



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

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

**PLAN COMMISSION MEETING
MONDAY, OCTOBER 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:

1. Links to the City of Lake Geneva's live video stream can be found at <https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>
 2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
 3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
- Access Code: 9746153**

AGENDA

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the September 19, 2022 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
 - a. Application by Harbor Cove Condo Assoc., 300 Wrigley Dr., for a request to replace the existing monument sign in the Central Business (CB), Downtown Design Overlay Zoning District.
 - b. Application by Vui Bybee, 8903 S. Beck Place, Hometown, IL, 60456, for a request to install an on building sign at 734 W. Main St., in the Central Business (CB), Downtown Design Overlay Zoning District, Tax Key No. ZOP00314.
 - c. Application by Anthony Silvestri, 1017 Geneva St. #7, d.b.a Magpies at 642 W. Main St., for a request to review and discuss a proposed addition to the building in the Central Business (CB), Downtown Design Overlay Zoning District, Tax Key No. ZOP00305.

7. Public Hearing and Recommendation for a Conditional Use Permit for Nicole Pease, 100 Skyline Dr. Unit 28, Lake Geneva, to allow for the construction of a new single family home located at 1550 Evergreen Dr. which is located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00026.
8. Rescinded Request by the applicant - Public Hearing and Recommendation for a Conditional Use Permit for Ron Miles, 615 S. Lake Shore Dr., Lake Geneva, to allow for the construction of a new 1400 sqft garage which is located in the Single Family – 4 (SR-4) zoning district, Tax Key No. ZA43470001.
9. Update and Presentation by Jackie Mich of Vandewalle & Associates on potential amendments to the zoning ordinance pertaining to upgrades to citywide design standards and a possible Gateway Overlay.
10. 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.

PLAN COMMISSION MEETING

MONDAY, SEPTEMBER 19, 2022 – 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 Mary Jo Fesenmaier, John Gibbs, Kyle Cary, Joel Hoiland, Cindy Forster Fueredi, James Marquardt. Absent (Excused) Administrator Nord. Also Present: City Planner Mich, City Planner Kruesel, City Attorney Draper, City Building & Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the August 15, 2022 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. None

Acknowledgement of Correspondence. None

Commissioner Fueredi joined the meeting at 6:02 pm.

Downtown Design Review:

Application by Chanin Wynstra d.b.a. High Point Nutrition, 253 Center St. Unit 800, for a request to install an on building sign in the Central Business (CB) Downtown Design Overlay Zoning District, Tax Key No. ZOP00282.

Chanin Wynstra, owner of High Point Nutrition, presented her request to install an on-building sign. Commissioner Hoiland asked for the location of the sign and if the existing light would illuminate it. Wynstra said yes.

Hoiland/Cary motion to approve a request to install an on building sign and include all staff recommendations.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Fueredi, Hoiland, and Marquardt “yes.” Motion carried unanimously. 7-0.

Review and Recommendation of a proposed Site Plan Review for a request submitted by Aaron Hirschman, d.b.a. Plas – Tech , Avalon Property Inc., 875 Geneva Parkway, to allow site renovations as an initial phase preparations as identified on the documents prepared by Farris, Hanson, and Associates for Tax Key No. ZLGBP00010A.

Peter Juergens, representing applicant, presented the revised site plan with setback modifications for the parking on this property. Juergens explained this project will go through the Comprehensive Plan process, obtain approvals from Walmart & the Business Park and will come back for an overall Site Plan Approval which will address all future needs. Hoiland asked for comments from the City Planner & City Engineer. City Planner Mich addressed the Site Plan Review Phase 1, stating the revised site plan meets the code requirements, so staff recommends approval of the site plan subject to comments by the City Engineer. Mich asked the applicant to submit a site plan showing only the proposed building, lots lines, parking areas, and setbacks. Mich asked that the grading & engineering content be shown on a separate sheet to provide clarity when reviewed by the Plan Commission. City Engineer Rauch said they have reviewed the overall site plan improvement for Phase 1 which is close to completion and explained the steps still needed before the final overall site plan approval.

Hoiland/Gibbs motion to approve the proposed Site Plan Review for initial phase of site renovations and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Fueredi, Hoiland, and Marquardt “yes.” Motion carried unanimously 7-0.

Review and Recommendation of a proposed Extra territorial Review for a proposed land division CSM request submitted by Klanntonlinn, LLC, to create 4 buildable lots as identified on the survey generated by Paul Van Henkelum dated 8/26/2022 Job No. 22302 for Tax Key No. IL900001A3

Zoning Administrator Walling said the property is located in the Town of Linn and explained the proposed CSM land division would create 4 buildable lots which identifies access to a landlocked properties and has met all the requirements. The permit goes through the City of Lake Geneva as an extraterritorial zoning review. Alderman Fesenmaier asked if the CSM has gone through the Town of Linn yet. Ryan Cardinal, engineer for the project, said it is in the process.

Attorney Draper suggested referencing the comments from the CSM review letter by Kapur from September 8, 2022.

Cay/Hoiland motion to approve the proposed Extra Territorial Review for a proposed land division CSM to create 4 buildable lots and subject to Kapur review comments dated September 8, 2022, and approval from Walworth County Land Use Zoning and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Fueredi, Hoiland, and Marquardt “yes.” Motion carried unanimously 7-0.

Public Hearing and Recommendation for a Conditional Use Permit for Susan R. Jacobs, 747 & 747 ½ Ann St., Lake Geneva, to allow for the request of Commercial Indoor Lodging land use for the property located at 747 & 747 ½ Ann St., for the property in the Planned Business (PB) zoning district, Tax Key No. ZF00041.

Susan Jacobs, owner, presented her request for Commercial Indoor Lodging for her duplex property. Hoiland asked if she would rent both units on a short term basis. Jacobs said yes. Hoiland about any updating of the units.

Jacobs said she would add a concrete driveway in the front and has already sided the duplex and replaced the windows. Hoiland asked about the parking for the renters. Jacobs stated currently there are 4 parking spaces in the driveway & 2 additional spaces in the back. Mich said because there are 3 bedrooms, so 3 parking spaces are required, which is why the applicant is paving the driveway. Mich said after the parking is established, the property will meet the Commercial Indoor Lodging requirements. Mich suggested a Limited Conditional Use so the permit is linked with the owner, not the property.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously. 7-0.

Hoiland/Gibbs motion to approve the proposed Limited Conditional Use Permit to allow for a Commercial Indoor Lodging land use and subject to paving the driveway & 2 parking spaces in the back and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Fueredi, Hoiland, and Marquardt “yes.” Motion carried unanimously 7-0.

Adjournment. Klein/Cary motion to adjourn at 6:25 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: October 17, 2022

Agenda Item: 6a

Applicant:

Harbor Cove Condominiums
300 Wrigley Dr.
Lake Geneva

Request:

Harbor Cove
300 Wrigley Dr.
Downtown Design Review for signage in the
Central Business (CB) zoning district

Description:

The applicant is submitting an application for Downtown Design Review on the request to allow replacement for the monument signage located at 300 Wrigley Dr. in the Central Business (CB) zoning district.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Staff Recommendations:

Staff recommends *approval* of the Alteration and installation request as submitted.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

300 Wrigley Drive - Z-00290

Name & Address of Current Building Owner:

Harbor Cove Condo Assoc. (Tammie Carstensen, CEO)
300 Wrigley Drive
Lake Geneva, WI 53147

Telephone Number of Current Building Owner:

262. 749-8301

Email Address:

Tammie@harborshoreslg.com

Owner Signature:

Tammie Carstensen

Name & Address of Applicant:

Harbor Shores on Lake Geneva (Tammie Carstensen)
300 Wrigley Drive

Telephone Number of Applicant:

262. 749. 8301

Email Address:

Tammie@harborshoreslg.com and Janine@harborshoreslg.com

Proposed Design Change:

Branding Change - Outdoor Sign

Structure stays - insert change - paint base

Zoning District:

Downtown

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

Timber Line Sign Company
N 3211 St Rd 167
Lake Geneva, WI 53147

Description of Project:

New sign design

Date:

9/22/2022

Signature of Applicant:

Tammie Carstensen

x sign



using same structure

Harbor Shores On Lake Geneva – New Outdoor Sign – Phase 1



HC – 154
Hale Navy

HC - 155
Newburyport Blue

White
White at 30%
Opacity

**Benjamin Moore
Historical Collection**

HC – 154
Hale Navy

HC – 151
Buckland

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

Agenda Item: 6b

Applicant:

Vui Bybee
8903 S. Beck Pl.
Hometown, IL 60456

Request:

734 W. Main St.
Downtown Design Review for signage in the
Central Business (CB) zoning district. Tax
Key No. ZOP00314

Description:

The applicant is submitting an application for Downtown Design Review on the request to allow replacement for the on building signage located at 734 W. Main St. in the Central Business (CB) zoning district.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Staff Recommendations:

Staff recommends *approval* of the Alteration and installation request as submitted.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

734 W. Main St., Lake Geneva, WI

Name & Address of Current Building Owner:

Habecker Centre, LLC
W. 1873 Huntington Dr., Lake Geneva,

Telephone Number of Current Building Owner: 708-580-3397

Email Address: vuihybee@yahoo.com

Owner Signature: Vuihybee

Name & Address of Applicant:

Vui Bybee
8903 S. Beck Place, Homewood, IL 60456

Telephone Number of Applicant:

Email Address: vuihybee@yahoo.com

Proposed Design Change:

Changing existing front store sign to the new sign (background color Paddington
Blue - MP07327 with letter in white, sign on the awning). Adding projection sign
(background color Cool grey PMC 10C with letter in white).

Zoning District: _____

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

Scott A. Boese
Bauer Sign & Lighting Company
2500 South 170th St., New Berlin, WI 53151

Description of Project:

Changing the existing sign of front store for new business
and adding the side-walk sign

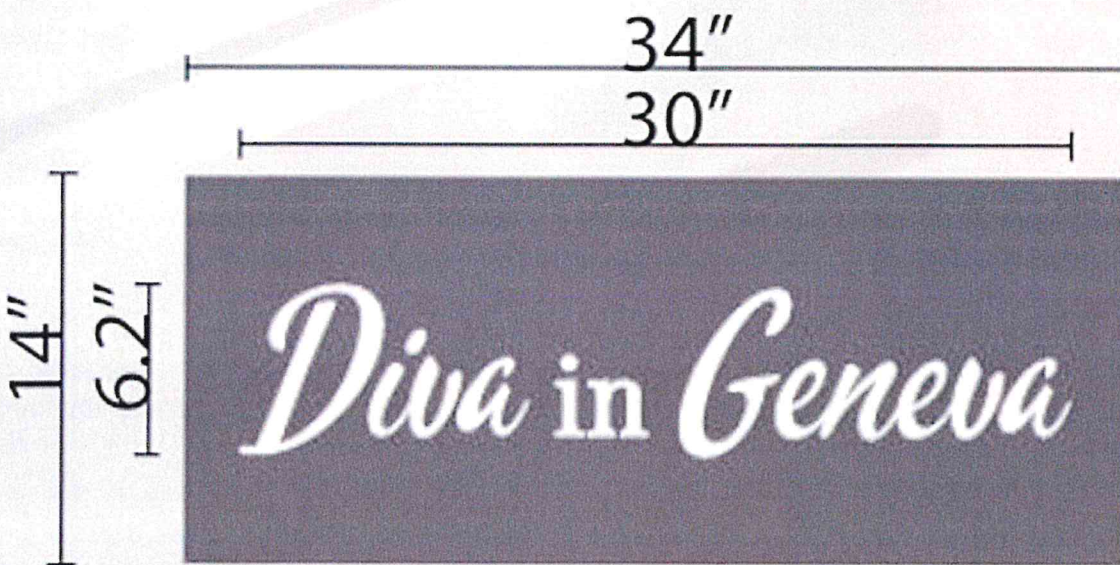
Date: 10/6/2022 Signature of Applicant: Vuihybee







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

Agenda Item: 6c

Applicant:

Anthony Silvestri
1017 Geneva St. #7
Lake Geneva

Request:

642 W. Main St.
Downtown Design discussions on a possible
building addition in the Central Business (CB)
zoning district. Tax Key No. ZOP00305

Description:

The applicant is submitting an application for discussion of a proposed building addition in the Downtown Design Review for the on building signage located at 642 W. Main St. in the Central Business (CB) zoning district.

The applicant has requested this appearance to see if the board was in favor of the addition prior to financially generating plans for future request to be reviewed by the Downtown Review Committee.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

642 W. MAIN ST
ZOP 00305

Name & Address of Current Building Owner:

BRONSON TREBBL / BT CAPITAL HOLDINGS
4350 GYMNASE MILFORD RD STE 250
GILBERTON OH

Telephone Number of Current Building Owner: 513 535 2268

Email Address: BREBBL@BTDICORP.COM

Owner Signature: [Signature] (ON BEHALF OF BRONSON)

Name & Address of Applicant:

ANTHONY SEWESTER (MAGPEE'S)
1017 GENEVA ST #7
LG

Telephone Number of Applicant: 847 477 2852

Email Address: ANTHONY@MAGPESLG.COM

Proposed Design Change:

