

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

**PLAN COMMISSION MEETING
MONDAY JANUARY 17, 2022 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS.

THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

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Agenda

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the December 20, 2021 Plan Commission meetings 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. Review and Recommendation of Annexation for the applicant Avalon Property LLC. , 875 Geneva Pkwy, Lake Geneva, for the property located at 875 Geneva Pkwy, for the 0.40 acre property located at Tax Key No. N LY3100002, currently located in the Town of Lyons.
7. Public Hearing and Recommendation to amend the existing General Development (GDP) & Precise Implementation Plan (PIP) for Geneva Theater, 244 Broad St. to allow for additional Commercial Indoor Entertainment and Outdoor Commercial Entertainment to allow for an outdoor beer garden. Located in the Central Business (CB) zoning district. Tax Key Nos. ZOP00246, ZOP00247, & ZOP00248.

8. Public Hearing and Recommendation of a Conditional Use Permit for Todd Birkhoz, 280 Sterns Rd., Fontana, WI, 53125, for a proposed Commercial Indoor Lodging land use for the property located at 912-914 Williams St., in the General Business (GB) zoning district, Tax Key No. ZA85500002.
9. Public Hearing and Recommendation of a Conditional Use Permit filed by John Engerman d.b.a. Woodley Assets, W3411 Linton Rd., Lake Geneva, for a request that would allow for the construction of a new Single Family home at 925 Maytag Rd., in the Estate Residential -1 (ER-1) zoning district, Tax Key No. ZCE00020.
10. Public Hearing and Recommendation to a Site Plan Review for Walmart RE Business Trust, 702 SW 8th St., Bentonville, AR, 72716. To relocate the online purchases pick up location to the North parking area of the property located at 201 N. Edwards Blvd. in the Planned Business (PB) zoning district, Tax Key No. ZWAL00001.
11. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Accommodations.

Posted 1/12/2022

PLAN COMMISSION MEETING

MONDAY, DECEMBER 20, 2021 – 6:00 PM

COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM/IN PERSON

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

Roll Call. Present: Mayor Klein, Alderman Tim Dunn, John Gibbs, Kyle Cary, Joel Hoiland, Michael Krajovic. Absent (Excused) Cindy Forster Fueredi. Also Present: City Planner Mich, City Engineer Rauch, City Attorney Draper, City Administrator Nord, Building & Zoning Administrator Walling, Building & Zoning Administrative Assistant.

Approve Minutes of the November 15, 2021 Plan Commission Meeting as distributed.

Hoiland/Cary motion to approve. Motion carried unanimously.

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

Acknowledgement of Correspondence.

Correspondence was received from Luke & Monica Pfeifer, Maxwell Mansion, 304 S Wells Street, sharing their concerns for management and questions regarding the proposed Commercial Indoor Lodging at 416 Cass Street, agenda item #12. All correspondence has been distributed to the Plan Commission & City Council.

Downtown Design Review:

Application by Win Properties, P.O. Box 731, Burlington, WI, requesting signage review for the property located at 244 Broad St. in the downtown overlay zoning district, Tax Key No. ZOP00246; ZOP00247; & ZOP00248.

Peter Juergens, N2689 Sunset Blvd, Lake Geneva, representing the applicant, presented the request. Juergens circulated an exhibit showing the original sign & exterior façade and the proposed sign and exterior modifications. City Planner Mich stated the video screen described in the request, according to the city ordinance, would require a Conditional Use Permit so this application is asking for approval of the marquee sign only.

Commissioner Krajovic asked for clarification on who approves exterior changes such as the floor to ceiling windows. Zoning Administrator Walling said it is the Plan Commission who approves the Downtown Design applications for signs & exterior modifications. Mich stated the Downtown Design standards do promote large windows and transparency in building facades to encourage interaction at the street level with pedestrians. Hoiland asked about the sign and the sign materials. Juergens said the raised letters will be applied to the metal background of the sign with hidden fasteners for a clean look. Hoiland asked about the lighting. Juergens explained the marquee is lit from underneath with can lights and will remain the same with the new sign. No flood lights will be used to light the marquee. Commissioner Cary asked if the vertical sign on the building is currently lit. Juergens said yes, it is lit and will remain that way with the proposed exterior modifications. Mayor Klein asked if they considered keeping the current sign design since the proposed design looks more industrial. Shad Brennan, owner, said the new design separates the two entities and provides a new look and rebranding for this location. Krajovic asked Walling if the current sign structure is the same length as the proposed sign is depicted in the packet. Walling said the current sign is the same length but is built with a wooden material which is warping now and the owner wants to create a sign which has less maintenance.

Hoiland/Cary motion to approve the installation of a sign and include all staff recommendations.

Krajovic asked if the motion should include approving the exterior changes on the ground floor. Walling said yes, it would be an appropriate amendment.

Krajovic/Hoiland made motion to amend the motion to include the approval of the exterior changes on the ground floor of the building and adding the windows.

Roll Call for amended motion: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Roll Call for original motion: Dunn, Gibbs, Cary, Hoiland, Krajovic voting “yes.” Klein, voting “no” Motion carried. 5-1

Reconsider and Review for a Recommendation of a proposed Certified Survey Map (CSM) for Basso Builders Inc., 405 Skyline Dr., to create 3 buildable single family parcels at the intersection of Sage St. and Sheridan Springs Rd. as identified on the certified survey project no 21.903 dated 10/26/21 for Tax Key Nos. ZGC00011 & ZGC00015.

Klein stated this application was inadvertently sent back to the Plan Commission. Klein explained a comment was made about the poor condition of the alleyway near this property. Unfortunately, the person inspected the wrong alley. Both Mayor Klein and Zoning Administrator Walling did independent inspections of the alley and it was determined this location was a newer alley in the city and was not in disrepair. Walling said this CSM Application is being sent back to City Council with the original recommendation from the Plan Commission.

Klein/Cary motion to send the approval back to the City Council for the proposed CSM to create 3 buildable single family parcels and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Conditional Use Permit for Win Properties, P.O. Box 731, Burlington, WI, for a proposed Outdoor Commercial Entertainment land use for the property located at 244 Broad St., in the Central Business zoning district, Tax Key Nos. ZOP00246; ZOP00247; & ZOP00248.

Peter Juergens, N2689 Sunset Blvd, Lake Geneva, and Paul McGraw, W7769 Island Road, Delavan, presented the request for a Tap Room with a self-serve tap wall for beer, wine & seltzers; light fares like charcuterie boards, sandwiches, snacks; and an outdoor area for seating. Klein clarified the proposed Conditional Use is for Outdoor Commercial Entertainment which is the outdoor beer garden space of this property. Juergens expanded on the outdoor space/courtyard which would include a 6 foot high fence on the perimeter of the outdoor patio, 2 garage doors will be installed to allow natural light into the building, a pergola attached to the building, an enclosed trash area for the Tap Room and Theatres 1 & 2 – stage area, green space located inside and at the base of the fence, poured concrete for tables with umbrellas & chairs. Juergens asked City Attorney Draper for clarification of the current PIP for this property which allows entertainment. Draper stated that part of the grant given to this property was limited to entertainment uses. Draper stated with respect to the current GDP/PIP, the owner is required to come back with an amendment to the PIP when changing the inside of the structure. Draper clarified the agenda item request is for a proposed Outdoor Commercial Entertainment only. Juergens said he submitted the paperwork for a PIP amendment and asked Walling to join the discussion. Walling asked Draper if the Indoor Commercial Entertainment use was part of the original PIP. Walling said he could not find a theatre use only in the original PIP. Draper asked Walling if there would be changes inside the structure. Walling said yes. Draper said whenever there is a modification within the structure, a modification of the PIP is also needed. Juergens said the application submitted included a description of the use, the plans, and PIP paperwork. Draper stated the discussion for this meeting is limited to the agenda item for a Conditional Use Permit for Outdoor Commercial Entertainment and the applicant will have to come back for a PIP amendment. Walling asked Draper if the PIP is addressing the land use. Draper said no, the Precise Implementation Plan addresses the details supporting the General Development Plan. The GDP was established because of the extensive modifications to the theatre itself and now there are proposed changes to the structure as well. Walling said he wasn’t aware of the detailed requirements of the current PIP even after his research of the property records. Juergens restated he filled out the PIP paperwork as he was directed, has submitted building plans to the State and would like to move forward with the project. Draper said the Plan Commission can only vote on the CUP agenda item which has been publically noticed. Juergens asked if the PIP needs a public notice. Draper said yes. Hoiland asked what the time frame would be for the PIP amendment presentation. Walling said he could publish the PIP notice this week for the January, 2022 Plan Commission Meeting. Krajovic asked if there would be live entertainment outside and Juergens said no. Commissioner Gibbs asked if the pergola could be identified on the site plan/first floor plan for clarity. Klein asked if the theatre area had access to the courtyard. Juergens said the only access to the outdoor space is through the Tap Room. Klein asked for the fence location to be identified on the first floor plan when the applicant comes back for the PIP amendment. Krajovic asked if there was an emergency exit for the courtyard. Juergens said the fenced-in patio is a quiet space away from cars and pedestrians and place to enjoy alcoholic beverages. Krajovic asked if the fire code would require an emergency exit for the patio. Walling believes the fire department would require an emergency exit but suggested the applicant should call to verify. Planner Mich explained when individuals add land uses to a Planned Development; an amendment to the GDP is required. Mich suggested reviewing the original GDP to see if the Outdoor Commercial Entertainment use was included and if not, the GDP would need to be amended.

Speaker #1: Dennis Loeser, 336 Laurie Street, shared his concerns about changing the movie theatre into a bar.

Speaker #2: Gary Dunham, 1315 W Main Street, shared his concern for the fence design around the courtyard.

Krajovic/Gibbs motion to close the Public Hearing. Motion carried unanimously.

Krajovic asked if the fence design is acceptable by the Downtown Design standards. Walling said yes. Alderman Dunn is in favor of a taller fence.

Hoiland/Krajovic motion to approve Conditional Use Permit (CUP) for Outdoor Commercial Entertainment and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Conditional Use Permit filed by T. C. Productions LLC., for a request that would allow for an addition and renovation of the property located at 100 N. Edwards Blvd. in the Planned Business (PB) zoning district, Tax Key No. ZA196100004.

Peter Juergens, N2689 Sunset Blvd, Lake Geneva, representing the owner, presented the request. Juergens explained the original request allowed for a future addition of 100'x 50' but due to Covid, the owner, Tristan Crist, is only asking a 25'x 50' addition at this time, for more back stage area, office space and extra storage area on the 1st floor with a 2nd story personal living area. Walling stated the Conditional Use Permit is needed for the Commercial apartment and all engineering has been approved & completed for the original design of this project.

Klein/Cary motion to close the Public Hearing. Motion carried unanimously.

Klein/Hoiland motion to approve the Conditional Use Permit to allow for an addition and renovation of the property and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation to amend the existing General Development Plan (GDP) for The Vistas Group, 526 E 114th Place, Chicago, IL. For the 27 acre property located at the northwest corner of Townline Rd and Edwards Blvd. for a proposed residential subdivision, Tax Key No. ZYUP00198.

Ted Johnson, Godfrey Law Office, 354 Seymour Court, Elkhorn, representing the Vistas Group, presented their request. Johnson said the GDP was approved by City Council in July, 2021 and in planning for the PIP Application, a Traffic Impact Analysis was completed with results recommending the entrance of the duplex & multi-family complex at Edwards Blvd and Park Drive be moved 500' south of the original location which provides better site lines when driving. The intention of this application is to amend the GDP to reflect the new location for entering the property on Edwards Blvd. Johnson stated that two owners are also present online for any questions. Mich said the GDP amendment is required since the entrance location has changed as a result of the TIA suggestion, believes this new site plan reflects a good change and has less of an impact on the woodlands. Krajovic asked what kind of impact would take place regarding setbacks, landscaping, site lines, and intersection traffic when commercial development is in place. City Engineer Rauch said the site layout would require vision triangles to be maintained for the intersection to ensure safety when entering or leaving the location. Krajovic asked about safe pedestrian and bike crossing. Rauch said a crosswalk is better at the proposed mid-block location because there is better site distance which is safer for pedestrians and bikes to cross. Gary Dunham, 1315 W Main Street, also representing the Vistas, said after this GDP approval, they will go back and finish the TIA with this new consideration and conclude whether or not a traffic light is needed at Townline Road & Edwards Blvd. Krajovic asked about the restricted turning for the residential area on Towline Road. Rauch stated drivers going west can only turn right to enter and turn right to leave the residential property. Rauch said this project also needs Wisconsin DOT approval.

Speaker #1: Marie Andrade, 254 Murray Drive, shared her concerns for increased traffic on Wells Street due to the right turn only onto Townline Road.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Cary motion to approve the previously accepted GDP with the proposed additional modification suggested by the TIA for the 27 acre property and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Conditional Use Permit filed by S & L Properties Lake Geneva LLC, 2651 Kirking Ct., Portage, for the property located at 151 N. Wells St. in the General Business (GB) zoning district, Tax Key No. ZA365000002.

Emily Bublitiz, 1059 Circle Drive, Highland, WI 53543, McCon Building Corporation, and Chris Maguire of McCon Building Corporation, representing the ownership of Culvers, to modify a current Conditional Use to allow a change from one drive through order position in one lane to a two drive through order positions in two lanes. Hoiland asked if this design is consistent with all Culvers restaurants. Bublitiz said it has been done successfully in 7 states so far. Commissioner Cary asked if this configuration would be similar to what McDonalds has done with 2 lanes for orders which combines into one lane as it wraps around the building. Bublitiz said yes. Klein asked if they have worked with the fire department for proper clearances. Bublitiz said yes, they have adjusted the parking spaces to accommodate the clearances. Mich said it is a tight site but they have made adjustments per the DRT staff and it works.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Krajovic motion to approve an amendment to the current Conditional Use Permit for a 2nd drive-thru lane and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Indelible Holdings LLC, 4707 S. 47th St., Greenfield, WI, 53220, for a request to allow Commercial Indoor Lodging at 415 Cass St. in the General Business (GB) zoning district Tax Key No. ZNB00001.

Patricia Bradamore, N3002 Marshall Lane, owner of Indelible Holdings LLC, presented her request. Klein asked the number of units. Bradamore said 8 units. Klein asked if all units are being used. Bradamore said there are month to month tenants at this time. Hoiland asked if someone will be on-site to manage. Bradamore said she lives in Lake Geneva and would take care of the tenants needs. Walling said it is not required to have someone on-site for Commercial Indoor Lodging. Krajovic asked the differences of the Commercial Indoor Lodging and Short Term Rentals. Walling stated the Commercial Indoor Lodging is run similar to a hotel. Short Term Rentals have duration of 6 months per year. Krajovic asked when a Commercial Indoor Lodging becomes a hotel. Mich stated a hotel is considered Commercial Indoor Lodging and this property is also considered Commercial Indoor Lodging since it is zoned Commercial. Mich clarified Commercial Indoor Lodging does not require on-site management. Krajovic asked what would be done if problems surface with this property. Walling stated the CUP could be rescinded if issues arise and are not addressed by the owner.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Cary motion to approve a “Limited” Conditional Use Permit to allow Commercial Indoor Lodging and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Lake Lodging Investments, LLC, 3 Grant Square #173, Hinsdale, IL, 60521, for a request to allow Commercial Indoor Lodging at 504 Wells St. in the Planned Business (PB) zoning district Tax Key No. ZOP00400.

Todd Cauffman, Lowell Custom Homes, representing the applicant, presented the request for a new 3 unit building for Commercial Indoor Lodging. Hoiland asked if this new building needed to go through the GDP/PIP process. Mich said this property is zoned Commercial which allows for the proposed use. This construction project would include a 3 unit townhome, parking for the Commercial Indoor Lodging use and a future location for a garage. Mich said this permit meets all the requirements of the zoning ordinance. Mich stated there is residential property to the west of this parcel so a buffer yard is required which would include landscaping and a fence on the western boundary of the property. Mich said

the only review for this project would be a Conditional Use Permit and finally the construction permits from building and zoning department.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Cary motion to approve a “Limited” Conditional Use Permit to allow Commercial Indoor Lodging and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Conditional Use Permit filed by Michael & Katherine Lynch, 1084 LaGrange Dr., Lake Geneva, for a request that would allow using Single Family - 4 zoning setbacks in the Estate Residential - 1(ER-1) zoning district Tax Key No. ZLE00003.

Michael Lynch, 1084 LaGrange Drive, owner & Jason Ketterhagen, builder, on Zoom, presented the request to extend the garage over existing pavement, with a 2nd floor addition to create a workout room and add a bathroom upstairs. Hoiland asked if this addition was on the east side of house. Lynch said yes, it is located toward the street, away from the lake. Commissioner Dunn asked if this project was expanding the area under the roof & asked for the percentage of impermeable surface of the proposed addition. Lynch said there is no change in impermeable surfaces since it is going over the existing driveway. Krajovic asked if there the lake is protected from fertilizers & pesticides. Lynch said the grass lawn goes up to within 4 feet of the lake and then there is a garden which spans across the yard to catch everything. Krajovic asked if there can be a condition for new construction to require native species to be planted to protect the lake. Klein said the Conditional Use is for an addition, not new construction. Draper said this application is for a Conditional Use and the ordinance for SR-4 setbacks has been passed so the question would be if the applicant has complied with that requirement. Mich said the applicant has complied with the new ordinance which limits construction of placing structures within a setback from the lakefront, which the applicant has not proposed. Mich said they have proposed an easement for the shore path, dedicating it to the city. Krajovic asked if the city could require additional plantings near the lakeshore. Mich said if the project increased the impervious surface, the city could require it, but this application does not increase it so it would not be appropriate.

Klein/Cary motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Cary motion to approve a Conditional Use Permit to allow an exterior remodel & addition, using Single Family - 4 zoning setbacks in the Estate Residential - 1(ER-1) zoning district and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Cary, Hoiland, Krajovic “yes.” Motion carried unanimously. 6-0

Adjournment. Klein/Dunn motion to adjourn at 7:53 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 17, 2022

Agenda Item #6

Applicant:

Avalon Property LLC
875 Geneva Pkwy
Lake Geneva, WI 53147

Request:

Annexation of Tax Key No. NLY3100002

Description:

The applicant has submitted a petition for annexation by unanimous consent to the City of Lake Geneva. The subject property is currently part of the Town of Lyons and is owned by Avalon Property LLC.

The subject property is a 20-foot-wide strip of land running north-south and is 17,529 square feet in area (0.40 acres). It is adjacent to the City of Lake Geneva to the north, west, and south. The subject property is part of a remnant island of unannexed property, fully surrounded by the City. The proposed annexation would shrink the size of the town island, and thus is consistent with Wisconsin Statutes and case law. The remaining land to the east of the subject property will remain in the Town of Lyons.

The subject property is depicted for future City expansion in the City's Comprehensive Plan on Map 5, the Future Land Use Map. Therefore, the proposed annexation of the subject property is consistent with the City of Lake Geneva Comprehensive Plan. The Future Land Use Map recommends the future development of the subject property in the Planned Office future land use category.

In annexation is recommended, the Plan Commission should recommend a temporary zoning designation for the property. The applicant has requested the Planned Business Park (PBP) zoning district, as that is the zoning of the property immediately to the west under the same ownership. The *permanent* zoning of the subject property will require a separate City review process, as will any future development on the property.

Staff Review:

Staff notes that the proposed annexation is consistent with the Future Land Use Map of the City's Comprehensive Plan, which recommends Planned Office on the subject property. If the Plan Commission recommends annexation, this factor should be provided as an explanation for the favorable recommendation.

If the Plan Commission does not recommend annexation, I believe the best explanation is that the timing of the requested annexation is not ideal as that the adjacent territory to the east remains in the Town.

Action by the Plan Commission:

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

- Provide the Common Council with a *recommendation* regarding the proposed annexation;
- Provide an *explanation* for its recommendation; and
- Recommend a *temporary zoning district* (if annexation is recommended).

Suggested Motions:

- *Approve:* I recommend approval of the proposed *annexation for the applicant Avalon Property LLC., 875 Geneva Pkwy. Lake Geneva, for the property located at 875 Geneva Pkwy, for the 0.40 acre property located at Tax Key No. NLY3100002, currently located in the Town of Lyons,* because it is consistent with the City's Comprehensive Plan, and I further recommend Planned Business Park as the temporary zoning district.
- *Deny:* I recommend denial of the proposed *annexation for the applicant Avalon Property LLC. , 875 Geneva Pkwy. Lake Geneva, for the property located at 875 Geneva Pkwy, for the 0.40 acre property located at Tax Key No. NLY3100002, currently located in the Town of Lyons,, because* [provide rationale for denial].

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

pd#200 annex. filing
due 11/18/2021

ZONING MAP AMENDMENT

Name and address of Applicant:

Peter Juergens

N2689 Sunset Blvd.

