



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, NOVEMBER 21, 2022 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

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AGENDA

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the October 17, 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. Public Hearing and Recommendation for a Conditional Use Permit for Kathryn Uhler Trust, 321 Camelot Ln. Libertyville IL 60048, to allow for the construction of an addition to the home located at 910 Maytag Rd. which is located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZCE00007.
7. Public Hearing and Recommendation for a Conditional Use Permit for Ross Giese d.b.a. SSG Investments, to allow for the request of Commercial Indoor Lodging land use located at 325 Center St. which is located in the Planned Business (PB) zoning district, Tax Key No. ZOP00139.
8. Public Hearing and Recommendation for an amendment to the General Development Plan (GDP) for Golden Years, to allow for a future request for approval of Phase 2 of the Planned Development (PD) located at 611 Harmony Dr., Tax Key No. ZA475600001.
9. Public Hearing and Recommendation for an amendment to the General Development Plan (GDP)

for 6801 Investments LLC. 6801 Roosevelt Rd, Berwyn IL 60402 that will permit building renovations to include a drive-thru food service window at 393 N Edwards Blvd in the Planned Development (PD) zoning district., Tax Key No. ZRED00002

10. Update and Presentation by Jackie Mich of Vandewalle & Associates on amendments to the zoning ordinance pertaining to the upgrades to citywide design standards and Gateway Overlay ordinance.

11. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

PLAN COMMISSION MEETING

MONDAY, OCTOBER 17, 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, James Marquardt. Absent (Excused) Cindy Forster Fueredi, Also Present: City Planner Mich, City Attorney Draper, City Administrator Nord, City Building & Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the September 19, 2022 Plan Commission Meeting as distributed.

Hoiland/Gibbs 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.

Speaker #1: Fred Gahl, 661 S Lake Shore Drive, shared his concerns for item #8, regarding the Conditional Use Permit application which was rescinded by the applicant and opposes the possibility of building a large structure on this property.

Speaker #2: Scott Brown, 625 S Lake Shore Drive, wrote a letter, read by Fred Gahl, sharing his concerns item #8, regarding the size of the proposed structure, placement of the structure & the storm water run-off & flooding.

Speaker #3: Nathan Bender, 682 Wells Street, shared his concerns for item #8, regarding storm water run-off since he has a detention on his property which collects rain water from the neighborhood and already has flooding issues. Bender is concerned as to where the water will go if this structure is built and if there is potential for rentals in this structure.

Acknowledgement of Correspondence.

Correspondence was received by Cindy Flower regarding the Gateway Ordinance. This correspondence was forwarded to the Plan Commission members. Mayor Klein stated she would address the correspondence during discussion for the Gateway Ordinance.

Downtown Design Review:

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.

Tammie Carstensen, manager of Harbor Cove, presented her request to change the insert to include the new logo which reflects the historical colors for downtown businesses. Commissioner Hoiland likes the new sign and asked if the sign on side of the building would reflect the change on the monument sign. Carstensen said there is a small sign near the outdoor pool which will be taken down and she will come back once a decision is made for a sign in this area.

Hoiland/Cary motion to approve a request to replace the existing monument sign and include all staff recommendations. Roll Call: Klein, Fesenmaier, Gibbs, Cary, Hoiland, and Marquardt “yes.” Motion carried unanimously. 6-0.

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.

Vui ByBee, presented her request to change the sign on the awning, stated that the color will remain the same, the shape changing to from oval to rectangle. Alderman Fesenmaier asked if there would be 2 signs. ByBee said she would be adding a projection sign. Zoning Administrator Walling Clarified the 2 signs requested in the packet are on the building, one on the awning and the other would be a projection sign.

Hoiland/Cary motion to approve a request to install an on building sign and include all staff recommendations. Roll Call: Klein, Fesenmaier, Gibbs, Cary, Hoiland, and Marquardt “yes.” Motion carried unanimously. 6-0.

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.

Mayor Klein stated this application was removed from the agenda by the applicant.

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.

Nicole Pease, owner, presented her request to build a new single family home using the SR-4 setbacks within the ER-1 zoning district. Hoiland asked if the current home will be demolished. Pease said the house will be razed and she will replace it with a new home in compliance with the Manor restrictions and the City of Lake Geneva regulations. Hoiland asked if she spoke with the neighbors. Pease said yes and they seem open to the new changes. Planner Mich restated the SR-4 setbacks will be used in ER-1, the proposed home meets all the dimensional SR-4 requirements, the pool meets the requirements, and the applicant is working with the City Engineer to do storm water management using a rain garden. Mich said the two minor conditions to be met is showing the height of the building and submit details for the required fence & gate around the pool. Hoiland said City Engineer Rauch's review letter recommends approval based on 3 conditions stated in the review letter. Fesenmaier referred to the conditions in the letter and asked for the requirements of maintenance for the rain garden and how it is checked. Walling said the owner would have to identify and maintain the rain garden. Walling will ask the City Engineer for maintenance guidelines since this portion of the zoning code is new.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously. 6-0.

Hoiland/Cary motion to approve the Conditional Use Permit for the proposed construction of a new single family home to include the 2 conditions from Vandewalle to be documented: Height of building and Details for fence around pool and the Kapur conditions and maintenance guidelines for the rain garden and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Hoiland, and Marquardt "yes." Motion carried unanimously 6-0.

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 sq ft garage which is located in the Single Family – 4 (SR-4) zoning district, Tax Key No. ZA43470001.

Walling stated the applicant has rescinded his request and is no longer asking for this kind of construction. Hoiland referenced the public comments at the beginning of the meeting, asking if there is any action required with the water run-off on this project since the applicant has already altered the property with a concrete slab. Attorney Draper asked why this application was on the agenda. Walling said the application was submitted on time but after the review by the City Planner, it was determined the application was not a permitted request since the lot only allows for a 1000 sq ft structure. Klein asked where this project goes to next. Draper said code enforcement. Hoiland clarified it goes to the Building & Zoning Department.

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.

Klein said the City received correspondence for this item but didn't realize she needed to send it on to the City Council. Klein said during discussion for the Gateway Overlay, the points in the correspondence will be considered and it will be distributed to the City Council. Planner Mich presented the proposed zoning ordinance for the Gateway Overlay which could be applied City-Wide. The proposed new standards would apply to all new buildings or developments, existing nonconforming buildings with major expansion, and exception clauses for unique circumstances which are not feasible to meet some of the standards but meet intent & purpose of the ordinance, the Plan Commission can grant substitutions.

The proposed Ordinance includes new building design standards which apply to larger developments such as multi-family, commercial, mixed use & industrial developments. There are numerous improvements to the site design language and requirements for bicycle and pedestrian facilities to provide access for bicycles & pedestrians to connect to businesses or other developments, elevating the standards for building materials city-wide, excluding 1 & 2 family homes or general industrial or heavy industrial zoning districts.

Mich asked for feedback regarding the following design standards: Higher Level of Exterior Building Materials, Increase Pavement Setbacks, Increase Landscape Requirements along street frontage, Limit Parking in front of building, Prohibiting Drive-Thru Windows or similar structures in the front of building. Mich asked if the Plan Commission wanted to apply these standards city-wide, or limit where the standards are required or if they are required at all. Klein said this proposal should be city-wide. Cary stated, if the proposed standards are approved for future developments, it should be city-wide to reflect forward movement as a city. Hoiland shared his concern about city-wide applications since certain Gateways to the city are industrial such as STH 50, STH 120 & STH 12. Hoiland agreed these proposed design standards are excellent. Commissioner Marquardt had no questions. Commission Gibbs believes the main corridors would work with this Ordinance but most of the corridors are already build out. Gibbs shared his concerns with limited or no parking in front of a building and thinks the ordinance needs to be adjusted. Klein has seen examples in other towns where the backs of the building face the road and have a landscape corridor with an entrance to the building. Fesenmaier would like to see the design standards city-wide so buildings reflect a higher standard. Fesenmaier asked about the landscape requirements and if native plants are part of the conditions. Mich said the City of Lake Geneva does not have a landscape ordinance reflecting percentage of native plants. Mich said the landscape ordinance should be reviewed, checking if the plant list is current or consistent with current practice. Mich asked for the Plan Commission's input on letter C under the Site Design Standards regarding parking. Klein said it should be all or nothing. Hoiland likes the idea of having a small percentage of parking. Hoiland said we need to determine if we want convenience of parking for the business or convenience of landscaping. Cary said it is more appealing to have landscaping in the front with parking in the back. Cary also stated if you are discussing new buildings, we would have to choose all or nothing for parking. Marquardt referred to the example on-line with the parking near the entrance. Gibbs is not against having parking in the back and referred to Cindy Flowers correspondence. Mich said the building setback is not changing, but the pavement setback will be changed. Mich asked if the Plan Commission wants to abandon the Overlay approach and apply things city-wide or keep the Overlay and decide where it will apply. Mich suggested 3 corridors in the packet for Overlay options. The plan Commissioners said the Overlay probably wouldn't work on CTH H or Wells Street. Mich will summarize their discussion for the next meeting and will provide maps at the next meeting to show examples of the Overlay. Hoiland asked what was next in this process. Mich said she thought another conceptual discussion and a Public Hearing. Hoiland and Cary suggested taking the time to make the Ordinance solid.

Adjournment. Klein/Gibbs motion to adjourn at 7:25 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: November 21, 2022

Agenda Item #6

Applicant:

Steve Uhlen
321 Camelot Lane
Libertyville, IL

Request:

910 Maytag Road
Tax Key No. ZCE 00007
Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) to use SR-4 setbacks for an addition to an existing residence at 910 Maytag Road in the ER-1 zoning district. The project involves a second-story addition above the existing garage, updates to building exterior, and a new covered entry at the front of the house. The existing residence complies with SR-4 setbacks and requests approval to continue using SR-4 setbacks for the addition. This property is subject to the Lakeshore Overlay Zoning District, which prohibits new development within 100 feet of the Ordinary High Water Mark.

The minimum landscaped surface area requirement of 60% is met. However, as the proposed site plan involves a net increase of 308 square feet of impervious surface area, a stormwater study is required. This has been reviewed by Kapur Associates.

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:

This property is located within the Lakeshore Overlay Zoning District, which prohibits new development within 100 feet of the Ordinary High Water Mark. The existing house is located within the 100-foot Lakeshore Overlay area. It may continue as a legal nonconforming structure. However, the applicant is not permitted to increase building/structure coverage or add impervious surface area within the Lakeshore Overlay. The applicant was very cooperative in modifying their original plans in order to comply with this requirement.

Utilizing the SR-4 setback and standards, the project as proposed satisfies the zoning district's front, side, and rear lot setback requirements. The project meets all other requirements of the ER-1 zoning district, including Landscape Surface Ratio.

A staff-recommended condition of approval is to record a pedestrian easement for the Geneva Shore Path.

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 dedicate a pedestrian easement for the Geneva Lake Shore Path for every portion of the Shore Path corridor located on the subject property, per the review and approval of the City Attorney. Upon the proof of recording of the City-approved easement by the property owner, the Zoning Administrator may issue the Conditional Use Permit.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit* filed by Steve Uhlen, 321 Camelot Lane, Libertyville, IL, for a request to allow for a building addition at 910 Maytag Road, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZCE 00007, 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 Steve Uhlen, 321 Camelot Lane, Libertyville, IL, for a request to allow for a building addition at 910 Maytag Road, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZCE 00007, 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 12, 2022

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

CC: John Engerman – Engerman Contracting Inc.
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: SITE PLAN REVIEW– 910 Maytag Road – Renovations to existing structure

BACKGROUND AND REQUEST:

A condition use application was submitted by Engerman Contracting for the renovation and addition to the existing structure at 910 Maytag Road (PIN ZCE00007). Proposed improvements include a 2nd story addition above the existing garage, updates to the exterior elevations and a proposed covered entry. The existing driveway will remain the same. Approximately 308 SF of new impervious is added to the site with the proposed covered entry. The site plan includes a proposed location for a stormwater swale and rain garden.

The following plan and calculations were submitted for review:

- **Uhler Residence 910 Maytag Road**, prepared by **ALA Architects and Planners Inc.**, sheets A000, A011-A012, A100-A102, A200-A203., A300-A301, E101-E102, dated 08-10-2020 last revised 10-06-2022.

Comments:

Kapur has reviewed the information provided and has the following comments:

1. The conditional use application proposes an increase in impervious of 308 SF within the lakeshore overland district. Stormwater quality provisions of the Ordinance shall be addressed for new impervious surface. One option is to construct a raingarden, consistent with WDNR Technical Standard 1009 for 100% runoff volume control for the new impervious surface proposed. See Technical Guidance attached.
 - a. Calculations shall be provided to show that rain garden sizing meets Technical Guidance 1009.
 - b. Rain garden dimensions, elevations, ponding depth and other design parameters shall be shown on the site plan. This information includes site grades showing stormwater can access and pond within the proposed rain garden.
 - c. A cross -section of the raingarden shall be provided.



- d. The construction plans must include maintenance activities as outlined in the technical standard. The property owner is responsible for installation and maintenance of the raingarden consistent with Technical Standard 1009.
- 2. A sedimentation and erosion control plan is required.
 - a. A stabilized construction entrance and detail shall be designated on the construction plans.
 - b. Silt fence downstream of the proposed improvements is required. A detail of appropriate silt fence installation shall be included on the site plan.
 - c. Restoration of disturbed areas shall commence as soon as possible after construction.

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.



Subject: Builder Statement
Re: Renovations to Uhler Residence
910 Maytag Road
To: Lake Geneva Planning commission
From: Engerman Contracting

10/6/2022

In the past 2 years, the owners at 910 Maytag Road have been planning a renovation/addition to their existing home built in 1995. As such, we come forward with the completed plans and documents for your consideration. The home was constructed prior to the more recent shoreyard and zoning land use requirements. The Plan enhances the existing exterior elevations to establish a more attractive and functional home. The existing landscape, driveway and general footprint all remain the same. All impervious calculations meet the current updated requirements. The proposed 2nd story addition above the existing garage ties in with the renovated Roof pitches and falls well below the 35 foot maximum height. The project creates negligible impact and disruption to adjoining properties and the waters of Geneva Lake. No Grading or earth moving activities will be incurred other than minor foundation work beyond the 100" shoreyard.

Thank you for your consideration to approve this project.

John Engerman
Engerman Contracting

MAILING ADDRESS

W3411 LINTON ROAD • LAKE GENEVA, WISCONSIN 53147

LOCATED AT

LINTON ROAD AND SOUTH SHORE DRIVE

PHONE (262) 248-9210 • FAX (262) 248-9463 • E-MAIL jengerman@EngermanContracting.com • www.EngermanContracting.com

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

8-2011-3

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

910 MAYTAG RD., LAKE GENEVA, WI 53147

Name and Address of Current Owner: KATHRYN MARY UHLER REVOCABLE TRUST

321 CAMELOT LN, LIBERTYVILLE, IL 60048

Telephone No. with area code & Email of Current Owner: (847) 367 4426

KUHLER 321 @ COMCAST.NET

Owner Signature: Kathryn M. Uhler as Trustee

Name and Address of Applicant:

STEVE UHLER

321 CAMELOT LN, LIBERTYVILLE, IL 60048

Telephone No. with area code & Email of Applicant: (847) 367-4426

SUHLER 57 @ COMCAST.NET

Proposed Conditional Use: SR4 ZONING

Zoning District in which land is located: ER-1

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

ALA ARCHITECTS + PLANNERS, INC. 2600 BEHAN RD., CRYSTAL LAKE, IL 60014
ENDGERMAN CONTRACTING, INC. W 3411 WINTON RD., LAKE GENEVA, WI, 53147

Short statement describing activities to take place on site:

EXISTING ~~TR~~ SINGLE FAMILY HOME RENOVATION

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

Date

Steve Uhler
Signature of Applicant

- _____ (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?
- THE PROPOSED CONDITIONAL USE IS IN HARMONY WITH CITY OF LAKE GENEVA STANDARDS AND OTHER SIMILAR PROPERTIES ON THE LAKE. THIS IS A COMMON CONDITIONAL USE REQUEST FOR THE AREA.
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?
- THIS CONDITIONAL USE IS IN HARMONY WITH ~~THE~~ CITY OF LAKE GENEVA STANDARDS. NO CHANGE IN PROPERTY USE. SUBSTANTIALLY IMPROVING EXISTING PROPERTY.
3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?
- NO CHANGE IN USE. NO SUBSTANTIAL OR UNDUCE ADVERSE IMPACT TO NEARBY PROPERTY OR THE NEIGHBORHOOD.
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?
- NO CHANGE^{IN} USE. SUBSTANTIALLY IMPROVES PROPERTY.

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

NO ADDITIONAL STRESS ON PUBLIC AGENCIES IN THE AREA.

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 ADVERSE EFFECTS ON PUBLIC.

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 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: _____

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 910 MANTAG RD., LAKE GENEVA, WI 53147
Applicant name STEVE UHLER
Applicant email SUHLER17@COMCAST.NET Phone Number (847) 736-7045
Architect/Contractor/Designer Name ALA ARCHITECTS + PLANNERS / ENGERMAN CONTRACTING
Architect/Contractor/Designer Email DDOLBY@ALAARCHITECTS. Phone Number (815) 788-9200
JENGERMAN@ENGERMANCONTRACTING.COM (262) 248-9210
Type of Construction: New _____ Addition _____ Remodel ☒
Type of Development: Single-family ☒ Multi-family _____ Commercial _____ Industrial _____
Type of Business N/A

Engineering

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

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

 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

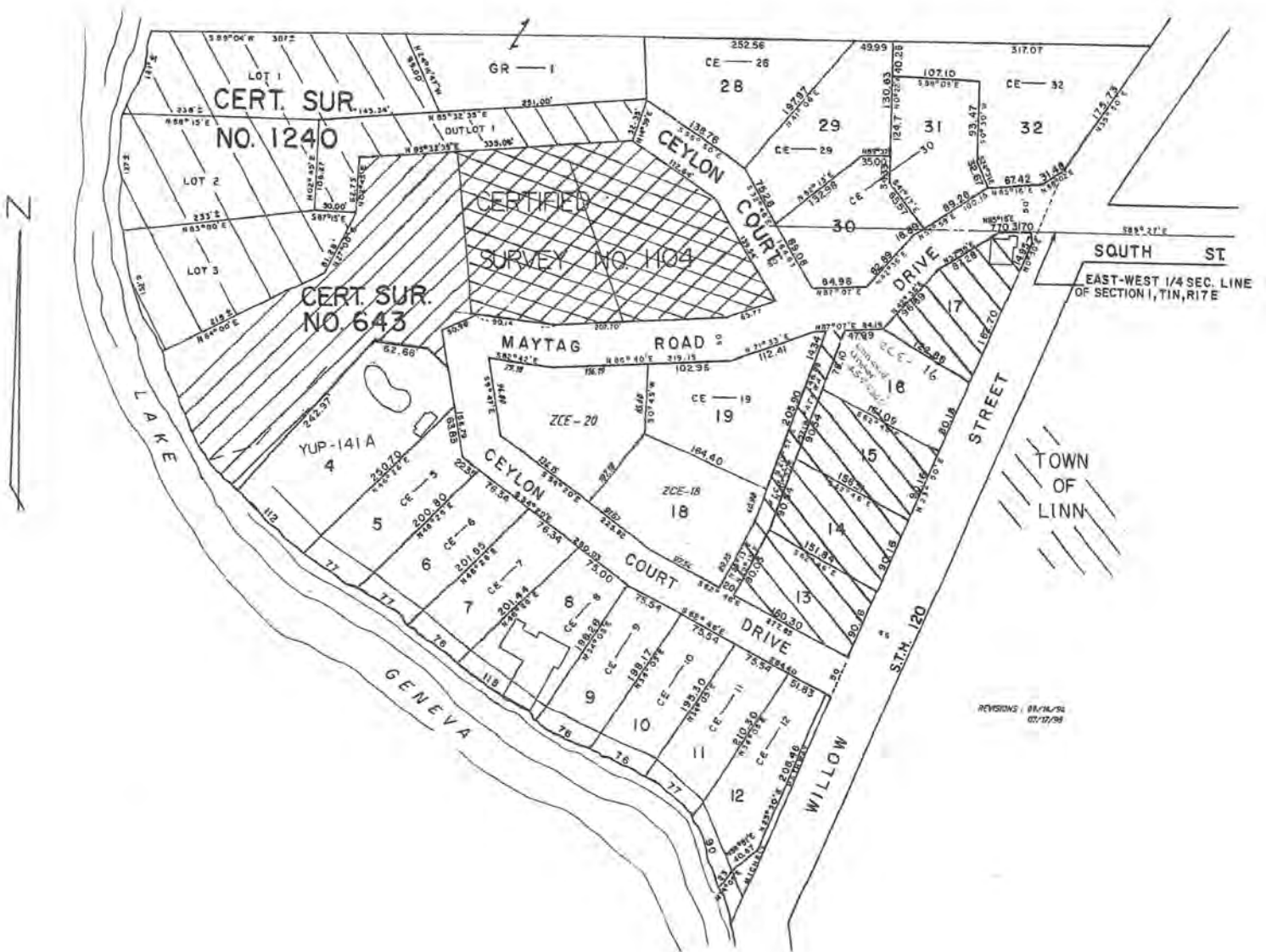
CEYLON COURT ESTATES

PAGE-48

SECTION 1 T1N R17E

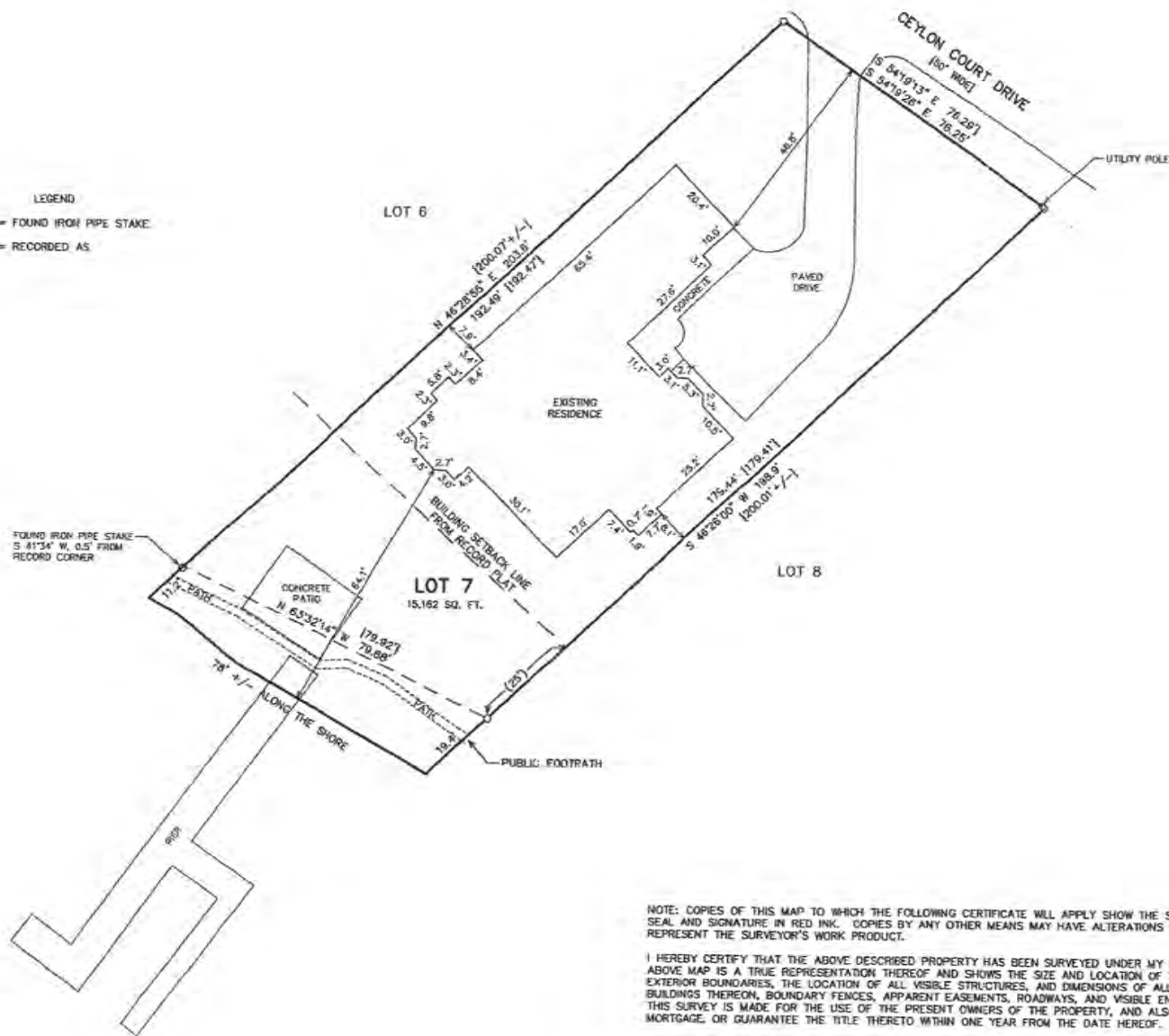
CITY OF LAKE GENEVA

SCALE 1"=100'



ASSIGNED SOUTHEASTERLY LINE OF LOT 7

LEGEND
 ○ = FOUND IRON PIPE STAKE
 [XXX] = RECORDED AS

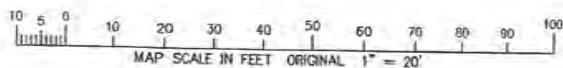


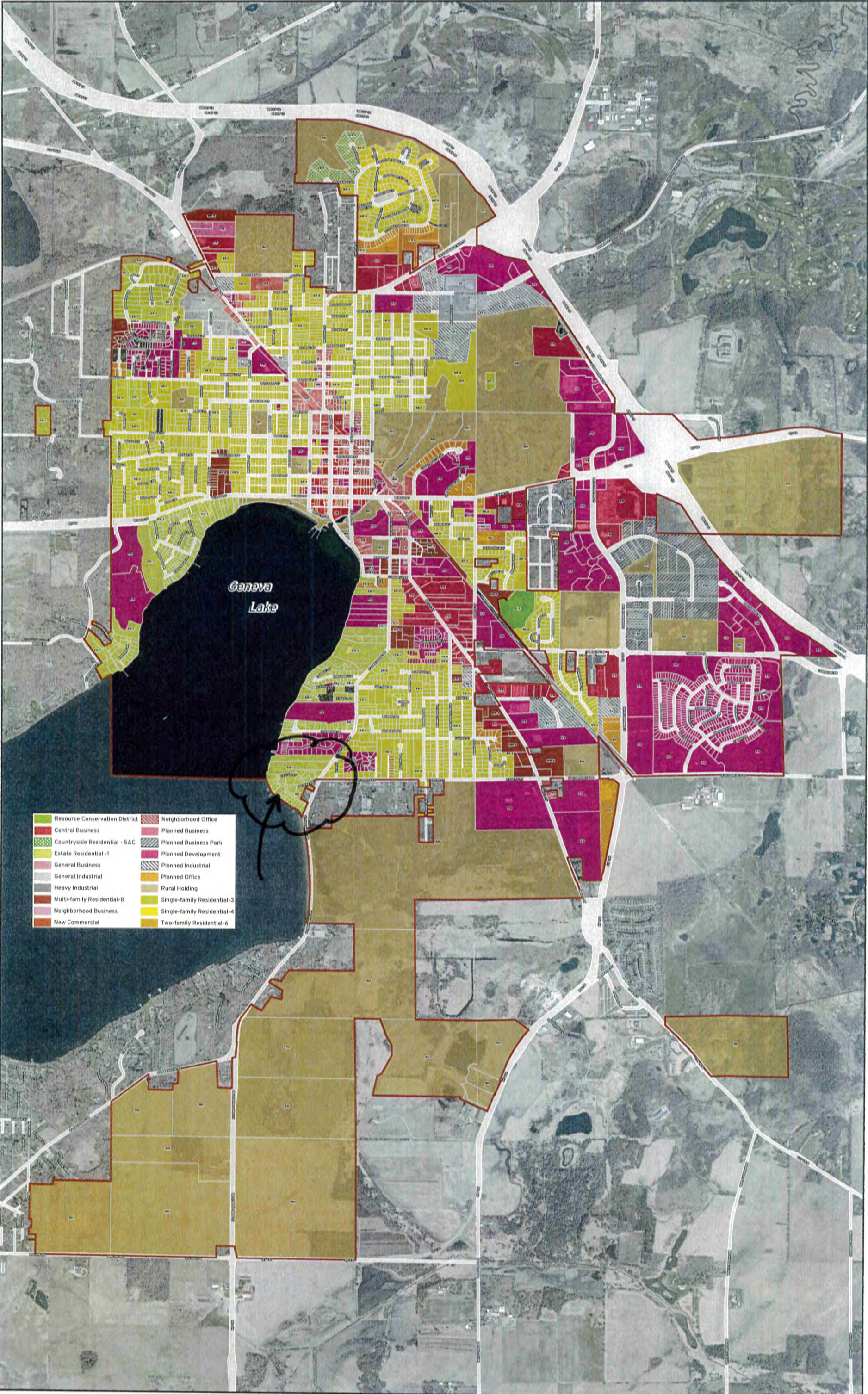
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTIONS, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 7/24/2003


PETER S. GORDON

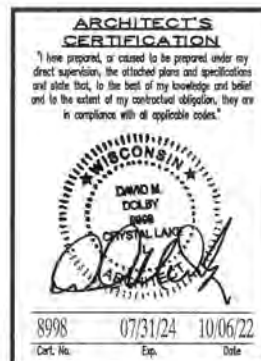




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D	E
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IECC - INTERNATIONAL ENERGY CONSERVATION CODE

- SET TO PLAN REQUIREMENTS & CONTRACTORS -

* THESE PLANS HAVE BEEN APPROVED IN ACCORDANCE TO THE INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF THIS CODE.

* THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC CHAPTER 1, "ADMINISTRATION (OPTION) IECC SCOPE AND APPLICATION RESTRIKT" - RECOGNIZING, OPTION #1, LISTING OR EXCEEDED ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.

* AS SPECIFIED BY THE CODE, OPTION #1, MAKES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OF "YES/NO" TO EVALUATE THE DEVELOPER. THE PRESUBMITTING METHOD DOES NOT MEET ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "YES/NO".

* THESE PLANS SHALL OBTAIN APPLICABLE ASPECTS OF THE ENERGY CODE, AND ARE NOT INTENDED TO REPLACE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH CHANGES TO THE ENERGY CODE SHALL BE FOLLOWED GIVEN THE MUNICIPALITY WHERE THE PROJECT IS LOCATED IN.

*** IF YOU DON'T READ ANY OTHER NOTES - READ THIS ONE ***

NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE COORDINATION OF AVAILABLE CODES AND DOCUMENTS TO GOVERN TO APPROVE AND INTERPRETATION BY THE GOVERNING BODY AND OUTREACHES TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THE APPROVAL, AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL CONTRACT BIDDERS ARE REQUESTED FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION, NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PROGRAM OR COMPLETION IS INCLUDED. IT IS THE DUTY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

WINDOW & DOOR NOTES

EXAMPLE WINDOW: 200x - 2'-0" x 1'-0" = 1 - DOUBLE WINDOW 1 - DOUBLE BLIND
 EXAMPLE DOOR: 240x - 2'-4" x 1'-0" = 1 - FIXED WINDOW 1 - DOUBLE BLIND

ELECTRICAL SYMBOLS:

WALL TYPES

NOTE TO CONTRACTORS

CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF PROJECT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

- * ALL VALUES SHOW ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONTINUATIONS TO CONFORM WITH THE FOLLOWING:

STATE OF WISCONSIN UNIVERSAL DWELLING CODE
 VILLAGE OF LAKE GENIEVA AMENDMENTS & ORDINANCES

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
- FURNISH DRILLED PIPE PLUMBING WORK OF SIMILAR SIZES TO BE IN A 2 X 4 X 8 IN. 5500 WALL
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHARBERS
- ABOVE GROUND WATER - SCH 40S PVC 1100 SERIES
- ABOVE GROUND WATER - SIZE 40 PVC OR CAST IRON
- ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDERS
- ABOVE GROUND WATER - 1/2" TYPE L COPPER
- UNDERGROUND SANITARY SHALL BE 4" MIN.
- COLORLED PRIMER & STACK TEST REQUIRED ON ALL PVC PIPING
- 75 LB AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
- HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, PATIO, PORCH, DRIVE, ADD TO OR REMOVE AS REQ'D
- FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN W/ PUMP & AUTO SHUT OFF VALVE FOR DRAIN BACK UP! ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
- DUCTS SHALL BE SUPPORTED @ 10'-0" MAX. INTERVALS
- PROVIDE MIN. 3'0" x 3'0" MIN. 3'0" MIN. WITH CLEAN WORK AREA IN FRONT OF FURNACE SOURCE PANEL

FINISHES

ALL INTERIOR & EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO WALLING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

Architects & Planners, Inc.
 2000 Belmont Road at Rt. 176
 Crystal Lake, Illinois 60014
 Telephone: 312-578-9200 Fax: 312-578-9201

2021.40050

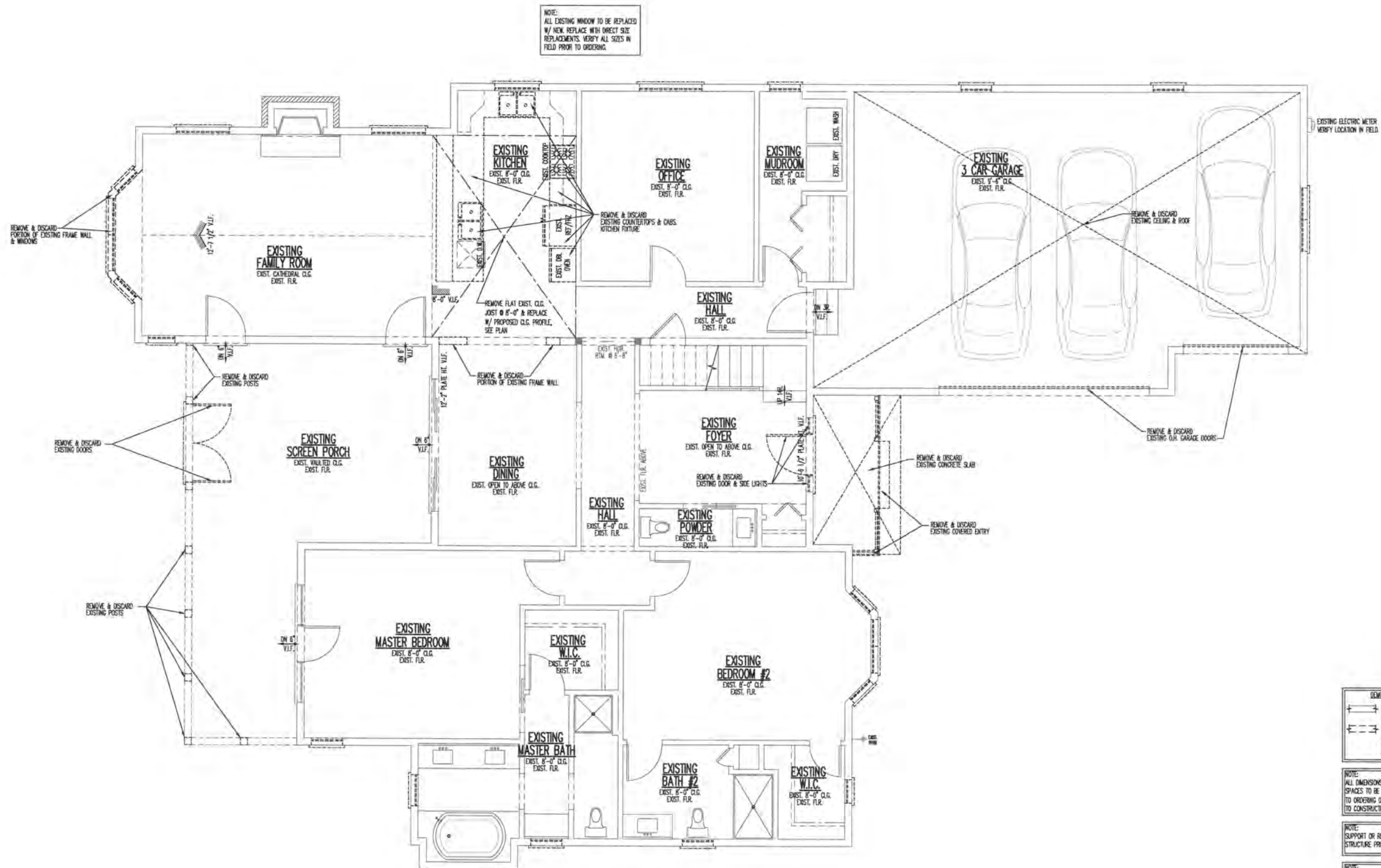
SITE PLAN
GENERAL NOTES
DRAWING INDEX

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

DESIGN STAGE

	1	2	3	4	5
PRELIMINARY DESIGN	05-10-80				
PRELIMINARY DESIGN		06-10-80			
SCHEMATIC DESIGN			07-10-80		
DESIGN DEVELOPMENT				08-10-80	
PERMIT SET					09-10-80
FINAL SET					
POSTAGE FOR PERMIT					
REVISION					

2021.40050



DEMOLITION PLAN LEGEND

--- EXISTING FRAME WALLS & OTHER ITEMS

- - - WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE:
SUPPORT TO REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

NOTE:
ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-IN TO EXISTING AS MUCH AS POSSIBLE. VERIFY IN FIELD.



