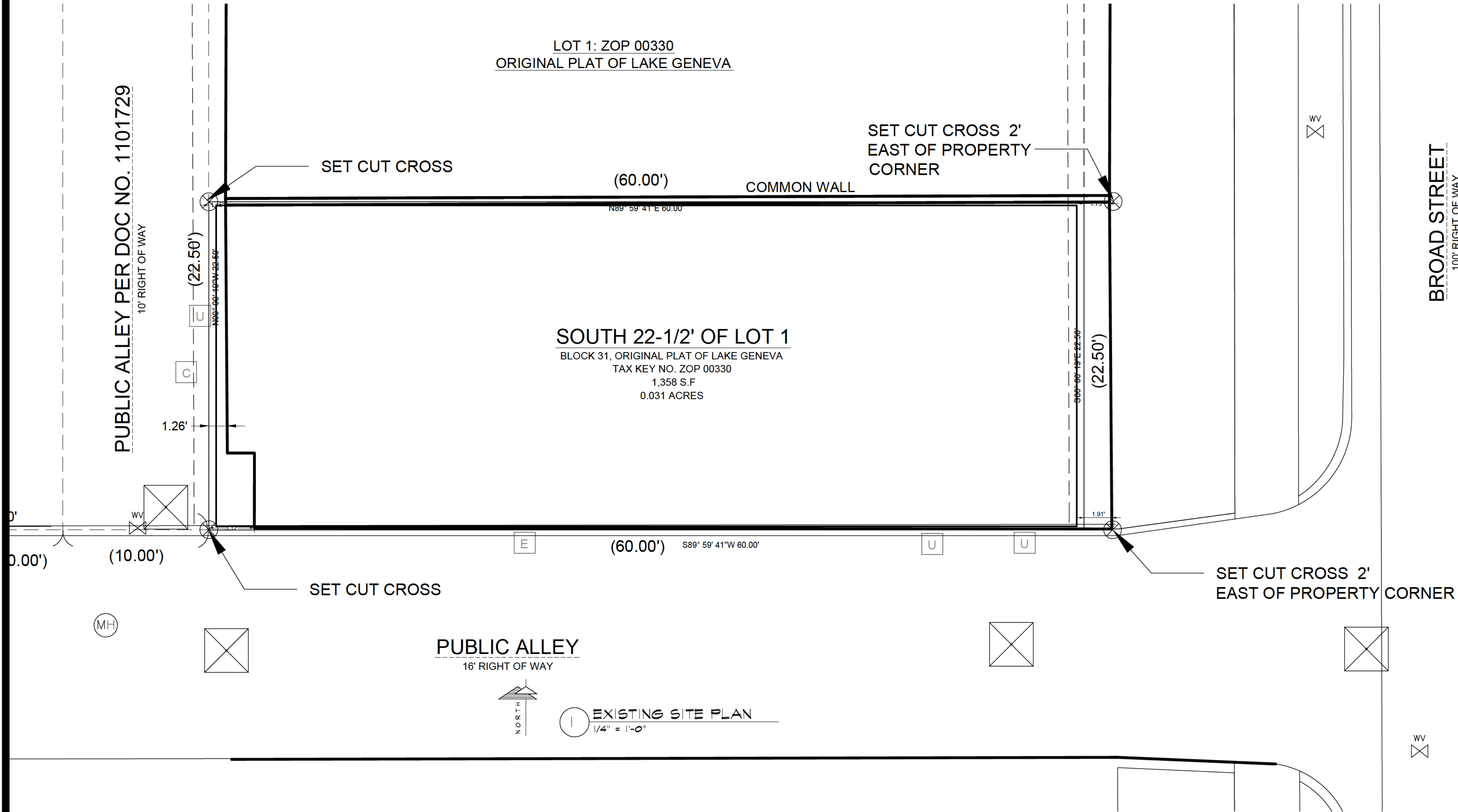


GENERAL NOTES

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES, FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGERS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
7. ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.
8. 1/2" OSB SHALL BE NAILED TO TRUSSES AT A MAXIMUM OF 8" O.C.. STEEL H-CLIPS SHALL BE USED BETWEEN TRUSSES.
9. ALL WOOD FOR EXTERIOR WALLS, INTERIOR BEARING WALLS SHALL BE SPF-#2 GRADE OR BETTER UNLESS OTHER WISE NOTES. FLOOR JOIST SHALL BE ENGINEERED JOIST. ALL WOOD REQUIRED TO COMPLETE THE ROOF SHALL BE PER ROOF TRUSS MANUFACTURER SPECIFICATIONS.
10. DESIGN DATA:
LIVE LOAD ROOF 30#/SQ.FT. WIND LOAD 20#/SQ.FT.
LIVE LOAD FLOOR 40#/SQ.FT. LIVE LOAD STAIRS 40#/SQ.FT.
CONCRETE 3000 PSI
REINFORCED STEEL YIELD 60,000 PSI. CRSI SPECIFICATIONS.
ASSUMED SOIL PRESSURE 3000 PSF.
COMPACTION OF ANY FILL REQUIRED UNDER FLOOR SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM 1557). THIRD PARTY TESTS SHALL BE REQUIRED TO BE FURNISHED TO DESIGNER TO INSURE THAT THE COMPACTION IS PER ABOVE.
11. ALL CONCRETE BLOCK SHALL BE STATE OF WISCONSIN APPROVED. BRICK SHALL BE SECURELY ATTACHED TO WOOD FRAMING WITH 22 GAUGE CORRUGATED GALVANIZED SHEET METAL TIES - 1/8" WIDE WITH AT LEAST ONE ANCHOR IN EVERY 2 SQUARE FEET OF WALL. MORTAR SHALL BE TYPE 'M'.
12. THERMAL PERFORMANCE BY OTHERS
13. VENTILATE ATTIC PER CODE.
14. ALL FRAMED WALLS IN PERIMETER OF BASEMENT (BOTH STRUCTURAL & FURRED WALLS) MUST BE INSULATED PER PLAN OR MINIMUM R-11 F.G. BATT.
15. TRUSS MANUFACTURER TO VERIFY FIREPLACE VENTING SPACE FOR ALL FIREPLACES.

PLAN NOTES:

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.
3. GRADES SHOWN ON THESE PLANS ARE ASSUMED, CONFIRM ALL GRADES WITH SURVEY SITE SURVEY.
4. FOR PLACEMENT OF THE BUILDING ON THE LOT REFER TO SURVEYORS DRAWINGS.
5. ALL WALLS ARE 5' UNLESS OTHERWISE NOTED.
6. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP., APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS.



SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

SHEET INDEX:

SHEET C-1	PROPOSED SITE DEVELOPMENT PLAN & GENERAL NOTES
SHEET A-1	PROPOSED FOUNDATION PLAN, FLOOR PLAN,
SHEET A-2	PROPOSED EXTERIOR ELEVATIONS
SHEET A-3	

OTTIE'S RESTAURANT

140 BROAD STREET
LAKE GENEVA, WI 53147

SHEET TITLE:
SITE PLAN AND GENERAL PROJECT NOTES

C-1

DATE: MARCH 19, 2026

PROJECT NUMBER: 26-122



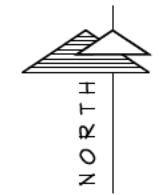
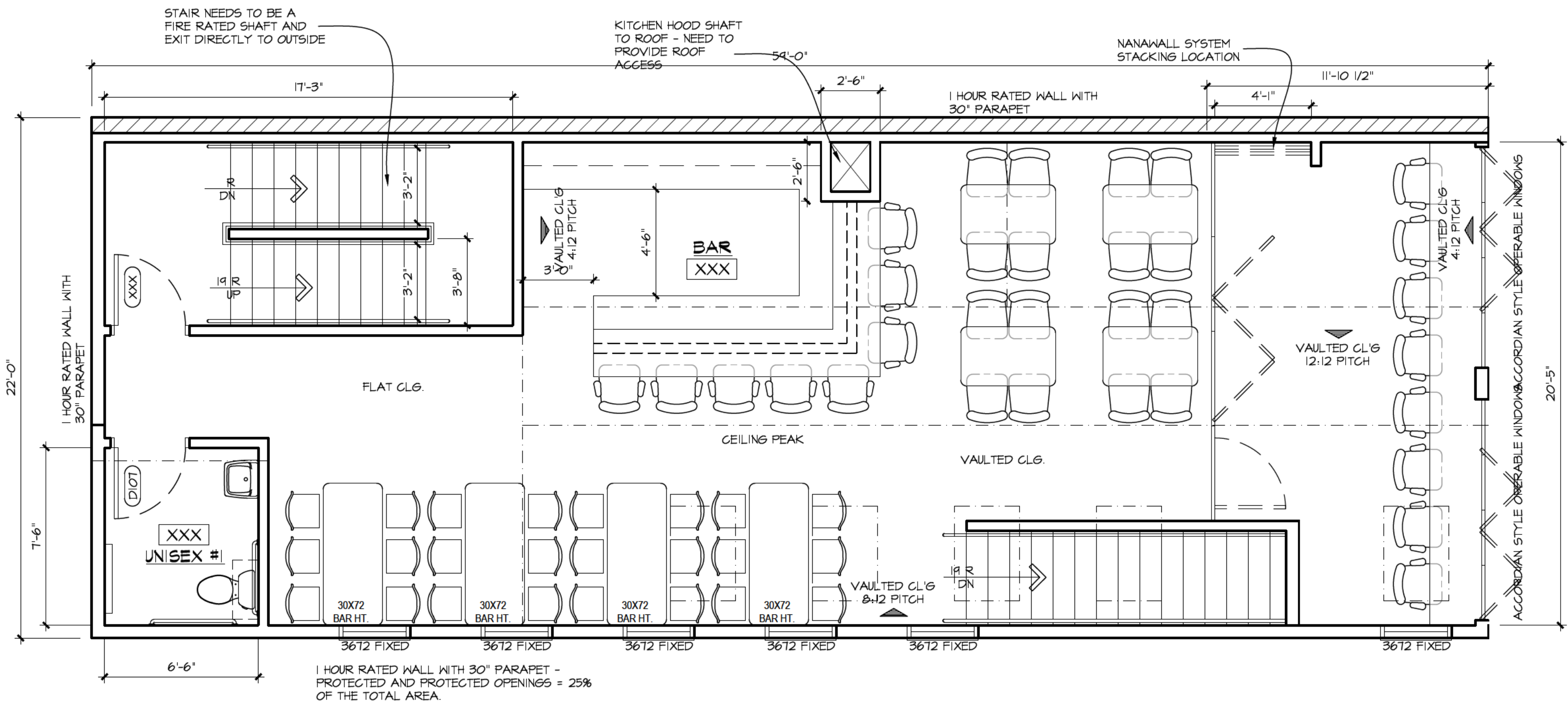
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005

(OFFICE) 262-786-6776

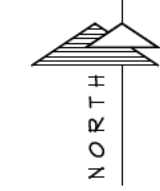
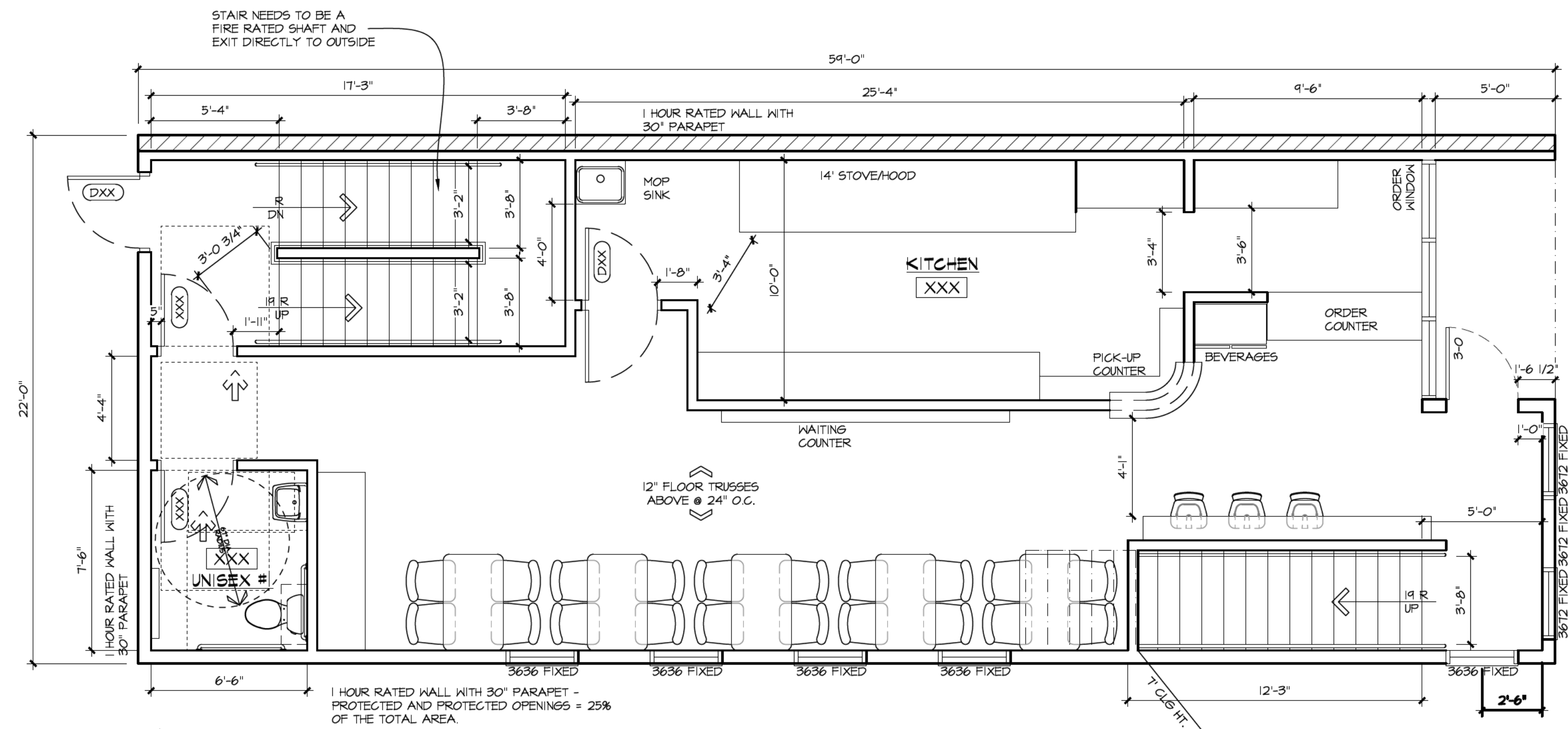
REVISIONS:

-PRELIMS 3-25-26

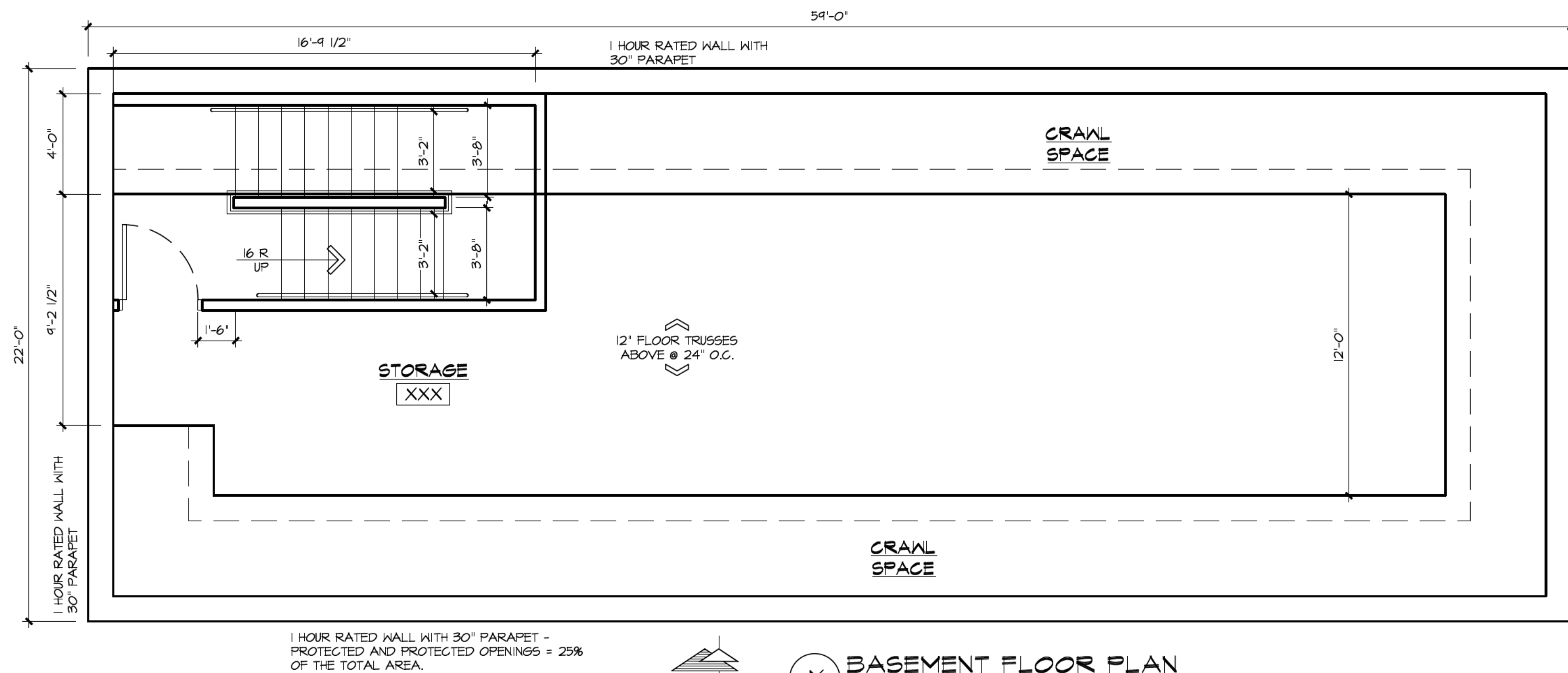
-REVISED 4-20-26



X SECOND FLOOR PLAN
1/4" = 1'-0"



X FIRST FLOOR PLAN
1/4" = 1'-0"



X BASEMENT FLOOR PLAN
1/4" = 1'-0"

OTTIE'S RESTAURANT

140 BROAD STREET
LAKE GENEVA, WI 53147

SHEET TITLE:

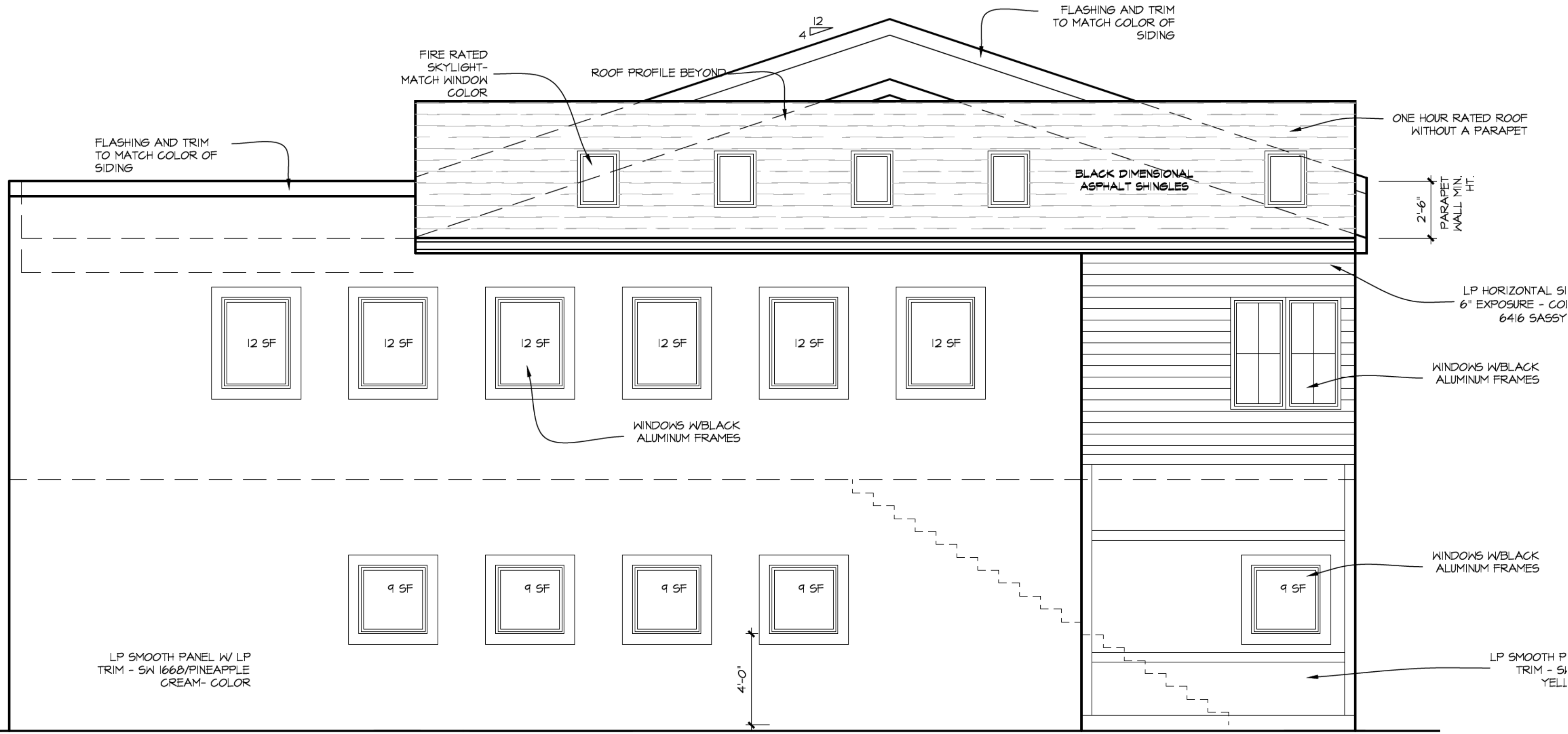
PRELIMINARY FLOOR PLAN

A-1

DATE: MARCH 19, 2026

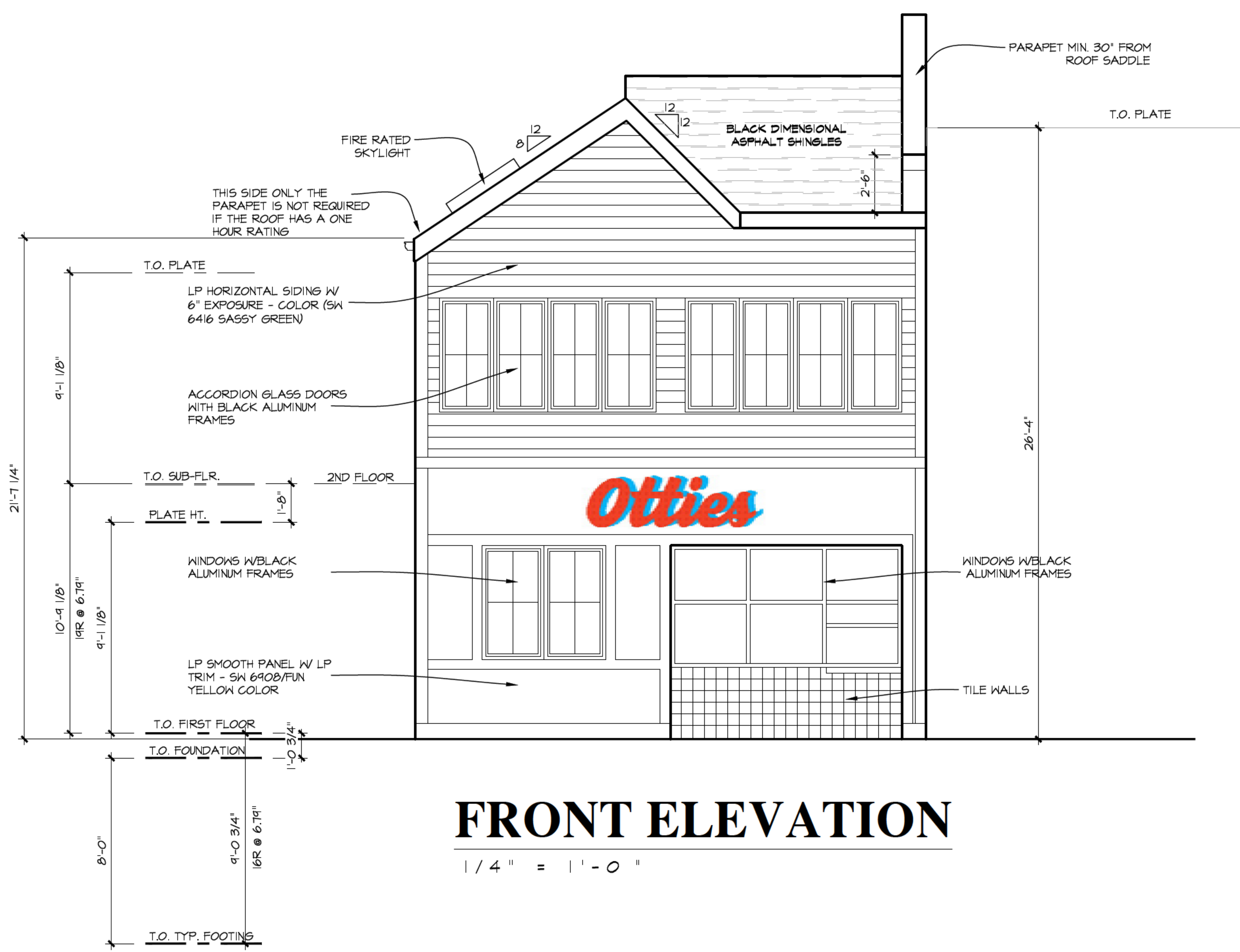
PROJECT NUMBER: 26-122

REVISIONS:
-PRELIMS 3-25-26
-REVISED 4-20-26



ALLEY ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

REVISIONS:	
-PRELIMS	3-25-26
-REVISED	4-20-26



OTTIE'S RESTAURANT

140 BROAD STREET
LAKE GENEVA, WI 53147

SHEET TITLE:

BUILDING SECTION AND EXTERIOR ELEVATIONS

A-2

DATE: MARCH 19, 2026

PROJECT NUMBER: 26-122

OTTIE'S

CHIPPIE *AND* TAPROOM

BY MASHTUN BREWING



CONCEPT & LOCATION

Lake Geneva's first "chippie". Ottie's will be located at **140 Broad Street**, just up from the harbor and public beach.

Like the fish & chip shops or "chippies" along New Zealand's coastline, Ottie's is designed to support both warm gatherings and quick takeaways.

Guests can grab food on their way to the water or settle in with friends for a bite or a cold beer on the second floor. It's a flexible space that reflects the spirit of beach culture – social, relaxed and centered around great food, even better beer and time spent together.

PROPOSED LAYOUT

- Basement
 - F&B prep and storage
- First Floor
 - Fast-casual Fish & Chip shop (Ottie's)
 - Takeaway window
 - ~20 seats inside
- Second Floor
 - Beach-club-bar-meets-beer-garden-taproom (Mashtun)
 - Lounge seating
 - ~60 seats

OPERATIONS

- Employment of ~20 (total) team members, with approx. 3-7 on premises per shift depending on seasonality.
- Year-round operations, likely 7 days/week
- 11am through 8 or 9pm weekdays
- 11am till late on weekends/holidays

MENU IN PICTURES



STRUCTURAL & DESIGN ELEMENTS

- Approx 2'600 total square footage across the first and second floors, plus a basement area for prep and storage.
- Fully sprinklered building
- 2 x ADA compliant unisex bathrooms



Paint Colors:

SW Sassy Green SW6416

SW Fun Yellow SW 6908

SW Pineapple Cream SW 1668





EXTERIOR MATERIALS:

- Second floor (green area) 6" LP lap or equivalent (brushed smooth)
- First Floor (Yellow area) 4 x 10 LP siding with 4" or 6" trim.
- Alley exposure = EIFS/Stucco
- Rear exposure = EIFS/Stucco
- Marvin or similar windows, black or bronze trim. Upper windows will accordion open to act as a balcony, supported by 42" high wall facing street and alley
- Mosaic porcelain tiles in recessed entrance (Yellow, Orange, Dark Purple)



OTHER CONSIDERATIONS:

Proposed Exterior Lighting:

- 2-5 gooseneck fixtures living in the lap siding
- Exact number and placement depends on where signage ends up

Proposed Exterior Signage Plan:

- **Otties Sign:** first floor, centered on front of building facing street
 - Style: hand painted letters to give a timeless look, in brand colors.
- **Mashtun Sign:** second floor
 - Style: TBC
- **Alley wall mural:** on EIFS siding facing alley
 - Style: exact pictures, colors, artwork TBC

Noise/Odor/Septic Considerations:

- No specific noise or odor requests beyond what is normal for a restaurant/bar type operation of this size.

Trash Considerations:

- Plan to have 2 dumpsters placed at the rear of the building in the alley way for trash.
 - Arrangements will be made to have trash collected as often as necessary to maintain space, hygiene and tidiness.

EMBELLISHING A BIT:



SW 6416
Sassy Green

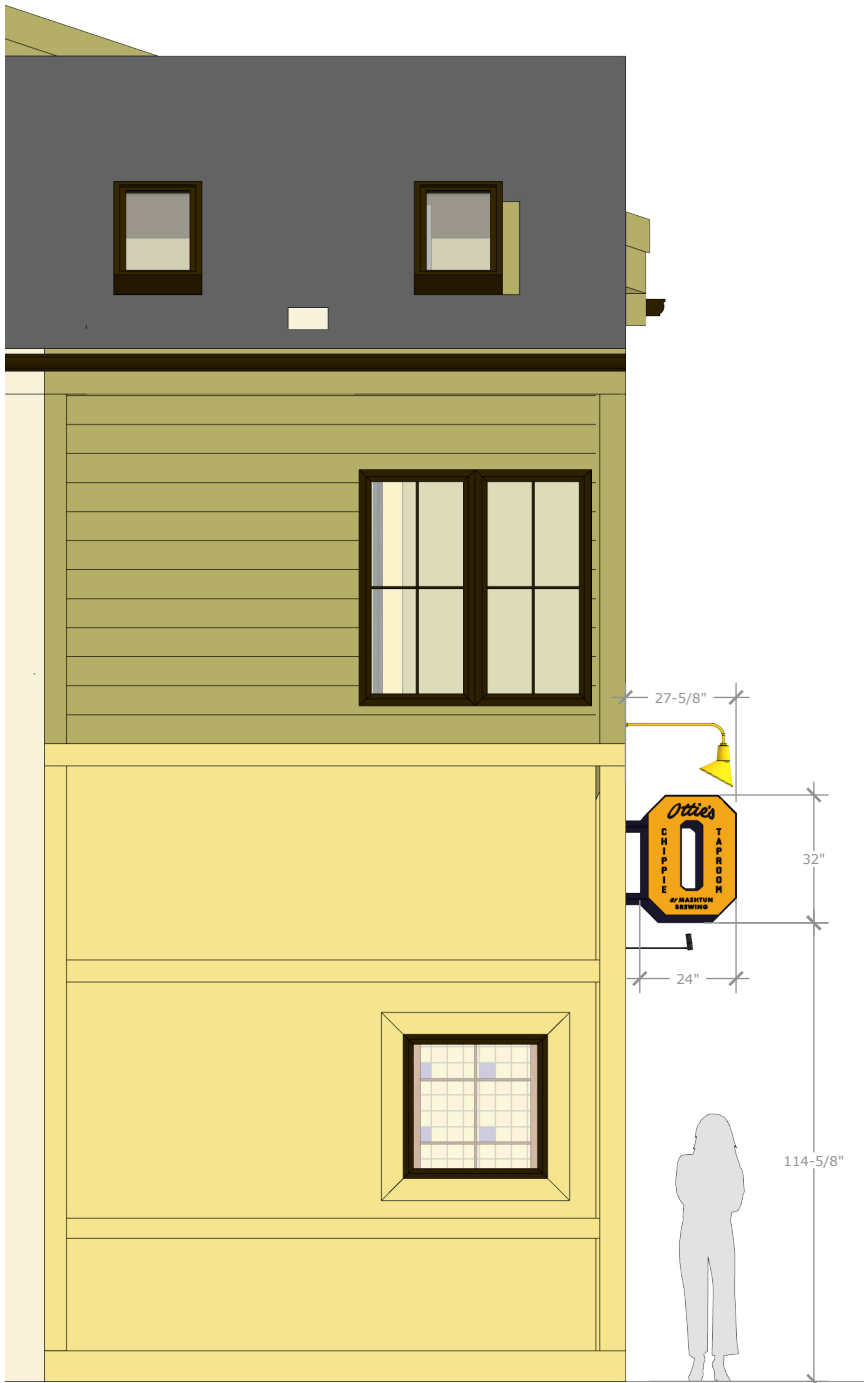
145-C4

SW 6908
Fun Yellow

138-C4

SW 1668
Pineapple Cream

138-C1



SIDE ELEVATION

PROJECTING SIGN

SQUARE FOOTAGE: 5.33

STYLE:
- HAND PAINTED DIRECTLY ON 3/8" ALUMINUM SUBSTRATE
- ENAMEL PAINT FINISH

COLOR:
- YELLOW (PANTONE 124C)
- DARK PRUPLE (PANTONE 276C)

LIGHT:
- SIGN BRACKET STORE
- "STREAMLINE WALL MOUNT"
- 18" PROJECTION
- BLACK COLOR



FRONT ELEVATION

WALL SIGN

SQUARE FOOTAGE: 17.85

STYLE:
- HAND PAINTED DIRECTLY ON SIDING MATERIAL
- ENAMEL PAINT FINISH

COLOR:
- YELLOW (PANTONE 124C)
- DARK PRUPLE (PANTONE 276C)

LIGHT:
- BARN LIGHT ELECTRIC
- FIRE CHIEF SIGN LIGHT
- 23-3/4" PROJECTION
- "BUTTERY YELLOW" COLOR



DESIGN / BUILD

6000 N. 60TH ST.
MILWAUKEE, WI 53218

PROJECT

**OTTIE'S
RESTAURANT**

140 BROAD ST.
LAKE GENEVA, WI
53147

SHEET TITLE

SIGN ELEVATIONS

SCALE

1/4" = 1'

PAPER SIZE

TABLOID
11" X 17"

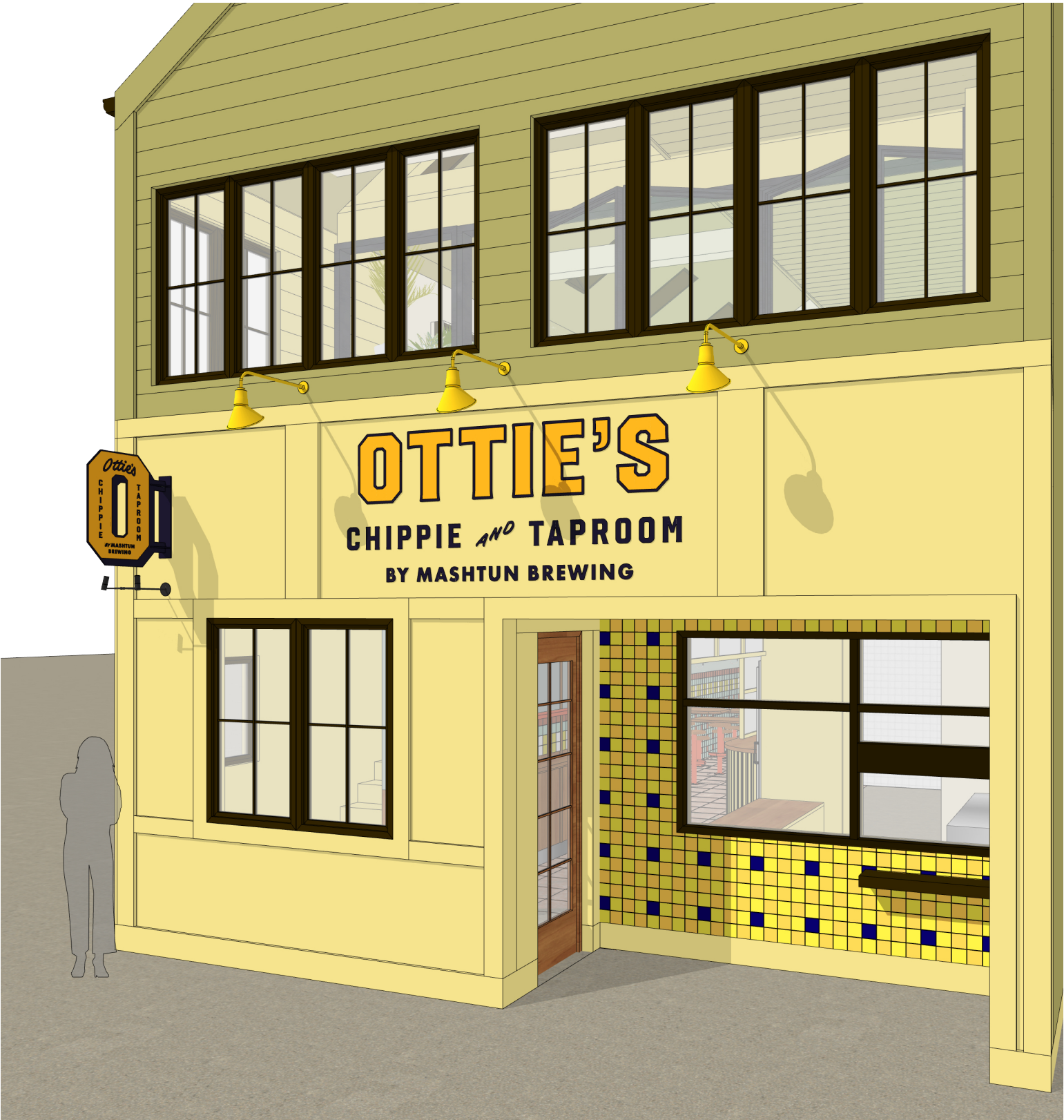
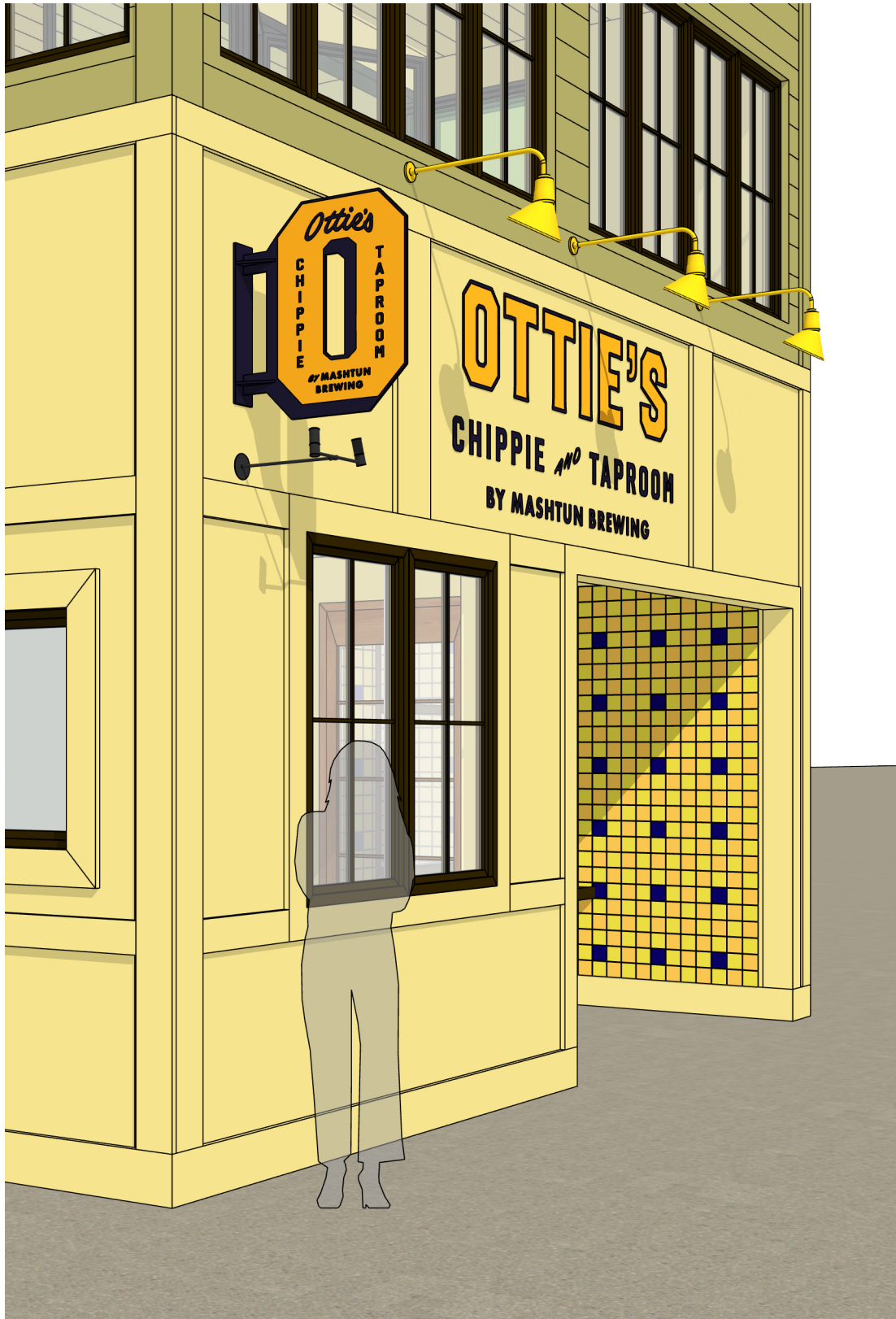
DATE MODIFIED

June 24, 2026

DRAWN BY

JO

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DESIGN / BUILD

6000 N. 60TH ST.
MILWAUKEE, WI 53218

PROJECT

**OTTIE'S
RESTAURANT**

140 BROAD ST.
LAKE GENEVA, WI
53147

SHEET TITLE

3D VIEWS

SCALE

PAPER SIZE

**TABLOID
11" X 17"**

DATE MODIFIED

June 24, 2026

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RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – General Development Plan (GDP) application filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow the construction of a Commercial building at 140 Broad St., Tax Key No. ZOP 00331.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-034	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow the construction of a Commercial building at 140 Broad St., Tax Key No. ZOP 00331, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and

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

1. The proposed GDP furthers the purposes of the Zoning Ordinance.
2. The proposed GDP is in compliance with the Comprehensive Plan.
3. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property; and

WHEREAS, the Plan Commission has recommended the following conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan will include a traffic plan to inform traffic patterns for the duration of the demolition and construction.
3. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Planned Development – General Development Plan (GDP) application filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow the construction of a Commercial building at 140 Broad St., Tax Key No. ZOP 00331, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 20st day of July, 2026.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

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

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building and Zoning Clerk Date

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

Applicant:

Simple Food Group LLC
525 Broad Street
Lake Geneva, WI

Request:

Sheridan Springs Road
PD - General Development Plan (GDP)

Description:

The applicant proposes to develop vacant property along Sheridan Springs Road with a food service and hospitality campus. Construction of a commercial building to house a variety of culinary uses is proposed along with accessory off-street parking. Approval of the General Development Plan (GDP) is a step in the overall PD approval process. The GDP is meant to establish a conceptual plan for site development. After approval of the GDP, a Precise Implementation Plan (PIP) is required. The PIP will provide more detail for construction, landscaping, architectural design, and engineering.