Lake Geneva, WI 53147

Telephone No of Applicant: Area Code (414) 588-2909

Name and address of Current Owner:

Avalon Property LLC

875 Geneva Parkway North

Lake Geneva, WI 53147

Telephone No of Current Owner: Area Code () 262-248-2379

Address and legal description of property (required) - attach separate sheet if

necessary: 875 Geneva Parkway North

Legal description is attached hereto as Exhibit

A. Tax Key No. NLY 3100002

Zoning Classification change from (Township zoning) to Planned Business Park

Reason for requesting Proposed Amendment: Annexation

Proposed use of property: Addition to Existing Business

Fee of \$400.00 payable upon filing application.

Date

Signature of Applicant

PETITION FOR ANNEXATION

The “Petitioner”, Avalon Property LLC, does hereby petition the City of Lake Geneva, Wisconsin, to annex certain real estate, more fully described in Exhibit A, which is attached hereto and incorporated herein by this reference, hereinafter the “Property”, to the City of Lake Geneva, which is to be detached from the Town of Lyons, County of Walworth, Wisconsin.

The Property, which is the subject of this Petition, is contiguous to the current boundaries of the City of Lake Geneva. A true and correct scaled map of the Property is attached hereto and incorporated herein by reference as Exhibit B.

Upon acceptance and approval of this Petition for direct annexation by unanimous consent of electors and property owners, subject to review by the State of Wisconsin, the property will be zoned Planned Business Park, as depicted on Exhibit C. The Petitioner notes that said requested zoning is in full conformance with the City of Lake Geneva’s Comprehensive Plan.

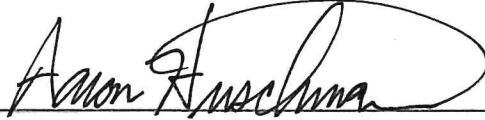
In further support of the Petitioner’s requests, a proposed annexation ordinance is attached hereto as Exhibit D.

Petitioner agrees to be responsible for five (5) years of property taxes that would otherwise be due by the City of Lake Geneva to the Town of Lyons. Petitioner has already further agreed to pay for services as set forth in Exhibit E.

This instrument constitutes a Petition for direct annexation pursuant to Section 66.0217(2), Wis. Stats. There are zero electors residing within the boundaries of the Property, and the Petitioner is the sole owner and fee title holder to the Property. Therefore, pursuant to Section 66.0217(4), Wis. Stats., no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(6), Wis. Stats., along with the requisite Department of Administration annexation review fee.

Dated this day of 2020.

A handwritten signature in black ink, appearing to read "Aaron Hirschman", is written over a horizontal line.

Avalon Property LLC
875 Geneva Parkway North
Lake Geneva, WI 53147
Telephone: 262-248-2379 ext. 107
Email: aaron@plasteengineering.com

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

WHEREAS, Avalon Property LLC. ("Petitioner") has made and filed with the City Clerk of the City of Lake Geneva ("City") a Petition for Direct Annexation by unanimous consent of electors and property owners of territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. §66.0217(2) ("Annexation Petition"), in the office of the City Clerk for the City of Lake Geneva, Walworth County, Wisconsin, on the day of _____ day of _____, 20 _____, requesting the annexation to the City of lands described in Exhibit A attached hereto and incorporated herein by reference ("Subject Territory"), which such lands are contiguous to the City; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the City Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. §66.0217(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the City and/or the City's Counsel; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the City and said Plan Commission has recommended annexing the Subject Territory to the City; and

WHEREAS, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory.

1. That the annexation of the Subject Territory to the City of Lake Geneva, Walworth County, Wisconsin, is in the best interest of the City.
2. That the annexation of the Subject Territory will enable the City to regulate and control development of these lands which are contiguous to the City.
3. That, upon annexation, of the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. §66.0217(8) in Planned Business Park zoning district.

4. That, upon annexation, the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. §66.0217(8) in the Planned Business Park Zoning District.
5. That the annexation of the Subject Territory does not create a town island under the provisions of Wis. Stat. §66.0221.
6. That the City is in need of additional lands suitable for business and residential development, as herein described, as and for this Subject Territory.

NOW, THEREFORE, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the City of Lake Geneva, Walworth County, Wisconsin.
2. Those lands comprising the northern portion of the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. §66.0217(8) in the TR6, One-Two Family Residential Zoning District.
3. Those lands comprising the southern portion of the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. §66.0217(8) in the PB, Planned Business Zoning District.
4. Those lands comprising the Subject Territory shall be included within Supervisory District 11 of Walworth County and in Aldermanic District 3 of the City of Lake Geneva.
5. This Ordinance, and the annexation hereby effected, shall be in full force and effect from and after its passing and posting.
6. The City Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.
7. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

(signatures on following page)

Adopted, passed, and approved by the Common Council of the City of Lake Geneva,
Walworth County, Wisconsin, this _____ day of _____, 20_____.

Mayor

Attest:

City Clerk

EXHIBIT A

LEGAL DESCRIPTION – LANDS CURRENTLY PART OF THE TOWN OF LYONS TO BECOME PART OF THE CITY OF LAKE GENEVA

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE WESTERLY--MOST CORNER OF OUTLOT 2 OF LAKE GENEVA BUSINESS PARK, A SUBDIVISION; THENCE ALONG THE BOUNDARY BETWEEN SAID OUTLOT 2 AND LOT 10 OF SAID SUBDIVISION, 75.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS N 70DEG 56MIN 53SEC E, 70.45 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID BOUNDARY, N 35DEG 00MIN 51SEC E, 107.55 FEET TO AN IRON PIPE STAKE; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 00DEG 58MIN 47SEC E, 45.64 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID OUTLOT 2, N 89DEG 52MIN 09SEC E, 10.06 FEET TO THE POINT OF BEGINNING; THENCE N 00DEG 57MIN 52SEC W, 877.78 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY "12"; THENCE ALONG SAID HIGHWAY, S 82DEG 36MIN 15SEC E, 20.21 FEET TO AN IRON REBAR STAKE; THENCE S 00DEG 57MIN 52SEC E, 875.14 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF SAID OUTLOT 2; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 89DEG 52MIN 09SEC W, 20.00 FEET TO THE POINT OF BEGINNING.

ANNEXATION MAP & LEGAL DESCRIPTION

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWN 2 NORTH,
RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN



ANNEXATION
TOWN OF LYONS TO CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -
AVALON PROPERTY LLC
875 GENEVA PARKWAY NORTH
LAKE GENEVA, WI 53147

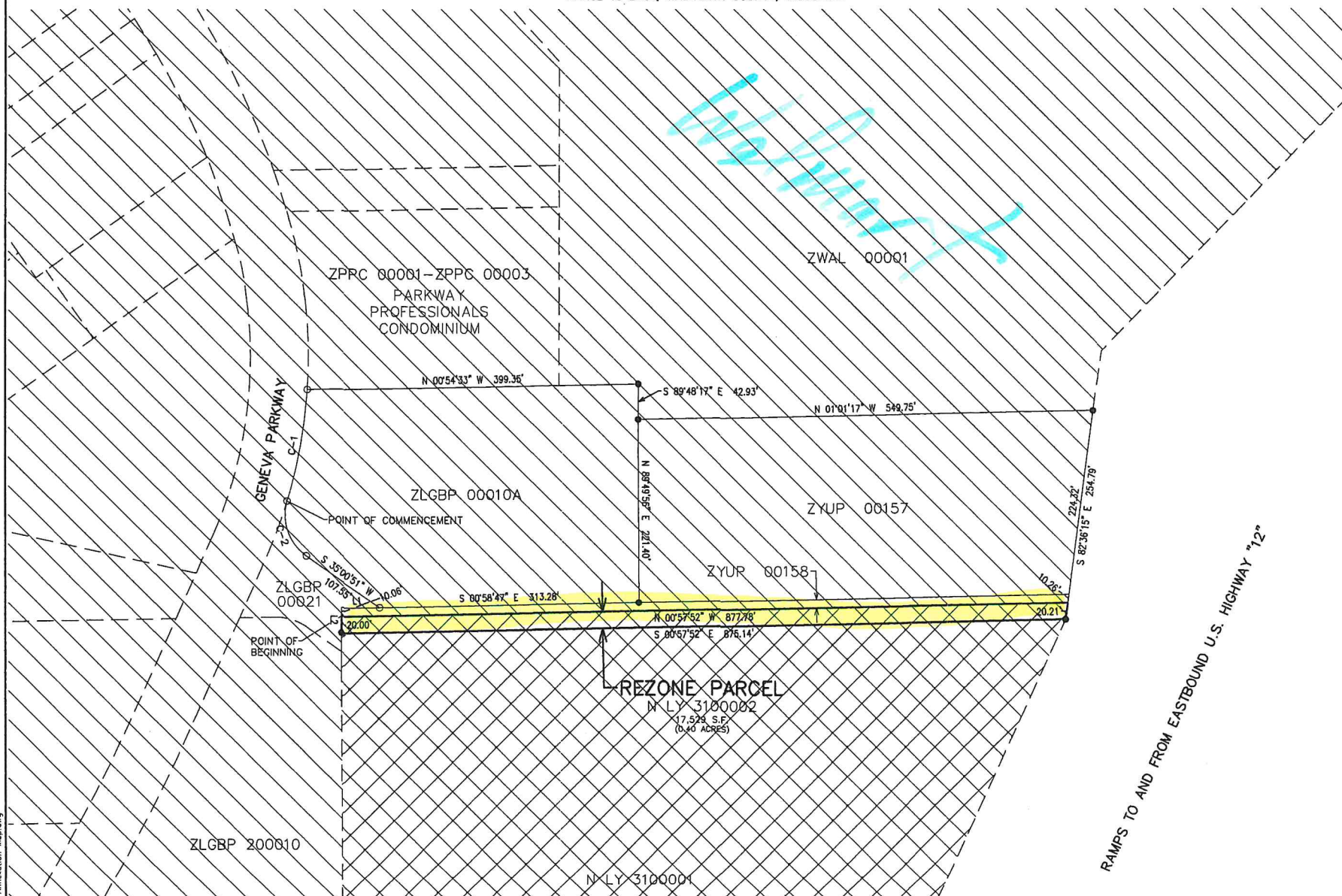
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 BODWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
10095
DATE:
06/11/2020
SHEET NO.
1 OF 1

STATE TRUNK
HIGHWAY "50"

RAMPS TO AND FROM EASTBOUND U.S. HIGHWAY "12"



MONUMENTATION LEGEND

- O = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE

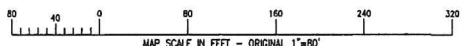
- L1: N 00'58'47\" W 45.64'
- L2: S 89'52'09\" W 30.06'
- C-1: N 79'42'46\" W C=137.25'
A=137.56' R=596.13'
- C-2: S 70'56'53\" W C=70.45'
A=75.29' R=60.00'

MUNICIPALITY LEGEND

- = CITY OF LAKE GENEVA
- = TOWN OF LYONS

LEGAL DESCRIPTION - LANDS CURRENTLY PART OF THE TOWN OF LYONS TO BECOME PART OF THE CITY OF LAKE GENEVA

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE WESTERLY-MOST CORNER OF OUTLOT 2 OF LAKE GENEVA BUSINESS PARK, A SUBDIVISION; THENCE ALONG THE BOUNDARY BETWEEN SAID OUTLOT 2 AND LOT 10 OF SAID SUBDIVISION, 75.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS N 70DEG 56MIN 53SEC E, 70.45 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID BOUNDARY, N 35DEG 00MIN 51SEC E, 107.55 FEET TO AN IRON PIPE STAKE; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 00DEG 58MIN 47SEC E, 45.64 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID OUTLOT 2, N 89DEG 52MIN 09SEC E, 10.06 FEET TO THE POINT OF BEGINNING; THENCE N 00DEG 57MIN 52SEC W, 877.78 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY "12"; THENCE ALONG SAID HIGHWAY, S 82DEG 36MIN 15SEC E, 20.21 FEET TO AN IRON REBAR STAKE; THENCE S 00DEG 57MIN 52SEC E, 875.14 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF SAID OUTLOT 2; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 89DEG 52MIN 09SEC W, 20.00 FEET TO THE POINT OF BEGINNING.



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 17, 2022

Agenda Item #7

Applicant:

Win Properties
P.O. Box 731
Burlington WI 53105

Request:

244 Broad Street
Amendment to General Development Plan and
Precise Implementation Plan
Tax Key Nos. ZOP00246; ZOP00247; &
ZOP00248

Description:

The applicant is submitting a request to amend the existing Planned Development – including both the General Development Plan (GDP) and Precise Implementation Plan (PIP) located at 244 Broad Street in the Central Business (CB) zoning district.

A Planned Development was previously approved for this property in June of 2016. That approval granted zoning flexibility in four areas: for the marquee-style sign, increase signage area, exposed Edison bulbs, and use of electronic message board signage (use of static images only, no video). The Indoor Commercial Entertainment use for the movie theater was also included in that approval.

The applicant is now proposing to change their business model to convert the movie theater into a unique tap room concept and an entertainment venue, with the potential to occasionally screen films as well. This requires changes to the approved land uses, site plan, and signage previously granted. Specifically, this proposed amendment involves:

- 1) Adding the Outdoor Commercial Entertainment (beer garden) as a permitted land use. This is part of the GDP step.
- 2) Adding the new Indoor Commercial Entertainment (tap room, theater, and entertainment venue) as permitted land uses. This is part of the GDP step.
- 3) Approving the revised site plan showing the beer garden improvements. This is part of the PIP step.
- 4) Approving the revised signage (marquee-style sign, increase signage area, and use of electronic message board signage). This is part of the PIP step.

Consistency with the Comprehensive Plan:

Wisconsin law requires all Zoning Map Amendments (including General Development Plans) be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. This map recommends the *Central Business District* future land use category for the subject property. The proposed uses are *consistent* with the Comprehensive Plan.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. In this instance, the CB zoning district provides that comparison zoning district. The project is requesting the following flexibilities from base zoning standards:

1. Marquee-style sign (change to what was approved in 2016)
2. Additional sign area (change to what was approved in 2016)
3. Electronic message board signage (change to what was approved in 2016)

All other zoning requirements of the current GDP and PIP will remain.

Staff Review

Staff recommends that the previous flexibility for Edison bulbs be removed, as the proposed signage design does not include them. Staff further recommends that the above flexibilities pertaining to signage (1-3 above) be *reconfirmed* as part of this amendment in order to create a clear record of what is being approved in 2022. Staff further notes that these flexibilities are only being considered for the subject property and do not set precedent for other properties.

Staff supports the amendments to the GDP and PIP, as the proposed land uses and site plan are appropriate for the downtown area and will allow this longstanding business to adapt its model as economic conditions have changed.

GENERAL DEVELOPMENT PLAN (GDP)

GDP: Action by the Plan Commission:

As part of the consideration of a requested Planned Development / General Development Plan (GDP) step, 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.

Or:

- 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 Items 1, 2, or 3 of the following:
 1. The proposed GDP does not further 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 not 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.
 3. The proposed GDP amendment does not maintain 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 recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted, including the granting of the requested zoning flexibilities.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 3. Specifically, the proposal maintains the desired consistency of land uses, land use intensities, and land use impacts within the downtown. Staff recommends no additional conditions of approval.

GDP Suggested Motions:

- *Approve:* I recommend approval of the *proposed amendment to the General Development (GDP) for Geneva Theater, 244 Broad St. to allow for additional Commercial Indoor Entertainment and Outdoor Commercial Entertainment to allow for an outdoor beer garden. Located in the Central Business (CB) zoning district. Tax Key Nos. ZOP00246, ZOP00247, & ZOP00248, including the affirmative set of findings, and any additional condition of approval recommended by staff.*
- *Deny:* I recommend denial of *proposed amendment to the General Development (GDP) for Geneva Theater, 244 Broad St. to allow for additional Commercial Indoor Entertainment and Outdoor Commercial Entertainment to allow for an outdoor beer garden. Located in the*

Central Business (CB) zoning district. Tax Key Nos. ZOP00246, ZOP00247, & ZOP00248, based on the following finding of fact, because [provide rationale for denial, based on disagreement with at least one of Items 1, 2, or 3, above]

PRECISE IMPLEMENTATION PLAN (PIP)

PIP: 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 amendment to the PIP
- Include *findings* required by the Zoning Ordinance for PIPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

PIP: 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 (see (3)(d), above), 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.

- 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 of the following:
1. The proposed PIP (the use in general, independent of its location) is not 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 not 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 (see (3)(d), above), does 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 does not maintain 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 not be adequately served by, and/or will 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 do not 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.

PIP: Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the PIP as submitted, including the granting of the requested zoning flexibilities.

Staff recommends the affirmative set of findings provided above, noting that the proposal is in harmony with the Comprehensive Plan and maintains the desired consistency of land uses, land use intensities, and land use impacts within the downtown. Staff recommends no additional conditions of approval.

PIP Suggested Motions:

- *Approve: I recommend approval of the proposed amendment to the Precise Implementation Plan (PIP) for Geneva Theater, 244 Broad St. to allow for additional Commercial Indoor Entertainment and Outdoor Commercial Entertainment to allow for an outdoor beer garden. Located in the Central Business (CB) zoning district. Tax Key Nos. ZOP00246, ZOP00247, & ZOP00248, including the affirmative set of findings, and any additional condition of approval recommended by staff.*

- *Deny: I recommend denial of proposed amendment to the Precise Implementation Plan (PIP) for Geneva Theater, 244 Broad St. to allow for additional Commercial Indoor Entertainment and Outdoor Commercial Entertainment to allow for an outdoor beer garden. Located in the Central Business (CB) zoning district. Tax Key Nos. ZOP00246, ZOP00247, & ZOP00248, based on the following finding of fact, because [provide rationale for denial, based on disagreement with at least one of Items 1, 2, or 3, above]*

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

**APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT
ZONING INCLUDING GENEVRAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND
ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)**

Name of Applicant: Geneva Theater

Address of Applicant: N2689 Sunset Blvd

Lake Geneva WI 53147

Telephone No. (414) 500-2909

Fax and/or email: () pete.juergens05@gmail.com

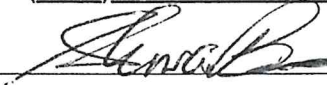
Name of Owner: Win Properties LLC

Address of Owner: P.O. Box 731

Burlington WI 53105

Telephone No. (262) 210-1362

Fax and/or email: () shad@winmediainc.com

Owner Signature: 

Subject property address and/or complete legal description (use attached sheet if necessary):

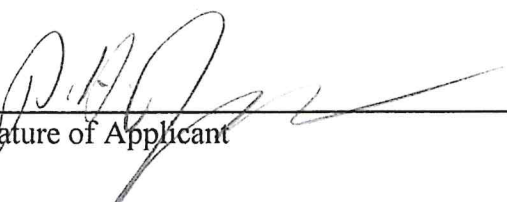
244 Broad St.

Lake Geneva WI. 53147

Current Zoning District: Central Business (CB)

Fee of \$750.00 payable upon filing application.

10-15-2021
Date


Signature of Applicant

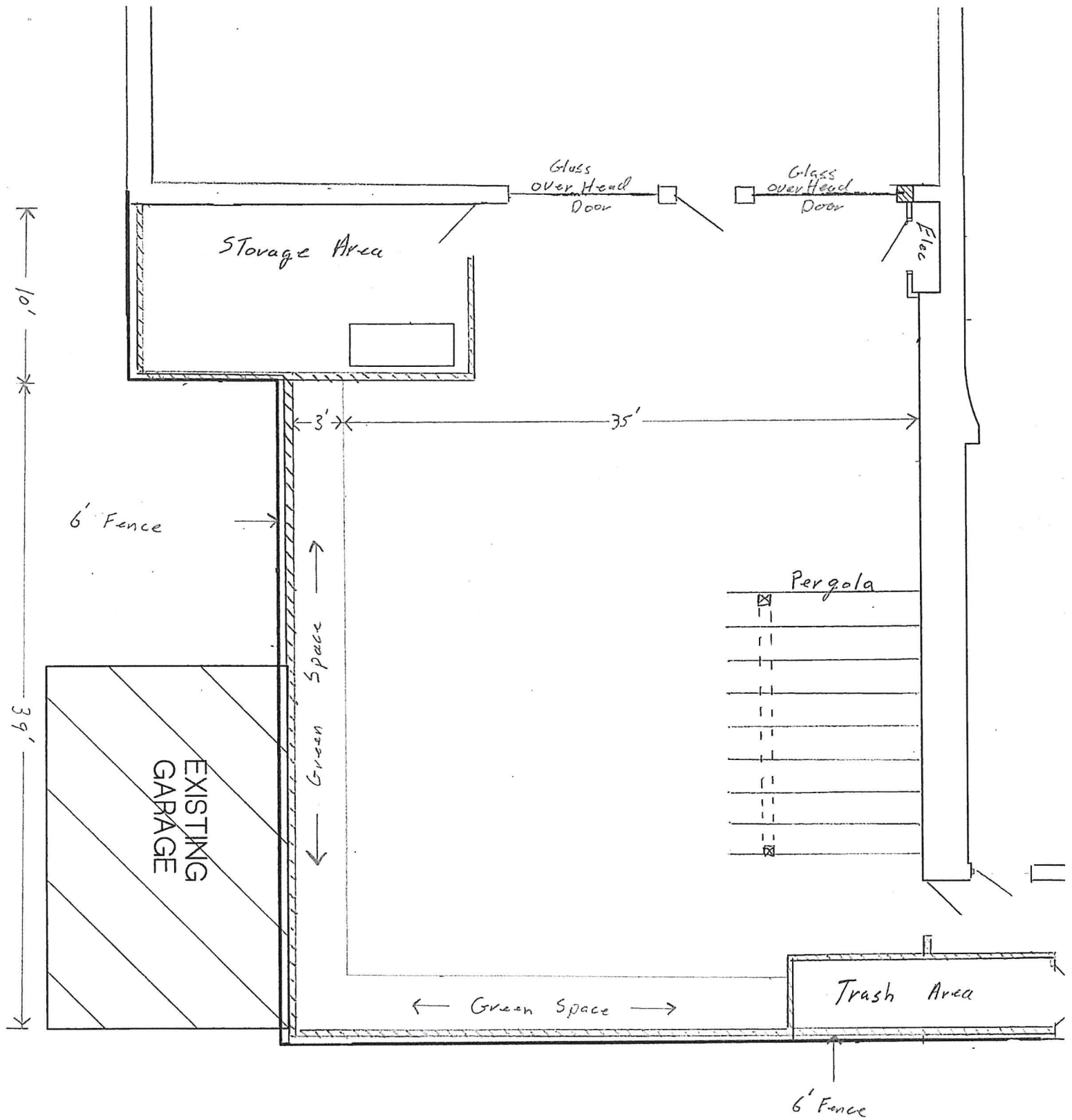
North ↑



[illegible]

6 France

Trash



Outdoor Beer Garden
scale $\frac{1}{8}" = 1'$

City Parking Lot

REINVENTING THE GENEVA THEATER

CONFIDENTIAL

After many years of neglect, the Geneva Theater reopened to first-run movies and much fanfare four years ago. In addition to first-run movies, we've hosted hundreds of special events, including concerts, comedians, productions and parties.

