



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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL

TUESDAY, DECEMBER 28, 2021 6:00 P.M.

LAKE GENEVA CITY HALL: COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson,
Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

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

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

AGENDA

1. Mayor Klein call the meeting to order
2. Pledge of Allegiance – Alderperson Fesenmaier
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. 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
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of December 13, 2021 and the Special Council Minutes of December 21, 2021 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on December 21, 2021.* Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
NONE
10. **Items removed from the Consent Agenda**
11. Discussion/Action regarding Downtown Business Improvement District Forensic Audit Proposals (*Agenda Item request by Alderperson Dunn and Alderperson Fesenmaier; Finance, Licensing, and Regulation Committee referred this item to the Downtown Business Improvement District Board for selection and to identify a funding source, on November 16, 2021*)

12. Discussion/Action regarding **Resolution 21-R84** a resolution authorizing May 19, 2022 as World Migratory Bird Day in the City of Lake Geneva
13. Discussion/Action regarding **Resolution 21-R85** a resolution appointing City of Lake Geneva Election Inspectors for the Election Term of 2022-2023
14. **Recommendation of the Finance, Licensing, and Regulation Committee of December 21, 2021- Ald. Howell**
 - a. Discussion/Action regarding **Resolution 21-R80** a resolution adopting a 2021 budget amendment authorizing the re-allocation of funds in the 2021 capital projects budget for 2022 expenditures completed in 2021
 - b. Discussion/Action regarding **Resolution 21-R82** a resolution authorizing the 2022 Pay Scale Grades and Pay Scale for Part-Time Non-Represented Employees
 - c. Discussion/Action regarding **Resolution 21-R83** a resolution authorizing the 2022 Pay Scale Grades and Pay Scale for Full-Time Non-Represented Employees
 - d. Discussion/Action regarding Change Order # 3 filed by Selzer-Ornst for the Library Restoration Project in an amount not to exceed \$4,700.00
 - e. Discussion/Action regarding purchase of chiller and two chilled water pumps for City Hall Air Conditioner, from Mared Mechanical in an amount not to exceed \$74,639.00 (*Finance, Licensing, and Regulation Committee approved at \$68,225.00; vendor sent new quote on December 22, 2021 with new price*)
 - f. Discussion/Action regarding approval of contract with CivicPlus for purchase of CivicEngage for a website upgrade/redesign and of CivicClerk for an Agenda/Minute Management software in an amount not to exceed \$19,999.00
 - g. Discussion/Acceptance of December 21, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports
15. **Recommendation of the Planning Commission of December 20, 2021- Ald. Dunn**
 - a. Discussion/Action regarding a proposed Certified Survey Map (CSM) for Basso Builders Inc., 405 Skyline Dr., to create 3 buildable single family parcels at the intersection of Sage St. and Sheridan Springs Rd. as identified on the certified survey project no 21.903 dated 10/26/21 for Tax Key Nos. ZGC00011 & ZGC00015 (*Council referred this item to the Plan Commission for further review on November 22, 2021*)
 - b. Discussion/Action regarding **Resolution 21-R86** a resolution authorizing the issuance of a Conditional Use Permit filed by T. C. Productions LLC., for a request that would allow for an addition and renovation of the property located at 100 N. Edwards Blvd. in the Planned Business (PB) zoning district, Tax Key No. ZA196100004
 - c. Discussion/Action regarding **Resolution 21-R87** a resolution authorizing the request to amend the existing General Development Plan (GDP) for The Vistas Group, 526 E 114th Place, Chicago, IL. For the 27-acre property located at the northwest corner of Townline Rd and Edwards Blvd. for a proposed residential subdivision, Tax Key No. ZYUP00198
 - d. Discussion/Action regarding **Resolution 21-R88** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by S & L Properties Lake Geneva LLC. d.b.a. Culvers, 2651 Kirkling Ct., Portage WI 53901, for a CUP to allow for the installation of a 2nd drive-thru lane at 151 Well St. in the General Business (CB) zoning district, Tax Key No. ZA365000002

- e. Discussion/Action regarding **Resolution 21-R89** a resolution authorizing the issuance of a **“Limited”** Conditional Use Permit filed by Indelible Homes LLC. 4707 S. 47th St., Greenfield, WI, 53220, for a request to allow Commercial Indoor Lodging at 415 Cass St. in the General Business (GB) zoning district Tax Key No. ZNB00001
- f. Discussion/Action regarding **Resolution 21-R90** a resolution authorizing the issuance of a **“Limited”** Conditional Use Permit filed by Lake Lodging Investments, LLC. 3 Grant Square #173, Hinsdale, IL, 60521, for a request to allow Commercial Indoor Lodging at 504 Wells St. in the Planned Business (PB) zoning district Tax Key No. ZOP00400
- g. Discussion/Action regarding **Resolution 21-R91** a resolution authorizing the issuance of a Conditional Use Permit filed by Michael & Katherine Lynch, 1084 LaGrange Dr., Lake Geneva, for a request that would allow using Single Family - 4 zoning setbacks in the Estate Residential - 1(ER-1) zoning district Tax Key No. ZLE00003

16. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, DECEMBER 13, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson, Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

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

Aldersperson Howell let the Council in the Pledge of Allegiance.

Roll Call

Present: Dunn, Fesenmaier, Flower, Halverson, Hedlund, Howell, Straube, and Yunker

Absent:

Awards, Presentations, Proclamations, and Announcements

None

Re-consider business from previous meeting

None

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

None

Acknowledgement of Correspondence

None

Approve the Regular Council Minutes of November 22, 2021 as prepared and distributed

Motion by Yunker to approve, second by Straube. No discussion. Motion carried 8-0.

CONSENT AGENDA– Recommended by Finance, Licensing and Regulation on December 7, 2021. Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

-Tier I Event Permit Application filed by Lakeland Community Church for Worship in the Park to be held on July 3, 2022 located in Flat Iron Park

-Tier I Event Permit Application filed by the Geneva Lake Arts Foundation for Art in the Park to be held August 13, 2022 and August 14, 2022 located in Flat Iron Park

-Massage Establishment Renewal License filed by Lakeview Spa located at 335 Wrigley Dr

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

Items removed from the Consent Agenda

None

Discussion/Action regarding the Mutual Police Enforcement Agreement between the Town of Geneva and the City of Lake Geneva

Motion by Yunker to approve, second by Howell. Fesenmaier noted that this is a one-year contract and it references a second access point along with a traffic signal to be installed. She would like staff to address those points for a resolution. Motion carried 8-0.

Discussion/Action regarding going out for RFP or renewing the current City Planner Contract (***Agenda Item request by Alderperson Flower and Alderperson Fesenmaier***)

Alderperson Flower stated that there currently is a contract and it continuously renews. She would like the contract reviewed and possibly have the City obtain proposals. It was originally drafted in 2012.

Motion by Flower that the City obtain RFPs for City Planner Services, second by Fesenmaier. Howell questioned if this would violate the current contract. The contract does allow for cancellation within a seven-day notice from either party, and that obtaining proposals would not void the current contract.

Flower noted that the contract does allow for them to notify the City of grant applications and feels that this isn't always being done. Fesenmaier cited the comprehensive implementation plan as well.

Motion carried 8-0.

Discussion/Action regarding going out for RFP or renewing the current IT City Services Contract (***Agenda Item request by Alderperson Flower and Alderperson Fesenmaier***)

Flower explained that the City does not currently have a contract for IT Services.

Motion by Flower to obtain RFPs for IT Services, second by Fesenmaier. Attorney Draper stated that obtaining RFPs would not violate any current contracts and services. Motion carried 8-0.

Discussion/Action regarding determining bridge within Disc Golf Park to be replaced (***Public Works Committee recommended Bridge #5 and the Board of Park Commissioners recommended Bridge #3***)

Flower explained there have been discussions at the Public Works Committee and the Park Board as to which bridge within the Disc Golf Bridge should be replaced. There have been some Utilities that may be in the way of bridge #5; because of that the Public Works Director recommended that bridge #3 be replaced. Both locations do need to have crossing available, but bridge #5 is used more frequently. Fesenmaier noted that bridge #3 would be an easy replacement with the funds available.

Howell would like to have the Public Works Director come to the Council to explain his position on which bridge to replace. Discussion included the potential cost for the replacement. Hedlund noted that bridge #5 was much larger with a greater elevation and would cost more.

Flower stated that the disc golf park could work with bridge #1 and #5, but not #1 and #3 as depicted by the map.

Motion by Howell to refer to the Public Works Committee to obtain better costs estimates for bridge #3 and Bridge #5 to include pedestrian only and vehicle, second by Halverson. Fesenmaier would like to see all of the information for both bridges, including capabilities for vehicles. Motion carried 8-0.

Recommendation of the Finance, Licensing, and Regulation Committee of December 7, 2021- Ald. Howell

Discussion/Action regarding Change Order #2 filed by Selzer-Ornst for the Library Renovation Project in an amount not to exceed \$24,516.00

Motion by Howell to approve, second by Halverson. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding Pay Request #2 filed by Selzer-Ornst for the Library Renovation Project in an amount not to exceed \$123,379.00

Motion by Howell to approve, second by Halverson. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding awarding bid for DPW Main Shop Roof Project, 1055 Carey St, Project #2021-01, to Midwest Roofing & Construction LLC in an amount not to exceed \$49,800.00

Motion by Howell to approve, second by Flower. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding awarding bid for DPW Main Shop Roof Project, 1065 Carey St, Project #2021-02, to Midwest Roofing & Construction LLC in an amount not to exceed \$99,320.00

Motion by Howell to approve, second by Flower. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding awarding bid for 2021 Crack Sealing and Filling to Fahrner Asphalt Sealers LLC in an amount not to exceed \$35,000.00

Motion by Howell to approve, second by Flower. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding **Resolution 21-R78** a resolution establishing wages for elected officials

Motion by Howell to approve, second by Hedlund. Flower stated that she would like to see the elected official's wages increased at the same rate as the staff, annually. Howell disagreed and wouldn't want to split the Council in what they receive for pay. Flower stated that a raise wouldn't go into effect until the next election, if the candidate is re-elected.

Motion to amend by Flower to increase the wages for the Alderpersons and Mayor by 4%, second by Straube.

Motion to amend failed 3-5, with Yunker, Fesenmaier, Halverson, Hedlund, and Howell voting no.

Original motion carried 5-4, with Mayor voting yes to break the tie, with Fesenmaier, Flower, Halverson, and Straube voting no.