220 SF ADDITION ON THE N/W CORNER OF BUILDING
ADDITION TO BE CONSISTENT W/ CURRENT DESIGN

Zoning District: CENTRAL BUSINESS

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

TBD

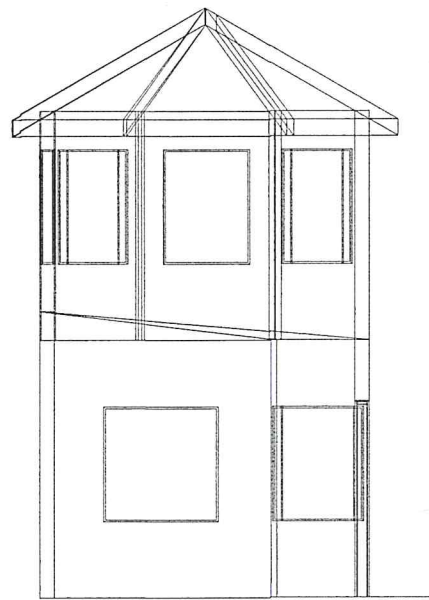
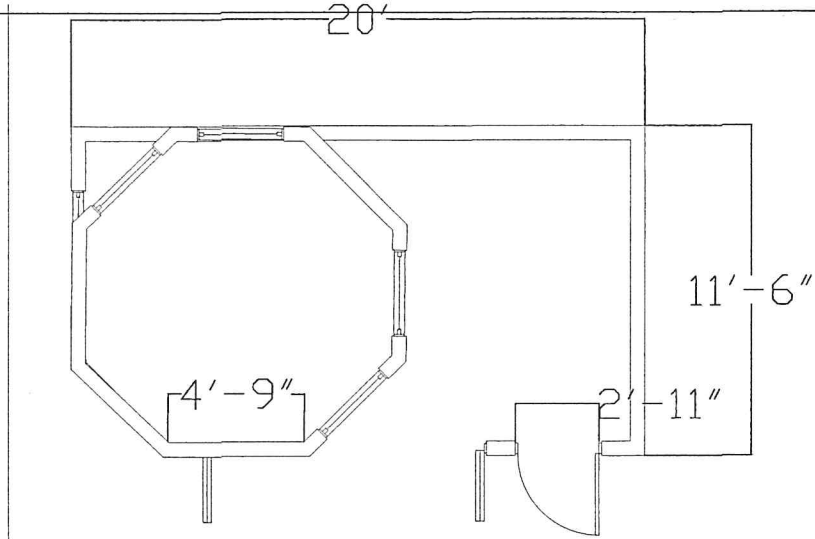
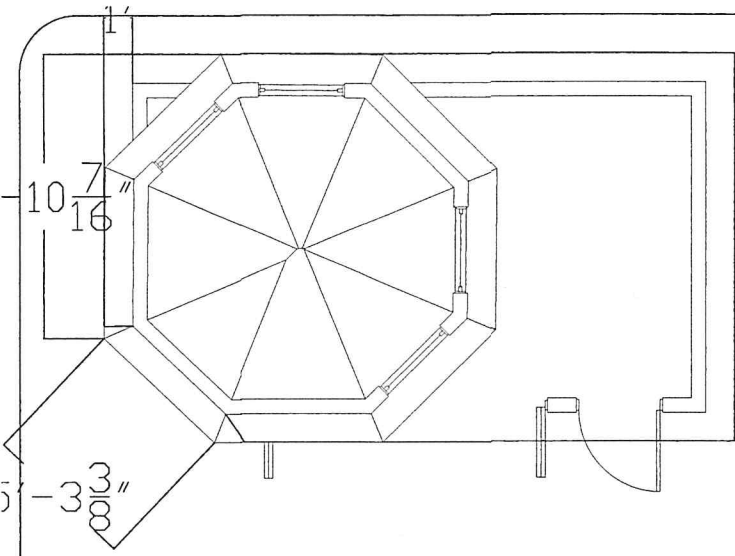
Description of Project:

220 SF ADDITION W/ A TURRETT NEW WINDOWS
BUILDING TO MATCH EXISTING BUILDING. ADDITION TO
BE ON N/W CORNER OF BUILDING

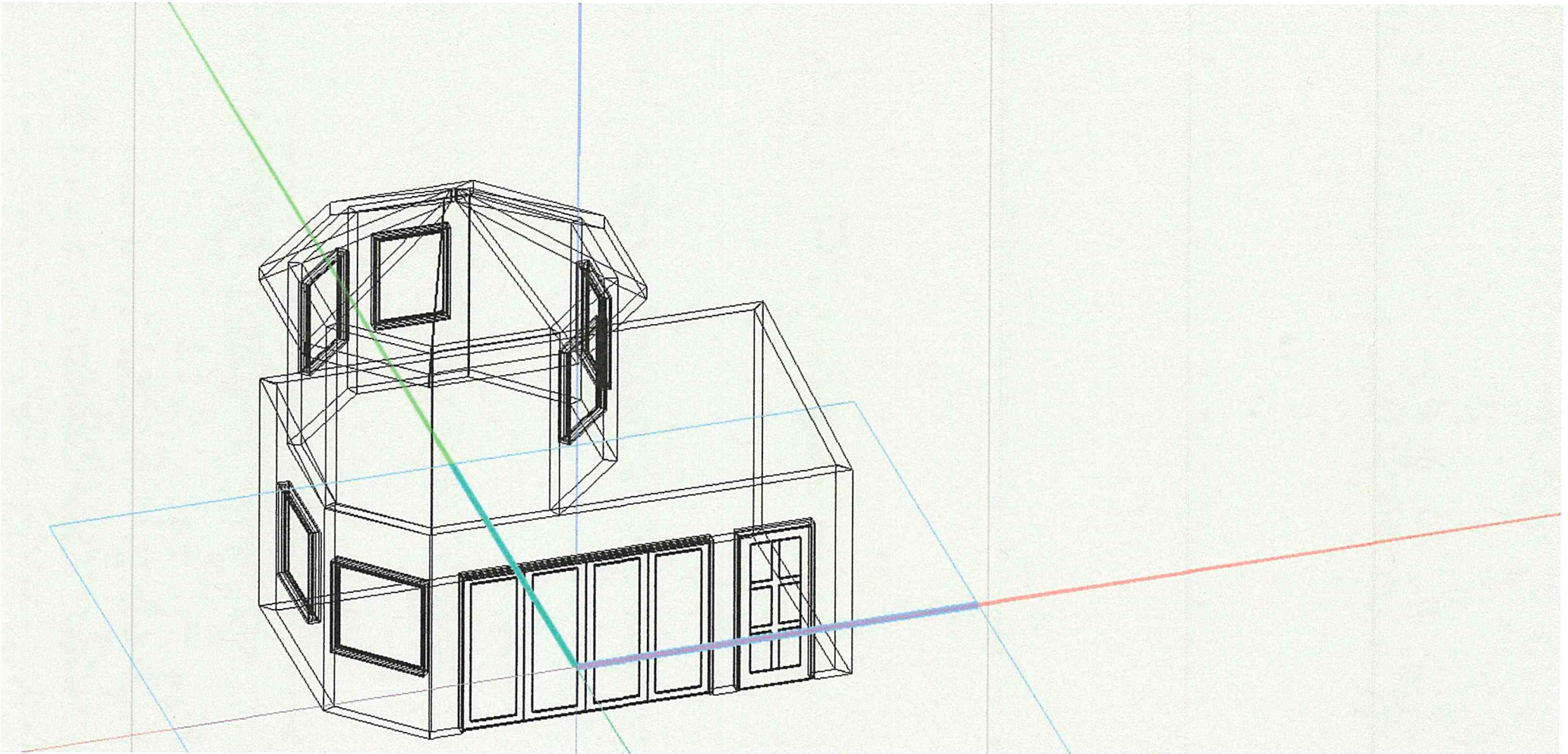
Date: 10/10/22

Signature of Applicant: [Signature]





General Notes		
No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
Magpies 642 W Main St, Lake Geneva, WI 53147		
Project Magpies Addition		Sheet
Date 10/7/22		A1
Scale 1/2" = 1'-0"		



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

Agenda Item #7

Applicant:

Nicole Pease
100 Sky Lane, Unit 28
Lake Geneva, WI

Request:

1550 Evergreen Lane
Tax Key No. ZLM00026
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 the construction of a new residence at 1550 Evergreen Lane in the ER-1 zoning district. The proposed residence is a three-bedroom house with a 1,766 square foot main level, 1,514 square foot second level, plus an attached garage, front porch, rear porch, full basement, and an outdoor pool. The applicant is requesting a CUP to use SR-4 setbacks for property within the ER-1 zoning district.

The proposed site plan includes 5,026 square feet of impervious surface, which is a net increase of 2,892 square feet. The applicant proposes raingardens to manage stormwater from the new impervious surface area. This has been reviewed by Kapur Associates.

The pool is subject to the requirements of Section 98-723, which requires the pool to be enclosed with a fence with a self-closing, self-latching gate. Additionally, swimming pools must be at least 10 feet from any lot line or building.

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:

Utilizing the SR-4 setback and distance standards, the project as proposed satisfies the zoning district's front, side, and rear lot setback requirements. The pool meets the 10-foot setback from lot lines and the residence, but fence height and gate details are needed to confirm compliance with Section 98-723. The

proposed development meets all other requirements of the ER-1 zoning district, including Landscape Surface Ratio.

The applicant has stated the residence will be 32 feet in height, but this figure is not provided in the application. The maximum building height is 35 feet in the ER-1 zoning district. **Staff recommends two conditional of approval addressing building height and fence details.**

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. The applicant shall submit documentation indicating the proposed height of the structure consistent with the requirement of the ER-1 zoning district.
 - b. The applicant shall submit fence details demonstrating compliance with Section 98-723 Swimming Pools Standards, including height and of the proposed fence enclosing the pool and gate details.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit* filed by Nicole Pease, 100 Sky Lane, Unit 28, Lake Geneva, for a request to construct a new single-family residence at 1550 Evergreen Lane, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZLM00026, 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 Nicole Pease, 100 Sky Lane, Unit 28, Lake Geneva, for a request to construct a new single-family residence at 1550 Evergreen Lane, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZLM00026, 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:** October 4, 2022

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

CC: Nicole Pease
Ryan Cardinal, P.E.
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 RECOMMENDED APPROVAL – 1550 Evergreen Single Family Home
Kapur Project #22.0160 Phase 12

BACKGROUND AND REQUEST:

A conditional use application was submitted by the applicant for the construction of a single-family residence at 1550 Evergreen Lane. The site plan proposes a new driveway location and construction of a new 1768 SF residence with attached garage, patio, and future pool. The proposed site plan includes 5026 SF of impervious surface (a net increase of 2892 SF) and includes a proposed rain garden to manage stormwater from the new impervious surfaces.

The following plan and calculations were submitted for review:

- **1550 Evergreen Lane Site Plan**, prepared by Cardinal Engineering, 4 sheets, dated **9/29/2022**, last and received **October 4, 2022**.
- **Rain Garden Sizing Calculations**, prepared by Cardinal Engineering, dated 9/2/2022.
- **Rain Garden Volume Sizing Calculations**, prepared by Cardinal Engineering dated 9/29/2022.

Comments:

Kapur **recommends approval** of the conditional use application for the single-family residence based on the information reviewed above. This approval is subject to the following conditions:

1. Drainage calculations, referenced above, indicate the rain garden was sized for 100% of annual runoff volume from the proposed new impervious surface. The rain garden, minimum volume of 444 CF shall be constructed in accordance with the WDNR Rain Garden Technical Standard 1009, dated September 2018 including recommended plantings and maintenance. Runoff from the proposed improvements should be directed to the rain garden.
2. Sedimentation and erosion control measures are required to be placed prior to excavation and construction.



- a. Silt fence or equivalent shall be appropriately installed at the downstream limits of land disturbance.
 - b. Inlet protection shall be placed at the nearest downstream storm sewer inlets at the corner of Evergreen Lane and Hillside.
 - c. 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.
 - d. Restoration of the property shall take place as soon as possible after final grading. Temporary erosion control measures shall be removed after final restoration has been achieved.
3. The contractor shall keep Evergreen Lane free of dirt and debris. Street sweeping is required if tracking onto Evergreen Lane occurs.

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

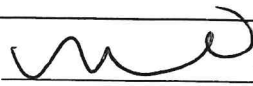
Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

1550 Evergreen Lane
Lake Geneva WI 53147

Name and Address of Current Owner: Nicole Reese

100 Skyline Dr #28 Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner: 815-307-4124

Owner Signature: 

Name and Address of Applicant:

Nicole Reese
100 Skyline #28, Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: 815-307-4124

rottrekisses@yahoo.com

Proposed Conditional Use: Demo existing home and rebuild
to SR4 standards

Zoning District in which land is located: ~~ER1~~ ER1

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

Cardinal Plan Survey Engineer 1200 LaSalle St Lake Geneva WI 53147
Mark Majercik ~~Johnsberg Rd~~ Johnsburg IL 60050
Nicole Reese Homeowner Spring Grove

Short statement describing activities to take place on site:

removal of existing home. Rebuild a single family
home to SR4 standards

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

9-2-22

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:

~~9/10~~ Date of Meeting: _____ Time of Meeting: _____

Date: _____ by: _____

9/19 Date of Meeting: _____ Time of Meeting: _____

Date: _____ by: _____

10/17 Date of Meeting: _____ Time of Meeting: _____

Date: _____ by: _____

10/24 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 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

____ Showing all lands for which the conditional use is proposed;

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

____ Map and all its parts are clearly reproducible with a photocopier;

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

____ All lot dimensions of the subject property provided;

____ Graphic scale and north arrow provided.

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

____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

- _____ (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?
Meet all current SR4 standards
2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
In compliance with city standards.
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?
Yes
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?
lot coverages are met.

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

yes

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?

no impact

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 1 full scale copy in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 8 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 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

_____ Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

_____ Receipt of 8 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 1550 Evergreen Lane
Applicant name Nicole Pease
Applicant email nicolekisses@yahoo.com Phone Number _____
Architect/Contractor/Designer Name Mark Majerick License # A-7729
Architect/Contractor/Designer Email markmajerick@comcast.net Phone Number 815-790-4468
Type of Construction: New ☒ Addition _____ Remodel _____
Type of Development: Single-family ☒ Multi-family _____ Commercial _____ Industrial _____
Type of Business _____

Engineering

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

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

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions 1788 sq ft
- 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? NA
- Detailed property Site Plan? YES / NO Date of Plan: 9-2-22
- 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 NA
- Estimated maximum water flow in gallons per minute NA
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

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

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

To whome it may concern,

I Nicole Pease fell in love with the Manor over 40 years ago. The dream to reside there came true this summer. Unfortunately the 2 story home @ 1550 Evergreen is in such disrepair it just can not be saved.

My plan is to demo existing structure and rebuild my dream cottage style home that follows the Citys current SR42 Manor requirements. The home will be appropriate for the neighborhood and stand the test of time.

Thank you


Nicole Pease 9-2-22

TIERED CHECK DAM VOLUME CALCULATIONS

DATE: 9/29/2022

JOB NAME: 1550 Evergreen Lane

JOB NUMBER: 22374

DESIGNER: RYAN CARDINAL, PE



Method to Estimate Sediment Storage Volume for Rock Filter Dams and Stone Check Dams

$$V_1 = \frac{1}{27} \left[\frac{W_1 S_p L_1^2}{2} + \frac{S_p^2}{6 S_{xf}} L_1^3 + \frac{S_p^2}{6 S_{xb}} L_1^3 \right]$$

Rock filter dams and stone check dams are of like shape, so their storage volume equations are identical. Note from Figure-1 below, the total volume: $V_t = V_1 + V_2$. Note that $V_1 \gg V_2$. Although V_2 is negligible, it can be calculated similarly.

V_1 - Sediment storage volume above ditch (yd³).

W_1 - Ditch bottom width (ft).

S_p - Profile slope of ditch (ft/ft).

L_1 - Distance sediment can be stored from the toe of dam (ft).

S_{xf} - Ditch foreslope (ft/ft).

S_{xb} - Ditch backslope (ft/ft).