COVID-19 decimated the movie industry. Not only were theaters closed for months, with most still operating on a part-time basis, but the studios have delayed releasing product and/or shorted theatrical release windows and are simultaneously live-streaming new releases. The impact has been even greater in Lake Geneva as a high-end theater chain invested millions of dollars in a facility on the edge of town, which further split the audience and access to some film inventory.

The pandemic and market forces are requiring that we reinvent the Geneva Theater. Our plan is to continue a limited schedule of movies, but enhance the historic stage in the main auditorium to focus on a wider range of live entertainment and activities. The original balcony would also be re-opened to increase seating capacity. The sound system, rear access for loading, and supporting green rooms would be enhanced. Installation of a vintage 1920s Wurlitzer theater organ will also be completed.

The space currently occupied by auditoriums #3 and #4 would be converted to a taproom with a wide array of digital taps where guests sample beers and wines. The conversion will require combining the two auditoriums to one room, leveling the sloped floors, reconstructing a portion of the rear of the north building, and installing a small kitchen. The second floor would primarily become a space for private groups and parties, and may be opened as a balcony overlooking the taproom.

The existing lobby would be remodeled into a lounge environment as an inviting entryway to both the stage and taproom, including a new food and drink service bar. The first floor portion of the front of the building would be re-designed, along with the installation of more windows and improved signage.

We believe these changes are not only necessary to ensure Geneva Theater's long-term existence, but will become an exciting and unique addition to downtown Lake Geneva.

Shad

Shad Branen
Geneva Theater & Plaza Theater
PLAZA MEDIA
425 N. Pine St., Suite 203
Burlington, WI 53105
262.210.1362
shad@winmediainc.com

Geneva Tap House LLC

Business Plan

Geneva Tap House will be a unique customer experience destination, located in the historic Theater building in downtown Lake Geneva sharing the building with Geneva Stage. Geneva Tap House will use state-of-the-art IPourIt dispense technology that allows up to Fifty self-pour taps, offering Craft Brews, wines, seltzers and meads locally sourced where possible. The customer will be able to sample a variety of beverages without having to purchase an entire pint. Soft drinks and water will be offered.

The IPourIt technology uses an iPad to inform the customer of the product, including where produced, alcohol content, etc. The technology also limits a customer to 32 oz to prevent over consumption before revisiting a licensed bartender to add capacity if appropriate. The IPourIt technology is designed to automatically suspend an RFID device at the end of each day to ensure taps cannot be used by an unauthorized patron at a future date and time. The technology also shuts down at closing time to ensure an objective "last call" is enforced.

The average patron is over 32 years of age who is willing to pay a little more for the experience, and unique rotating beverage offerings. Patrons that want to pour an adult beverage from our beer wall will present a valid driver's license which is then verified by both a trained staff member as well as by the IPourIt management workstation which scans and validates the ID. The validated patron is then provided an RFID wristband that allows them to pour up to 32 ounces.

By rotating Craft Brews, we will be a year-round destination for local community residents as well as visitors to the Lake Geneva area. We expect many patrons who will enjoy the Geneva Tap House will also enjoy the Geneva Stage.

A light food menu will be offered. Possibilities for food include sandwiches, chips, nachos, locally sourced cheese curds, flat bread pizza and other assorted appetizers or lighter options.

Occupancy: Inside 150-200 with an outside patio of 30.

Hours of operation: 11:00 A.M to Midnight, although hours may be shortened depending on season.

Staffing will be managed by an experienced general manager, who will oversee all aspects of the business. Typically, there will be 3 hosts checking patrons in and educating them on the use of the wrist bands and use of the Tap Wall. 2-3 additional staff will be employed in the kitchen and buss staff. Geneva Tap House LLC will employ staff from the community.

The member investors of Geneva Tap House LLC are from the greater Walworth County area and bring a variety of business experience and knowledge to the enterprise along with financial resources. They will be active in the business operations.







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 244 Broad St. Lake Geneva WI 53147
Applicant name Win Properties
Applicant email shad@winmediamc.com Phone Number 262-210-1362
Architect/Contractor/Designer Name Geneva Bay Const.
Architect/Contractor/Designer Email pete.juergens@egm.com Phone Number 414-588-2909
Type of Construction: New ☐ Addition ☐ Remodel ☒
Type of Development: Single-family ☐ Multi-family ☐ Commercial ☒ Industrial ☐
Type of Business Entertainment / Tap Room

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 None
 - 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 None
- 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? Music on Beer Garden
- Detailed property Site Plan? YES/NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES/NO
- Are landscape plans provided? YES/NO
- Is a Land Division required? YES/NO

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 17, 2022

Agenda Item #8

Applicant:

Todd Birkholz
280 Stearns Road
Fontana, WI 53125

Request:

912-914 Williams Street, Lake Geneva, WI 53147
Proposed Limited Conditional Use Permit for
Commercial Indoor Lodging

Description:

The applicant is submitting a proposal for a “Limited” Conditional Use Permit (CUP) for Commercial Indoor Lodging land use for the property located at 912-914 Williams Street that will allow for a vacation rental. The proposed use is subject to the requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses.

The subject property is zoned General Business (GB) and is recommended for *Central Business District* in the Comprehensive Plan.

This is a transitional area between business and single-family development. Surrounding properties are also zoned GB, but the westernmost portion of the subject property borders property zoned Single-Family (SR-4). In order to meet the bufferyard requirement adjacent to residential zoning, the applicant proposes a 6-foot-high solid wood privacy fence along west property line where not screened by the existing garage. The primary entrance faces Williams Street, away from the residential to the west.

The subject property includes an existing dry cleaning business (which will continue) with an apartment on the second story. The apartment will be updated and remodeled to accommodate a Commercial Indoor Lodging use with three bedrooms. No changes are proposed to the building exterior or parking.

Commercial Indoor Lodging land uses require one parking space per bedroom, which amounts to three parking spaces required. The site currently provides nine surface parking spaces and two garage spaces, for a total of 11 parking spaces, which is sufficient for both uses.

Staff Review:

The proposed use complies with all applicable requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses and the Comprehensive Plan. Sufficient parking is provided onsite and the residential area to the west will be adequately screened.



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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for Limited 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 one or more of the following:
1. In general, the proposed conditional use is not 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 not 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 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 does not maintain 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 not located in an area that will be adequately served by, and will 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 conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional conditions of approval* be attached:
 - a. As a Limited Conditional Use, this approval shall be limited to the current property owner. The CUP shall automatically terminate in the event the property is sold.
 - b. A solid wood privacy fence 6 feet in height shall be installed along the westernmost property line adjacent to residential zoning.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Limited Conditional Use Permit for Todd Birkhoz, 280 Sterns Rd. Fontana WI 53125, for a proposed Commercial Indoor Lodging land use for the property located at 912-914 Williams St., in the General Business (GB) zoning district, Tax Key No. ZA85500002*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *proposed Limited Conditional Use Permit for Todd Birkhoz, 280 Sterns Rd. Fontana WI 53125, for a proposed Commercial Indoor Lodging land use for the property located at 912-914 Williams St., in the General Business (GB) zoning district, Tax Key No. ZA85500002*, because *[provide rationale for denial, based on substantial evidence]*.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

912-914 WILLIAMS STREET
LAKE GENÈVE WI 53147 2A 855-0002

Name and Address of Current Owner: TODD BIRKHOFF

280 STEARNS ROAD, FONTANA WI 53147

Telephone No. with area code & Email of Current Owner: 214-245-6326

TBIRK76@GMAIL.COM

Owner Signature: 

Name and Address of Applicant:

TODD BIRKHOFF
280 STEARNS ROAD, FONTANA WI 53125

Telephone No. with area code & Email of Applicant:

Proposed Conditional Use: COMMERCIAL INDOOR LODGING

Zoning District in which land is located: GENERAL BUSINESS (GB)

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

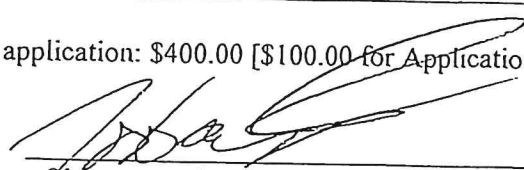
Short statement describing activities to take place on site:

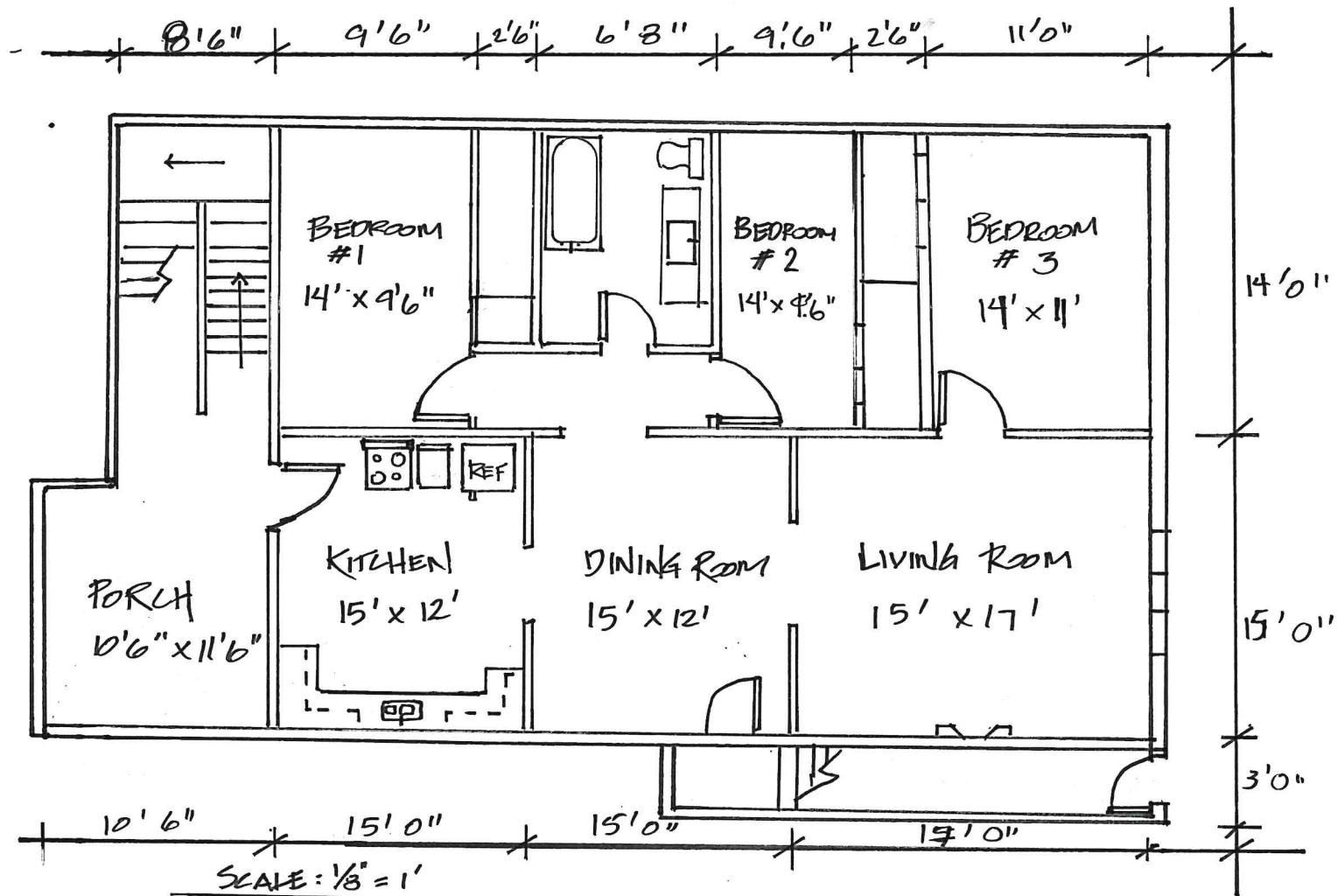
UTILIZING SECOND FLOOR FOR COMMERCIAL
INDOOR LODGING.

* ALL PARKING REQUIREMENTS ARE PROVIDED
ON SITE.

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

11/16/21
Date


Signature of Applicant



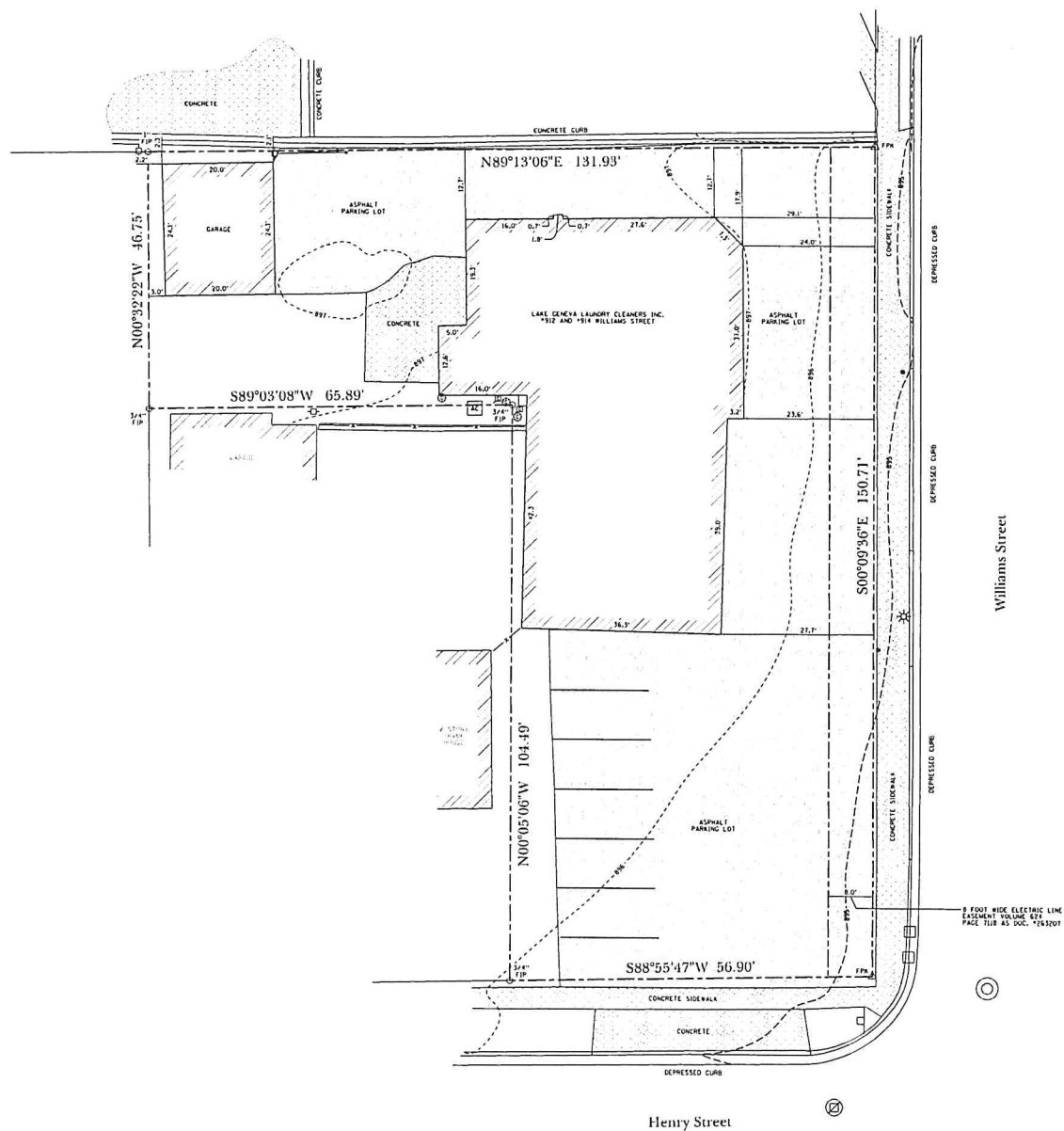
SECOND FLOOR APARTMENT LGLC

TODD BIRKHOFF
214-215-6326

912-914 WILLIAMS STREET
LAKE GENEVA WI 53125

LOT 2 OF CERTIFIED SURVEY MAP NO. 855, BEING
A DIVISION OF LOT 1 AND LOT 2 OF RICH'S
ADDITION TO THE CITY OF LAKE GENEVA,
WALDORTH COUNTY, WISCONSIN, RECORDED
OCTOBER 18, 1978 IN VOLUME 4 OF CERTIFIED
SURVEYS ON PAGE 41 AS DOCUMENT NO. 33802.

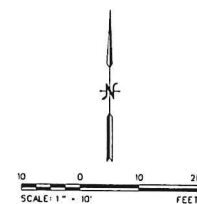
NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS PARCEL IN SCHEDULE A OF TITLE COMMITMENT NO. 424473 OF CHICAGO TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF FEBRUARY 12, 2007.