Discussion/Action regarding requiring buoy/slip deposits no later than January 31 annually

Motion by Howell to approve, second by Yunker. Harbormaster Russell noted that this would aid with getting leases back on time and help to identify those on the waitlist that may be eligible. The deposit letter will also include the new lease amount for that year. Motion carried 8-0.

Discussion/Acceptance of December 7, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

Motion by Howell to accept, second by Hedlund. No discussion. Motion carried 8-0.

Recommendation of the Planning Commission of November 15, 2021- Ald. Dunn

Discussion/Action regarding **Resolution 21-R79** a resolution authorizing a Precise Implementation Plan (PIP) filed by Kwik Trip, 1626 Oak Street, La Crosse, WI, 54603 for a request to allow a Precise Implementation Plan (PIP), for the property located at 898 Wells St. that would allow for a C-Store with gas pumps and a detached carwash in the Planned Business (PB) zoning district

Motion by Dunn to approve, second by Yunker. Fesenmaier stated that there were conditions that were set by the Plan Commission and asked that they be reviewed. She stated there were concerns with the lighting for the sign on the canopy and if the new rendering showed that change. Draper added that the lighting of the sign was not approved and that the storm water was reviewed. Fesenmaier also addressed the lack of sidewalks in that area and feared people walking in the streets. Flower stated that if there is a landing for pedestrian crossing on one side, there needs to be one on the other side. Flower asked the City engineer to review this plan further.

Motion to amend by Fesenmaier to include a sidewalk parallel to Lake Geneva Boulevard, on the backside of the development, to the extent of the property lines and that the sidewalks and ramps be ADA compliant, second by Flower. Flower had concerns with section of sidewalks being added with no connection.

Fesenmaier stated there are issues with the fencing and landscaping within this area too. Mayor Klein noted that the landscaping was installed to help with noise buffering. Flower added that she would like to correct the ADA ramps going into the Summerhaven Development. Motion carried 5-3 on a roll call vote, with Hedlund, Howell, and Yunker voting no.

Motion to amend by Fesenmaier to switch the fence line with the landscaping, so that the landscaping will be outside of the fence, second by Halverson.

Motion by Flower to suspend the rules to allow the representative of Kwik Trip to speak, second by Fesenmaier. Motion carried 8-0.

Fesenmaier stated that there was an amendment made to address the sidewalks. She asked for clarification on the placement of the fence and the landscaping around the development. The representative noted that the sidewalk was planned in a way to make it ADA compliant due to a grading issue. Flower added that the ramp needs a companion ramp on the other side as well. The representative noted that the fence and landscaping can be moved and that the fence will be made of vinyl.

Motion to amend carried 8-0.

Fesenmaier confirmed that the access on to Lake Geneva Blvd is only for pedestrian traffic and not vehicles.

Fesenmaier also questioned the hours of operation and asked if that had been addressed through the PIP. Attorney Draper stated that it was not set. Fesenmaier stated that she is most worried about the carwash with the noise and should follow the current noise ordinance hours.

Motion to amend by Fesenmaier that the carwash comply with the City's noise ordinance, second by Halverson. Motion carried 6-2 with Howell and Hedlund voting no.

Fesenmaier stated that the bike rack should be included near the building.

Motion to amend by Fesenmaier for Kwik Trip to install an electric car charging station, no second offered. Motion failed for a lack of second.

Motion to amend by Fesenmaier to require that the developer pay for future traffic controls if requested with five years at an appropriate fee level after an impact study is completed, second by Flower. Fesenmaier stated that an impact study would need to be done to justify this cost at a future date. Dunn wondered why this business is being targeted and the others in the area that contribute to the traffic, are not. Flower explained that this kind of development would encourage more traffic than what is currently in that area. Flower stated that this is the standard practice for developments and that this should have been addressed at the first stage of the development. Motion failed on a roll call vote 3-5, Hedlund, Howell, Straube, Yunker, and Dunn voting no.

Original motion as amended was re-read. The motion carried 8-0.

Mayoral Appointments

Confirmation of the appointment of Brett Stanczak to the Lake Geneva Utility Commission for a term to expire October 1, 2024

Motion by Yunker to approve, second by Hedlund. No discussion. Motion carried 8-0.

Confirmation of the appointments of Spyro Condos, Beth Tumas, Dimitrius Anagnos, and T.R. Remke to the Downtown Business Improvement District with terms to expire January 1, 2024

Motion by Yunker to approve, second by Halverson. No discussion. Motion carried 8-0.

Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding: 1) White River Holdings, LLC and pursuant to Wis. State. 19.85(1)(c) for the purposes of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding: Holiday Compensation for Front Counter Clerk and City Clerk

Motion by Yunker to convene the Council into Closed Session to include City Administrator Nord, Finance Director Hall, Attorney Wirth, and Attorney Draper, second by Flower. Motion carried 8-0 on a roll call vote. The Council convened into Closed Session at 7:21 p.m.

Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session

Motion by Howell to reconvene the Council into Open Session, second by Halverson. Motion carried 8-0 on a roll call vote. The Council reconvened into Open Session at 7:57 p.m.

Motion by Howell to direct the Attorneys to proceed as discussed in Closed Session, second by Halverson. No discussion. Motion carried 8-0.

Motion by Hedlund to deny holiday pay to the Front Counter Clerk, second by Howell. No discussion. Motion carried 7-1, with Flower voting no.

Motion by Hedlund to return PTO used to cover Holiday Pay to the City Clerk, second by Straube. Flower noted

that the Council should be voting consistently and would be voting against this motion. Motion carried 7-1, with Flower voting no.

Adjournment

Motion by Howell to adjourn, second by Hedlund. Motion carried 8-0. The meeting of the Common Council adjourned at 8:00 p.m.

CITY OF LAKE GENEVA SPECIAL COMMON COUNCIL MINUTES
TUESDAY, DECEMBER 21, 2021 5:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson,
Alderspersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

Mayor Klein called the meeting to order at 5:01 p.m.

Aldersperson Yunker led the Council in the Pledge of Allegiance.

Roll Call

Present: Fesenmaier, Flower, Halverson, Hedlund, Howell, and Yunker

Absent: Dunn & Straube

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

None

Discussion/Action regarding Change Order # 3 filed by Selzer-Ornst for the Library Restoration Project in an amount not to exceed \$4,700.00

Motion by Howell to approve, second by Halverson. Flower clarified that the wiring would include the door access and security system. Motion carried on a roll call vote 6-0.

Adjournment

Motion by Hedlund to adjourn, second by Halverson. Motion carried 6-0. The meeting adjourned at 5:04 p.m.

CITY OF LAKE GENEVA

AGENDA ITEM REQUEST FORM

PLEASE ATTACH ANY INFORMATION THAT YOU WOULD LIKE INCLUDED IN THE AGENDA PACKET.

1. Name of individual(s) requesting agenda item. (Per § 2.42(c) of the municipal code, agenda item request must be submitted by two Aldermen, Mayor or Administrator and must be received by the City Clerk at least two Fridays prior to the scheduled City Council meeting.)

Mary Jo Fesenmaier

2. Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)

Discussion / action regarding Downtown
Business Improvement District Forensic

3. Committee, Board or Commission which you are asking to review this item.

Audit Proposals.

City Council

4. Date of meeting(s).

~~Tues.~~ Friday, December 28, 2021

Signature: Mary Jo Fesenmaier

Date: Dec. 10, 2021

Signature: Timothy J. Dunn

Date: Dec 10, 2021

For Office Use Only

Date Received by Clerk: _____

Committee/Council and Meeting Date Scheduled: _____

Notes: _____

Copies Provided to:

City Administrator

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing May 19, 2022 as World Migratory Bird Day in the City of Lake Geneva			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	21-R84	Date:	December 28, 2021

Whereas, the Mayor and City Council members of the City of Lake Geneva recognize that the quality of life of our residents and the ability of our city to attract visitors is enriched by beautiful migratory birds and sounds of their songs and, to that end, have established and supported a standing Avian Committee, and

Whereas, the City of Lake Geneva actively seeks to improve the ability of migratory birds to thrive through creating and monitoring a Purple Martin colony, protecting Chimney Swifts and their roosts, and supporting critical bird habitat such as the Four Seasons Nature Preserve, and

Whereas, the City of Lake Geneva should rightly recognize and celebrate the strategic collaboration among organizations to assure that migratory birds thrive in our city, including the City of Lake Geneva Avian Committee, the Geneva Lake Museum, the Lakeland Audubon Society, the Geneva Lake Conservancy, the Public Library of Lake Geneva, the Board of Park Commissioners, the Environmental Education Foundation, Visit Lake Geneva, and Wisconsin Bird City, and youth outreach and education through partnerships with local public and private schools and the Girl Scouts and Boy Scouts, and

Whereas, these collaborative efforts have resulted in public education and outreach activities for adults and children such as school courses and skill awards, bird walks, gatherings such as Swift Night Out, and experiential opportunities such as a Storybook Trail, and

Whereas, the City of Lake Geneva Avian Committee is charged with protecting this natural resource, and creating a means to celebrate World Migratory Bird Day,

Now Therefore be it Resolved, the Mayor and City Council of the City of Lake Geneva proclaim Thursday, May 19, 2022 as World Migratory Bird Day in Lake Geneva and declare our support for this and all efforts to encourage all our residents to become advocates for the amazing migratory birds that enhance our lives and delight our residents and visitors.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution appointing City of Lake Geneva Election Inspectors for the Election term of 2022-2023			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	21-R85	Date:	December 28, 2021

WHEREAS, Wisconsin State Statutes require the appointment of election inspectors; and

WHEREAS, the attached list of individuals have indicated their willingness to serve the City of Lake Geneva in the capacity of election inspector or Special Voting Deputy;

WHEREAS, the term of these election inspectors is a two-year term which will run from January 1, 2022 until December 31, 2023.