1E A011 FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	08-14-2014	DA	PRELIMINARY DESIGN
2	08-20-2014	DA	PRELIMINARY DESIGN
3	08-20-2014	DA	DESIGN DEVELOPMENT
4	08-20-2014	DA	DESIGN DEVELOPMENT
5	08-20-2014	DA	DESIGN DEVELOPMENT
6	08-20-2014	DA	DESIGN DEVELOPMENT
7	08-20-2014	DA	DESIGN DEVELOPMENT
8	08-20-2014	DA	DESIGN DEVELOPMENT
9	08-20-2014	DA	DESIGN DEVELOPMENT
10	08-20-2014	DA	DESIGN DEVELOPMENT
11	08-20-2014	DA	DESIGN DEVELOPMENT
12	08-20-2014	DA	DESIGN DEVELOPMENT
13	08-20-2014	DA	DESIGN DEVELOPMENT
14	08-20-2014	DA	DESIGN DEVELOPMENT
15	08-20-2014	DA	DESIGN DEVELOPMENT
16	08-20-2014	DA	DESIGN DEVELOPMENT
17	08-20-2014	DA	DESIGN DEVELOPMENT
18	08-20-2014	DA	DESIGN DEVELOPMENT
19	08-20-2014	DA	DESIGN DEVELOPMENT
20	08-20-2014	DA	DESIGN DEVELOPMENT

DESIGN STAGE

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

RELEASE FOR BID

FINAL REVIEW

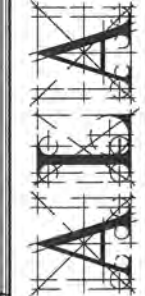
RELEASE FOR PERMIT

REVISION

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

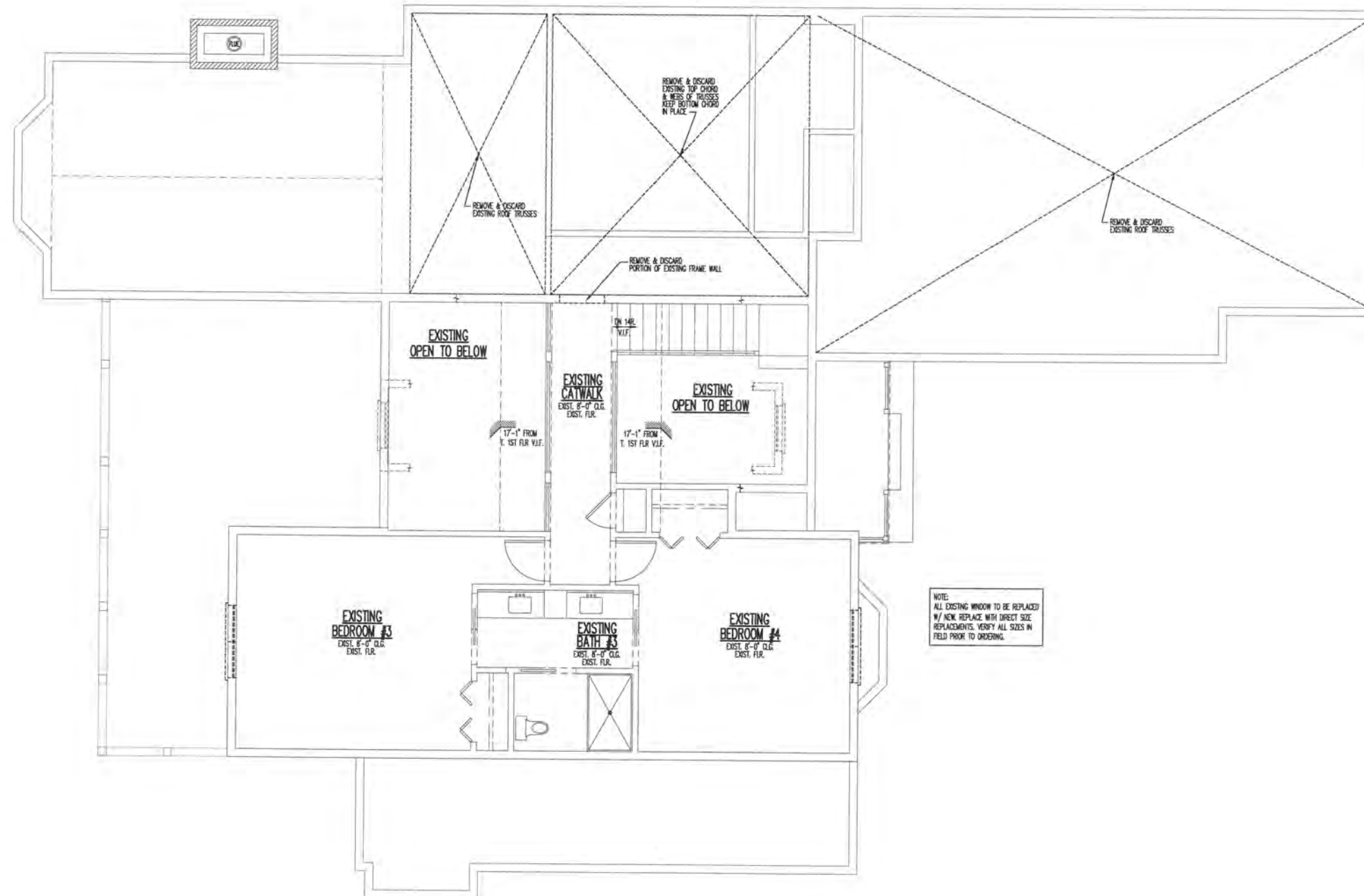
FIRST FLOOR DEMOLITION PLAN

Architects & Planners, Inc.
2000 Hickman Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: (815) 788-0200 Fax: (815) 788-0201



Job Number: 20214
Sheet Number: A011

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1E
A012

SECOND FLOOR DEMOLITION PLAN

1/4"=1'-0"

DEMOLITION PLAN LEGEND

- EXISTING FRAME WALLS & OTHER ITEMS
- WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

NOTE:
ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-INTO EXISTING AS MUCH AS POSSIBLE. VERIFY IN FIELD.

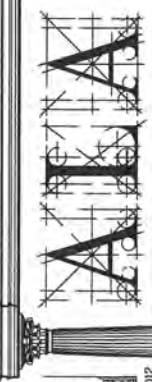


DESIGN STAGE	DATE	BY	CHKD
PRELIMINARY DESIGN	08-25-20	DA	DA
PRELIMINARY DESIGN	08-25-20	DA	DA
DESIGN DEVELOPMENT	08-25-20	DA	DA
RELEASE FOR BID	08-25-20	DA	DA
FINAL REVIEW	08-25-20	DA	DA
RELEASE FOR PERMIT	08-25-20	DA	DA
REVISION			

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

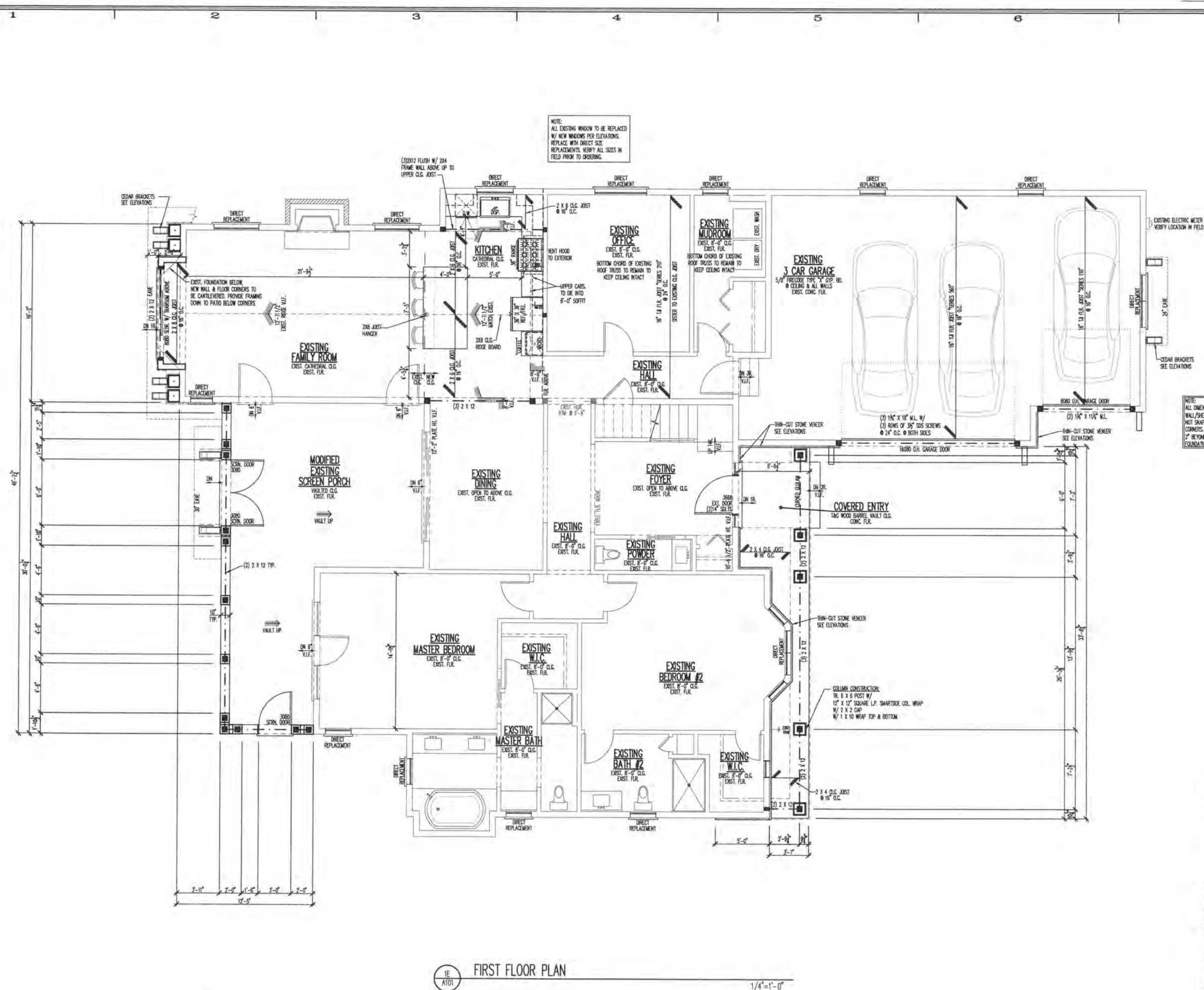
SECOND FLOOR DEMOLITION PLAN

Architects & Planners, Inc.
3000 Delton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-786-0200 Fax: 815-786-0201



Job Number: 20214
Sheet Number: A012

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1E
A101
FIRST FLOOR PLAN



DESIGN STAGE

DESIGN STAGE	DATE	BY	CHKD BY
PRELIMINARY DESIGN	08-15-20	AM	AM
PRELIMINARY DESIGN	08-15-20	AM	AM
DESIGN DEVELOPMENT	08-17-20	AM	AM
DESIGN DEVELOPMENT	08-17-20	AM	AM
RELEASE FOR BID	08-18-20	AM	AM
RELEASE FOR BID	08-18-20	AM	AM
RELEASE FOR PERMIT	08-18-20	AM	AM
RELEASE FOR PERMIT	08-18-20	AM	AM
CONSTRUCTION	08-18-20	AM	AM

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

FIRST FLOOR PLAN

Architects & Planners, Inc.
2000 Nelson Road at R. 17
Crystal Lake, Illinois 60014
Telephone: 815.765.6000 Fax: 815.765.6000

DAVID M. DOLBY
1008
CRYSTAL LAKE, IL
ARCHITECT

Job Number:
20214

Sheet Number:
A101

2021.410

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DESIGN STAGE	REVISIONS				
	1	2	3	4	5
PRELIMINARY DESIGN	05-10-79 N/A	05-11-79 N/A	05-09-79 N/A	05-14-79 N/A	
PRELIMINARY DESIGN DEVELOPMENT	05-17-79 N/A				
DESIGN DEVELOPMENT					
DESIGN REVIEW					
FINAL REVIEW	05-20-79 N/A				
RELEASE FOR FABRIC	05-20-79 N/A				
REVISION	N/A	N/A	N/A	N/A	N/A

SECOND FLOOR PLAN

Sheet Number: A102

A circular professional seal for David M. Doloff, Architect. The outer ring contains the text "WISCONSIN" at the top and "ARCHITECT" at the bottom, separated by two stars. The inner circle contains the text "DAVID M. DOLOFF", "1980", and "CRYSTAL LAKE, IL." arranged vertically.

NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS
METERS. RELOCATE AS REQ'D & VERIFY W/
OWNER.

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$$1/4'' = 1' - 0''$$




1C
A201
REAR ELEVATION

1/4"=1'-0"



1E
A201
EXISTING REAR ELEVATION

1/4"=1'-0"

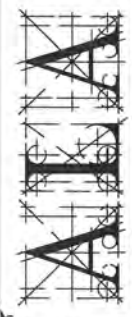


REVISION	DATE	BY	CHKD	DESCRIPTION
1	08-12-20	MM	MM	PRELIMINARY DESIGN
2	08-12-20	MM	MM	DESIGN DEVELOPMENT
3	08-12-20	MM	MM	DESIGN DEVELOPMENT
4	08-12-20	MM	MM	DESIGN DEVELOPMENT
5	08-12-20	MM	MM	DESIGN DEVELOPMENT

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

EXISTING REAR ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2601 Egan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-708-9300 Fax: 815-708-9200



Job Number:
20214
Sheet Number:
A201

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1E A202 LEFT SIDE ELEVATION 1/4"=1'-0"



1E A202 EXISTING LEFT SIDE ELEVATION 1/4"=1'-0"

REVISIONS	
1	08-12-20 AM
2	08-12-20 AM
3	08-12-20 AM
4	08-12-20 AM
5	08-12-20 AM

DESIGN STAGE
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
DESIGN FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
RELEASE FOR CONSTRUCTION

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

EXISTING LEFT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
2600 E. Main Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number
20214
Sheet Number
A202



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RIGHT SIDE ELEVATION
1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION
1/4"=1'-0"



REVISIONS	DATE	BY	DESCRIPTION
1	08-12-20	NA	PROLIMINARY DESIGN
2	08-12-20	NA	PROLIMINARY DESIGN
3	08-12-20	NA	DESIGN DEVELOPMENT
4	08-12-20	NA	DESIGN DEVELOPMENT
5	08-12-20	NA	DESIGN DEVELOPMENT
6	08-12-20	NA	DESIGN DEVELOPMENT
7	08-12-20	NA	DESIGN DEVELOPMENT
8	08-12-20	NA	DESIGN DEVELOPMENT
9	08-12-20	NA	DESIGN DEVELOPMENT
10	08-12-20	NA	DESIGN DEVELOPMENT
11	08-12-20	NA	DESIGN DEVELOPMENT
12	08-12-20	NA	DESIGN DEVELOPMENT
13	08-12-20	NA	DESIGN DEVELOPMENT
14	08-12-20	NA	DESIGN DEVELOPMENT
15	08-12-20	NA	DESIGN DEVELOPMENT
16	08-12-20	NA	DESIGN DEVELOPMENT
17	08-12-20	NA	DESIGN DEVELOPMENT
18	08-12-20	NA	DESIGN DEVELOPMENT
19	08-12-20	NA	DESIGN DEVELOPMENT
20	08-12-20	NA	DESIGN DEVELOPMENT
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22	08-12-20	NA	DESIGN DEVELOPMENT
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97	08-12-20	NA	DESIGN DEVELOPMENT
98	08-12-20	NA	DESIGN DEVELOPMENT
99	08-12-20	NA	DESIGN DEVELOPMENT
100	08-12-20	NA	DESIGN DEVELOPMENT

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

EXISTING RIGHT SIDE ELEVATION
RIGHT SIDE ELEVATION

Architects & Planners, Inc.
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Job Number:
20214

Sheet Number:
A203

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LIGHT AND VENT SCHEDULE						
ROOM	SQ. FT.	REQ. LT.	ACT. LT.	REQ. VT.	ACT. VT.	ACT. CFM
GAME ROOM	1,044.3	83.5	91.08	36.5	52.14	75
BATH #4	81.87					

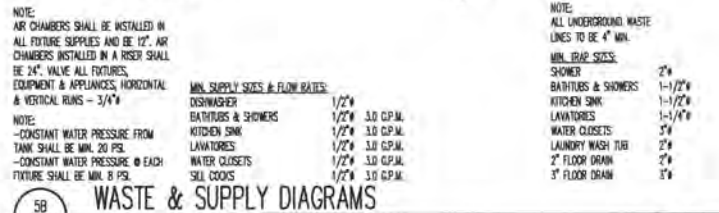
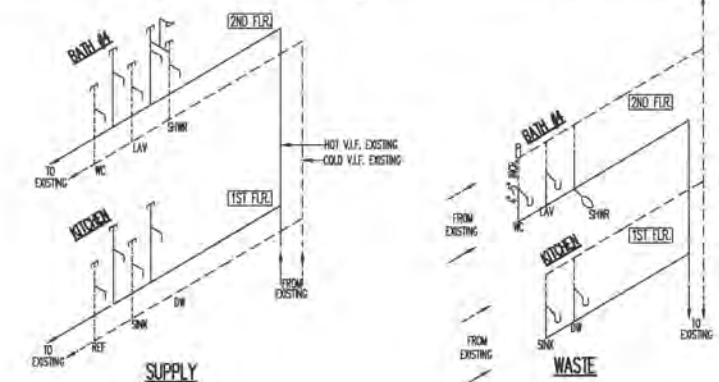
1A
A300
LIGHT & VENT SCHEDULE

NO SCALE

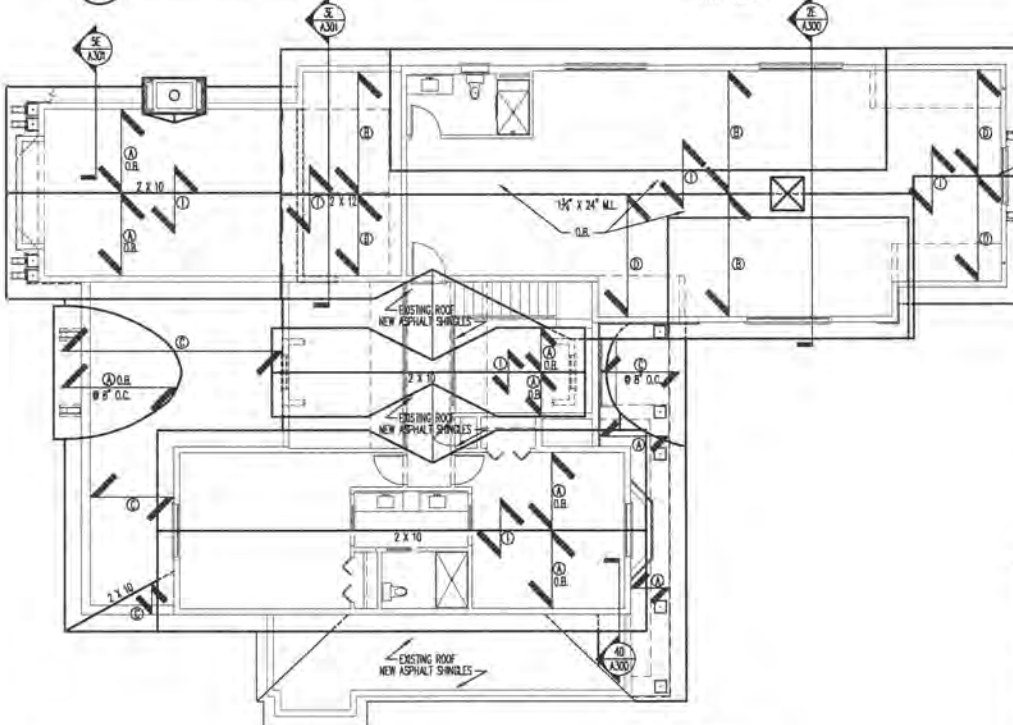
WATER SUPPLY FIXTURE UNITS (WSFU)				WATER SUPPLY FIXTURE UNITS (WSFU)			
EXISTING CONDITIONS				TOTAL PROPOSED, POST-CONSTRUCTION CONDITIONS			
FIXTURE	VALUE	# OF	TOTAL	FIXTURE	VALUE	# OF	TOTAL
WATER CLOSETS	3	4	12	WATER CLOSETS	3	5	15
LAVATORY	1	6	6	LAVATORY	1	7	7
SHOWER & TUBS	2	4	8	SHOWER & TUBS	2	5	10
KITCHEN SINK / BAR SINK	2	1	2	KITCHEN SINK / BAR SINK	2	1	2
DISHWASHER	1	1	1	DISHWASHER	1	1	1
LAUNDRY SINK / WASH TUB	3	0	0	LAUNDRY SINK / WASH TUB	3	0	0
WASHING MACHINE GREY BOX	2	1	2	WASHING MACHINE GREY BOX	2	1	2
HOSE BIB	1	1	1	HOSE BIB	1	1	1
TOTAL WSFU = 32				TOTAL WSFU = 38			
EXISTING WATER SERVICE PIPE SIZE, VERIFY IN FIELD				REQ'D PIPE SIZE			
1/2" SERVICE (2-7 WSFU)				1/2" SERVICE (2-7 WSFU)			
3/4" SERVICE (8-19 WSFU)				3/4" SERVICE (8-19 WSFU)			
1" SERVICE (20-34 WSFU)				1" SERVICE (20-34 WSFU)			
1 1/4" SERVICE (35-59 WSFU)				1 1/4" SERVICE (35-59 WSFU)			
1 1/2" SERVICE (60-119 WSFU)				1 1/2" SERVICE (60-119 WSFU)			

3B
A300
PLUMBING FIXTURE COUNT

NO SCALE



NO SCALE



ROOF STRUCTURAL SPECIFICATIONS		NOTES	
① = 2 X 6 RAFTERS @16" O.C.	① = 2 X 4 COLLAR TIES @16" O.C.	ALL EAVES AND RAKES 1'-6" UNLESS OTHERWISE NOTED	
② = 2 X 8 RAFTERS @16" O.C.	② = 2 X 6 COLLAR TIES @16" O.C.	ALL RIDGE, HP AND VALLEY BBS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED	
③ = 2 X 10 RAFTERS @16" O.C.	③ = 2 X 8 COLLAR TIES @16" O.C.	FLOOR DOWN RAFTERS AS REQ'D IN VALUED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS. PAGE A300.	
④ = 2 X 12 RAFTERS @16" O.C.	④ = CEILING JOISTS PER FLOOR PLANS	ADD BLOODING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED	
⑤ = 2 X 6 CEILING JOISTS @16" O.C.	⑤ = PRE-ENGINEERED ROOF TRUSSES @16" O.C.	PROVIDE ARCHITECT WITH MINIMUM ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.	
⑥ = 2 X 8 CEILING JOISTS @16" O.C.	⑥ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @16" O.C. (SEE PLANS FOR CEILING)	PROVIDE SIMPSON 1/2.5A HURRICANE CLIPS @ EACH RAFTER	
⑦ = 2 X 10 CEILING JOISTS @16" O.C.	⑦ = PRE-ENGINEERED ATTIC TRUSSES @16" O.C.		
⑧ = 2 X 12 CEILING JOISTS @16" O.C.	⑧ = OVER BUILD E.B. = EXTENDED RIDGE U.B. = UNDER BUILD		
ALL = 1 3/4" L&E MICRO-LAM LVL T.S. = 1 3/4" L&E TIMBERSTRAND LVL ⑨ = (2)2X8 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"			

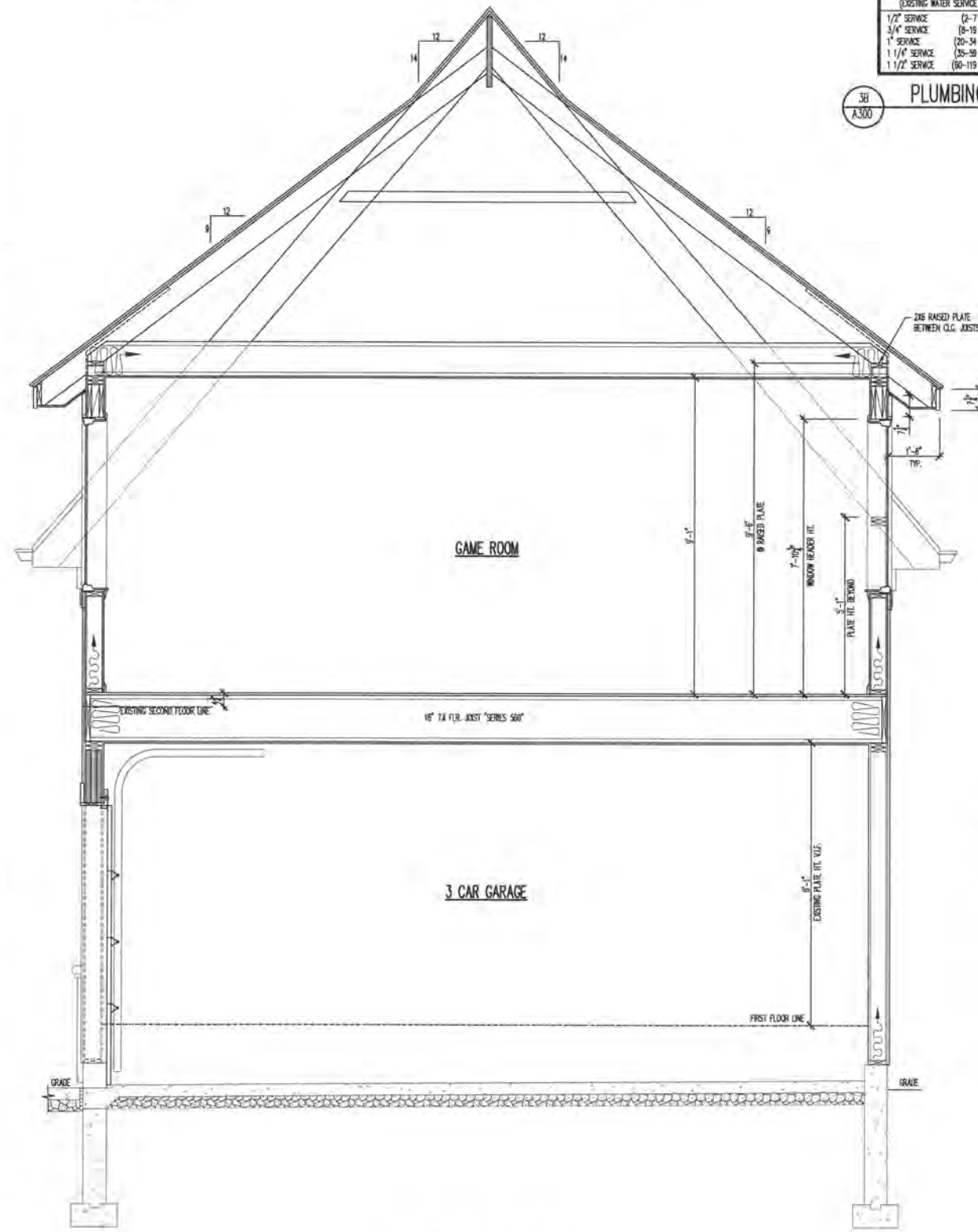
5C
A300
ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"

ATTIC VENT SCHEDULE							
ATTIC	ATTIC AREA	REQUIRED VENT		ACTUAL VENT		ACT. VENT VALUES	
		INTAKE @ SOFFIT	EXHAUST @ ROOF	INTAKE @ SOFFIT	EXHAUST @ ROOF	CONV. SOFFIT VENT	ROOF VENTS
MAIN ROOF	2674 S.F.	529123S.L.	1764 S.L.	177 FT. 1770 S.L.	89 FT. 1780 S.L.	20 S.L. / 1 FL.	20 S.L. / 1 FL.

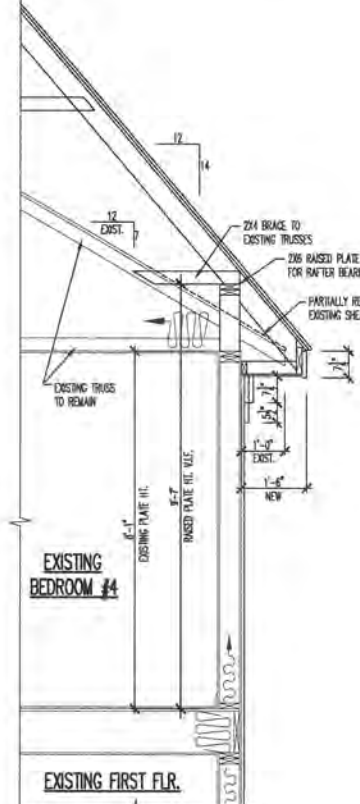
5C
A300
ATTIC VENT SCHEDULE

NO SCALE



2E
A300
WALL SECTION

1/2"=1'-0"



4D
A300
WALL SECTION

1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION:
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVES EDGE TO MIN. 2'-0"
FAST INTERIOR FACE OF EXTERIOR WALL
1/2" EXT. GRADE PLYWOOD SHEATHING
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-40) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
MIN. (R-30) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
1 X FASCIA PER ELEVATIONS
ALUM. OR 3/8" CEDAR FACED PLYWOOD SOFFIT W/CONT. VENTS (MATCH EXISTING)
1 X FREEZE BEL. PER ELEVATIONS (MATCH EXISTING)
1" AIR BATTLES
3/4" GYP. BD. AT GARAGE CEILING

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SOUND PER ELEVATIONS (MATCH EXISTING)
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS PLYWOOD SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION:
FINISH FLOORING PER PLANS
3/4" TAG PLYWOOD SUBFLOOR GLED AND NAILED (FBI)
FLOOR JOISTS PER PLANS, BLOODING/BRIDGING W/1'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS
9-1/2" (R-30) BATT INSULATION W/ VAPOR BARRIER AT PERIMETER, CANTILEVERED FLOORS & OVER UNHEATED SPACES
1/2" GYP. BD. AT FIRST FLOOR CEILING

CONCRETE WALLS IN COVERED PORCH:
8" CONC. WALL W/2#4 REBAR TOP AND BOTTOM
ADD ADDITIONAL REINFORCING BARS PER SECTION 4 OF THE IRC.
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY

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ROOF PLAN & STRUCTURAL NOTES
CONSTRUCTION SPECIFICATIONS
WALL SECTIONS
WASTE & SUPPLY DIAGRAM
PLUMBING FIXTURE COUNT
LIGHT & VENT SCHEDULE

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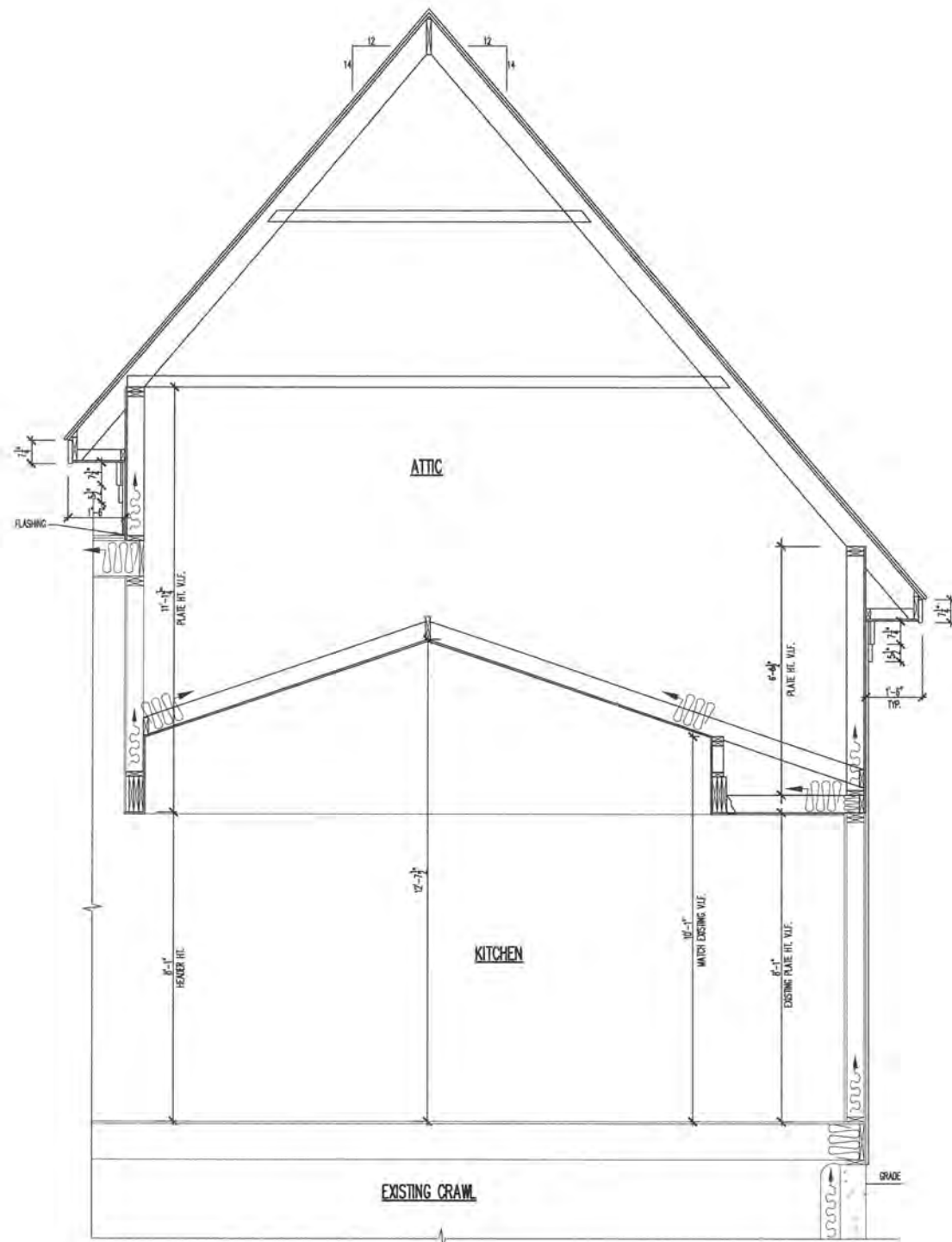
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Sheet Number:
A300

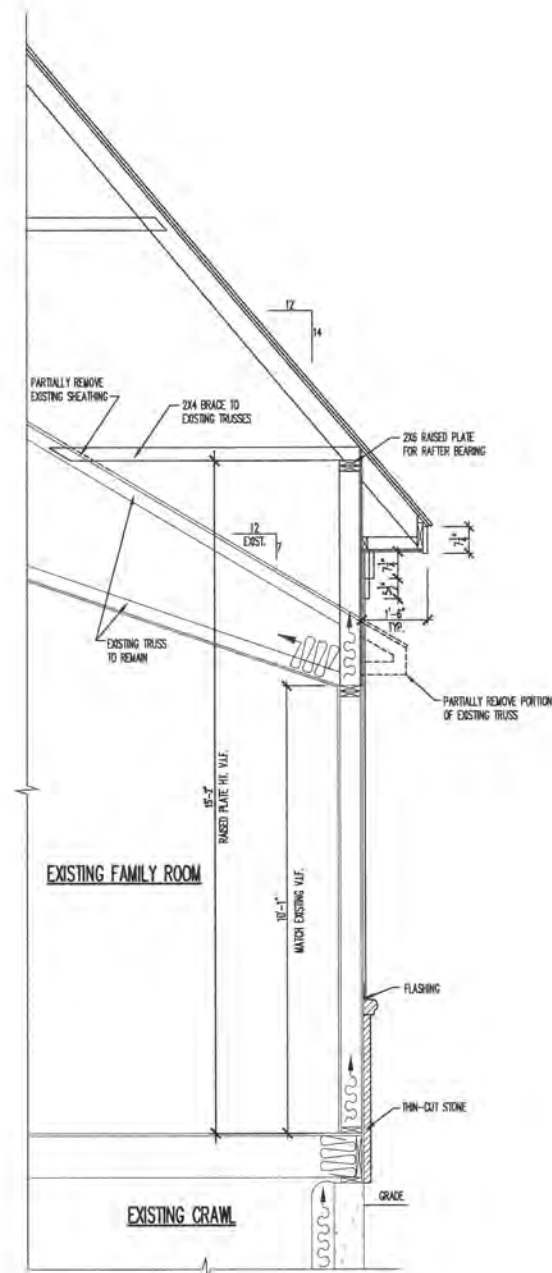
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2021-A300

Page 34 of 136



SE
A301 WALL SECTION
1/2"=1'-0"



SE
A301 WALL SECTION
1/2"=1'-0"



UHLER RESIDENCE
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LAKE GENEVA, WI 53147

WALL SECTIONS

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20214

Sheet Number:
A301

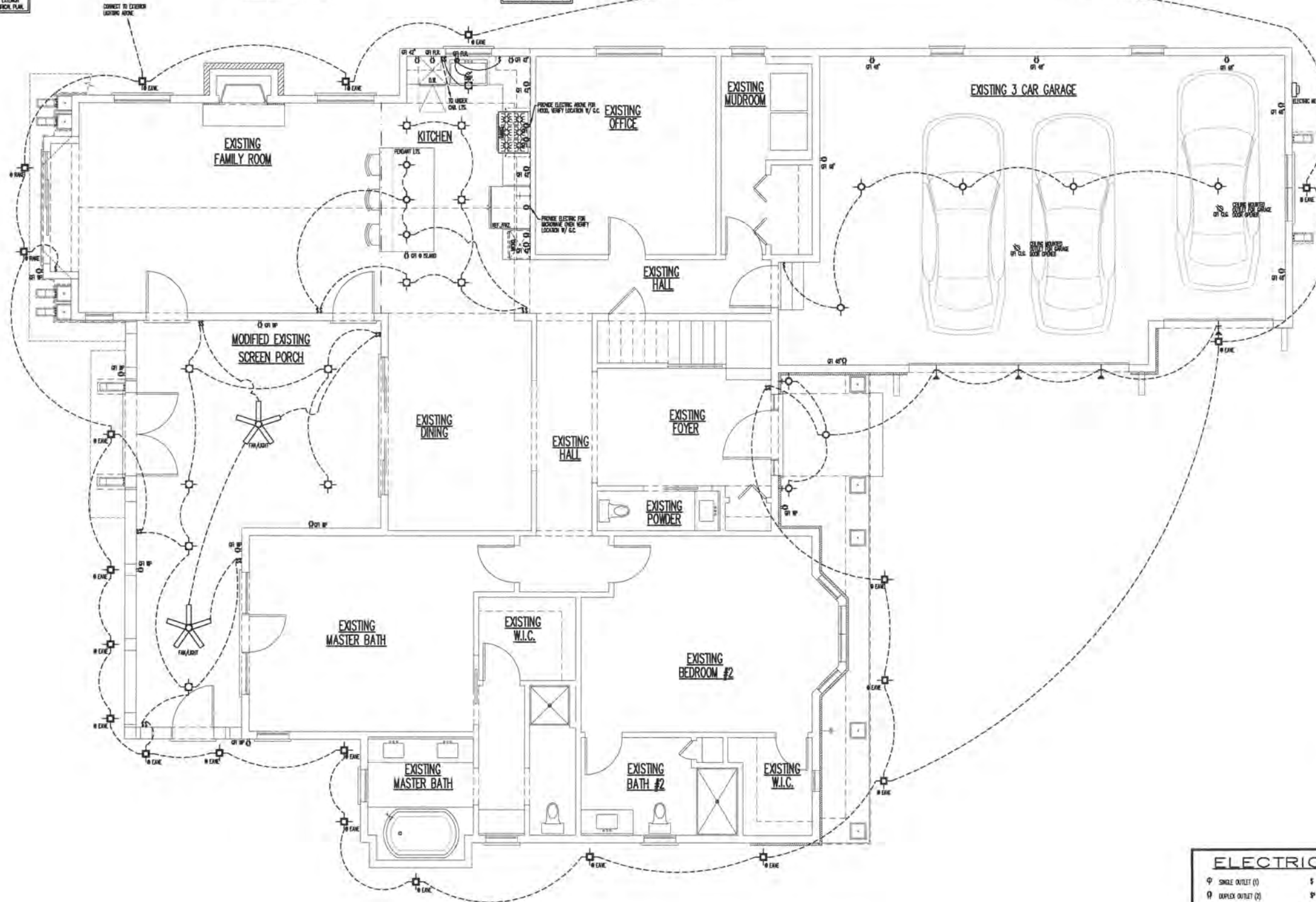
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DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN	08-15-20	08-15-20	08-15-20	08-15-20	08-15-20
PRELIMINARY DESIGN	08-15-20	08-15-20	08-15-20	08-15-20	08-15-20
DESIGN DEVELOPMENT	08-15-20	08-15-20	08-15-20	08-15-20	08-15-20
DESIGN DEVELOPMENT	08-15-20	08-15-20	08-15-20	08-15-20	08-15-20
FINAL DESIGN	08-15-20	08-15-20	08-15-20	08-15-20	08-15-20
RELEASE FOR PERMIT	08-15-20	08-15-20	08-15-20	08-15-20	08-15-20
REVISION					

NOTE: REFER TO EXISTING ELEVATIONS TO COMPARE PLACEMENT FOR EXISTING LIGHTING SHOWN ON ELECTRICAL PLAN.