■ MONUMENT
 ○ FOUND IRON PIPE
 --- FENCE
 --- 700 --- CONTOUR MAJOR 15'
 --- 701 --- CONTOUR MINOR 11'
 □ INLET
 ⊗ STORM MANHOLE
 ⊗ AC UNIT
 ⊗ BUFFALO BOX
 ⊗ GAS METER
 ⊗ GAS VALVE
 ⊗ POWER POLE
 ⊗ SANITARY MANHOLE
 ⊗ TELEPHONE POLE
 ⊗ VALVE BOX

Williams Street

Henry Street



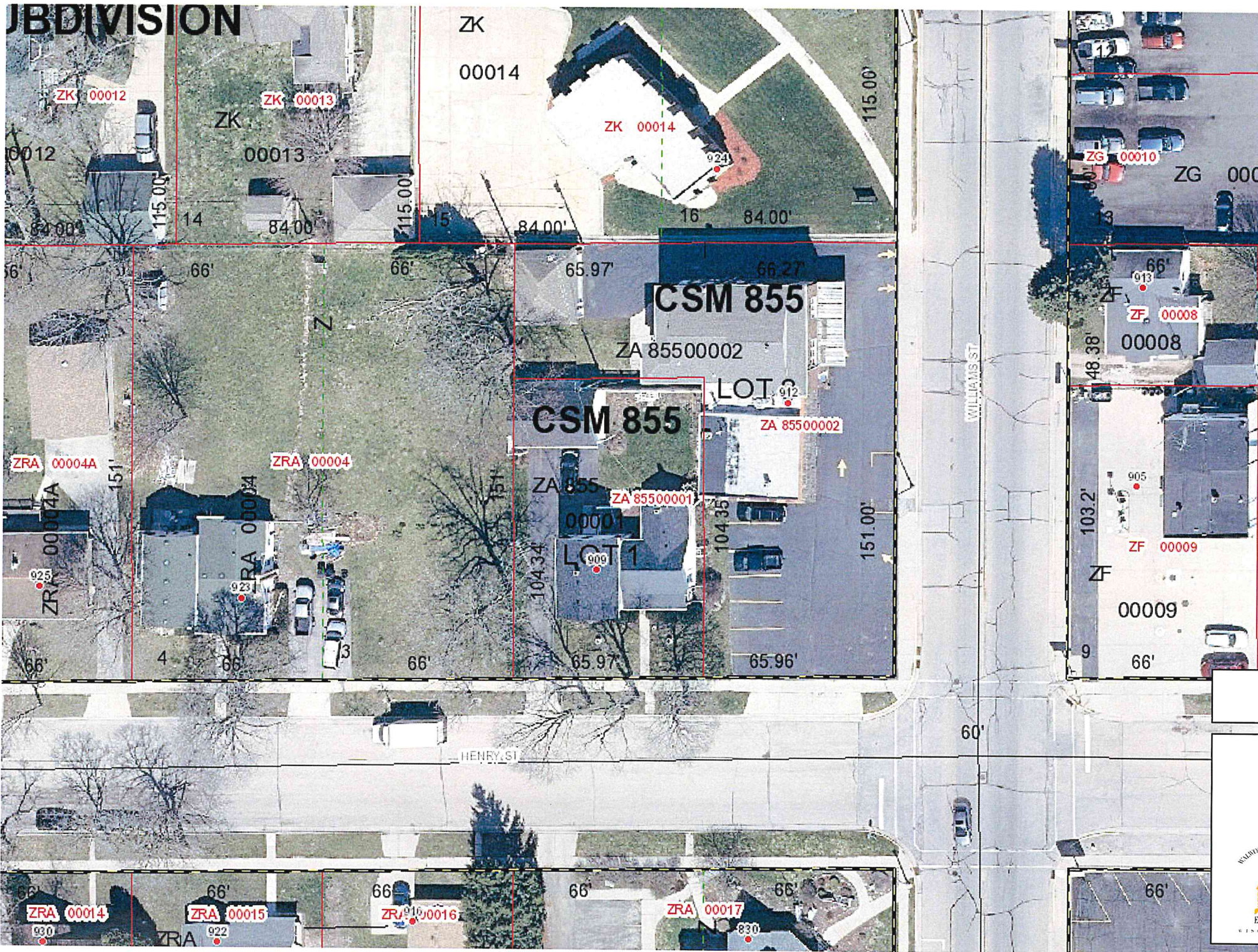
PROJECT STEP	INQUIRY	REVISIONS	DATE
PROJECT INITIATION AND SCOPE DEFINITION			
ANALYSIS AND DESIGN			
CONSTRUCTION			
COMMISSIONING			
OPERATION AND MAINTENANCE			
DECOMMISSIONING			



Todd Birkholz, Owner
914 Williams Street, Lake Geneva, WI
214-215-6326
Existing Property Site Plan
Lake Geneva, Walworth County, Wisconsin

Project No.:	SVR001
File Name:	C.Logs
Plot Date:	10/22/2021
Scale:	
Sheet Number	C.1

JBD DIVISION



LOT 2 OF CERTIFIED SURVEY MAP NO. 835, BEING A DIVISION OF LOT 1 AND LOT 2 OF RICH'S ADDITION TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, RECORDED OCTOBER 18, 1978 IN VOLUME 4 OF CERTIFIED SURVEYS ON PAGE 47 AS DOCUMENT NO. 39802.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS PARCEL IN SCHEDULE A OF TITLE COMMITMENT NO. 424473 OF CHICAGO TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF FEBRUARY 12, 2007.



(A) END OF STOCKADE FENCE ENROACHES ONTO LOT 2 BY 1'9"

(B) END OF WOODEN WALL AND WOOD FENCE ENROACHES ONTO LOT 2 BY 2'5"

(C) SOUTH SIDE OF AIR CONDITIONING UNIT IS 1.7 SOUTH OF LOT LINE.

(D) NORTH EDGE OF ASPHALT IS 0.9' NORTH OF LOT LINE

(E) CHAIN LINK FENCE IS 0.5' EAST OF LOT LINE.

NOTES CORRESPONDING
TO SCHEDULE B

- 11 ELECTRIC LINE EASEMENT GRANTED TO WISCONSIN POWER
AND ELECTRIC COMPANY BY INSTRUMENT RECORDED JULY 29,
1993 IN VOLUME 624 ON PAGE 7118 AS DOCUMENT NO. 263207

NOTE
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK,
BUILDING CONSTRUCTION OR ADDITIONS AT TIME OF SURVEY

	FOUND IRON PIPE		STREET SIGN
	SET P. K. NAIL IN ASPHALT		WATER VALVE
	EDGE OF ASPHALT		ELECTRIC METER
	GUY WIRE		GAS METER
	CHAIN LINK FENCE		OVERHEAD UTILITIES
	STOCKADE FENCE		

TO ROBERT WOLSKI, BARBIE LOMAX ,
FIRST CITIZENS STATE BANK
AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA /ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA
AND NSPS IN 2005, AND INCLUDES ITEMS 1.4.7, 8.10.11(A), AND 16 OF TABLE A
THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS
AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES
IN MY 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.



DATED THIS THE 26th DAY OF FEBRUARY, 2007

PATHFINDER SURVEYING INC.

W2888 KRUEGER RD. UNIT "D"
LAKE GENEVA WI. 53147

PHONE: 262-248-3697 FAX: 262-249-0639

SHEET 1 OF 1 JOB # 07-055

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 17, 2022

Agenda Item #9

Applicant:

John Engerman d.b.a. Woodley Assets
W3411 Linton Rd
Lake Geneva, WI

Request:

925 Maytag Road
Lake Geneva, WI 53147
Tax Key No. ZCE00020
Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a new residence at 925 Maytag Road. An existing detached garage, likely remaining from a previous residence at that location, is proposed to be modified to include a roof deck and appearance that is more compatible with the proposed residence. The lot size is approximately 23,087 sf, which is below the minimum lot size of 40,000 sf in the ER-1 zoning district, and so a CUP is required. Aside from lot size, the proposed project meets all requirements of the ER-1 zoning district.

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 *requirements/conditions* to modify the project as submitted.

Staff Review:

Aside from lot size, the proposed project meets all other requirements of the ER-1 zoning district.

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.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed conditional use is not 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 not 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 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 does not maintain 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 not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional conditions of approval* be attached:
 - a. none

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit* filed by John Engerman d.b.a. Woodley Assets W3411 Linton Rd. Lake Geneva, for a request that would allow for the construction of a new Single Family home at 925 Maytag Rd., in the Estate Residential -1 (ER-1) zoning district, Tax Key No. ZCE00020, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Conditional Use Permit* filed by John Engerman d.b.a. Woodley Assets W3411 Linton Rd. Lake Geneva, for a request that would allow for the construction of a new Single Family home at 925 Maytag Rd., in the Estate Residential -1 (ER-1) zoning district, Tax Key No. ZCE00020, because [provide rationale for denial, based on substantial evidence]

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** December 22, 2021

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

CC: Ryan Cardinal, P.E. – Cardinal Engineering
John Engerman – Engerman Contracting
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.

Subject: SITE PLAN REVIEW – 925 Maytag Road – RECOMMENDED APPROVAL
Kapur Project #21.0178 Phase 29

BACKGROUND AND REQUEST:

A site plan application was submitted by Engerman Contracting for the construction of a single-family residence at 925 Maytag Road (PIN ZCE 00020). Proposed site improvements include development of a single-family residence, attached garage and driveway, renovation of the existing detached garage, and the connection of sanitary and water services from the public mains along Maytag Road. Grading is proposed as well as two stormwater rain gardens.

The following plan and calculations were submitted for review:

- **925 Maytag Road Site, Stormwater, and Grading Plan**, prepared by **Cardinal Engineering**, 1 sheet, dated November 4, 2021, last revised December 3, 2021.
- **Rain Garden Sizing**, prepared by **Cardinal Engineering**, 1 page, dated December 2, 2021.

Comments:

Kapur recommends **approval** of the proposed site plan and calculations. This approval is subject to the following conditions:

Grading and Stormwater

1. The site is less than 1 acre of development and does not require a Notice of Intent (NOI) from WDNR.
2. The following comment refers to the correspondence from a November 18, 2021 email from Kapur:
 - a. Sizing factor shall be chosen based on the 100% runoff volume control for the new impervious area (Area = 4,791 SF, Sizing Factor = 0.23).
 - b. **Ponding depth shall be increased to 8-inches** for the current ponding areas.
3. Stormwater runoff from the new impervious must be directed to the proposed rain garden as specified on the construction plans.





4. Maintenance of the rain garden shall be in accordance with WDNR Technical Standard 1009 and is the responsibility of the property owner.
5. Sedimentation and erosion control measures are required to be placed prior to excavation and construction. It is the responsibility of the applicant to monitor the condition of the construction site and ensure the sedimentation and erosion control measures remain in place and functioning through final stabilization. Restoration of the property shall take place as soon as possible after final grading.
6. The contractor shall keep all public roads free from dirt and debris.

Utility

7. The Sanitary Lateral shall be 4-inch (minimum) SDR-35, and the Water Service Lateral shall be 1-inch HDPE.
8. The minimum slope of the Sanitary lateral shall be 1/8" per foot (1.04%)
9. The Utility Commission shall be contacted prior to connection to public utilities.
10. The following information from GIS corresponds to the Sanitary lateral connection. This information shall be verified in the field.
 - a. Sanitary MH M6049 (West of driveway to existing garage) is at IE 863.51
 - b. Sanitary MH M6050 (North of 890 Maytag) is at IE 855.65
 - c. Pipe in between M6049 and M6050 is 285.6 feet long.
 - d. Sanitary MH M6048 (Northeast of 940 Maytag) is at IE 867.00
 - e. Pipe in between M6049 and M6048 is 110.7 feet long.

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

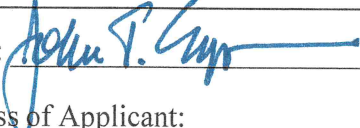
Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

A parcel of land being in the Northwest 1/4 of the Southwest 1/4 of Section 1, of Township 1,
Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin.

Name and Address of Current Owner: Woodley Assets, W3411 Linton Rd. Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 262-248-9210

jengerman@engermancontracting.com

Owner Signature: 

Name and Address of Applicant:

Woodley Assets- John Engerman Trustee, W3411 Linton Rd. Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262-248-9210

jengerman@engermancontracting.com

Proposed Conditional Use: Construction of a single family residence.

Zoning District in which land is located: Walworth County

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

COBU Architecture- 111 North Ave. Suite 207, Barrington, IL 60010

Cardinal Engineering- 200 La Salle St. Lake Geneva, WI 53147

Engerman Contracting- W3411 Linton Rd. Lake Geneva, WI 53147

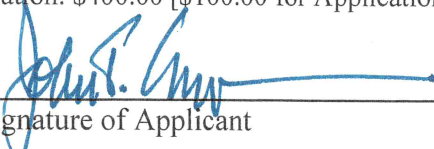
Short statement describing activities to take place on site:

Construction of a new residence, attached porches, driveway, hot tub and garage. Refurbish existing
garage to match new residence. Landscape and tree preservation.

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

12/2/21

Date


Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Application form filed with Zoning Administrator: Date: _____ by: _____

____ Application fee of \$ _____ received by Zoning Administrator: Date: _____ by: _____

____ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____



____ (a) **A map of the proposed conditional use:**

- ____ Showing all lands for which the conditional use is proposed;
- ____ Showing all other lands within 300 feet of the boundaries of the subject property;
- ____ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (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?
Our proposed conditional use is consistent and/or exceeds City ordinance requirements for new residential construction projects found elsewhere within city limits.
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?
The proposed residential home is in harmony with other high end residential projects found in the same neighborhood. The existing detached garage will be more desirable, than currently, when it's exterior compliments the new private home.
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?
Our project exceeds minimum setback requirements. Setting of home and driveway is sensitive to existing trees. Tree removal is minimal. Proposed structure is of high quality design and finishes specific to the existing residential lot.
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?
Our project is consistent with existing homes. Our lot is very generous in size and can easily support one more residential unit to complete the neighborhood. It may be very likely that quite some time ago a private home may have occupied the same site, as evident by the current detached garage.

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 a loop (Maytag Road) which surrounds the property on 3 sides. Property has easy access to water and sewer laterals which should provide little hardship on access.

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?

Providing high quality housing on existing platted lands and making improvements of existing substandard structures should be met with enthusiasm.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blue/line or black/line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Application form filed with Zoning Administrator: Date: _____ by: _____

___ Application fee of \$ ___ received by Zoning Administrator: Date: _____ by: _____

___ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓

Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

___ (a) **A written description of the intended use describing in reasonable detail the:**

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

- _____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- _____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- _____ Exterior building and fencing materials (Sections 98-718 and 98-720);
- _____ Possible future expansion and related implications for points above;
- _____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

_____ (b) **A Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

_____ (c) **A Property Site Plan drawing which includes:**

- _____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- _____ The date of the original plan and the latest date of revision to the plan;
- _____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- _____ A reduction of the drawing at 11" x 17";
- _____ A legal description of the subject property;
- _____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- _____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- _____ All required building setback lines;
- _____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- _____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- _____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- _____ The location of all outdoor storage areas and the design of all screening devices;
- _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;

_____ In the legend, data for the subject property on:

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

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

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

_____ (e) **A Grading and Erosion Control Plan:**

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

_____ Receipt of 5 full scale copies in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

_____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 925 Maytag Rd. Lake Geneva, WI 53147
Applicant name John Engerman
Applicant email jengerman@engermancontracting.com Phone Number 262-620-0102

Architect/Contractor/Designer Name Engerman Contracting
Architect/Contractor/Designer Email jengerman@engermancontracting.com Phone Number 262-248-9210

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

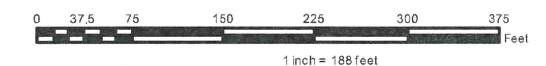
- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

We are requesting a conditional use to construct a brand-new dwelling at 925 Maytag Road. Currently it is a vacant lot with a detached garage, under an outdated mansard roof. Intent is to construct a well-designed single-family home and associated amenities as demonstrated with our attached drawings. The existing garage will be refurbished to match new homes finishes. A low-profile roof is proposed to lessen overall impact. This property falls under ER-1 zoning. Proposed home meets all such setbacks. We request relief due to the fact that the lot is technically less than 1 acre, under ER-1 zoning and hence requires a conditional use permit.

Geneva Lake

925 Maytag Rd.

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 12/1/2021

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

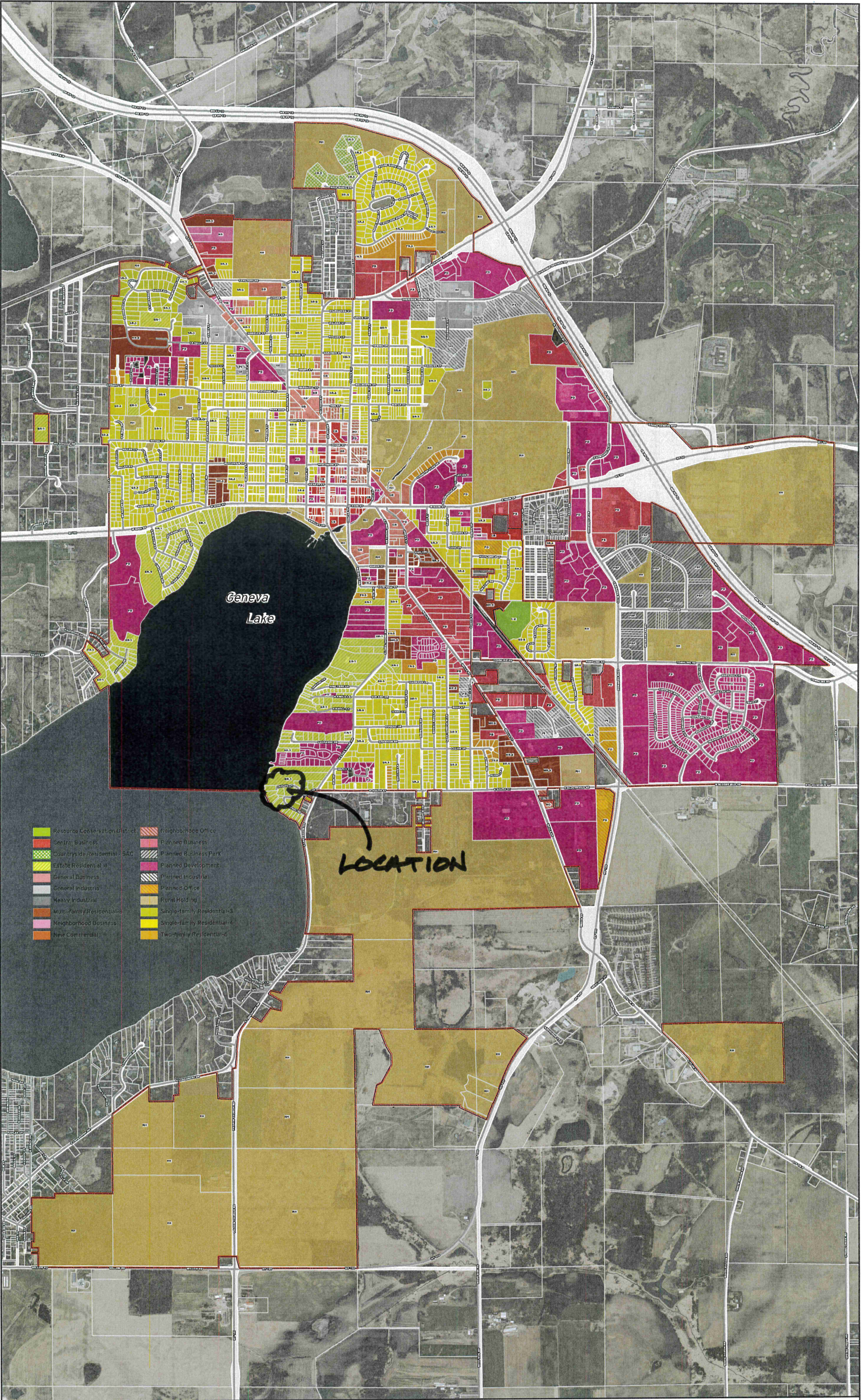
Walworth County Information Technology Department
Land Information Division

1800 County Trunk NW
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED
AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NOWARRANTY,
EXPRESS OR IMPLIED, IS MADE REGARDING THE ACCURACY, COMPLETENESS,
LEGALITY, RELIABILITY, OR USEFULNESS OF THIS INFORMATION. THE INFORMATION
CONTAINED HEREIN WILL NOT BE A ACCEPTED AS AN OFFICIAL DOCUMENT.