Consistency with the Comprehensive Plan:

GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State law. The Comprehensive Plan recommends this area as Planned Mixed Use District. This category allows for the commercial uses as proposed by the GDP. Therefore, the proposed GDP is consistent with the Comprehensive Plan.

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Planned Industrial District (PI) zoning district provides that comparison zoning district. The project is requesting flexibility:

1. None

Please note that the PIP may request additional flexibility that could be revealed during the final plan preparations.

GDP: Action by the Plan Commission:

As part of the consideration of a requested PD-GDP, the Plan Commission is required to:

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

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

A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

GDP: Staff Recommendation:

Staff recommend that the Plan Commission recommend *approval* of the GDP as submitted, including the granting of the requested zoning flexibility.

Staff further recommend the following additional conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

4 Parcels: ZA467900001, ZA467900002, ZA468000001, and ZA468000002

See next sheet for legal descriptions.

Name and Address of Current Owner: City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147

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

Owner Signature:

Name and Address of Applicant: Simple Food Group LLC

525 Broad St., Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant:

Proposed Use: Food service and hospitality campus. Uses include Cafe, Artisan food market,

Restaurant, Commercial kitchens, Event Space and Plaza

Zoning District in which land is located: PI - Planned Industrial

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

Architect: Continuum Architects + Planners, S.C. 751 N. Jefferson St. Suite 200, Milwaukee, WI 53202

Structural Engineer: Pierce Engineers, 181 N Broadway, Milwaukee, WI 53202

Civil Engineer: Bolton & Menk, Inc. 11414 West Park Place, Suite 107, Milwaukee, WI 53224

Landscape Designer: Saiki Design Inc., 1110 S. Park Street, Madison, WI, 53715

General Contractor: PSG Inc, 448 Falcon Ridge Dr., Suite B, Burlington, WI 53105

Short statement describing activities to take place on site:

The Simple Food Group campus is a culinary destination that integrates food production and service, event space, community gathering, and related support functions such as administration and storage. Primary activities on the site will include a café and full-service restaurant for on-site dining, carry-out, and catering, food market, and an indoor/outdoor event space for private events. A publicly accessible plaza designed for pedestrian circulation, outdoor seating, seasonal activities and publicly accessible nature trails are also integrated into the design. Commercial kitchens will support food preparation, catering, and related culinary production activities, along with related accessory functions. A designated loading zone for deliveries and trash collection, as well as on-site parking facilities (covered and surface) for employees and customers is also provided.

GDP fee \$500.00, payable upon filing application

06.19.26

Date

Signature of Applicant

LEGAL DESCRIPTIONS OF THE 4 PARCELS

Parcel 1: Tax Key No: ZA467900001

Lot 1 of Certified Survey Map No. 4679, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 25, as Document No. 934193 and Affidavit of Correction recorded October 24, 2016 as Document No. 934807, located in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Parcel 2: Tax Key No: ZA467900002

Lot 2 of Certified Survey Map No. 4679, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 25, as Document No. 934193 and Affidavit of Correction recorded October 24, 2016 as Document No. 934807, located in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Parcel 3: Tax Key No: ZA468000001

Lot 1 of Certified Survey Map No. 4680, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 28, as Document No. 934194, located in the Northwest 1/4 and Northeast of the Southwest 1/4 and Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Parcel 4: Tax Key No: ZA468000002

Lot 2 of Certified Survey Map No. 4680, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 28, as Document No. 934194, located in the Northwest 1/4 and Northeast of the Southwest 1/4 and Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Anticipated Noise Levels for the Proposed Simple Food Group Sheridan Springs Development

The proposed development—consisting of a breakfast and lunch restaurant, bakery production facility, specialty food market, coffee shop, and a 300 seat indoor event center—has been designed with the intention of being a low impact, community friendly addition to Lake Geneva. Noise generation across all components of the project is expected to remain modest and well within levels typical for commercial uses of this type.

Daily Operations (Restaurant, Bakery, Market, Coffee Shop)

The restaurant, bakery production facility, specialty food market, and coffee shop will operate primarily during daytime and early evening hours. These uses generate minimal exterior noise beyond normal customer traffic, vehicle arrivals and departures, and standard commercial HVAC operation.

- All food production activities occur indoors.
- No outdoor amplified music is planned for these businesses.
- Deliveries will be scheduled during standard commercial hours to avoid early morning or late night disturbances.

Overall, these components of the project are comparable in noise impact to typical neighborhood scale retail and dining establishments.

Event Center Operations

The event center is designed for weddings, lectures, conferences, meetings, and community gatherings. It is not intended for concerts, nightlife programming, or high volume entertainment.

Key considerations:

- All events take place indoors within a purpose built structure designed to contain sound.
- Amplified sound, when used, will be limited to speech, background music, and typical wedding or banquet audio—not concert level amplification.
- Doors remain closed during events except for normal ingress and egress.
- Outdoor activity associated with events is limited to guest arrival, departure, and brief social interactions, all of which are consistent with typical hospitality venues.

Site Size and Buffering

The project sits on an 11 acre parcel, providing substantial natural buffering between buildings and surrounding properties. This acreage allows for thoughtful placement of structures, parking, and landscaping to further reduce any sound transmission beyond the site boundaries.

Site Location

The site is zoned Planned Industrial, adjacent other businesses, and far from any residential neighborhoods. Additionally, the property is close in proximity to Highway 12 which generates more noise than any of the operations we are running.

Overall Noise Impact

Based on the nature of the uses, the indoor orientation of activities, the location, and the absence of high volume entertainment programming, the development is expected to generate low to moderate noise levels consistent with standard commercial operations.

The project has been intentionally designed to be a respectful neighbor, with noise impacts significantly below those associated with bars, music venues, or outdoor event facilities.

(3) A general written description of proposed PD, including:

a. General project themes and images; The Simple Food Group campus is a culinary destination that integrates food production and service, event space, community gathering, and related support functions such as administration and storage. Primary activities on the site will include a café and full-service restaurant for on-site dining, carry-out, and catering, food market, and an indoor/outdoor event space for private events. A publicly accessible plaza designed for pedestrian circulation, outdoor seating, seasonal activities and publicly accessible nature trails are also integrated into the design.

See attached images of the site on A204

b. The general mix of dwelling unit types and/or land uses; N/A

c. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; N/A

d. The general treatment of natural features; The south side of the property includes the following:

- Existing retention pond- The pond will be increased in size to accommodate storm water from the project site. A public recreational boardwalk will be designed along the perimeter of the pond. See landscape drawings.
- Existing woodlands to the south: The existing woodlands will be maintained. No development is anticipated in this zone. Only a public trail/pathway is being designed in this zone with the intent that a future connection will be made to the Hillmoor Park Masterplan and its public trails.
- Existing delineated wetland: The wetland will be maintained. No development, other than public trails/pathway. Civil Engineer will coordinate Notice of Intent or any required wetland mitigation and approvals with DNR prior to construction.
- Clearing of existing trees will be coordinated with the Hillmoor Property Preliminary Vegetation Survey.

e. The general relationship to nearby properties and public streets; The proposed site has significant street frontage along Sheridan Springs Rd and N Edwards Blvd. Existing buildings in proximity to the project include Fairfield Inn to the west and Geneva Square mall to the north. The proposed buildings are setback from the street to create a plaza along both the street edges. One small surface lot is designed on Sheridan Springs Rd

and buffered from the street with setbacks and landscaping. Due to the large site acreage, the proposed buildings are at some distance from the adjacent buildings and therefore have a very low impact on these properties.

Two vehicular entrances are proposed for the site and are located away from the curved intersection of the streets to create safe circulation. The entrance at Edwards Blvd is across an existing curb cut for the Fairfield Inn.

Two bicycle entrances are also proposed, one at N Edwards and one at Sheridan Springs. These entrances will connect with the existing bike path along N Edwards Blvd and the future Grand Geneva bike path.

The proposed buildings are a good distance away from the existing SERVPRO site to the west. The proposed parking lot buffers the buildings from each other. Existing easements on parcel no ZA46790000 that serve the ServPro site will be maintained. No impact on this site is anticipated.

f. The general relationship of the project to the Master Plan: Project is in a Planned Mixed-use district per the Future Land Use Comprehensive plan. The Simple food Group campus will be in alignment with the *Community Services and Planned Business* land use categories that are a long-term vision for this district. The proposed project will be a vibrant addition to the site and activate a major street intersection.

g. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning. The current PI zone (Planned Industrial) is intended to permit both large- and small-scale industrial and office development with the overall suburban community character. This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing.

The Simple Food Group campus will add to the uses envisioned in the Planned Mixed Use district of the Land Use Plan. The campus is a unique culinary destination that includes many diverse uses and functions including a restaurant, coffee shop, food market, and event space. Supporting functions include parking and commercial kitchen. It also includes a community friendly plaza along the street edge and an outdoor event space. Due to its varied uses, the PD allows the project to have maximum flexibility to accommodate the vision for the project.

Adjacent properties at Geneva Square and Fairfield Inn are also designated as a PD.

h. A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be

more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

The data comparing the existing zoning standards to the proposed standards is noted in Section i below. The proposed development not only meets but exceeds the PI zone standards. The proposed design has only half the max. number of allowable stories, and less than 1/3rd the max. allowable square footage. This results in a human scale, welcoming, low impact addition to the neighborhood.

Additionally, the landscape surface ratio is almost double the amount that is required. A large portion of the proposed landscape area is available for public use. Accessible trail system and recreational garden areas are inclusive and welcoming, not only for daily use, but also for public events and celebrations. This project creates a community asset that promotes hand crafted, healthy, and sustainable food practices, as well as entertainment, wellness, and social connection.

We believe the project does not create any adverse effect and only enhances the neighborhood.

i. A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

1. Land use exemptions; Indoor sales or service is a Conditional Use in current zoning. Uses such as event space, hospitality functions, public gathering space that are anticipated in the proposed use are not specifically addressed as a permitted use in the current zone.

2. Density and intensity exemptions;

- Maximum number of floors (F): 4. No exemption required. 2 floors proposed.
- Minimum landscape surface ratio (LSR): 30% No exemption required. 58% is proposed
- Maximum floor area ratio (FAR): 0.550 No exemption required (max of 200,000 sf) Proposed = 60,000 sf
- Minimum zoning district area: 40,000 square feet. No exemption required. Proposed: 365,000 sf
- Maximum building size (MBS): N/A

3. Bulk exemptions;

- Minimum lot area: 40,000 square feet (20,000 square feet permitted as a conditional use) **No exemption required.**
- Minimum lot width: 200 feet (100 feet permitted as a conditional use); minimum street frontage: 50 feet. **No exemption required.**
- Building to front or street lot line: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet. **15' at one location along N Edwards Blvd (only a very small portion of exterior wall, approximately 40' long over the entire perimeter of the buildings) All other setbacks are at least 25' from the street. This will provide an architecturally appealing landmark and visibility to the project along N Edwards Blvd.**
- Building to residential side lot line: 30 feet. **N/A**
- Building to residential rear lot line: 30 feet. **N/A**
- Building to nonresidential side lot line: 15 feet. **No exemption required.**
- Building to nonresidential rear lot line: 30 feet. **No exemption required.**
- Peripheral setback: see Section 98-610(4)(b) along zoning district boundary. **Peripheral setbacks vary due to the curved streets. Majority of the building is setback a minimum of 50' – 175' from Sheridan Springs Rd and N Edwards Blvd. Only a small section is at 15'-20' from the lot boundary. See response to i.3 above**
- Minimum paved surface setback: five feet from side or rear; 10 feet from street. **No exemption required.**
- Minimum building separation: 30 feet. **No exemption required.**
- Maximum building height: 35 feet. **No exemption required.**
- Minimum number of off-street parking spaces required on the lot: see parking lot requirements per specific land use in Section 98-206. **200 stalls. See item 5 below**

4. Landscaping exceptions; No exception is required. The proposed project exceeds the requirements. See L100 for additional information that illustrates how we are exceeding the landscaping requirements.

5. Parking and loading requirements exceptions.

Semi-truck loading zone is provided. No exception is required.

Parking:

Passive outdoor public recreation- 1 space per 4 patrons

Anticipated patrons 150 = 35 parking stalls

Indoor commercial entertainment- 1 space per 3 patrons

Anticipated patrons 500 = 165 parking stalls

Total required parking = 200 stalls

Total parking provided = 129 (surface + covered parking)

C:\Users\courtney.ragon\OneDrive - Continuum Architects\Documents\260203 - Simple Food Group_courtney.ragon@continuumarchitects.com.rvt
6/18/2026 10:26:18 AM

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/Renovation
Project Management

continuum
ARCHITECTS + PLANNERS

06/19/2026

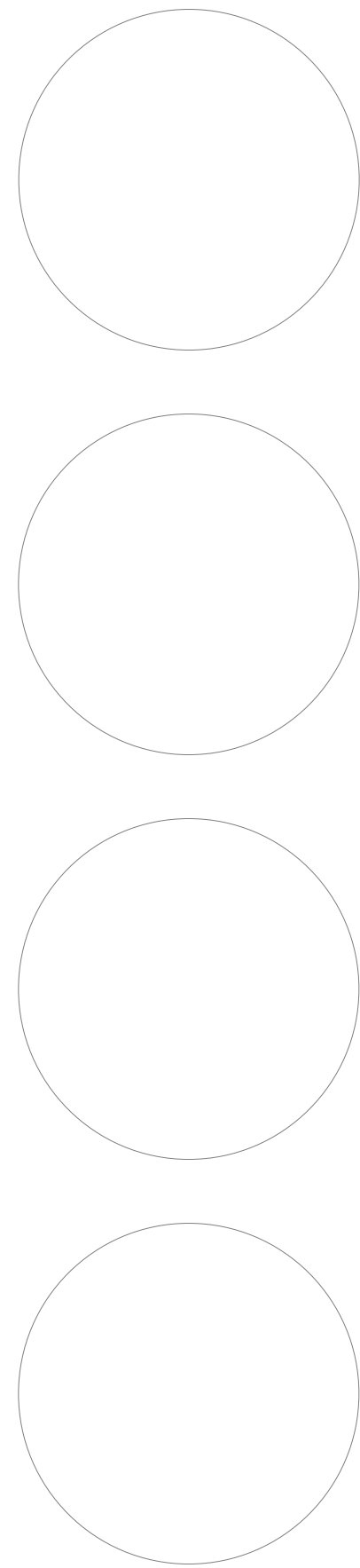
SIMPLE FOOD GROUP CAMPUS

OWNER:
SIMPLE FOOD GROUP
525 BROAD STREET
LAKE GENEVA, WISCONSIN 53147
TEL. (262) 248-3556

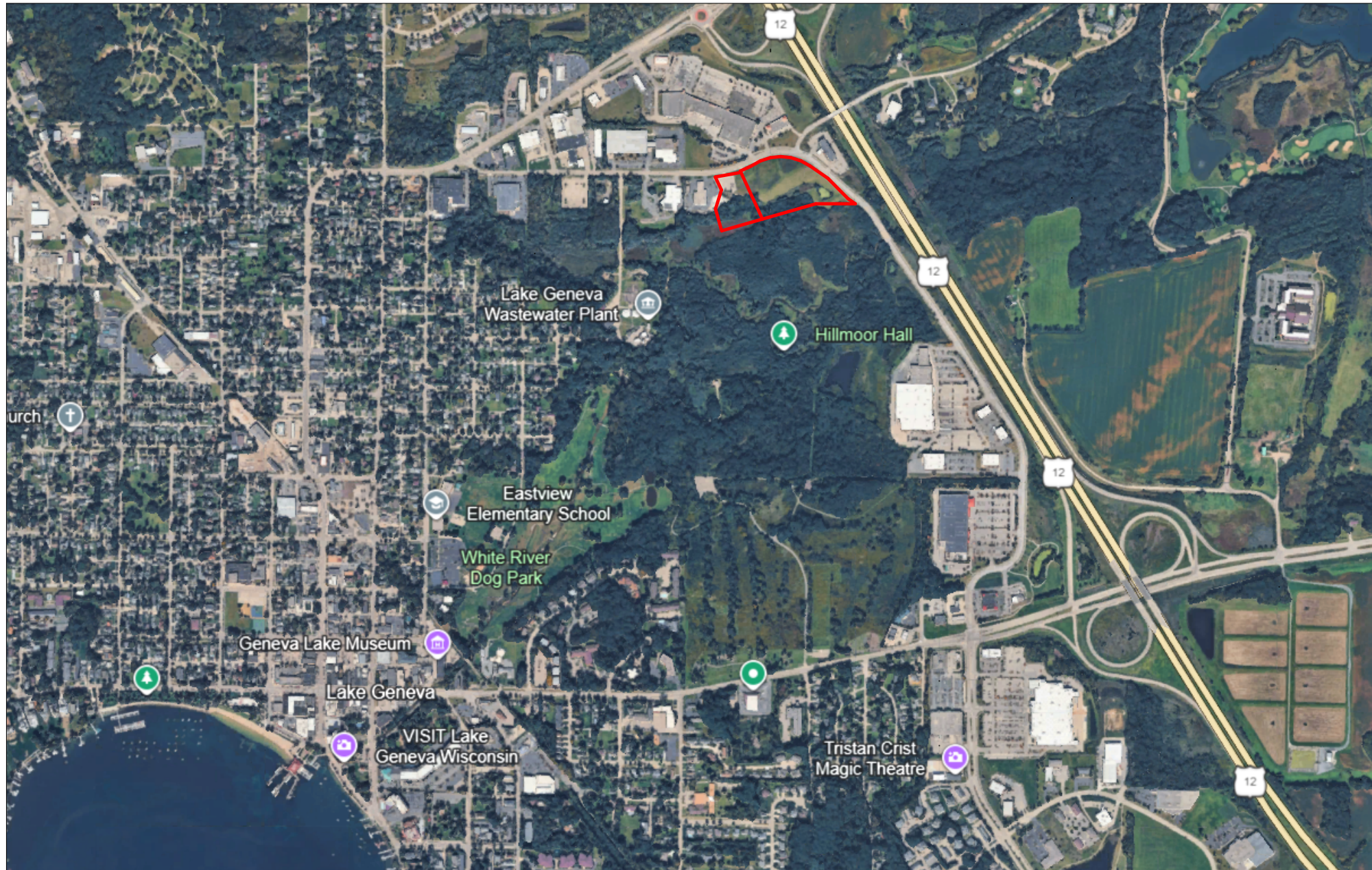
CONSULTING ARCHITECTS:
CONTINUUM ARCHITECTS + PLANNERS, S.C.
751 NORTH JEFFERSON STREET, SUITE 200
MILWAUKEE, WISCONSIN 53202
TEL. (414) 220-9640

CONSULTING LANDSCAPE ARCHITECTS:
SAIKI DESIGN, INC.
1110 SOUTH PARK STREET
MADISON, WISCONSIN 53715
TEL. (608) 251-3600

CONSULTING CIVIL ENGINEERS:
BOLTON & MENK, INC.
11414 WEST PARK PLACE, SUITE 107
MILWAUKEE, WISCONSIN 53224
TEL. (262) 699-0473



S1	PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING
C1.01	EXISTING CONDITIONS & SURVEY
C2.01	DEMOLITION & EROSION CONTROL PLAN
C3.01	SITE PLAN
C4.01	GRADING AND DRAINAGE PLAN
C4.02	GRADING AND DRAINAGE PLAN
C4.03	GRADING AND DRAINAGE PLAN
C5.01	UTILITY PLAN
C6.01	DETAILS
C6.02	DETAILS
C6.03	DETAILS
A201	LOWER LEVEL PLAN
A202	LEVEL 01 PLAN
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN ENLARGEMENT
LD100	SITE LIGHTING PLAN



VICINITY MAP
SCALE: NTS



SITE LOCATER MAP
SCALE: NTS



GDP SUBMITTAL

Consultant:

NOT FOR CONSTRUCTION:
THESE DRAWINGS ARE RELEASED FOR
DESIGN DEVELOPMENT PURPOSES ONLY.
THEY ARE NOT TO BE USED FOR
REGULATORY APPROVAL, PERMIT, OR
CONSTRUCTION PURPOSES.