NOTE: PROVIDE PHOTO CELL CIRCUIT FOR EXISTING LIGHTS POWER ON A NIGHT POWER OFF IF DAYS ALSO PROVIDE MANUAL SWITCHES AS SHOWN. VERIFY BY OWNER WHICH EXISTING TO PROVIDE PHOTO CELLS FOR.

NOTE: PROVIDE UNDER CAB LIGHTING. VERIFY SLEEVES, REQUIREMENTS & PROVIDE ONLY WHAT IS REQUIRED. VERIFY LIGHT STYLE BY OWNER. SEE SWITCH LOCATION ON PLANS.



ELECTRICAL SYMBOLS		
○ SINGLE OUTLET (1)	⚡ SWITCH	⚡ TELEPHONE JACK
⦿ DUPLEX OUTLET (2)	⚡ DOOR ACTIVATED SWITCH	⚡ TELEPHONE JACK
⦿ QUAD OUTLET (4)	⚡ MOTION ACTIVATED SWITCH	⚡ FIBER JACK
⦿ SWITCHED DUPLEX OUTLET (2)	⚡ THERMOSTAT CONTROLS	
⦿ CEILING MOUNTED LIGHT FIXTURE	⦿ EXHAUST FAN, VENTED TO EXTERIOR	⦿ 120V SMOKE DETECTOR W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
⦿ RECESSED CAN LIGHT	⦿ EXHAUST FAN/LIGHT, VENTED TO EXTERIOR	⦿ 120V SMOKE & CARBON MONOXIDE DETECTOR COMBO, W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
⦿ DIRECTIONAL RECESSED CAN LT.	⦿ FLOOD LIGHT W/ MOTION DETECTOR	
⦿ WALL MOUNTED LIGHT FIXTURE	⦿ CEILING MOUNTED FAN/LIGHT	
⦿ RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)	⦿ LED LIGHT STRIP	
⦿ EXTERIOR LAMP W/ POST	P.C. = PULL CHAIN LIGHT	⦿ = GROUND FAULT CIRCUIT INTERRUPTER
⦿ FLUORESCENT LIGHT FIXTURE	W.P. = WATER PROOF	

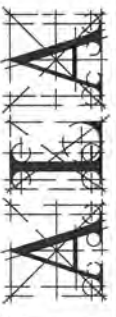
3E FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

UHLER RESIDENCE
910 MAYTAG ROAD
LAKE GENEVA, WI 53147

FIRST FLOOR ELECTRICAL PLAN

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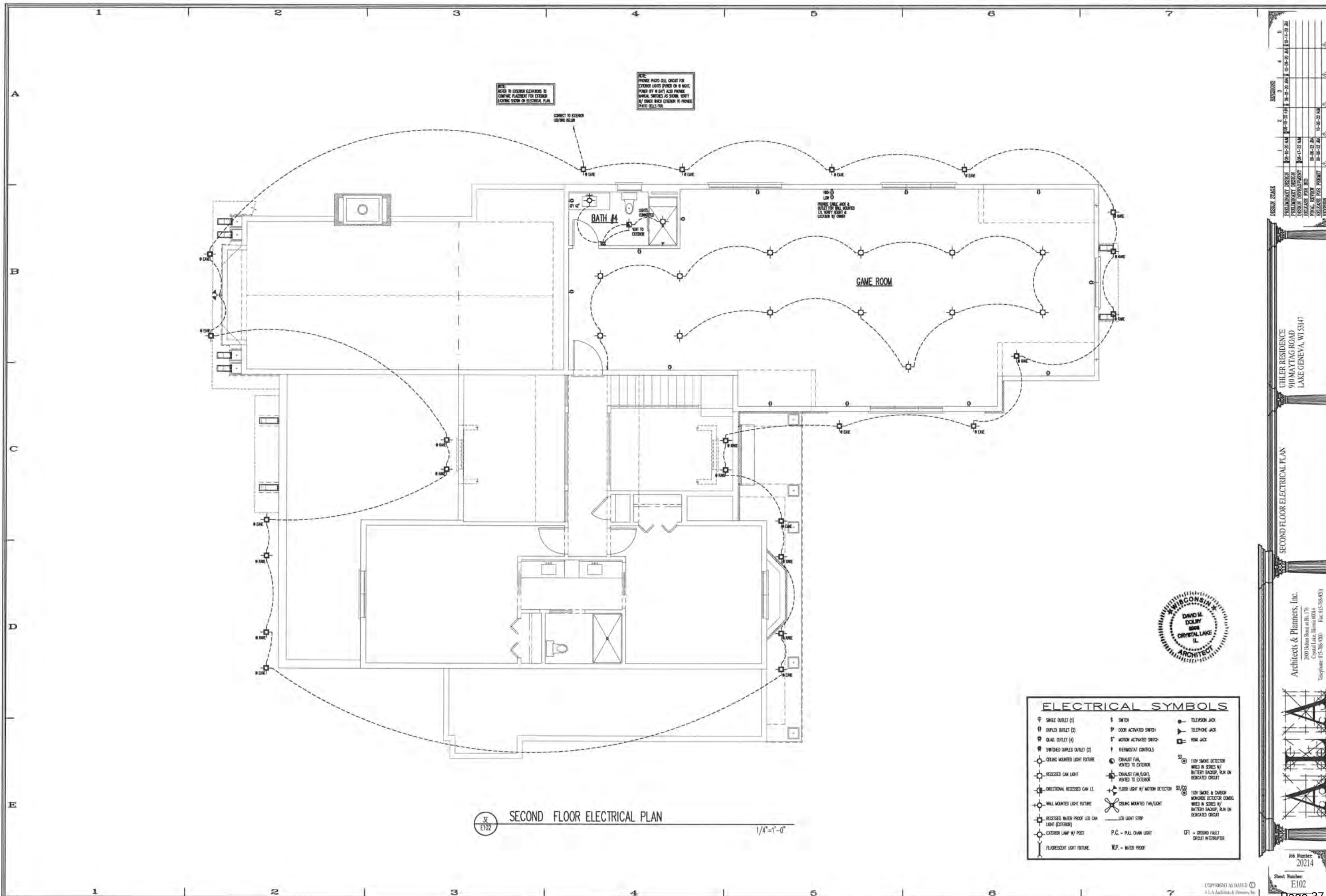


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20214

Sheet Number:
E101

File Name: 20214E101

(DRAWN/REVISED)
S.A. Architects & Planners, Inc.



NOTE:
REFER TO EXTERIOR ELEVATIONS TO
CONFIRM PLACEMENT FOR EXTERIOR
LIGHTING SHOWN ON ELECTRICAL PLAN.

NOTE:
PHONE PHOTO CELL CIRCUIT FOR
EXTERIOR LIGHTS POWERED ON 6 HOUR
POWER OFF 6 DAY) ALSO PHONE
WALL SWITCHES AS SHOWN. VERIFY
W/ OWNER WHICH EXTERIOR TO PHONE
CIRCUIT CELL FOR.

CONNECT TO EXTERIOR
LIGHTING RELAY

PHONE CABLE JACK &
OUTLET FOR WALL MOUNTED
EX. VENT FAN &
LOCATED IN CORNER

GAME ROOM

BATH #4

WALL MOUNTED
LIGHT

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ELECTRICAL SYMBOLS		
○ SINGLE OUTLET (1)	⏻ SWITCH	⏻ TELEVISION JACK
⦿ DUPLEX OUTLET (2)	⏻ DOOR ACTIVATED SWITCH	⏻ TELEPHONE JACK
⦿ QUAD. OUTLET (4)	⏻ MOTION ACTIVATED SWITCH	⏻ REM. JACK
⦿ SWITCHED DUPLEX OUTLET (2)	⏻ THERMOSTAT CONTROLS	
⦿ CEILING MOUNTED LIGHT FIXTURE	⦿ EXHAUST FAN, WENT TO EXTERIOR	⦿ TINY SMOKE DETECTOR Wired in series w/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
⦿ RECESSED CAN LIGHT	⦿ EXHAUST FAN, WENT TO EXTERIOR	⦿ TINY SMOKE & CARBON MONITORING DETECTOR COMES Wired in series w/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
⦿ DIRECTIONAL RECESSED CAN LT.	⦿ FLOOD LIGHT w/ MOTION DETECTOR	
⦿ WALL MOUNTED LIGHT FIXTURE	⦿ CEILING MOUNTED FAN/LIGHT	
⦿ RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)	⦿ LED LIGHT STRIP	
⦿ EXTERIOR LAMP w/ POST	P.C. = PULL CHAIN LIGHT	⦿ GFI = GROUND FAULT CIRCUIT INTERRUPTER
⦿ FLUORESCENT LIGHT FIXTURE	W.P. = WATER PROOF	

3E
E102
SECOND FLOOR ELECTRICAL PLAN
1/4"=1'-0"

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
DESIGN DEVELOPMENT
FINAL DESIGN
FINAL DESIGN

UHLER RESIDENCE
910 MAYTAG ROAD
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E102

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Page 37 of 136

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 21, 2022

Agenda Item #7

Applicant:

SSG Investments LLC
Ross and Sue Giese
W1682 N. Bloomfield Road
Lake Geneva, WI

Request:

325 Center Street
Tax Key No. ZOP 00139
Proposed Limited Conditional Use Permit for
Commercial Indoor Lodging

Description:

The applicant is submitting a proposal for a “Limited” Conditional Use Permit (CUP) for a Commercial Indoor Lodging land use for the property located at 325 Center Street. The proposed use is subject to the requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses.

The subject property is zoned Planned Business (PB). Adjacent properties to the north, east, and south are zoned Neighborhood Office (NO). Properties to the west, across Center Street, are zoned NO and General Business (GB).

The property currently contains an office building, which will be renovated to accommodate a Commercial Indoor Lodging use containing three bedrooms. An existing entry deck and stairs on the front of the building will be replaced with a larger deck and stairs. A small amount of paving will be removed to accommodate the larger deck.

Commercial Indoor Lodging land uses require one parking space per bedroom, which amounts to three required parking spaces in this case. The site currently includes four surface parking spaces onsite.

The sign face of the existing monument sign will be repurposed for the Commercial Indoor Lodging use. This will be reviewed by staff through the sign permit process.

Staff Review:

The proposed use complies with all applicable requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses. The four existing parking spaces are sufficient to serve the three-bedroom unit. No additional buffering is required, as the property is not adjacent to single family zoning.

As a Limited Conditional Use, this approval shall be limited to the current property owner. The CUP shall automatically terminate in the event the property is sold.

Staff notes and appreciates this especially clear and complete CUP application.

Action by the Plan Commission:

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

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

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

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

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

other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached:
 - a. As a Limited Conditional Use, this approval shall be limited to the current property owner. The CUP shall automatically terminate in the event the property is sold.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Limited Conditional Use Permit for SSG Investments LLC, Ross and Sue Giese, W1682 N. Bloomfield Road, Lake Geneva, WI 53147 for a proposed Commercial Indoor Lodging land use for the property located at 325 Center Street., in the Planned Business (PB) zoning district, Tax Key No. ZOP 00139*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Limited Conditional Use Permit for SSG Investments LLC, Ross and Sue Giese, W1682 N. Bloomfield Road, Lake Geneva, WI 53147 for a proposed Commercial Indoor Lodging land use for the property located at 325 Center Street., in the Planned Business (PB) zoning district, Tax Key No. ZOP 00139*, because *[provide rationale for denial, based on substantial evidence]*.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

325 Center St. LAKE GENEVA WI 53147
S1/2 LOT 6 BLK 15

Name and Address of Current Owner: SSG INVESTMENTS LLC LAKE
ROSS & SUE GIESE; W1682 N BLOOMFIELD RD GENEVA
WI 53147

Telephone No. with area code & Email of Current Owner: 414 397 2947 ; ROSSGIESE@CAST-IT.COM

Owner Signature: [Signature]

Name and Address of Applicant:

ROSS GIESE
W1682 N BLOOMFIELD RD LAKE GENEVA WI 53147

Telephone No. with area code & Email of Applicant:

414 397 2947 ROSSGIESE@CAST-IT.COM

Proposed Conditional Use: Commercial Indoor Lodging

Zoning District in which land is located: Planned Business (PB)

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

Joseph Zimmer, Architect
416 AS Wells Street, #105
Lake Geneva, WI 53147
joe@studiojosephzimmer.com
(262) 275-9091

Tony Fecteau Carpenter
716 Brink Road
Lake Geneva, WI 53147
tfecteau@carpentry@gmail.com
(262) 903-7717

Short statement describing activities to take place on site:

Interior renovations to convert from offices to 3 bedroom, 1 bath, living/dining and kitchen dwelling
unit and replacement of existing entry deck with larger deck to accommodate lounging/street
watching.

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

ite

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:

On or before October 7

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)

On or before October 7

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?

Subject property has no residentially zoned property adjacent, is within 3 blocks of 0,0 center of city, has on-site parking and will be a single dwelling unit - as the building was originally. There are other single to three unit commercial indoor lodging units across street and within 1.5 blocks of property.

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?

Commercial indoor lodging is a permitted conditional use for the current zoning. Listed conditions 98-206 (k) a, b and c do not apply to property. Listed conditions (98-206 (k) 2 d and g and 98-206 (k) 3) are already met. Listed conditions e, f and h will be met.

Though not indicated as a condition by City Ordinance, the operator intends to also obtain a license from WI DATCP for the operation of a 'Tourist Rooming House' which renews June of each year.

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?

With the exception of the replacement of existing entry deck with a larger one (which will maintain the existing established street yard setback) no paving or exterior alterations to site are required or planned.

The existing monument sign will remain with only the lettering/name changed.

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

The existing zoning of property and adjacent properties remain unchanged. The proposed use is a permitted conditional use and all conditions are either already or will be met. Existing on-site parking exceeds requirements for proposed 3 bedroom dwelling.

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

The demand on utilities (electric, gas, water, sewer) will not be affected. With on-site parking on street parking will not be affected.

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?

Benefit to public is retaining transient/tourist lodging in/near the central business district rather than within or adjacent to residential zoning districts. Demand on public parking spaces (on street or municipal parking lots) will not be affected as parking in on property.

IV. FINAL APPLICATION PACKET INFORMATION

On or before October 7

- ____ 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:	On or before October 7
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: _____
↓	On or before October 7
_____ (a) A <u>written description</u> 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.

Existing landscaping to remain, only a single tree/shrub to be removed to larger entry deck.

____ (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;

No changes to grading are proposed or required.

____ (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.

Exterior sketch indicating proposed larger entry deck is included.

____ (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

On or before October 7

- ____ 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 325 Center Street Lake Geneva, WI 53147
Applicant name SSG Investments (Ross and Sue Giese)
Applicant email ross giese@cast-it.com Phone Number (414) 397-2947

Architect/Contractor/Designer Name Joseph Zimmer, Architect
Architect/Contractor/Designer Email joe@studiojosephzimmer.com Phone Number (262) 275-9091

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 - No changes to grading or paving (with exception of removal of small portion of existing sidewalk - thus no impact on storm water.
 - Sanitary Sewer - No changes to sanitary sewer or water main
 - Storm Water
- Is a Land Division required? YES / **NO**
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way? No changes proposed or required
- 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 No new paving
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) Existing monument sign - only lettering to be changes, not size or location
- Exterior lighting plans? YES / NO Existing, no changes
- What kind of noise or level of noise will the business have? same/similar as existing
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO No changes, other than removal of small portion of existing sidewalk
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

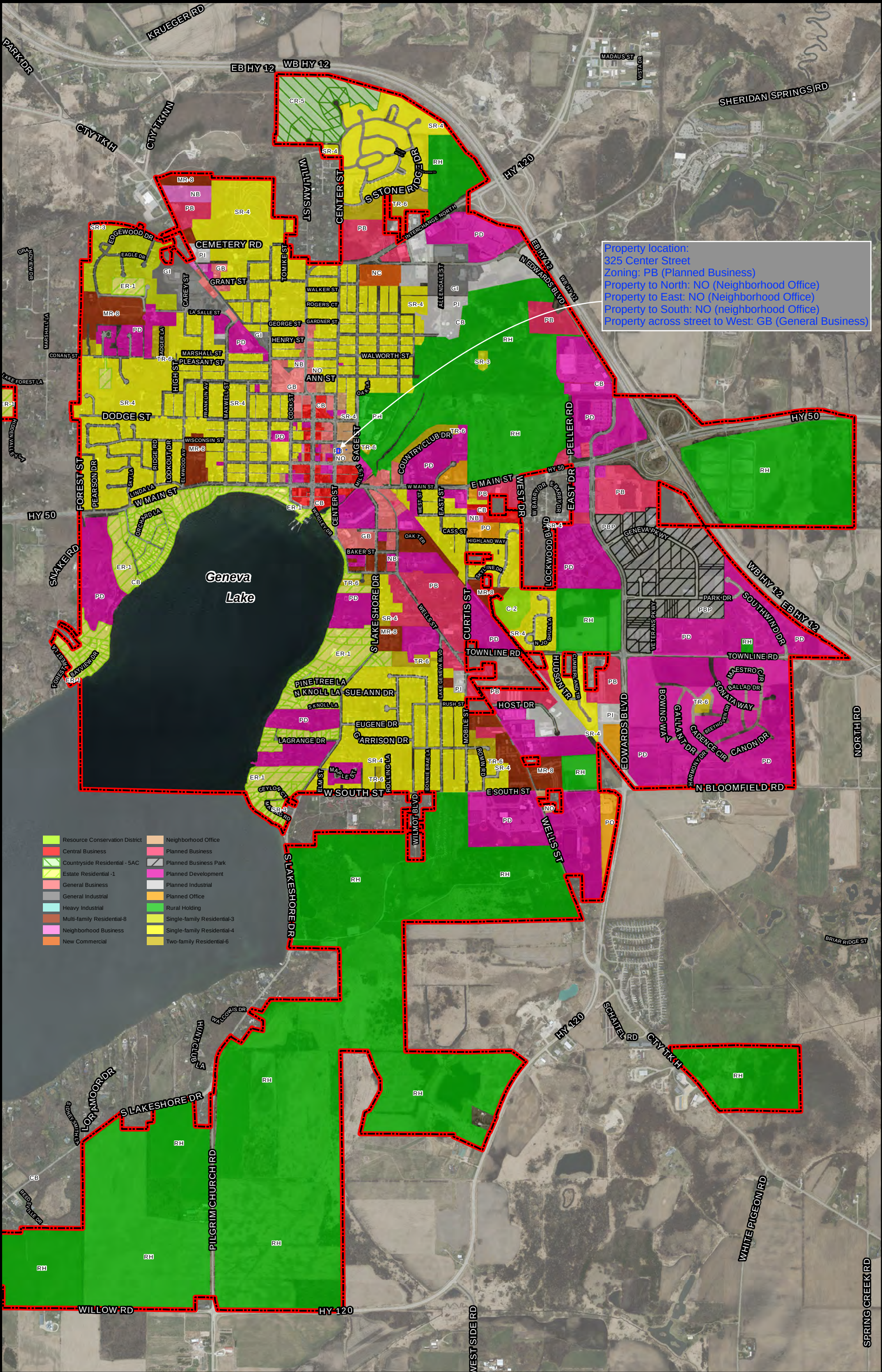
- Will existing sewer & water connections be used? YES / NO No change in water or sanitary sewer demand
- Will your project require the installation of a grease interceptor? YES / NO

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

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

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

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



Property location:
325 Center Street
Zoning: PB (Planned Business)
Property to North: NO (Neighborhood Office)
Property to East: NO (Neighborhood Office)
Property to South: NO (neighborhood Office)
Property across street to West: GB (General Business)

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



CITY OF LAKE GENEVA

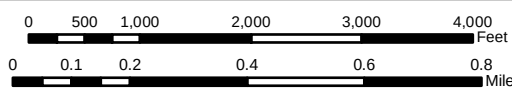


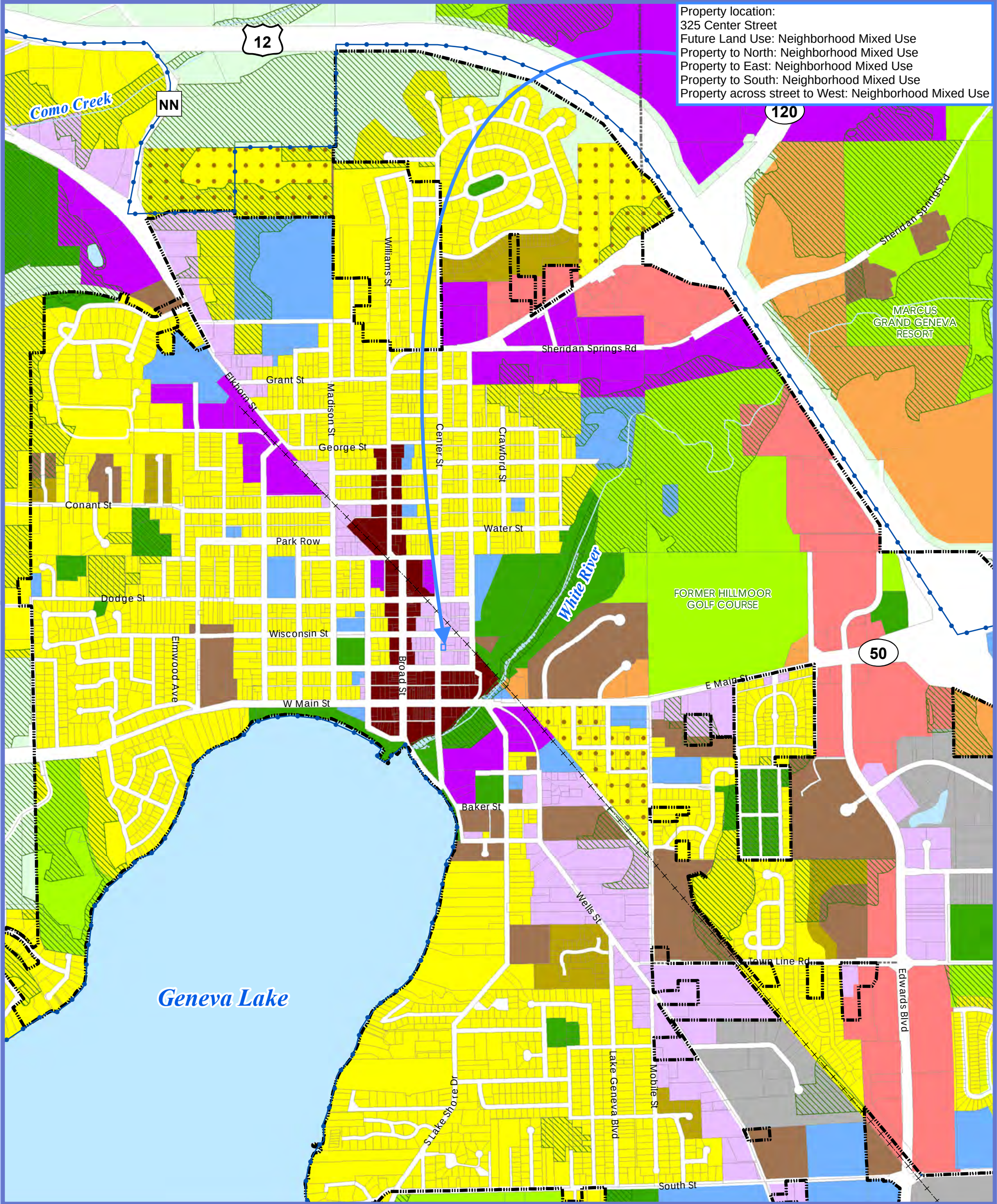
KAPUR & ASSOCIATES
CONSULTING ENGINEERS



City of Lake Geneva

Zoning Map on Aerial Background





Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor



- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary



Parcels



Surface Water



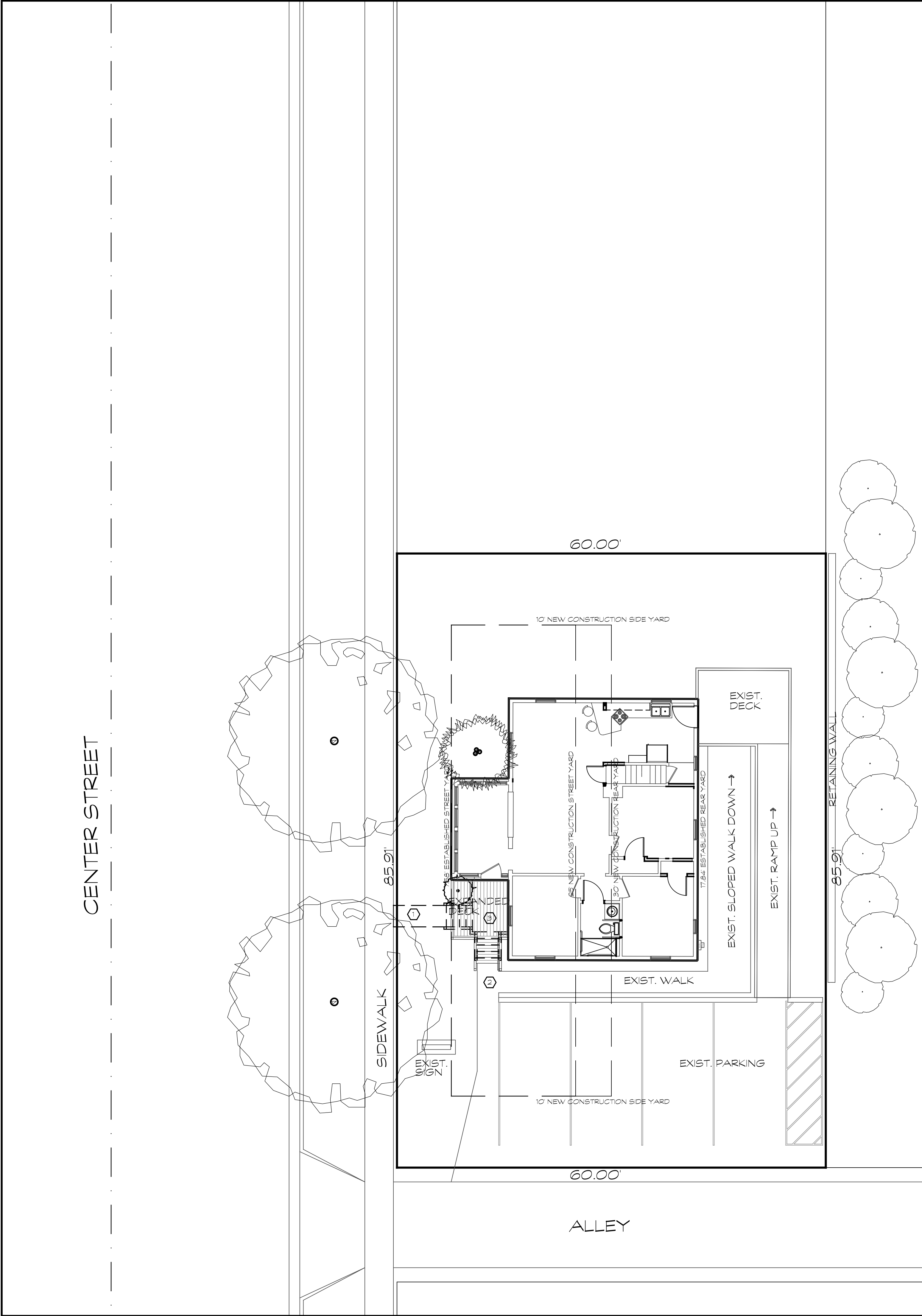
Abandoned Railroad



0 0.25 0.5 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

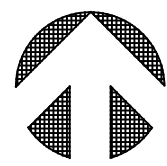


- ZONING:**
1. CURRENT ZONING IS PB (PLANNED BUSINESS) AND CURRENT USE IS PERMITTED BY RIGHT (PB-105/3)(d) OFFICE USE (PB-205/3)(c).
 2. PROPOSED USE IS CONDITIONAL (PB-105/3)(d) COMMERCIAL INDOOR LODGING (PB-205/4)(x).
 3. EXISTING STRUCTURE IS SUBSTANDARD AS IT DOES NOT MEET YARD SETBACKS FOR NEW CONSTRUCTION.
 4. A NEW EXPANDED DECK/UNCOVERED PORCH IS PROPOSED AT SOUTH-WEST CORNER. IT WILL NOT EXTEND BEYOND THE ESTABLISHED STREET/YARD SETBACK.
 5. EXISTING ON SITE PARKING (4 SPACES) WILL BE RETAINED TO MEET/EXCEED MINIMUM OF 1 SPACE PER PROPOSED BEDROOM.
 6. THE PROPERTY WILL BE USED AS A SINGLE DWELLING UNIT FOR TOURISTS/TRANSIENTS (LODGING FOR STAYS LESS THAN 30 SEQUENTIAL DAYS).
 7. NO ADJACENT PROPERTY IS ZONED RESIDENTIAL.
 8. NO OUTSIDE STORAGE IS PROPOSED.
 9. THE PROPERTY OWNER, CURRENT OFFICE USE OCCUPANT HAS A CITY BUSINESS LICENSE.
 10. FOLLOWING APPROVAL FROM PLAN COMMISSION AND CITY COUNCIL, THE OWNER/OPERATOR WILL COMPLY WITH THE CITY ROOM TAX PERMIT.
 11. MAP OF LOCATION AND CURRENT ZONING IS INCLUDED WITH CONDITIONAL USE PERMIT APPLICATION.
 12. THIS DRAWING SHEET SERVES AS PROPOSED SITE PLAN.
 13. THE PROPOSED EXPANDED DECK AT SOUTH-WEST CORNER WILL BE WOOD FRAMED AND WILL NO AFFECT THE CURRENT IMPERVIOUS/LANDSCAPE AREA RATIO.
 14. LANDSCAPING/PAVING/GRADING ARE PROPOSED TO REMAIN ESSENTIALLY AS IS.
 15. IN LIEU OF EXTERIOR ELEVATIONS, A SKETCH OF STREET SIDE VIEW WITH PROPOSED EXPANDED DECK IS INCLUDED AS PART OF APPLICATION FOR CONDITIONAL USE PERMIT.

- BUILDING CODE:**
1. PROPOSED USE IS A SINGLE DWELLING UNIT - TO BE RENTED AS A SINGLE UNIT.
 2. APPLICABLE BUILDING CODE IS W UNIFORM DWELLING CODE (UDC) FOR 1-2 FAMILY DWELLING UNITS (SPS 20-25).
 3. THE UDC HAS NO REQUIREMENTS FOR ACCESSIBILITY FEATURES. THE FEDERAL FAIR HOUSING ACT OF 1967 DOES NOT APPLY AS THE NUMBER OF DWELLING UNITS ON THE PROPERTY IS 3 OR LESS - THEREFORE NO ACCESSIBILITY OR AGE IN PLACE FEATURES ARE REQUIRED.
 4. NEW STAIRS ARE TO BE NOT LESS THAN 36" IN WIDTH AND HAVE RISE/RUN OF 8" MAX/8" MIN. (7 3/4"/10" PREFERRED). GUARDS SHALL BE NOT LESS THAN 36" ABOVE FLOOR WHERE DROP OFF FROM ONE LEVEL TO LEVEL, BELOW EXCEEDS 24". HANDRAILS SHALL BE GRASPABLE, CONTINUOUS FROM TOP RISER TO ONE TREAD DEPTH PAST BOTTOM RISER AND AT A HEIGHT BETWEEN 30 AND 36" (34" PREFERRED) ABOVE LANDING FLOORS/STAIR NOSINGS.
 5. NEW (OR RELOCATED) INTERIOR DOORS THAT PROVIDE CIRCULATION INTO AND OUT OF ROOMS SHALL BE NOT LESS THAN 32" WIDE.
 6. DWELLING UNIT SHALL HAVE AT LEAST A KITCHEN, A BATH, A LIVING AREA AND A BEDROOM/SLEEPING AREA.
 7. THE SIZE AND SHAPE OF THE EXISTING BUILDING ENVELOPE IS NOT PROPOSED TO CHANGE. THEREFORE THE HEATING AND COOLING LOAD WILL NOT CHANGE.
 8. EXISTING WINDOWS IN EACH PROPOSED BEDROOM ARE OPERABLE.
 9. TWO EXTERIOR ENTRANCE/EXIT DOORS ARE TO REMAIN.
 10. THE RECONFIGURED BATH, THOUGH NOT REQUIRED BY UDC OR FHFA, WILL INCLUDE AGE IN PLACE FEATURES (30" X 60" ROLL-IN SHOWER WITH BLOCKING IN WALLS TO ALLOW INSTALLATION OF GRAB BARS, REINFORCING/BLOCKING IN WALL BEHIND TOILET TO ALLOW FOR SWING DOWN GRAB BARS, 48" WIDE X 30" DEEP CLEAR FLOOR SPACE WITHIN BATH AND OUTSIDE OF DOOR SWING).
 11. THE PROPOSED KITCHEN, THOUGH NOT REQUIRED BY UDC OR FHFA, WILL INCLUDE AGE IN PLACE FEATURES (48" WIDE X 30" DEEP CLEAR FLOOR SPACE IN FRONT OF SINK, RANGE AND REFRIDGERATOR, REFRIDGERATOR WITH NOT LESS THAN 50% OF FREEZER AT NOT HIGHER THAN 48" ABOVE FINISH FLOOR, PORTIONS OF CABINETS WITHIN 48" ABOVE FINISH FLOOR REACH RANGE).

- KEY NOTES:**
1. REMOVE EXISTING CONCRETE SIDEWALK - PROVIDE NEW TOPSOIL AND LANDSCAPING.
 2. ALIGN SOUTH END OF NEW WOOD FRAMED STAIR RAILINGS WITH NORTH SIDE OF EXISTING EAST-WEST SIDEWALK.
 3. REMOVE EXISTING WOOD FRAMED DECK AND TREE/SHRUB. INSTALL NEW ENLARGED DECK WITH STREET SIDE RAILING ALIGNED WITH STREETSIDE WALL OF EXISTING STRUCTURE/BUILDING. SOUTH END OF NEW DECK TO BE POSITIONED TO ALLOW NEW STAIR TO ALIGN WITH NORTH SIDE OF EXISTING EAST-WEST SIDEWALK.