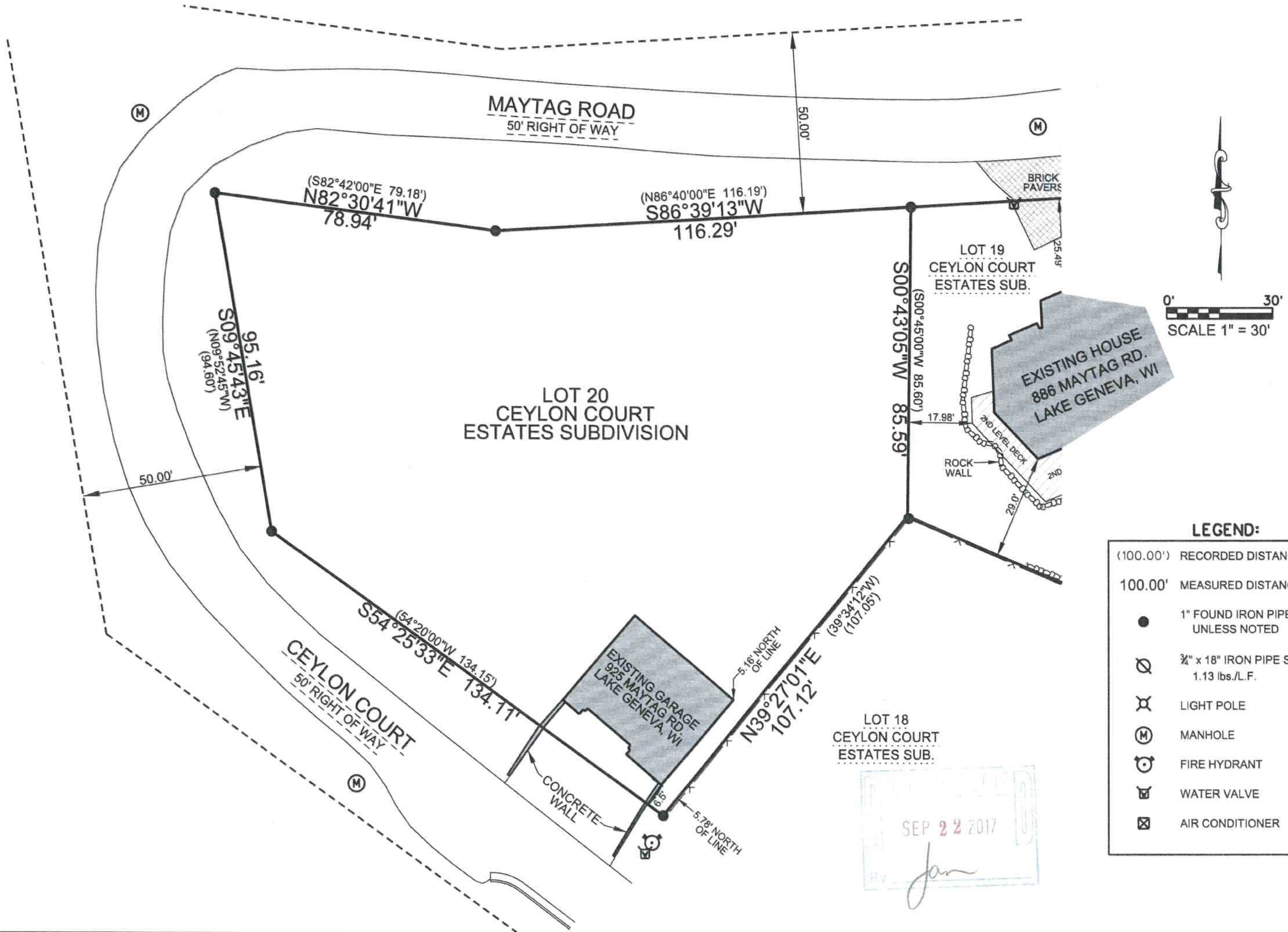
Site location	Tax ID	Name 1	Name 2	Address	City	State	Zip
946 Ceylon Ct. Lake Geneva	ZA124000002	WENDY PERKS FISHER TRUST		946 CEYLON CT	LAKE GENEVA	WI	53147
891 Ceylon Ct. Lake Geneva	ZCE 00028	DANIEL C FERGUSON	BETSY FERGUSON	535 KINGSTOWN RD	NAPLES	FL	34102
W2765 Maytag Rd. Lake Geneva	ICF 00017	GEORGE CAPPADAIS	JUNE CAPPADAIS	201 VINTAGE BAY DR B-14	MARCO ISLAND	FL	34145
1220 S Lake Shore Dr. Lake Geneva	ZCE 00016	GEORGE & JUNE CAPPADAIS	DAVID & NAFSICA KUPETS	1521 LAUREL AV	DEERFIELD	IL	60015
N2281 S Lake Shore Dr. Lake Geneva	ICF 00015	JOHN BRILLAKIS TRUST	PAULINE BRILLAKIS TRUST	8150 W DAVIS ST	NILES	IL	60714
N2273 S Lake Shore Dr. Lake Geneva	ICF 00014	KULWINDER K HANDA	RAJ K HANDA	375 OAKWOOD LN	LAKE GENEVA	WI	53147
860 Maytag Rd. Lake Geneva	ZCE 00012	BRYAN CLESS	MEGAN CLESS	1924 RIDGEWOOD LN WEST	GLENVIEW	IL	60025
870 Maytag Rd. Lake Geneva	ZCE 00011	PETER VINCENT KRUG	HOLLY THOMSEN KRUG	471 S COLUMBIA ST	NAPERVILLE	IL	60540
890 Maytag Rd. Lake Geneva	ZCE 00010	MICHAEL BURTON TRUST	ANN MCNAMARA-BURTON TRUST	1430 PLEASANT LN	GLENVIEW	IL	60025
896 Maytag Rd. Lake Geneva	ZCE 00009	CHRISTIAN M KHAYAT	TWYLA D M KHAYAT	36938 N KIMBERWICK LN	WADSWORTH	IL	60083
900 Maytag Rd. Lake Geneva	ZCE 00008	RICHARD P HYLAND	MARYELLEN HYLAND	10328 N WOBURN	ORLAND PARK	IL	60462
910 Maytag Rd. Lake Geneva	ZCE 00007	KATHRYN UHLER TRUST		321 CAMELOT LN	LIBERTYVILLE	IL	60048
930 Maytag Rd. Lake Geneva	ZCE 00006	LAKE GENEVA TRUST		PO BOX 5919	BUFFALO GROVE	IL	60089
940 Maytag Rd. Lake Geneva	ZCE 00005	PATRICK J LYNCH	RACHEL E LYNCH	30715 CEDAR DR	BURLINGTON	WI	53105
950 Maytag Rd. Lake Geneva	ZYUP 00141A	CHATKA A RUGGIERO		814 ASHLAND AV	RIVER FOREST	IL	60305
948 Maytag Rd. Lake Geneva	ZA 64300001	JWH PROPERTIES, LLC		20 BEACHSIDE, UT 301	VERO BEACH	FL	32963
948 Ceylon Ct. Lake Geneva	ZA124000003	ROBERT P FETTIG		N2425 MAIN	LAKE GENEVA	WI	53147
946 Maytag Rd. Lake Geneva	ZA 64300002	COLLEEN M WARNER TRUST		6846 N MOSELLE AV	CHICAGO	IL	60646
911 Maytag Rd. Lake Geneva	ZA110400001	FRANK S ODDO	SIAN M MOYNIHAN	911 MAYTAG RD	LAKE GENEVA	WI	53147
894 Ceylon Ct. Lake Geneva	ZA110400002	JAMES TUSCHALL TRUST		920 BOLENDER DR	DELRAY BEACH	FL	33483
886 Maytag Rd. Lake Geneva	ZCE 00019	DIANE WAYNE	JEFFREY WAYNE	2305 GREENWOOD AV	WILMETTE	IL	60091
901 Maytag Rd. Lake Geneva	ZCE 00018	CLIFFORD C JACKSON TRUST	ELIZABETH A JACKSON TRUST	901 MAYTAG RD	LAKE GENEVA	WI	53147





PLAT OF SURVEY

BEING LOT 20 OF CEYLON COURT ESTATES SUBDIVISION, A SUBDIVISION OF PART OF GOVERNMENT LOT 2 AND 3, WHICH SUBDIVISION IS ALSO PART OF THE SE ¼ OF THE NW ¼, THE SW ¼ OF THE NE ¼, THE NE ¼ OF THE SW ¼, THE NW ¼ OF THE SE ¼ OF SECTION 1, T1N, R17E, WALWORTH COUNTY, WISCONSIN.



LEGEND:

- (100.00') RECORDED DISTANCE
- 100.00' MEASURED DISTANCE
- 1" FOUND IRON PIPE, UNLESS NOTED
- ⊗ ¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
- ⊗ LIGHT POLE
- (M) MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- AC AIR CONDITIONER

0' 30'
SCALE 1" = 30'

SEP 22 2017
By Jan

FILE NAME: 2017-074 MAYTAG RD SURVEY LAKE GENEVA.DGN

PLOT DATE: 05/24/2017

V2G JOB#: 2017-074

ZCE-20 007-3425



THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR OTHERWISE TAKE INTEREST IN THE PROPERTY FROM DATE HEREOF.

SURV
SURV
KEEFE
JANIS
751 G
LAKE





FRONT ELEVATION

Scale: 1/4" = 1'-0" at 22x34



LAKESIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

November 24, 2021





FRONT ELEVATION

Scale: 1/4" = 1'-0" at 22x34



LAKESIDE POINTE / PRIVATE RESIDENCE
 886 MAYTAG RD.
 LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
 Barrington, IL 60010
 312-410-1260

December 3, 2021





REAR ELEVATION - (LAKE SIDE)

Scale: 1/4" = 1'-0" at 22x34



LAKESIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

November 24, 2021





LEFT ELEVATION

Scale: 1/4" = 1'-0" at 22x34



LAKE SIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

November 24, 2021





RIGHT ELEVATION

Scale: 1/4" = 1'-0" at 22x34



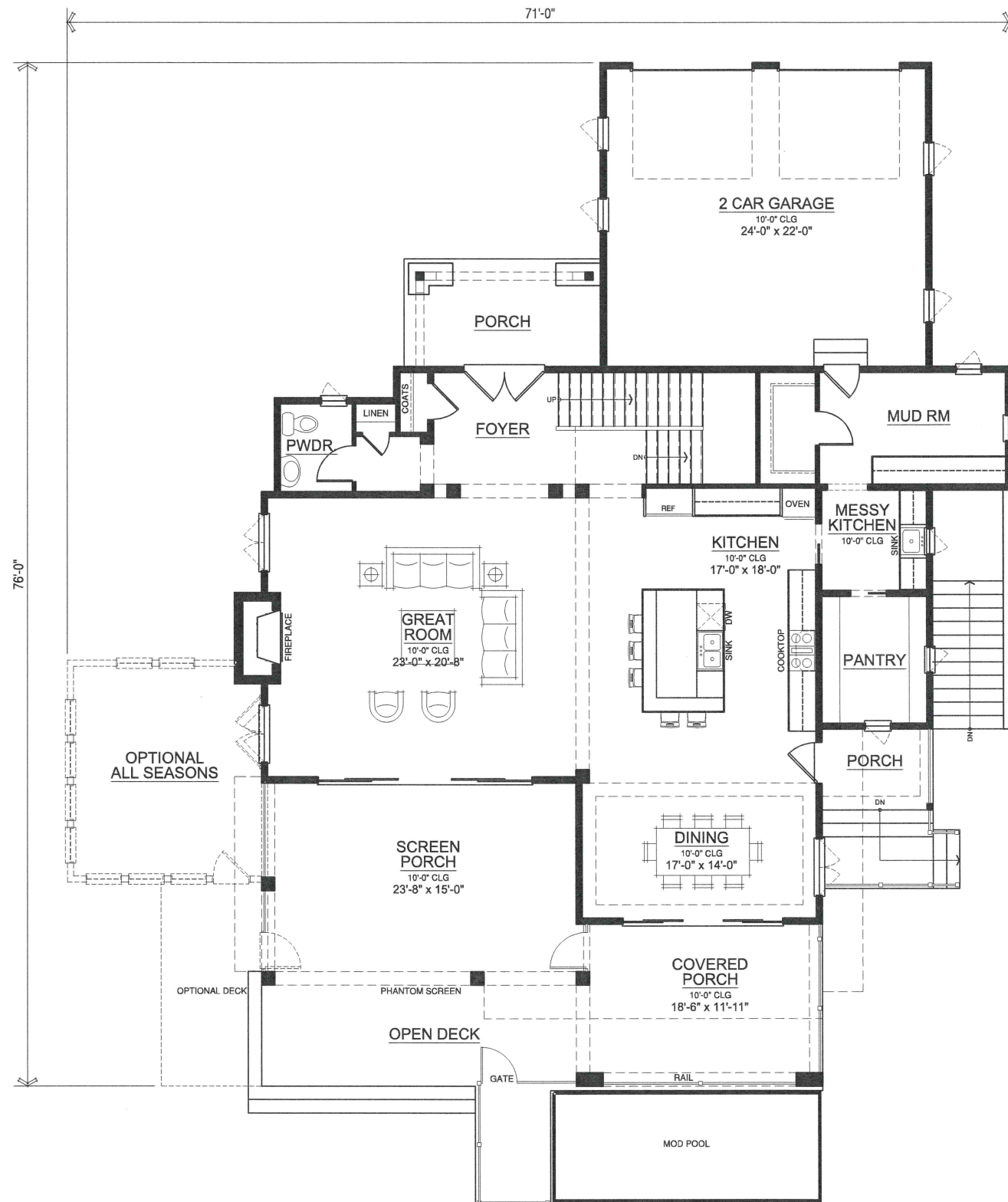
LAKESIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

November 24, 2021





MAIN FLOOR PLAN

1'-0" = 3/16" @ 22X34

SQUARE FOOTAGES

MAIN FLOOR	1760
UPPER FLOOR	1755
SUBTOTAL	3515
BASEMENT- FINISHED	1370
SUBTOTAL FINISHED	4885
BASEMENT-UNFINISHED	440
SCREEN PORCH	365
GARAGE	560
COVERED ENTRY PORCH	112
COVERED PORCH	216
TOTAL	6578



LAKESIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBū ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

November 24, 2021





UPPER FLOOR PLAN

1'-0" = 3/16" @ 22X34



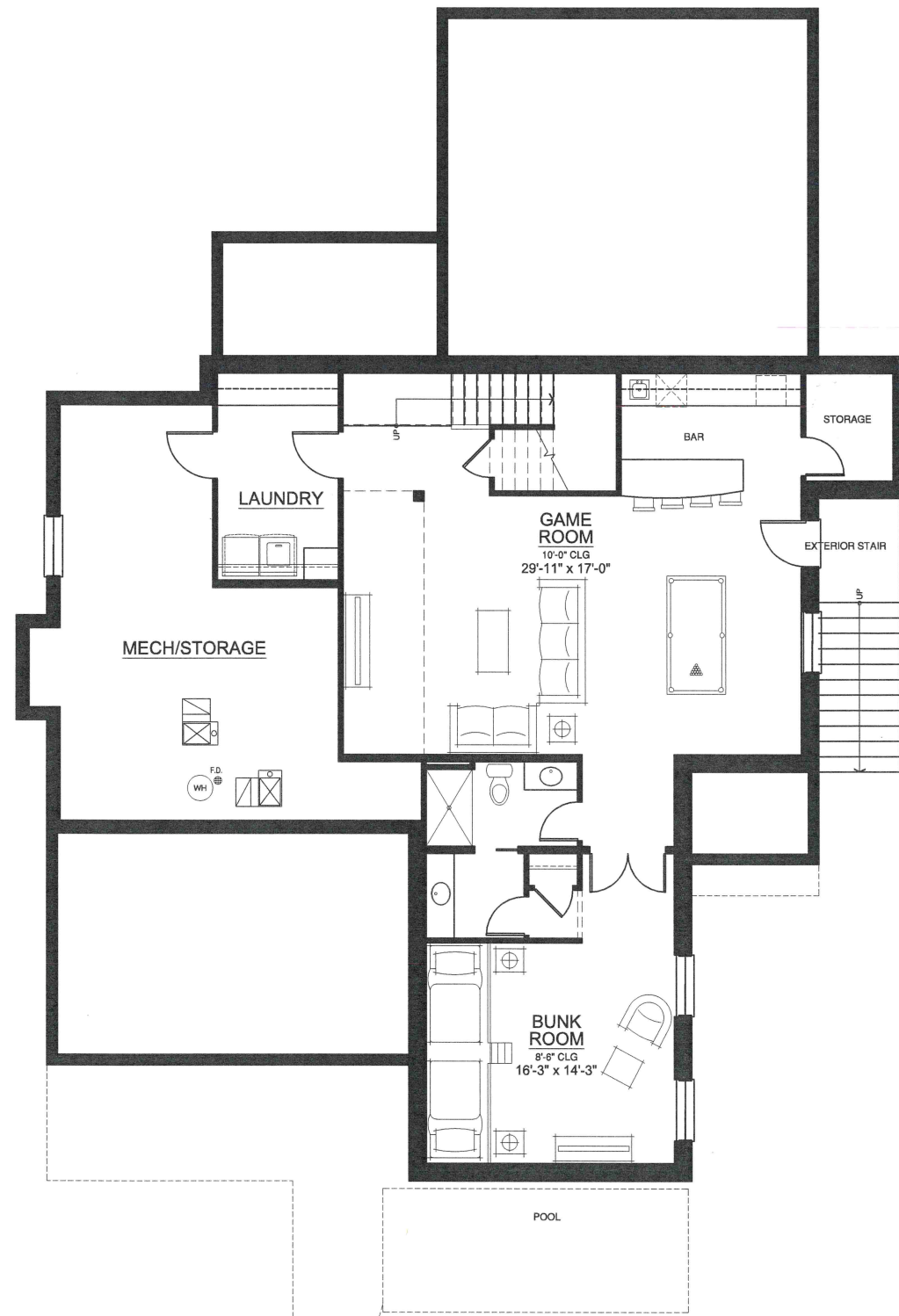
LAKE SIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

November 24, 2021





BASEMENT FLOOR PLAN

1'-0" = $\frac{3}{16}$ " @ 22X34



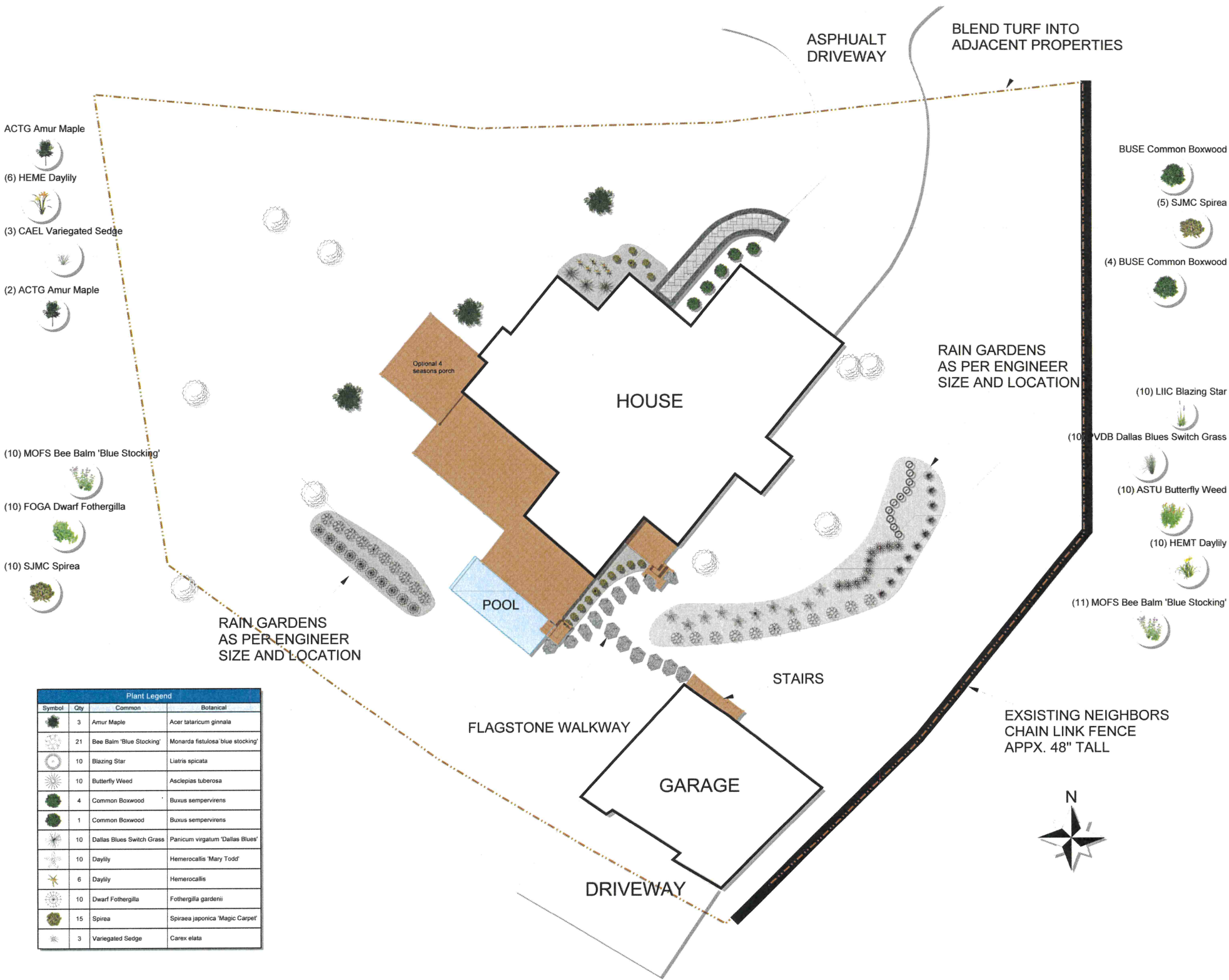
LAKESIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

November 24, 2021





L-1

ENGERMAN LANDSCAPE PLAN



Design by: *TIMBERGREEN INC*



886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

ENGERMAN: PLAT OF SURVEY, SITE, STORMWATER AND GRADING PLAN
925 MAYTAG ROAD CITY OF LAKE GENEVA, WISCONSIN

LEGEND

- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DECK
- TRACKING PAD
- FOUND 1" IRON PIPE
- FOUND HYDRANT
- FOUND SANITARY MANHOLE
- EXISTING FENCE
- UNDERGROUND ELECTRIC LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- RECORDED AS
- FOUND ELECTRIC METER
- FOUND GAS METER
- PROPOSED SAWCUT

IMPERVIOUS SURFACE CALCULATIONS
BOUNDARY: 22978 SQ. FT.

	PROPOSED	EXISTING
DWELLING:	2439 SQ. FT.	SQ. FT.
DECK:	288 SQ. FT.	SQ. FT.
SIDEWALK:	158 SQ. FT.	SQ. FT.
POOL:	157 SQ. FT.	SQ. FT.
PORCH:	850 SQ. FT.	SQ. FT.
DRIVEWAY:	1182 SQ. FT.	301 SQ. FT.
ACC. BUILDING:	1071 SQ. FT.	1071 SQ. FT.
RETAINING WALL:	18 SQ. FT.	SQ. FT.
TOTAL:	6163 SQ. FT.	1372 SQ. FT.
	26% IMPERVIOUS	

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, OF TOWNSHIP 1, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
LOT 20 OF CEYLON COURT ESTATES AS RECORDED IN DOCUMENT NO. P408884 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

GENERAL NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES SET IN RELATION TO GRADING PLAN SHOWN. CALCULATIONS FOR FLOOR AND EXTERIOR GRADES SET. COORDINATION WITH ARCHITECTURAL/STRUCTURAL PLANS, AND ANY DISCREPANCIES THEREIN, COMMENCING CONSTRUCTION IS ACCEPTANCE OF VERIFICATION AND INFORMATION SHOWN AND CARDINAL ENGINEERING SHALL BE HELD HARMLESS FOR ANY CHANGES REQUIRED FOR FURTHER REQUIRED DURING CONSTRUCTION.