S_{cd} - Check dam face slope (ft/ft).

d - Sediment storage height of dam (ft) where $S_p L_1 \leq d$.

a - Horizontal distance of ditch foreslope (ft).

b - Horizontal distance of ditch backslope (ft).

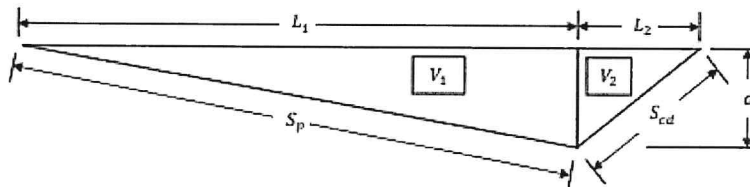
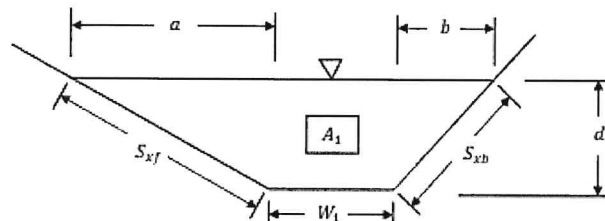


Figure-1: Profile View of the Ditch - (Not to Scale)



Office of Design Policy & Support
Jon Griffith, P. G., P. E., & Dylan Eagleton

Figure-2: Cross-Section View of the Ditch at Toe of Rock Filter Dam (A_1) - (Not to Scale)

L = The distance such that points
A and B are of equal elevation

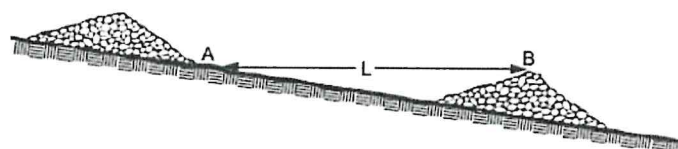


Figure-3: Spacing Between Rock Filter Dams and Stone Check Dams

CONSTANTS

$$W := 2 \text{ ft} \quad L_2 := 2 \text{ ft} \quad S_{xf} := .33 \quad S_{xb} := .33 \quad S_{cd} := .33 \quad d := 0.67 \text{ ft} \quad a := 2 \text{ ft} \quad b := 2 \text{ ft}$$

AREA 1

$$S_p := .0278 \quad L_1 := 21.67 \text{ ft}$$

$$V_{1_1} := \frac{W \cdot S_p \cdot L_1^2}{2} + \frac{S_p^2}{6 \cdot S_{xf}} \cdot L_1^3 + \frac{S_p^2}{6 \cdot S_{xb}} \cdot L_1^3 = 20.9984 \text{ ft}^3$$

$$V_{1_2} := \frac{W \cdot S_{cd} \cdot L_2^2}{2} + \frac{S_{cd}^2}{6 \cdot S_{xf}} \cdot L_2^3 + \frac{S_{cd}^2}{6 \cdot S_{xb}} \cdot L_2^3 = 2.2 \text{ ft}^3$$

$$V_1 := V_{1_1} + V_{1_2} = 23.1984 \text{ ft}^3$$

AREA 2

$$S_p := .0278 \quad L_1 := 21.50 \text{ ft}$$

$$V_{2_1} := \frac{W \cdot S_p \cdot L_1^2}{2} + \frac{S_p^2}{6 \cdot S_{xf}} \cdot L_1^3 + \frac{S_p^2}{6 \cdot S_{xb}} \cdot L_1^3 = 20.6089 \text{ ft}^3$$

$$V_{2_2} := \frac{W \cdot S_{cd} \cdot L_2^2}{2} + \frac{S_{cd}^2}{6 \cdot S_{xf}} \cdot L_2^3 + \frac{S_{cd}^2}{6 \cdot S_{xb}} \cdot L_2^3 = 2.2 \text{ ft}^3$$

$$V_2 := V_{2_1} + V_{2_2} = 22.8089 \text{ ft}^3$$

AREA 3

$$S_p := .0278 \quad L_1 := 21.40 \text{ ft}$$

$$V_{3_1} := \frac{W \cdot S_p \cdot L_1^2}{2} + \frac{S_p^2}{6 \cdot S_{xf}} \cdot L_1^3 + \frac{S_p^2}{6 \cdot S_{xb}} \cdot L_1^3 = 20.3819 \text{ ft}^3$$

$$V_{3_2} := \frac{W \cdot S_{cd} \cdot L_2^2}{2} + \frac{S_{cd}^2}{6 \cdot S_{xf}} \cdot L_2^3 + \frac{S_{cd}^2}{6 \cdot S_{xb}} \cdot L_2^3 = 2.2 \text{ ft}^3$$

$$V_3 := V_{3_1} + V_{3_2} = 22.5819 \text{ ft}^3$$

AREA 4

$$S_p := .0291 \quad L_1 := 20.22 \text{ ft}$$

$$V_{4_1} := \frac{W \cdot S_p \cdot L_1^2}{2} + \frac{S_p^2}{6 \cdot S_{xf}} \cdot L_1^3 + \frac{S_p^2}{6 \cdot S_{xb}} \cdot L_1^3 = 18.9687 \text{ ft}^3$$

$$V_{4_2} := \frac{W \cdot S_{cd} \cdot L_2^2}{2} + \frac{S_{cd}^2}{6 \cdot S_{xf}} \cdot L_2^3 + \frac{S_{cd}^2}{6 \cdot S_{xb}} \cdot L_2^3 = 2.2 \text{ ft}^3$$

$$V_4 := V_{4_1} + V_{4_2} = 21.1687 \text{ ft}^3$$

AREA 5

$$A_{5bottom} := 220.1291 \text{ ft}^2$$

Surface Area Bottom of Pooling Area

$$A_{5top} := 400.5681 \text{ ft}^2$$

Surface Area Top of Pooling Area

Frustrum of a pyramid formula:

$$V_5 := \frac{1}{3} \cdot d \cdot (A_{5top} + \sqrt{A_{5top}} \cdot \sqrt{A_{5bottom}} + A_{5bottom}) = 204.9402 \text{ ft}^3$$

AREA 6

$$A_{6bottom} := 195.3724 \text{ ft}^2$$

$$A_{6top} := 324.6456 \text{ ft}^2$$

Frustrum of a pyramid formula:

$$V_6 := \frac{1}{3} \cdot d \cdot (A_{6top} + \sqrt{A_{6top}} \cdot \sqrt{A_{6bottom}} + A_{6bottom}) = 172.3831 \text{ ft}^3$$

TOTALS

$$V := V_1 + V_2 + V_3 + V_4 + V_5 + V_6 = 467.0813 \text{ ft}^3$$

RAIN GARDEN SIZING

DATE: 9/2/2022

JOB NAME: 1550 Evergreen Lane

JOB NUMBER: 22374

DESIGNER: RYAN CARDINAL, PE

Rain Garden required per City of Lake Geneva Ordinance



$DA := 2892 \text{ ft}^2$

Net increase of impervious surfaces flowing to rain garden, Per City of Lake Geneva DRT Meeting

Design Runoff Volume Control - 100% per City of Lake Geneva DRT Meeting

Proposed 8" Ponding Depth. Silt Loam used per WDNR Tech Standard 1009 without an onsite infiltration rate test

$PD := 8 \text{ in}$

Ponding Depth

$SF := 0.23$

Sizing Factor per tech standard

$RG := DA \cdot SF = 665.16 \text{ ft}^2$

Rain Garden Ponding Areas

$Vol := PD \cdot RG = 443.44 \text{ ft}^3$

Rain Garden Ponding Areas

* Area used in sizing calculations is the net increase in impervious areas, NOT the drainage area referenced in WDNR Tech Standard 1009, per direction of the City of Lake Geneva City Engineer

EXTERIOR WINDOW & DOOR NOTE

1. ALL WINDOWS AND EXTERIOR DOORS SHALL BE "MARVIN" WINDOW CO. UNITS, ALUMINUM CLAD UNLESS OTHERWISE NOTED OR SELECTED. COLOR AS SELECTED.

2. UNIT NUMBERS CORRESPOND WITH UNIT DIMENSIONS IN WIDTH AND HEIGHT IN INCHES.

3. ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH WISCONSIN UNIFORM BUILDING CODE SECTION SPS 3103, AND OTHER STANDARDS AS APPLICABLE. PROVIDE TEMPERED OR SAFETY LAMINATED GLASS WHERE SO REQUIRED.

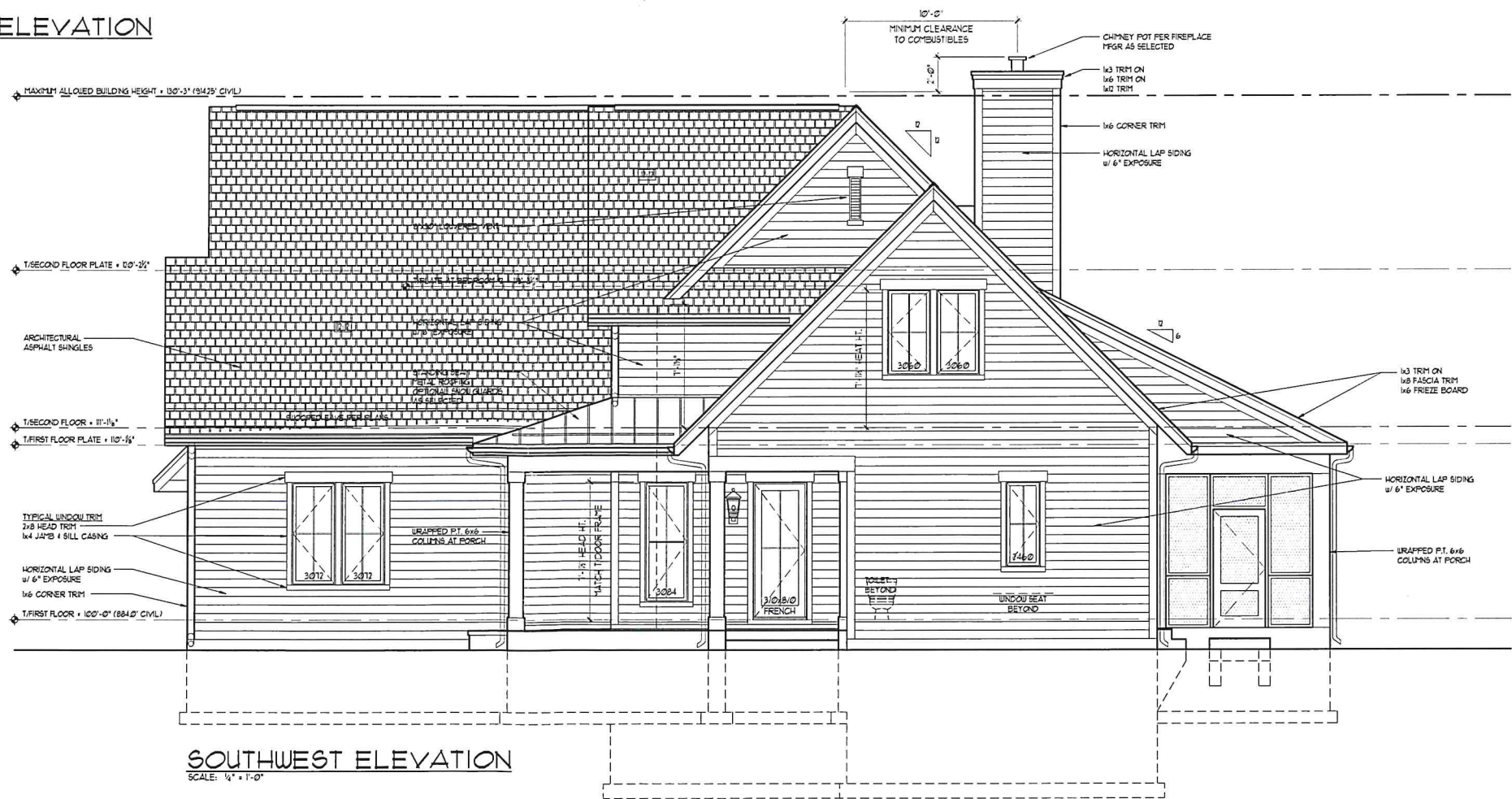
McCormack + Eiten / Architects LLP
400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-8391
Fax (262) 248-8392
www.mccormackeiten.com
contact@mccormackeiten.com