NOW THEREFORE BE IT RESOLVED that these individuals are hereby appointed as election inspectors for the City of Lake Geneva, Wisconsin for a term ending December 31, 2023.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

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

Thomas Hartz, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

2022-2023 Election Inspector Appointees

Name	Party Affiliation
Richard Bailey	Democratic
Nadine Harris	Democratic
Jeannine Roanhaus	Democratic
Lana Spinner	Democratic
Mary Sibbing	Democratic
Adam St. Marie	Democratic
Paula Porubcan	Democratic
John Saridan	Democratic
Albert MacDonald	Republican
Shelly Fess	Republican
Irene Anderson	Republican
Dennis Suchomski	Republican
Robert Valkanet	Republican
Judith Salmon	Republican
Catherine Vitacca	Republican

Name	Party Affiliation
Joyce Bouhl	Republican
Ruth Coleman	Unaffiliated
Michelle MacDonald	Unaffiliated
Diane Bauman	Unaffiliated
Kim Borghgraef	Unaffiliated
Helen Bouhl	Unaffiliated
Timothy Conley	Unaffiliated
Sonya Dailey	Unaffiliated
Hazel Dickfoss	Unaffiliated
Cynthia Flower	Unaffiliated
Richard Hedlund	Unaffiliated
Christi Hunter	Unaffiliated
Robert Kasley	Unaffiliated
Steve Mercil	Unaffiliated
Carole Nevin	Unaffiliated
Gail Nichols	Unaffiliated

Name	Party Affiliation
Sylvia Paprzyca	Unaffiliated
Bernadine Peletz	Unaffiliated
Amanda Rotondi	Unaffiliated
Nina Ruskey	Unaffiliated
Carol Sappington	Unaffiliated
Barbara Schuld	Unaffiliated
Kathleen Seeberg	Unaffiliated
Randy Stulce	Unaffiliated
Jo VonPontz	Unaffiliated
Carol Wahlstedt	Unaffiliated
Chief Inspectors	
Richard Hedlund	
Amanda Rotondi	
Cindy Flower	

RESOLUTION OF THE COMMON COUNCIL			
Resolution adopting a 2021 budget amendment authorizing the re-allocation of funds in the 2021 capital projects budget for 2022 expenditures completed in 2021			
Committee:	Finance considered on December 21, 2021		
Fiscal Impact:	N/A		
File Number:	21-R80	Date:	December 28, 2021

Whereas, the Lake Geneva Common Council approved the 2021 Capital Projects Budget for the City of Lake Geneva, and

Whereas, the actual pricing and timing on certain replacement equipment has changed from the budgeted assumptions, and

Whereas, the Finance, Licensing and Regulation Committee reviewed the proposed budget amendments and found it is in the best interest of the City, and recommends that the City of Lake Geneva Common Council approve the amendment as found in attached Schedule “A”, in the amount of \$391,336 and,

Now Therefore be it Resolved that the Lake Geneva Common Council adopt a budget amendment allowing for the re-allocation of funds.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA
CAPITAL PROJECTS BALANCES FOR 2021 EXPENDITURES

CAPITAL PROJECTS

City hall roof	\$ 82,500.00	2022 budget
Mobile command unit - Police	\$ 129,418.00	2022 budget
Mobile command unit - Fire	\$ 129,418.00	2022 budget
Edward/Bloomfield lighting/signals	\$ 50,000.00	2022 budget
	<u>\$ 391,336.00</u>	

Resolution 21-R82

The Common Council of the City of Lake Geneva hereby establishes the following Pay Scale Grades and Pay Scale for the following Part-time Non-Represented Employees for the 2022 Budget Year effective January 1, 2022:

			Grade Salary Range		
Position	% Pro Rated	Assigned Pay Scale Grade	Min	Mid	Max
Permanent Part Time Salaried Staff:					
City Attorney	70%	22	66,677.79	76,679.46	86,681.13
City Judge	15%	20	12,716.36	14,623.81	16,531.26
Fire Chief	50%	17	35,589.66	40,928.11	46,266.56
Deputy Fire Chief	8%	12	4,255.15	4,893.42	5,531.69
Assistant Fire Chief	5%	10	2,366.92	2,721.95	3,076.99
Emergency Mgmt Deputy Director	30%	10	14,201.49	16,331.72	18,461.94
Permanent Part Time Hourly Staff:					
PD Part time Patrol Officer		9	21.4706	24.6912	27.9117
Financial Analyst		9	21.4706	24.6912	27.9117
Harbormaster		7	19.1087	21.9750	24.8413
City Hall Counter Clerk		7	19.1087	21.9750	24.8413
FD Confidential Administrative Assistant		7	19.1087	21.9750	24.8413
Part-time Tele-Communicator		6	18.0271	20.7312	23.4352
Parking Maintenance Lead Supervisor		6	18.0271	20.7312	23.4352
Lead Booking Officer		4	16.0441	18.4507	20.8573
Assistant Court Clerk		4	16.0441	18.4507	20.8573
PD Booking Officer		3	15.1359	17.4063	19.6767
Parking Maintenance Lead		2	14.2792	16.4210	18.5629
Parking Enforcement		1	13.4709	15.4915	17.5122
Videographer		1	13.4709	15.4915	17.5122
Chief Inspector poll workers per hour		0.4	9.4965	10.9209	12.3454
Poll Workers per hour		0.2	8.4518	9.7196	10.9874
Seasonal Part-time Hourly Staff:					
Beach Supervisor		1	13.4709	15.4915	17.5122
Street Seasonal Lead		1	13.4709	15.4915	17.5122
Asst Beach Supervisor		0.9	12.7084	14.6147	16.5209
Street Seasonal		0.9	12.7084	14.6147	16.5209
Boat Launch Attendants		0.8	11.9891	13.7874	15.5858
Riviera Security Guards		0.8	11.9891	13.7874	15.5858
Lakefront Seasonal-DPW		0.5	10.0662	11.5762	13.0861
Beach Attendants		0.5	10.0662	11.5762	13.0861
Crossing Guards		0.5	10.0662	11.5762	13.0861

 CHARLENE KLEIN, Mayor

 LANA KROPF, City Clerk

Resolution 21-R83

The Common Council of the City of Lake Geneva hereby establishes the following Pay Scale Grades and Pay Scale for the following Full-time Non-Represented Employees for the 2022 Budget Year effective January 1, 2022:

		Grade Salary Range		
Position	Assigned Pay Scale Grade	Min	Mid	Max
Full Time Salaried Staff:				
City Administrator	23	100,969.22	116,114.61	131,259.99
Police Chief	19	79,977.08	91,973.64	103,970.21
Finance Director (Comptroller)	18	75,450.08	86,767.59	98,085.10
Director of Public Works	18	75,450.08	86,767.59	98,085.10
Police Administrative Lieutenant	17	71,179.32	81,856.22	92,533.11
Police Patrol Lieutenant	16	67,150.30	77,222.84	87,295.39
Building & Zoning Administrator	15	63,349.34	72,851.74	82,354.14
Police Sergeant*	14	59,763.53	68,728.06	77,692.59
City Clerk	13	56,380.69	64,837.79	73,294.89
Parking Manager	12	53,189.33	61,167.73	69,146.13
PD Communications Supervisor*	10	47,338.31	54,439.06	61,539.81
PD Data Systems Administrator*	7	39,746.16	45,708.08	51,670.01
PD Confidential Administrative Assistant*	7	39,746.16	45,708.08	51,670.01
Telecommunicators*	6	37,496.38	43,120.83	48,745.29
Data Specialist*	6	37,496.38	43,120.83	48,745.29
Full time Hourly Staff:				
DPW Superintendent	14	28.7325	33.0423	37.3522
Lead Financial Analyst/Treasurer	11	24.1243	27.7430	31.3616
Human Resources/Benefits Specialist	11	24.1243	27.7430	31.3616
DPW Arborist/Lead	11	24.1243	27.7430	31.3616
DPW Lead Operator	10	22.7588	26.1726	29.5864
Assistant City Clerk	9	21.4706	24.6912	27.9117
Cemetery Sexton	8	20.2553	23.2935	26.3318
Heavy Equipment Operators	8	20.2553	23.2935	26.3318
Equipment Operators	7	19.1087	21.9750	24.8413
Cemetery Equipment Operator	7	19.1087	21.9750	24.8413
Riviera Maintenance Engineer	7	19.1087	21.9750	24.8413
Building & Grounds Administrator	7	19.1087	21.9750	24.8413
Municipal Court Clerk	7	19.1087	21.9750	24.8413
Front Desk Counter Clerk	7	19.1087	21.9750	24.8413
Assistant Building Inspector/Code Enforcement	7	19.1087	21.9750	24.8413
Building & Zoning Adm. Asst.	7	19.1087	21.9750	24.8413
Parking Clerk	7	19.1087	21.9750	24.8413
Cemetery Laborer / Operator	6	18.0271	20.7312	23.4352
DPW Laborer / Operator	6	18.0271	20.7312	23.4352
Custodian	5	17.0067	19.5577	22.1087

Notes:

* Salaried Employees that receive Overtime.

Lake Geneva Public Library
Selzer-Ornst Construction
Owner Change Order Request



CO 9
Origination Date: 12/14/2021
Revision Date:

Change Request Description:

Surveillance, Security & Access Control Costs

Trade	Description	Quantity	UM	UP	Cost
Subcontracts/Design					
Electrical Subcontractor	Surveillance System	1.00	ls	\$686.25	\$ 686.25
Electrical Subcontractor	Access Control System	1.00	ls	\$1,400.00	\$ 1,400.00
Electrical Subcontractor	Security System	1.00	ls	\$1,985.25	\$ 1,985.25
Selzer-Ornst Labor Rates					
				Standard Rate	
	Principal	0.00	hr	\$175.00	\$ -
	Senior Project Manager	0.00	hr	\$150.00	\$ -
	Project Manager	2.00	hr	\$130.00	\$ 260.00
	General Superintendent	0.00	hr	\$130.00	\$ -
	Project Superintendent	0.00	hr	\$115.00	\$ -
	Foreman	0.00	hr	\$100.00	\$ -
	Carpenter	0.00	hr	\$90.00	\$ -
	Laborer	0.00	hr	\$82.50	\$ -
	Accounting	0.00	hr	\$75.00	\$ -
	Project Coordinator	0.00	hr	\$75.00	\$ -
Other Costs					
	Permits/Impact Fees	0.00	ls	\$0.00	\$0.00
Clarifications:					
1. The surveillance camera cable installation includes pulling 3 new cables to 2 new locations and 1 existing location. Cables to be owner supplied.					
2. The electrician shall install access control wiring to 3 locations per the access control plans. Cables to be owner supplied. All cable to be coiled in 8-10' lengths above the ceiling. Subcontractor shall provide quantity one (1) 3/4" empty conduit and J-box in the ceiling per the direction of Jeff Miskie.					
2. The electrician shall install security cables per the security plan included in this change order to the following locations M1, M2, M3, S1, S2, S4 & S5.					
General note: subcontractor to test wires only. The City of Lake Geneva Public Library shall perform final testing of all equipment. Each scope references the attached plans provided by Jeff Miskie. All cabling to be installed in the ceilings in J-hooks per code and with sleeves as needed.					
Schedule Impact:	None				

CLIENT APPROVAL:

SIGN: _____
DATE: _____

S-O Subtotal Cost:	\$ 260.00
S-O Fee and General Conditions (10%):	\$26.00
Subcontractor Subtotal Cost:	\$ 4,071.50
Fee and General Conditions (5%):	\$203.58
GL Insurance (1%):	\$46.47
Bond (2%):	\$92.15
Sales Tax (Incl. above):	N/A
Total:	\$ 4,700.00



Change Order #9

Project:

21-0730-0840 Lake Geneva
Library
Contract #11
Contract Date: 8/24/2021

Customer:

Selzer-Ornst Construction
Company
West State Street
Milwaukee WI 53209

Prepared By:

Shaun D Zaskowski
shaun@empower-elec.com
12/14/2021

1. Surveillance Cameras**\$686.25***Description of Change:*

We will be pulling in 3 new cables 2 New locations and replacing 1 existing location.