SHEET INDEX	
NO.	DESCRIPTION
A-1	SITE PLAN
D-1	LOWER LEVEL AND FIRST FLOOR DEMOLITION PLANS
A-2	LOWER LEVEL AND FIRST FLOOR ALTERATION PLANS
A-3	EXTERIOR PHOTOS AND SKETCH



1	PROPOSED SITE PLAN
A-1	SCALE: 1/8" = 1'-0"

DRAWING/REVISION

XXXX

date

xx-xx-22

PROPOSED ALTERATIONS AND CHANGE OF OCCUPANCY FOR

ROSS AND SUE GIESE at

325 CENTER STREET

LAKE GENEVA, WISCONSIN 53147

JOSEPH ZIMMER

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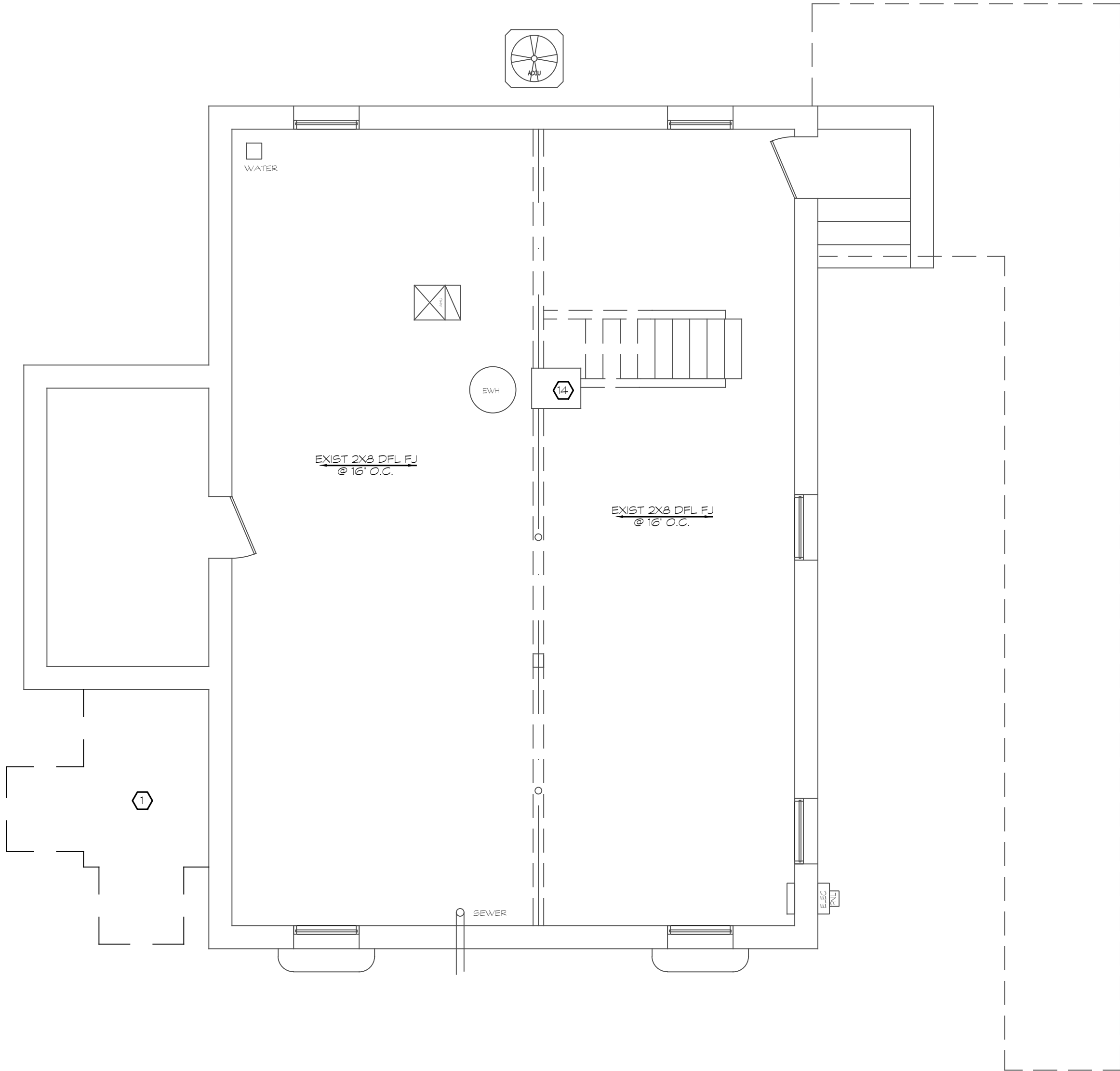
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SHEET NO.

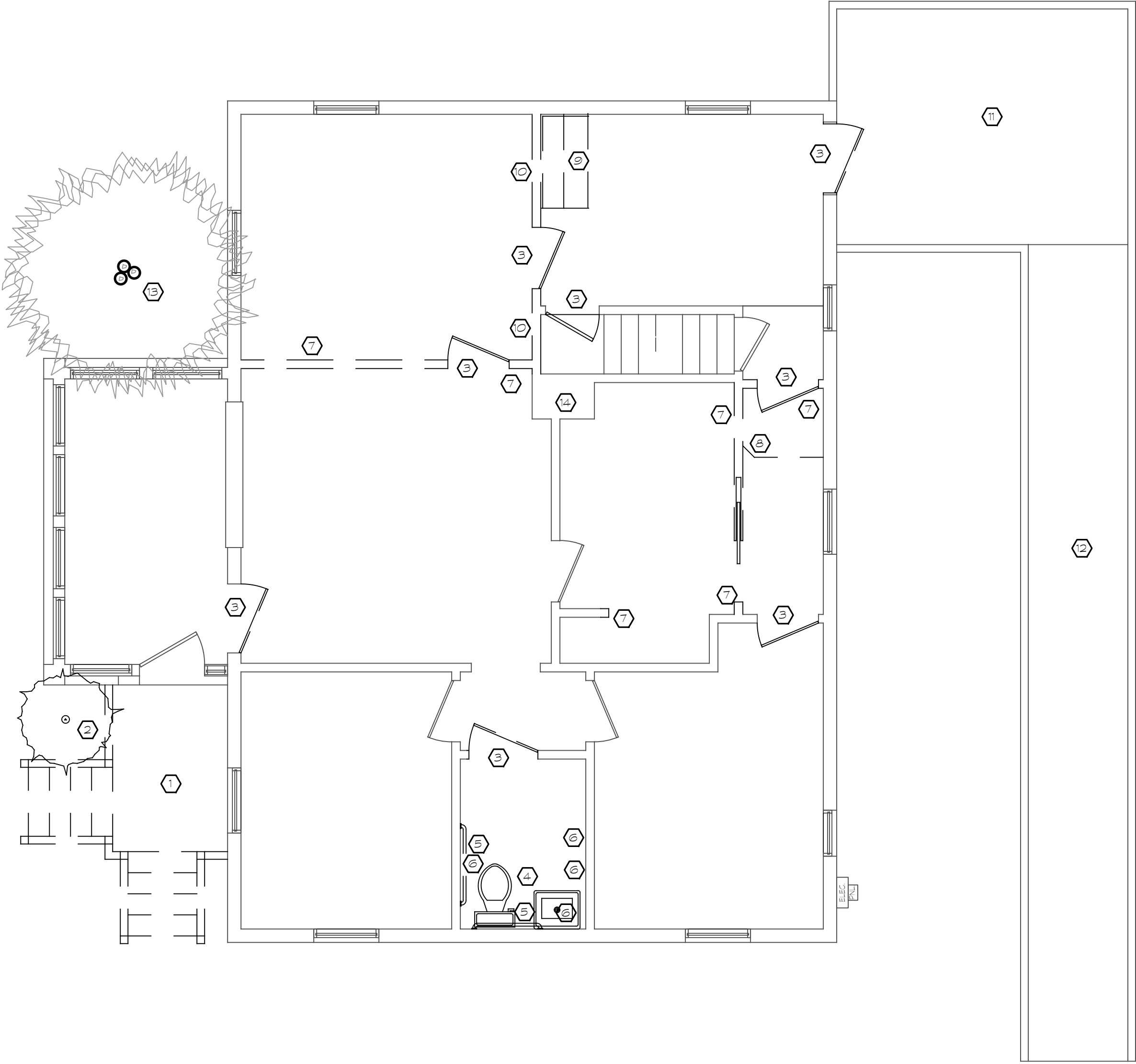
A-1

OF 4 SHEETS

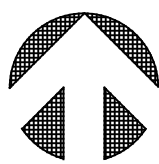
- DEMOLITION KEY NOTES:
1. REMOVE EXISTING DECK AND PREPARE GRADE FOR NEW DECK.
 2. REMOVE EXISTING TREE/SHRUB
 3. REMOVE EXISTING DOOR
 4. REMOVE EXISTING TOILET AND LAVATORY
 5. REMOVE EXISTING GRAB BARS - SALVAGE FOR REUSE.
 6. REMOVE PORTION OF WALL FINISH TO ALLOW FOR INSTALLATION OF NEW GRAB BAR WALL REINFORCING BLOCKING/STUDS
 7. REMOVE EXISTING NON-BEARING WALL.
 8. REMOVE PORTION OF EXISTING STAIR LANDING DOWN TO ADJACENT FLOOR LEVEL.
 9. REMOVE EXISTING CABINETS AND COUNTERTOP
 10. REMOVE PORTION OF ATTIC FLOOR/CEILING JOIST SUPPORTING WALL. SHORE CEILING UNTIL NEW SUPPORTING BEAM INSTALLED
 11. EXISTING DECK
 12. EXISTING WOOD FRAMED RAMP
 13. EXISTING TREE/SHRUB TO REMAIN
 14. EXISTING MASONRY CHIMNEY



LOWER LEVEL



FIRST FLOOR

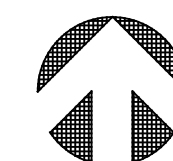


1	DEMOLITION FLOOR PLANS
D-1	SCALE: 1/4" = 1'-0"

DRAWING/REVISION	XXXX
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PROPOSED ALTERATIONS AND CHANGE OF OCCUPANCY FOR	
ROSS AND SUE GIESE at	
325 CENTER STREET	
LAKE GENEVA, WISCONSIN 53147	
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SHEET NO.	
D-1	
OF 4 SHEETS	

1. NEW/ALTERED FLOOR JOIST/BEAM

14. EXISTING LANDING AND STAIR
15. MICROWAVE SHELF IN ONE OF WALL CABINETS
16. SITE BUILT BUNK BED
17. NEW FLOORING, WALL PAINTING AND LIGHTING THROUGHOUT FIRST FLOOR
18. NEW COUNTERTOP IN SHAPE SHOWN
19. EXISTING WALL OPENING



A-2

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

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ROSS AND SUE GIESE at
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SHEET NO.

A-2

PHOTO KEY NOTES:

- 1. REMOVE EXISTING TREE/SHRUB AND DECK
- 2. REMOVE EXISTING WALK FROM PUBLIC SIDEWALK TO DECK. REPLACE WITH LANDSCAPING
- 3. INSTALL NEW ENLARGED DECK AT SOUTHWEST CORNER TO EXTEND TO ESTABLISHED STREET YARD SETBACK
- 4. NEW STAIR TO DECK TO START AT 90 DEGREEE INTERSECTION OF EXISTING SIDEWALK
- 5. EXISTING MONUMENT SIGN TO HAVE NAME/LETTERING CHANGED, SIGN MATERIALS AND SIZE TO REMAIN AS THEY ARE CURRENTLY
- 6. EXISTING ON PROPERTY PARKING - PAINTED STRIPING TO INDICATE 4 SPACES
- 7. EXISTING WOOD FRAMED RAMP TO EXISTING DECK AND REAR ENTRANCE



FROM NORTHWEST



FROM WEST



FROM WEST



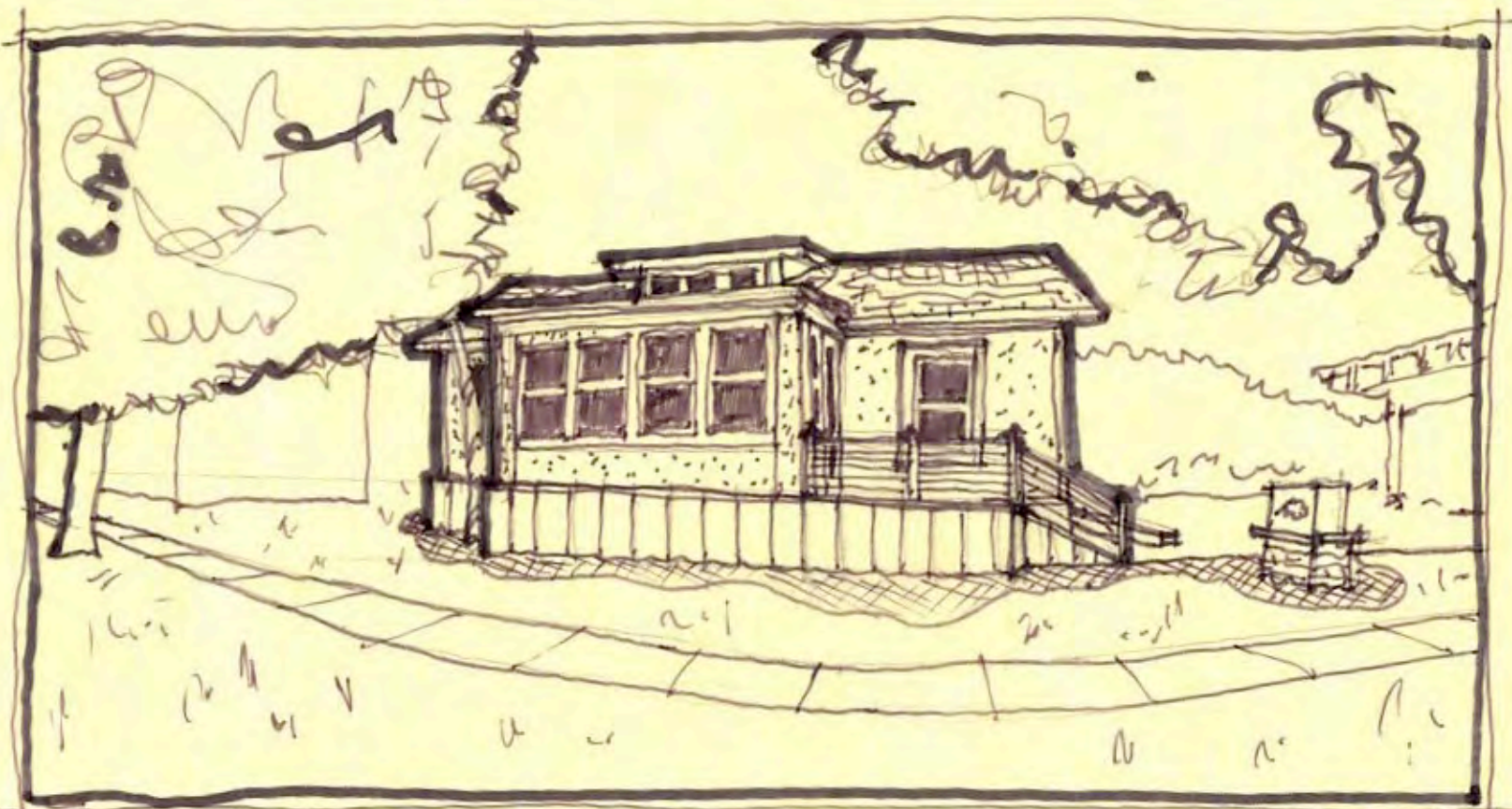
FROM SOUTHEAST

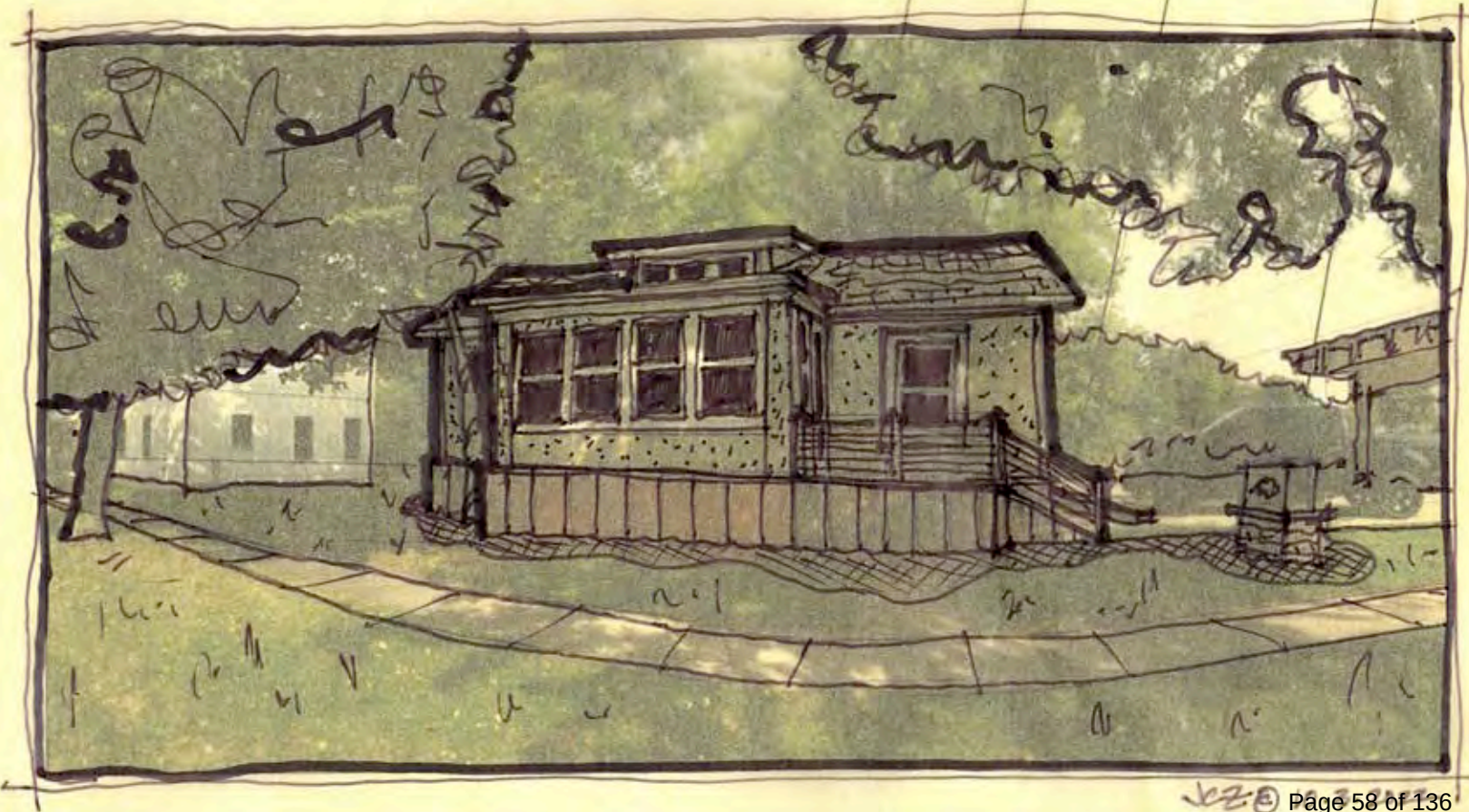


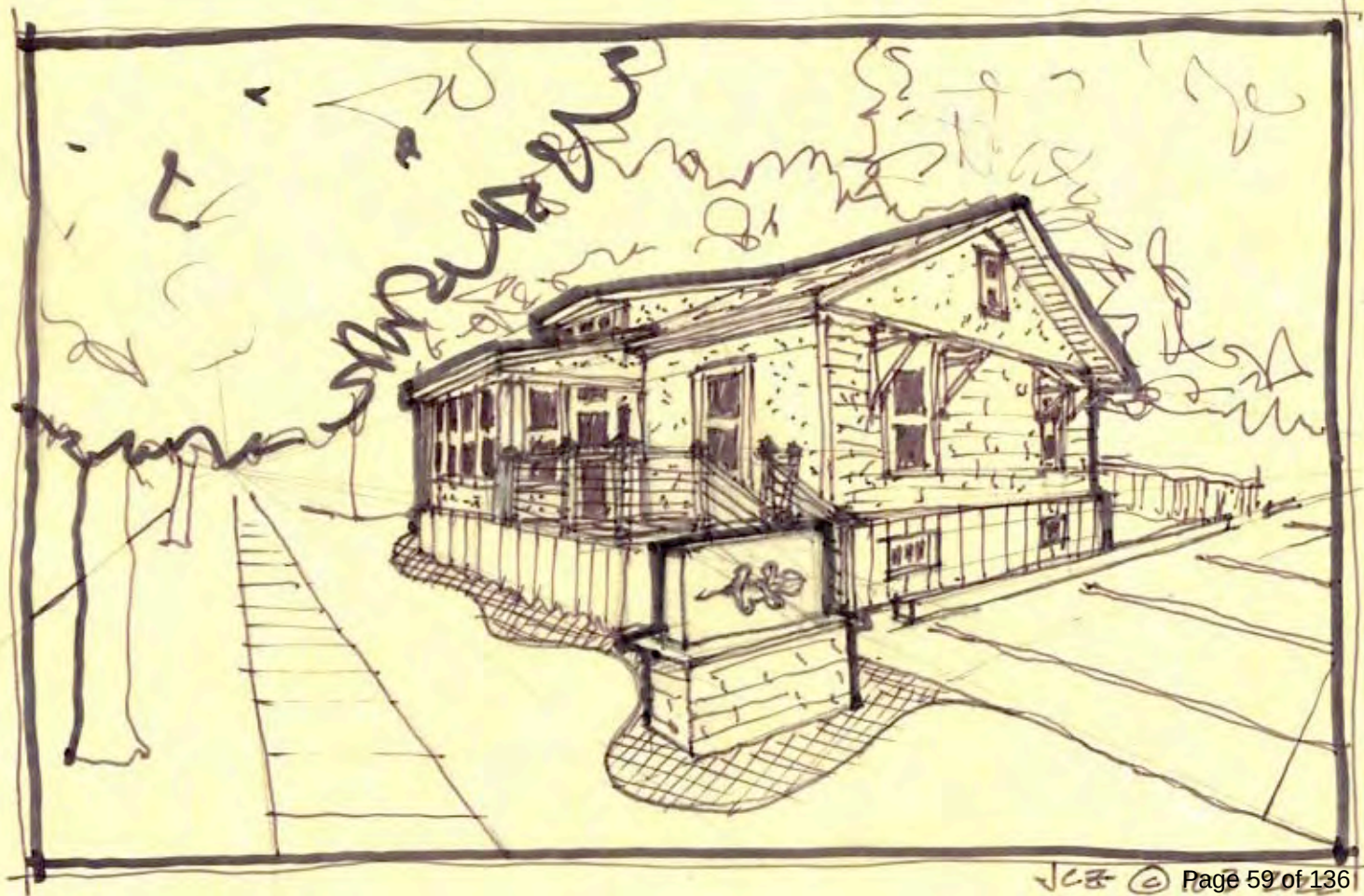
FROM SOUTHWEST

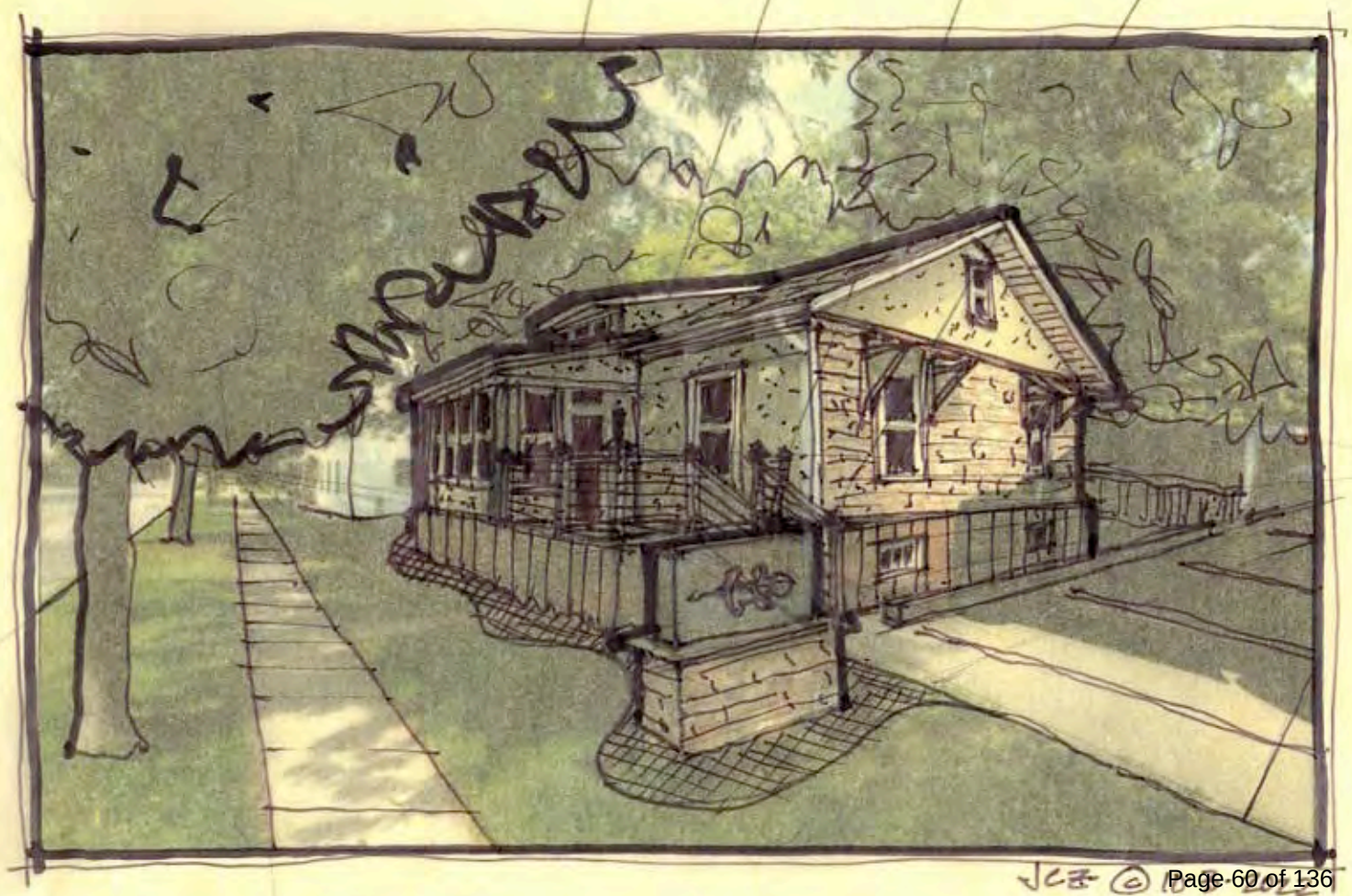
1	EXTERIOR PHOTOS
A-3	SCALE: NONE

DRAWING/REVISION	XXXX
date	XXXX-XX-XX
PROPOSED ALTERATIONS AND CHANGE OF OCCUPANCY FOR	
ROSS AND SUE GIESE at	
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DATE 9 / 26 / 2022	
SHEET NO. A-3	
OF 4 SHEETS	









STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 21, 2022

Agenda Item #8

Applicant:

Golden Years
270 Ridge Road
Walworth, WI 53184

Request:

Proposed General Development Plan (Amendment)
Golden Years Planned Development
Skilled Nursing and Rehabilitation Services Facility

Represented by:

Jon Stankevitz
270 Ridge Road
Walworth, WI 53184

Description:

The applicant is submitting a General Development Plan (GDP) amendment application for the Golden Years development, a skilled and assisted living senior campus located on the north side of North Bloomfield Road, approximately 500 feet east of Edwards Boulevard.

The Golden Years originally received GDP approval in 2017 and obtained PIP approval to complete the build out of Phase 1. Golden Years wishes to proceed with Phase 2; however, their original GDP has expired and requires reapproval before they can proceed with the next phases. The existing phase 1 includes a one-story senior care facility totaling 31,500 sf. The anticipated Phase 2 development will include two one-story additions for skilled care totaling 15,500 sf added space.

The overall 11.5-acre Golden Years development provides continuum of care services (rehabilitation, independent living, assisted living, memory care and long-term care). It includes a 58-unit senior apartment complex, a 44-bed CBRF licensed assisted living residence, and 30-bed skilled nursing facility. The application notes the project will continue to be implemented in multiple phases totaling 175 units and 202,000 square feet.

Consistency with the Comprehensive Plan:

A GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State law. The Comprehensive Plan recommends this area as Planned Neighborhood. This category allows for institutional uses such as the proposed senior housing project. Therefore, the proposed GDP is consistent with the Comprehensive Plan.

Relationship to Base Zoning Standards:

All Planned Developments must identify any flexibilities being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Planned Office (PO) zoning district, which is often applied to large institutional developments, provides that comparison zoning district. The project is requesting 4 flexibilities:

1. Density and intensity exemptions: Zoning code allows up to 50 units per acre as a conditional use. The applicant requests a density of 15.2 units per acre via the Planned Development approval process rather than a conditional use permit process.
2. Building Height: Request to exceed the 35-foot height due to grade changes, specifically at the west end of the building.
3. Accessory building height: Request to exceed the 15-foot height maximum, allowing a 20-foot height to park a bus needed for transportation for residents of the facility.
4. Parking: the required minimum parking based on total units is 169 stalls. The project proposes 134 stalls.

Staff Review Comments:

The Plan Commission had a favorable reaction to the proposed Concept Plan and General Development Plan for Golden Years when presented in early 2017. The proposed GDP is consistent with prior approvals and will allow the applicants to gain reapproval in order to comply with timing requirements in the zoning code. Next, they may proceed with a PIP for Phase 2.

The proposed project maintains building elevations that gently rise from east to west, with significant building setbacks provided in all directions, particularly in relation to Bloomfield Road. The tallest rooflines are on the west end of the building, adjacent to the planned commercial development called for along the east side of Edwards Boulevard / WIS 120.

Parking areas are small and distributed around the site. Planning staff is comfortable with the proposed amount of parking, noting that the provision of spaces reflects actual parking use at comparable facilities. Further, ample room is available to enlarge most parking areas if more spaces are needed in the future.

Generous areas are available for all required landscaping. The site layout will enable preservation of the grove of mature trees in the southeast corner of the site along North Bloomfield Road.

Overall, staff finds the project appropriate given the needed market for senior continuum of care facilities, and that it maintains the desired consistency of land uses, land use intensities, and land use impacts as a transition between planned residential and institutional development to the east and northeast and planned commercial development to the west.

Staff Recommendation:

Procedural steps require a recommendation by the Plan Commission to the Common Council on the proposed Zoning Map Amendment. Staff recommends approval of the submitted Planned Development - GDP request with the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005.
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map.
 - a. The designation of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
 - b. A mistake was made in mapping on the Official Zoning Map.
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning.

- d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Conditions of Approval:

1. Allowed flexibilities from the Planned Office base zoning district include approval of the requested density by Planned Development zoning, and exceedance of maximum building height and maximum accessory building height.
2. The proposed walkway network shall connect to the public sidewalk network planned along Harmony Way and the pedestrian/bicycle path along North Bloomfield Road.
3. A traffic study shall be submitted in phased reviews to confirm whether an additional vehicular access to North Bloomfield Road will be permitted, and if so, how it shall be configured.

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** November 16, 2022

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

CC: Jon Stankevitz – Golden Years
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: GDP Amendment– Golden Years - 611 Harmony Drive (PIN ZA475600001)
Kapur Project Number 22.0160 – Phase 13
RECOMMENDED APPROVAL

BACKGROUND AND REQUEST:

A General Development Plan (GDP) application was submitted by Golden Years for the construction of two additions to the existing structure for skilled care services. The property is located at 611 Harmony Drive (PIN ZA475600001). The new construction would be approximately 15,550 SF in building floor area on the existing 11.5 acres site. The primary entrance to the site will be maintained on Harmony Way. A secondary access point, in the future, is planned off Bloomfield Road.

The following plan and calculations were submitted for review:

- **General Development Site Plan**, prepared by **Groth Design Group**, 1 sheet, dated **10/07/2022**.
- **General Development Conceptual Landscape Plan**, prepared by **Groth Design Group**, 1 sheet, dated **10/07/2022**.

Comments:

Kapur recommends **approval** of the GDP application for *Golden Years* based on the information reviewed above. This approval is subject to the following conditions:

1. The existing site was previously developed under a General Development Plan (GDP) and Precise Implementation Plan (PIP) that has since expired. The proposed GDP includes a new 4,000 SF addition to the existing structure to the west end and a slightly smaller addition on the east end of the building (previously identified as future memory care). Access roads, parking lots and pedestrian access for future improvements are consistent with the previously approved GDP.
2. The secondary access proposed off Bloomfield Road is shown for future consideration. The City has requested that the applicant provide an engineering analysis to demonstrate the necessity and best





placement of this ingress/egress during the Precise Implementation Plan process. This request is noted on the site plan.

3. Site specific engineering plans and construction details are required for PIP review.
4. Stormwater management is required for the proposed improvements. The Phase 1 stormwater management plan shall be updated to include all Phase 1 and Phase 2 improvements. Modifications to the existing detention facilities may be required.

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 GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
LOT 1 CERTIFIED SURVEY NO 4756 AS RECORDED IN VOL 31 OF CS ON PAGE 261 WCR. LOCATED
IN NE1/4 SEC 6 T1N R18 E. 500828 SQ FT, CITY OF LAKE GENEVA, OMITS ZSF-74 AND ZSF-85
611 Harmony Dr. Lake Geneva, WI 53147

Name and Address of Current Owner: _____

Jon Stankevitz. 270 Ridge Rd, Walworth, WI 53184

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

262-275-6103. jstankevitz@goldenyearswi.com

Owner Signature: _____

Name and Address of Applicant: _____

Jon Stankevitz.

270 Ridge Rd, Walworth, WI 53184

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

262-275-6103. jstankevitz@goldenyearswi.com

Proposed Use: Use of the existing building and property is unchanged. The existing 30 unit
skilled nursing care facility will be maintained with two additions being proposed. These
additions will add 24 skilled nursing care resident rooms.

Zoning District in which land is located: Planned Development

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

Architect: GROTH Design Group. 600 W. Virginia St., Suite 602, Milwaukee, WI 53204

Contractor: Scherrer Construction. 601 Blackhawk Dr., Burlington, WI 53105

Short statement describing activities to take place on site:

Two additions will be added to the existing building. One addition off the northwest end of the
building and the other off the west end of the building. The existing staff parking lot to the
north will be modified to allow for the northwest addition. Each of the additions will follow
the same design concept as the existing building and is in general, following the original GDP of
the property from 2017.

GDP fee \$400.00, payable upon filing application

10-6-2022
Date


Signature of Applicant



GOLDEN · YEARS
WALWORTH · LAKE GENEVA

Dear Mayor, Administrator, Alderpersons, and Plan Reviewers,

We are excited to be returning to you to request your consideration of Phase 2 in the development of the Golden Years senior living campus on Harmony Drive in Lake Geneva.

As you will see, this next phase of development will be a natural continuation of our current Lake Geneva facility – both in design and licensure. As such, it fits comfortably within the scope of the general development plans for this property, and will compliment the precise implementation plan that was approved during Phase 1.

The Golden Years has a long history of multi-phased growth, beginning with our facility in Walworth over 50 years ago and continuing to the completion of our first phase of development in Lake Geneva in 2018. Rich Austin would often clarify that the Golden Years didn't grow to just get bigger, it grew to get better, and over the years each new phase has intentionally been designed and built with the goal of providing both an excellent place for our residents to live, as well as an excellent place for our staff to work. We believe that this second phase of development that we are presenting to you fits that mantra and will allow us to continue to grow to get better.

As third generation family owners, we personally remain committed to continuing to serve our community's seniors to the very best of our abilities - like our family and so many dedicated staff before us. In addition, our commitment goes beyond a financial investment. Our days (and often nights!) are spent leading the Golden Years and serving our residents. For both of us, this is our full-time job. Though the last few years have brought a worldwide pandemic and significant workforce and economic challenges, we still can't imagine a more fulfilling or rewarding career than getting to serve so many amazing seniors and their families.

Since we first opened the Golden Years of Lake Geneva in May of 2018, we have been privileged to be able to serve more than 500 seniors from Lake Geneva and the surrounding communities, and God-willing, we look forward to increasing that number exponentially throughout the coming years!

Thank you in advance for your consideration. We look forward to working with you!

Sincerely,

Jeff Austin

Jon Stankevitz

Walworth Campus

270 Ridge Road
Walworth, WI 53184
P: 262.275.6103
F: 262.275.6106

Continuing to Care · Privileged to Serve

goldenyearswi.com

Lake Geneva Campus

611 Harmony Drive
Lake Geneva, WI 53147
P: 262.249.1960
F: 262.249.1962



Golden Years

Lake Geneva Development for Senior Living – Phase 2

General Development Plan Project Narrative

Owner History & Vision & Timeline

Golden Years began as an idea created by a gentleman named Mr. Vic Carbrey. In 1960, at the age of 80, he began building his nursing home in Walworth, Wisconsin where older folks could live, be cared for and respected. Upon completion in November 1965, the first residents were welcomed, and Mr. Carbrey's dream became reality. On June 1, 1969, having completed his goal, Vic, at the age of 89, decided to retire and sold the Golden Years Nursing Home to Eugene and Margaret Anne Austin. Their son, Richard, began with them and on January 1, 1980, he and his wife, Linda, purchased the facility from Rich's parents. Now in its third generation of family ownership, the Golden Years continues to be operated today as a privately-owned business. In 2016 Rich and Linda's son and son-in-law, Jeff Austin and Jon Stankevitz, began a multi-year process of purchasing the Golden Years – a process that culminated on July 1, 2020.

With campuses in Walworth and Lake Geneva, the Golden Years offers three distinct levels of care that together provides the most comprehensive and highest quality senior living options in the area.

The Golden Years of Walworth contains a 58-unit senior apartment complex, and after significant renovations scheduled to be completed in late 2022, will also include a 44-bed CBRF licensed Assisted Living Residence.

The Golden Years of Lake Geneva contains a 30-bed skilled nursing facility providing healthcare and rehabilitation services to seniors in Lake Geneva and the surrounding communities. This facility was built as a brand-new construction and opened on May 7, 2018.