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



NORTHEAST ELEVATION OF DINING ROOM WALL AT COVERED ENTRY PORCH

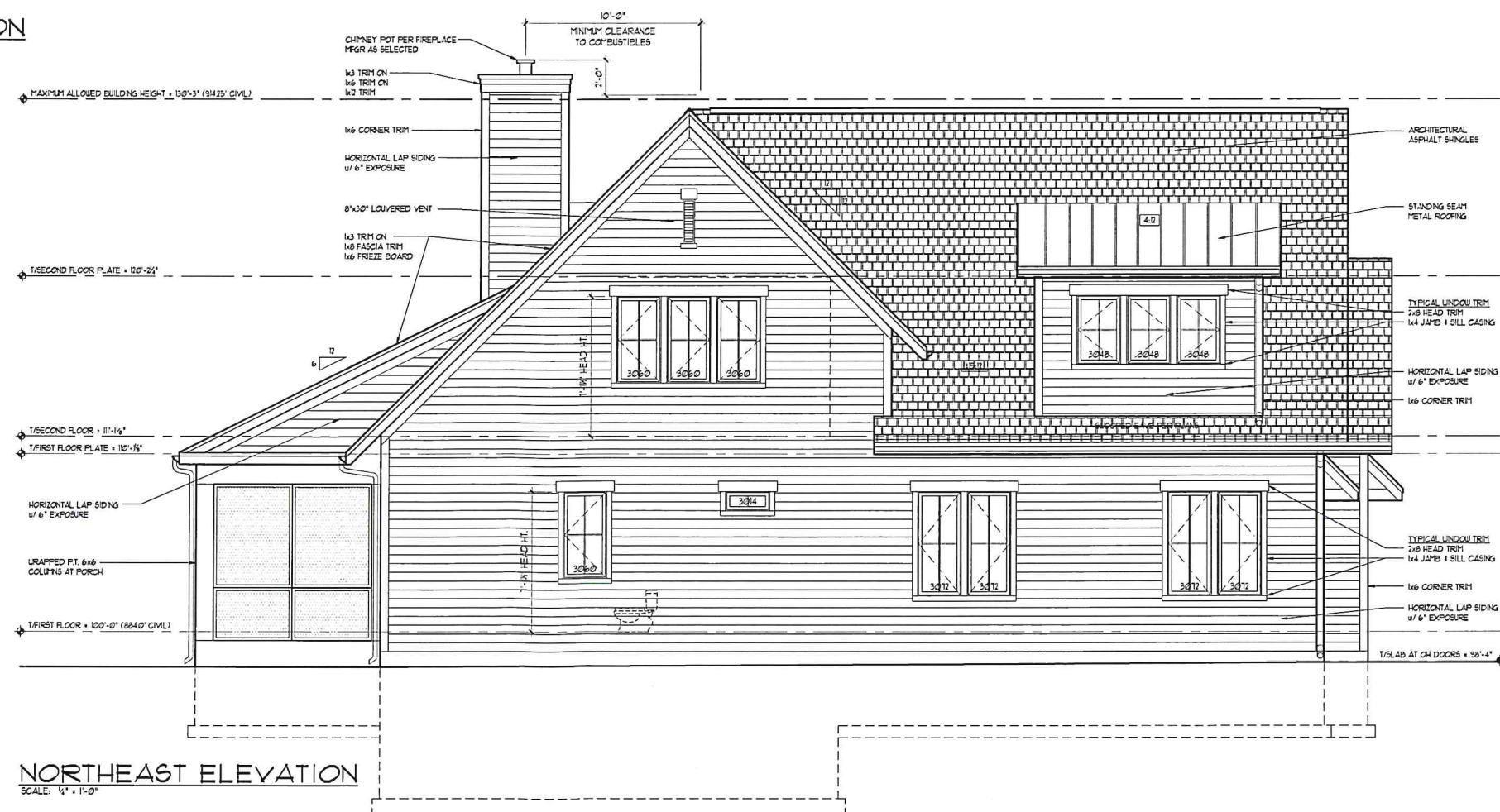


SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

NEW RESIDENCE FOR
NICOLE PEASE
1550 EVERGREEN LANE
LAKE GENEVA, WI 53147

PROJECT NO.
2234

REVISIONS	
☒ PRELIMINARY	
☐ BID/APPROVAL	
☐ PERMIT	
☐ CONSTRUCTION	
DATE 10-7-2022	
SHEET A-4	



EXTERIOR WINDOW & DOOR NOTE

1. ALL WINDOWS AND EXTERIOR DOORS SHALL BE "MARVIN" WINDOW CO. UNITS, ALUMINUM CLAD UNLESS OTHERWISE NOTED OR SELECTED. COLOR AS SELECTED.
2. UNIT NUMBERS CORRESPOND WITH UNIT DIMENSIONS IN WIDTH AND HEIGHT IN INCHES.
3. ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH WISCONSIN UNIFORM DUELLING CODE SECTION SPS 321.05, AND OTHER STANDARDS AS APPLICABLE. PROVIDE TEMPERED OR SAFETY LAMINATED GLASS WHERE SO REQUIRED.

McCormack + Etten / Architects™, LLP
 Lake Geneva, WI 53147
 Fax (262) 248-8392
 www.mccormacketten.com

McCormack + Etten
 400 Broad Street
 PH (262) 248-8391
 contact@mccormacketten.com



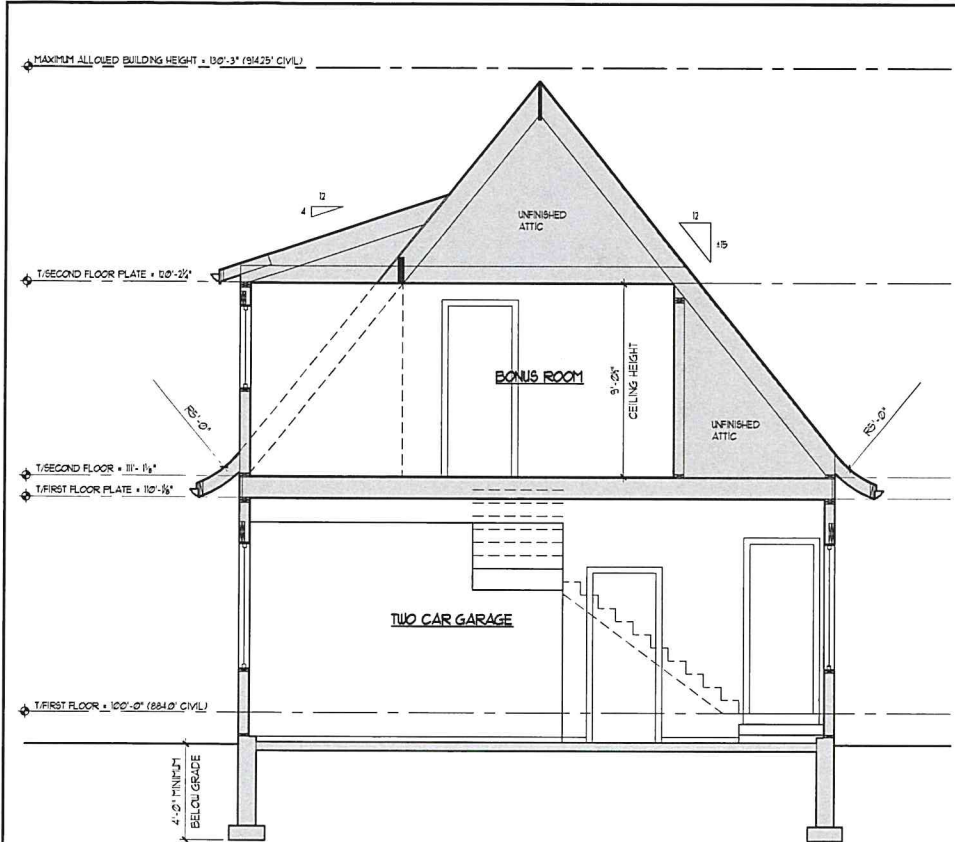
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NEW RESIDENCE FOR
NICOLE PEASE
1950 EVERGREEN LANE
LAKE GENEVA, WI 53147

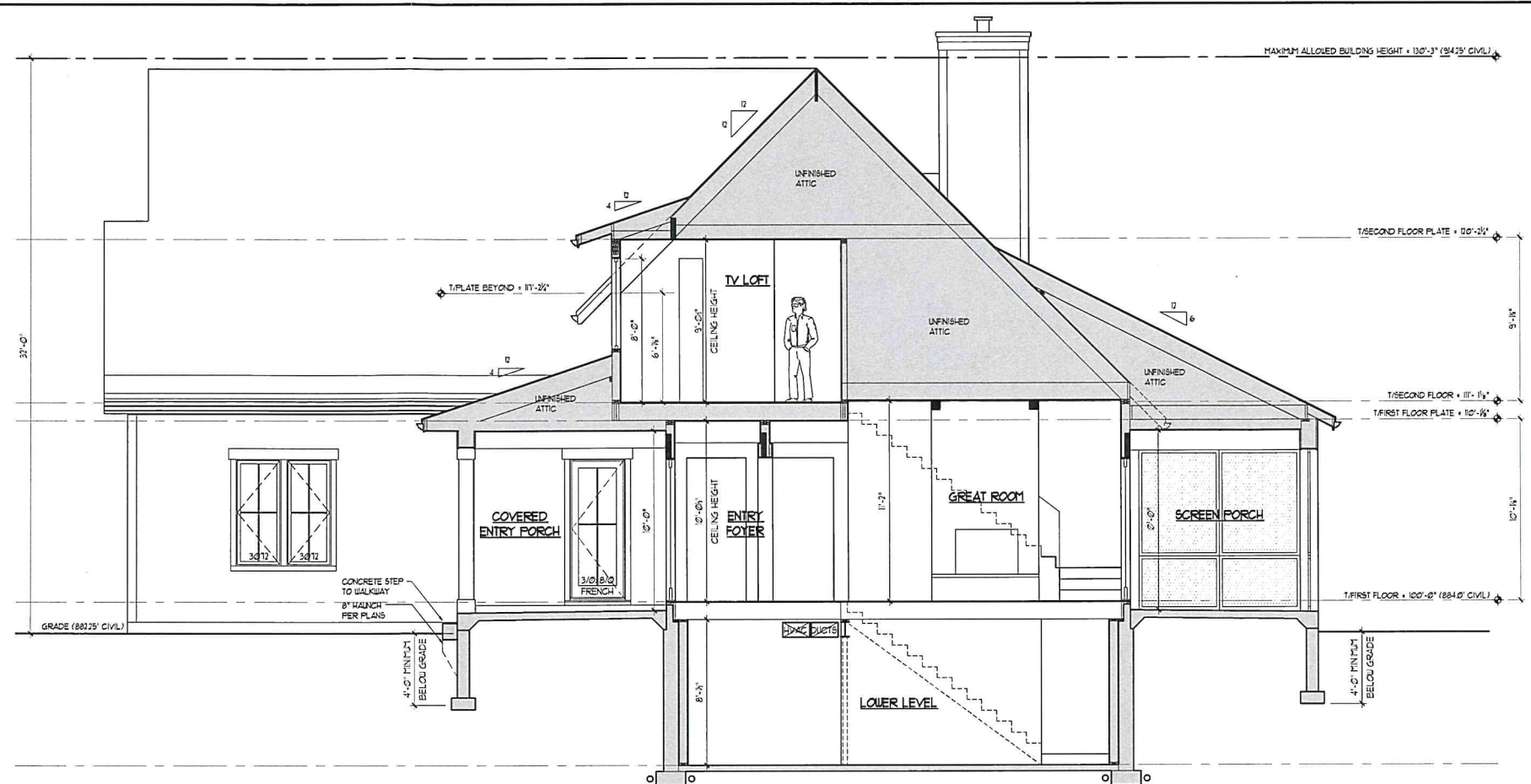
PROJECT NO.
2234

PRELIMINARY - NOT FOR CONSTRUCTION

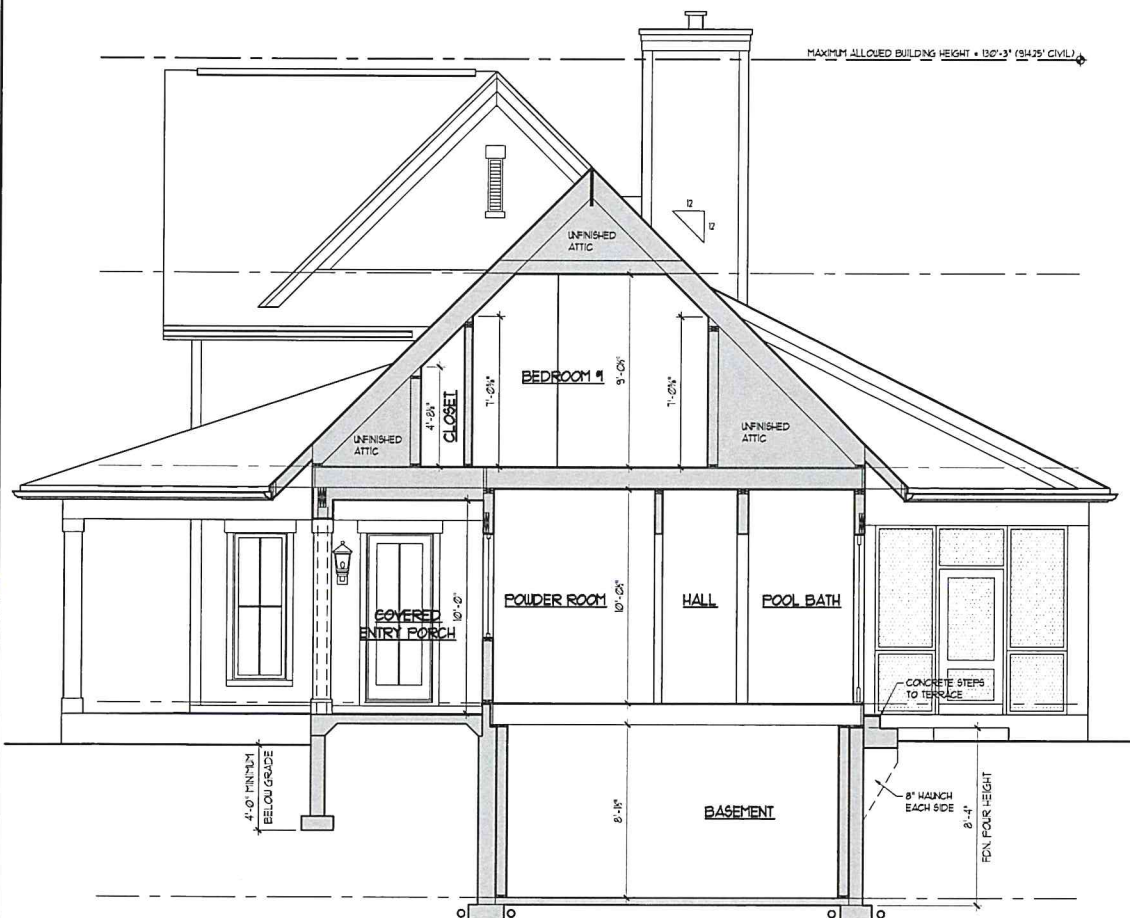
REVISIONS	
☒	PRELIMINARY
☐	BID/APPROVAL
☐	PERMIT
☐	CONSTRUCTION
DATE 10-7-2022	
SHEET A-5	



04 BUILDING SECTION AT GARAGE
SCALE: 1/4" = 1'-0"



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



01 BUILDING SECTION AT BEDROOM #1
SCALE: 1/4" = 1'-0"



03 BUILDING SECTION AT GARAGE
SCALE: 1/4" = 1'-0"

NEW RESIDENCE FOR

NICOLE PEASE

1550 EVERGREEN LANE
LAKE GENEVA, WI 53147

GENERAL CONSTRUCTION NOTES:

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

BUILDING DESIGN LOADS

- GOVERNING CODE: WISCONSIN ADMINISTRATIVE CODE: SPS-321 UNIFORM DWELLING CODE!
- APPLIED DESIGN LOADS

DEAD (DL)	
FLOOR	10 PSF
ROOF	0 PSF
CEILING	5 PSF
APPLIED LIVE	
FLOOR (L)	40 PSF
ROOF (L)	20 PSF
APPLIED SNOW (S)	
GROUND SNOW LOAD (Pg)	30 PSF
APPLIED WIND (W)	
BASIC WIND SPEED (3 sec gust)	90 MPH
EXPOSURE CATEGORY	C
- DEAD LOADS REFLECT THE BASE LOADS FROM THE STRUCTURE. INDIVIDUAL AREAS MAY HAVE MORE LOAD DUE TO FINISH MATERIALS SPECIFIED ON PLANS

INDEX OF DRAWINGS:

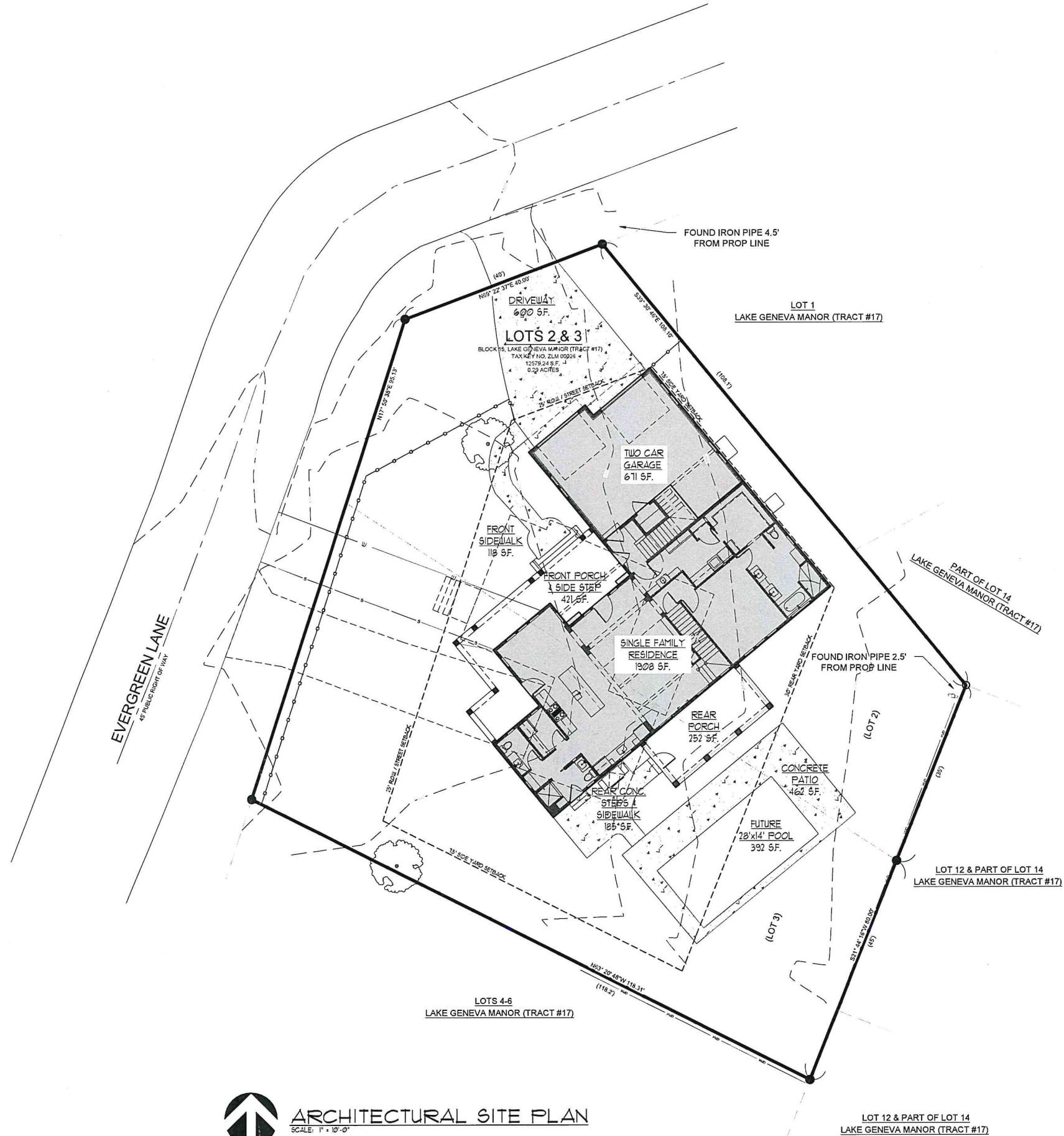
- | | |
|-------|---|
| AS-1 | ARCHITECTURAL SITE PLAN |
| A-0 | LOWER LEVEL / FOUNDATION PLAN |
| A-1 | FIRST FLOOR PLAN |
| A-2 | SECOND FLOOR |
| A-3 | ROOF PLAN |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | BUILDING SECTIONS |
| A-7 | WALL DETAILS |
| A-8 | WALL DETAILS & ROOM FINISH SCHEDULE |
| PHE-0 | LOWER LEVEL SCHEMATIC LIGHTING & ELECTRICAL PLAN |
| PHE-1 | FIRST FLOOR SCHEMATIC LIGHTING & ELECTRICAL PLAN |
| PHE-2 | SECOND FLOOR SCHEMATIC LIGHTING & ELECTRICAL PLAN |

SITE NOTES

- SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM PLAT OF SURVEY PREPARED BY (CARDINAL ENGINEERING LLC, LAKE GENEVA, WI 53141, PHONE (262) 751-8161, DATED (JULY 14, 2022) PROJECT NO. (22374)
- NO WARRANTY IS MADE REGARDING THE ACCURACY OF THE SURVEY
- ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED. WITHIN THE CROWN LINE OF ANY TREES TO REMAIN, DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL, OR DRAINAGE PATTERNS UNLESS SPECIFICALLY PERMITTED TO DO SO BY THE ARCHITECT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE AND VALUE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS DIRECTED BY ARCHITECT TO ENSURE PROPER DRAINAGE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES AT SITE DURING CONSTRUCTION AS REQUIRED BY LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
- ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
- ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ARCHITECT OF DISCREPANCIES SHALL VOID THIS DESIGN.

ZONING INFO

PARCEL NO.	ZLM 00076
ZONING DISTRICT:	CITY OF LAKE GENEVA - ER-1
LOT AREA:	1: 12579 SF. • 1: 029 ACRES
SETBACKS:	
FRONT OR STREET	25 FT
INTERIOR SIDE	15 FT
REAR	30 FT
MAXIMUM BUILDING HEIGHT:	32 FT
LOT COVERAGE RATIO:	
60% MINIMUM LANDSCAPE SURFACE RATIO	7548 SF
30% MAXIMUM BUILDING COVERAGE	3714 SF
SINGLE FAMILY RESIDENCE	1908 SF
GARAGE	671 SF
REAR PORCH	257 SF
FRONT PORCH & SIDE STEP	421 SF
DRIVEWAY	600 SF
FRONT SIDEWALK	123 SF
CONCRETE PATIO	462 SF
A/C PAD	7 SF
REAR STAIRS & CONC. SIDEWALK PATIO	185 SF
FUTURE POOL	392 SF
APPROX. TOTAL NEW IMPERVIOUS SURFACES	5073 SF (33.93%)
PROPOSED BLDG. COVERAGE:	3393 SF (25.85%)
PROPOSED LANDSCAPE SURFACE RATIO:	1556 SF (60.81%)



ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

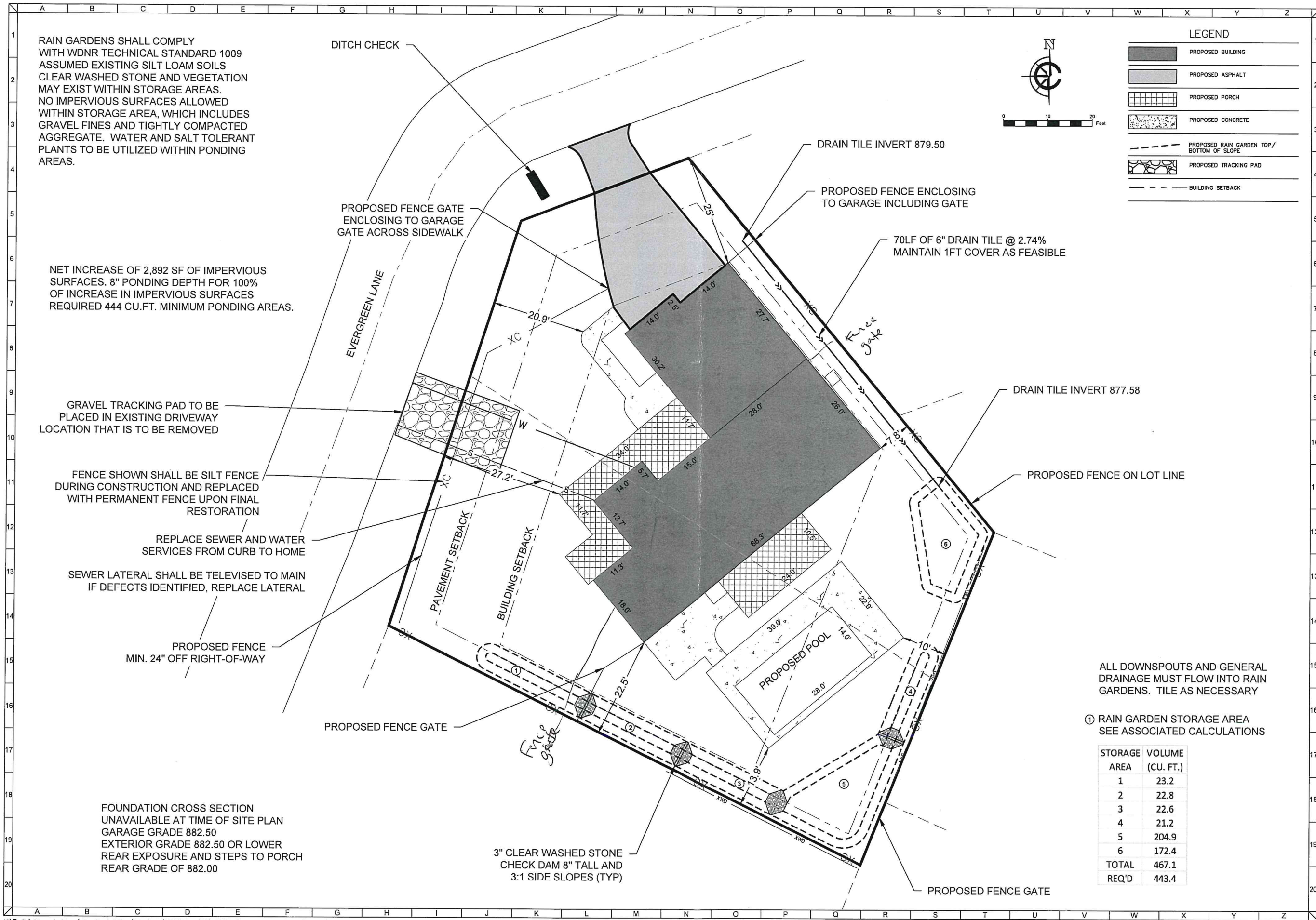
McCormack + Etten / Architects TM, LLP
Lake Geneva, WI 53147
400 Broad Street
Ph (262) 248-8391
contact@mccormacketten.com
www.mccormacketten.com

NEW RESIDENCE FOR
NICOLE PEASE
1550 EVERGREEN LANE
LAKE GENEVA, WI 53147

PROJECT NO.
2234

REVISIONS	
☒ PRELIMINARY	
☐ BID/APPROVAL	
☐ PERMIT	
☐ CONSTRUCTION	
DATE	10-1-2022
SHEET	AS-1
OF	1





CLIENT

1550 EVERGREEN LANE SITE PLAN
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE PLAN

PERMIT



CARDINAL
PLAN SURVEY ENGINEER
DESIGNING IN TRUE DIRECTIONS

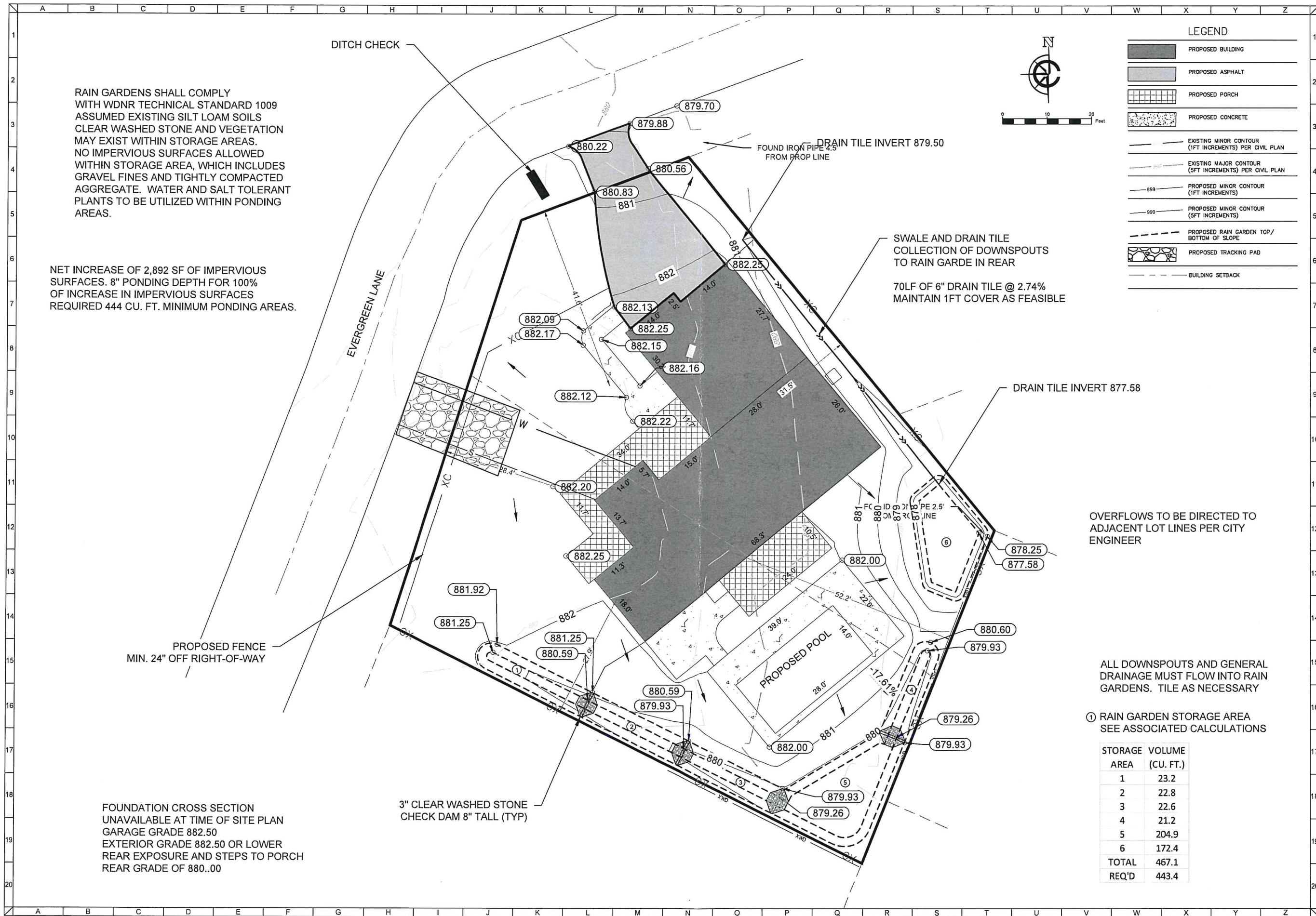
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