1. Cables owner supplied
2. Testing of 3 cables
3. Owner is testing all equipment and instilling all equipment
4. We will provide sleeves as needed
5. All cabling in ceiling and basement to be open air with J-hooks per code
6. We will provide sleeves as needed.

Comments below from Jeff

At this time none of the cameras are working. We did find one cut cable in the lobby in the trim above the old circulation area but cannot determine why the other cameras are off. The logs show the cameras outside the book drop was still working up until Dec 2nd 11:40 am. The cameras use Cat6 cable wired home run from each camera to the DVR in the basement equipment rack.

We are asking that the two cameras on the west end of the building be eliminated and moved to a location on the walls behind the circulation desks and children's desk. We will supply the cameras; we only need Cat 6 cables run from the basement to j boxes on the walls approx. 12" below the ceiling. The lobby camera, book drop camera and Smith Meeting Room hallway camera should all be operational.
Please let me know if you have any questions.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Materials	1.00	\$86.25	\$86.25
Labor	6.00	\$100.00	\$600.00

Total Price: \$686.25

Original Contract Sum:	\$114,500.00
Net Change by Previously Authorized Change Orders:	\$0.00
Adjusted Contract Sum Prior to This Change Order:	\$114,500.00
Value of This Change Order:	\$686.25
Revised Contract Total:	\$115,186.25

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: Shaun D Zaskowski 12/14/2021
Empower Electric

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
Selzer-Ornst Construction Company



Change Order #11

Project:

21-0730-0840 Lake Geneva
Library
Contract #11
Contract Date: 8/24/2021

Customer:

Selzer-Ornst Construction
Company
West State Street
Milwaukee WI 53209

Prepared By:

Shaun D Zaskowski
shaun@empower-elec.com
12/14/2021

1. Door Access**\$1,400.00***Description of Change:*

Owner Supplied cabling in 3 locations

Per Print 12-08-2021

1. Provide sleeves as needed
2. Coring
3. Provide 1 empty conduit 3/4" and J-box in ceiling as discussed
4. All cabling to be coiled up above ceiling in the 3 areas
5. As discussed

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Labor	14.00	\$100.00	\$1,400.00

Total Price: \$1,400.00

Original Contract Sum:	\$114,500.00
Net Change by Previously Authorized Change Orders:	\$0.00
Adjusted Contract Sum Prior to This Change Order:	\$114,500.00
Value of This Change Order:	\$1,400.00
Revised Contract Total:	\$115,900.00

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: Shaun D Zaskowski 12/14/2021
Empower Electric

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
Selzer-Ornst Construction Company



Change Order #10

Project:	Customer:	Prepared By:
21-0730-0840 Lake Geneva Library	Selzer-Ornst Construction Company	Shaun D Zaskowski
Contract #11	West State Street	shaun@empower-elec.com
Contract Date: 8/24/2021	Milwaukee WI 53209	12/14/2021

1. Security System \$1,985.25

Description of Change:

The below is the comments from Jeff. We will be pulling in new cables as directed. M1, M2, S1, S2, M3,S4,S5

1. All cables supplied by Owner
2. All terminations by Owner
3. All Testing by Owner
4. All cables in ceilings and basement will be free air cabling on J-Hooks per code
5. We will supply sleeves as needed
6. Plastic WireMold Brick west end off building

To simplify discussion, I'd like to refer to each detector by number as shown on the attached diagram. Note that this number is unrelated to the alarm zones.

During our walkthrough on Thursday, we found that the west side detectors M1, M2, S1 and S2 were all off most likely due to cables that were cut above the new men's washroom on the north end of the building.

S3 has been removed. (should we eliminate this detector or place it in director's office?)

In the staff workroom M4, the security control panel and door sensor all appear to be operational. There are power indicators and the control panel is active with the current date. The east side detectors M3, S4 and S5 were all off most likely due to cut cables above the door to the staff workroom.

Note that was not an in-depth examination and so there may be other less obvious cuts that will cause issues.

The smoke detectors appear to be run in a daisy-chain fashion using red 4 conductor 18 awg security cable. The motion sensors use gray 22 AWG security cable with either 8 or 6 conductors depending on the direction of the run. The multiple conductors are used to

provide a unique pair for each motion detector.

With only a few exceptions the security cables were either fished or fairly well hidden. They are not hanging down except where they were cut. There is one section of exposed cable on the brick on the west end of the building that should be dressed to be more cosmetic. (Plastic Wire Mold)

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Materials	1.00	\$385.25	\$385.25
Labor	16.00	\$100.00	\$1,600.00
Total Price:			\$1,985.25
Original Contract Sum:			\$114,500.00
Net Change by Previously Authorized Change Orders:			\$0.00
Adjusted Contract Sum Prior to This Change Order:			\$114,500.00
Value of This Change Order:			\$1,985.25
Revised Contract Total:			\$116,485.25

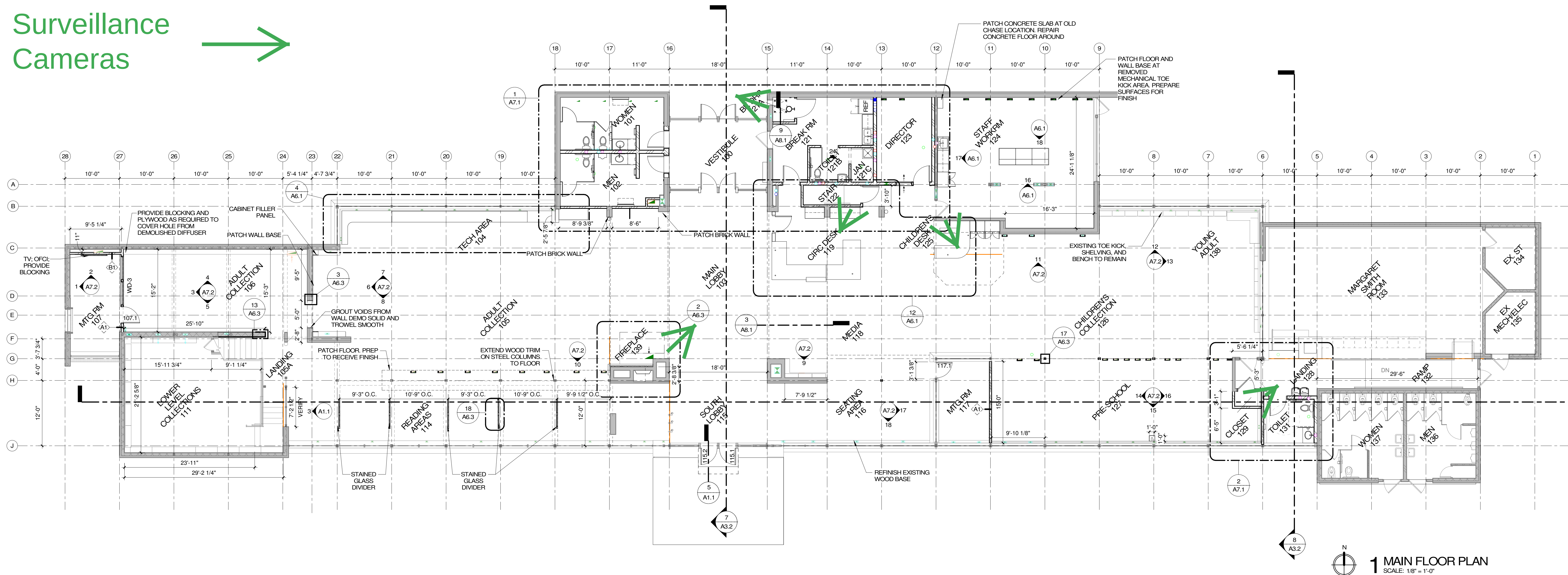
We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: Shawn D Zaskowski 12/14/2021
Empower Electric

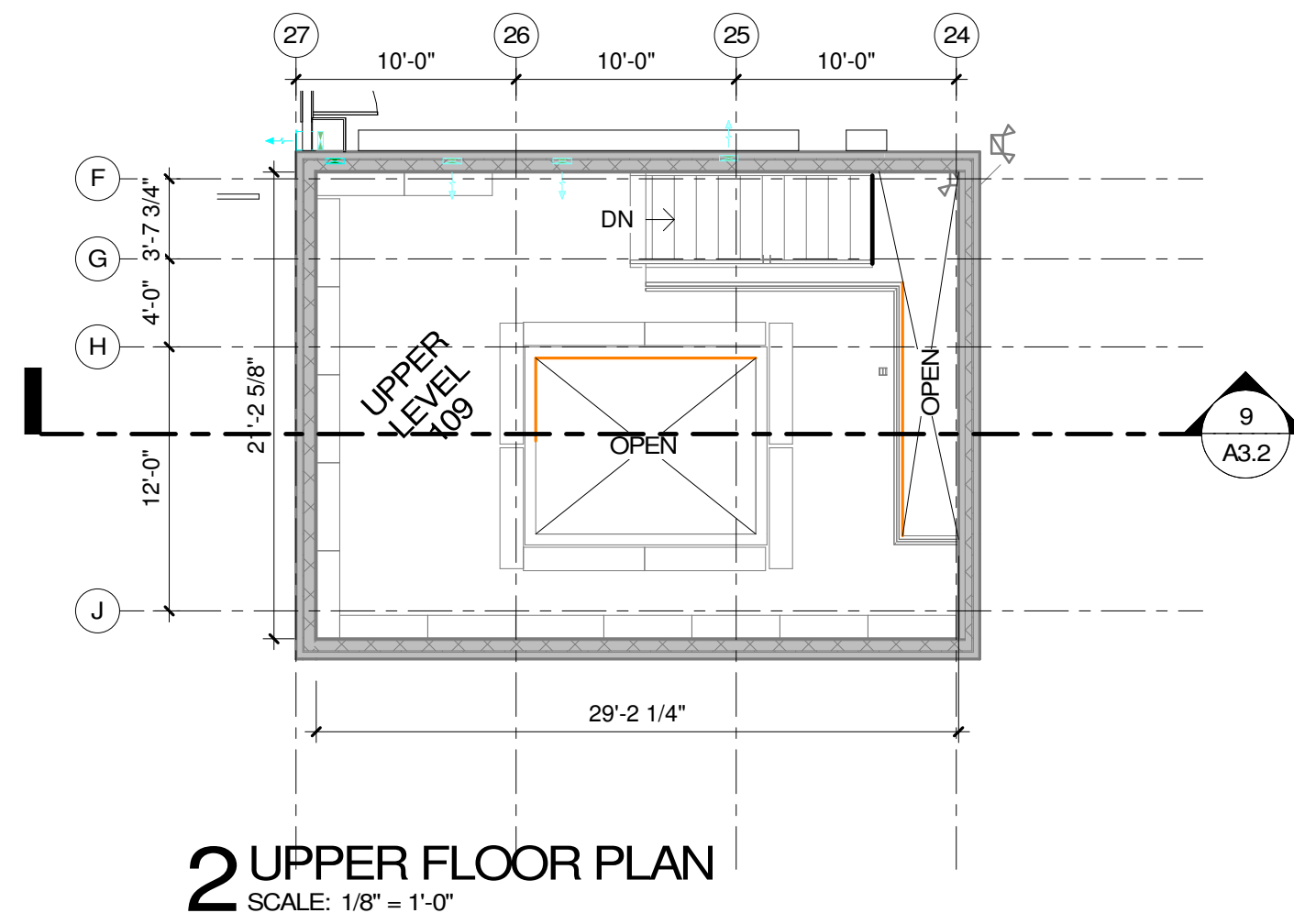
The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
Selzer-Ornst Construction Company