As was outlined in the General Development Plan (GDP) previously approved by the City of Lake Geneva in 2017, the need for quality senior care continues to grow in Walworth County, and Golden Years' goal is to continue to grow to meet these needs. It was with that mind that the Golden Years originally purchased the approximately 11.5 acres in the redevelopment efforts at the former Lake Geneva Raceway and outlined the future plan to develop a new senior living campus in Lake Geneva offering a continuum of care including: rehabilitation services, independent living, assisted living

options, memory care and long-term care. The project will continue be implemented in multiple phases and progressively provide new job opportunities in the Lake Geneva community and significantly increase the tax base value for the property.

Also similar to the GDP application in 2017, the Golden Years has 24 skilled nursing bed licenses currently in “restricted use”. As regulated by the Wisconsin Department of Health, the bed licenses can only be in restricted use for an 18-month period. This status began in May of 2022 and is the primary driver for the project to achieve occupancy by November 2023.

The parcel being submitted for General Development Plan approval was previously submitted and approved by the City Council for a Precise Implementation Plan of a senior living campus. This previous approval recently expired within the past few months, but the current concept plan is virtually identical in size and services as the previously approved project.

Project Goals

- Provide a state-of-the-art senior living campus to serve the Lake Geneva community
- Maintain a similar business model to the Walworth, Wisconsin campus that has been owned and operated successfully for over 53 years by Golden Years
- Continue to develop the unused vacant portion of the property.
- To grow the Golden Years business and reinforce the Golden Years reputation as a good neighbor and business partner in Walworth County

Project Schedule

The project schedule will be developed in multiple phases over an anticipated 10-15 year period. The milestone schedule below outlines the implementation of Phase 2 – Long term Care and Rehabilitation skilled nursing bed expansion.

Design & Approval Schedule

1. The project is currently in the design phase. The primary driver for the project is the approval timeframe for the placement of skilled nursing bed license placed in restrictive use. The bed license will need to be activated November 6, 2023. The project has been reviewed by city staff for the Pre-Application meeting. The sequence for design is as follows:
 - a. October 2022:
 - i. Submit GDP to City of Lake Geneva
 - ii. Completion of Design Development
 - iii. Submittal of Footing & Foundation plan to Wisconsin DHS for state Review



- b. November 2022
 - i. GDP approval from Plan Commission and City Council
 - ii. Footing & Foundation approval from Wisconsin DHS
- c. December 2022
 - i. Submit Early Start Footing & Foundation Permit to City of Lake Geneva
 - ii. Submit Precise Implementation Plan (PIP) to City of Lake Geneva
 - iii. Completion of Construction Documents
 - 1. Contractor Bidding Documents
 - 2. Wisconsin DHS Final Submittal Review
- d. January 2022
 - i. PIP approval from Plan Commission and City Council

Construction Schedule

- 1. The proposed construction schedule will be to start activities as soon as possible.
 - a. December 2022
 - i. Footing and Foundation Start following Early Start permit for city.
 - b. January / February 2023
 - i. Start construction above ground
 - c. October 2023 / November 2023
 - i. Certificate of Occupancy approval
 - ii. Life Safety approval
 - iii. Furniture installation
 - iv. Resident occupancy

A(1) – Location Map of Subject Property

Please see the attached maps

A(2) – Map of Subject Property

Please see the attached maps

A(3) – General Written Description

General Themes and Images

This original project has been carefully planned to compliment the positive characteristics of the proposed surrounding neighborhood and the architecture of the community. The character was a blend of “Prairie” design style and “Agrarian” design found throughout Lake Geneva and southeastern Wisconsin. The two additions planned as part of this phase will continue this theme and look of the original. Building materials will consist of residential products from masonry to siding to shingles and the color scheme will stay within the earth tone palette. The site design goal is to provide a peaceful setting with several amenities, such as: sidewalks, planting features, and outdoor seating areas.

General Mix of Dwelling Unit Types and Land Use

The envisioned project will create a state-of-the-art senior living campus. The campus will provide various levels of care to meet all needs for seniors in the community Levels of care include:

- Independent Living Apartments (55-65 units)
- Assisted Living Apartments (30-36 units)
- Memory Care (Alzheimer’s / Dementia) Assisted Living Apartments (15-20 units)
- Rehabilitation Services
- Skilled Nursing Care (54 beds – 30 existing / 24 in Phase 2)
- TOTAL UNITS: 175 units

Approximate Residential Densities and Intensities

All zoning requirements, standards and bulk regulation calculations and comparisons are based on a proposed Planned Development with a base zoning of Planned Office (PO). The Planned Office district best fits the Institutional Residential Use that is proposed.

The project approximate square footage will be all new construction per the following:

- Independent Living (70,000 square feet) and will be three stories tall.
 - Under Building Parking / Basement (28,000 square feet)
- Assisted Living (36,000 square feet) and will be two story
- Memory Care Assisted Living (20,000 square feet) and will be one story
- Skilled Nursing (45,000 square feet) and is one story.
 - 31,500 Existing / 11,550 Phase 2 Expansion
- Maintenance Building (3,000 square feet) and is one story
- TOTAL: 202,000 square feet

General Development Plan – Project Data

Site Area:	11.5 acres
Total # of Units Existing & Proposed:	175 maximum
Dwelling Unit Density:	15.2 du/acre
Building Floor Area:	202,000 square feet
Floor Area Ratio:	0.40
Impervious Surface Area Ratio:	0.40

General Treatment of Natural Features:

The property has a natural grade change from east to west (high to low) that is consistent with the rolling prairies of southern Wisconsin. The project design will utilize this grade change to step the buildings down the slope to keep the overall building height low and flowing with the grade. There are approximately a dozen existing hardwood trees that create a presence on the southeast corner of the parcel due to their size and character. A project goal is to keep these trees as a natural feature and cornerstone for the development as it is located on the main boulevard entrance of North Bloomfield Road and Harmony Drive.

General Relationship to Nearby Properties and Public Streets

South – The subject site is bounded on the south by North Bloomfield Road. The 131.98-acre parcel directly across North Bloomfield Road is owned by Maple Glen LLC and is not a zoning district.

West – The subject site is bounded on the west by an undeveloped 15.96-acre parcel owned by Greg Baird. The parcel is zoned PD – Planned Development.



North – The subject site is bounded on the north by Symphony Bay Residential lots.

East – The subject site is bounded on the east by Harmony Way. The 2.28-acre parcel directly across Harmony Way is owned by Geneva Lakes Christian Church. The parcel is zoned PD – Planned Development.

Primary Entry into the site will be maintained on Harmony Way. Resident drop off and visitor parking will occur at three major entry points into the building, based upon care level. A secondary access point into the site will occur on North Bloomfield Road. Deliveries, employees, emergency response, and apartment residents with vehicles will utilize this access point.

General Relationship of the Project to the Master Plan

The Golden Years senior living community is located in the southwest corner of the Symphony Bay planned development community. The subject parcel is zoned as a PD – Planned Development and is located within the jurisdiction limits of the City of Lake Geneva.

The City's Future Land Use Map (comprehensive plan) indicates the areas to the north, east and south of the subject site as Planned Neighborhood use. The area to the west is proposed as Planned Business use.

Rationale as to Why PD Zoning is Proposed

Golden Years senior living community is proposed for PD Zoning due to the previously approved general development plan for PD zoning overlay and due to the unique nature of the senior housing functions and services that the proposed community will provide. The housing functions and services for this community; apartments, assisted living, memory care, skilled nursing care, and rehabilitation services qualify for several different and distinct underlying zoning categories. It is therefore the unique nature of the proposed senior living campus uses that necessitates a planned development approach. The project's principal benefit is that it offers superior quality care and alternative care needs for the community's senior population, thereby affording older residents of Lake Geneva the opportunity to stay within the community.

Zoning Standards Comparison (based on Planned Office underlying zoning)

Regulations Applicable to Planned Residential Zoning District with Institutional Residential Uses:

Residential Density and Intensity Requirements:

1. Minimum Zoning District Area
 - a. Required: 40,000 sf
 - b. Proposed: 500,828 sf
2. Maximum Gross Density (MGD) (Exemption Required – See Potential Exemption Section)
 - a. Required: up to 50.00 per limits of the conditional use permit
 - b. Proposed: 15.2 units per acre
3. Minimum Landscape Surface Ratio (LSR)
 - a. Required: 50%
 - b. Proposed: 60%
4. Maximum Building Coverage:
 - a. Required: 40%
 - b. Proposed: 20%
5. Maximum Accessory Building Cover:
 - a. Required: 10%
 - b. Proposed: 1% maximum

Residential Bulk Requirements:

- A. Minimum Lot Area
 - a. Required: 20,000 sf
 - b. Proposed: 500,828 sf
- B. Minimum Lot Width
 - a. Required 100 feet
 - b. Proposed: 653 +/- feet
- C. Minimum Street Frontage
 - a. Required: 50 feet
 - b. Proposed: 515 +/- feet
- D. Minimum Setbacks
 - a. Front or Street Lot Line to Building
 - i. Required: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.
 - ii. Proposed: 80 feet
 - b. Front or Street Lot Line to Garage
 - i. Required: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.

- ii. Proposed: 300 feet
- c. Side Lot Line to Building or Garage:
 - i. Required: 10 feet
 - ii. Proposed: 30 feet
- d. Total of Both Sides, Lot Lines to Building/Garage
 - i. Required: 20 feet
 - ii. Proposed: 50 feet
- e. Rear Lot Line to Building or Garage
 - i. Required: 30 feet
 - ii. Proposed: 30 feet
- f. Side Lot Line to Accessory Structure:
 - i. Required: 3 feet from property line
 - ii. Proposed: 30 feet
- g. Rear Lot Line to Accessory Structure
 - i. Required: 3 feet from property line
 - ii. Proposed: 30 feet
- h. Peripheral Setback
 - i. To be calculated with GDP/PIP submittal
- i. Minimum Paved Surface Setback
 - i. Required: 5 feet from side or rear; 10 feet from street
 - ii. Proposed: 20 feet from side or rear' 30 feet from street
- j. Minimum Dwelling Unit Separation
 - i. N/A
- k. Maximum Height of Building
 - i. Required: 35 feet, great with conditional use permit
 - ii. Proposed: 42 feet, 54 feet to basement garage floor (Exemption Required – See Proposed Exemption Section)
- l. Maximum Height of Accessory Structure:
 - i. Required: 15 feet
 - ii. Proposed: 20 feet (Exemption Required – See Potential Exemption Section)
- m. Minimum Number of Off-Street Parking Spaces Required on the Lot
 - i. Required: 169 stalls
 - 1. Independent Living Bedrooms: 55-94 bedrooms @ 1 stall per 1 bedroom = 55-94 stalls

2. Assisted Living Bedrooms: 30-40 bedrooms @ 1 stall per 3 bedrooms = 10-14 stalls
3. Skilled Nursing / Memory Care Units: 45-64 units @ 1 stall per 6 units = 8-11 stalls
4. Staffing: 50 maximum employees at one time @ 1 stall per employee = 50 stalls
5. Total: 123 – 169 stalls
- ii. Proposed: 134 stalls
 1. Underbuilding parking structure: 50 stalls
 2. Surface parking: 84 stalls
- n. Minimum Dwelling Core Dimensions:
 - i. Required: 20' x 40'
 - ii. Proposed: 35' x 70' (Maintenance Building)
- o. Minimum Roof Pitch
 - i. Required: 3:12
 - ii. Proposed: The building will have mainly sloped roofs with some small areas that will not meet the required minimum of 3:12. These areas will be minimized and hidden from view as much as possible.
- p. Minimum Eave Width:
 - i. Required: 18 inches
 - ii. Proposed: 18 inches

Description of Potential Exemptions

1. Land Use Exemption
 - a. None
2. Density and Intensity Exemptions
 - a. Maximum Gross Density (MGD) – The City of Lake Geneva Zoning Ordinance allows up to a maximum gross density of up to 50 units per acre as a conditional use. Therefore, an exemption is requested for the proposed 15.2 units per acre required for the Golden Years project.
3. Bulk Requirement Exemption
 - a. Maximum Height of Building – The required maximum building height is 35 feet but can be greater with a conditional use permit approval. The proposed project is a Planned Development with a base zoning of Planned Office and an Institutional Residential use. The Institutional Residential use is a Conditional Use and, therefore, an increased

building height can be approved. The main building will vary in height from one to three stories with a parking level proposed under the 3-story independent living on the west end. Although most of the building will be less than 35 feet in height, the far west end is designed to fit the existing elevation changes on the site. A preliminary building elevation exhibit is included with this submittal to show the proposed building mass, as well as conceptual roof design and architectural character.

- b. Maximum Height of Accessory Structure – The required maximum accessory structure height is 15 feet. The project includes a separate maintenance / garage building that is 20 feet and therefore an exemption was required with the original GDP in phase 1. The increased height allowed for Golden Years to park a small bus in the building. The bus is necessary to provide transportation for residents of the facility.

4. Landscape Exemptions

- a. None

5. Parking and Loading Requirement Exemptions

- a. Parking Requirements – The required minimum parking stalls based upon the maximum total of units is 169 stalls. The proposed project is a Planned Development with a base zoning of Planned Office and an Institutional Residential use. Golden Years has performed an analysis of their similar campus in Walworth, Wisconsin, which offers similar housing and services. Using the parking ratios for the Walworth Campus, Golden Years has calculated a conservative total of 134 stalls at peak times.

A(4) – General Development Plan Drawings

Please see the attached maps.

A(5) – General Conceptual Landscaping Plan

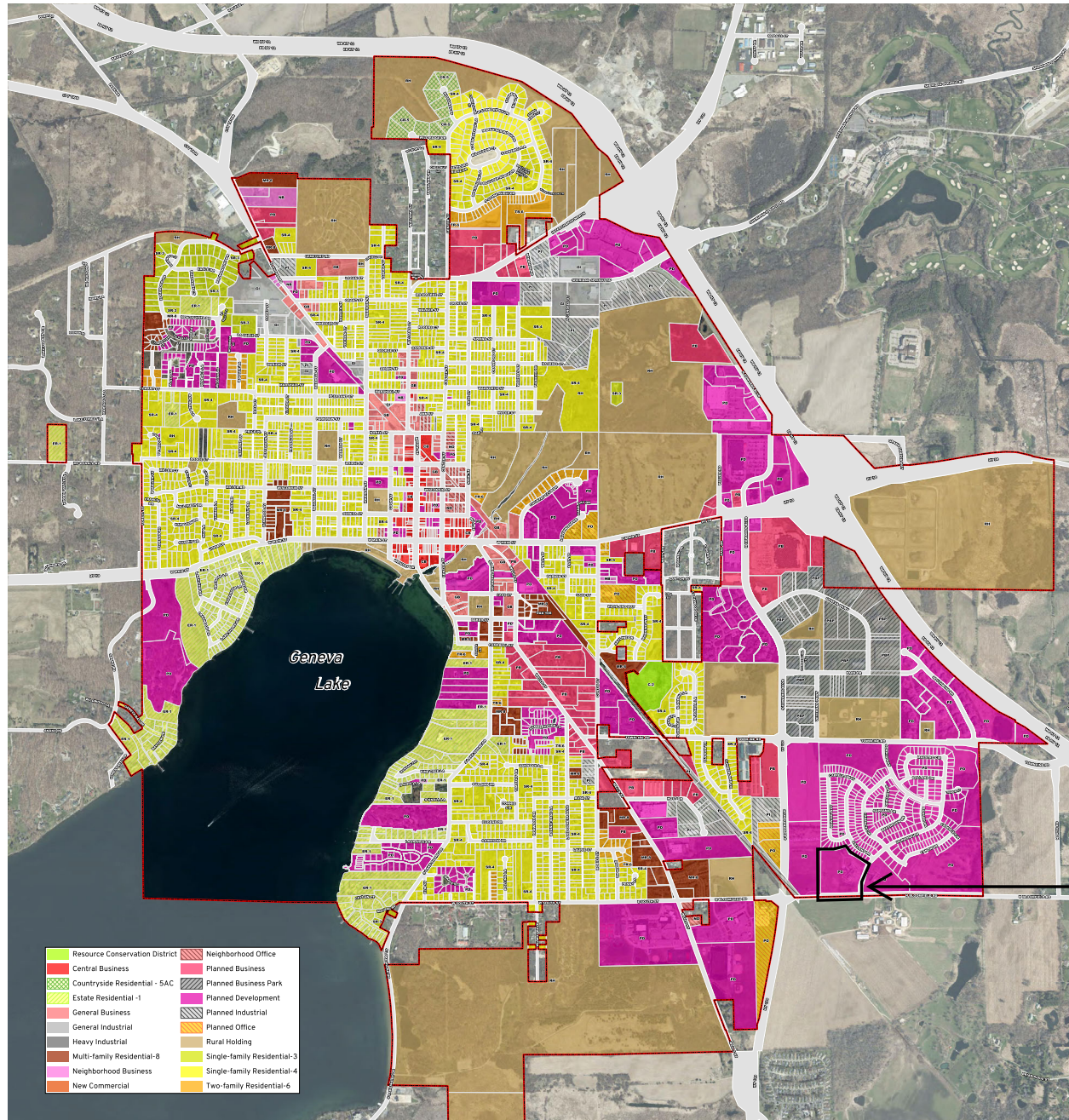
Please see the attached maps.

A(6) – General Signage Plan

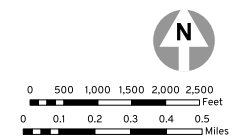
Please see the attached General Development Plan Drawing for locations. The project identification sign is located near the primary entrance located on Harmony Way. The sign is constructed of materials similar to the exterior products used for the building. The sign is ground mounted and has minimal ground mounted lighting.

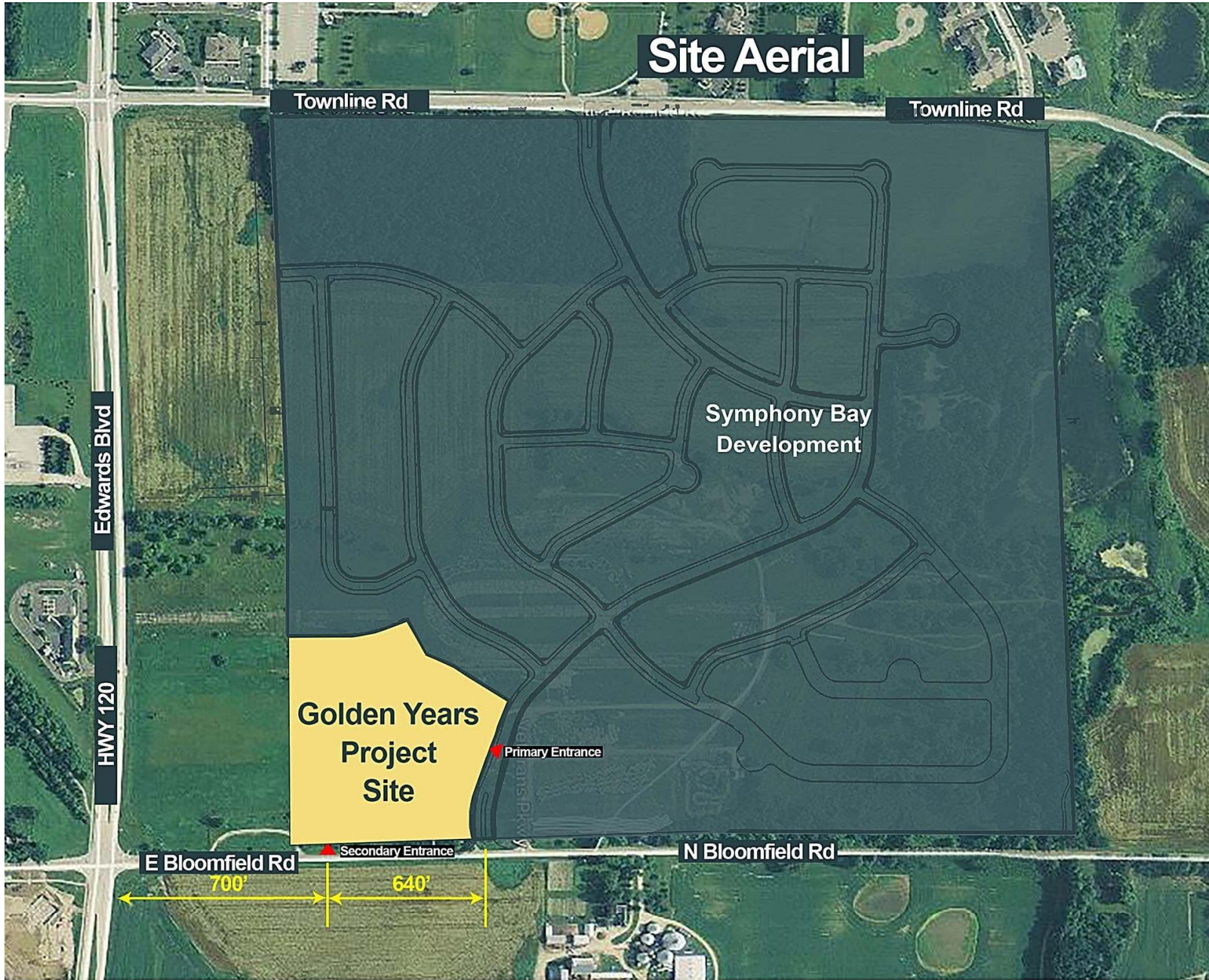
A(7) – Written Justification

- Section 98-905 (4) (b) 1. The proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city.
 - Golden Years submits that the project fulfills these requirements.
- Section 98-905 (4) (b) 2. The proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - Golden Years submits that the project fulfills these requirements.
- Section 98-905 (4) (b) 3. The proposed conditional use, in its proposed location and as depicted on the required site plan (see (3)(d) above) does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or right of way, or other matters affecting the public health, safety or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - Golden Years submits that the project fulfills these requirements.
- Section 98-905 (4) (b) 4. The proposed conditional use maintains the desired consistency of land use, land use intensities, and land use impacts as related to the environs of the subject property.
 - Golden Years submits that the project fulfills these requirements.
- Section 98-905 (4) (b) 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 of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - Golden Years submits that the project fulfills these requirements.
- Section 98-905 (4) (b) 6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in subsections 1. through 5. above) after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
 - Golden Years submits that the project fulfills these requirements.



Golden Years
Project Site







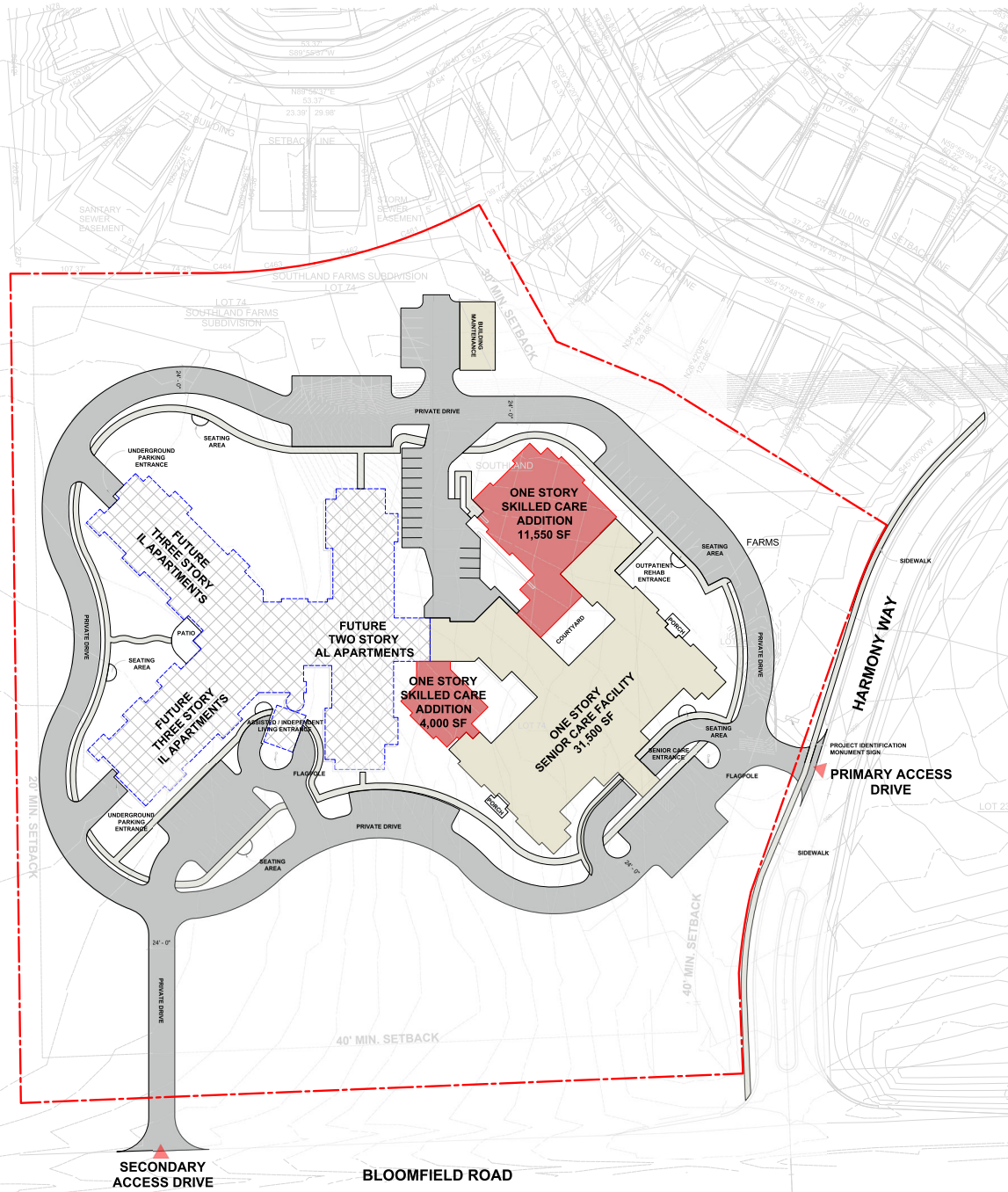
LAND USE SUMMARY

Site Area: 11.5 acres

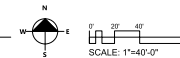
Building Data:

Total # of Units Proposed:	175 max.
Dwelling Unit Density:	15.2 du/acre max.
Building Floor Area:	202,000 sf
Floor Area Ratio:	0.40
Impervious Surface Area Ratio:	0.40

Zoning Note: All zoning requirements, standards, and bulk regulation calculations are based on a proposed Planned Development with a base zoning of Planned Office (PO). The Planned Office district best fits the institutional Residential Use that is proposed.



1 GENERAL DEVELOPMENT SITE PLAN
1" = 40'-0"



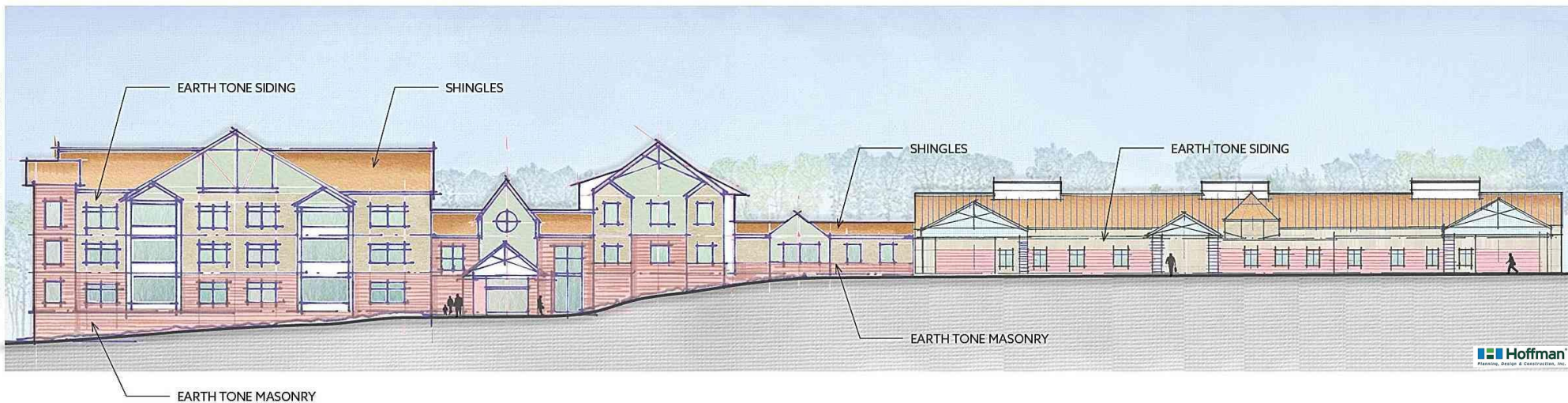
LANDSCAPE KEY	
	Landscape Bed / Foundation Plantings (Mixed shrubs / groundcover)
	Evergreen or Ornamental Trees
	Deciduous Shade Trees
	Stormwater Management Basin

***NOTES:**
 1. All other disturbed areas of the site will be seeded or sodded with suitable turf grasses or native grasses.
 2. Final landscaping will meet City of Lake Geneva landscaping requirements.



1 GENERAL DEVELOPMENT CONCEPTUAL LANDSCAPE PLAN
1" = 40'-0"





STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 21, 2022

Agenda Item #9

Applicant:

6801 Investments LLC
6801 Roosevelt Rd
Berwyn, IL 60402

Request:

Proposed General Development Plan
Buona Restaurant Group
Indoor Commercial Entertainment (Restaurant) with
In-Vehicle Sales (Drive-Thru)
393 N Edwards Blvd

Represented by:

Eric Pedersen
6801 Roosevelt Rd
Berwyn, IL 60402

Description:

The applicant is submitting a General Development Plan (GDP) amendment application on behalf of the Buona Restaurant Group for development of the site at 393 N Edwards Blvd. The applicant proposes reuse and alterations to the former Red Geranium restaurant at this location. Proposed improvements include substantial architectural modifications and site plan alterations resulting in a new restaurant that includes operations for Buona Beef and Rainbow Cone, as well as a drive-thru lane.

The subject property is currently zoned Planned Development with previous General Development Plan (GDP) and Precise Implementation Plan (PIP) approvals. The current proposal requires amendment of the GDP to allow for an additional land use not previously authorized, specifically the “in-vehicle sales and service” land use (i.e. drive-thru).

Consistency with the Comprehensive Plan:

A GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State law. The Comprehensive Plan recommends this area as Planned Business. This category allows for commercial uses such as the proposed restaurant project. Therefore, the proposed GDP is consistent with the Comprehensive Plan.

Relationship to Base Zoning Standards:

All Planned Developments must identify any flexibilities being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Planned Business (PB) zoning district provides that comparison zoning district. The project is requesting 2 flexibilities:

1. Land Use Allowances: The approved Planned Development would allow for Indoor Commercial Entertainment as well as In-Vehicle Sales and Service, rather than requiring a separate Conditional Use Permit for each use. The In-Vehicle Sales and Service is a new use compared to the prior Planned Development authorizations and therefore requires amendment to proceed.

2. Pavement Setbacks: Reduce minimum required pavement setbacks from the 5' minimum required in the Planned Business zoning district.

Staff Review Comments:

The GDP stage of Planned Development approvals establishes the allowable land uses. At the upcoming PIP stage, approvals for detailed site layout and design and architectural approvals will be established. The applicant appears to meet all other site plan approval requirements including maximum impervious surface and minimum parking stalls. More detailed review of site layout, landscaping, lighting and architecture will be provided at during PIP review. The Plan Commission is welcome to provide feedback at this stage for potential incorporation into the PIP review.

Staff Recommendation:

Procedural steps require a recommendation by the Plan Commission to the Common Council on the proposed Zoning Map Amendment. Staff recommends approval of the submitted Planned Development GDP request with the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005.
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map.
 - a. The designation of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
 - b. A mistake was made in mapping on the Official Zoning Map.
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning.
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Conditions of Approval:

1. Allowed flexibilities from the Planned Business base zoning district, and amendment to the prior Planned Development approvals at this location, include approval of the requested land uses to include Indoor Commercial Entertainment and In-Vehicle Sales and Service, and flexibility regarding paved surface setbacks.

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** November 16, 2022
Revised November 16 2022

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

CC: Luigi Randazzo - Keystone
Robert Harley – RaSmith
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: PIP Review– Buona Beef / Rainbow Cone 393 Edwards Blvd – Recommended Approval (Revised)
Kapur Project #220160 Phase 09

BACKGROUND AND REQUEST:

A precise implementation plan (PIP) application was submitted by Keystone Planning and Design for the renovation of the existing 5065 SF building, construction of new drive-thru, and reuse of existing parking areas at 393 Edwards Blvd (PIN ZRED00002). The proposed improvements will result in additional impervious surface of 967 SF.

Two separate restaurants will be located within the existing building, Buona Beef and Rainbow Cone on the 1.37 acres parcel. The property will include an outdoor patio and parking. Existing pavement utility infrastructure will be utilized including stormwater drainage to the existing stormwater basin on the adjacent parcel to the northeast. A traffic impact study has been completed for the proposed use, including two separate restaurants and proposed drive thru. **This approval has been revised to reflect the changes made to site plan to address the conditions of our October 21, 2022 approval.**

The following plan and calculations were submitted for review:

- **Traffic Impact Study Proposed Buona Beed – Lake Geneva, WI** prepared for **Keystone Ventures** by **Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.)**, pages **1-127** sheets of **127**, dated **October 5, 2021**.
- **Site Development Plans for Buona**, prepared by **raSmith**, 8 sheets, dated November 4, 2022.

Comments:

Kapur **recommends approval** of the PIP application for Buona Beef/Rainbow Cone based on the information reviewed above. This approval is subject to the following conditions:



1. Kapurs' traffic engineer has reviewed the Traffic Impact Study and has found the analysis to be acceptable.
2. The new impervious surface is conveyed to the existing detention facility by the existing storm sewer system and thus meets the stormwater management requirements for the site.
3. Silt fence must be installed at locations downstream of land disturbance. Silt fence must be maintained and remain in-place until the site has reached final stabilization.
4. Dirt and construction debris shall not be tracked onto Edwards Boulevard. Street Sweeping at the expense of the developer will be required if tracking 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.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** October 21, 2022

From: Naomi Rauch, P.E.
Neal Styka, P.E. – Kapur & Associates, Inc.

CC: 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: Traffic Impact Analysis (TIA) Review– Buona Beef/Rainbow Cone

BACKGROUND AND REQUEST:

A Traffic Impact Analysis (TIA) was complete by KLOA for the Buona Beef Re-Development in the Northeast corner of the intersection of STH 120 / STH 50. The analysis considered impacts of converting the existing restaurant to a fast food with a drive-through.

The following plan and calculations were submitted for review:

- **Traffic Impact Study Proposed Buona Beed – Lake Geneva, WI** prepared for **Keystone Ventures** by **Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.)**, pages **1-127** sheets of **127**, dated **October 5, 2021**.

The TIA analyzed: weekday midday, weekday evening, and Saturday midday peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Year 2033 No-Build Conditions – Analyzes the capacity of the future roadway system using the existing traffic volumes increased by an ambient area growth factor not attributable to any particular development.
3. Year 2033 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the Year 2033 no-build conditions and the traffic estimated to be generated by the proposed restaurant.

Results:

The TIA found that the existing signal at Edwards Boulevard and STH 50 has extra reserve capacity to accommodate the increase in traffic from the proposed re-development. The two driveways and intersection



with Sheridan Springs Road will operate at LOS E or better which is acceptable in an urban environment except for two approaches during the Saturday Middy Peak Hour. These approaches are the northbound approach at the site access drive and the westbound approach at Walgreens. Both are projected to have a volume to capacity ratio of less than one so it is anticipated that queues will clear. This is acceptable and anticipated at unsignalized intersection.

The TIA also reviewed parking demand and based on ITE's *Parking Generation Manual*, and it is projected that adequate parking is available on site. Additionally, the TIA evaluated stacking/queuing in the drive-through will be able to adequately handle the peak stacking demand with an estimated 27 spots on site.

Since both the parking and trip generation is based on the square footage, the demand created by both Buona Beef and Rainbow Cone is accounted for.

Conclusion:

The TIA is acceptable based on the current plans and traffic generations noted in the report.

BUONA

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



KEYSTONE
PLANNING+DESIGN

418 Clinton Place
River Forest, IL 60305

Project: Proposed Renovation for Buona Restaurant and The Original Rainbow Cone Ice Cream
with Drive Thru at 393 North Edwards Blvd Lake Geneva, WI 53147.

Date: 10/6/22

RE: – PIP Review for Plan Commission submittal.

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

____ (2) A map of the subject property for which the PD is proposed: **See attached zoning map EX**

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

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

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

____ All lot dimensions of the subject property provided; **See attached survey or Site Plan**

____ Graphic scale and north arrow provided. **See attached survey or Site Plan**

____ (3) A general written description of proposed PIP including: **See written statement below and answers in checklist.**

____ Specific project themes and images; **See attached elevations and rendering**

____ The specific mix of dwelling unit types and/or land uses; **Renovate Existing Restaurant**

____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; **See attached Site plan**

____ The specific treatment of natural features; **Keeping as much of the existing as possible and adding additional landscape adding patio to appreciate the natural features.**

____ The specific relationship to nearby properties and public streets. **Existing infrastructure to remain**

____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning. **Renovation of existing building that is already within PD, adding drive through and patio.**

____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility. **Already within PD, renovating existing building and keeping pavement setback similar to existing conditions.**

(4) A Precise Implementation Plan Drawing at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: (See following page)

____ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat; **See** Page 91 of 136

attached site plan.

____ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use; See attached site plan.

____ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and See attached site development plans.

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

____ (5) A Property Site Plan drawing which includes: See attached site development plans.

____ 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; See attached site development plans.

____ The date of the original plan and the latest date of revision to the plan; See attached site development plans.

____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet); See attached site development plans.

____ A reduction of the drawing at 11" x 17"; See attached site development plans.

____ A legal description of the subject property; See attached survey

____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled; See attached survey or site plan.

____ 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; See attached survey.

____ All required building setback lines; Renovating existing building that was already in PD.

____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls; See site development plans

____ The location and dimension (cross-section and entry throat) of all access points onto public streets; see site plan or survey.