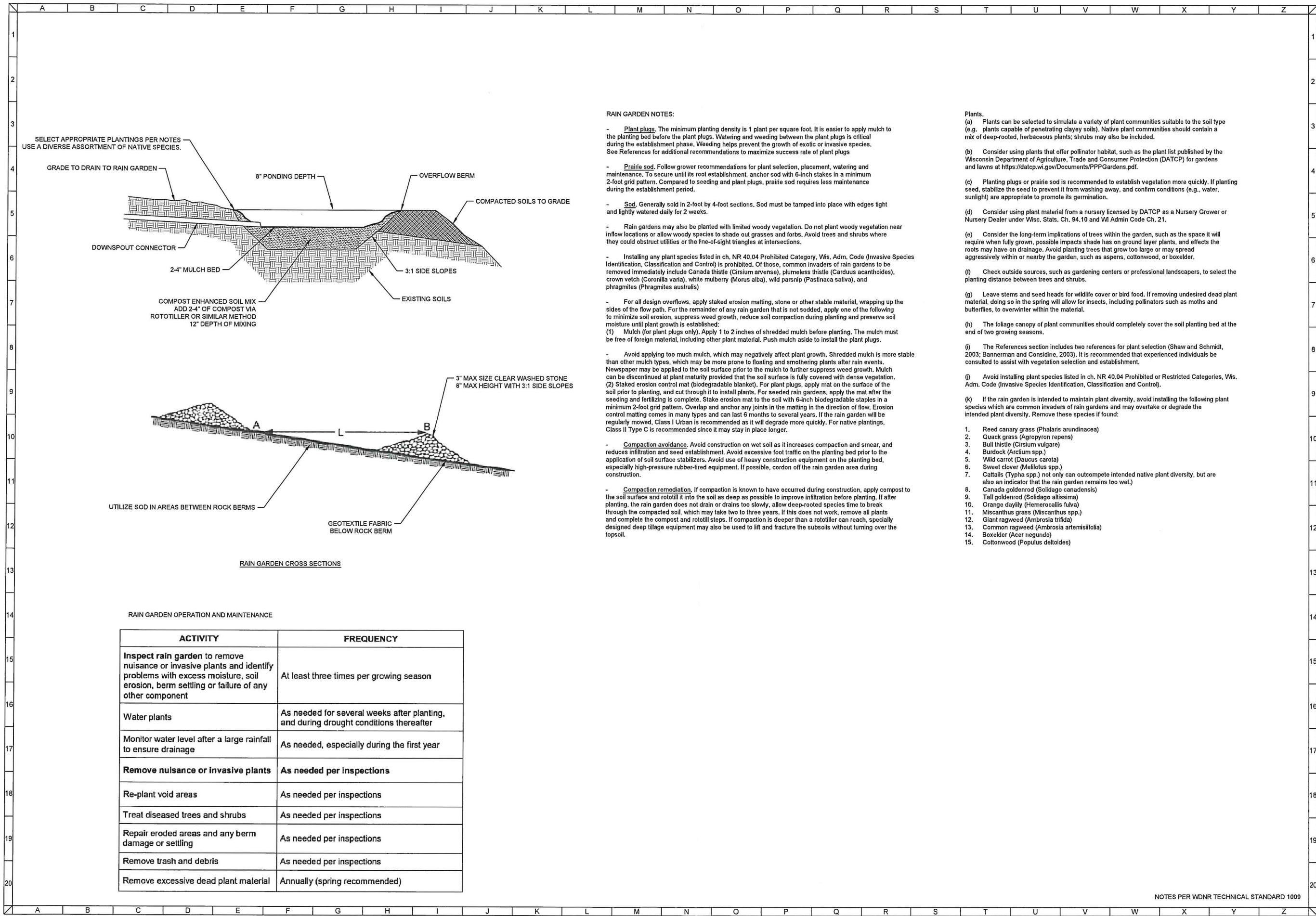
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN=20 FT
PROJECT NUMBER	22374
DATE	9/29/2021
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	RWC
DESIGNED BY	RWC

SHEET NUMBER

2 OF 4





RAIN GARDEN NOTES:

- **Plant plugs.** The minimum planting density is 1 plant per square foot. It is easier to apply mulch to the planting bed before the plant plugs. Watering and weeding between the plant plugs is critical during the establishment phase. Weeding helps prevent the growth of exotic or invasive species. See References for additional recommendations to maximize success rate of plant plugs
- **Prairie sod.** Follow grower recommendations for plant selection, placement, watering and maintenance. To secure until its root establishment, anchor sod with 6-inch stakes in a minimum 2-foot grid pattern. Compared to seeding and plant plugs, prairie sod requires less maintenance during the establishment period.
- **Sod.** Generally sold in 2-foot by 4-foot sections. Sod must be tamped into place with edges tight and lightly watered daily for 2 weeks.
- Rain gardens may also be planted with limited woody vegetation. Do not plant woody vegetation near inflow locations or allow woody species to shade out grasses and forbs. Avoid trees and shrubs where they could obstruct utilities or the line-of-sight triangles at intersections.
- Installing any plant species listed in ch. NR 40.04 Prohibited Category, Wis. Adm. Code (Invasive Species Identification, Classification and Control) is prohibited. Of those, common invaders of rain gardens to be removed immediately include Canada thistle (*Cirsium arvense*), plumeless thistle (*Cardus acanthoides*), crown vetch (*Coronilla varia*), white mulberry (*Morus alba*), wild parsnip (*Pastinaca sativa*), and phragmites (*Phragmites australis*)
- For all design overflows, apply staked erosion matting, stone or other stable material, wrapping up the sides of the flow path. For the remainder of any rain garden that is not sodded, apply one of the following to minimize soil erosion, suppress weed growth, reduce soil compaction during planting and preserve soil moisture until plant growth is established:
 - (1) Mulch (for plant plugs only). Apply 1 to 2 inches of shredded mulch before planting. The mulch must be free of foreign material, including other plant material. Push mulch aside to install the plant plugs.
- Avoid applying too much mulch, which may negatively affect plant growth. Shredded mulch is more stable than other mulch types, which may be more prone to floating and smothering plants after rain events. Newspaper may be applied to the soil surface prior to the mulch to further suppress weed growth. Mulch can be discontinued at plant maturity provided that the soil surface is fully covered with dense vegetation.
- (2) Staked erosion control mat (biodegradable blanket). For plant plugs, apply mat on the surface of the soil prior to planting, and cut through it to install plants. For seeded rain gardens, apply the mat after the seeding and fertilizing is complete. Stake erosion mat to the soil with 6-inch biodegradable staples in a minimum 2-foot grid pattern. Overlap and anchor any joints in the matting in the direction of flow. Erosion control matting comes in many types and can last 6 months to several years. If the rain garden will be regularly mowed, Class I Urban is recommended as it will degrade more quickly. For native plantings, Class II Type C is recommended since it may stay in place longer.
- **Compaction avoidance.** Avoid construction on wet soil as it increases compaction and smear, and reduces infiltration and seed establishment. Avoid excessive foot traffic on the planting bed prior to the application of soil surface stabilizers. Avoid use of heavy construction equipment on the planting bed, especially high-pressure rubber-tired equipment. If possible, cordon off the rain garden area during construction.
- **Compaction remediation.** If compaction is known to have occurred during construction, apply compost to the soil surface and rototill it into the soil as deep as possible to improve infiltration before planting. If after planting, the rain garden does not drain or drains too slowly, allow deep-rooted species time to break through the compacted soil, which may take two to three years. If this does not work, remove all plants and complete the compost and rototill steps. If compaction is deeper than a rototiller can reach, specially designed deep tillage equipment may also be used to lift and fracture the subsoils without turning over the topsoil.

Plants.

- (a) Plants can be selected to simulate a variety of plant communities suitable to the soil type (e.g. plants capable of penetrating clayey soils). Native plant communities should contain a mix of deep-rooted, herbaceous plants; shrubs may also be included.
- (b) Consider using plants that offer pollinator habitat, such as the plant list published by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for gardens and lawns at <https://datcp.wi.gov/Documents/PPP Gardens.pdf>.
- (c) Planting plugs or prairie sod is recommended to establish vegetation more quickly. If planting seed, stabilize the seed to prevent it from washing away, and confirm conditions (e.g., water, sunlight) are appropriate to promote its germination.
- (d) Consider using plant material from a nursery licensed by DATCP as a Nursery Grower or Nursery Dealer under Wisc. Stats. Ch. 94.10 and WI Admin Code Ch. 21.
- (e) Consider the long-term implications of trees within the garden, such as the space it will require when fully grown, possible impacts shade has on ground layer plants, and effects the roots may have on drainage. Avoid planting trees that grow too large or may spread aggressively within or nearby the garden, such as aspens, cottonwood, or boxelder.
- (f) Check outside sources, such as gardening centers or professional landscapers, to select the planting distance between trees and shrubs.
- (g) Leave stems and seed heads for wildlife cover or bird food. If removing undesired dead plant material, doing so in the spring will allow for insects, including pollinators such as moths and butterflies, to overwinter within the material.
- (h) The foliage canopy of plant communities should completely cover the soil planting bed at the end of two growing seasons.
- (i) The References section includes two references for plant selection (Shaw and Schmidt, 2003; Bannerman and Considine, 2003). It is recommended that experienced individuals be consulted to assist with vegetation selection and establishment.
- (j) Avoid installing plant species listed in ch. NR 40.04 Prohibited or Restricted Categories, Wis. Adm. Code (Invasive Species Identification, Classification and Control).
- (k) If the rain garden is intended to maintain plant diversity, avoid installing the following plant species which are common invaders of rain gardens and may overtake or degrade the intended plant diversity. Remove these species if found:

1. Reed canary grass (*Phalaris arundinacea*)
2. Quack grass (*Agropyron repens*)
3. Bull thistle (*Cirsium vulgare*)
4. Burdock (*Arctium spp.*)
5. Wild carrot (*Daucus carota*)
6. Sweet clover (*Mellilotus spp.*)
7. Cattails (*Typha spp.*) not only can outcompete intended native plant diversity, but are also an indicator that the rain garden remains too wet.)
8. Canada goldenrod (*Solidago canadensis*)
9. Tall goldenrod (*Solidago altissima*)
10. Orange daylily (*Hemerocallis fulva*)
11. Miscanthus grass (*Miscanthus spp.*)
12. Giant ragweed (*Ambrosia trifida*)
13. Common ragweed (*Ambrosia artemisiifolia*)
14. Boxelder (*Acer negundo*)
15. Cottonwood (*Populus deltoides*)

RAIN GARDEN OPERATION AND MAINTENANCE

ACTIVITY	FREQUENCY
Inspect rain garden to remove nuisance or invasive plants and identify problems with excess moisture, soil erosion, berm settling or failure of any other component	At least three times per growing season
Water plants	As needed for several weeks after planting, and during drought conditions thereafter
Monitor water level after a large rainfall to ensure drainage	As needed, especially during the first year
Remove nuisance or invasive plants	As needed per inspections
Re-plant void areas	As needed per inspections
Treat diseased trees and shrubs	As needed per inspections
Repair eroded areas and any berm damage or settling	As needed per inspections
Remove trash and debris	As needed per inspections
Remove excessive dead plant material	Annually (spring recommended)

CLIENT

1550 EVERGREEN LANE SITE PLAN
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE AND GRADING PLAN

PERMIT



CARDINAL
PLAN-SURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8778
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	*****
PROJECT NUMBER	22374
DATE	9/29/2021
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	RWC
DESIGNED BY	RWC

SHEET NUMBER

4 OF 4

NOTES PER WDNR TECHNICAL STANDARD 1009



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva Plan Commission
From: Jackie Mich, AICP
Date: Monday, October 10, 2022
Re: “Gateway Overlay” and Upgrades to Citywide Design Standards – Draft for Plan Commission Discussion

Introduction

Last month, Vandewalle staff prepared a first draft of the proposed Entry Corridor and Gateway Design Overlay District (“Gateway Overlay”) for review by the Development Review Team (DRT). I noted that many changes reflected good planning practice and could be applied citywide, not only in an overlay. Initial direction at a DRT level was to apply all of the proposed enhanced regulations on a citywide basis. I agree with this in general, but I have since identified some regulations that may be better as an overlay only, if an overlay approach is pursued.

One objective that has been discussed over the years is to provide a green, “landscaped corridor” between the building and the roadway in locations where people arrive in Lake Geneva by car. A landscaped corridor could be accomplished by limiting pavement close to the road, increasing minimum pavement setbacks, and requiring most parking and vehicle activity areas to be located behind the building. In most cases, this means that the pavement setback would be increased from 10 feet from the street to 40 feet from the street, equal to the building front setback. The draft rules would double landscaping points required along the street frontage and in parking areas. The draft rules would also limit drive-throughs, service areas, loading area, gas pumps, and similar structures between the building and the street. Together, these rules would have the effect of shifting pavement and vehicle activity areas behind the building and increasing greenspace along the street.

The landscaped corridor concept will be relatively simple to accomplish on parcels that are not yet developed, as new development will have to meet the new requirements. However, since the City generally allows existing development to remain “as is,” it will take a very long time to accomplish the landscaped corridor in developed areas of the City. This would occur in a very patchwork pattern as redevelopment occurs. Generally, the recommended approach for already developed areas should be to provide more flexibility in order to encourage redevelopment and reinvestment. I think the City should *encourage* greater pavement setbacks in already-developed areas, but not strictly require them. My suggestion is to focus the “landscaped corridor” concept at the main entry points and interchanges where it will be easier to implement.

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247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

www.vandewalle.com

Shaping places, shaping change

With or without use of the landscaped corridor and/or overlay, the proposed amendments have the effect of enhancing and elevating the City's design standards in general. Building, architecture, site design, and related topics are covered in several different locations throughout the City's zoning ordinance, and so the proposed amendments affect numerous sections of the code. This memo provides an annotated outline of the proposed amendments, which should make it easier to follow.