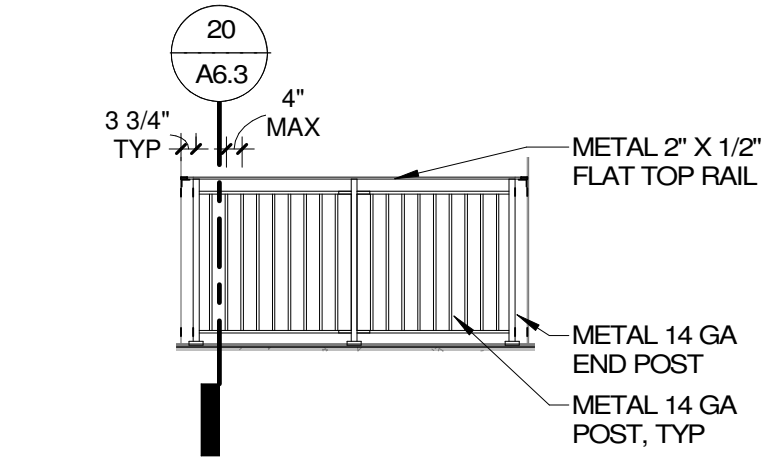
Surveillance
Cameras



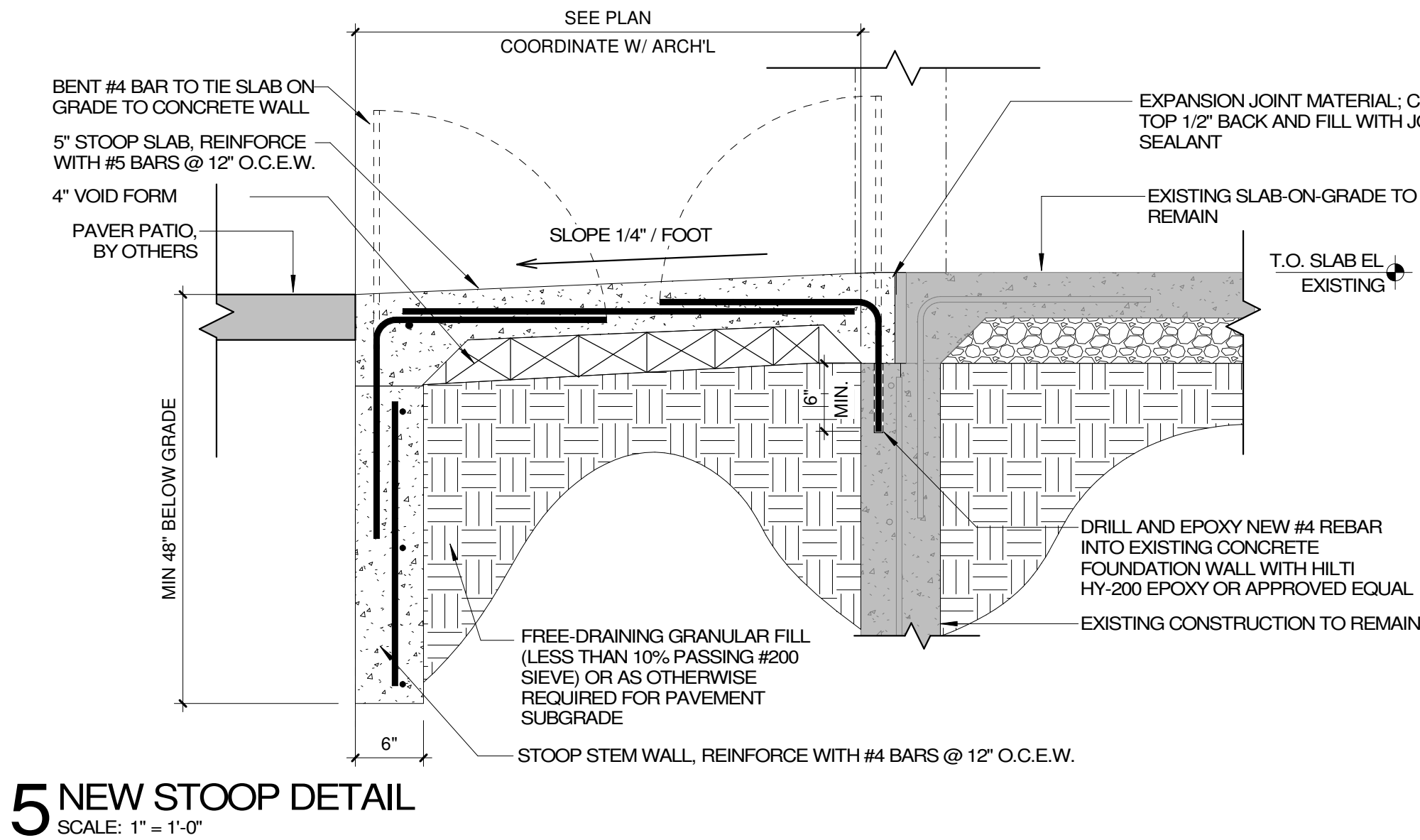
1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



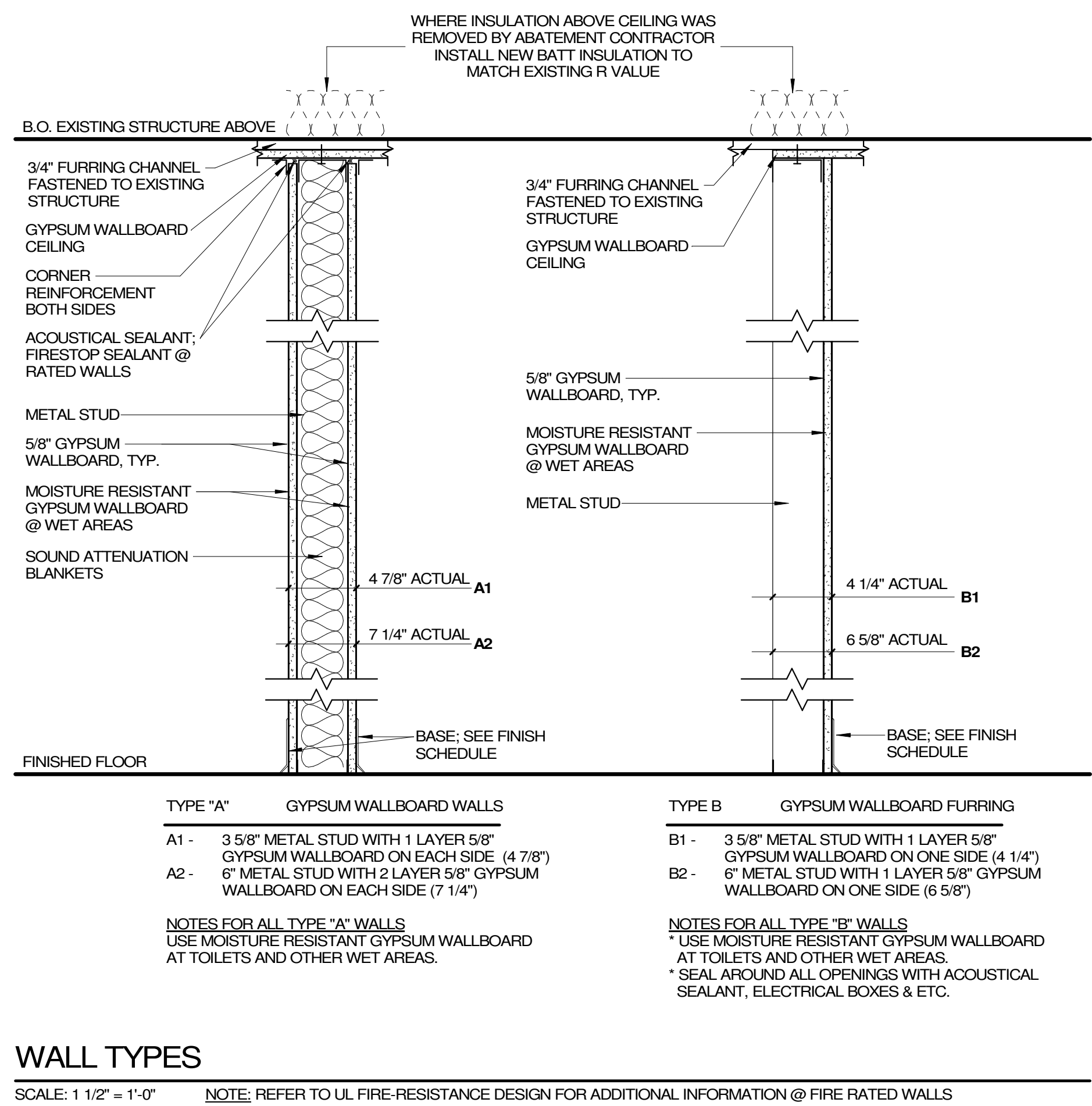
3 GUARDRAIL AT STAIRS 108
SCALE: 1/4" = 1'-0"