____ 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; See site plan.

____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas; loading to occur off hours.

____ The location of all outdoor storage areas and the design of all screening devices; masonry trash enclosure provided.

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan; existing light poles to remain.

____ 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; existing light poles to remain.

____ All engineering requirements for utilities, site designs, etc; See site development plans

____ The location and type of any permanently protected green space areas; See landscape plan

____ The location of existing and proposed drainage facilities for storm water; See grading plan,

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

____ Lot Area; 59,880 sf

____ Floor Area; main floor 5,065 sf, full size basement

____ Floor Area Ratio (b/a); 5,065 sf / 59,880 sf = 0.085 FAR

____ Impervious Surface Area; 23,023 sf

____ Impervious Surface Ratio (d/a); 61.55%

____ Building Height. See attached elevations, 26'-6" at its tallest point.

____ (6) A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required

location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs. **See attached landscape plan.**

____ (7) A series of building elevations for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed. **See attached elevations**

____ (8) A general signage plan including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices. **See wall signage on elevations, existing monument sign to be replaced with attached proposed monument sign.**

____ (9) A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any. **Existing agreements to remain in place that cover access easement, public and private utility easements, stormwater detention that is provided offsite.**

____ (10) A written description which demonstrates the full consistency of the proposed PIP with the approved GDP. **See written statement below**

____ (11) A written description of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and, **See written statement below**

____ (12) Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development. **No public works elements proposed.**

Written Statement:

The proposed project at 393 North Edwards Blvd consists of existing 5,065 sf building on 1.37 acres of land that is zoned as a Planned Development. The proposed renovation consists of a restaurant with full size basement and associated drive through, outdoor patio and parking. Existing stormwater management facility provides stormwater detention for Property. Existing pavement and utility infrastructure on site will be reused whenever possible.

We are applying for a PIP amendment for a restaurant with drive through and patio. Restaurant hours of operation are generally 10:30 AM to 10:30 PM, seven days per week. Buona / Rainbow Cone restaurants are design to create a family environment dining experience. The development of this restaurant will provide new dining options for community members, provide new employment opportunities and contribute to the growth of the municipal tax base, through increased sales tax and increased real estate taxes.

The proposed development will have 48 parking spaces. Dual-menu board drive- thru lanes will provide stacking for 19 vehicles. The proposed trash enclosure will be construct of high quality masonry.

Sincerely,



Eric Pedersen, PE, LEED AP

Keystone Planning + Design, PLLC

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

393 North Edwards Blvd Lake Geneva WI 53147

Parcel A, Lot 2; see attached survey for legal description

Name and Address of Current Owner: Sandra Mayer RGLG, LLC 43 S Water St E
Fort Atkinson, WI 53538

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

Owner Signature:

Name and Address of Applicant:

6801 Investments LLC

6801 Roosevelt Rd, Berwyn IL 60402

Telephone No. with area code & Email of Applicant: Eric Pedersen

630-649-1711 eric@keystoneplanningdesign.com

Proposed Use:

Restaurant for Buona Beef and Rainbow Cone Ice Cream

Zoning District in which land is located: PD

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

Keystone Planning and Design LLC Luigi Randazzo 418 Clinton Place River Forest IL

Civil - raSmith Robert Harley 16745 W Bluemound Road Brookfield WI

Short statement describing activities to take place on site:

Restaurant with patio and drive through and associated parking.

PIP fee \$400.00, payable upon filing application.

10/6/22

Date


Signature of Applicant

APPLICATION SUBMITTAL REQUIREMENTS

PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the 8 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. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

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

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

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ Specific project themes and images;

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

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

_____ The specific treatment of natural features;

_____ The specific relationship to nearby properties and public streets.

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

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

- ____ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
 - ____ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
 - ____ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - ____ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
 - ____ Notations relating the written information (3), above to specific areas on the GDP Drawing.

- ____ (5) **A Property Site Plan drawing which includes:**
 - ____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - ____ The date of the original plan and the latest date of revision to the plan;
 - ____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
 - ____ A reduction of the drawing at 11" x 17";
 - ____ A legal description of the subject property;
 - ____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - ____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - ____ All required building setback lines;
 - ____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - ____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
 - ____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

 - ____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - ____ The location of all outdoor storage areas and the design of all screening devices;
 - ____ The location, type, height, size and lighting of all signage on the

- subject property to include a photometric plan;
 - _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
 - _____ All engineering requirements for utilities, site designs, etc;
 - _____ The location and type of any permanently protected green space areas;
 - _____ The location of existing and proposed drainage facilities for storm water;
 - _____ In the legend, data for the subject property on:
 - _____ Lot Area;
 - _____ Floor Area;
 - _____ Floor Area Ratio (b/a);
 - _____ Impervious Surface Area;
 - _____ Impervious Surface Ratio (d/a);
 - _____ Building Height.
- _____ (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- _____ (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- _____ (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- _____ (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- _____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- _____ (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,
- _____ (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

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

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

- _____ **Receipt of 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:** _____

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 _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

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

Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

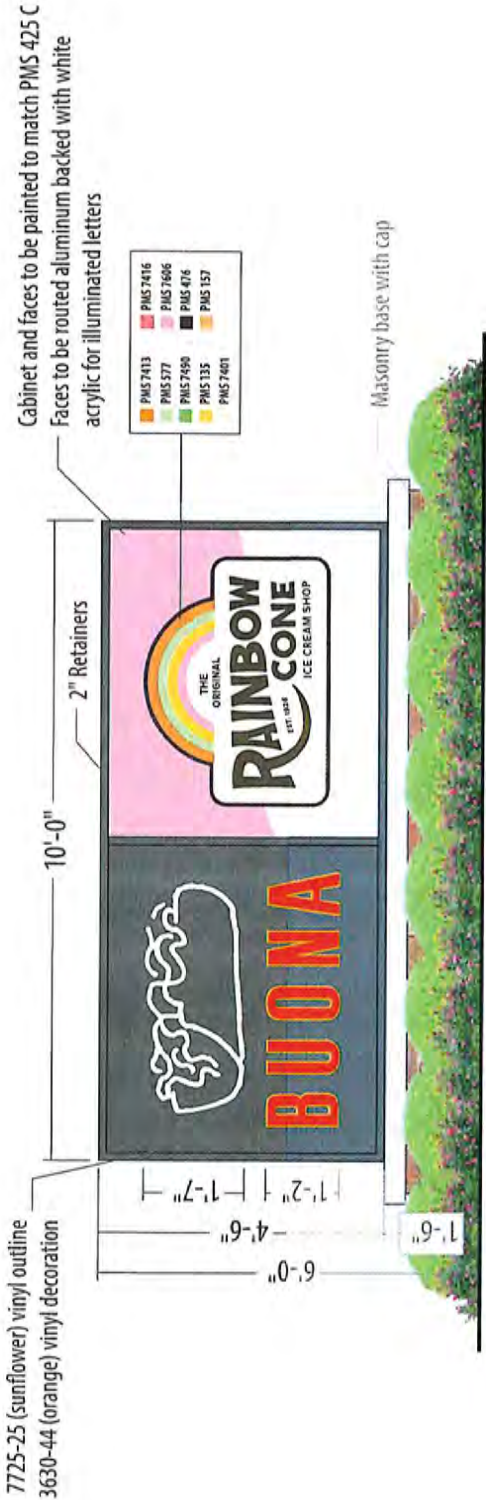
If the development is Commercial or Industrial, please provide the following:

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

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

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

MONUMENT SIGN A



MONUMENT SIGN A
55 SF



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER
BUONA BEEF-RAINBOW CONE
SITE NUMBER
N/A

LOCATION
VALPRAISO, IN
ACCOUNT REP
MIKE SHELLY

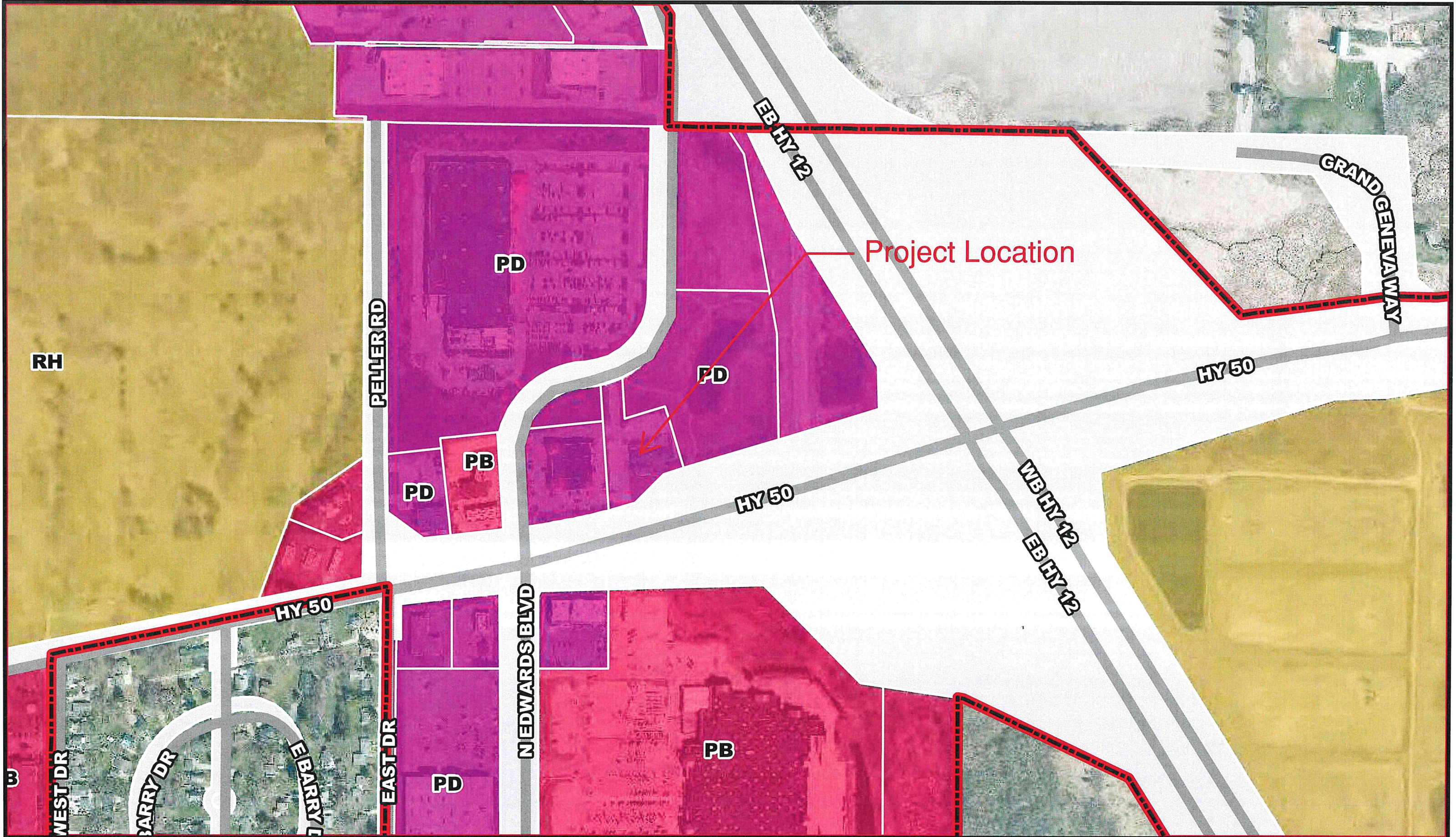
DRAWN BY
MH
DATE
09/27/22

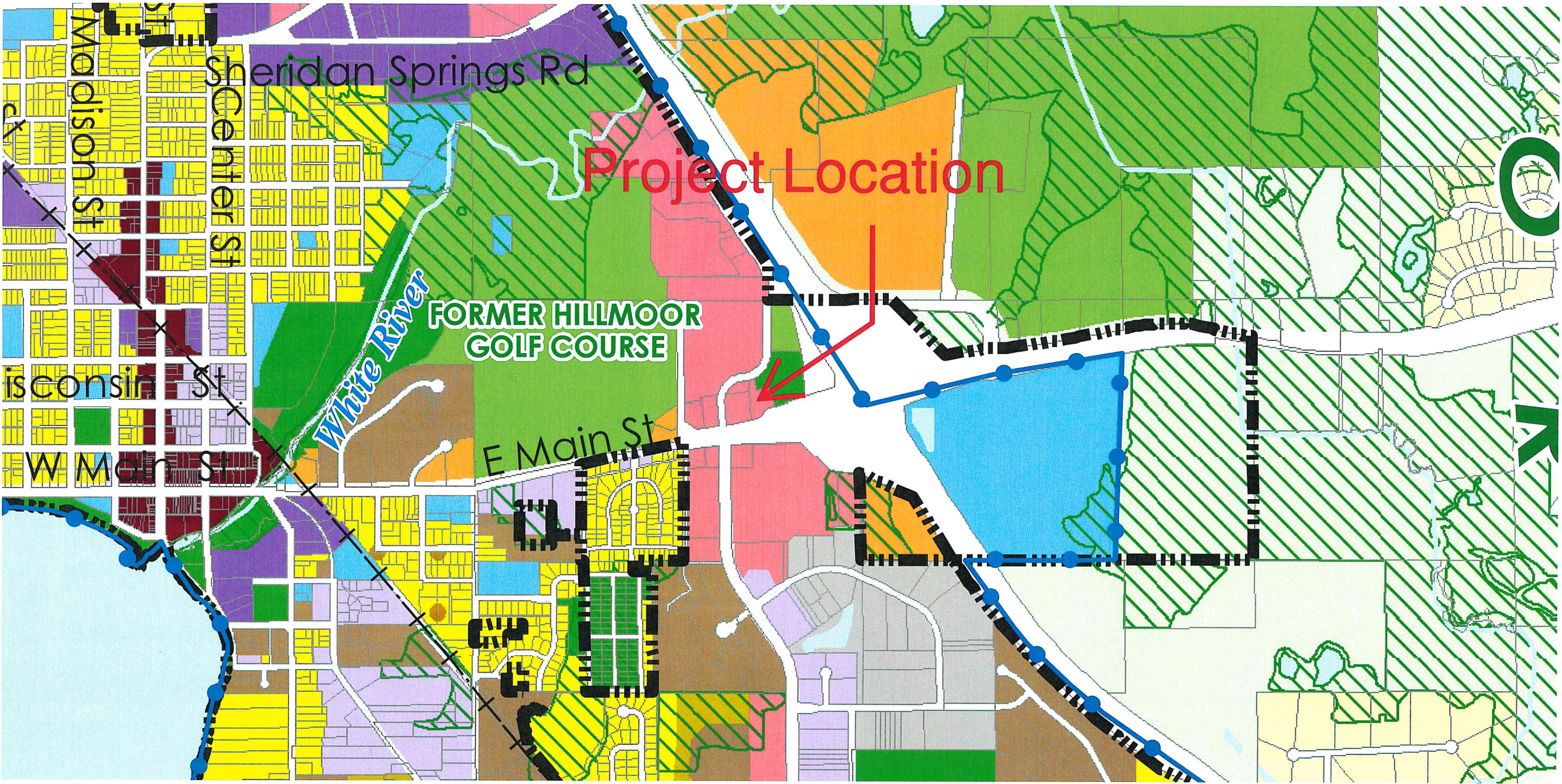
REVISION
01
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

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SIGNATURE _____ DATE _____





KNOWN AS: 393 N. EDWARDS BLVD., LAKE GENEVA, WI 53147

Parcel B: Non-exclusive easement for access, ingress/egress and an exclusive easement for sign as set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in Volume 670 of Records on Page 205 as Document No. 439102.

[illegible][illegible]

ERIC R. STURM
S-2309
EAGLE
WI

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SHEET 1 OF 1

SITE DEVELOPMENT PLANS
FOR
BUONA

393 NORTH EDWARDS BLVD
LAKE GENEVA, WI 53147

DEVELOPER

THE BUONA COMPANIES
MIKE BUONAVOLANTO
DIRECTOR OF REAL ESTATE
708-948-0557
MIKEBUONA@BUONA.COM

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

raSmith

CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

PROJECT MANAGER: ROBERT J HARLEY, P.E.
262-317-3266

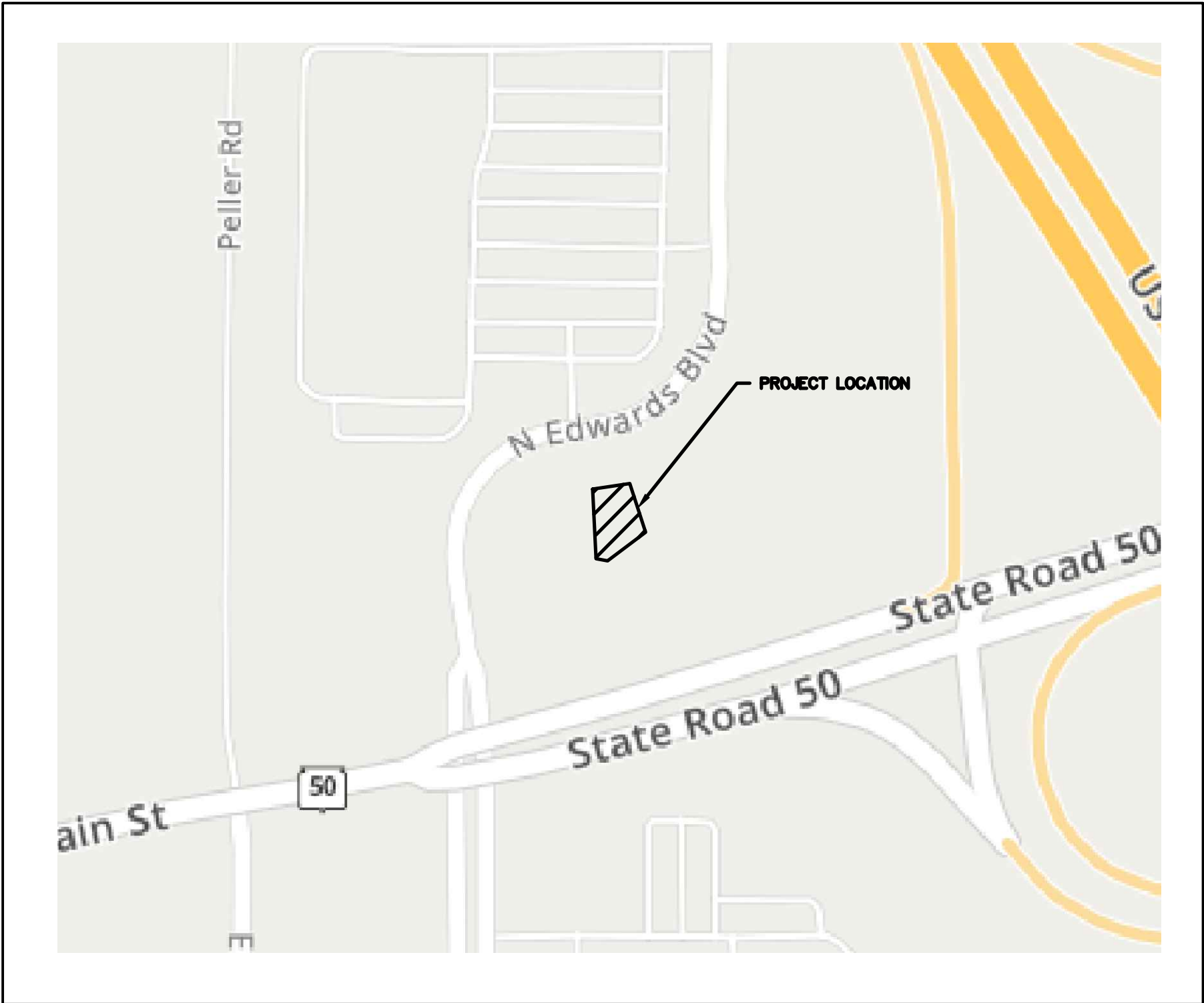
PROJECT ENGINEER: CHRISTOPHER B WHITE, P.E.
262-317-3286

LANDSCAPE ARCHITECT: NANCY PARDUHN WILSON, PLA
262-317-3343

ARCHITECT

KEYSTONE PLANNING AND DESIGN, LLC
LUIGI RANDAZZO, AIA
VP OF ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, IL 60305
(847)529-3531
LUIGI@KEYSTONECONSTRUCTLLC.COM

VICINITY MAP



PLAN DATEA 11/04/2022

REVISIONS	ISSUE DATE	SHEET NO.'S	REASON

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	SPECIFICATIONS
C401	SITE DETAILS
C402	EROSION CONTROL DETAILS
L100	LANDSCAPE PLAN

PLAN PREPARED BY:

CHRISTOPHER WHITE
R.A. SMITH, INC.
(262) 317-3286
christopher.white@rasmith.com

45676-6	11/04/2022
NUMBER	DATE



Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR
DAMAGES, LIABILITY OR COSTS RESULTING FROM
CHANGES OR ALTERATIONS MADE TO THIS PLAN
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
R.A.SMITH, INC.

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith

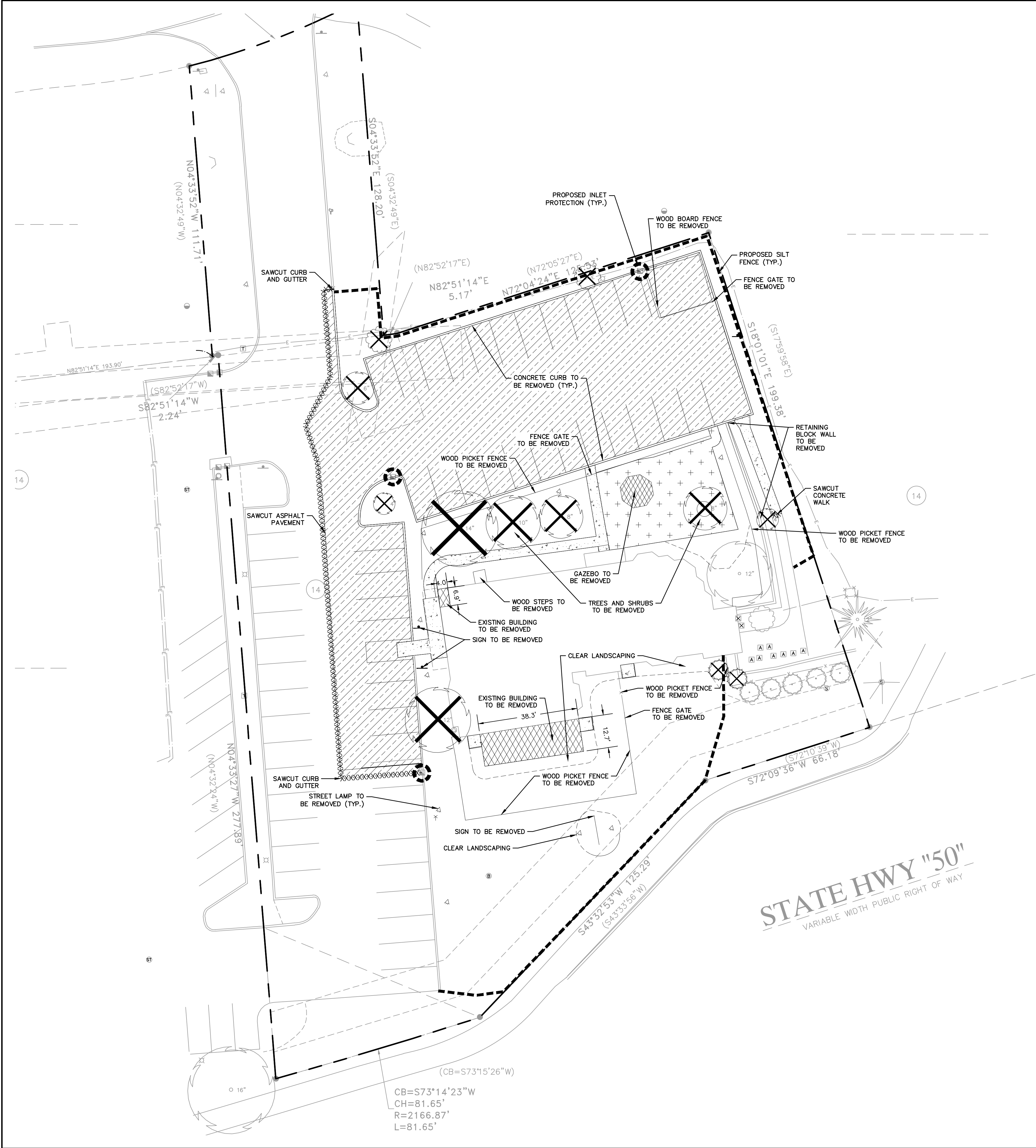
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

BUONA
LAKE GENEVA, WI

TITLE SHEET

© COPYRIGHT 2022
R.A. Smith, Inc.
DATE: 11/04/2022
SCALE: N.T.S.
JOB NO. 3220187
PROJECT MANAGER:
ROBERT J. HARLEY
DESIGNED BY: CBW
CHECKED BY: RJH
SHEET NUMBER
C000



LEGEND

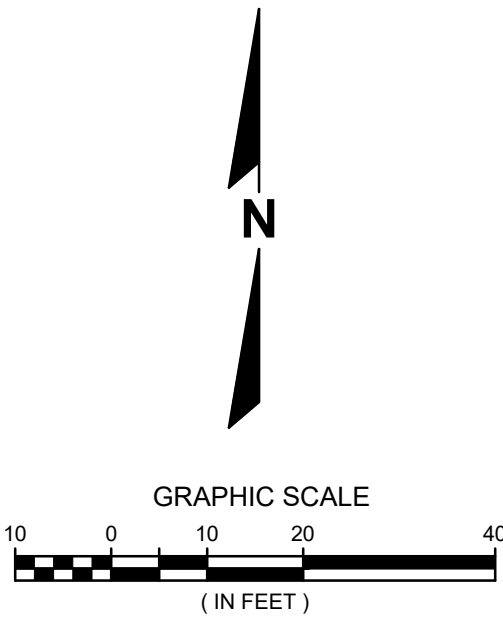
- PROPERTY LINE
- PROPOSED SILT FENCE
- SAWCUT LINE PAVEMENT
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BRICK TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- TREE/SHRUB REMOVAL
- INLET PROTECTION

EROSION CONTROL NOTES:

- EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED PER DNR, COUNTY AND CITY STANDARDS (WHICH EVER IS MOST FREQUENT AND CONSERVATIVE)
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY.
- CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE CONSTRUCTION INSPECTOR. THE CITY OF LAKE GENEVA AND WDNR MAY REQUEST INSPECTION REPORTS AT ANY TIME.
- IF NEEDED, DEWATERING AS NEEDED TO BE DONE ACCORDING TO WDNR STANDARD 1061.
- DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE (WINTER) OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND PERFORMING MAINTENANCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- SILT FENCE MUST BE INSTALLED AT LOCATIONS DOWNSTREAM OF LAND DISTURBANCE. SILT FENCE MUST BE MAINTAINED AND REMAIN IN-PLACE UNTIL THE SITE HAS REACHED FINAL STABILIZATION.
- DIRT AND CONSTRUCTION DEBRIS SHALL NOT BE TRACKED ONTO EDWARDS BOULEVARD. STREET SWEEPING AT THE EXPENSE OF THE DEVELOPER WILL BE REQUIRED IF TRACKING OCCURS

CONSTRUCTION SEQUENCE

- INSTALL SILT FENCE.
- STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES. TEMPORARY DIVERSION SWALES MAY BE NEEDED TO PROMOTE DRAINAGE.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
- CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
- PREPARE PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
- APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
- FLUSH STORM SEWER AND REMOVE ANY SEDIMENT FROM ACCUMULATED DURING CONSTRUCTION
- CONTRACTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION

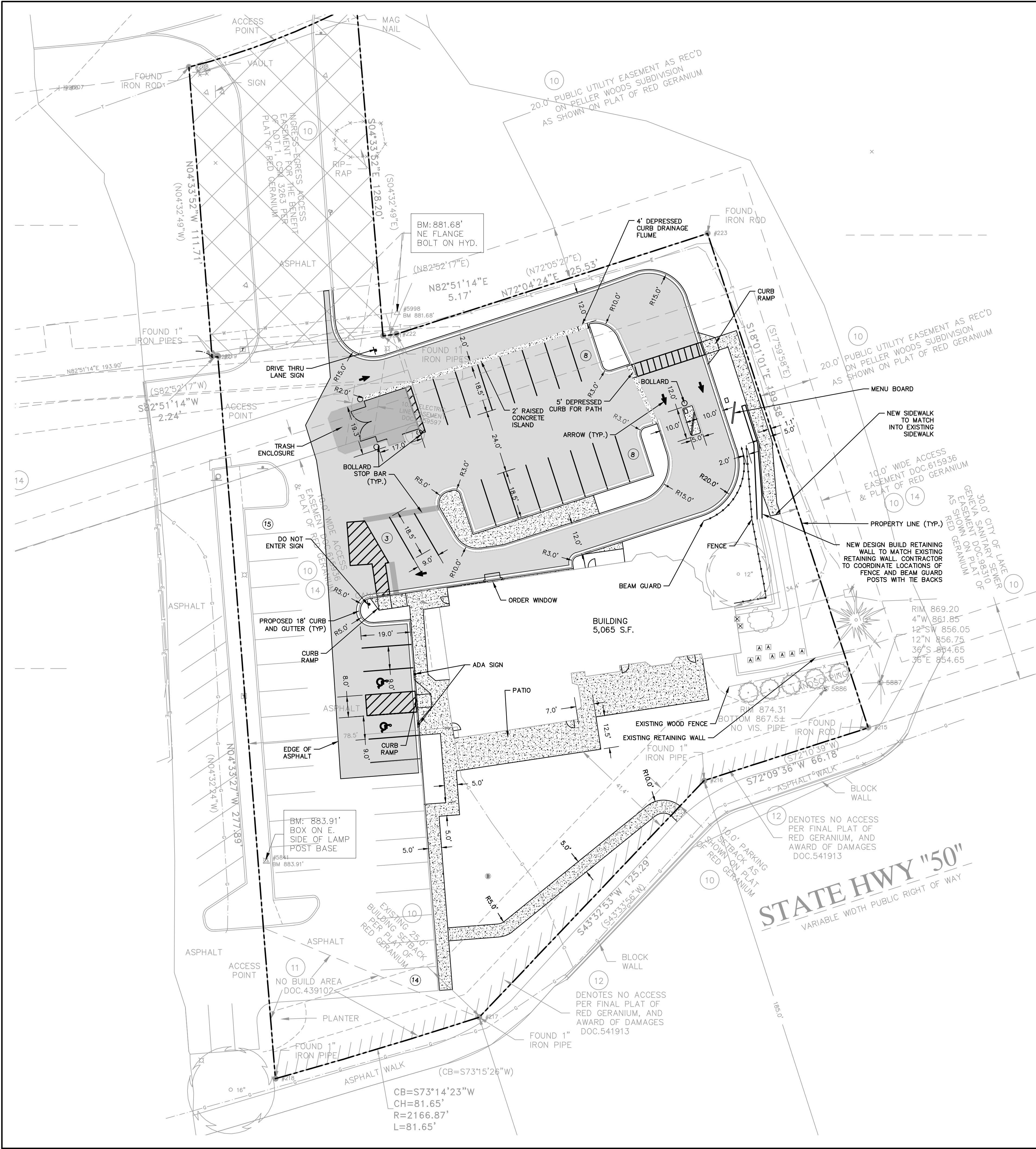


DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI	
DEMOLITION & EROSION CONTROL PLAN	
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DATE: 11/04/2022	
SCALE: 1" = 20'	
JOB NO. 3220187	
PROJECT MANAGER: ROBERT J. HARLEY	
DESIGNED BY: CBW	
CHECKED BY: RJH	
SHEET NUMBER	
C100	



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LEGEND

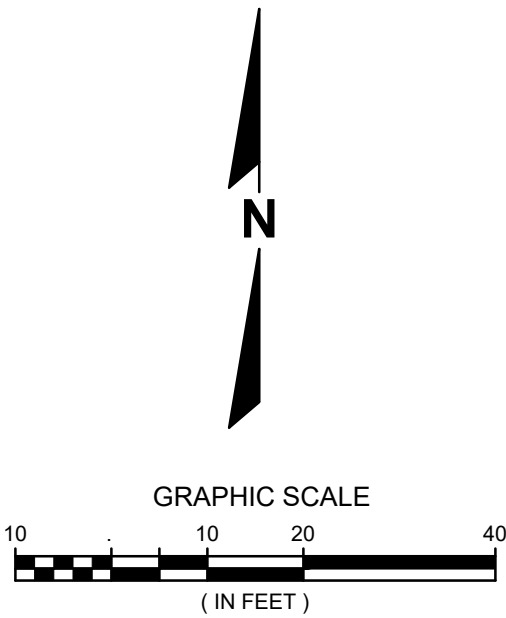
--- PROPERTY LINE

--- CURB AND GUTTER

■ PROPOSED ASPHALT PAVEMENT

■ PROPOSED CONCRETE PAVEMENT

■ PROPOSED CONCRETE SIDEWALK



- GENERAL NOTES:**
- EXISTING TOPOGRAPHY OBTAINED BY raSmith ON 09/13/2022.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF LAKE GENEVA EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
 - ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
 - BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
 - ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE STATISTICS

	SQFT	ACRES	COVERAGE
TOTAL AREA	59,880	1.37	
EXISTING PERVIOUS	23,990	0.55	40.06%
EXISTING IMPERVIOUS	35,910	0.82	59.94%
TOTAL PERVIOUS	20,460	0.47	34.17%
TOTAL IMPERVIOUS	39,420	0.90	65.83%

PARKING STATISTICS

STANDARD PARKING STALLS	19
ACCESSIBLE STALLS	2
QUEUE STALLS	3
EXISTING STALLS	24
TOTAL PARKING SPACES	48

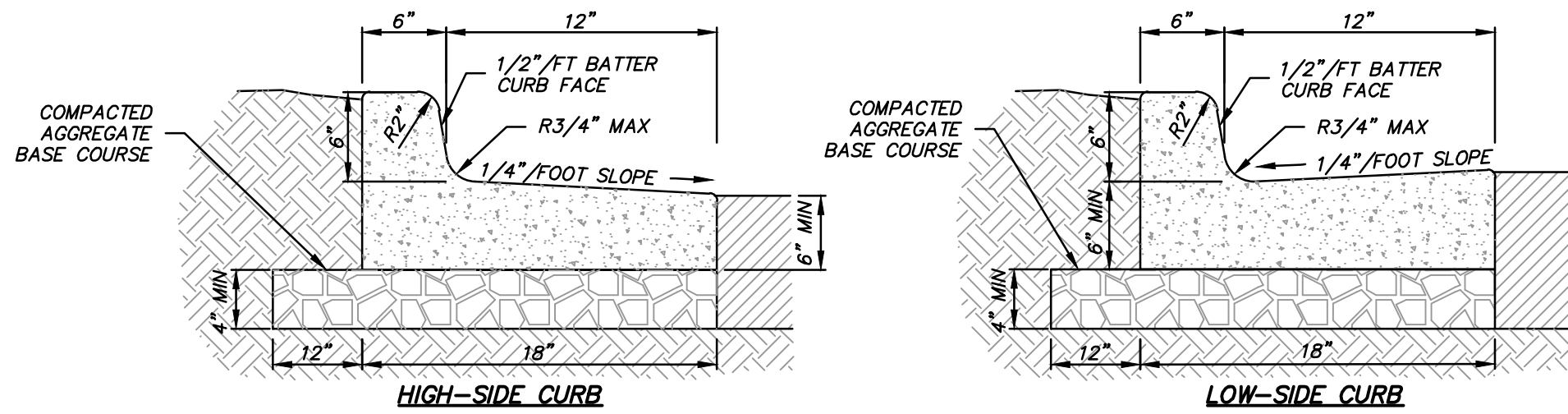


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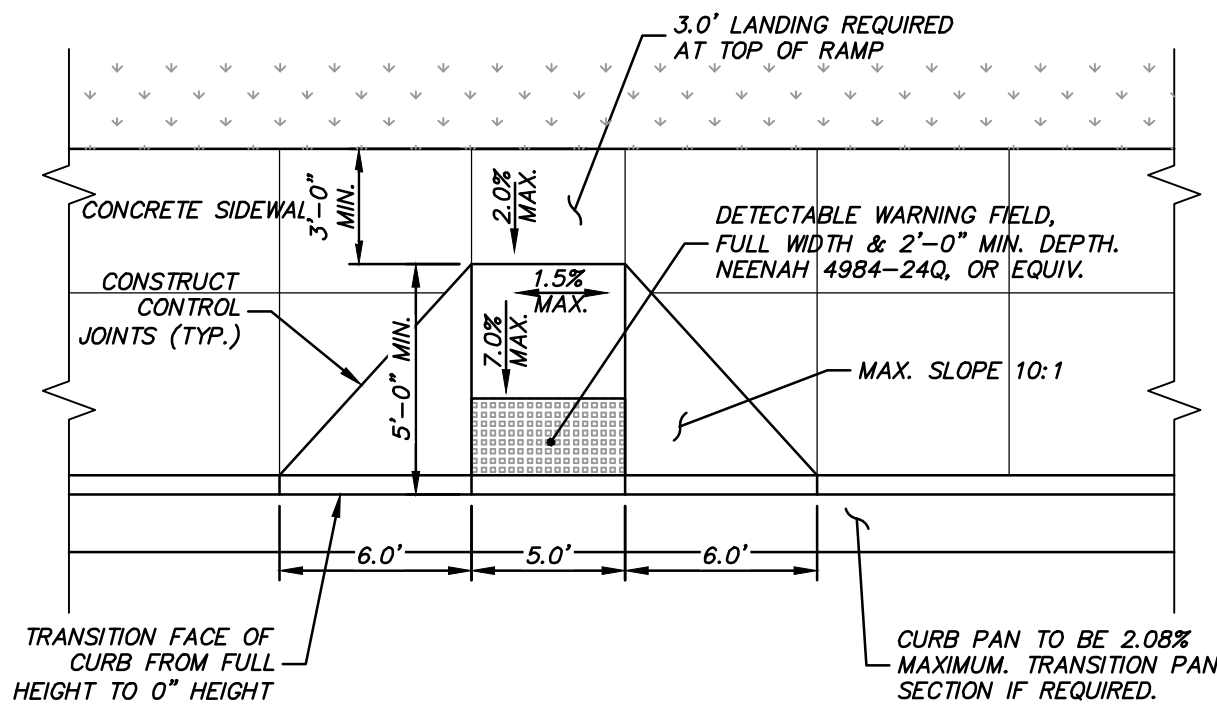
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DATE									
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com CREATIVITY BEYOND ENGINEERING Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA									
BUONA LAKE GENEVA, WI SITE PLAN									
© COPYRIGHT 2022 R.A. Smith, Inc. DATE: 11/04/2022 SCALE: 1" = 20' JOB NO. 3220187 PROJECT MANAGER: ROBERT J. HARLEY DESIGNED BY: EMG CHECKED BY: CBW SHEET NUMBER C200									