Key Plan
Project North

SIMPLE FOOD GROUP CAMPUS

Revisions		
No.	Date	Description

Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	G001

Sheet Title:
COVER SHEET



T 414.220.9640
751 N. Jefferson St.
Suite 200
Milwaukee, WI 53202

Consultant:

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Key Plan
Project North

SIMPLE FOOD GROUP CAMPUS

Revisions		
No.	Date	Description

Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	G001

Sheet Title:
COVER SHEET

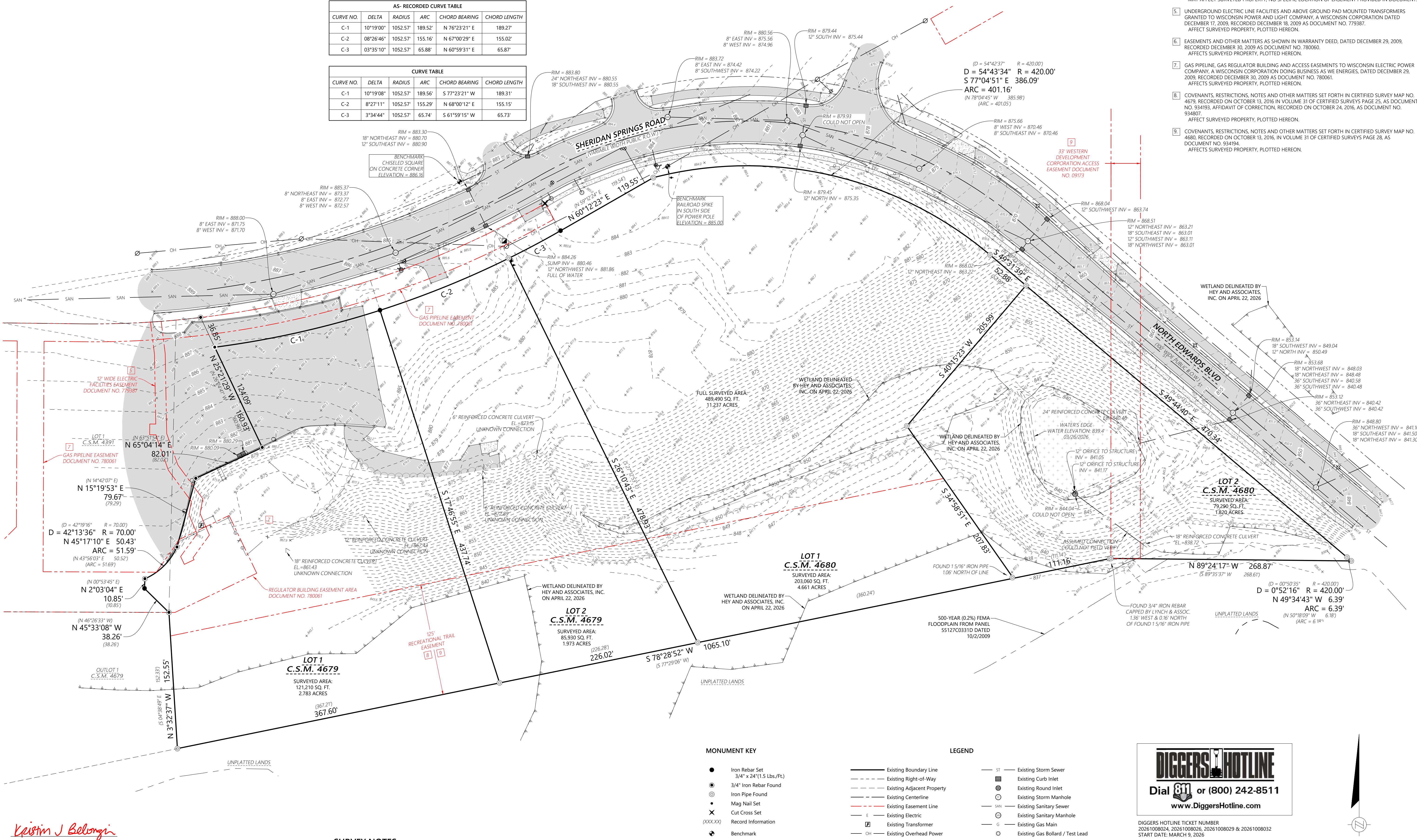


T 414.220.9640
751 N. Jefferson St.
Suite 200
Milwaukee, WI 53202

PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING
OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 4679 AND LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 4680,
BEING PARTS OF THE SW 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4, NW 1/4 OF THE SW 1/4, AND
NE 1/4 OF THE SW 1/4 ALL IN SECTION 30, T. 2 N., R. 18 E., OF THE 4TH P.M.,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

AS- RECORDED CURVE TABLE				
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING
C-1	10°19'00"	1052.57'	189.52'	N 76°23'21" E
C-2	08°26'46"	1052.57'	155.16'	N 67°00'29" E
C-3	03°35'10"	1052.57'	65.88'	N 60°59'31" E

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING
C-1	10°19'08"	1052.57'	189.56'	S 77°23'21" W
C-2	8°27'11"	1052.57'	155.29'	N 68°00'12" E
C-3	3°34'44"	1052.57'	65.74'	S 61°59'15" W



RECORDED EASEMENTS, RESTRICTIONS & OTHER MATTERS FROM TITLE REPORT
DATED MARCH 18th, 2026 BY SOUTHEASTERN TITLE, LLC:

- ITEMS 1-3 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.
- ELECTRIC LINE EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY, DATED NOVEMBER 29, 1956, RECORDED APRIL 6, 1957 IN VOLUME 509 OF DEEDS, PAGE 522, AS DOCUMENT NO. 489165. AMENDED ON OCTOBER 9, 1963, RECORDED DECEMBER 6, 1963 IN VOLUME 599 OF DEEDS, PAGE 557, AS DOCUMENT NO. 555364. MAY AFFECT SURVEYED PROPERTY, PLOTTED HEREON.
 - UNDERGROUND ELECTRIC LINE FACILITIES AND ABOVE GROUND PAD MOUNTED TRANSFORMERS GRANTED TO WISCONSIN POWER AND LIGHT COMPANY, A WISCONSIN CORPORATION DATED DECEMBER 17, 2009, RECORDED DECEMBER 18, 2009 AS DOCUMENT NO. 779387. AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.
 - EASEMENTS AND OTHER MATTERS AS SHOWN IN WARRANTY DEED, DATED DECEMBER 29, 2009, RECORDED DECEMBER 30, 2009 AS DOCUMENT NO. 780060. AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.
 - GAS PIPELINE, GAS REGULATOR BUILDING AND ACCESS EASEMENTS TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, DATED DECEMBER 29, 2009, RECORDED DECEMBER 30, 2009 AS DOCUMENT NO. 780061. AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.
 - COVENANTS, RESTRICTIONS, NOTES AND OTHER MATTERS SET FORTH IN CERTIFIED SURVEY MAP NO. 4679, RECORDED ON OCTOBER 13, 2016 IN VOLUME 31 OF CERTIFIED SURVEYS PAGE 25, AS DOCUMENT NO. 934193, AFFIDAVIT OF CORRECTION, RECORDED ON OCTOBER 24, 2016, AS DOCUMENT NO. 934807. AFFECT SURVEYED PROPERTY, PLOTTED HEREON.
 - COVENANTS, RESTRICTIONS, NOTES AND OTHER MATTERS SET FORTH IN CERTIFIED SURVEY MAP NO. 4680, RECORDED ON OCTOBER 13, 2016, IN VOLUME 31 OF CERTIFIED SURVEYS PAGE 28, AS DOCUMENT NO. 934194. AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.

Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
State of Wisconsin
County of Walworth } ss
I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal at Elkhorn, Wisconsin this 2nd day of April, 2026.
Last day of field work March 26th, 2026.
Revised to show utility invert depths and fencing April 13th, 2026.
Revised to show Wetland information from Hey and Assoc. April 24th, 2026.

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.



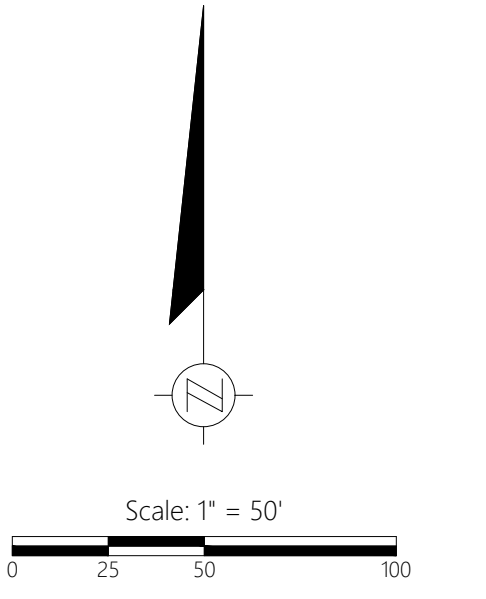
- SURVEY NOTES**
- SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
 - NO BUILDINGS EXIST ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
 - LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR BY A DIGGERS HOTLINE REQUEST. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE.

- MONUMENT KEY**
- Iron Rebar Set
 - 3/4" x 24"(1.5 Lbs./Ft.)
 - 3/4" Iron Rebar Found
 - Iron Pipe Found
 - Mag Nail Set
 - Cut Cross Set
 - Record Information
 - Benchmark

- LEGEND**
- Existing Boundary Line
 - Existing Right-of-Way
 - Existing Adjacent Property
 - Existing Centerline
 - Existing Easement Line
 - Existing Electric
 - Existing Transformer
 - Existing Overhead Power
 - Existing Utility Pole
 - Existing Guy Wire
 - Existing Utility Pole with Light
 - Existing Telephone Pedestal
 - Existing Watermain
 - Existing Water Valve
 - Existing Fire Hydrant
 - Existing Storm Sewer
 - Existing Curb Inlet
 - Existing Round Inlet
 - Existing Storm Manhole
 - Existing Sanitary Sewer
 - Existing Sanitary Manhole
 - Existing Gas Main
 - Existing Gas Bollard / Test Lead
 - Existing Treeline
 - Existing Sign
 - Existing Spot Elevation
 - Existing Asphalt Pavement
 - Existing Concrete
 - Existing Pond

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

DIGGERS HOTLINE TICKET NUMBER
20261008024, 20261008026, 20261008029 & 20261008032
START DATE: MARCH 9, 2026



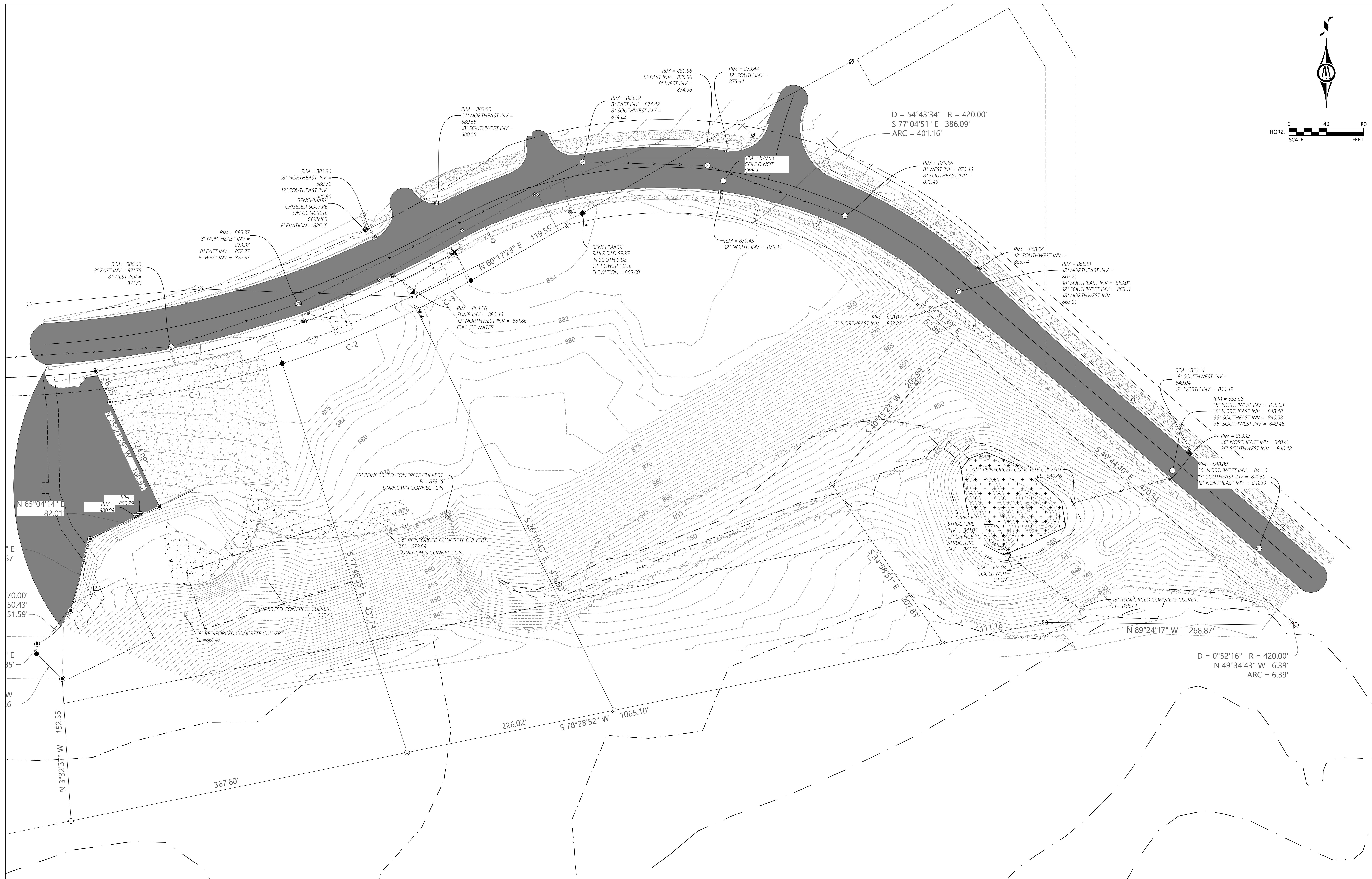
DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE SOUTH LINE OF LOTS 1 & 2 OF C.S.M. No. 4679 & 4680 BEARING S 78°28'52" W
VERTICAL DATUM BASED ON NAVD-88 (2012)
GEOD 18 WISCONSIN
STARTING BENCHMARK: NGS MONUMENT
PID: DG4902
PUBLISHED ELEVATION: 877.9'

PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING
FOR
SIMPLE FOOD GROUP
LAKE GENEVA, WISCONSIN

FOR THE EXCLUSIVE USE OF:
Simple Food Group c/o Tom Hartz
525 Broad Street
Lake Geneva, WI 53147

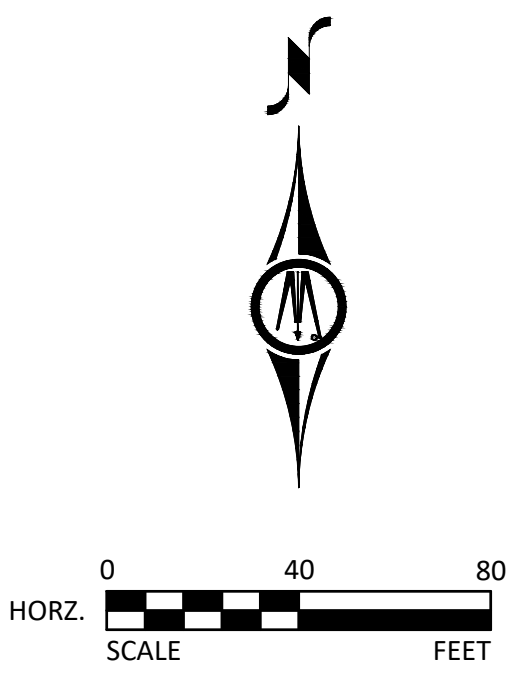
ORDER NO: 35844
FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1
File Name: D:\35844 - Simple Food Group\DWG\35844.DWG

Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Barrels Dr., Beloit, WI 53511
608.365.4464 | www.batterman.com



NOTES

EXISTING CONDITIONS SITE SURVEY AND BOUNDARY PROVIDED BY RH BATTERMAN



T 414.220.9640

751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

**BOLTON
& MENK**

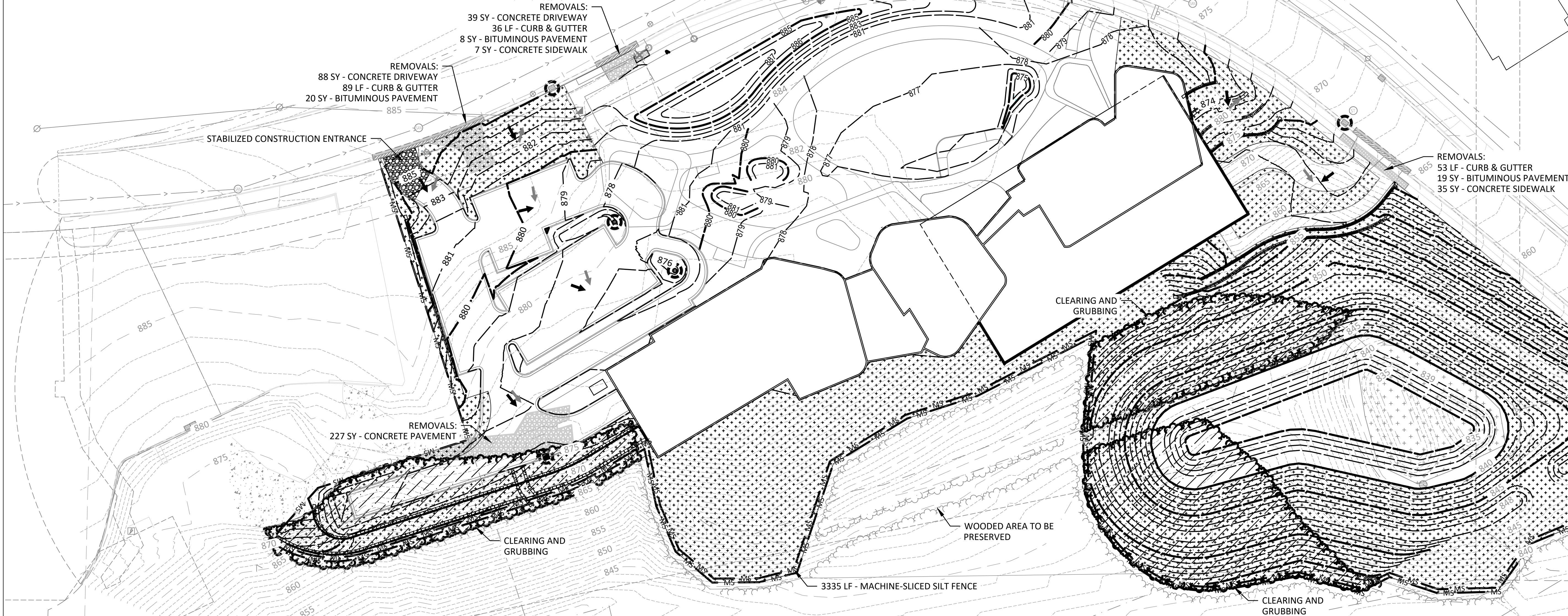
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SIMPLE FOOD GROUP CAMPUS

EXISTING CONDITIONS & SURVEY

[illegible]

Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	C1.01



MS MACHINE-SLICED SILT FENCE

CULVERT / PIPE PROTECTION

INLET PROTECTION

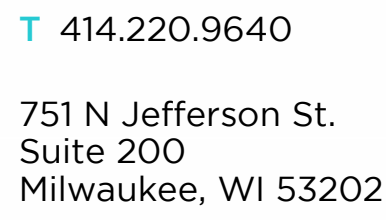
EXISTING/PROPOSED DRAINAGE FLOW

TURF ESTABLISHMENT

STABILIZED CONSTRUCTION EXIT

	CLEARING AND GRUBBING
	CONCRETE PAVEMENT REMOVAL
	CONCRETE SIDEWALK REMOVAL
	CURB & GUTTER REMOVAL
	BITUMINOUS PAVEMENT REMOVAL

1.	REFER TO SHEET C.300,PARKING LOT GRADING PLAN, FOR GENERAL NOTES.	b.	ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
2.	REFER TO SWPPP NARRATIVE, SHEET C.XXX, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.	c.	INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
3.	MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.	d.	INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
4.	WOODED AREA TO BE DISTURBED ONLY WHAT IS NECESSARY FOR POND EXPANSION.	e.	INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
5.	MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.	f.	DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
6.	ALL EROSION CONTROL METHODS SHALL COMPLY WITH WDNR AND OTHER LOCAL REGULATIONS.	g.	DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
7.	IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENTATION, CLEAN OUT DOWNSTREAM STORM SEWERS AND OTHER CONVEYANCE DEVICES AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.	h.	OR APPROVED EQUAL.
8.	INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST OF APPROVED PRODUCTS: a. ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO	8.	PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. DO NOT ALLOW CONSTRUCTION TRAFFIC, EQUIPMENT, OR MATERIALS TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE DELINEATED AREAS. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH THE WDNR.