FURTHER CALCULATIONS ARE REQUIRED BEYOND WHAT IS SHOWN ON THIS PLAN FOR WALLS IN OTHER LOCATIONS OF THE STRUCTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR THOSE CALCULATIONS. NO FOUNDATION PLANS PROVIDED. LATEST INFORMATION AVAILABLE AT THE DATE OF THIS SHEET RELEASE.

STORMWATER BMP:
RAIN GARDEN OR BIOSWALE FINAL ENGINEERING TO BE DETERMINED AND AS COORDINATED WITH CITY ENGINEER. ALL SWALES AND DOWNSPOUTS TO BE DIRECTED TO BEST MANAGED PRACTICES.

RESTORATION NOTES:
1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
2. UTILIZE WISDOT SEED MIXTURE No. 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
3. UTILIZE WISDOT TYPE A FERTILIZER.
4. USE CLASS 1 URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.
5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.
6. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION CONTROL MATTING.
7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.

**NOTE: SOIL TYPE: MxC2
TOTAL LAND DISTURBANCE:
6206 S.F. (0.14 ACRES)**

IMPERSVIOUS SURFACE CALCULATIONS
BOUNDARY: 22978 SQ. FT.

	PROPOSED	EXISTING
DWELLING:	2439 SQ. FT.	SQ. FT.
DECK:	288 SQ. FT.	SQ. FT.
SIDEWALK:	158 SQ. FT.	SQ. FT.
POOL:	157 SQ. FT.	SQ. FT.
PORCH:	850 SQ. FT.	SQ. FT.
DRIVEWAY:	1182 SQ. FT.	301 SQ. FT.
ACC. BUILDING:	1071 SQ. FT.	1071 SQ. FT.
RETAINING WALL:	18 SQ. FT.	SQ. FT.
TOTAL:	6163 SQ. FT.	1372 SQ. FT.
	26% IMPERVIOUS	

SURVEY ORDERED BY:
JOHN ENGERMAN

PROPERTY ADDRESS:
925 MAYTAG ROAD
LAKE GENEVA WI, 53147

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

NOTE:
1. BASIS OF BEARING:
THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, NAD-83, SOUTH
ZONE.
2. FIELD WORK COMPLETED ON:
OCTOBER 14, 2021
3. BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.
4. FIELD CREW CHIEF:
RAYMOND MCARDLE

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

PAUL H. VAN HENKELUM, PLS #1931
DATE: 10/3/2021

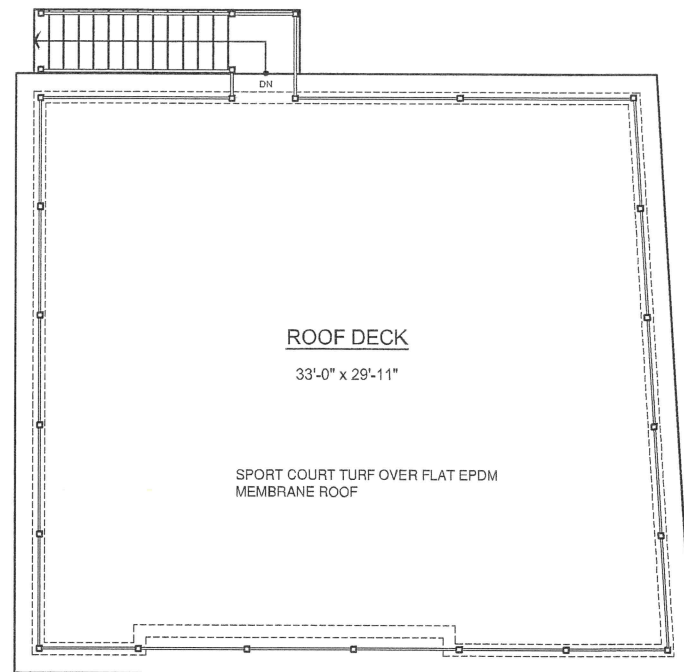
1 OF 1

PLOTTED: 12/3/2021 12:15:33 PM



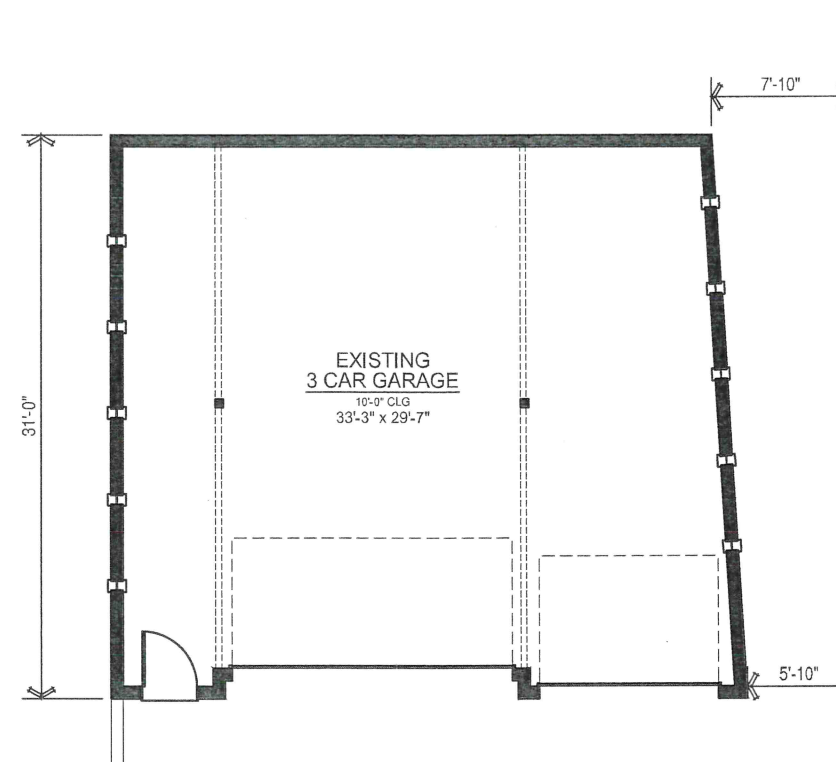






NEW ROOF DECK PLAN

Scale: 3/16" = 1'-0" at 22x34



EXISTING GARAGE FLOOR PLAN

Scale: 3/16" = 1'-0" at 22x34



RENOVATED GARAGE ELEVATION

Scale: 1/4" = 1'-0" at 22x34



LAKESIDE POINTE / PRIVATE RESIDENCE
886 MAYTAG RD.
LAKE GENEVA, WISCONSIN

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

December 3, 2021



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 17, 2022

Agenda Item #10

Applicant:

Richard Goff
Walmart RE Business Trust
702 SW 8th Street
Bentonville, AR 72716

Request:

201 Edwards Blvd
Lake Geneva, WI 53147
Site Plan Review

Represented By:

Leila Loomis
LK Architecture
345 Riverview, Suite 200
Wichita, KS 67203

Description:

The applicant is submitting a request for site plan approval in the PB (Planned Business) zoning district. The subject property is the existing Wal-Mart located at 201 Edwards Blvd. The site plan improvements include relocating the in-vehicle pick-up location for online purchase orders from the south side of the parking lot to the north side. There is no change in use associated with this application; as such, no CUP or Zoning approvals are required. The relocation will occur on existing parking lot paved areas.

Staff Review:

Staff reviewed the following application materials: (1) the submitted application form, and (2) a seven-page plan set containing a cover sheet, four site plan pages with parking lot striping and signage details, and two architectural plan sheets detailing signage modifications. Please note that all site and building signage review is handled administratively by the Building and Zoning Administrator. The proposed site plan changes and related staff review comments are summarized below.



The site currently contains a pick-up area for purchases placed online. This pick-up area is located at the south end of the site, within the parking area, and contains 17 parking stalls. According to aerial imagery, a canopy is also constructed in this area over the parking stalls. The demolition details include removal of the canopy and columns in this area, along with existing plastic bollards. The area will be restriped for restoration of 17 standard 9'x18' parking stalls. The new pick-up area is proposed to be relocated to the north side of the existing parking lot and will be expanded for a total of 23 vehicle parking stalls.

The site plan, where changes are proposed, was reviewed for overall parking lot layout and design and vehicle and pedestrian circulation. There is no increase in paved area associated with this request. The new location appears to be well-located away from main shopping entry doors and along a primary drive aisle. As such, we have identified no conflicts with vehicular circulation. Striped paths allow for safe pedestrian travel for employees delivering orders to parked vehicles. Canopy detail was not included in the plan set received. If a new or relocated canopy is to be used, the applicant should submit this detail prior to commencing site work. No other conflicts with zoning or issues regarding site design were identified.

Staff Recommendation:

If the Plan Commission wishes to approve the proposed site plan, staff recommends a motion to approve the site plan to relocate the online order pick-up area for Wal-Mart, as proposed, with the following conditions of approval:

1. The applicant shall submit detail of any proposed parking lot canopy structure for staff approval prior to issuance of permits or prior to commencement of work on site.
2. All site and building signage shall comply with the Sign Code and shall obtain necessary permits prior to installation.

*Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates*

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):

201 S. Edwards/xxxx/xxxx ZWAL 00001 LOT 1 WALMART SUBDIVISION AS RECORDED IN CAB C SLIDE 138 WCR. LOCATED IN SE 1/4

NW 1/4 & SW 1/4 NE1/4 SEC 31 T2N R18E. 930225 SQ FT CITY OF LAKE GENEVA OMTS ZA2973-2 & ZA2973-3 OUT OF ZGBC1A OUT OF ZLGB 3, 7, 8, 9 & 10.

Name and Address of Current Owner: Walmart RE Business Trust

702 SW 8th Street, Bentonville, AR 72716

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

(479) 360.3656

richard.goff@walmart.com

Owner Signature: Richard Goff

Name and Address of Applicant:

Leila Loomis - LK Architecture

345 Riverview, Suite 200, Wichita, KS 67203

Telephone No. with area code & Email of Applicant: (316) 268-0230 / lloomis@lk-architecture.com

Proposed Use:

Mercantile - no change to existing use

Zoning District in which land is located: PB

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

LK Architecture - Dennis D. Smith, AIA - 345 Riverview, Suite 200, Wichita, KS 67203

Short statement describing activities to take place on site:

Relocation of existing online pickup canopy. Increasing number of online grocery parking stalls.

PIP fee \$400.00, payable upon filing application.

12/01/2021

Date

Leila Loomis

Signature of Applicant

APPLICATION SUBMITTAL REQUIREMENTS

PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the 20 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

_____ 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.

_____ (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;

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

_____ Showing all lands within 300 feet of the boundaries of the subject property;

_____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ Specific project themes and images;

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

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

_____ The specific treatment of natural features;

_____ The specific relationship to nearby properties and public streets.

_____ 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.

_____ 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.

_____ (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)*

_____ 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;

_____ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;

_____ 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

_____ Notations relating the written information (3), above to specific areas on the GDP Drawing.

_____ (5) **A Property Site Plan drawing which includes:**

_____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

_____ The date of the original plan and the latest date of revision to the plan;

_____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

_____ A reduction of the drawing at 11" x 17";

_____ A legal description of the subject property;

_____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

_____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

_____ All required building setback lines;

_____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

_____ The location and dimension (cross-section and entry throat) of all access points onto public streets;

_____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - _____ The location of all outdoor storage areas and the design of all screening devices;
 - _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
 - _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
 - _____ All engineering requirements for utilities, site designs, etc;
 - _____ The location and type of any permanently protected green space areas;
 - _____ The location of existing and proposed drainage facilities for storm water;
 - _____ In the legend, data for the subject property on:
 - _____ Lot Area;
 - _____ Floor Area;
 - _____ Floor Area Ratio (b/a);
 - _____ Impervious Surface Area;
 - _____ Impervious Surface Ratio (d/a);
 - _____ Building Height.
-
- _____ (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.
 - _____ (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.
 - _____ (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.
 - _____ (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.
 - _____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
 - _____ (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,

- _____ (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 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **Receipt of 20 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 201 S. Edwards

Applicant name Leila Loomis - LK Architecture

Applicant email lloomis@lk-architecture.com Phone Number (316) 268-0230

Architect/Contractor/Designer Name Dennis D. Smith

Architect/Contractor/Designer Email dsmith@lk-architecture.com Phone Number (316) 268-0230

Type of Construction: New Addition Remodel ✓

Type of Development: Single-family Multi-family Commercial ✓ Industrial

Type of Business Mercantile

Engineering

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

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

EXISTING SQFT: 188,249

LAKE GENEVA, WI
STORE NO.: 0910.246

PROTO CYCLE: 08/27/21
DATE: 10/18/21
PROTO: 173

DRAWING INDEX

GENERAL			MECHANICAL					
C1	COVER SHEET	A9	CASEWORK	M1	OVERALL MECHANICAL PLAN	RE.1.1	REFRIGERATION ELECTRICAL PLAN	
C2	RESPONSIBILITY MATRIX	AC1	AUTOCENTER PLAN AND DETAILS	M1.1	ENLARGED MECHANICAL PLANS	GE2	GROCERY POWER PLANS	
N1	GENERAL INFORMATION	RXPFC	PAINT, FIX, CLEAN (PFC) PLAN AND DETAILS	M2	MECHANICAL DETAILS AND SCHEDULES	RACKING		
SA1	SCHEDULES AND ALLOWANCES	VC1	VISION CENTER			FXS1	FIXTURE ANCHORAGE PLAN AND NOTES	
		VC1.1	VISION CENTER ELEVATIONS			FXS2	FIXTURE ANCHORAGE DETAILS	
		VC1.2	REFLECTED CEILING PLANS AND DETAILS	REFRIGERATION				
CIVIL		VC2	SECTIONS AND DETAILS	BAS3	BUILDING AUTOMATION SYSTEM REFRIGERATION PLANS			
SD1	SITE PLAN	VC3	EQUIPMENT PLAN (FOR REFERENCE ONLY)	BAS4	BUILDING AUTOMATION SYSTEM REFRIGERATION SCHEDULES			
SD2	DETAILS	GA1	FRONT GROCERY PLAN	BAS5	BUILDING AUTOMATION SYSTEM REFRIGERATION DETAILS			
SD3	DETAILS	GA1.1	FRONT GROCERY FINISH PLAN	BAS6	BUILDING AUTOMATION SYSTEM REFRIG LEAK DETECTION PLAN			
		GA2	REAR GROCERY PLAN	RD1	REFRIGERATION DEMO PLANS			
ARCHITECTURAL		GA3	GROCERY DETAILS	R1	REFRIGERATION PLANS			
SP1	SITE PLAN AND DETAILS	GA4	NOT USED	R2	REFRIGERATION SCHEDULES			
D1	DEMOLITION PLAN	GA5	RESPONSIBILITY SCHEDULES	R3	REFRIGERATION SCHEDULES			
A1	FLOOR PLAN	GA5.1	RESPONSIBILITY SCHEDULES	R4	REFRIGERATION DETAILS			
A1.1	FLOOR FINISH PLAN	OP1	PICKUP 2.0 PLANS AND DETAILS	R5	REFRIGERATION SUBMITTALS			
A2	EXTERIOR ELEVATIONS	OP1.1	PICKUP 2.0 DETAILS					
A2.1	EXTERIOR DETAILS AND SIGNAGE			ELECTRICAL				
A2.2	EXTERIOR SITE ASSESSMENT			E1	LIGHTING PLAN			
A3	SECTIONS AND DETAILS	STRUCTURAL		E1.1	ENLARGED LIGHTING PLANS			
A4	ROOF PLAN AND DETAILS	S1	PLAN GENERAL NOTES AND DETAILS	E1.2	ENLARGED LIGHTING PLANS			
A5	ENLARGED PLANS, ELEVATIONS, AND DETAILS	S2	PLANS AND DETAILS	E1.3	ENLARGED LIGHTING PLANS			
A5.1	RESTROOM PLANS AND DETAILS			E1.4	LIGHTING DETAILS AND SCHEDULES			
A5.2	RESTROOM FLOOR FINISH PLAN AND DETAILS	FIRE PROTECTION		E2	POWER PLAN			
A5.3	RESTROOM FINISH PLAN AND DETAILS	FP1	FIRE SPRINKLER PLAN	E2.1	POWER DROP PLAN			
A5.4	ENLARGED PLANS AND DETAILS	FP2	ENLARGED FIRE SPRINKLER PLAN	E2.2	ENLARGED POWER PLANS			
A5.5	MOTHER'S ROOM	FP3	FIRE PROTECTION DETAILS	E2.3	ENLARGED POWER PLANS			
A6	REAR OFFICE PLAN	PLUMBING		E2.4	ENLARGED ELECTRICAL PLANS			
A6.1	PARTITION TYPES AND WALL DETAILS	P1	OVERALL PLUMBING PLAN	E3	ELECTRICAL DETAILS			
A7	NOT USED	P1.1	ENLARGED PLUMBING PLANS	E4	ELECTRICAL ONE-LINE DETAILS AND SCHEDULES			
A8	DOOR SCHEDULE AND FINISHES	P1.2	ENLARGED PLUMBING PLANS	E4.1	PANELBOARD SCHEDULES			
		P2	PLUMBING DETAILS AND SCHEDULES	RE1	REFRIGERATION ELECTRICAL PLAN			

BUILDING CODE SUMMARY		
	NAME OF PROJECT STREET ADDRESS PROPOSED USE	LAKE GENEVA, WI 201 S EDWARDS RETAIL
CODES	BUILDING CODE	2015 INTERNATIONAL BUILDING CODE (IBC)
	ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE (NEC)
	PLUMBING CODE	2015 INTERNATIONAL PLUMBING CODE (IPC)
	MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE (IMC)
	FIRE CODE	2018 INTERNATIONAL FIRE CODE (IFC)
	ACCESSIBILITY CODE	2009 ANSI: A117.1
	GAS CODE	2015 INTERNATIONAL FUEL GAS CODE (IFGC)
	ENERGY CODE	2015 INTERNATIONAL ENERGY CONSERVATION CODE
OCCUPANCY	M - MERCANTILE; WHOLESALE OR RETAIL STORE (MAIN USE)	SECT. 309.1
	S1 - STORAGE AREA, MOTOR VEHICLE STORAGE AND RECEIVING AND STOCKROOMS (MIXED USE)	SECT. 311.2
	A2 - ASSEMBLY USE; BREAKROOM AND FOOD TENANT (ACCESSORY TO MAIN USE)	SECT. 303.3
	B - BUSINESS; NON FOOD TENANT (ACCESSORY TO MAIN USE)	SECT. 304.1
TYPE OF CONSTRUCTION	II-B UNPROTECTED (SPRINKLERED)	SECT. 602.5 AND TABLES 601 AND 602
ALLOWABLE AREA	UNLIMITED	SECT. 507.4
FIRE PROTECTION	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND IS SURROUNDED ON ALL SIDES BY 60 FEET MINIMUM OF PERMANENT OPEN SPACE. UNLIMITED AREA CRITERIA IS APPLICABLE.	

VICINITY MAP	GENERAL NOTES
	1. BUILDING IS FULLY SPRINKLERED AS REQUIRED BY CONTRACT DOCUMENTS. SUBMIT FIRE SPRINKLER SYSTEM DRAWINGS AND CALCULATIONS TO AUTHORITIES HAVING JURISDICTION (FIRE DEPARTMENT, FIRE MARSHALL, ETC). OBTAIN ALL APPROVALS PRIOR TO FABRICATION OR INSTALLATION. 2. OWNER WILL PROVIDE, OR HAS ALREADY PROVIDED, FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. AUTHORITY HAVING JURISDICTION WILL APPROVE FINAL FIRE EXTINGUISHER LOCATIONS. 3. WALMART'S ALARM CENTRAL'S ENGINEERING TEAM HAS CONTACTED THE AUTHORITY HAVING JURISDICTION FOR FIRE-PLAN DATA ABOUT STATE AND LOCAL REQUIREMENTS THAT DIFFER FROM THE NATIONALLY PUBLISHED CODES AND STANDARDS. A COMPLETE SITE SPECIFIC SUBMITTAL IS BEING MADE DIRECTLY TO THE AUTHORITY HAVING JURISDICTION. QUESTIONS SHOULD BE DIRECTED TO 1-800-530-4924, OPTION 3. 4. THE MAXIMUM STORAGE HEIGHT IS TWELVE FEET EXCEPT IN THE GENERAL MERCHANDISE RECEIVING AREA IMMEDIATELY ADJACENT TO THE DOCK DOORS. THE STOCKROOM WILL HAVE A STACKING HEIGHT OF 15 FEET OF CLASS-IV COMMODITIES IN FIXED, SINGLE AND DOUBLE ROW RACKS. THE STACKING HEIGHT OF THE PULLING RACK AREA WILL NOT EXCEED 12 FEET. 5. REINSTATE ALL FIRE EXTINGUISHERS IMMEDIATELY FOLLOWING COMPLETION OF FINAL FINISH TO MOUNTING SURFACE.
GENERAL SCOPE OF WORK	
- AUTO CENTRE: REFURBISH AS NOTED. - BREAKROOM: REFURBISH AS NOTED. - COURTESY DESK: REFURBISH AS NOTED. - DOORS: REPLACE AS NOTED. - ENTRY VESTIBULE: CLEAN, PREP AND PAINT. - EXTERIOR SURFACES: IMPLEMENTATION OF THE SWIPE UP, CLEAN, PREP AND PAINT. - FLOOR: REMOVE/REPAIR AS NOTED. - GROCERY REMODEL: INSTALL/REPLACE REFRIGERATED CASES AS NOTED. - INTERIOR WALLS: IMPLEMENTATION OF THE SWIPE UP, CLEAN, PREP AND PAINT. - MOTHER'S ROOM: INSTALL AS NOTED. - OGP PICKUP: EXPANSION AND IMPLEMENTATION OF PICKUP 2.0 - PHARMACY: PAINT, FIX AND CLEAN AS NOTED - PHOTO LAB: INSTALL NEW AS NOTED - RESTROOMS: REMODEL AS NOTED. - ROOF: INSTALL NEW EQUIPMENT AS NOTED - SIGNAGE: INSTALL/REPLACE EXTERIOR SIGNS AS NOTED. - SITE PLAN: MODIFY AS NOTED. - STOCKROOM: MODIFY AS NOTED - VISION CENTRE: REMODEL AS NOTED.	