Policy Questions for Plan Commission Input

I am seeking Plan Commission input on these items:

1. Should any of these new regulations be limited to specific locations (i.e., return to the Gateway Overlay concept)?
 - a. Increased pavement setbacks (match building setback)
 - b. Increased landscaping requirements along street frontages
 - c. No parking spaces located between any principal or accessory building and the right-of-way (unless necessary to meet ADA requirements)
 - d. Limit parking spaces located between any principal or accessory building and the right-of-way to [20%] of total parking spaces provided
 - e. No drive-through windows, service areas, loading areas, gas pumps, accessory car washes, and similar accessory structures between the principal building and a public street
 - f. Require a higher level of exterior building materials
 - g. Others?
2. If an overlay approach is preferred, where should it apply? Some options include:
 - a. Parcels located around USH 12 interchanges only (at STH 120 and STH 50)
 - b. Parcels located around USH 12 interchanges and along Sheridan Springs Road and STH 50 east of downtown (*Staff Recommendation*)
 - c. Parcels located along STH 120/Edwards Blvd, USH 12, and STH 50/Main St

Outline of Proposed Zoning Ordinance Amendments

Section 98-110: Entry Corridor and Gateway Design Overlay Zoning District

Placeholder - TBD

Section 98-707: Exterior Lighting Standards

Proposed upgrade to citywide regulations requiring decorative fixtures

Section 98-718: Development Design Standards

Citywide regulations –New requirements for increased pavement setback, limitation on parking and vehicle activity areas on the front of buildings, and increased landscaping along street frontages and in parking lots. Significantly expanded into sections for exterior materials, site design, and building design, including specific building design standards organized by land use. Does not apply to single or two family development.

- Applicability
 - These apply only to multi-family and non-residential property in the overlay district. These rules do not apply to single or two family development.
 - Applies to all new construction
 - Building additions (changes to the building footprint) must comply with the deeper pavement setbacks and increased landscaping requirements
 - Existing development would continue “as is”
- Site Design Requirements
 - Double required landscaping points for street frontages and paved areas
 - Allow only metal picket or wood picket fencing
 - Increase pavement setbacks (usually 5 or 10 feet) to be equal to building setbacks (up to 40 feet). This means that parking will generally be located behind the building.
 - No parking spaces located between any principal or accessory building and the right-of-way. Require landscaping islands in parking lots of 20+ spaces.
 - No drive-through windows, service areas, loading areas, gas pumps, accessory car washes, and similar accessory structures between the principal building and a public street (interior side or rear only)
 - Require a higher level of exterior building materials. Require: brick; brick veneer; stone; stone veneer; glass (curtain/storefront); stucco; and wood, wood composite siding, or fiber cement siding. Limit other materials to 40% of the building façade (all sides). Longer list of prohibited materials.
 - Add requirements for bicycle and pedestrian access.
 - Add requirements for bicycle parking.
- Add new building design requirements for all new multi-family, commercial, and industrial development in all zoning districts.
- Add improved requirements for site grading, natural features, etc.

Section 98-720: Fencing Standards

Proposed upgrades to citywide regulations, enhanced fencing materials

Draft Zoning Ordinance Amendments:
Gateway Overlay / Upgrades to Citywide Design Standards
Draft – 10.10.22

The following draft text is intended to be a working document and should be vetted and refined by the Plan Commission and the Common Council through the public hearing process. Text in blue provides a high-level overview of the nature of proposed amendments to each section.

Section 98-110: Entry Corridor and Gateway Design Overlay Zoning District

Need to determine if overlay approach will be used

Section 98-110 ~~Entry Corridor Design Overlay Zoning District~~ Reserved

- ~~(1) Purpose. This district is intended to implement the urban design recommendations of the Comprehensive Master Plan, by preserving and enhancing the historical quality of the STH 50 corridor west of the downtown and the CTH H corridor north and south of the downtown, and by enhancing the economic redevelopment potential of the STH 120 corridor north and south of the downtown; the USH 12 corridor within the city limits; and the STH 50 corridor east of the downtown. (Policy Question). As emphasized by the Plan, this district is designed to forward both aesthetic and historic preservation objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 98-913(20)-(29) for the procedures applicable to proposal review in this overlay district.~~

Section 98-111 Community Gateway Design Overlay Zoning District (if using)

This district is intended to implement the urban design recommendations of the Comprehensive Master Plan, by requiring that development located at and around the most important entrances to the community has a character which recognizes the City's adopted objectives of establishing an attractive and high-quality image. These important community gateways are located around the **STH 120 interchange, the STH 12 interchange, and the intersection of CTH H and STH 120**. As emphasized by the Plan, this district is designed to forward both aesthetic and economic development objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. ~~Refer to Section 98-913(30)-(39) for the procedures applicable to proposal review in this overlay district.~~

Section 98-707: Exterior Lighting Standards

Proposed upgrade to citywide regulations

No changes proposed to subsections (1)-(7) ...

- (8) All exterior light fixtures and poles shall be decorative and shall complement the overall design of the building and site, as determined by the Plan Commission. Such fixtures and poles shall be used consistently throughout the site.

Section 98-718: Development Design Standards

Citywide regulations – significantly expanded into sections for exterior materials, site design, and building design, including specific building design standards organized by land use. Does not apply to single or two family development.

Section 98-718 Development Design Standards ~~Exterior Construction Material Standards~~

- (1) **Purpose:** The purpose of this Section is to regulate site and building design so as to attain a higher quality appearance and thus maintain and enhance the attractiveness and property values within all zoning districts. the use of certain exterior construction materials creation so as to attain a degree of uniformity in exterior appearance, and thus maintain and enhance the attractiveness and property value of certain zoning districts. This Section is also intended to implement the urban design recommendations of the Comprehensive Master Plan by preserving and enhancing the historical quality of development outside of the downtown and by enhancing the economic redevelopment potential of entry and gateway corridors throughout the City. This Section is designed to forward both aesthetic and historic preservation objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Additionally, enhanced greenspace, landscaping, and paving requirements further City sustainability objectives of incorporating natural features into the built environment, supporting pollinators, expanding wildlife habitat, and reducing impervious surface to improve water quality.
- (2) **Jurisdiction:** The Plan Commission shall apply the requirements of this Section through the Site Plan review process found in Section 98-908. The City Staff, including consultants to the City, may advise the Plan Commission on any requirement of this Section.
- (3) **Applicability:**
 - (a) Additional requirements, specific to the proposed land use(s), may be found in Section 98-206, and shall be enforced in addition to the following requirements. All other requirements of the Zoning Ordinance and the Municipal Code shall also be enforced.
 - (b) **New Buildings, Structures, and Sites.** The requirements of this Section shall apply to all new buildings, structured, and sites developed after the effective date of this Section, except for single family or two family buildings.
 - (c) **Existing Buildings, Structures, and Sites.** All structures and buildings legally developed prior the effective date of this Section shall be granted blanket confirming status and shall be subject to the regulations of Section 98-408 pertaining to nonconforming structures and buildings. All sites legally developed prior the effective date of this Section shall be granted blanket confirming status and shall be subject to the regulations of Section 98-307 pertaining to nonconforming development.
 1. **Additions to Buildings Constructed Prior to the Effective Date of this Section.**
 - a. All additions shall match or be substantially similar to the design and materials of the existing building. Use of prohibited materials shall not be utilized for building additions; permitted materials shall be used instead.
 - b. Any modifications to the footprint of an existing building will require the resulting paved area to comply with the landscaping requirements found in subsection (4)(a).
 - c. Any expansion, extension, or enlargement of an existing paved area will require the resulting paved area to comply with the landscaping requirements found in section (4)(a) and the setback requirements in Subsection (4)(c).

2. **Alterations.** For buildings constructed prior to the effective date of this Section, alterations that do not impact the floor area of the building shall comply with the standards of this Section or shall match or be substantially similar to the existing building design and materials. Ordinary repairs and maintenance are not considered alterations.
- (d) **Exceptions and Appeals.**
1. **Exceptions.** Exceptions to the standards set forth in this Section may be granted by the Plan Commission, or designee, to permit substitute building materials or construction of comparable quality or design when it can be demonstrated that the provisions of this Section are infeasible and that the granting of such exception is in keeping with the purpose of this Section.
 2. **Appeals.** Appeals from the decisions of the Plan Commission, or designee, may be made per the provisions of the Municipal Code and state statutes.
 3. **Variances.** The Plan Commission is authorized to grant variances from the strict application of the building design standards within this Section when it is claimed that the intent of the standards in this Section have been incorrectly interpreted, do not apply, or their enforcement causes unnecessary hardship.
 - a. The procedure for the granting of variances by the Plan Commission shall be the same as that required for variances in Section 98-910, with the exception that the Plan Commission shall serve the role of the Zoning Board of Appeals.
 - b. When taking action on variances, the Plan Commission shall make findings as described in Section 98-910(5)(a).
 - c. Planned Development Procedures shall not be used solely to negotiate minimum standards imposed by this Section.
- (4) **Exterior Building Materials.** **POLICY QUESTION**
- (a) Applicability: The requirements of Subsection (3) apply to all land uses and activities except:
 1. Exposed foundations not to exceed three feet in height from the adjacent grade.
 2. Development in the GI or HI zoning districts.
 3. Single family and two family development and related accessory structures.
 - (b) Buildings shall be predominately clad in one or more of the following materials: brick; brick veneer; stone; stone veneer; glass (curtain/storefront); stucco; and wood, wood composite siding, or fiber cement siding.
 - (c) The following materials may be used as accents and trim not to exceed 40% of the total building façade: split-face or decorative block; EIFS; seamless metal siding; architectural/decorative metal panels; residential aluminum siding; vinyl siding; brick panels; and stone panels.
 - (d) The following materials are prohibited: smooth-face or non-decorative concrete block or cinder block; non-decorative concrete foundation walls or panels (tilt-up or precast); nondecorative metal panels; corrugated or other metal with exposed fasteners; metal siding with seams; non-decorative wood (plywood, chipboard, etc.); asphaltic siding, poly-roofing siding; or other materials using exposed fastener systems or non-decorative surfaces as determined by the Plan Commission.

(5) **Standards for all Residential, Office, Commercial, and the PI Zoning Districts:**

- ~~(a) Except for exposed foundations not to exceed three feet in height from the adjacent grade, all non-single family development located within the RH, CR-5ac, ER-1, SR-3, SR-4, TR-6, MR-8, NO, PO, NB, PB, GB, CB, and PI districts shall employ only high-quality, decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings:~~
- ~~1. any portion of the building or structure visible from adjacent residentially zoned property;~~
 - ~~2. any portion of the building or structure located within 50 feet of a public right-of-way; or,~~
 - ~~3. any other portion of the building or structure visible from a public street and/or situated at an angle of 60 degrees or less: from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way); or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).~~
- ~~(b) The following exterior construction materials shall not be considered “high quality, decorative”: non-decorative concrete block or cinder block, non-decorative concrete foundation walls or panels, corrugated or other metal with exposed fasteners, non-decorative plywood, asphaltic siding, or other materials using exposed fastener systems or non-decorative surfaces as determined by the Plan Commission.~~

(6) **Site Design Standards.**

- (a) **Building and Pavement Setbacks.** Refer to Tables 98-402 and 98-403. All zoning districts must have front and street pavement setbacks equal to or greater than the district's required building front and street setback. **POLICY QUESTION – overlay only?**
1. **Exceptions.**
 - a. Increased pavement setback requirements are only applicable to the area of a parcel within 100 feet of the nearest right-of-way, or between the road right-of-way and the front building line, whichever is less.
 - b. Access driveways are exempt from pavement setback requirements.
 - c. Existing paved areas located between the building setback and the public right-of-way are considered legal nonconforming paved areas, which may be maintained without bringing the paved area's footprint into compliance with this section.
- (b) **Landscaping Requirements.** **POLICY QUESTION – overlay only?**
1. **Street Frontage Landscaping Requirements.** Within this overlay district, the landscaping requirements for street frontages found in Table 98.606 are doubled.
 2. **Paved Area Landscaping Requirements.** Within this overlay district, the landscaping requirements for paved areas found in Table 98.607 are doubled.
 3. **Exceptions.**
 - a. Landscaping requirements are only applicable to the area of a parcel within 100

feet of the nearest aforementioned corridor or gateway road right-of-way, or between the road and the front building line right-of-way, whichever is less.

- (c) **Parking.** Parking lots and parking structures should not visually dominate the development site and should enhance the City's aesthetic qualities and natural surroundings. Parking facilities should be designed and landscaped with increased emphasis on pedestrian-ways that provide public connectivity to and through the site. The visual impacts of parking lots shall be mitigated through measures such as landscaping, screening, or situating parking areas away from the front of buildings. **POLICY**

QUESTION – overlay only?

1. No parking spaces shall be located between any principal or accessory building and the right-of-way, unless necessary to meet ADA requirements.

Alternative: No more than 20% of total parking provided on site shall be located between any principal or accessory building and the right-of-way, unless necessary to meet ADA requirements.

2. Interior Parking Lot Landscaping. Interior parking lot landscaping shall be required for any parking lot with more than 20 parking spaces. Internal parking lot landscaping shall be accomplished by the installation of landscaped planter islands or other types of landscaping application approved by the Zoning Administrator.

- (d) **In-Vehicle Sales or Service Uses.** The following shall not be permitted between the principal building and a public street: **POLICY QUESTION – overlay only?**

1. Drive-in, drive-up, or drive-through windows
2. Service or loading areas
3. Gas pumps, accessory car washes, and similar accessory structures related auto service

(e) **Site Grading:**

1. Proposed site grading shall preserve existing grades to the greatest extent possible.
2. Within five feet of the entire perimeter of the site, in no instance shall proposed grading create transitions to adjoining properties or rights-of-way greater than 1 foot of vertical change for ten feet of horizontal run. All areas of steeper slopes and all retaining walls shall not be located within five feet of the entire perimeter of the site.
3. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are in any other manner deemed unsafe, unstable, or create drainage problems, as determined by the City Engineer or designee.

(f) **Existing Natural Features and Site Vegetation:**

1. Any and all proposed site disturbance shall be in full compliance with the requirements for protecting natural resources contained in Article V of the Zoning Ordinance, including floodways, flood fringes, floodplains, wetlands, lakeshores, drainageways, woodlands, and steep slopes.
2. Areas of protected vegetation (protected woodlands and protected specimen trees) should not be subject to grading or in stormwater management facilities.

3. To the extent possible, topsoil used at the site should be from the site.

(g) **Site Layout in Relation to Abutting Streets:**

1. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.

(h) **Trash Enclosures:**

1. Trash enclosures shall be designed to fully conceal the contents of the enclosure.
2. Trash enclosures shall be constructed of the same durable materials, finishes, and colors as the ground floor of the principal building.
3. Natural wood or synthetic wood-look gates shall be used and shall be arranged to provide complete screening of the trash enclosure contents.

(i) **Freestanding Canopy Structures (gas stations, drive-in or drive-up facilities, and similar):**

1. Freestanding canopy structures shall be designed to complement the design of the principal building.
2. Canopy roofs shall employ the same roof pitch, roof materials, and roof color as the roof of the principal building.
3. Canopy supports shall be fully enclosed in the same durable materials and colors of the ground floor of the principal building. Exposed supports are not permitted.