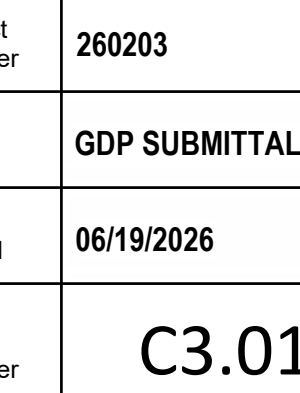
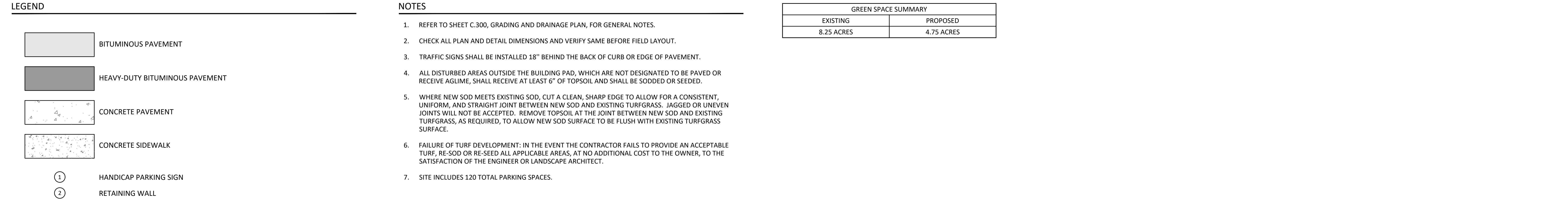


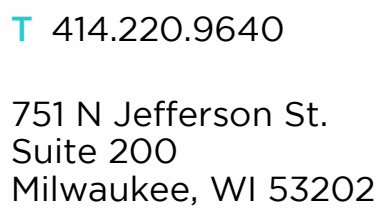
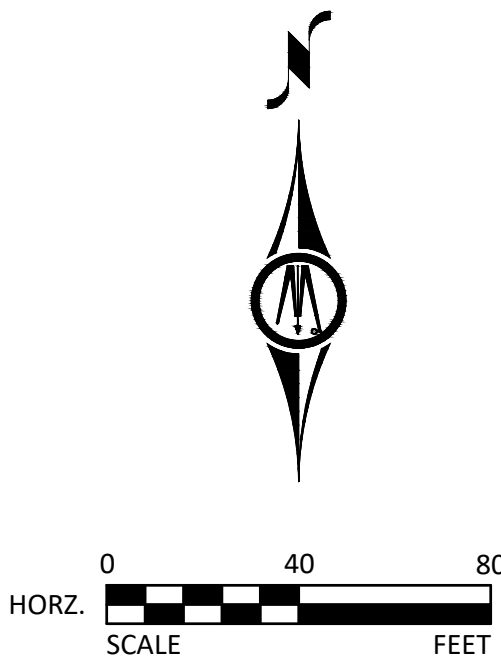
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SIMPLE FOOD GROUP CAMPUS

Sheet Title:
DEMOLITION & EROSION CONTROL PLAN

[illegible]





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Sheet Title:
GRADING AND DRAINAGE PLAN
OVERVIEW

[illegible]

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4/20/2026 12:08:32 PM

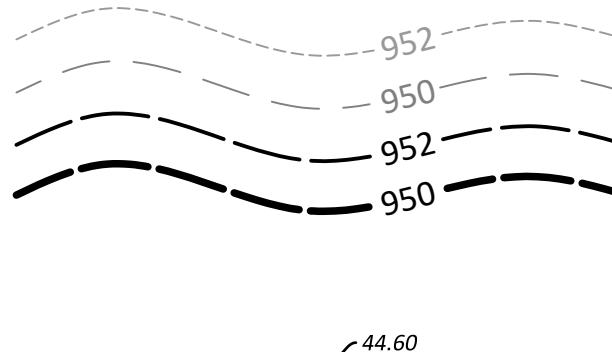
PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOP = EDGE OF PAVEMENT
EOW = EDGE OF SIDEWALK
FL = FLOWLINE
TW = TOP OF WALL
BW = BASE OF WALL

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
9. REFER TO STRUCTURAL PLANS - UTILIZE BUILDING FOUNDATION WALL AS CUT/FILL RETAINING WALL.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C.201, FOR EROSION CONTROL REQUIREMENTS. SECTION 31.00.00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE

15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 4.58 OR 4.0 SHALL BE UNDERSTOOD TO MEAN 104.58 OR 104.0.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRASSES, UNLESS NOTED ON SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
19. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATION. AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL USE SEED MIX #1.
20. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
21. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE OWNER SHALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER, LANDSCAPE ARCHITECT.
22. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH AASHTO C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
23. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
a. IN ACCORDANCE WITH WISCONSIN PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO STRUCTURES.

26. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 30 FEET HORIZONTALLY FROM ANY WATERMAIN PER W/ PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
27. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES, BEFORE BEGINNING CONSTRUCTION.
28. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
29. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
30. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.
31. SURVEY WAS PROVIDED BY RH BATTERMAN AND WAS APPROVED BY THE CITY OF LAKE GENEVA PLANNING COMMISSION ON APRIL 18TH, 2024. FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
32. THE PROPOSED SIDEWALK AND STREET CONSTRUCTION IN THE PUBLIC RIGHT OF WAY WILL REQUIRE TEMPORARY STREET REPAIR UNTIL THE PERMANENT REPAIR CAN BE MADE BY THE CITY OF LAKE GENEVA. THE COST OF THE PERMANENT REPAIR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT TAKES OUT THE STREET EXCAVATION PERMIT.





EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR

PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOP = EDGE OF PAVEMENT
EOW = EDGE OF SIDEWALK
FL = FLOWLINE
TW = TOP OF WALL
BW = BASE OF WALL

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
9. REFER TO STRUCTURAL PLANS - UTILIZE BUILDING FOUNDATION WALL AS CUT/FILL RETAINING WALL.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C.201, FOR EROSION CONTROL REQUIREMENTS. SECTION 31.00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE

- | | | |
|-----|---|---|
| 15. | PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED. | ii. PRESS-SEAL, WATERSTOP GROUTING RINGS" OR LARGE-DIAMETER WATERSTOP
iii. OR APPROVED EQUAL. |
| 16. | PROPOSED ELEVATIONS SHOWN TYPICALLY AS 4.58 OR 4.0 SHALL BE UNDERSTOOD TO MEAN 104.58 OR 104.0. | |
| 17. | SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADINGS, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS. | 26. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER WJ PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR). |
| 18. | NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED. | |
| 19. | ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATIONS. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1. | 27. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION. |
| 20. | WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE. | 28. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR. |
| 21. | FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT. | 29. MAINTAIN DRAINAGE FROM EXISTING BUILDINGS AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED. |
| 22. | ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED. | 30. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER. |
| 23. | FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
a. IN ACCORDANCE WITH WISCONSIN PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES. | 31. SURVEY WAS PROVIDED BY RH BATTERMAN AND WAS APPROVED BY THE CITY OF LAKE GENEVA PLANNING COMMISSION ON APRIL 18TH, 2024. FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. |
| | | 32. THE PROPOSED SIDEWALK AND STREET CONSTRUCTION IN THE PUBLIC RIGHT OF WAY WILL REQUIRE TEMPORARY STREET REPAIR UNTIL THE PERMANENT REPAIR CAN BE MADE BY THE CITY OF LAKE GENEVA. THE COST OF THE PERMANENT REPAIR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT TAKES OUT THE STREET EXCAVATION PERMIT. |



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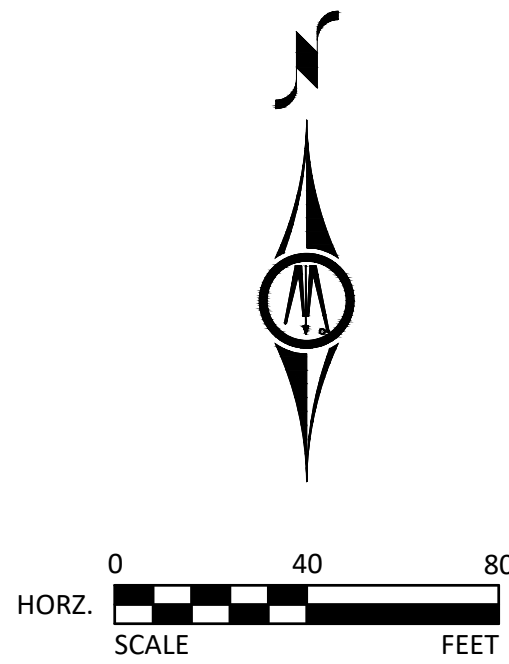
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SIMPLE FOOD GROUP CAMPUS

Sheet Title:
GRADING AND DRAINAGE PLAN
PARKING LOT GRADING

[illegible]



PROPOSED SPOT ELEVATION

ME	= MATCH EXISTING
EOP	= EDGE OF PAVEMENT
EOW	= EDGE OF SIDEWALK
FL	= FLOWLINE
TW	=TOP OF WALL
BW	=BASE OF WALL

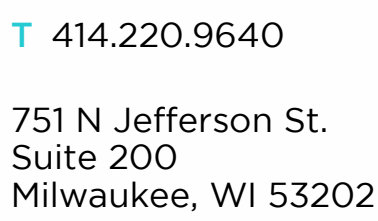
1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
9. REFER TO STRUCTURAL PLANS - UTILIZE BUILDING FOUNDATION WALL AS CUT/FILL RETAINING WALL.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C.201, FOR EROSION CONTROL REQUIREMENTS. SECTION 31.00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE

15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 4.58 OR 4.0 SHALL BE UNDERSTOOD TO MEAN 104.58 OR 104.0.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
19. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATION. AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEED MIX #1.
20. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
21. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER/LANDSCAPE ARCHITECT.
22. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
23. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - a. IN ACCORDANCE WITH WISCONSIN PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO STORM SEWER STRUCTURES.

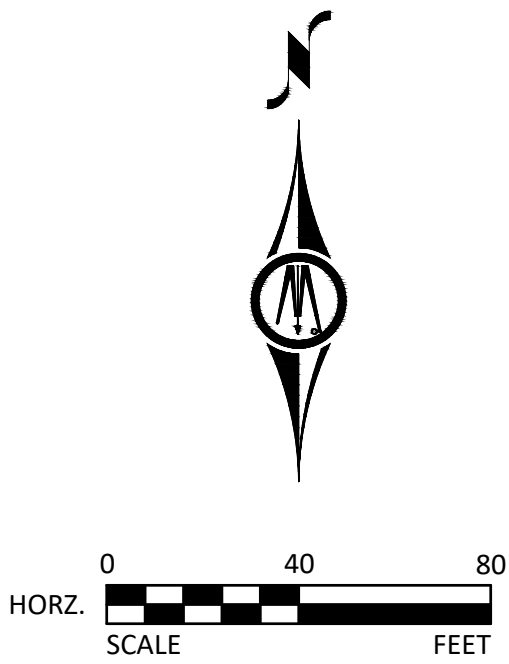
26. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER WI PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
27. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.
28. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
29. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
30. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.
31. SURVEY WAS PROVIDED BY RH BAYLETT AND WAS APPROVED BY THE CITY OF LAKE GENEVA PLANNING COMMISSION ON APRIL 18TH, 2024. FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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SIMPLE FOOD GROUP CAMPUS

Revisions		
No.	Date:	Description:
Project Number	260203	
Sat Type	GDP SUBMITTAL	
Date issued	06/19/2026	
Sheet Number	C4.03	



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NOTES

1. REFER TO SHEET C3.00, PARKING LOT GRADING PLAN, FOR GENERAL NOTES.
2. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER WI PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
3. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
4. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
5. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
6. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.