ARCHITECTURAL	CIVIL	STRUCTURAL	FIRE PROTECTION	PLUMBING	MECHANICAL	REFRIGERATION	ELECTRICAL	BUILDING OFFICIAL
LK ARCHITECTURE, INC. DENNIS D. SMITH, AIA 345 RIVERVIEW STREET, SUITE 200 WICHITA, KS 67203 PHONE: 316.268.0230	CLARK CONSULTING ENGINEERS, INC. DEAN L. CARLSON, P.E. 7060 LEDGESTONE COMMONS BARTLETT, TN 38133 PHONE: 901.384.0404	WALLACE DESIGN COLLECTIVE, PC CARRIE J. JOHNSON, P.E. 123 N. MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 PHONE: 918.584.5858	HENDERSON ENGINEERS, INC CHRISTOPHER J. CULP 345 RIVERVIEW STREET, SUITE 200 LENEXA, KS 66014 PHONE: 918.268.0230	LK ARCHITECTURE, INC. BRYAN R. WARD, P.E. 345 RIVERVIEW STREET, SUITE 200 WICHITA, KS 67203 PHONE: 316.268.0230	LK ARCHITECTURE, INC. BRYAN R. WARD, P.E. 345 RIVERVIEW STREET, SUITE 200 WICHITA, KS 67203 PHONE: 316.268.0230	WILLIAM R. KRANER WILLIAM R. KRANER, P.E. 1805 2ND STREET, SUITE 5516 ROCKERS, AR 72755 PHONE: 478.638.7504	LK ARCHITECTURE, INC. TAYLOR L. LEWIS, P.E. 345 RIVERVIEW STREET, SUITE 200 WICHITA, KS 67203 PHONE: 316.268.0230	LAKE ENERGY BUILDING AND ZONING DEPARTMENT 626 1/2 3RD STREET LAKE GEORGE, NY 53147 PHONE: 262.248.3911



LK[®]Architecture, Inc.
 345 RIVERVIEW, WICHITA, KS 67203
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CONSULTANTS	
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Walmart LAKE GENEVA, WI 201 S EDWARDS BLVD. 53147 STORE NO: 0910.246	JOB NUMBER: 21160 PROTO: 173
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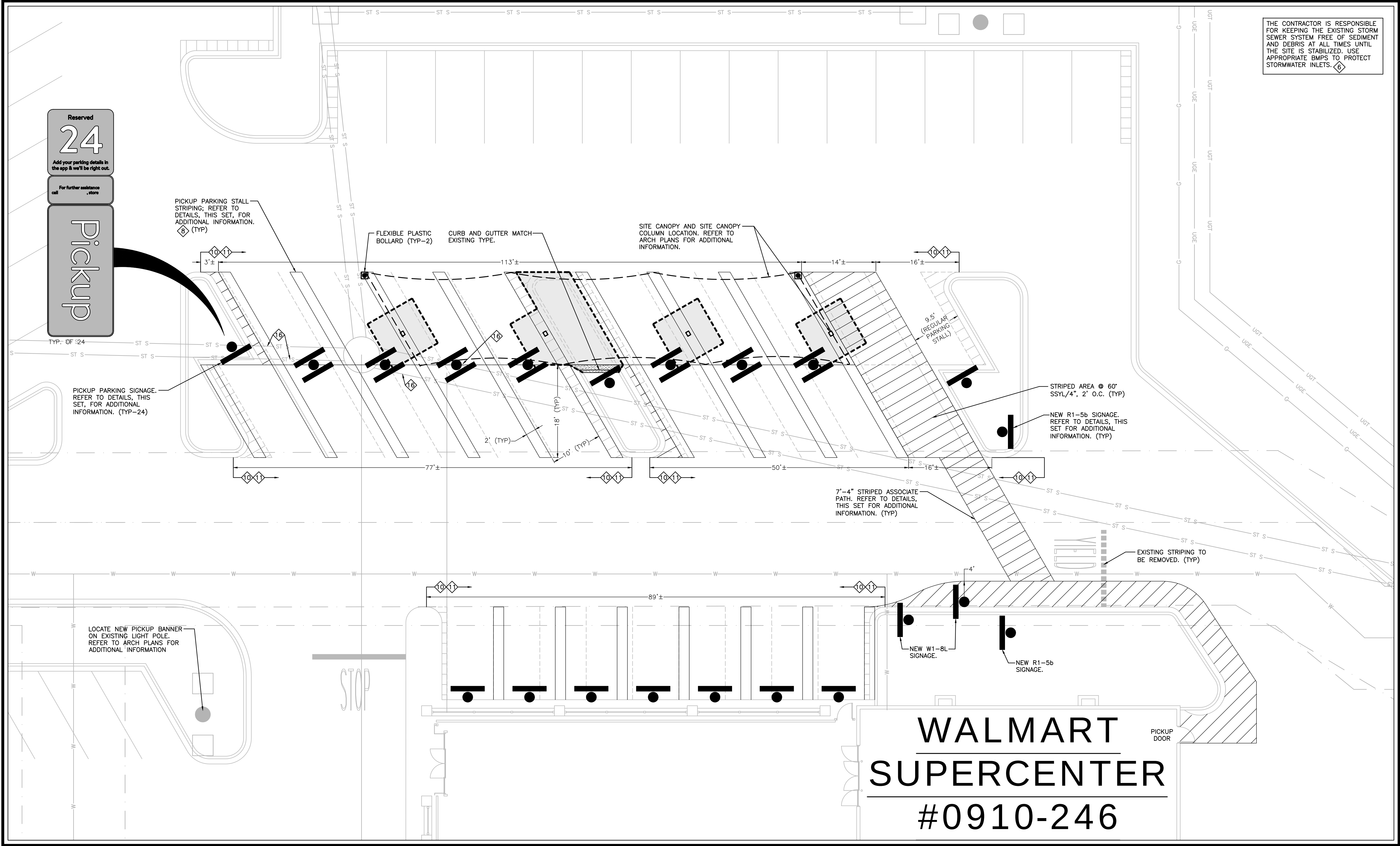
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CHECKED BY:	RAS, LDL
DRAWN BY:	CET, LDL,KS
PROTO CYCLE:	08/27/21
DOCUMENT DATE:	10/18/21

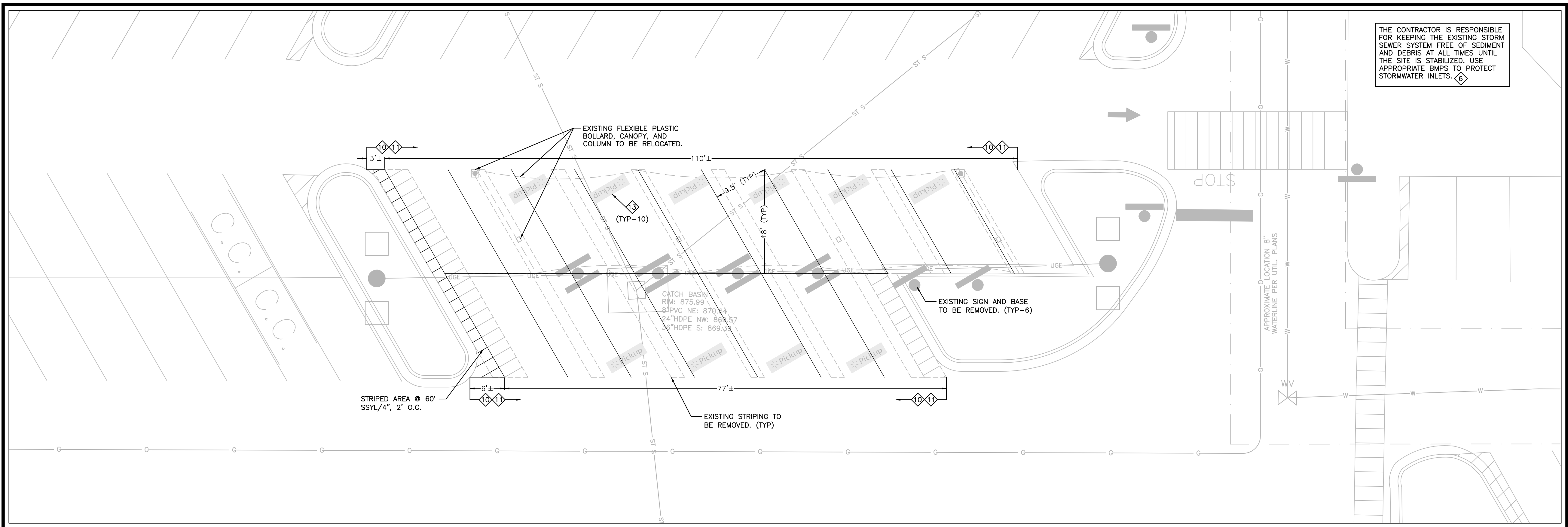
IMPORTANT NOTICE:
THIS DRAWING SHALL
NOT BE USED FOR
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UNLESS SEALED,
SIGNED AND DATED BY
THE LICENSEE IN
RESPONSIBLE CHARGE
(AOR/EOR).

COVER
SHEET

SHEET: C1



NORTH DEMOLITION & CONSTRUCTION PLAN
1"=10'



SOUTH DEMOLITION & CONSTRUCTION PLAN
1"=10'

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STORM SEWER SYSTEM FREE OF SEDIMENT AND DEBRIS AT ALL TIMES UNTIL THE SITE IS STABILIZED. USE APPROPRIATE BMPs TO PROTECT STORMWATER INLETS.

LEGEND

- STRIPED AREA
- NEW SIGN AND BASE
- EXISTING SIGN AND BASE (TO BE REMOVED)
- STANDARD DUTY ASPHALT
- ARCHITECTURAL CONCRETE

PICKUP EXTERIOR SIGN SCHEDULE

DESCRIPTION	DIMENSIONS	QUANTITY
RESERVED	18" X 18"	24
PHONE NUMBER	8" X 18"	24
VERTICAL PICKUP	18" X 36"	24
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

NOTES:

- ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS", WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE BY OWNER AND THE FINAL CERTIFICATION OF SERVICES.
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
- CONTRACTOR SHALL KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREAS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND WALMART STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO WALMART STORE'S OPERATION AND WALMART CUSTOMERS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC, MAINTAIN SAFE CONSTRUCTION CONDITIONS, AND PROVIDE ADEQUATE TRAFFIC FLOW AT ALL TIMES. TEMPORARY TRAFFIC CONTROL DEVICES, SUCH AS SIGNAGE, STRIPING, FENCING, BARRICADES, ENCLOSURES, BARRELS, ETC. SHALL BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WALMART CONSTRUCTION MANAGER. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES, AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY. ALL CONSTRUCTION WARNING SIGNS SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE MESSAGE IS NOT APPLICABLE OR NOT IN USE. EXISTING TRAFFIC ARROWS, PAINTED END CAPS, STOP BARS AND OTHER PAVEMENT MARKINGS THAT CONFLICT WITH TEMPORARY TRAFFIC CONTROL, PAVEMENT MARKINGS AND TRAFFIC PATTERNS SHALL BE BEAD BLASTED.
- CONTRACTOR SHALL PROVIDE BMP'S SUCH AS, EROSION EELS, INLET FILTER SACKS, SILT DIKE ON PAVEMENT, ETC., DOWNGRADIENT OF ANY GROUND DISTURBING ACTIVITIES. ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
- UNLESS NOTED OTHERWISE STRIPING DIMENSIONS SHOWN ARE TO THE CENTER OF THE STRIPE.
- ALL NEW STRIPING SHALL BE PAINTED (TWO COATS) AS PER THE SPECIFICATIONS. UTILIZE TEMPLATES FOR ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERS.
- ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (getty.thomas@walmart.com) AND BRAD KEDNER (bradley.kedner@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
- ALL PAVEMENT MARKINGS SHOWN TO BE REMOVED OR ANY MARKINGS THAT CONFLICT WITH IMPROVEMENTS ARE TO BE REMOVED AS PART OF THE PICKUP PROJECT. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT MARKINGS BY SODA BLASTING OR DUSTLESS BLASTING.
- CONTRACTOR SHALL SEALCOAT AREAS TO RECEIVE NEW STRIPING AND AREAS WHERE STRIPING IS TO BE REMOVED PRIOR TO INSTALLING NEW STRIPING SHOWN ON THESE PLANS. CONTRACTOR SHALL COMPLETE ALL SITE IMPROVEMENTS THAT REQUIRE MODIFICATIONS TO EXISTING PAVEMENT AREAS, INCLUDING REMOVAL OF ANY EXISTING STRIPING, PRIOR TO ASPHALT SEAL COAT APPLICATION. CONTRACTOR SHALL ALLOW ASPHALT SEAL COAT ADEQUATE CURE TIME, IN ACCORDANCE WITH SITE SPECIFICATIONS, PRIOR TO OPENING AFFECTED AREAS TO TRAFFIC OR PERFORMING ANY STRIPING ACTIVITIES.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM ORIGINAL PLAN TITLED "SITE PLAN AND SIGNAGE", SHEET SP1, COMPLETED BY HARRISON FRENCH AND ASSOCIATES, LTD. DATED NOVEMBER 20, 2017. NO FIELD SURVEY INFORMATION WAS OBTAINED FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING IMPROVEMENTS.
- EXISTING "PICKUP" GRAPHIC TO BE REMOVED FROM EXISTING PICKUP PARKING STALLS.
- PAVEMENT MARKINGS SHOWN ON THIS SHEET SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02765. ALL OTHER SITEWORK SHALL BE DONE IN ACCORDANCE WITH SITEWORK SPECIFICATIONS AS SHOWN ON CSS-1 AND CSS-2 SHEETS, THIS SET.
- REFER TO SECP AND SSM PLANS, THIS SET, FOR INFORMATION REGARDING SITE STRIPING AND SIGNAGE WORK NOT DETAILED ON THIS SHEET.
- EXISTING STORM SEWER DEPTH OF COVER IS APPROXIMATELY 4' PER UTILITY PLAN BY BUSSCHER FRANKENBURG ASSOCIATES, INC. DATED 4/9/2003. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND DEPTH OF COVER ABOVE EXISTING STORM SEWER PRIOR TO INSTALLING SIGN BASES.



PICKUP STRIPING AND SIGNAGE SITE PLAN

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
1000 WISCONSIN AVENUE, SUITE 100
LAKE GENEVA, WISCONSIN 53151
TEL: 262.845.1111
WWW.CARLSONENGINEERS.COM

Walmart
LAKE GENEVA, WISCONSIN
STORE NO. 0910-246
JOB NUMBER: 21160
PROTO: 173

ISSUE BLOCK

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/27/2021
2	ISSUED FOR CONSTRUCTION	10/18/2021

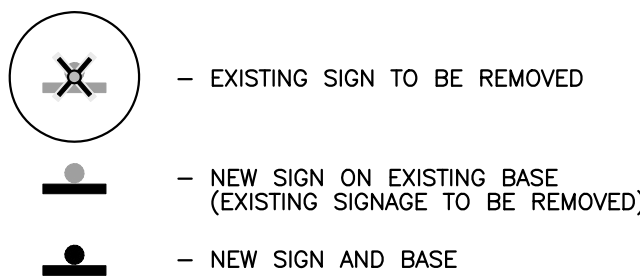
CHECKED BY: JSP
DRAWN BY: AAS
PROTO: 173
PROTO CYCLE: 08/27/2021
DOCUMENT DATE: 10/18/2021

DEAN L. CARLSON
E-38705
BARTLETT, TN
PROFESSIONAL ENGINEER

SITE PLAN

SHEET: SD1

LEGEND:



PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM RIGHT-OF-WAY TO PICKUP ENTRANCE)

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QTY
PICKUP RIGHT	18" X 24"	1
PICKUP LEFT	18" X 24"	2
PICKUP AHEAD	18" X 24"	2
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

- NOTES:
- SIGNAGE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ENSURE EXISTING IMPROVEMENTS DO NOT CONFLICT WITH THE SIGNS AND/OR SIGN VISIBILITY. IF IT IS DETERMINED THAT CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH WALMART CONSTRUCTION MANAGER PRIOR TO CHANGING SIGN LOCATION AND/OR EXISTING IMPROVEMENTS.
 - ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (getty.thomas@walmart.com) AND BRAD KEMER (brad.kemer@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS. NEW DIRECTIONAL SIGNAGE TO BE INSTALLED ON EXISTING POSTS WHEN POSSIBLE.

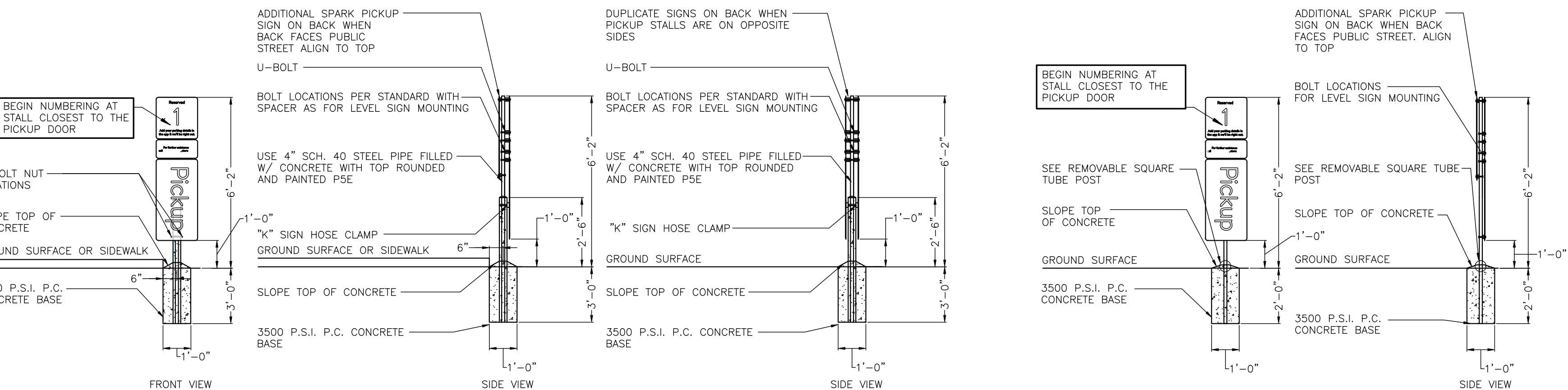
NEW PICKUP 2.0 LOCATION. REFER TO DEMOLITION & CONSTRUCTION PLAN, SHEET SD1 FOR DETAILS

INSTALL PICKUP BANNER ON EXISTING LIGHT POLE

WALMART
SUPERCENTER
#0910-246

EXISTING PICKUP LOCATION. REFER TO DEMOLITION & CONSTRUCTION PLAN, SHEET SD1 FOR DETAILS

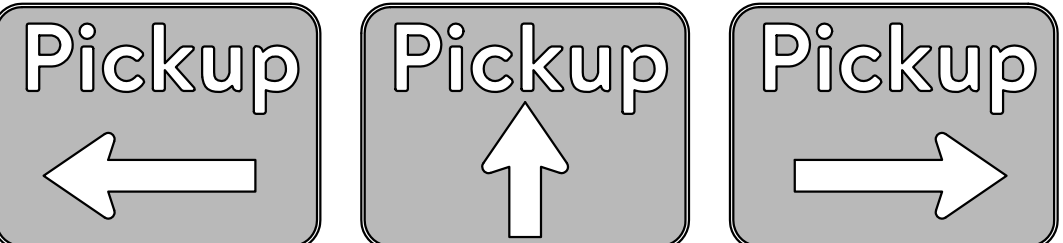
DIRECTIONAL SIGNAGE OVERALL SITE PLAN
N.T.S.



PARKING SIGN MOUNTING AND BASE
N.T.S.