5 NEW STOOP DETAIL
SCALE: 1" = 1'-0"

ARCHITECTURAL GENERAL NOTES

- THESE CONSTRUCTION DRAWING SHEETS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
- WHEN DRAWINGS AND PROJECT MANUAL CONFLICT, BIDDER SHALL REQUEST WRITTEN CLARIFICATION FROM THE ARCHITECT. IF CLARIFICATION IS NOT OBTAINED PRIOR TO BIDDING, THE FOLLOWING SHALL BE USED TO DETERMINE SCOPE OF BID: MATERIAL SIZE AND QUANTITY SHALL BE DETERMINED BY DRAWINGS, QUALITY IS DETERMINED BY PROJECT MANUAL. FINAL DETERMINATION SHALL BE BY THE ARCHITECT OR ENGINEER PRIOR TO CONSTRUCTION OR FABRICATION.
- ERRORS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. MAINTAIN CLEANLINESS THROUGHOUT. DO NOT BLOCK EXITS, ENTRANCES, LOBBIES, CORRIDORS, ETC. PROTECT AREA FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED. DAMAGE OF EXISTING STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS, AND EQUIPMENT INVOLVED AT THE CONCLUSION OF THE INSTALLATION. THE CONTRACTOR SHALL LEAVE ALL AREAS CLEAN. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNERS INSTRUCTIONS.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT WORKERS FROM INJURY OR EXPOSURE TO DANGEROUS MATERIALS DURING THE WORK BY THE CONTRACTOR, AS PER OSHA REGULATIONS AND FIRE WATCH AS PER THE SUPPLEMENTAL CONDITIONS IN THE PROJECT MANUAL.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT/ENGINEER IF ADDITIONAL DIMENSIONS ARE REQUIRED OR DISCREPANCIES DISCOVERED.
- ALL EXISTING FACILITY DIMENSIONS ARE TO BE VERIFIED ON SITE.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SHOP DRAWING APPROVAL AND CONSTRUCTION. SEE PROJECT MANUAL WHERE FIELD VERIFICATION CANNOT BE OBTAINED PRIOR TO SHOP DRAWING APPROVAL.
- DIMENSIONS ARE ACTUAL. DIMENSIONS FOR MASONRY WALLS ARE GIVEN FROM FACE TO FACE OF WALL. DIMENSIONS FOR STUD WALL IS TO FACE OF STUD.
- ABBREVIATIONS AND MATERIAL REPRESENTATIONS ON ARCHITECTURAL DRAWINGS ARE SHOWN ON 'ABBREVIATIONS' AND 'MATERIAL LEGEND' TABLES. THIS SHEET.
- SEE TYPICAL MOUNTING HEIGHTS FOR EQUIPMENT AND FIXTURES THIS SHEET.
- FOR ADDITIONAL PLAN INFORMATION REFER TO PARTIAL ENLARGED PLANS OR DETAILS AS NOTED ON THE DRAWINGS.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ANY ADDITIONAL STEEL PIPE BOLTS AND FITTINGS REQUIRED.
- PROVIDE FINISHED END OR FRONT PANELS ON ALL SURFACES OF CASEWORK THAT ARE EXPOSED TO VIEW.
- EXISTING INTERIOR COLUMNS AND PRECAST SILLS TO RECEIVE PAINT.
- AT ALL AREAS WHERE DISMANTLING MEET, FINISH EDGE WITH SEALANT U.N.O.
- EXISTING ABOVE CEILING INSULATION MAY BE REMOVED BY ABATEMENT CONTRACTOR IN AREAS WHERE THE CEILING IS BEING REPLACED. AT THESE LOCATIONS, THE GENERAL CONTRACTOR SHALL INSTALL NEW BATT INSULATION AS NEEDED TO MATCH THE EXISTING R VALUE.
- REPAIR OR PATCH CONCRETE THAT WAS DAMAGED FROM THE REMOVAL OF THE EXISTING FLOOR FINISH.
- PROVIDE J BEAD CASING AT ALL EXPOSED EDGES OF GYPSUM WALL BOARD U.N.O.



WALL TYPES

SCALE: 1 1/2" = 1'-0" NOTE: REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION @ FIRE RATED WALLS

FEH DESIGN
Henneman Engineering Inc.
energy. focused.

SIoux CITY, IA
DES MOINES, IA
DUBUQUE, IA
OCCONOMOWOC, WI
(712) 252-3889
(515) 288-2000
(262) 968-2055
© FEH DESIGN
FEHDESIGN.COM

SHEET TITLE
FLOOR PLANS

PROJECT TITLE
CITY OF LAKE GENEVA
LAKE GENEVA PUBLIC LIBRARY

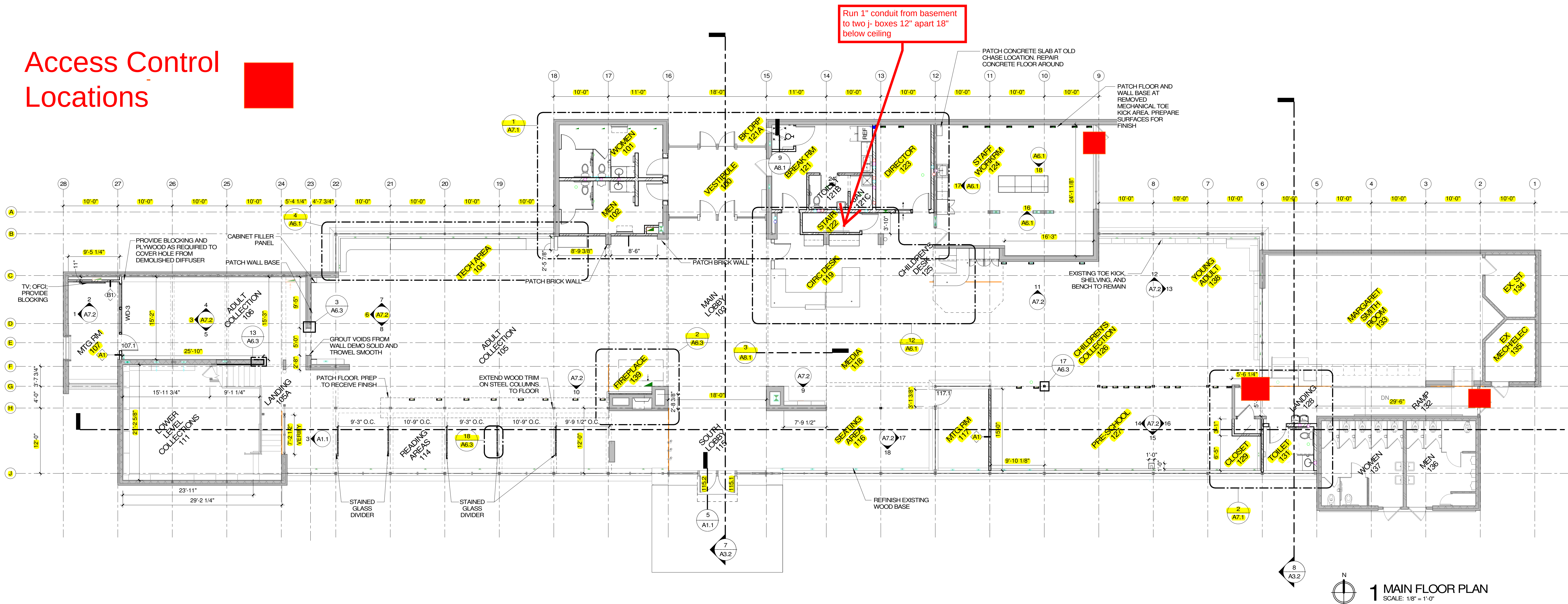
DATE ISSUED 6/18/2021
ISSUED FOR CONSTRUCTION
REV. NO. DATE