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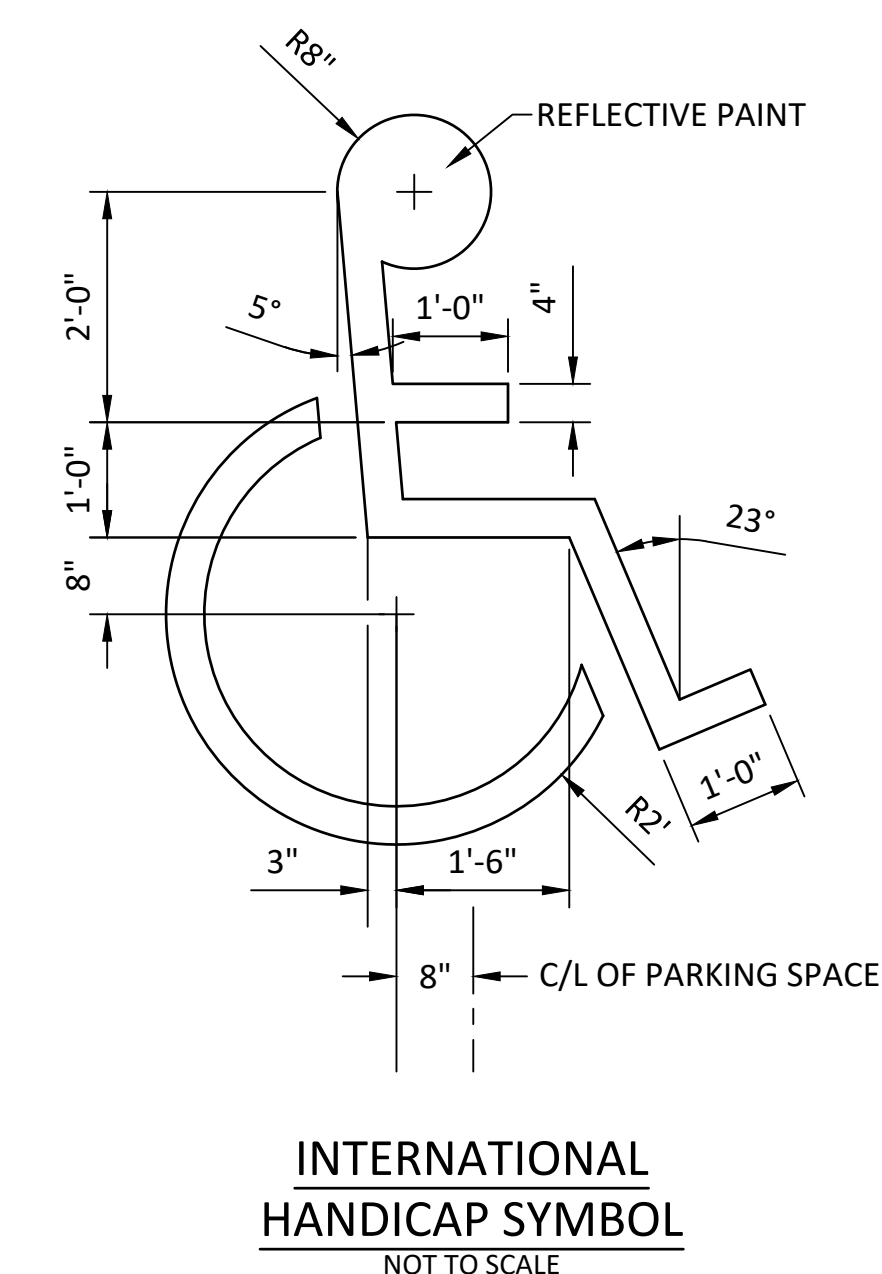
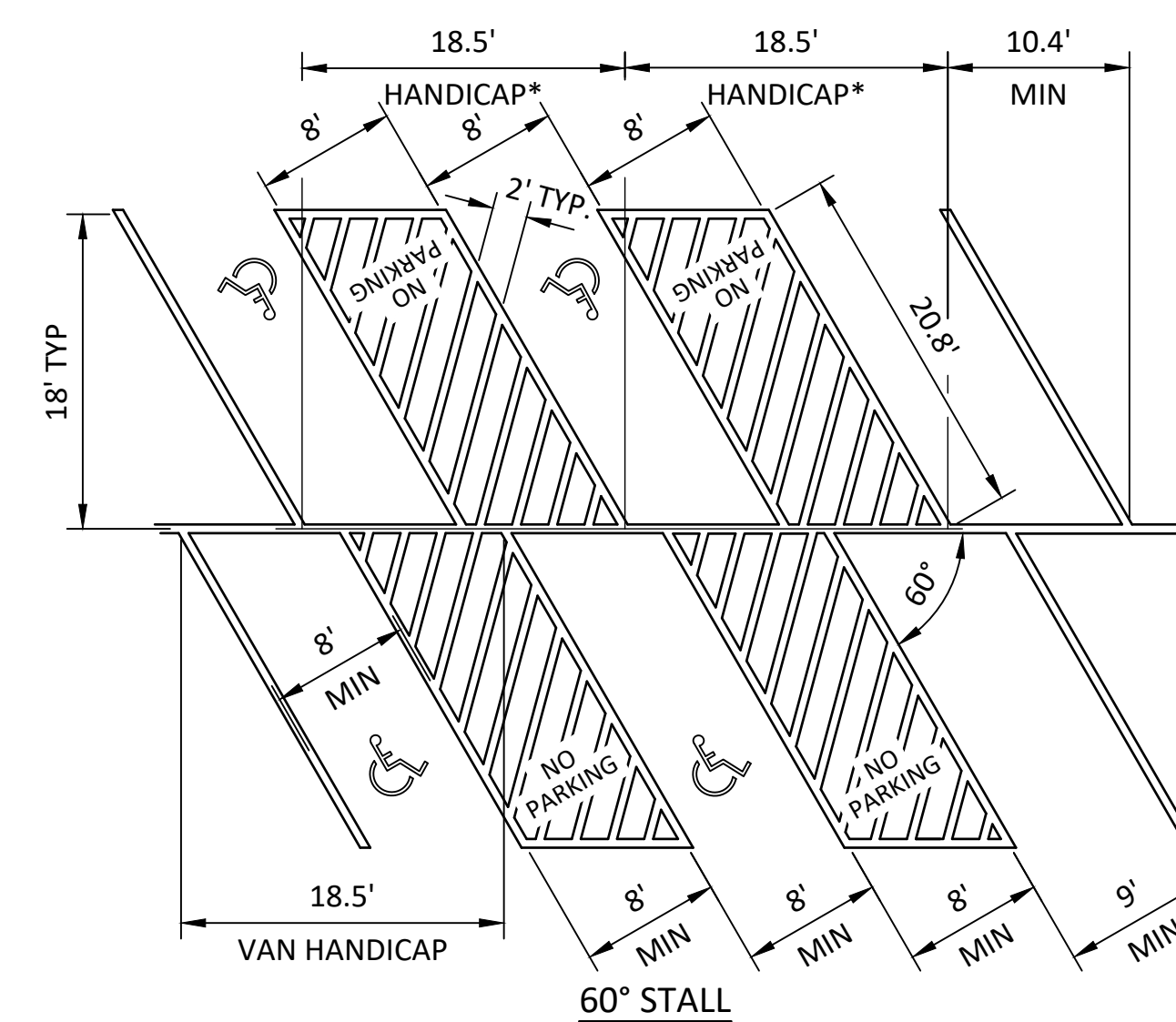
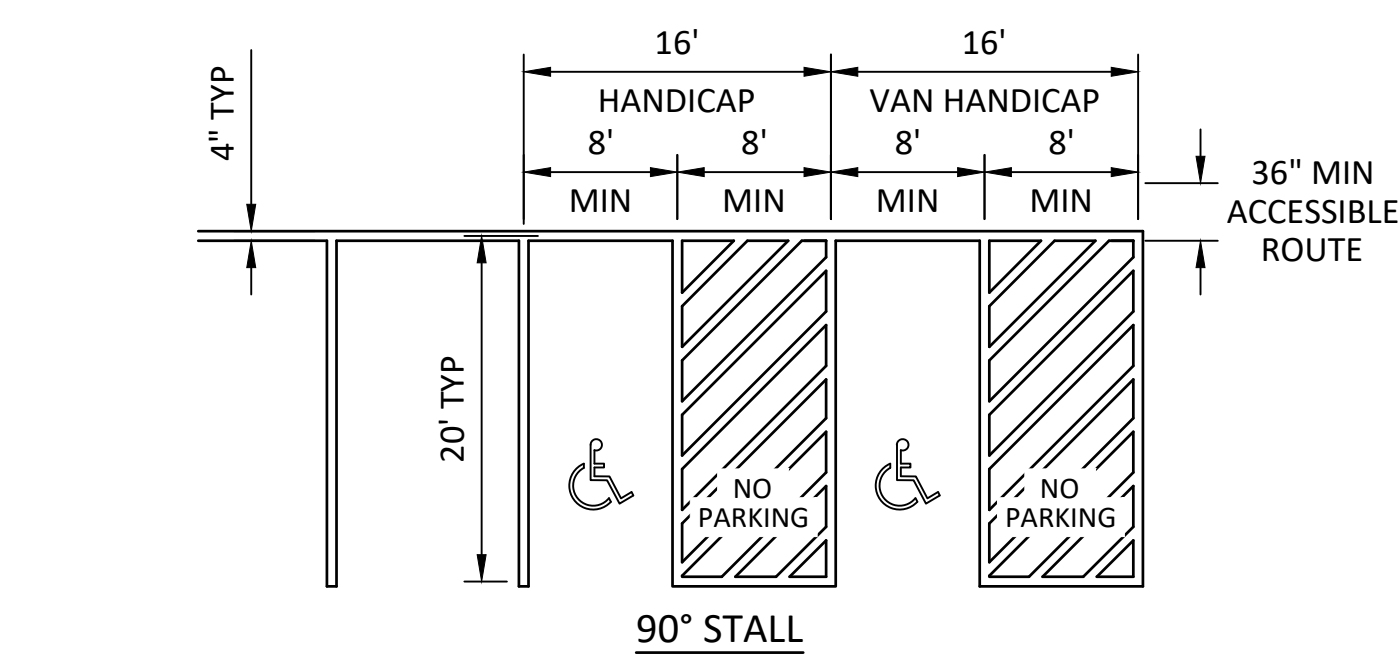
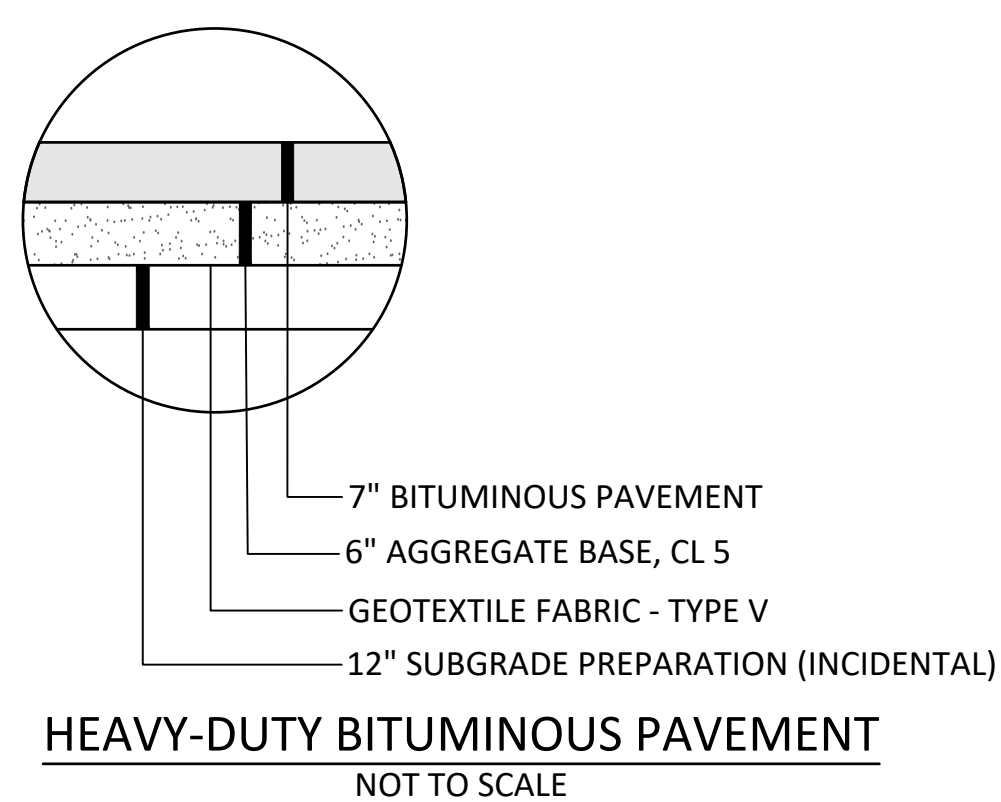
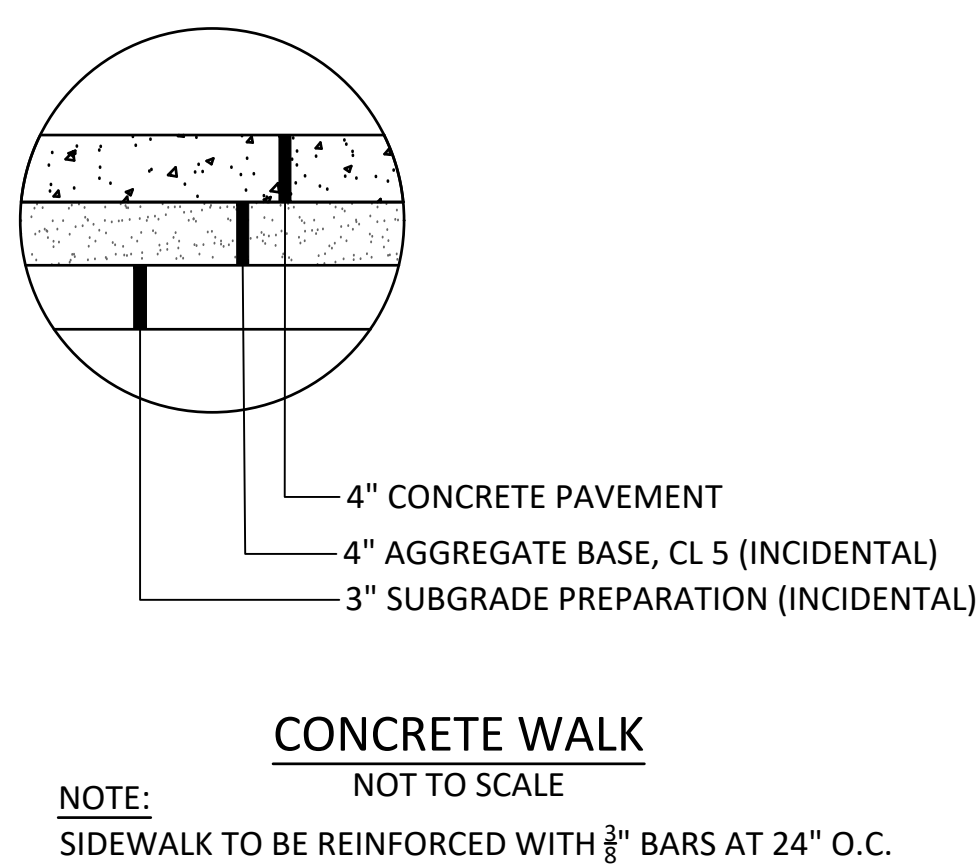
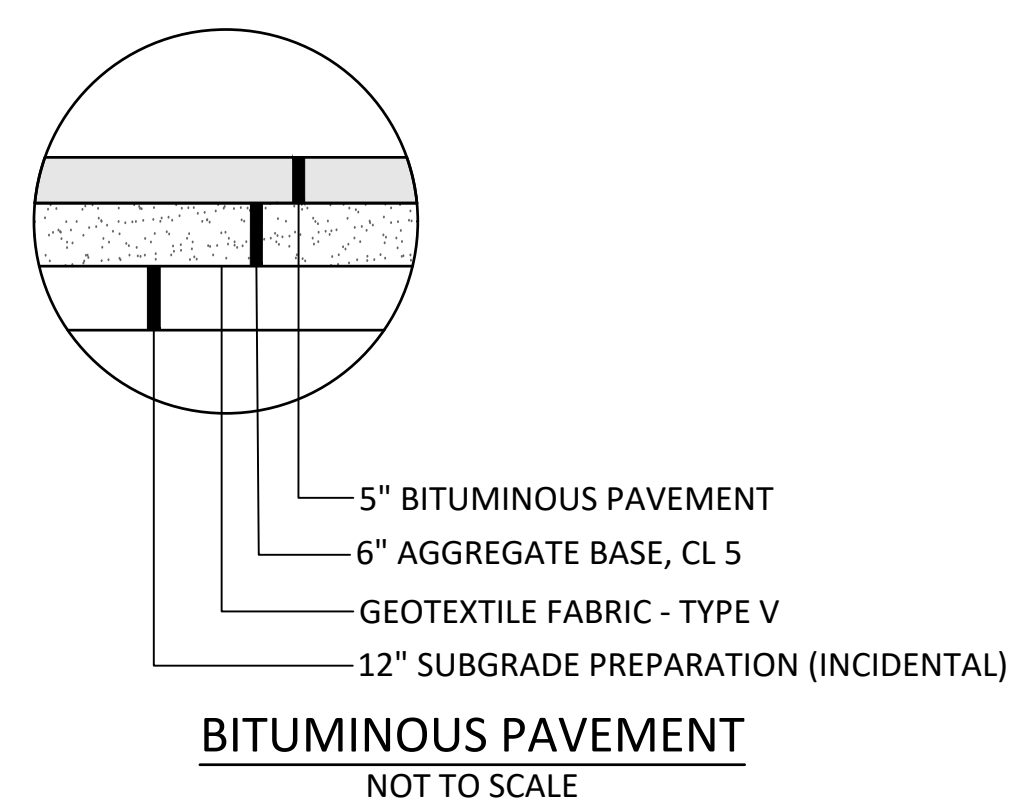
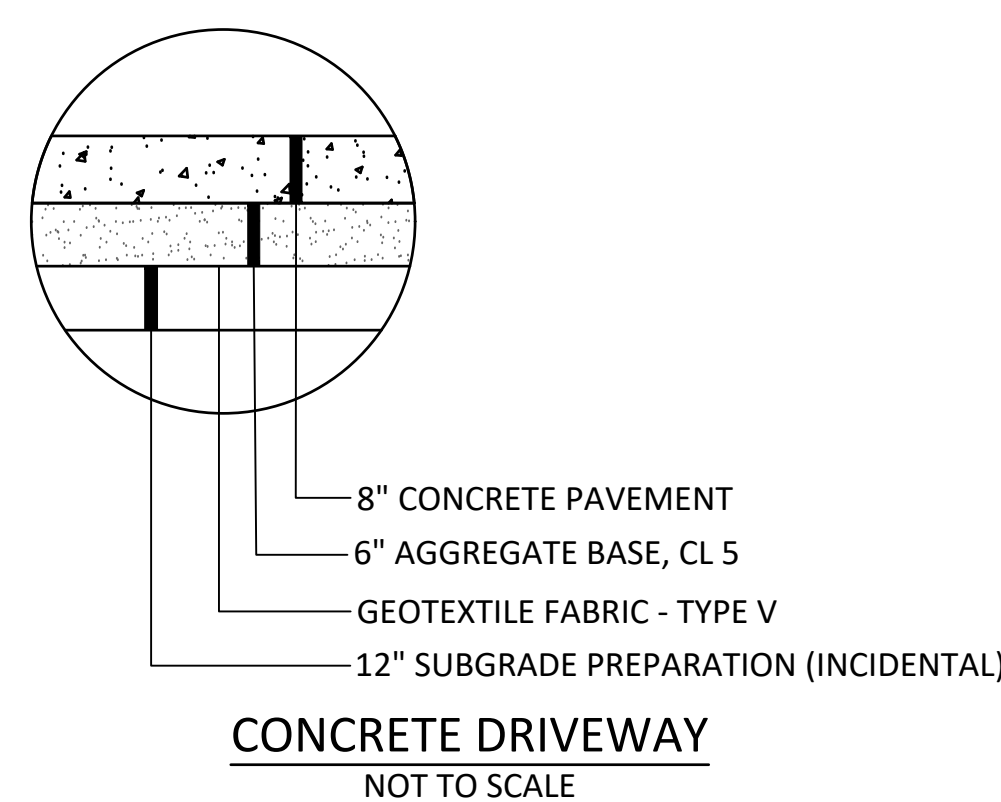
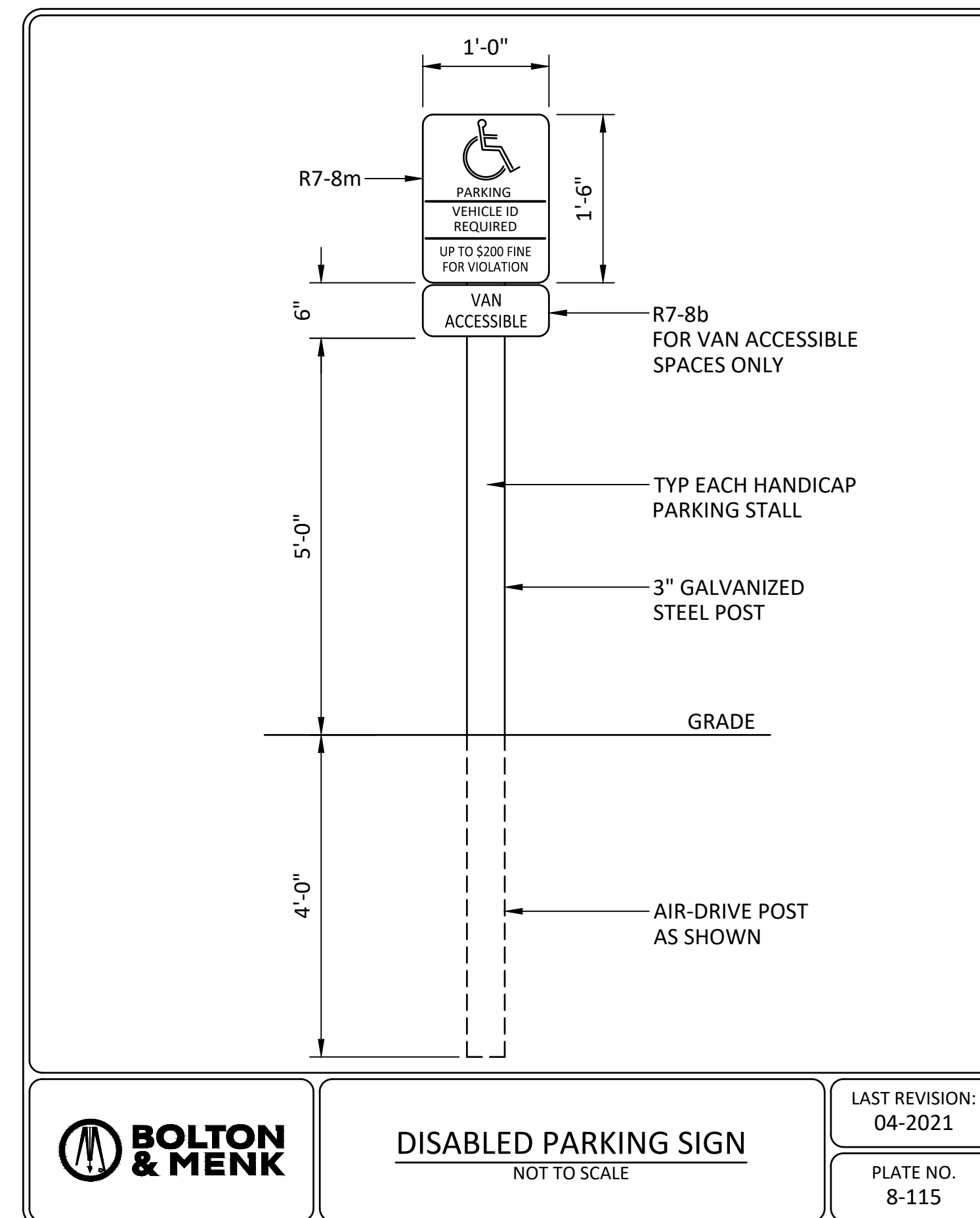
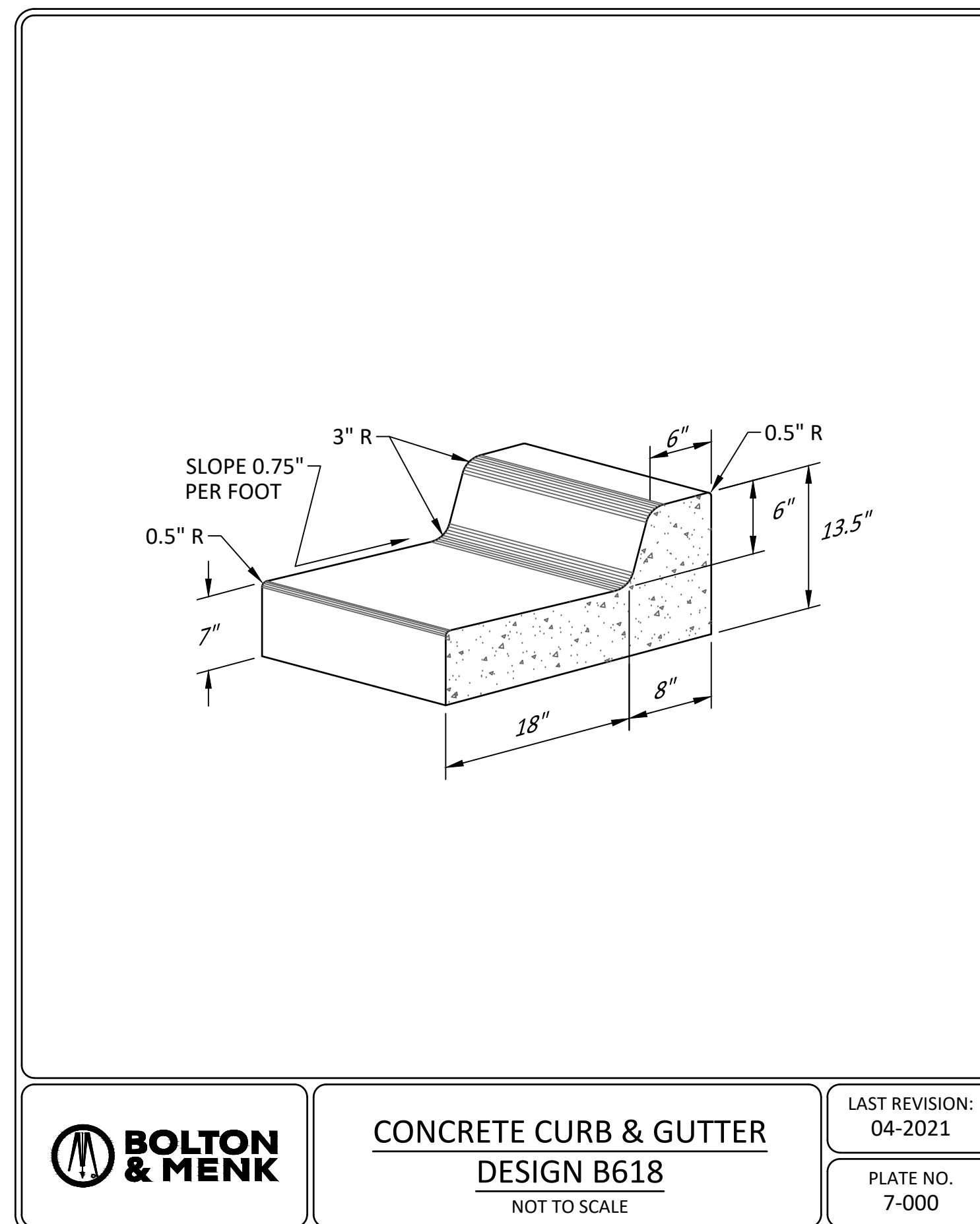
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SIMPLE FOOD GROUP CAMPUS

Sheet Title:
UTILITY PLAN

Revisions		
No.	Date:	Description:

Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	C5.01



* **NOTE:**
FOR 60° HANDICAP PARKING, A 8' WIDE PAINTED LANE AREA IS NEEDED FOR PASSENGER AND DRIVER LOADING/UNLOADING. LANES CAN BE SHARED BY ADJACENT HANDICAP STALLS.