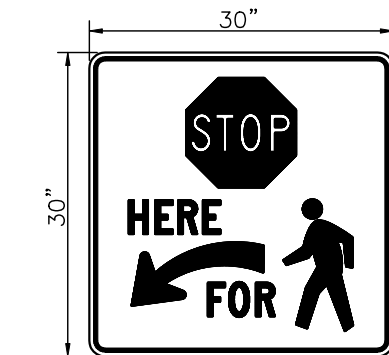


Stall Designation Signs
18" x 18" 2.25 SF



- NOTES:
- SIGNS FURNISHED BY WALMART. ATTACH TO WALL OR BOLLARD BY G.C.
 - SIGNS PREFINISHED TO MATCH P76- WALMART BLUE COLOR

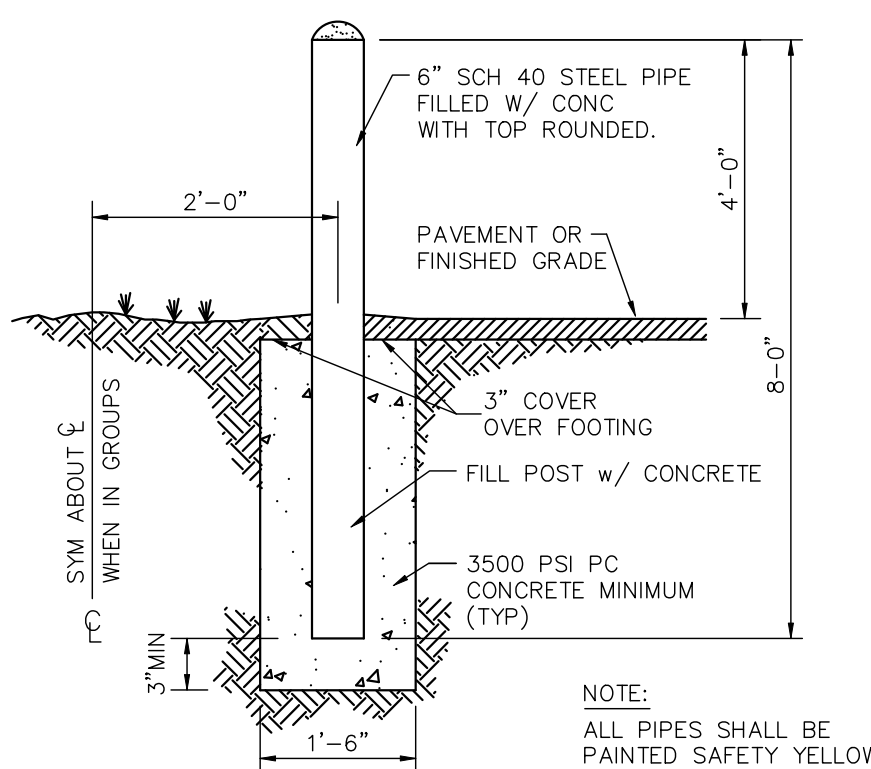
"PICKUP" SIGNAGE
N.T.S.



- NOTES:
- SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI SHEETING.
 - MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

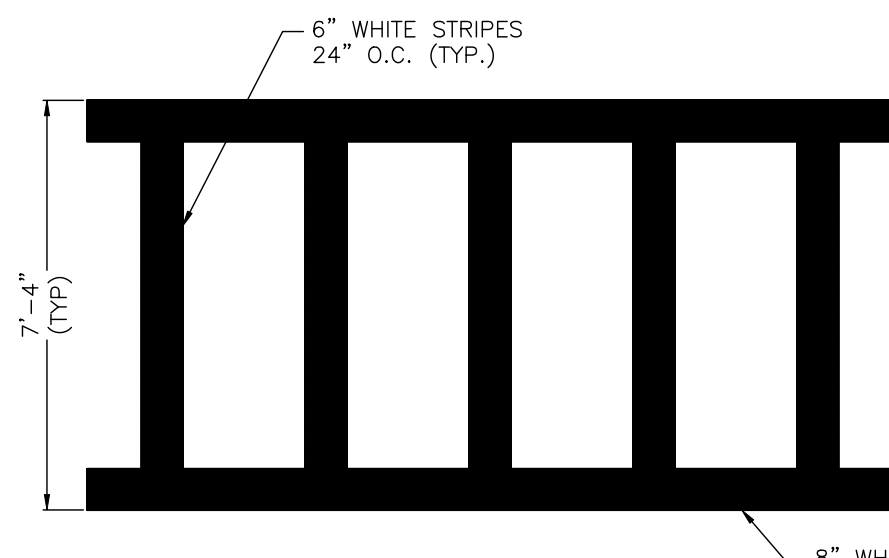
LEGEND: BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

R1-5b
STOP FOR PEDESTRIANS
N.T.S.



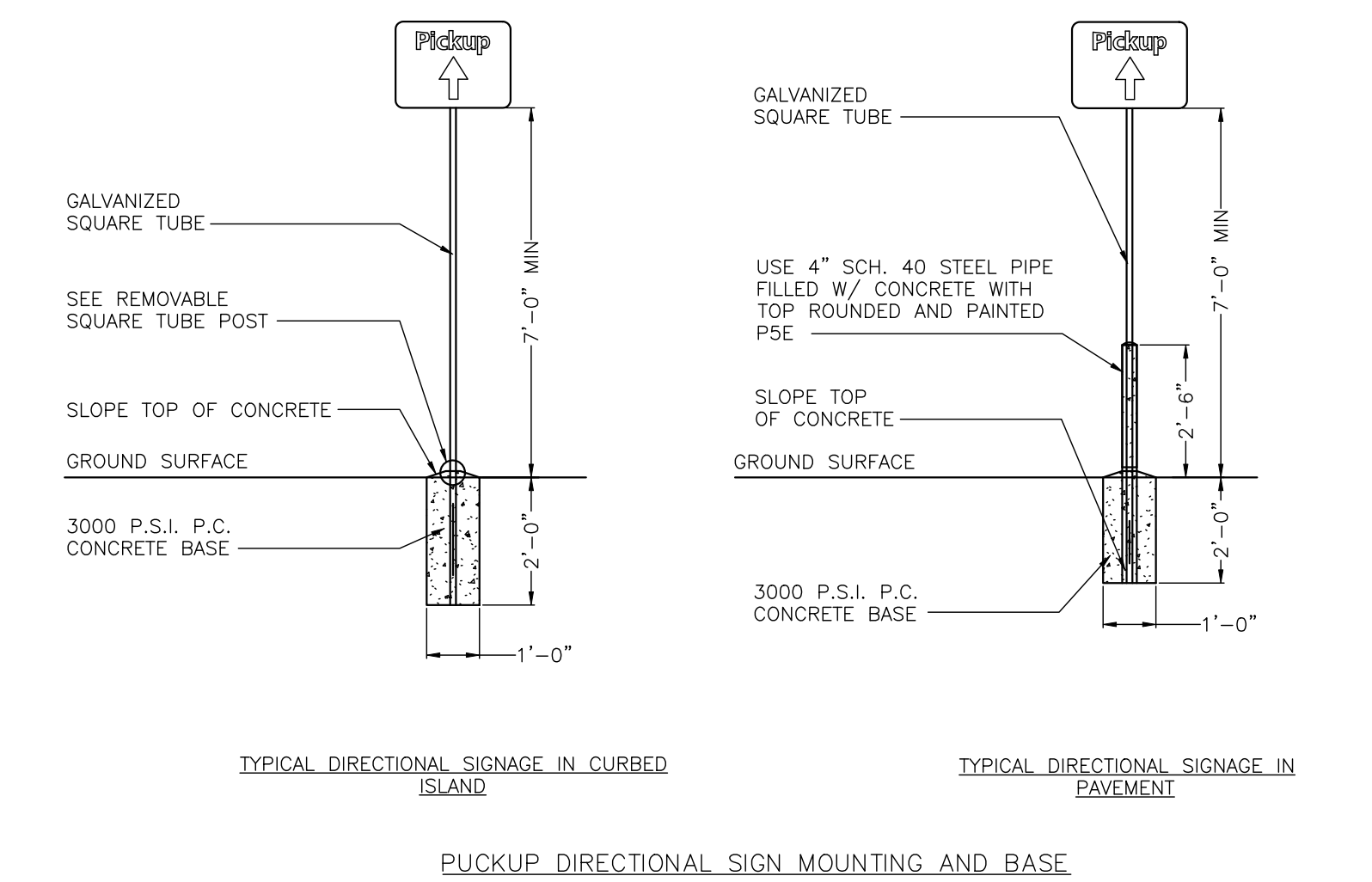
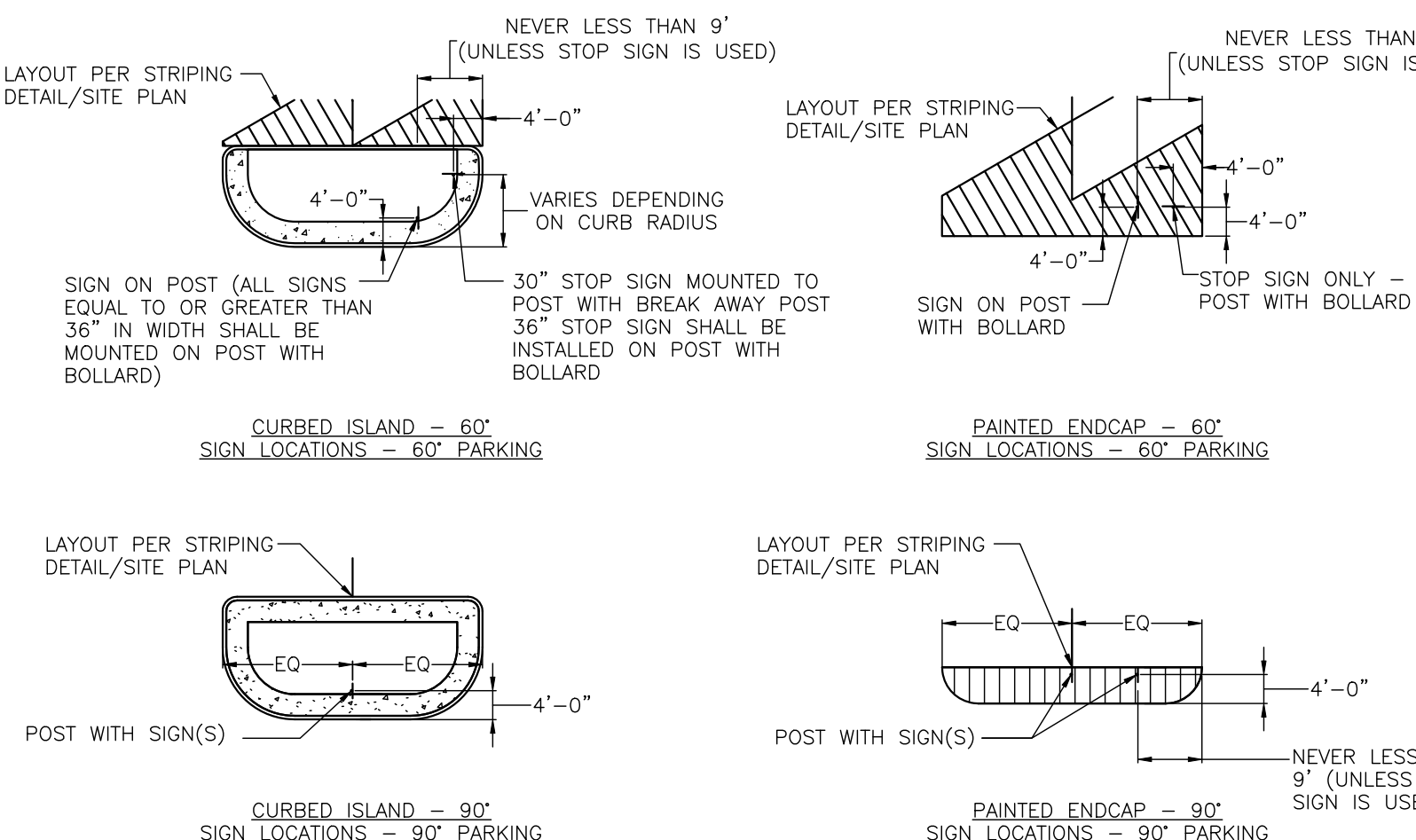
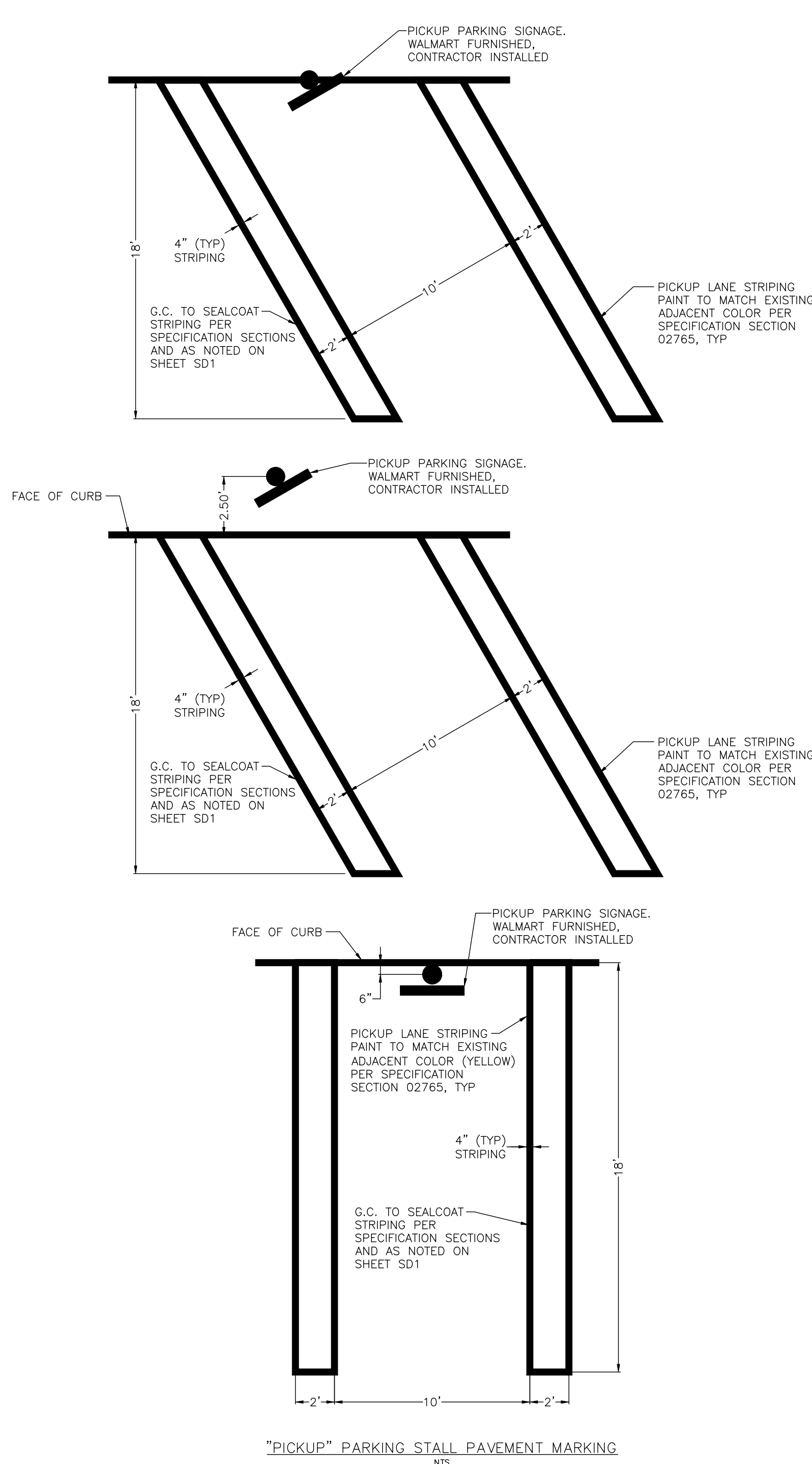
NOTE: ALL PIPES SHALL BE PAINTED SAFETY YELLOW

PIPE BOLLARD
N.T.S.

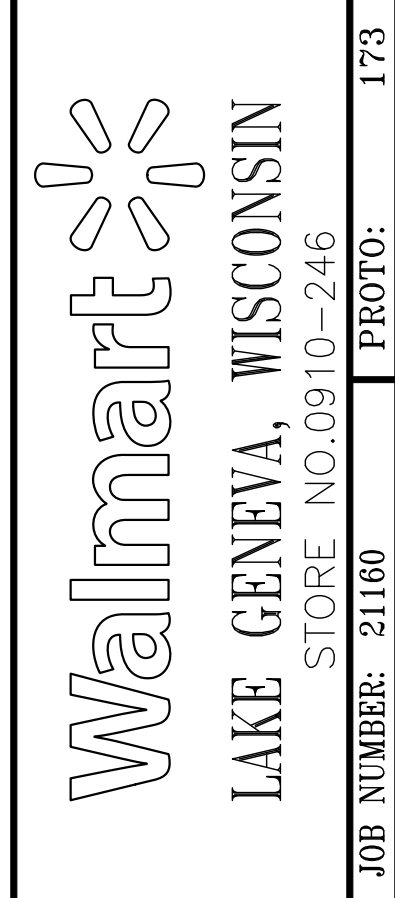
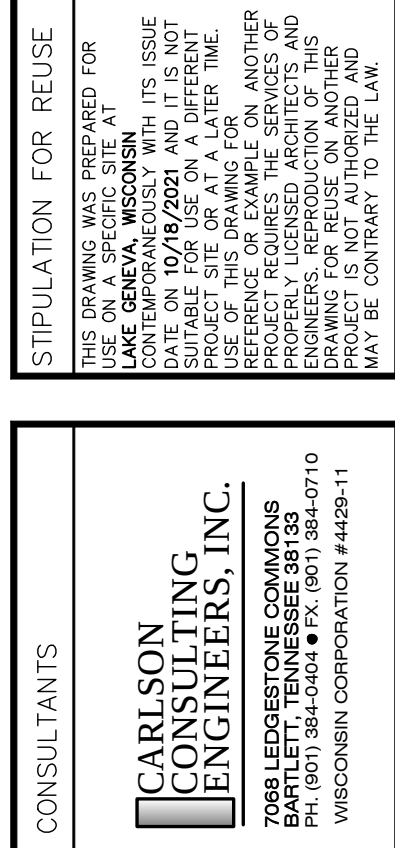
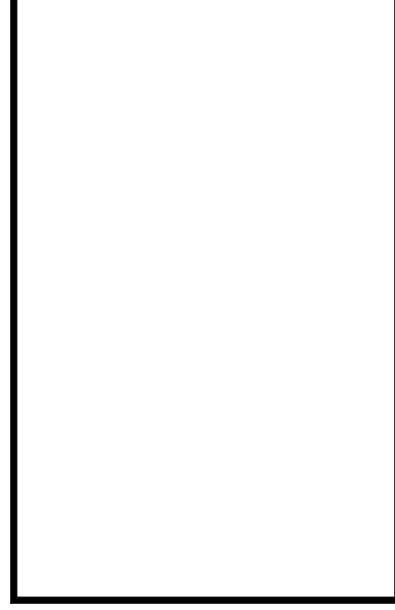


- NOTES:
- MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 5B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
 - THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

ASSOCIATE PATH STRIPING
N.T.S.



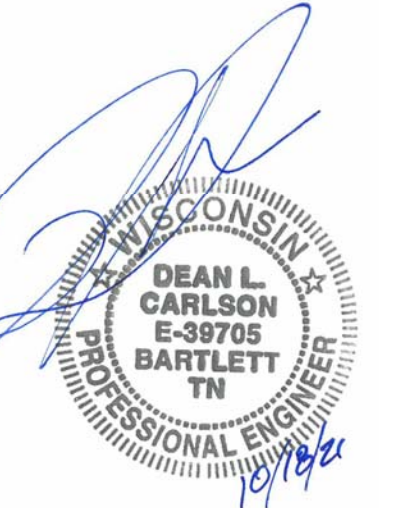
PICKUP STRIPING AND SIGNAGE DETAILS



ISSUE BLOCK

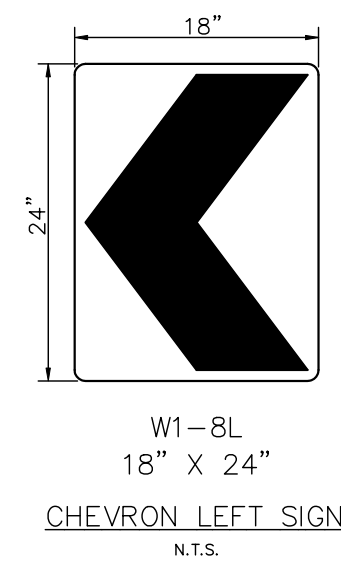
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DOCUMENT DATE: 10/18/2021



DETAILS

SHEET: SD2



W1-8L
18" X 24"
CHEVRON LEFT SIGN
N.T.S.

Walmart*
LAKE GENEVA, WISCONSIN
STORE NO.0910-246
NUMBER: 21160 **PROTO:**

[illegible]

CHECKED BY:	JSP
DRAWN BY:	AAS
PROTO:	173
PROTO CYCLE:	08/27/2021
DOCUMENT DATE:	10/18/2021

DETAILS

SHEET: SD3

PICKUP STRIPING AND SIGNAGE DETAILS