PROJECT NUMBER
2019411

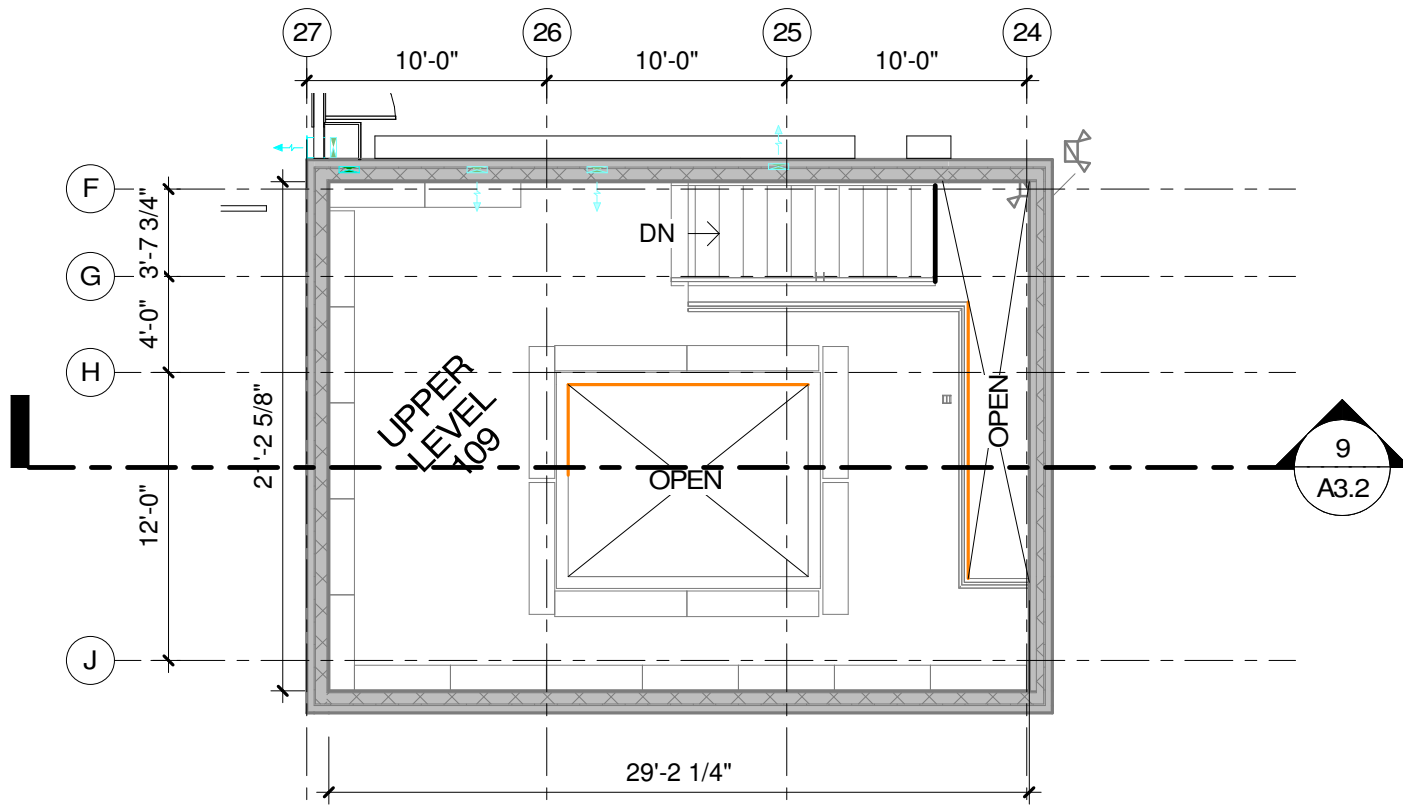
SHEET

A1.1

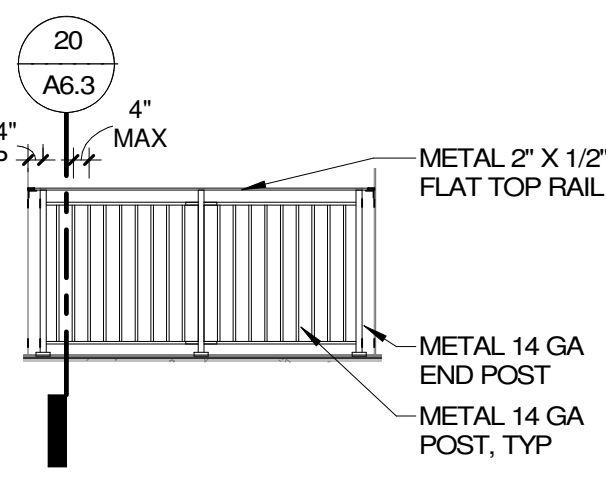
Access Control Locations



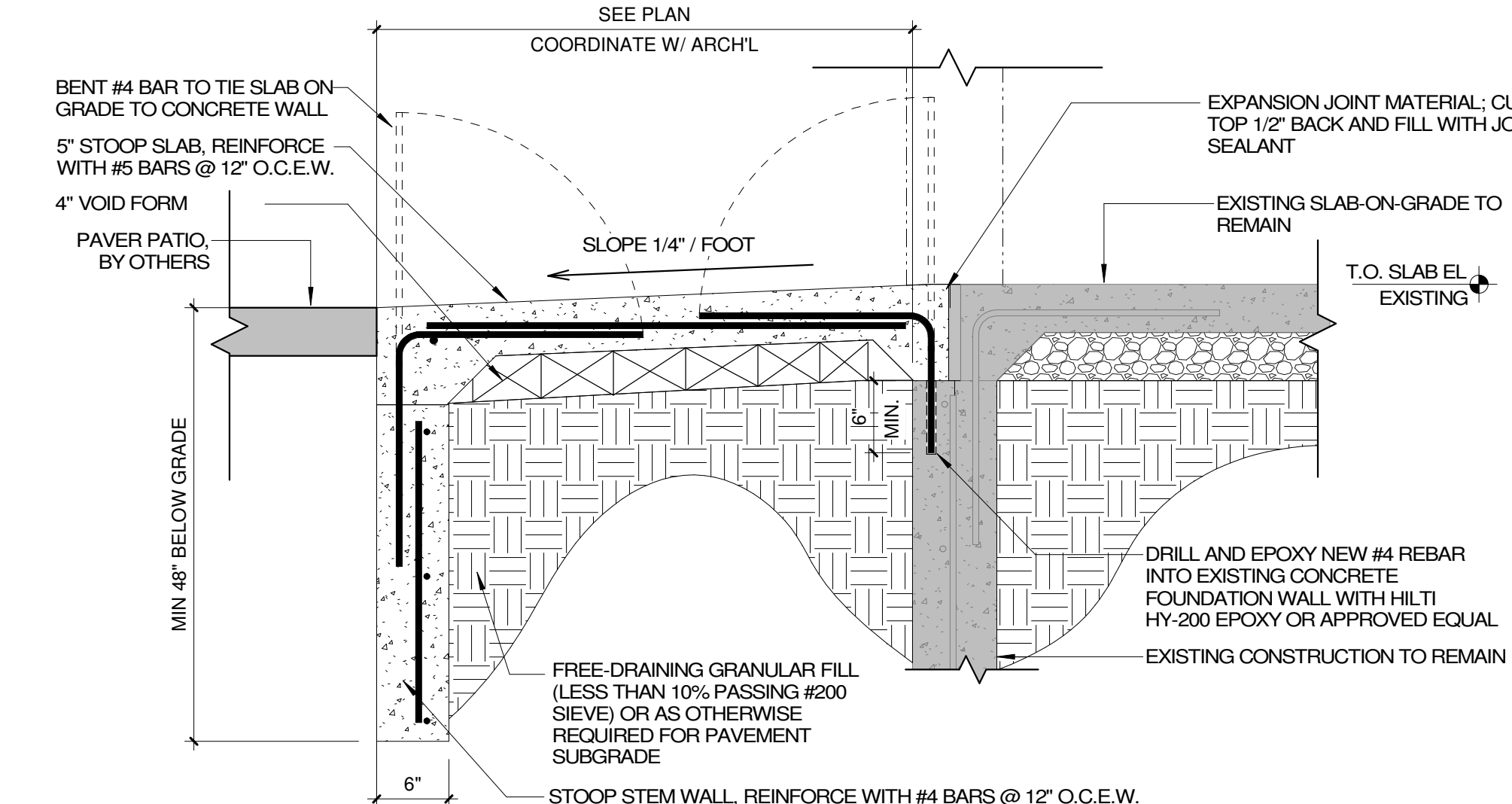
1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



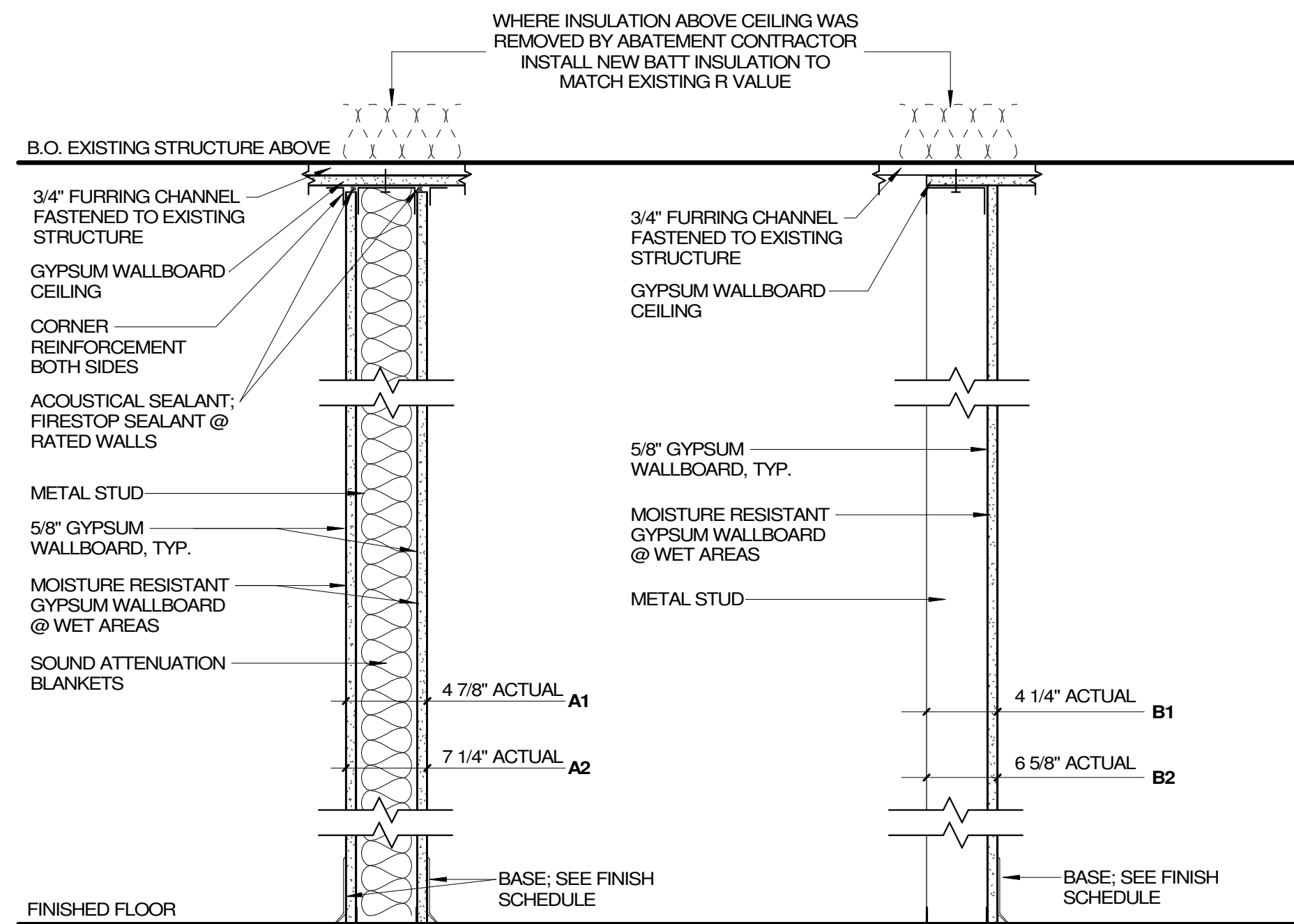
3 GUARDRAIL AT STAIRS 108
SCALE: 1/4" = 1'-0"