10' WIDE 90°, 9' WIDE 60° PARKING RATIO
1/25 HANDICAPPED/TOTAL STALLS RATIO
1-8 VAN ACCESSIBLE/HANDICAPPED
6-1-94



ACCESSIBLE PARKING STRIPING
NOT TO SCALE

LAST REVISION:
04-2021

PLATE NO.
8-000

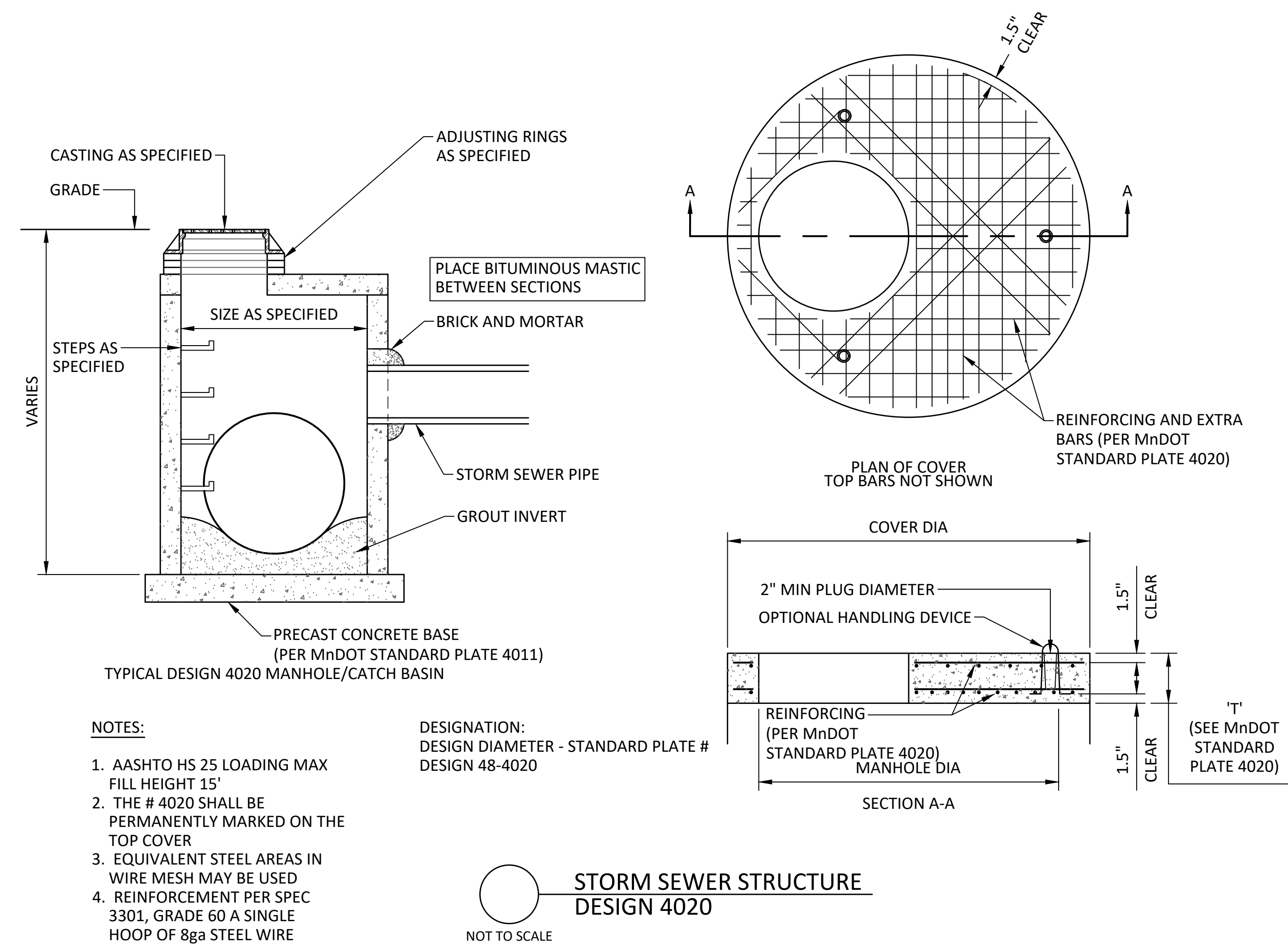
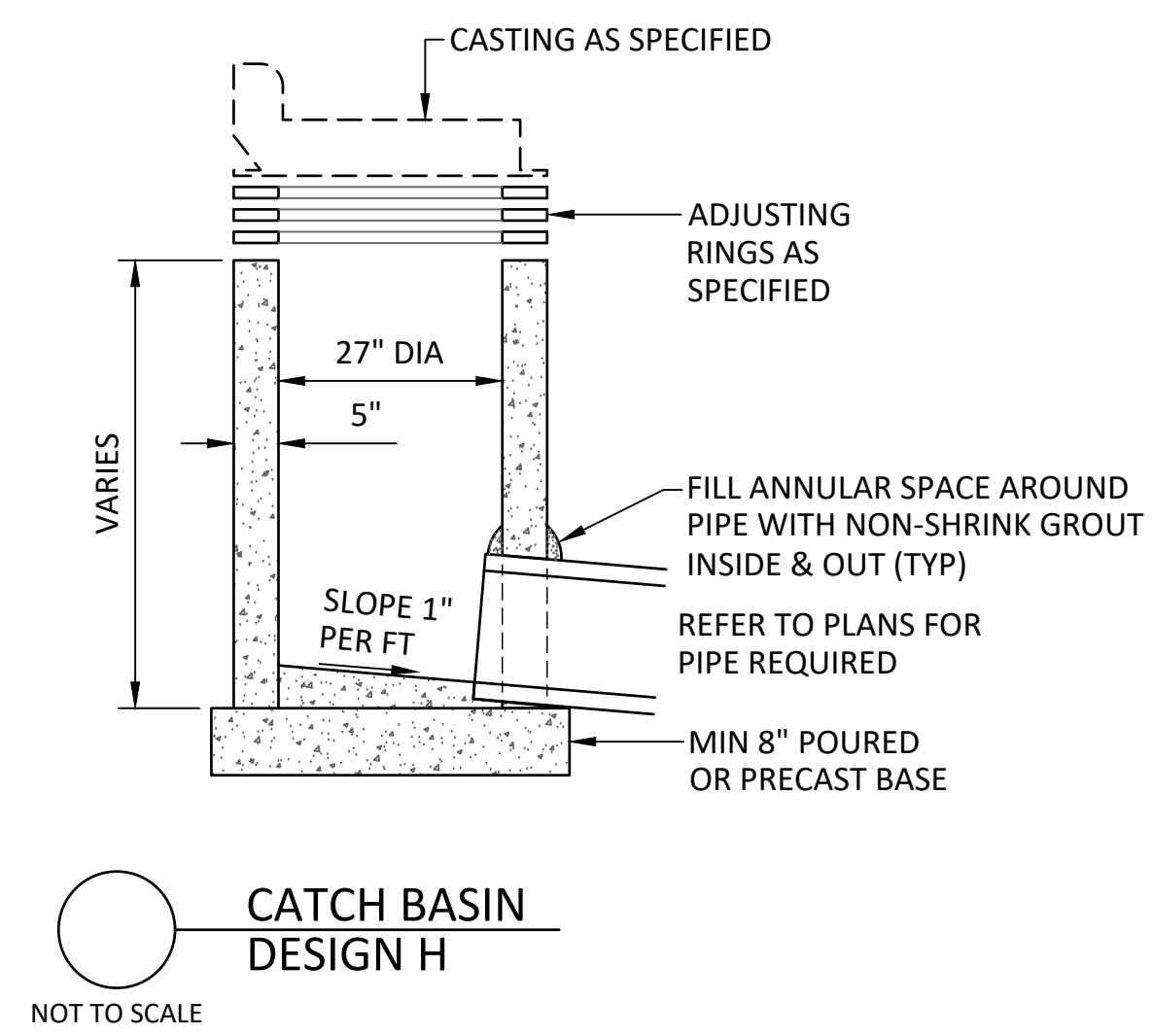
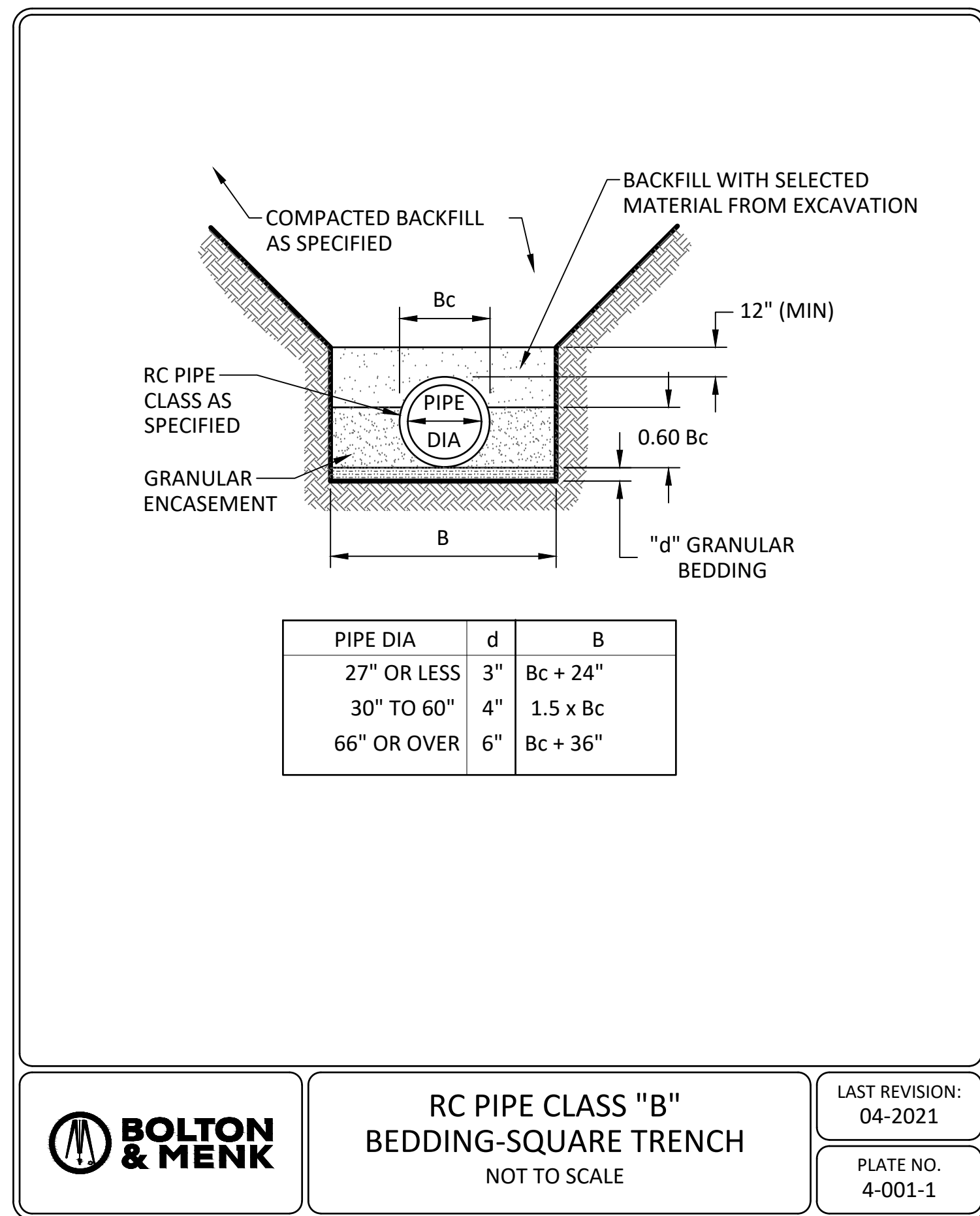
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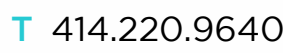
Sheet Title: DETAILS

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Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	C6.01

[illegible]

Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	C6.02



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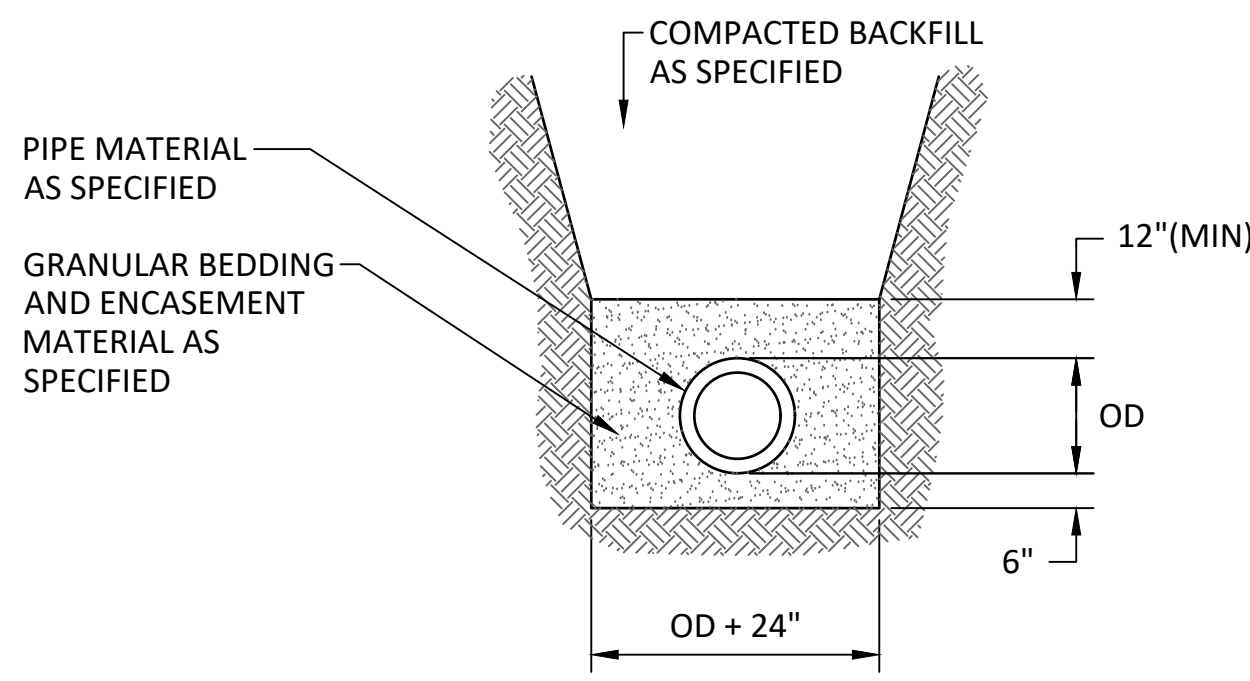
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SIMPLE FOOD GROUP CAMPUS

Sheet Title: DETAILS

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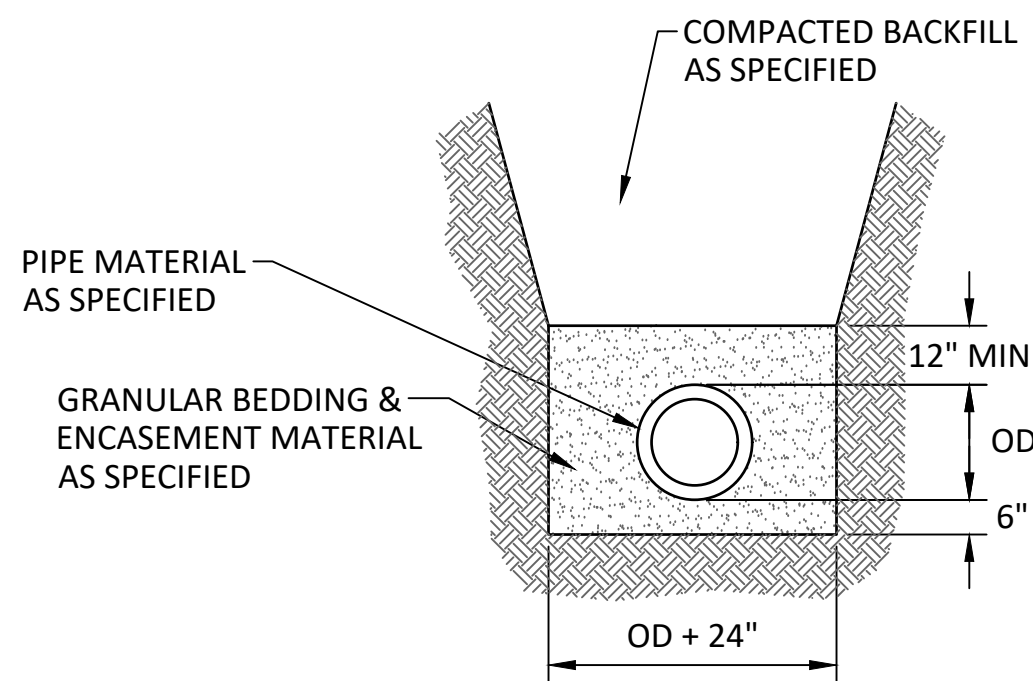
Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	C6.03



NON-RIGID SANITARY SEWER
TRENCH
NOT TO SCALE

LAST REVISION:
04-2021

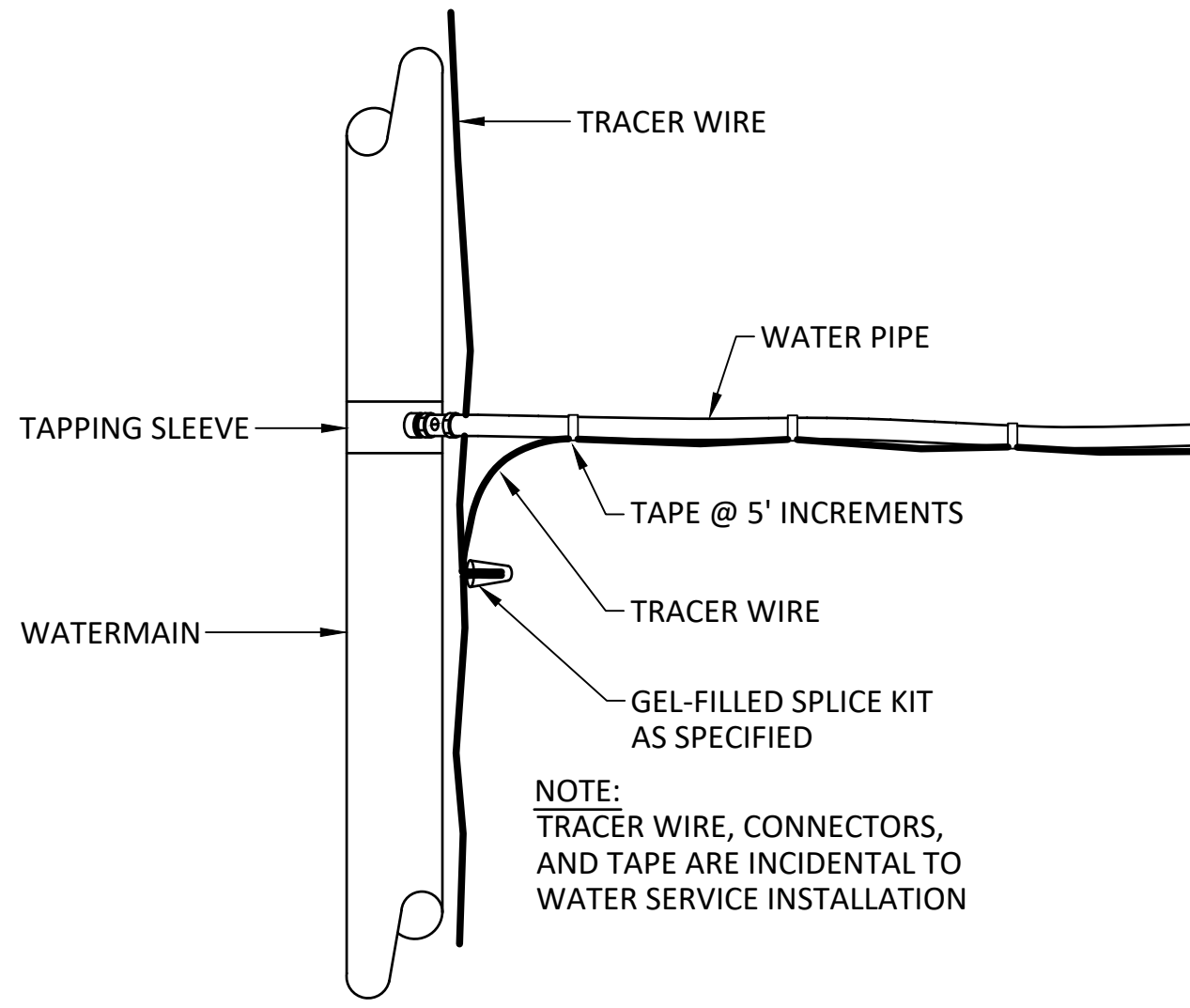
PLATE NO.
5-200



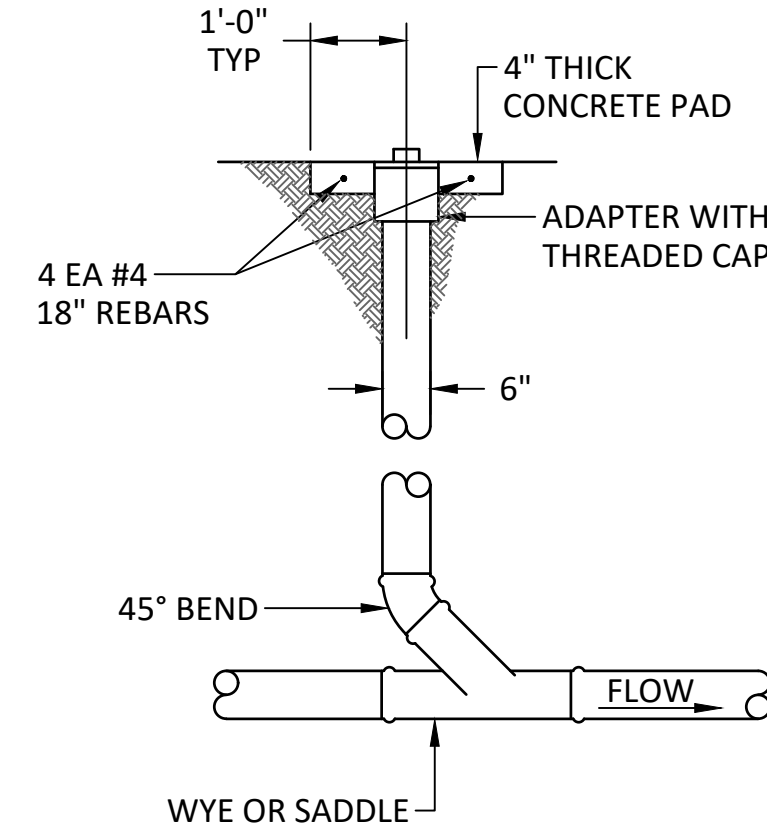
PVC WATERMAIN TRENCH
NOT TO SCALE

LAST REVISION:
04-2021

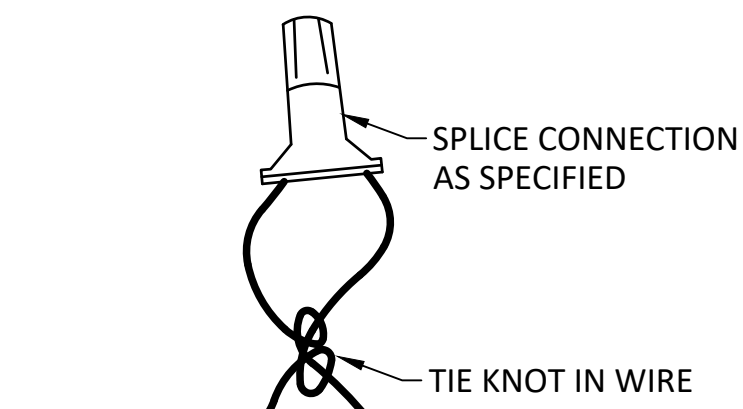
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6-200



WATER SERVICE TRACER WIRE CONNECTION
NOT TO SCALE



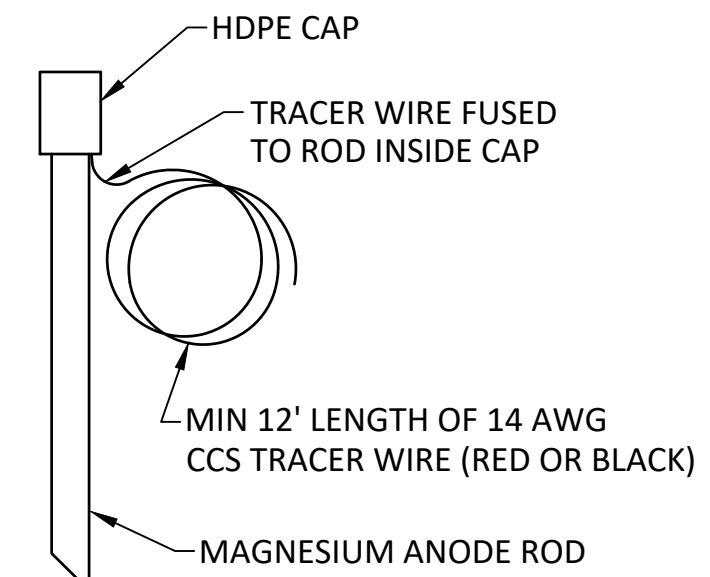
SANITARY SEWER CLEANOUT
NOT TO SCALE



WHERE IN-LINE SPLICES ARE REQUIRED ALONG
PIPES, THE TRACER WIRE SHALL BE KNOTTED
PRIOR TO INSERTION INTO THE SPLICE
CONNECTION.