(j) **Outdoor Display:**

1. All outdoor display areas and outdoor display enclosures must be clearly depicted on the Site Plan. Each outdoor display area shall be clearly labeled to specify the general types of material to be displayed using either the following general terms or using more detailed terms where known. Examples include retail sales display, retail equipment display, retail vehicle display, rental equipment display, rental vehicle display, vending machine display (e.g. beverages, food, video, etc.), container display (e.g. ice, propane tanks, etc.), bulk materials display (e.g. landscaping materials, Christmas trees, etc.), tent display, etc. For other display, specify the displayed materials.
2. The requirements and procedures of Section 98-206(4)(d) of this Zoning Ordinance for Outdoor Display land uses shall be followed.

(k) **Outdoor Storage:**

1. All outdoor storage areas and storage enclosures must be clearly depicted on the Site Plan. Each outdoor storage area shall be clearly labeled to specify the general types of material to be stored using either the following general terms, or using more detailed terms where known. Examples include equipment storage, vehicles storage bulk materials storage” (e.g. landscaping materials, construction materials, etc.), etc. For other storage, specify the storage materials.
2. The requirements and procedures of Section 98-206(5)(b) of this Zoning Ordinance for Outdoor Storage land uses shall be followed.

(7) **Building Design Standards.**

- (a) **All Land Uses.** These standards apply to all land uses, except single and two family

development, constructed after the effective date of Section:

1. Trademark architecture shall not be permitted. No portion of a building exterior or appurtenance, other than signage, may have an integral color or surface paint color associated with a specific building tenant.
 2. Architectural design is subject to the Site Plan Review process, (see Section 98-908).
 3. Roofs. Roof forms shall be compatible and harmonious with those of existing buildings in the immediate area, as determined by the Plan Commission. Bare metal and galvanized metal roofs shall not be used, except as architectural highlights.
 4. Accessory Buildings and Other Structures. All other buildings and structures on the site shall employ the same durable materials and colors of the ground floor of the principal building.
 5. Exterior Building Appurtenances. Building exteriors shall be uncluttered by the minimal use and careful placement of brackets, wiring, meters, antennae, gutters, downspouts, and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior. Safety equipment that relies on high visibility such as Fire Department Connections and alarm pulls, shall be exempt from this requirement.
 6. **Awnings:**
 - a. Awnings shall complement the character of the building, as determined by the Plan Commission.
 - b. Backlighting of awnings is prohibited.
 - c. Awnings with a message or graphic are considered on-building signs.
 - d. Awnings located over doorways, stoops, and private sidewalks shall meet the vertical clearance requirement of the Building Code.
 - e. Awnings located over public sidewalks, alleys, and drives shall meet the vertical clearance requirements of the Subdivision Ordinance and Public Works Code.
- (b) **Multi-Family Uses.** These standards apply to all multi-family buildings and structures constructed after the effective date of Section.
1. **Building Entrance.**
 - a. The primary entrance shall be on the front façade facing the street.
 - b. The primary entrance shall be covered a minimum of 3 feet from the door. Recessed entries shall be deemed to meet this requirement.
 - c. Exterior entry doors for individual units shall be residential in style (and shall include frame and panel (real or decorative)).
 - d. Exterior entry doors for multiple units may be residential (as described above) or commercial in style (glass).
 2. **Façade Articulation.**
 - a. Façade lengths shall not be greater than 40 feet without articulation such as:
 - i. Recesses or projections that step back or project a portion of the main façade

- plane.
 - ii. Recesses or projections of upper floors from the ground floor façade plane.
 - iii. Vertical division using different textures or materials.
 - iv. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 - v. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 - b. On façades facing the street, windows and/or doors shall be required in order to promote a visual connection to the street.
 - i. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
3. Wall Details, Trim, and Windows.
- a. Exterior windows shall be appropriate to the architectural character of the building.
 - b. All façade openings shall be articulated or appropriately trimmed through the use of materials such as lintels, sills, surrounds, shutters, etc.
 - c. Natural wood shall be painted or stained unless it is cedar, redwood or other naturally weather-resistant species intended to be exposed.
 - d. Pressure-treated lumber shall be painted or stained after a curing period of no greater than 18 months.
4. Patios, Decks, and Balconies.
- a. Ground-level patios and decks facing the street shall be bordered with landscape treatments.
 - i. Covered porches are exempt from this requirement.
 - b. Exterior stairs leading to a deck or balcony are not permitted on the front or street side of a building.
 - i. On corner lots, exterior stairs shall be permitted on the interior side façade.
 - c. Exterior corridors shall be covered by the building roof, shall be located within the footprint of the building foundation, and shall not be visible from the street.
 - d. Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above.
5. Mechanical and Exterior Building Systems.
- a. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - b. Air intakes and exhaust vents for high-energy gas appliances and meters shall not be permitted on any façade that faces a public street, unless they are screened or if they match the color of the façade on which they are located.
 - c. Building-mounted Equipment.

- i. Window-mounted air conditioning units shall not be permitted in any window that faces a public street.
 - (i) When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade more than necessary.
- ii. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised with screening that is:
 - (i) Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - (ii) Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - (iii) Consistent with the color of the structure to which the equipment is attached.
- d. Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - ii. Consistent with the color of the structure to which the equipment is attached.
 - iii. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
- e. See 98-605 for screening requirements for ground-mounted mechanical systems.
- 6. Wall or Roof-Mounted Lighting.
 - a. Full cutoff light fixtures are required.
 - b. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent throughout the entire site, unless the building is divided into individual components; in such case, all on-building light fixtures shall be consistent within each individual component.
 - c. All entrances shall be lit after sunset. The minimum illumination at each entrance shall be 1.0 foot-candles.

(c) **Commercial Uses and Mixed Use Buildings**

These standards apply to all commercial and mixed use structures constructed after the effective date of Section. These standards also apply mixed use buildings.

- 1. Orientation.
 - a. Buildings are encouraged to be oriented so that the front façade faces the road with the highest traffic volumes.

- b. Façades facing the road with the highest traffic volumes shall be designed to have the appearance of a front façade and shall include windows, doors and/or other architectural components typically associated with front façades, as approved by the Plan Commission, or designee.
- 2. Building Entrance.
 - a. The primary entrance shall be on the front façade facing the street.
- 3. Façade Articulation.
 - a. Façade lengths shall not be greater than 50 feet without articulation such as:
 - i. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as porches, balconies, windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 - ii. Recesses or projections that step back or project a portion of the main façade plane.
 - iii. Recesses or projections of upper floors from the ground floor façade plane.
 - iv. Vertical division using different textures or materials.
 - v. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 - b. Buildings shall be designed to provide interest and variety. Flat, unadorned walls shall be avoided. Each façade of a building shall include at least 1 design element to break up the flatness of blank walls and shall at a minimum include varied materials or colors, change in texture, expressed joints and details, or surface relief.
 - i. Additional elements used to break up the façade may include balconies, lintels, sills, headers, belt courses, reveals, pilasters, windows, chimneys, and other ornamental features as deemed appropriate by the Plan Commission or designee.
 - c. On the front façade facing the street, windows and/or doors shall be required in order to promote a visual connection to the street.
 - i. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
- 4. Building Entrance.
 - a. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Plan Commission, or designee.
- 5. Mechanical and Exterior Building Systems.
 - a. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - b. Air intakes and exhaust vents for high-energy gas appliances and meters shall not be permitted on any façade that faces a public street.

- c. Building-mounted Equipment.
 - i. Window-mounted air conditioning units shall not be permitted in any window that faces a public street.
 - (i) When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade.
 - ii. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised with screening that is:
 - (i) Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - (ii) Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - (iii) Consistent with the color of the structure to which the equipment is attached.
- d. Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls.
 - i. Screening shall be architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - ii. Equipment shall be consistent with the color of the structure to which the equipment is attached.
 - iii. Screening shall be designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
- e. See Section 98-605 for screening requirements for ground-mounted mechanical systems.
- 6. Wall or Roof-Mounted Lighting.
 - a. Full cutoff light fixtures are required at each entrance.
 - b. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent throughout the entire site, unless the building is divided into individual components; in such case, all on-building light fixtures shall be consistent within each individual component.
 - c. All entrances shall be lit after sunset. The minimum illumination at each entrance shall be 1.0 foot-candles.
- 7. For buildings with a Gross Floor Area exceeding 60,000 square feet, refer to Section 98-725 pertaining to Large Developments.

(d) Industrial Uses

1. Façade Articulation.

- a. Façade lengths shall not be greater than 70 feet without articulation such as:
 - i. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 - ii. Recesses or projections that step back or project a portion of the main façade plane.
 - iii. Recesses or projections of upper floors from the ground floor façade plane.
 - iv. Vertical division using different textures or materials.
 - v. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
- b. Orientation. Buildings shall be oriented so as to face the road with the highest traffic volumes. This requirement shall not apply to buildings with frontage on state or federal highways, unless there is direct access from the development to the highway.
 - i. If a visitor, office, and/or customer entrance component is included in the building, such space(s) shall be clearly defined and accentuated through the use of detailing, windows, distinctive materials and/or colors, projections or recesses, or other architectural features as deemed appropriate by the Plan Commission, or designee.

2. Mechanical and Exterior Building Systems.

- a. Applicability. See Section 98-605 to determine whether screening is required.
- b. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted
- c. Building-mounted Equipment.
 - i. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised or screened in one of the following ways:
 - (i) Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - (ii) Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - (iii) Consistent with the color of the structure to which the equipment is attached.
- d. Roof-mounted Equipment. Roof-mounted equipment visible from an adjacent public right-of-way or residential district shall be screened, preferably by parapet walls. Other acceptable screen types shall be:

- i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
- ii. Consistent with the color of the structure to which the equipment is attached.
- iii. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.

(8) Beyond the rules in this Section, additional building design standards may apply to:

- (a) Group Developments (Section 98-208)
- (b) Large Developments (Section 98-725)
- (c) Entry Corridor and Gateway Design Overlay Zoning District (Section 98-110)
- (d) Conditional Uses (Article II)

(9) **Bicycle and Pedestrian Facilities.**

- (a) Purpose. The purpose of this section is to support the use of alternative modes of transportation and promote the safety and general welfare of the public by establishing requirements for pedestrian and bicycle access and bicycle parking.
- (b) Applicability. The requirements of this section shall apply to all new development or redevelopment.
- (c) Quantity. One pedestrian and bicycle access shall be provided on at least one street frontage.
- (d) Off-site connections. Pedestrian and bicycle access shall include appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods.
- (e) On-site connections. The entire development shall provide walkways for full and safe pedestrian and bicycle access within the development.
 - 1. Walkways shall provide pedestrian access through or around off-street parking areas from street sidewalks to building entries. Walkways shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and walkways shall not be located and aligned solely based on the outline of a parking lot configuration unless such configuration allows for direct pedestrian access.
 - 2. Pedestrian connections shall be a minimum of 5 feet wide.
 - 3. Walkways shall have an acceptable dust-free surface not less than five feet in width and shall be grade-separated from the parking lot or otherwise delineated with pavement markers, planters, or alternate paving materials.
 - 4. The entirety of the on-site pedestrian walkway system shall be marked and defined using pavement treatments, signs, lighting, median refuge areas, and landscaping as appropriate and as consistent with the Americans with Disabilities Act and the Building Code, as approved by the Zoning Administrator.
 - 5. Where a pedestrian connection crosses any area where motorized vehicles may be present, a crosswalk clearly delineated by standard pavement markings (and potentially also by paving materials, color or texture) is required.

6. The material and layout of the pedestrian walkway shall be continuous as the pedestrian access crosses the driveway, with a break in continuity of the driveway paving and not in the pedestrian accessway.
- (f) Bicycle Parking Standards.
1. Required provision of bicycle parking areas.
 - a. For all multifamily, commercial, institutional, and industrial uses, a minimum of four bicycle spaces shall be provided.
 - b. For parking lots containing more than 40 automobile parking spaces, off-street bicycle parking spaces shall be provided. The number of off-street bicycle parking spaces to be provided shall be equal to 5 percent of the automobile parking space requirement or 20 bicycle parking spaces, whichever is less.
 - c. A nonresidential use's automobile parking requirement may be reduced by providing additional bicycle parking. After the bicycle parking requirement has been met, a minimum of four bicycle parking spaces may be provided in lieu of one required automobile parking space, with a maximum reduction of up to five automobile parking spaces.
 2. Specifications for bicycle parking spaces.
 - a. The "inverted-U" type bike rack is the preferred bicycle parking rack and means of providing off-street bicycle parking spaces as required in this section, but all types of bicycle parking racks are acceptable. One inverted-U type rack counts as two bicycle parking spaces.
 - b. All bicycle parking provided shall be on a hard-surfaced area and shall be set back from walls and other objects, so the bicycle rack is useable. Freestanding bicycle parking racks shall be securely fastened to the ground.
 - c. Bicycle parking spaces shall be installed in conformance with setback requirements applicable to automobile parking lots. The racks shall be placed where bicyclists would naturally transition to pedestrian mode. The placement of the racks shall not conflict with pedestrians and motorized traffic.

Section 98-720: Fencing Standards

Proposed upgrades to citywide regulations

- (1) **Purpose.** The purpose of this section is to regulate the materials, location, height, and maintenance of fencing, landscaping walls and decorative posts in order to prevent the creation of nuisances and to promote the general welfare of the public.
- (2) **Applicability.** The requirements of this section apply to all fencing, landscape walls and decorative posts equal to, or exceeding, 30 inches in height, for all land uses and activities.
- (3) **Standards:**
 - (a) Materials:
 1. Residential districts. All fencing shall employ wrought iron, metal pickets, natural wood, or wood-embossed material. Landscape walls, including retaining walls shall employ natural stone, decorative block, or brick which complement the principal building, as

determined by the Plan Commission. ~~Acceptable materials for constructing fencing, landscape walls, and decorative posts include wood, stone, brick, wrought iron, chain link, vinyl and wire mesh, except that wire mesh and chain-link fencing is not permitted within required front yard or street yard areas.~~ Any fence within a street yard, including along property lines which intersect a right-of-way, shall be a minimum of 60% opaque, except with the granting of a conditional use permit per Section 98-905.

1. Nonresidential districts. All fencing shall employ wrought iron, metal pickets, natural wood, wood-embossed material, chain-link, and wire mesh. Landscape walls, including retaining walls shall employ natural stone, decorative block, or brick which complement the principal building, as determined by the Plan Commission. ~~Acceptable materials for constructing fencing, landscape walls, and decorative posts include wood, stone, brick, wrought iron, chain-link, and wire mesh.~~ Barbed wire fencing shall not be permitted. Any fence within a street yard, including along property lines which intersect a right-of-way, shall be a maximum of 60% opaque, except with the granting of a conditional use permit per Section 98-905.

...

No changes proposed to remainder of Section 98-720.