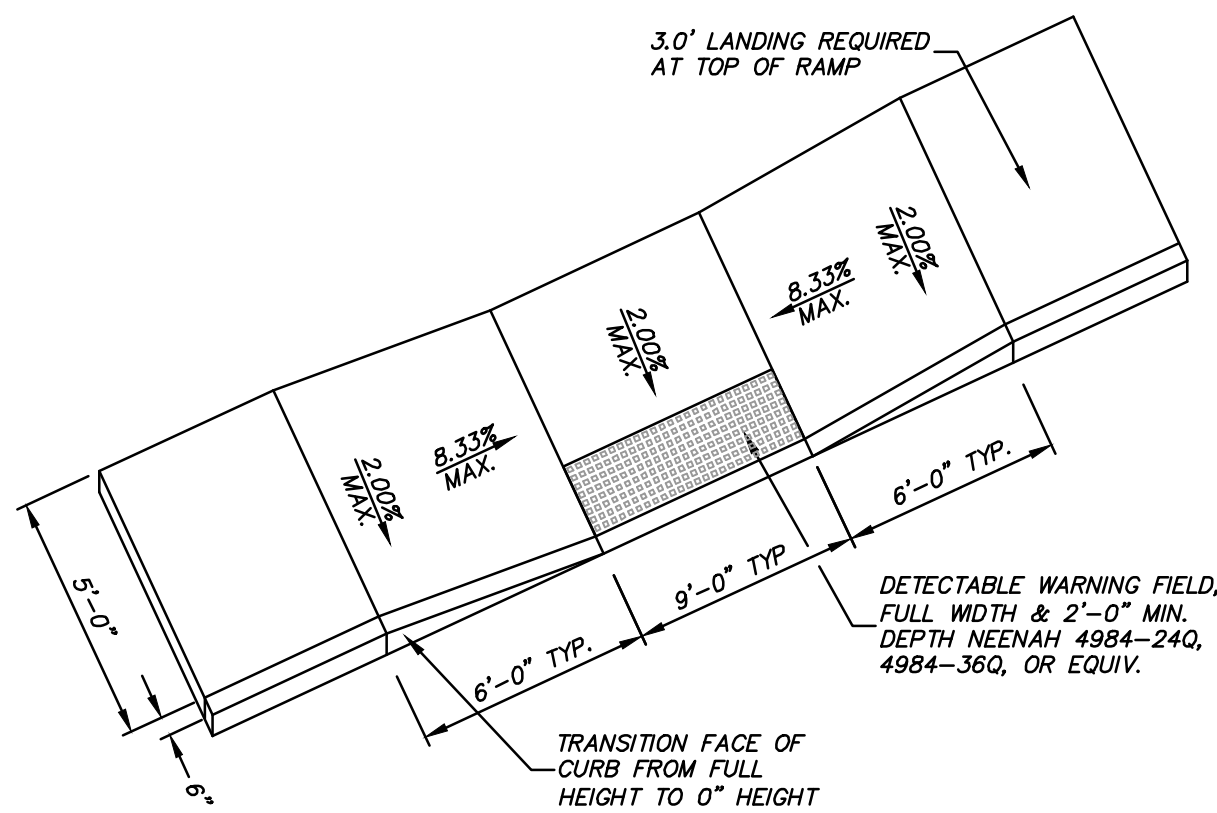


- NOTES:**
- 4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
 - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
 - FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
 - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6\"/>
 - 1/2\"/>

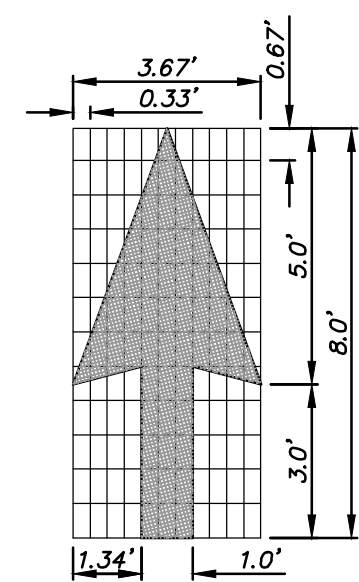
CONCRETE CURB & GUTTER 18"



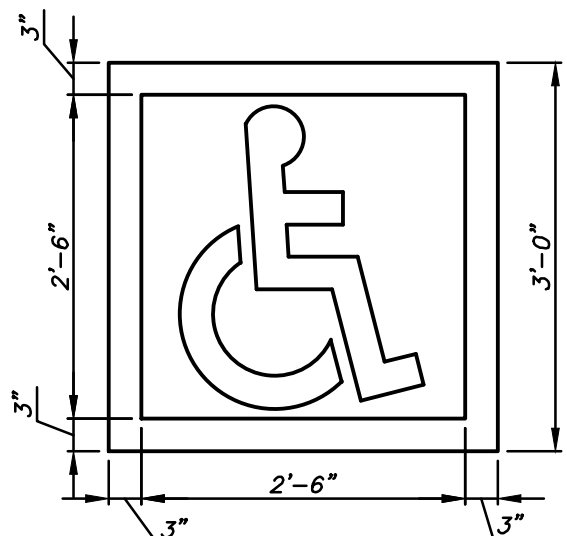
- NOTES:**
- SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.
- DEPRESSED CURB RAMP TYPE 3 (PRIVATE SITE)**
(NOT TO SCALE)



- NOTES:**
- SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.
- DEPRESSED SIDEWALK RAMP TYPE 7B (PRIVATE SITE)**
(NOT TO SCALE)

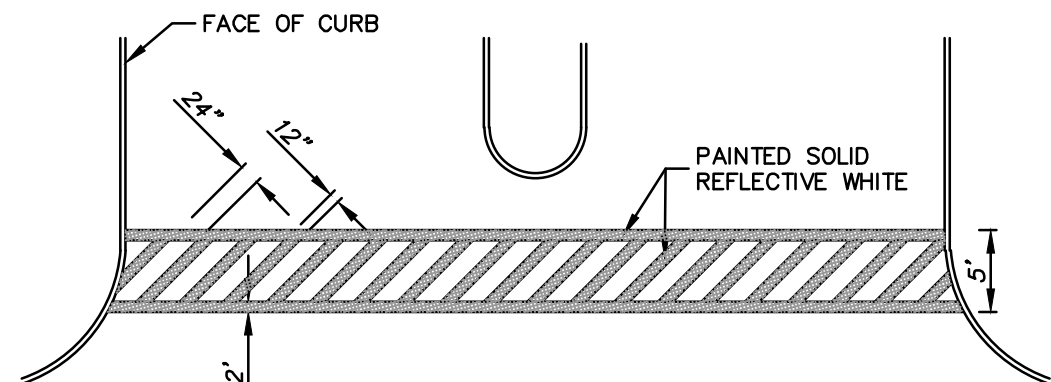


TRAFFIC LANE DIRECTIONAL ARROW

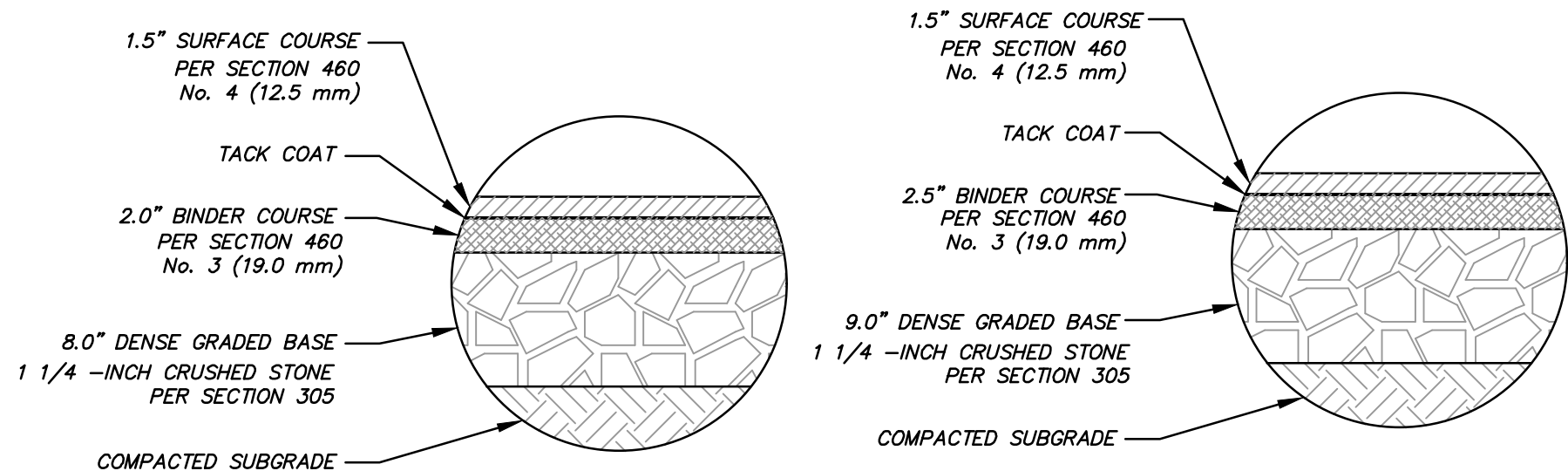


- ADA SYMBOL NOTES:**
- ALL STROKES TO BE 3\"/>
 - PROVIDE TWO COATS OF PAINT MINIMUM.
 - BLUE BACKGROUND WITH WHITE SYMBOL.
 - LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.
 - ONE SYMBOL FOR EACH ADA PARKING SPACE.

PAINTED SYMBOL
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

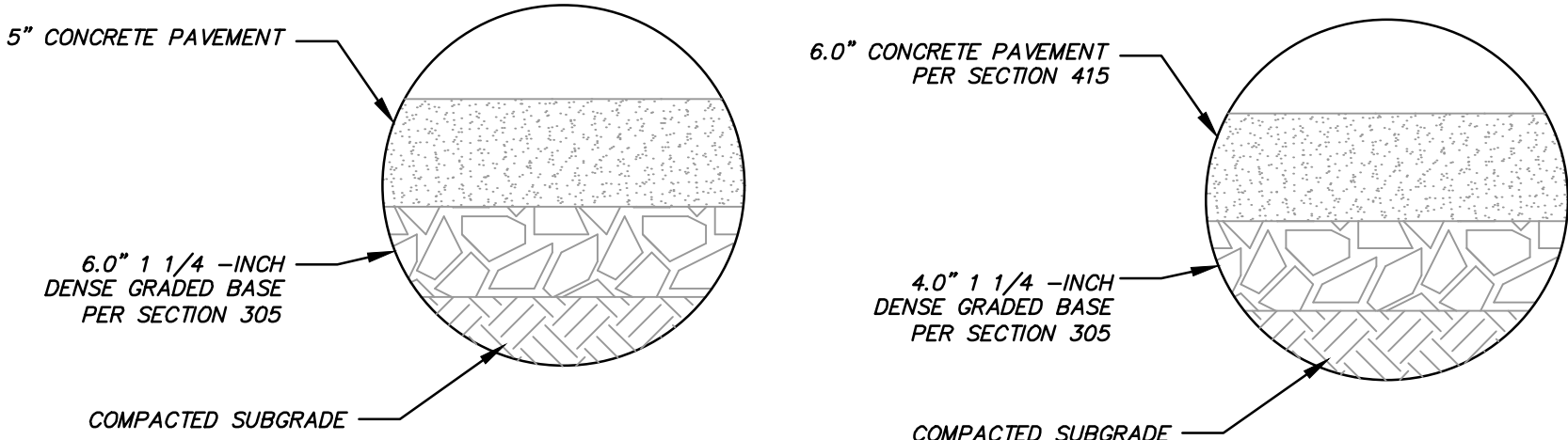


PEDESTRIAN CROSSWALK



LIGHT DUTY ASPHALT PAVEMENT

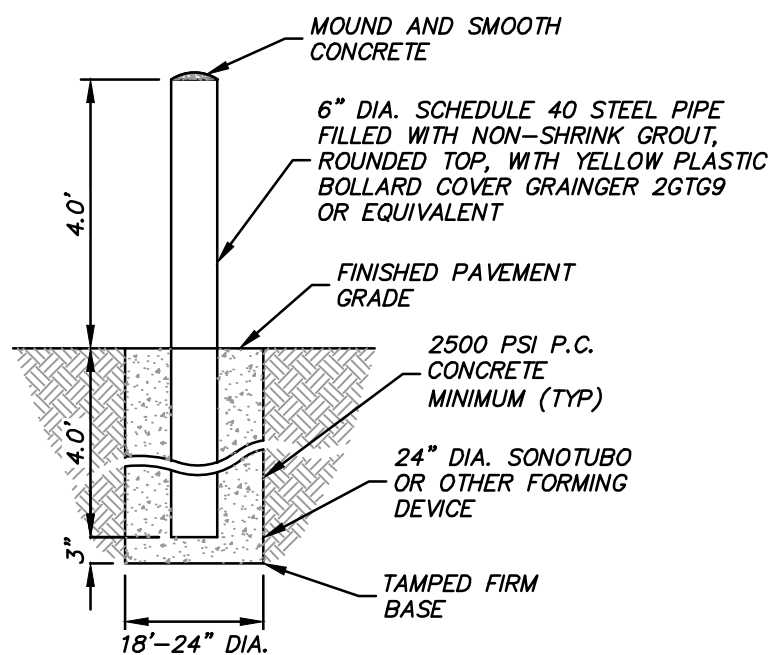
MEDIUM DUTY ASPHALT PAVEMENT



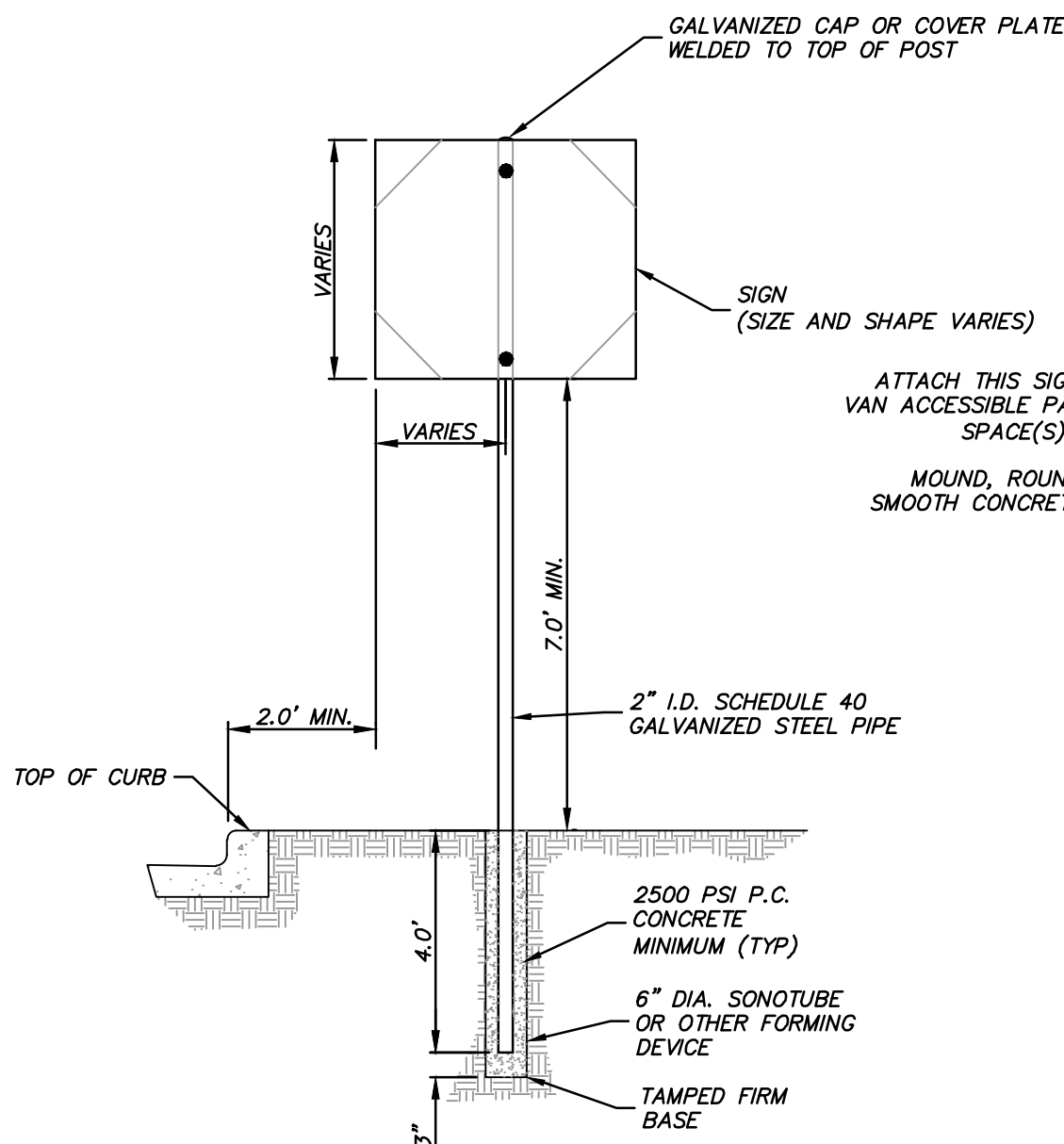
CONCRETE SIDEWALK SECTION

HD CONCRETE SECTION

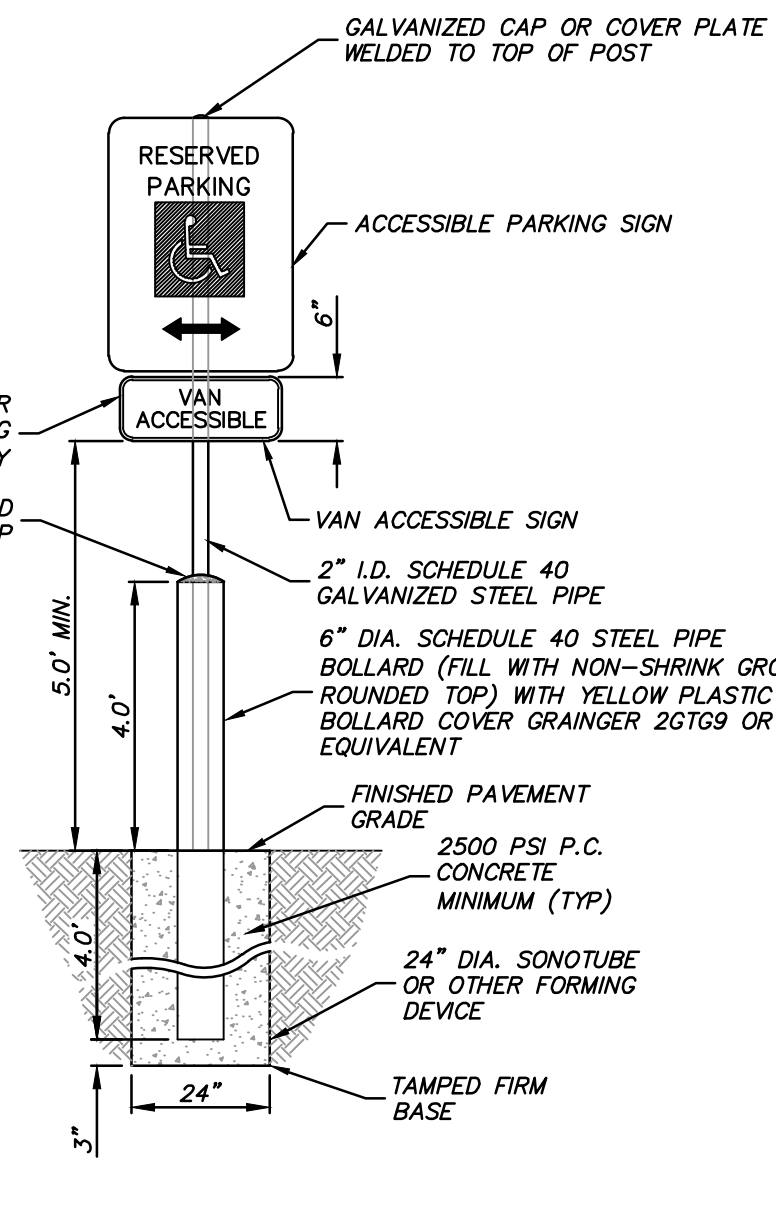
PAVEMENT SECTIONS FOR PRELIMINARY REVIEW



BOLLARD DETAIL
(NOT TO SCALE)



SIGN AND POST INSTALLATION - TYPE 2
(NOT TO SCALE)



SIGN AND POST INSTALLATION - TYPE 3
(NOT TO SCALE)

- NOTES:**
- ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16\"/>
 - ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.



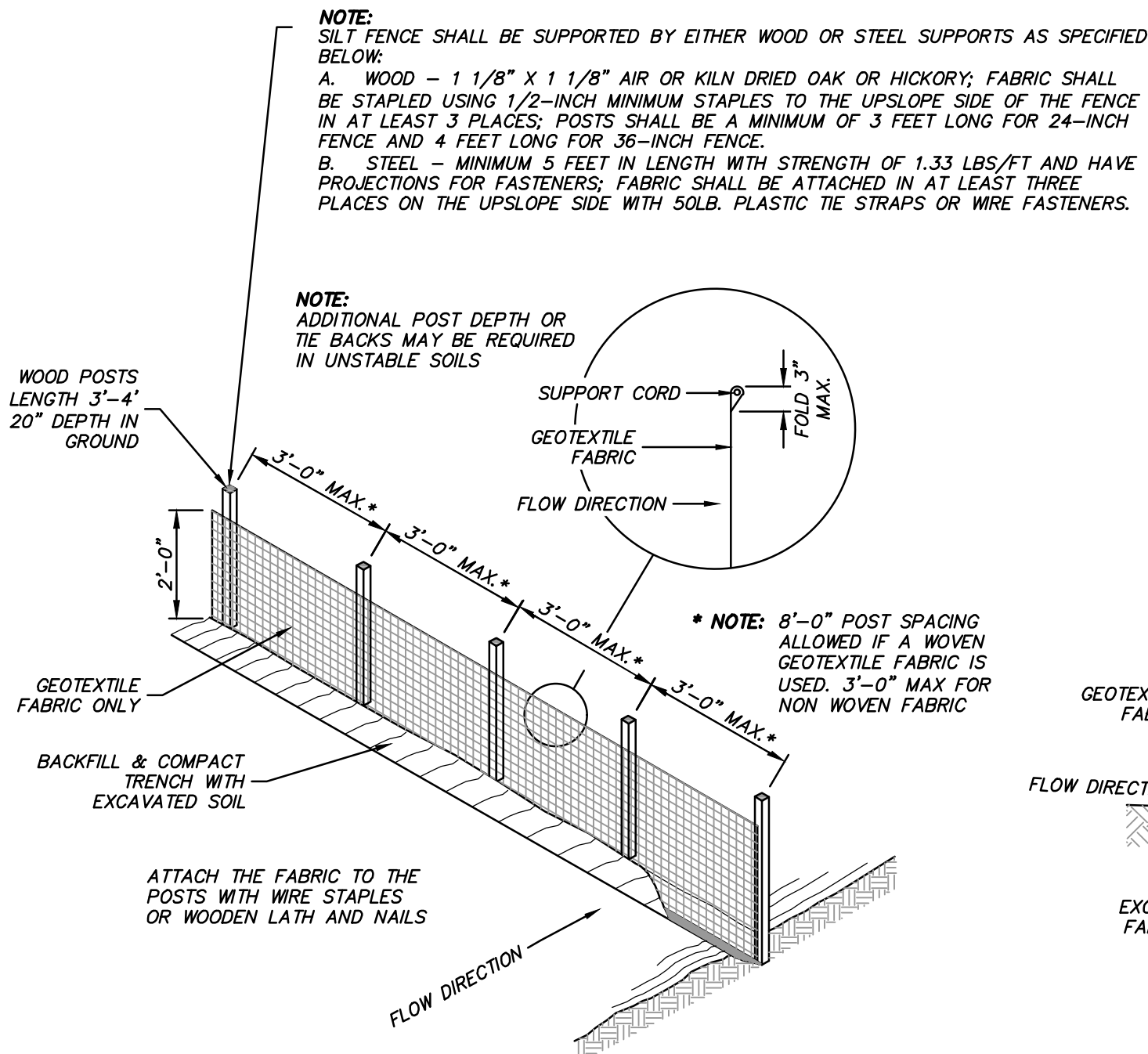
"DO NOT ENTER" SIGN TYPE R5-1
(NOT TO SCALE)

DESCRIPTION		DATE

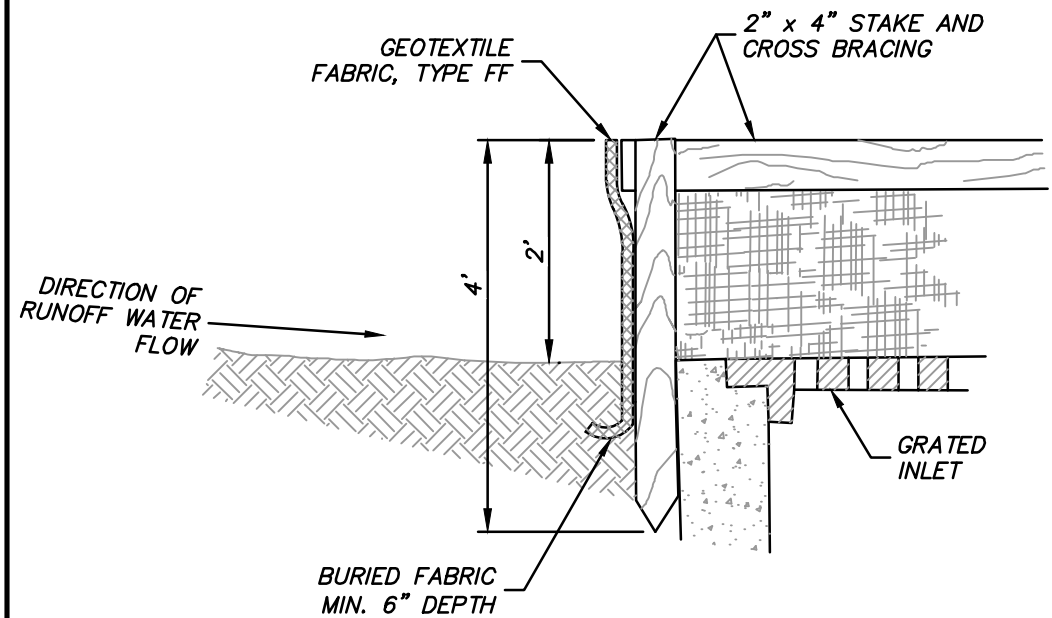
- NOTES:**
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
 2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
 3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

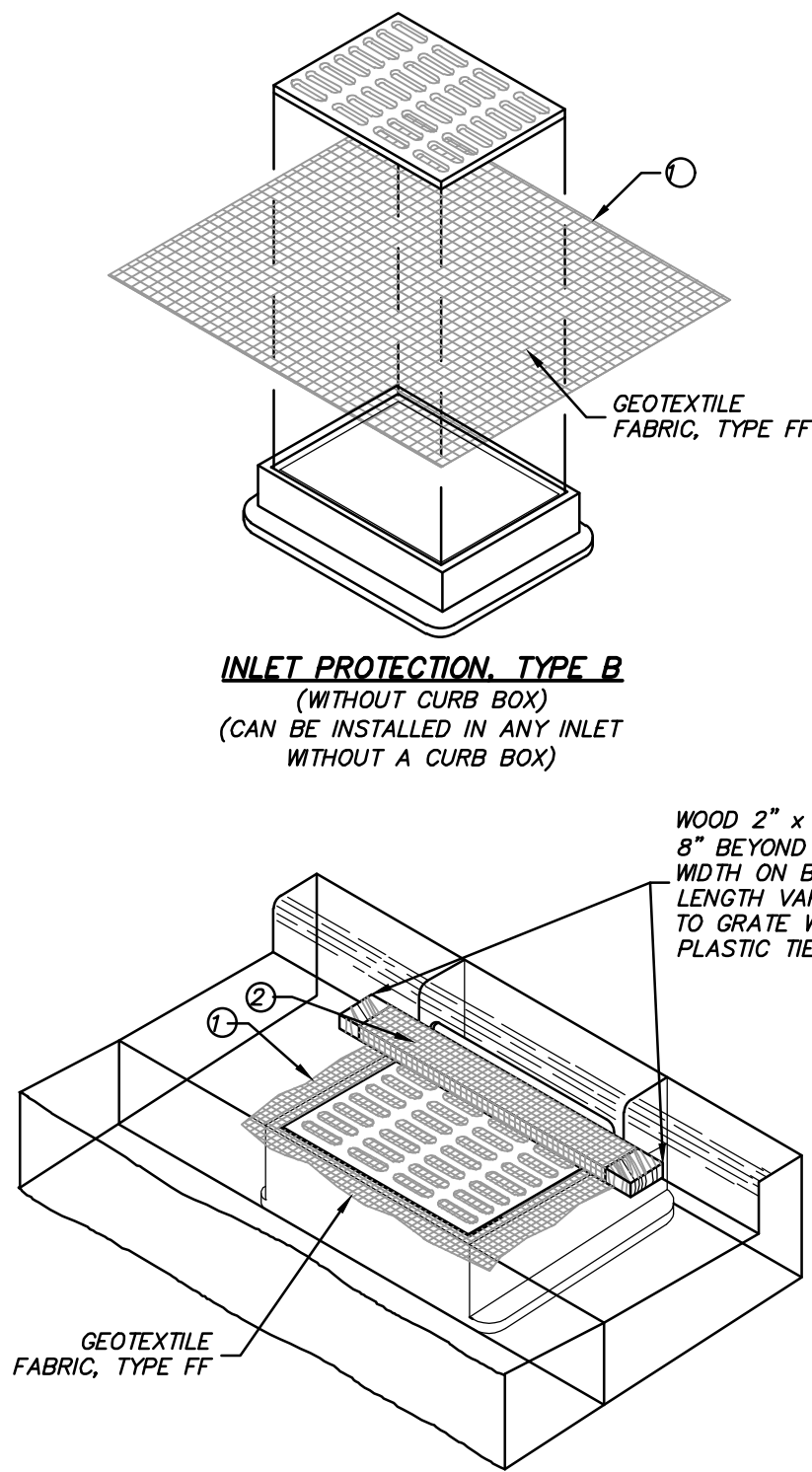
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
 - A) TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
 - B) HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



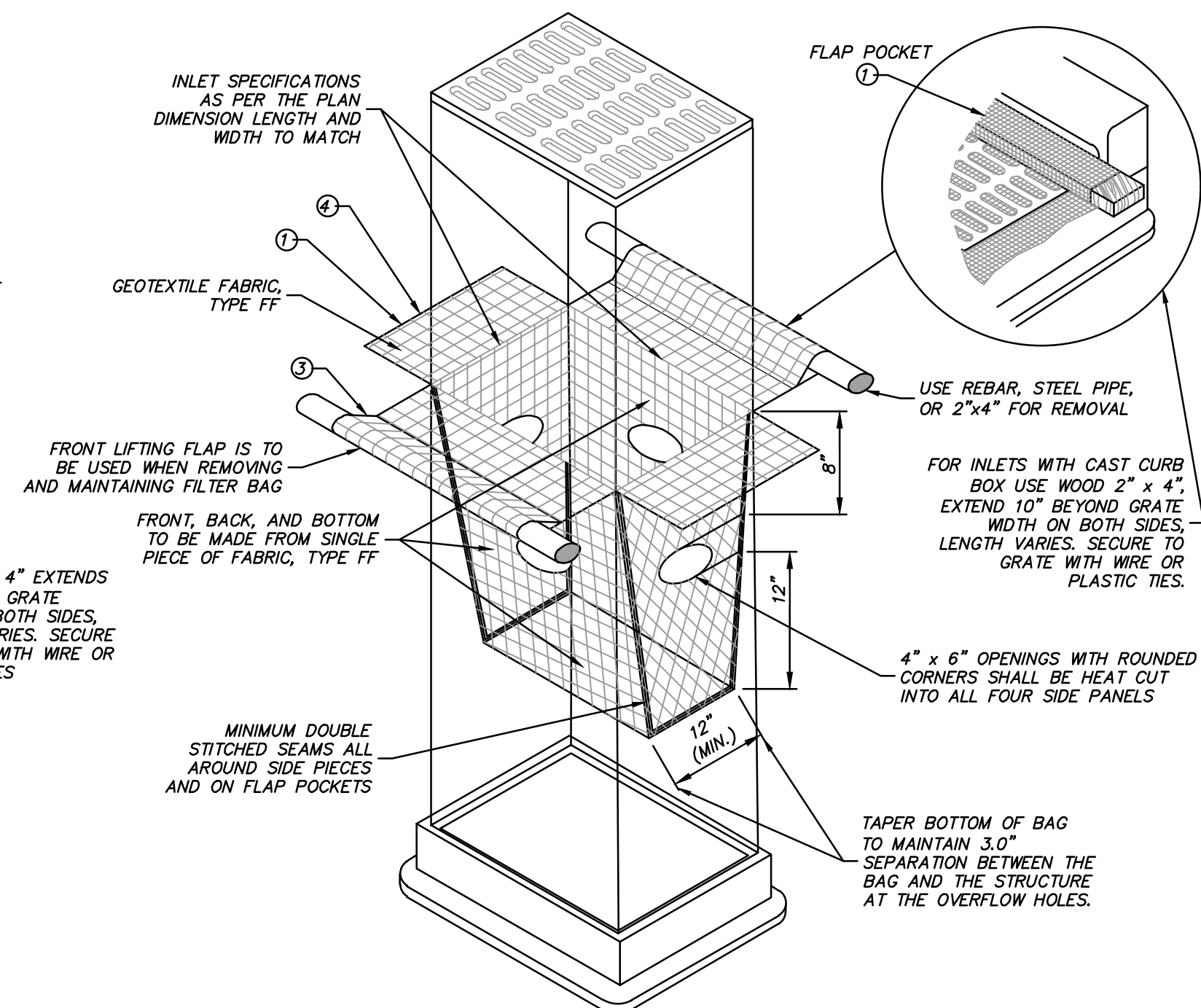
SILT FENCE
(NOT TO SCALE)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- ④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE MSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP. HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINC THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPIDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

DESCRIPTION

DATE

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CREATIVITY BEYOND ENGINEERING