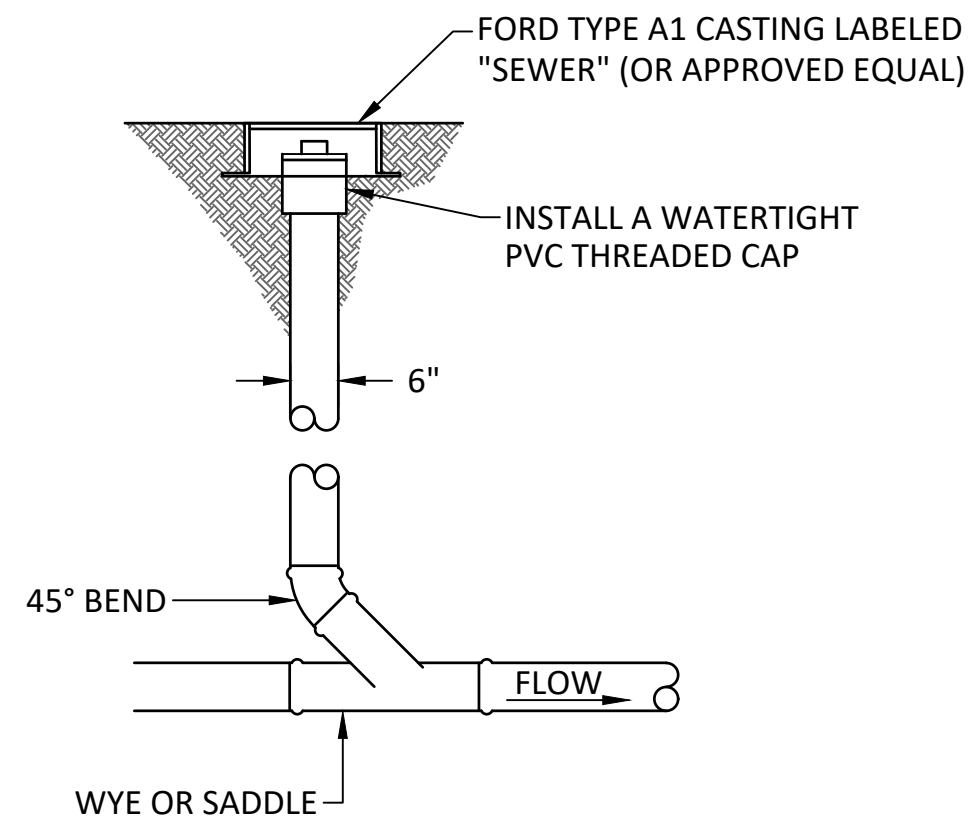
IN-LINE TRACER WIRE SPLICE

NOT TO SCALE



NOTE: MAGNESIUM ROD DIMENSIONS SHALL BE APPROX 18" LONG BY 1.3" DIA, AND APPROX 1 LB IN WEIGHT.

GROUNDING ANODE
NOT TO SCALE



SANITARY SEWER CLEANOUT
NOT TO SCALE

GENERAL DESCRIPTION OF PROPOSED BUILDING MATERIALS				
PROPOSED BUILDING MATERIALS ARE SELECTED TO REPRESENT A NATURAL, ORGANIC CHARACTER THAT ALIGN WITHIN THE SURROUNDING CONTEXT OF THE LOCAL LANDSCAPE AS WELL AS SIMPLE FOOD GROUP'S VALUES OF SUSTAINABILITY AND REMAINING GEOGRAPHICALLY ROOTED.	LOCAL QUARRIED STONE CLADDING	TEXTURED WOOD-LOOK CLADDING	WEATHERED METAL CLADDING	WOOD OR WOOD-LOOK CLADDING

A close-up photograph of a stone wall. The wall is constructed from numerous irregular, light-colored stones, possibly limestone or sandstone, which are stacked together. The stones vary in size and shape, creating a textured, rustic appearance. The lighting is even, highlighting the natural grain and color variations of the stone.

A close-up photograph of a dark, textured door handle. The handle is a simple, rectangular pull, mounted on a door with a vertical wood grain pattern. The lighting is dramatic, highlighting the texture of the door and the handle.



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Key Plan

Project No.



SIMPLE FOOD GROUP CAMPUS

Sheet Title:
LOWER LEVEL PLAN

Revisions

[illegible]

Project

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Date _____

06/10/20

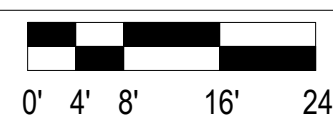
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A201

1 LOWER LEVEL 01

Scale: 1" = 20'-0"



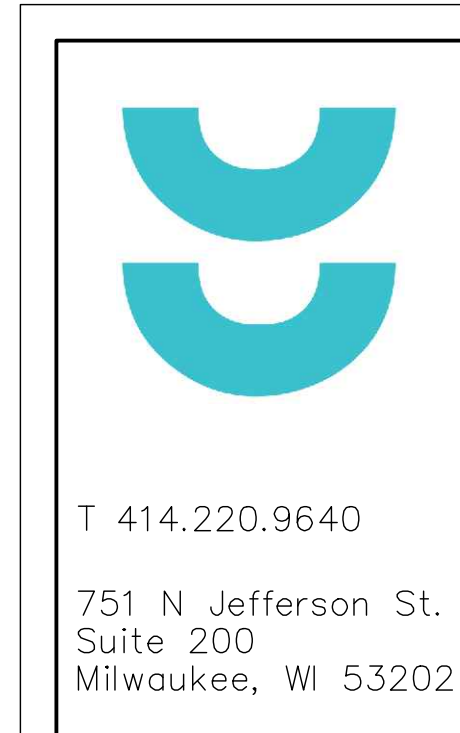
City of Lake Geneva Landscape Worksheet | Planned Industrial (PI) | Simple Food Group

NOTES

1. FIELD VERIFY SURVEY INFORMATION AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. CONTACT DIGGER'S HOTLINE (1-800-242-8511 OR 811) TO LOCATE PUBLIC UTILITIES. COORDINATE WITH OWNER AND/OR PRIVATE LOCATOR TO LOCATE PRIVATE UTILITIES INCLUDING IRRIGATION.
3. PROTECT ALL EXISTING FEATURES TO REMAIN INCLUDING BUILDINGS, PAVEMENTS, CURBS, UTILITIES, SIGNS, STRUCTURES, AND LANDSCAPING. REPAIR OR REPLACE DAMAGE CAUSED TO EXISTING FEATURES, WHETHER SHOWN OR NOT, AT CONTRACTOR'S EXPENSE TO MATCH EXISTING CONDITIONS UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS.
4. PROTECT OR RELOCATE ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILTS.
5. SUBMIT SOIL TESTING REQUIREMENTS IN ACCORDANCE WITH SECTION 32 91 13 - SOIL PREPARATION.
6. VISUALLY INSPECT AND VERIFY THAT THE SPECIFIED TOPSOIL AND PLANTING MIXTURE DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SECTION 32 91 13 - SOIL PREPARATION.
7. SPACE PLANTINGS PER PLANT SCHEDULE(S) INCLUDED ON THE CONTRACT DRAWINGS.
8. ALL WRAPUPS, WIRE BASKETS, BURLAP, TWINE/ROPE, POTS, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL NURSERY STOCK PRIOR TO INSTALLATION.
9. ROOT FLARE OF ALL TREES MUST BE VISIBLE PRIOR TO AND AFTER PLANTING.
10. ALL EXISTING LAWN AREAS WITHIN AND ADJACENT TO THE PROJECT SITE THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES INCLUDING, BUT NOT LIMITED TO, UTILITY TRENCHING, ACCESS, OR MATERIALS STORAGE SHALL BE REPAIRED WITH [INSERT SEED OR SOD OR NATIVE SEED] AS OUTLINED IN SECTION 32 92 00 - TURF AND GRASSES.
11. APPLY MYCORRHIZAL FUNGI TO ALL PLANTING LOCATIONS IN ACCORDANCE WITH SECTION 32 93 00 - PLANTS.
12. ALL PLANTING BEDS SHALL HAVE SHREDDED HARDWOOD BARK MULCH IN ACCORDANCE WITH SECTION 32 93 00 - PLANTS, UNLESS OTHERWISE NOTED.
13. WATER AND MAINTAIN ALL PLANTINGS. SEED AND SOD IMMEDIATELY UPON DELIVERY AND INSTALLATION ON SITE THROUGHOUT THE MAINTENANCE AND WARRANTY PERIODS AND AS OUTLINED IN SECTION 32 92 00 - TURF AND GRASSES AND SECTION 32 93 00 - PLANTS.

Notes to Reviewers:

1. * Column entitled "Additional Noncontributory Plants" lists additional plants not accounted for within the PI zoning requirements but that have still been included within the project.
2. Plant quantities listed are approximate and based on square footage of hatched areas per plans assuming shrubs occupying 30% of hatched areas at 2' on center spacing and 70% perennials with 2' on center spacing.
3. **Landscape Exceptions to PI Zoning N/A** | The Lake Geneva Comprehensive Plan shows the south adjacent property currently zoned Rural Holding (RH) as "Private Recreation Facilities & Environmental Corridor."



Consultant:

saiki
DESIGN

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PHONE: 608-251-3600

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Key Plan

Project No.

SIMPLE FOOD GROUP CAMPUS

Sheet Title:
OVERALL LANDSCAPE PLAN

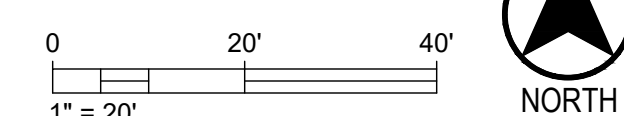
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Project Number	260203
Set Type	GDP SUBMITTAL
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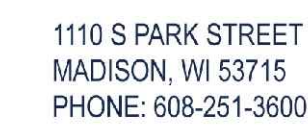
REFERENCE SCHEDULE

- ## NOTES

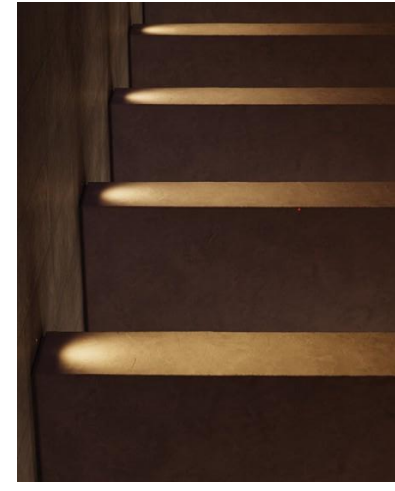
1. FIELD VERIFY SURVEY INFORMATION AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. CONTACT DIGGER'S HOTLINE (1-800-242-8511 OR 811) TO LOCATE PUBLIC UTILITIES. COORDINATE WITH OWNER AND/OR PRIVATE LOCATOR TO LOCATE PRIVATE UTILITIES INCLUDING IRRIGATION.
3. PROTECT ALL EXISTING FEATURES TO REMAIN INCLUDING BUILDINGS, PAVEMENTS, CURBS, UTILITIES, SIGNS, STRUCTURES, AND LANDSCAPING. REPAIR OR REPLACE DAMAGE CAUSED TO EXISTING FEATURES, WHETHER SHOWN OR NOT, AT CONTRACTOR'S EXPENSE TO MATCH EXISTING CONDITIONS UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS.
4. PROTECT OR RELOCATE ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILTS.
5. SUBMIT SOIL TESTING REQUIREMENTS IN ACCORDANCE WITH SECTION 32 91 13 - SOIL PREPARATION.
6. VISUALLY INSPECT AND VERIFY THAT THE SPECIFIED TOPSOIL AND PLANTING MIXTURE DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SECTION 32 91 13 - SOIL PREPARATION.
7. SPACE PLANTINGS PER PLANT SCHEDULE(S) INCLUDED ON THE CONTRACT DRAWINGS.
8. ALL WRAPPINGS, WIRE BASKETS, BURLAP, TWINE/ROPE, POTS, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL NURSERY STORAGE PRIOR TO INSTALLATION.
9. ROOT FLARE OF ALL TREES MUST BE VISIBLE PRIOR TO AND AFTER PLANTING.
10. ALL EXISTING LAWN AREAS WITHIN AND ADJACENT TO THE PROJECT SITE THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES INCLUDING, BUT NOT LIMITED TO, UTILITY TRENCHING, ACCESS, OR MATERIALS STORAGE SHALL BE REPAIRED WITH [INSERT SEED OR SOD OR NATIVE SEED] AS OUTLINED IN SECTION 32 92 00 - TURF AND GRASSES.
11. APPLY MYCORRHIZAL FUNGI TO ALL PLANTING LOCATIONS IN ACCORDANCE WITH SECTION 32 93 00 - PLANTS.
12. ALL PLANTING BEDS SHALL HAVE SHREDDED HARDWOOD BARK MULCH IN ACCORDANCE WITH SECTION 32 93 00 - PLANTS, UNLESS OTHERWISE NOTED.
13. WATER AND MAINTAIN ALL PLANTINGS, SEED AND SOD IMMEDIATELY UPON DELIVERY AND INSTALLATION ON SITE THROUGH THE MAINTENANCE AND WARRANTY PERIODS AND AS OUTLINED IN SECTION 32 92 00 - TURF AND GRASSES AND SECTION 32 93 00 - PLANTS.



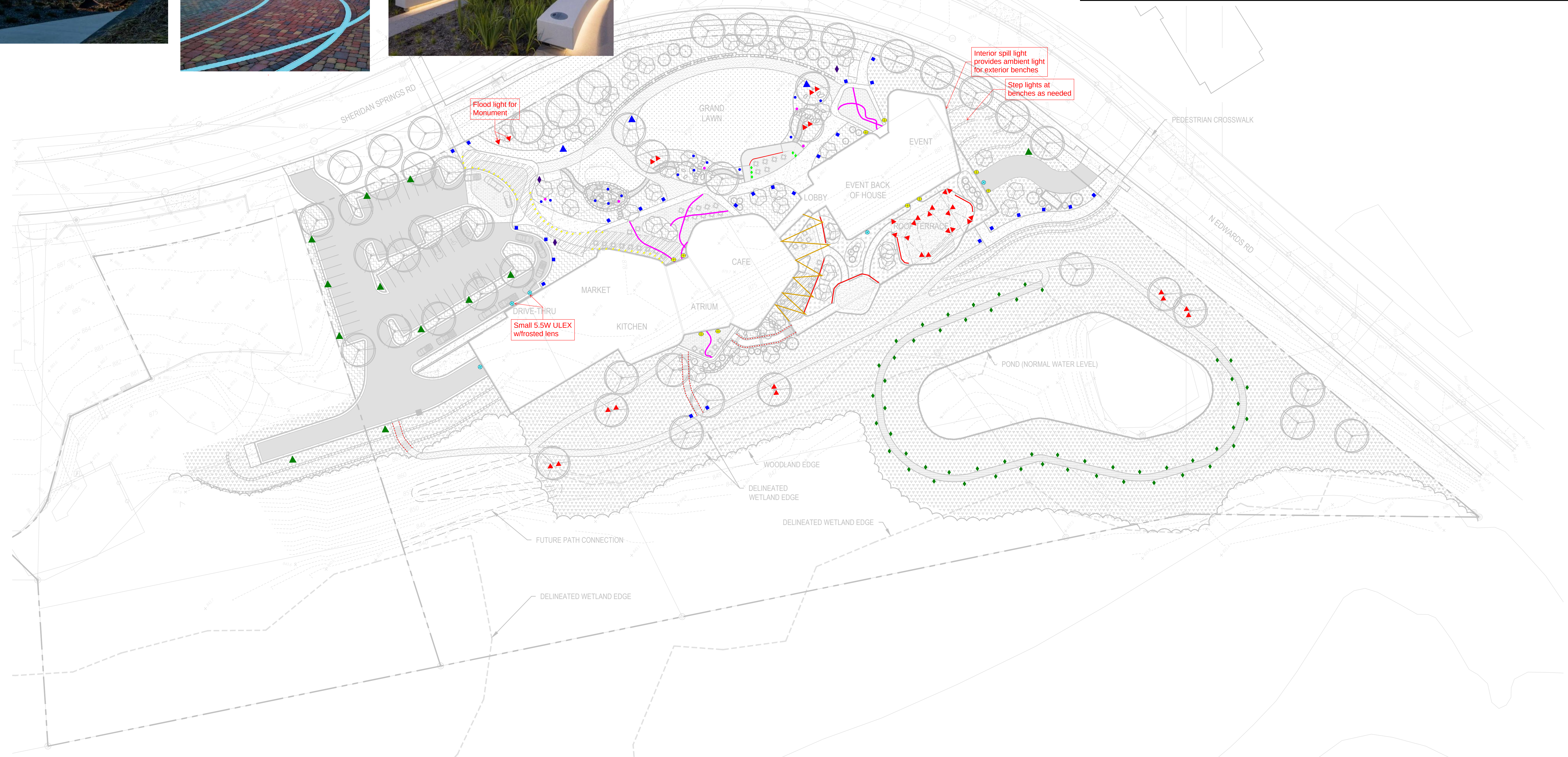
1 LANDSCAPE PLAN ENLARGEMENT



Project Number	260203
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Simple Food Group Fixture Schedule										
Fixture Type	Manufacturer	Model #	Description	Mounting	Lamp	Lumens	CCT	Voltage	Wattage	Control Load Type
	Ragni	NAT 2 48 X 35 XX 1 TPIF RAL# M8 DIM	Nations Area Light	Pole	LED	7124	TBD	UNV	51	0-10V
	Ligman	UBE-20011-20W-CCT-FINISH-120/277-DIM	Berlon Column	Ground	LED	1162	TBD	UNV	20	0-10V
	Ligman	ULB-10842-CCT-FINISH-120/277	8" Pathway Ballard Wood Finish TBD	Ground	LED	800	TBD	UNV	21	0-10V
	Performance In Lighting	I+2V-9W-CCT-CC-UNV-0-10V	Vertical Wall/Step Light	Surface	LED	572	TBD	UNV	9	0-10V
	Artemide	T071030	Decorative Ground Mount	Ground	LED	1595	TBD	UNV	43	0-10V
	Artemide	Reeds/Reeds Triple	linear decorative reeds	Ground	LED	TBD	TBD	UNV	9/27	0-10V
	Axis	DL51231558/DL51231559	linear decorative reeds 20" & 30"	Ground	LED	310/565	TBD	UNV	6/12	0-10V
	QTL	KURV-RGBW-MNT-WET-RGBW-XX-4-0HE-ENC/TL-XX-XX-XX-XX-LENGTH-0	RGBW Tape light with extrusion. Requires remote driver	Surface	LED	57/FT	TBD	12V	4W/FT	0-10V
	Organic Lighting	FC-CU-RGBXX-COLOR-SM	Upgrade RGBW Ground Light	Recessed	LED	63/FT	TBD	12V	2.74W/FT	0-10V
	Elite Lighting	IHR-DRP-1.9-RD-TBD	Handrail Lighting	Recessed	LED	87	TBD	24V	1	0-10V
	HK Lighting	ZGLA1-OR1-P4WW-FINISH-012V-02W-TBD-S	Step Light at Boardwalk	Recessed	LED	150	TBD	12V	1.7	0-10V
	Hunza Lighting	MOUSEL-D24-SBZ	Oval Step Light Solid Bronze	Recessed	LED	60	TBD	24V	2	0-10V
	Interlux	WG-CLWL-SM-XX-L-XXX-LDAB-OD-FINISH	Vertical Linear Wall Sconce	Surface	LED	214/FT	TBD	24V	3W/FT	0-10V
	HK Lighting	ZXL16-OR1-S-C-XXX-012V-07W-CCT-OPTICS-MNT	Flood Light - Various mounting/distribution requires remote transformer	Various	LED	500-900	TBD	12V	VARIOUS	0-10V
	Tegan Lighting	ESX-K-C-P15-STX-FSG-AU/BLK	1.5" Round Gem Light String	Cantenary	LED	500	TBD	24V	5	0-10V
	Ligman	UIEX-30011-14W-TXO-CCT-FINISH-120/277V	Full Cut Off Wall Pack Various Distributions	Surface	LED	1675	TBD	120/277V	14	0-10V
	Elliptipar	S159 S-04 E-XX-00-0-CCT-ZX	Indirect wall	Surface	LED	519	TBD	TBD	5	0-10V



RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – General Development Plan (GDP) application filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow the construction of a Commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-2026-036	Date:	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow the construction of a Commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, Za 46800001, and ZA 46800002, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and

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

1. The proposed GDP furthers the purposes of the Zoning Ordinance.
2. The proposed GDP is in compliance with the Comprehensive Plan.
3. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property; and

WHEREAS, the Plan Commission has recommended the following conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan will include a traffic plan to inform traffic patterns for the duration of the demolition and construction.
3. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Planned Development – General Development Plan (GDP) application filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow the construction of a Commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 20st day of July, 2026.

PC Action: ☐ Adopted ☐ Failed Vote _____

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

Todd Krause, Plan Commission Chair Date

Attest:

Amanda Rotondi, Building and Zoning Clerk Date