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EROSION CONTROL DETAILS

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DATE: 11/04/2022

SCALE: N.T.S

JOB NO. 3220187

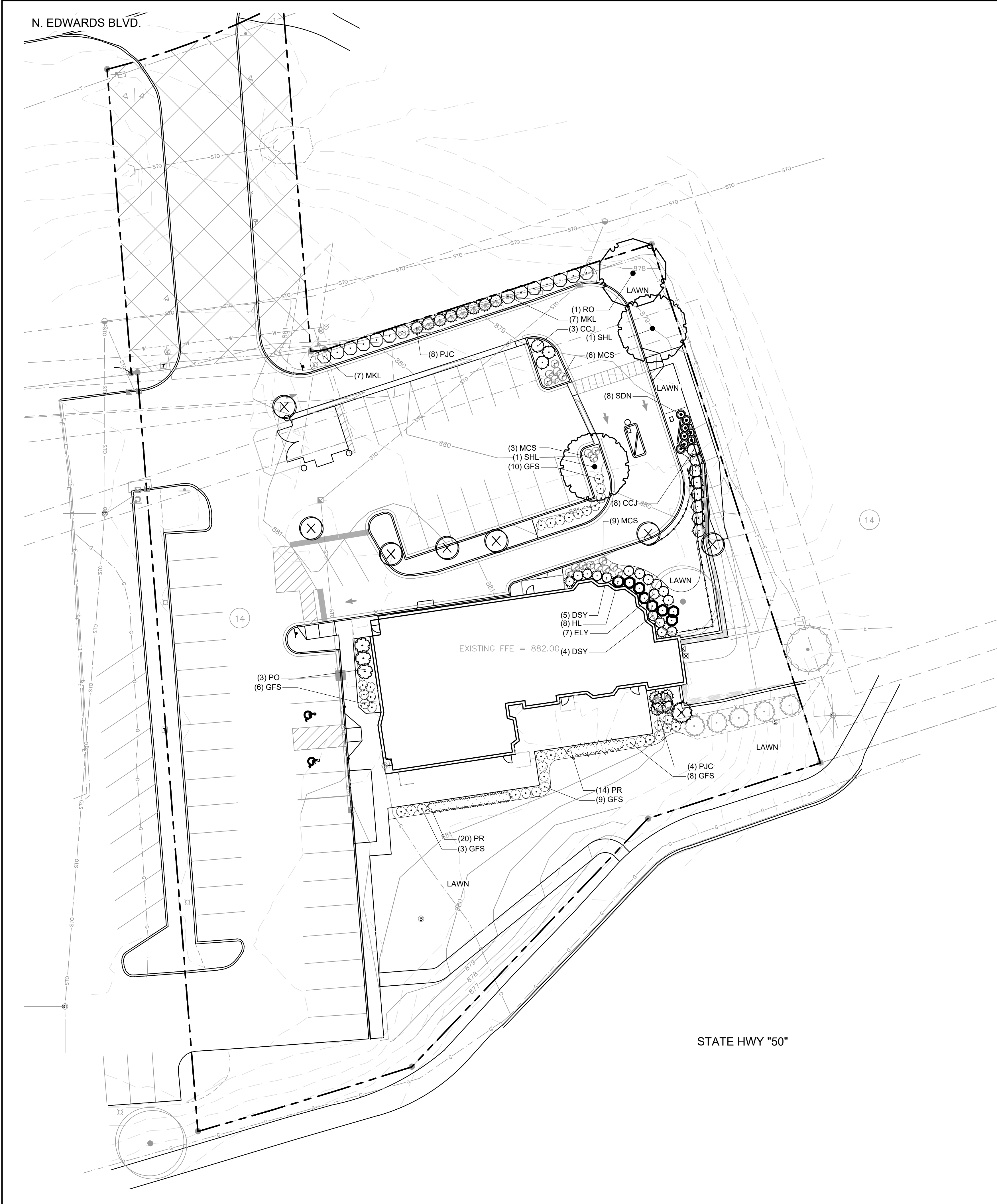
PROJECT MANAGER:
ROBERT J. HARLEY

DESIGNED BY: CBW

CHECKED BY: RJH

SHEET NUMBER

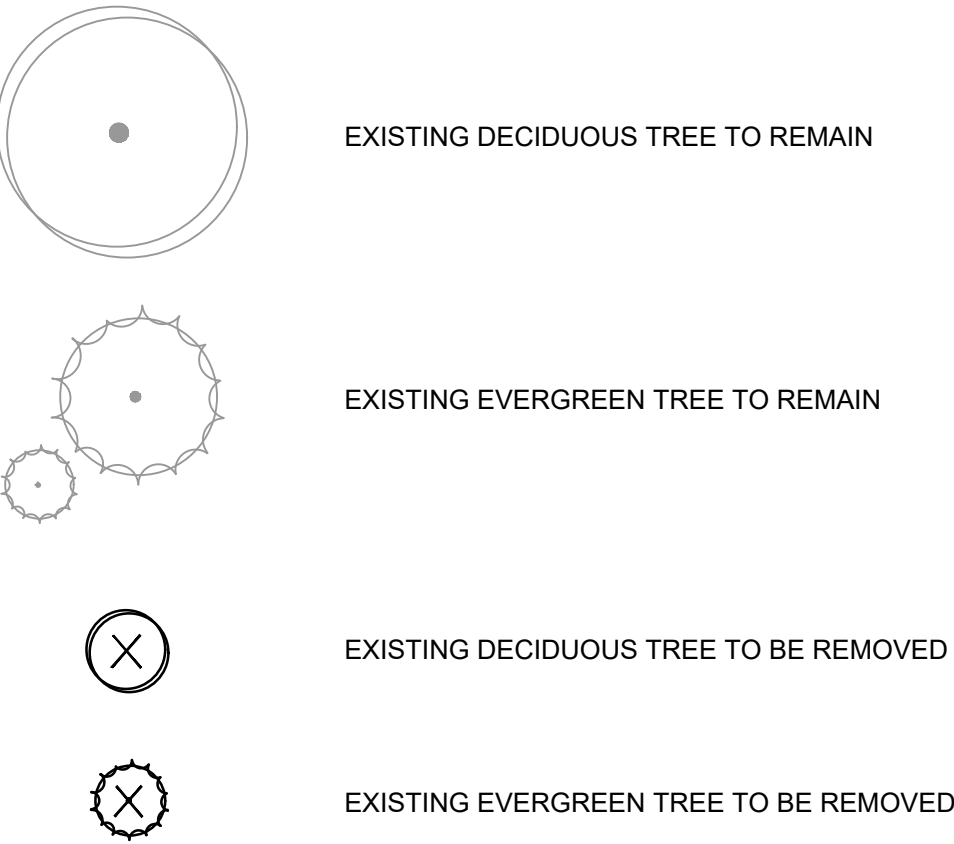
C402



PLANT SCHEDULE SITE

CLIMAX TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
RO	1	Red Oak	Quercus rubra	2" CAL	B&B	Full, matching heads
TALL DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SHL	2	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster' TM	1 1/2" CAL	B&B	Full, matching heads
MEDIUM DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PO	3	Ginger Wine Ninebark	Physocarpus opulifolius 'SMNPOBLR' TM	24" HT	CONT.	
MKL	14	Miss Kim Lilac	Syringa patula 'Miss Kim	18" HT	CONT.	
MEDIUM EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DSY	9	Dense Yew	Taxus x media 'Densiformis'	18"SPD	CONT.	
ELY	7	Everlow Yew	Taxus x media 'Everlow'	18" HT	B&B	
LOW DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SDN	8	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	15" HT	CONT.	
HL	8	Little Quick Fire Hydrangea	Hydrangea paniculata 'Little Quick Fire'	18" HT	CONT.	
MCS	18	Magic Carpet Spiraea	Spiraea japonica 'Magic Carpet'	15" HT	CONT.	
GFS	36	Goldflame Spiraea	Spiraea x bumalda 'Goldflame'	15" HT	CONT.	
LOW EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	12	Kallay Compact Pfizer Juniper	Juniperus chinensis 'Kallays Compact'	18"SPD	CONT.	
CCJ	11	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet' TM	18"SPD	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PR	34	Ruby Ribbons Switch Grass	Panicum virgatum 'Ruby Ribbons'	1 GAL	CONT.	24" Spacing

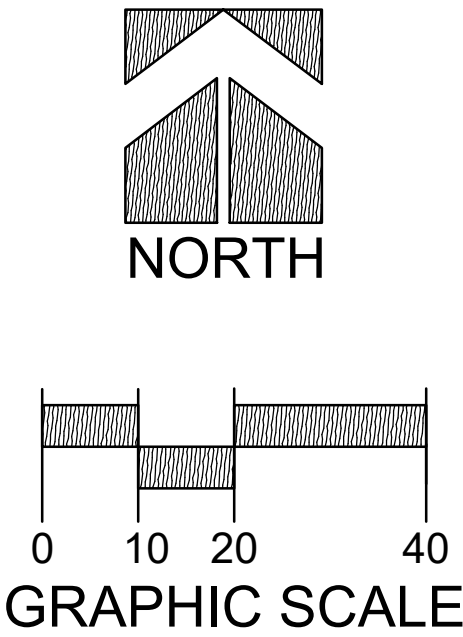
KEY



GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

THIS PLAN IS FOR MUNICIPAL REVIEW
NOT FOR BIDDING
OR CONSTRUCTION PURPOSES



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BUONA
LAKE GENEVA, WI

LANDSCAPE PLAN

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R.A. Smith, Inc.

DATE: 11/04/2022

SCALE: 1" = 20'

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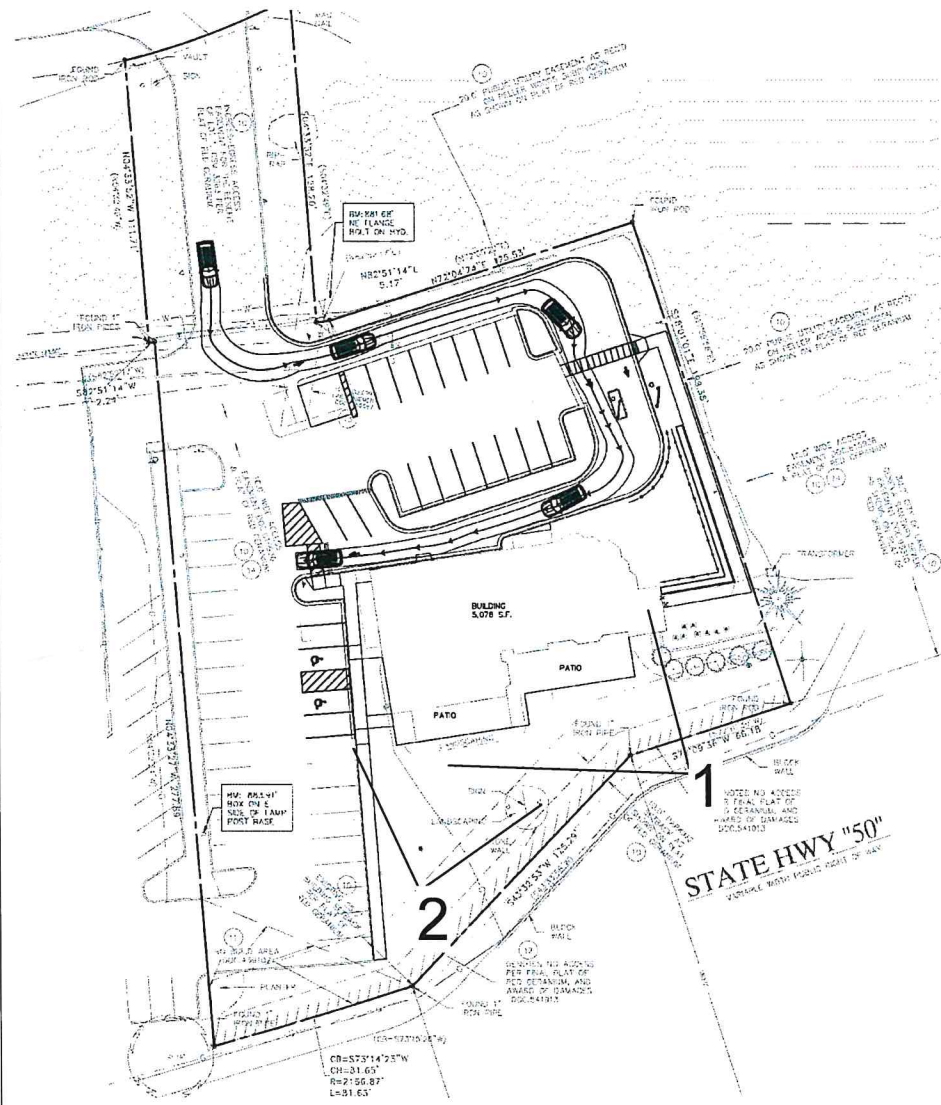
PROJECT MANAGER:
ROBERT J. HARLEY

DESIGNED BY: NJW

CHECKED BY: REW

SHEET NUMBER

L100



KEYSTONE
PLANNING+DESIGN
KEYSTONE
CONSTRUCT, LLC



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA
204 Silhavy Rd., Valparaiso, IN, 46383

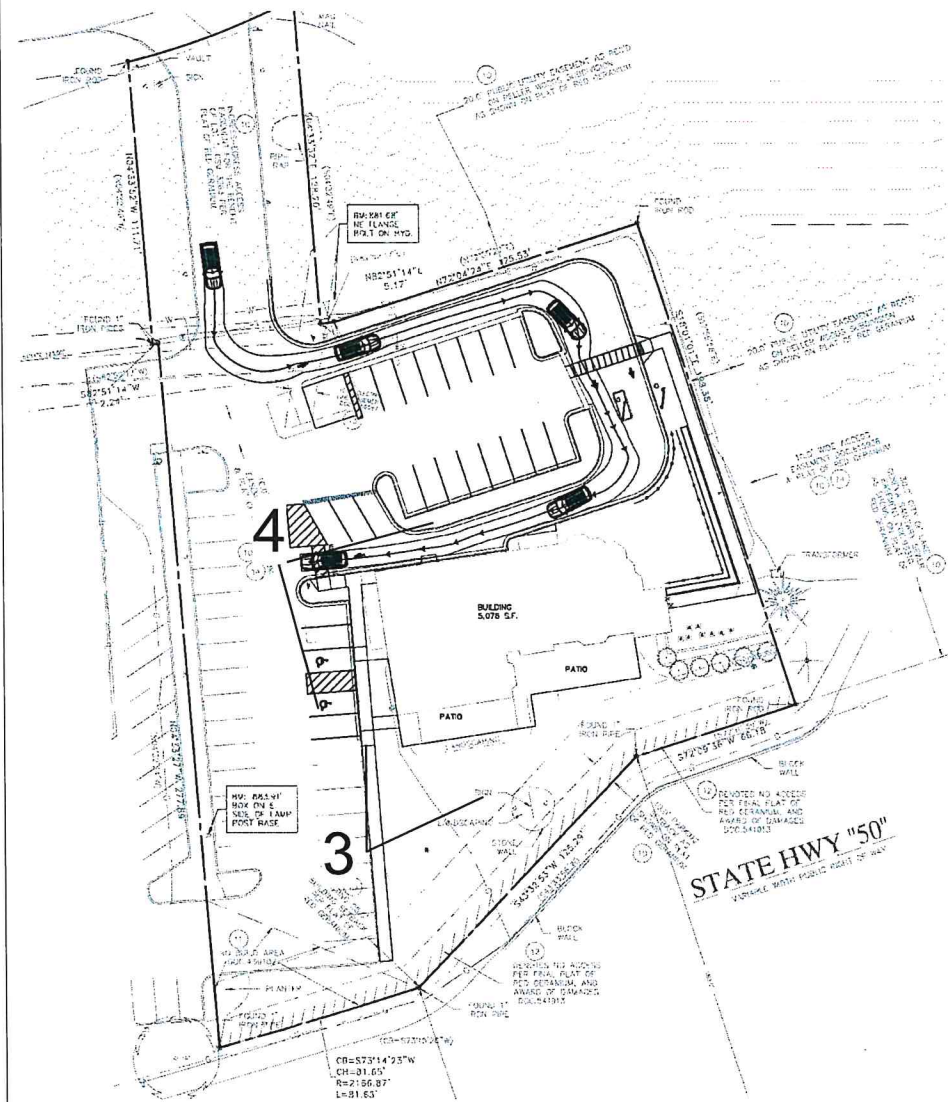
No.	Description	Date

RENDERINGS

G016

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No.	Description	Date

RENDERINGS

G017

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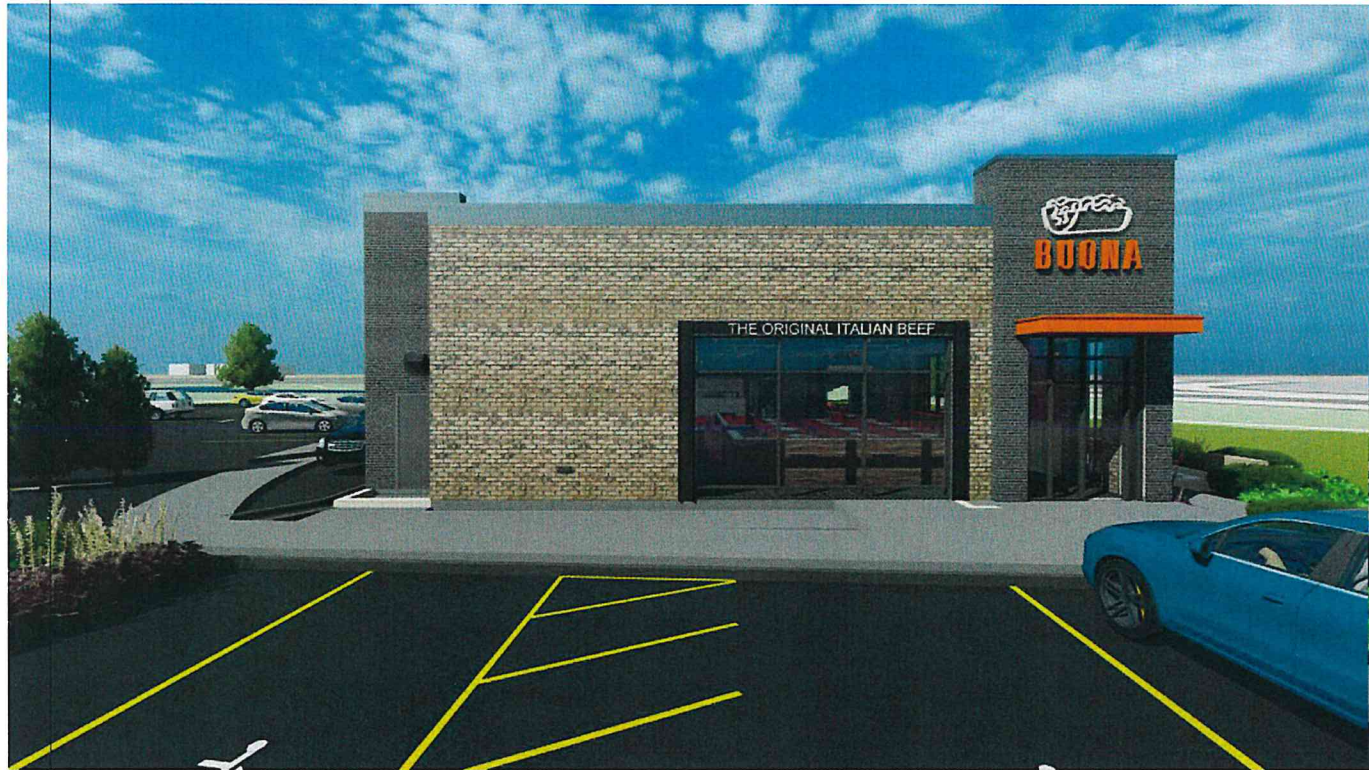
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EAST SIDE



SOUTH SIDE, FACING MAIN ROAD



WEST SIDE, FACING PARKING LOT & WALGREENS



NORTH SIDE, FACING PARKING LOT & EDWARDS

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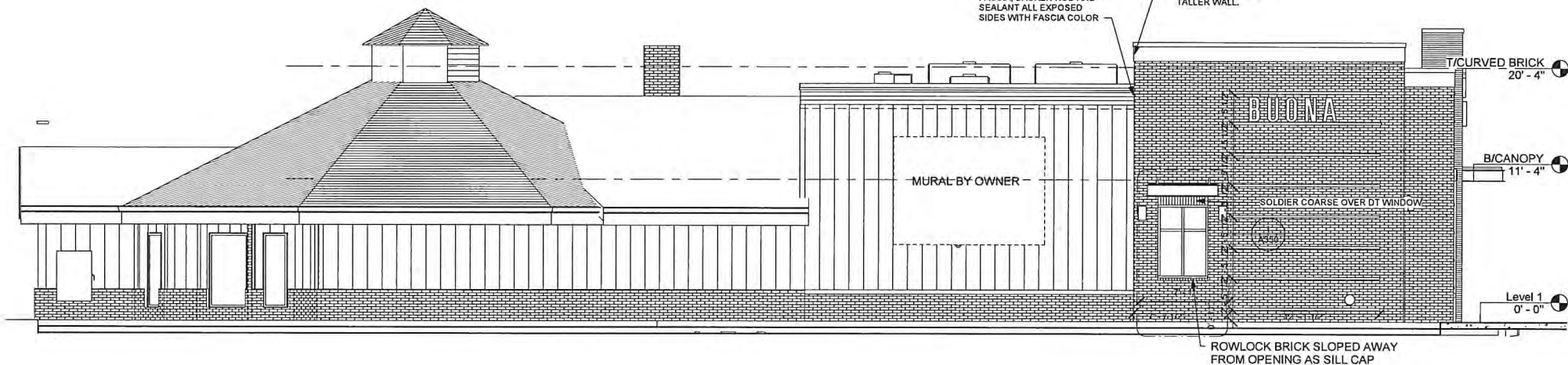
No.	Description	Date
2	PRE-APP #3	8/26/22

COLOR
ELEVATIONS

A299

Scale

10/6/2022 10:30:41 AM



1 WEST ELEVATION2
3/16" = 1'-0"



2 EAST ELEVATION2
3/16" = 1'-0"

BUONA STOREFRONT					
Type	Mark	Keynote	Manufacturer	Model	Description
ASF-2	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD	FIXED GLASS	DARK BRONZE
ASF-3	BUONA	READY ACCESS	275	LOW PROFILE, BELOW STOREFRONT TRANSOM	DARK BRONZE

BUONA EXTERIOR MATERIALS				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (BRICK)	MODULAR SIZE BRICK VENEER	BORAL	ALAMO	GREY MORTAR SM100
E-02 (BRICK)	NORMAN SIZE, SMOOTH. BRICK VENEER	ENDICOTT	MANGANESE IRONSPOT	BLACK MORTAR SM800
E-03 (SIDING)	12" X 7/8" CORRUGATED	PAC-CLAD	CORRUGATED	WEATHERED ZINC
E-04 (CANOPY)	CANOPY	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	PROVIDE STAINED WOOD BREADBOARD PLANK CEILING. CANOPY METAL FINISHED IN WROUGHT IRON COLOR	PAINT BM WROUGHT IRON COLOR AT DT & PATIO, PNT-1 ORANGE AT ENTRY,
E-05 (FASCIA)	PARAPET COPING & FASCIA AT LIGHT BRICK & CORRUGATED AREAS	PAC-CLAD	HWP-PROFILE, SEE A410	WEATHERED ZINC
E-05B (COPING)	NOT USED			
E-05B (FASCIA)	PARAPET COPING & FASCIA AT DARK BRICK AREAS	PAC-CLAD	METAL WRAPPED PLYWOOD, SEE A410	CHARCOAL
E-06 (FIBER CEMENT)	FIBER CEMENT PANELS AT COLUMNS	NICHIHA	ARCHITECTURAL BLOCK	GRAY
E-08 (PAINT)	PAINT AT EXTERIOR HM MANDOORS	BENJAMIN MOORE	BM WROUGHT IRON COLOR AT E-02 BRICK, MATCH WEATHERED ZINC COLOR AT CORRUGATED METAL CLADDING E-03	MATCH BRICK OR ADJACENT CLADDING, DUROCOAT
E-10 (BLOCK)	REFUSE BLOCK	BORAL	ALAMO	BRICK ON 4" CMU, SEE SP300
E-11 (BRICK)	FRONT ORANGE BRICK HIGHLIGHT BANDS	ENDICOTT	PUMPKIN PATCH GLAZED ORANGE	RECESS COARSE SINC GLAZED BRICK IN ONLY FINISHED ON FRONT

- KEYNOTES - EXTERIOR ELEVATIONS
- 01 PROVIDE OPEN OUTSIDE CORNERS TO MATCH COLOR
 - 02 BRICK EXPANSION JOINT, FULL HEIGHT OF WALL
 - 03 FIRE DEPARTMENT CONNECTION, VERIFY WITH FIRE DEPARTMENT
 - 04 WALL GRAPHIC BY OWNER. WHERE PLACED ONTO CORRUGATED SIDING, STANDOFF BLADE SIGN TO BE PROVIDED WITH RAISED LETTERS.
 - 05 NEW ELECTRICAL METER AND CT CABINET, SEE E-DWGS
 - 06 REFUSE: PROVIDE SOLID STEEL REINFORCED GATE, WITH CORRUGATED METAL CENTER AND ANGLED DOOR FRAME WITH FLAT FACE OUTWARD, MOUNT ON STEEL POSTS WITH 4 HINGES EACH SIDE, PRIMED AND PAINTED PNT-9. DIAGONAL CROSS BRACING ON EACH GATE HIDDEN FACING INWARD. GATE LATCH AND CANE BOLTS WITH RECESSED STRIKE AT CENTER, PROVIDE CONCRETE BASE WITH SLEEVES
 - 07 DECORATIVE STEEL C-CHANNEL BY STEEL CONTRACTOR
 - 08 CUSTOM STEEL RAILING BY STEEL CONTRACTOR
 - 09 FIELD FRAMED STEEL CANOPY WITH TI-BACKS TO WALL. PROVIDE BLOCKING IN WALL. OPTION FOR WOOD-LOOK CEILING AND RECESSED CAN LIGHTS PER RCP.
 - 10 ALUMINUM CANOPY BY MAPES OR EQUAL WITH TI-BACKS TO WALL. PROVIDE BLOCKING IN WALL. OPTION FOR WOOD-LOOK CEILING AND RECESSED CAN LIGHTS NOT USED
 - 11 SECONDARY ROOF DRAINAGE, LAMB'S TONGUE DISCHARGE FROM IN-WALL PIPE
 - 12 NEW DOORBELL AND KNOX BOX AT REAR DOOR
 - 13 PROVIDE WATERPROOF ENCLOSURE FOR EXTERIOR POWER, PER E-SHEETS
 - 14 PROVIDE NEW RECESSED HOSE BIBB IN HOUSING
 - 15 THROUGH-WALL PIPE DISCHARGE FROM GREASE CANISTER
 - 16 REFER TO SITE PLAN FOR PATIO AREA AND ADDED INFRASTRUCTURE.

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418 CLINTON PL.,
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60305

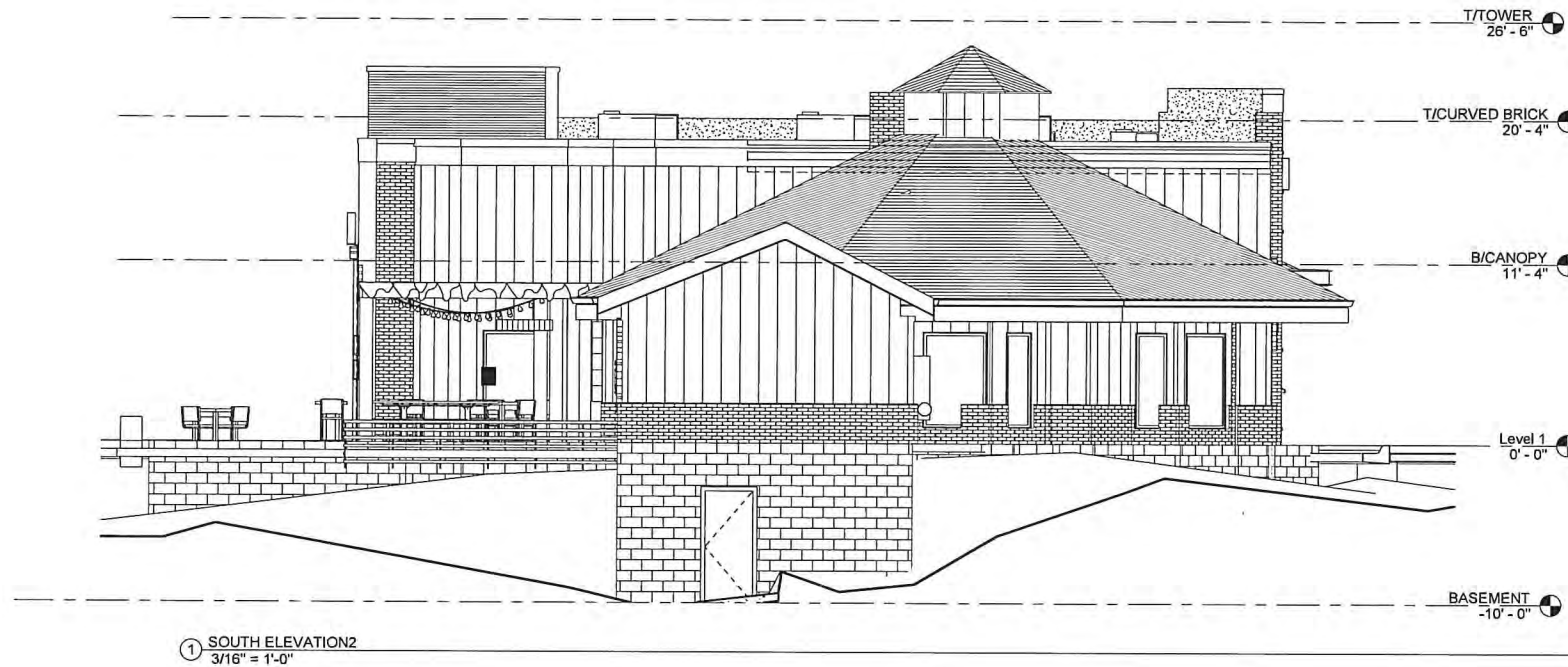
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA
204 Silvery Rd., Valparaiso, IN 46383

No.	Description	Date
1	PROGRESS	4/18/2022
2	PRE-APP #3	8/26/22

EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

A300

Scale 3/16" = 1'-0"



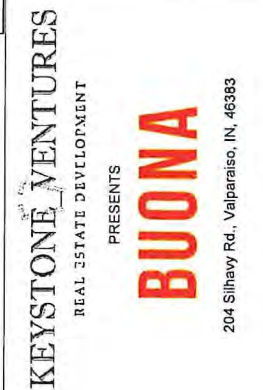
BUONA STOREFRONT					
Type Mark	Keynote	Manufacturer	Model	Description	Type Comments
ASF-2	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-3	BUONA	READY ACCESS	275 LOW PROFILE, BELOW STOREFRONT TRANSOM	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.

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- KEYNOTES - EXTERIOR ELEVATIONS
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 - 11 **NOT USED** SECONDARY TONGUE DISCHARGE FROM IN-WALL PIPE NEW DOORBELL AND KNOX BOX AT REAR DOOR
 - 12 PROVIDE WATERPROOF ENCLOSURE FOR EXTERIOR POWER, PER E-SHEETS
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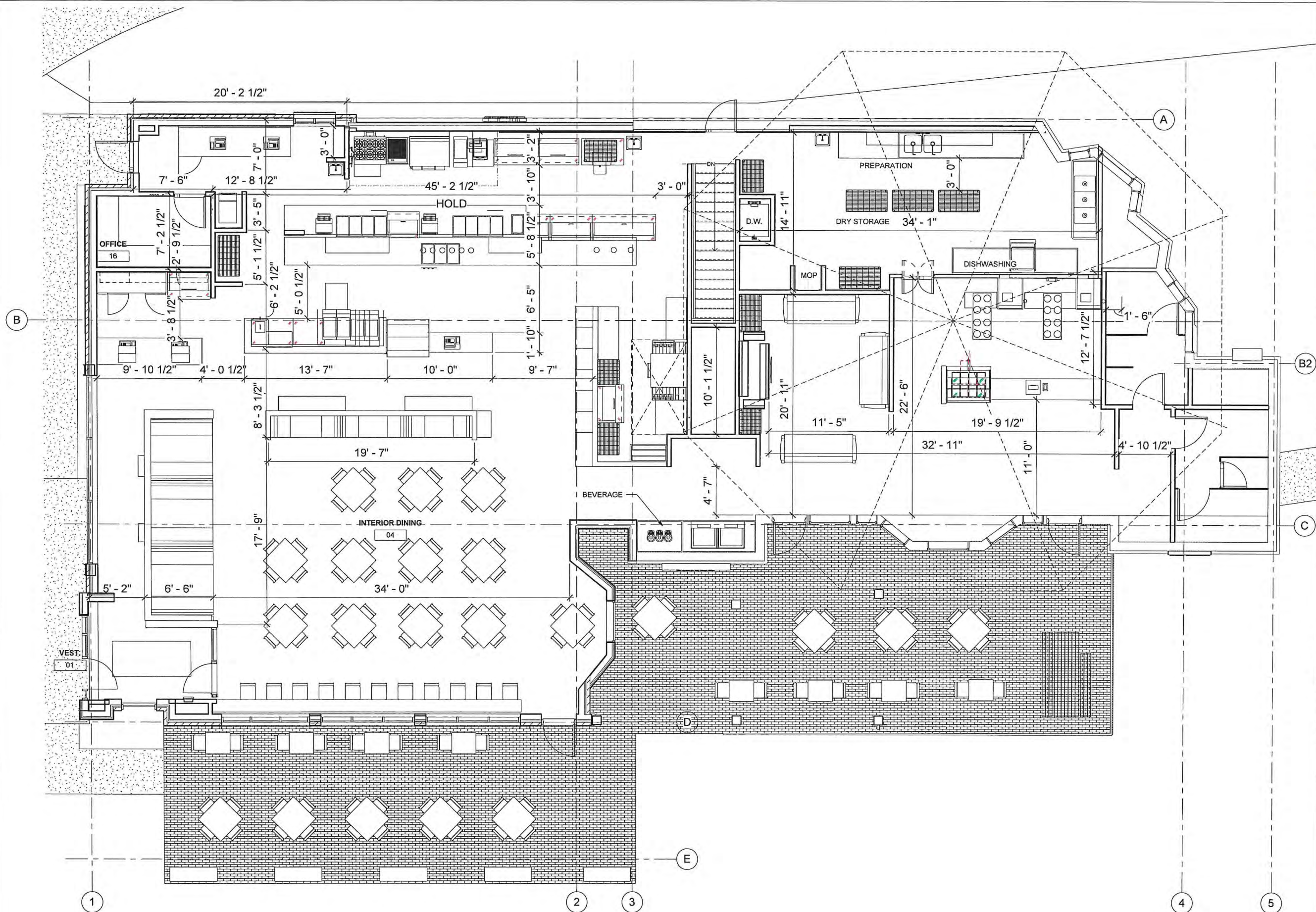


No	Description	Date
1	PROGRESS	4/18/2022
2	PRE-APP #3	8/26/22

EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

A301

Scale 3/16" = 1'-0"



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KEYSTONE VENTURES
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PRESENTS
BUONA
204 Silhavy Rd., Valparaiso, IN, 46383

No.	Description	Date
1	PROGRESS	4/18/2022
2	PRE-APP #3	8/26/22

ARCHITECTURAL
FLOOR PLAN_C/C

A101

Scale 1/4" = 1'-0"

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10/6/2022 10:32:08 AM



To: City of Lake Geneva Plan Commission
From: Jackie Mich, AICP
Date: Monday, November 14, 2022
Re: Upgrades to Citywide Design Standards – Draft for Plan Commission Discussion

Summary of Plan Commission Input

The Plan Commission provided the following direction at the October meeting:

- Higher standards for building materials:
 - **Apply citywide**
 - **Provide more flexibility for industrial land uses**
 - **Enable exceptions for workforce or affordable housing**
- “Landscaped Corridor”
 - Increase front pavement setbacks to match front building setback – **apply citywide**
 - Increase landscaping requirements along street frontages – **apply citywide**
- No parking spaces located between any principal or accessory building and the right-of-way – **apply citywide**
- Prohibit parking spaces located between any principal or accessory building and the front lot line – **apply citywide**
- 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 – **apply citywide**

These changes have been addressed in the revised amendments.

Additionally, the Plan Commission noted a future need to upgrade landscaping requirements for nonresidential and multifamily development to encourage/require native plant species. This is a separate work effort, but it is something that could be budgeted for and accomplished in the future.

Continued on following page

Staff Comments

After reviewing aerial photos and looking at current pavement setbacks, applying these rules on a citywide basis seems achievable, provided that there is clear direction in the code on when the new pavement setbacks apply, when sites are required to come into conformance, and when exceptions can be granted. Together, these should give the City enough flexibility to respond to unique conditions. Following is a summary of these provisions:

Increased Front Pavement Setbacks and Landscaping Requirements

- For new development or redevelopment, the increased front pavement setbacks and landscaping requirements will apply.
- For existing sites, both the pavement setback and landscaping requirements will apply when the paved area is expanded.
- For existing sites, the landscaping requirements will apply if the building footprint is modified.

Parking (No parking in front of the building)

- For new development or redevelopment, no parking will be allowed in the front of the building. For corner lots, parking is allowed between building and *side* street.
- For existing sites, existing parking in front of the building can remain as a nonconforming development and can be maintained in that location until the site is redeveloped.

In-Vehicle Sales or Service Uses

- For new development or redevelopment, no new drive-thrus, service/loading areas, gas pumps or similar are permitted between the building and the street (all sides).
- For existing sites, such uses can remain as nonconforming developments and can be maintained in that location until the site is redeveloped.

Exceptions: The Plan Commission has a fair amount of latitude to modify these new requirements as needed per draft Section 98-718(3)(d)1.:

“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** or to **support the development of workforce or affordable housing.**”

Staff notes that change will take a long time for a transformation to materialize. Change will occur primarily as redevelopment or as new development occurs on undeveloped lots. Many existing developed sites will likely remain unchanged for many years to come. However, these requirements are a good start to improving the built environment in Lake Geneva.

Going forward, we can remove references to the “Gateway Overlay,” as we are applying new rules citywide and not utilizing an overlay district.

Additional changes to draft language are highlighted in **yellow** in the pages that follow.

Potential Next Steps:

- 1) Prepare Final Draft for Public Hearing
- 2) Hold Public Hearing at December Plan Commission meeting; recommendation to Council
- 3) Adoption by Council – December/January

Draft Zoning Ordinance Amendments: Upgrades to Citywide Design Standards

Draft – 11.14.22

Changes since previous draft highlighted in yellow

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

~~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 (6)(b).
 - 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 Subsection (6)(b) and the setback requirements in Subsection (6)(a).

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 or to support the development of workforce or affordable housing.
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.**

- (a) Applicability: The exterior building materials requirements in this Subsection 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.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.
- (b) 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. For development in the PBP and LI zoning districts, this percentage may be increased to 70%.
- (c) 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.

Standards for all Residential, Office, Commercial, and the PI Zoning Districts:

- ~~(d) 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).~~
- ~~(e) 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.~~

(5) **Site Design Standards.** The Plan Commission may grant exceptions to site design standards as described in Subsection (3)(d)1., above.

- (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.
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. Pedestrian walkways, patios, sign footings, and other essential services are exempt from pavement setback requirements.
 - d. 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.
 - e. Pedestrian walkways, patios, monument signs, and other essential services are exempt from pavement setback requirements.

(b) **Landscaping Requirements.**

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..
 - b. The Plan Commission may grant exceptions as described in Subsection (3)(d)1., above.

(c) **Parking.**

1. 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.
2. No parking spaces shall be located between any principal or accessory building and the front lot line, unless necessary to meet ADA requirements or other city requirements. On corner lots, parking spaces may be permitted between the principal or accessory building and the secondary street right-of-way, as determined by the Zoning Administrator.

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.

3. 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:

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.

(6) **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.

(7) 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)

(8) **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.

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No changes proposed to remainder of Section 98-720.