5 NEW STOOP DETAIL
SCALE: 1" = 1'-0"

ARCHITECTURAL GENERAL NOTES

- THESE CONSTRUCTION DRAWING SHEETS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
- WHEN DRAWINGS AND PROJECT MANUAL CONFLICT, BIDDER SHALL REQUEST WRITTEN CLARIFICATION FROM THE ARCHITECT. IF CLARIFICATION IS NOT OBTAINED PRIOR TO BIDDING, THE FOLLOWING SHALL BE USED TO DETERMINE SCOPE OF BID: MATERIAL SIZE AND QUANTITY SHALL BE DETERMINED BY DRAWINGS; QUALITY IS DETERMINED BY PROJECT MANUAL. FINAL DETERMINATION SHALL BE BY THE ARCHITECT OR ENGINEER PRIOR TO CONSTRUCTION OR FABRICATION.
- ERRORS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. MAINTAIN CLEANLINESS THROUGHOUT. DO NOT BLOCK EXITS, ENTRANCES, LOBBIES, CORRIDORS, ETC. PROTECT AREA FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED. DAMAGE OF EXISTING STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS, AND EQUIPMENT INVOLVED AT THE CONCLUSION OF THE INSTALLATION. THE CONTRACTOR SHALL LEAVE ALL AREAS CLEAN. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNERS INSTRUCTIONS.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT WORKERS FROM INJURY OR EXPOSURE TO DANGEROUS MATERIALS DURING THE WORK BY THE CONTRACTOR, AS PER OSHA REGULATIONS AND FIRE WATCH AS PER THE SUPPLEMENTAL CONDITIONS IN THE PROJECT MANUAL.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT/ENGINEER IF ADDITIONAL DIMENSIONS ARE REQUIRED OR DISCREPANCIES DISCOVERED.
- ALL EXISTING FACILITY DIMENSIONS ARE TO BE VERIFIED ON SITE.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SHOP DRAWING APPROVAL AND CONSTRUCTION. SEE PROJECT MANUAL WHERE FIELD VERIFICATION CANNOT BE OBTAINED PRIOR TO SHOP DRAWING APPROVAL.
- DIMENSIONS ARE ACTUAL. DIMENSIONS FOR MASONRY WALLS ARE GIVEN FROM FACE TO FACE OF WALL. DIMENSIONS FOR STUD WALL IS TO FACE OF STUD.
- ABBREVIATIONS AND MATERIAL REPRESENTATIONS ON ARCHITECTURAL DRAWINGS ARE SHOWN ON 'ABBREVIATIONS' AND 'MATERIAL LEGEND' TABLES. THIS SHEET.
- SEE TYPICAL MOUNTING HEIGHTS FOR EQUIPMENT AND FIXTURES THIS SHEET.
- FOR ADDITIONAL PLAN INFORMATION REFER TO PARTIAL ENLARGED PLANS OR DETAILS AS NOTED ON THE DRAWINGS.
- REFER TO MECHANICAL DRAWINGS FOR ANY ADDITIONAL STEEL PIPE BOLDS AND REQUIRED.
- PROVIDE FINISHED END OR FRONT PANELS ON ALL SURFACES OF CASEWORK THAT ARE EXPOSED TO VIEW.
- EXISTING INTERIOR COLUMNS AND PRECAST SILLS TO RECEIVE PAINT.
- AT ALL AREAS WHERE DISMANTLING MEET, FINISH EDGE WITH SEALANT U.N.O.
- EXISTING ABOVE CEILING INSULATION MAY BE REMOVED BY ABATEMENT CONTRACTOR IN AREAS WHERE THE CEILING IS BEING REPLACED. AT THESE LOCATIONS, THE GENERAL CONTRACTOR SHALL INSTALL NEW BATT INSULATION AS NEEDED TO MATCH THE EXISTING R VALUE.
- REPAIR OR PATCH CONCRETE THAT WAS DAMAGED FROM THE REMOVAL OF THE EXISTING FLOOR FINISH.
- PROVIDE J BEAD CASING AT ALL EXPOSED EDGES OF GYPSUM WALL BOARD U.N.O.



TYPE "A"	GYPSUM WALLBOARD WALLS	TYPE B	GYPSUM WALLBOARD FURRING
A1 -	3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (4 7/8")	B1 -	3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (4 1/4")
A2 -	6" METAL STUD WITH 2 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (7 1/4")	B2 -	6" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (6 5/8")

NOTES FOR ALL TYPE "A" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.

NOTES FOR ALL TYPE "B" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.
SEAL AROUND ALL OPENINGS WITH ACOUSTICAL SEALANT, ELECTRICAL BOXES & ETC.

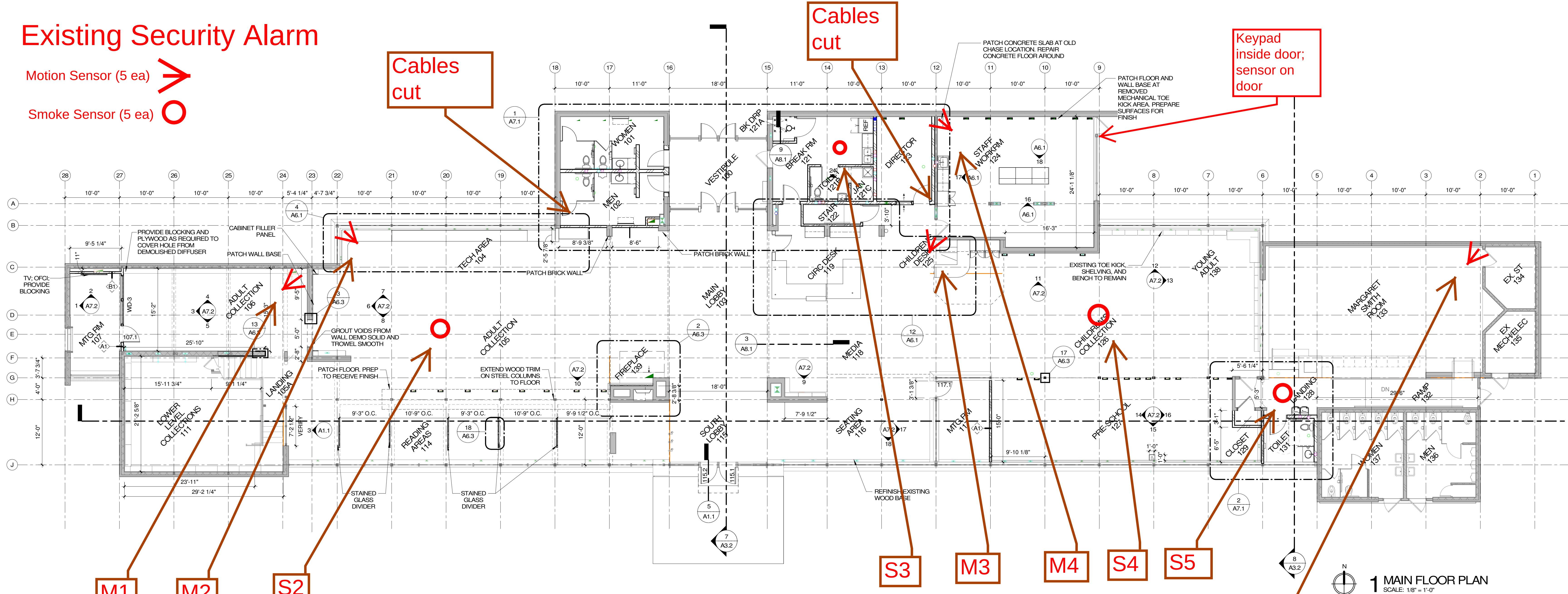
WALL TYPES

SCALE: 1 1/2" = 1'-0"

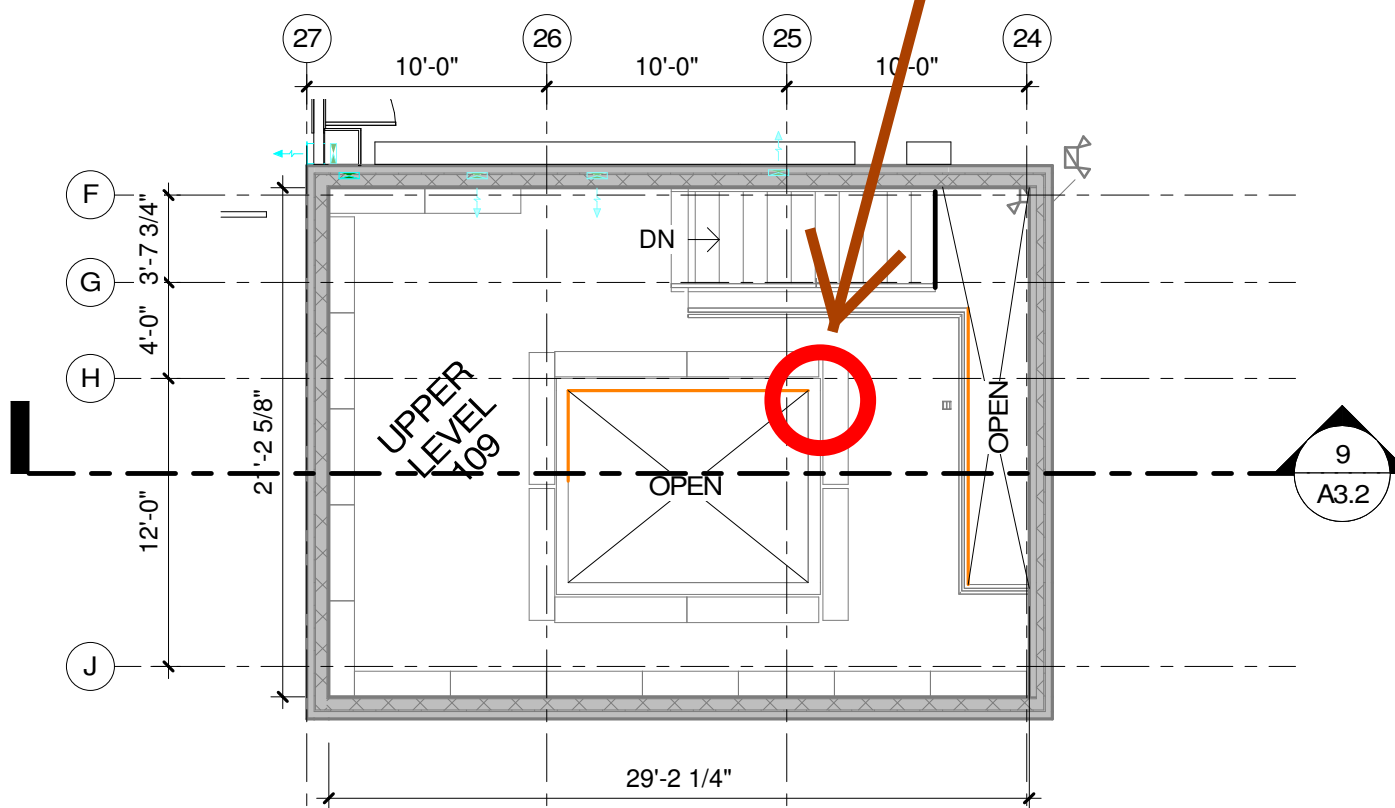
NOTE: REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION @ FIRE RATED WALLS

Existing Security Alarm

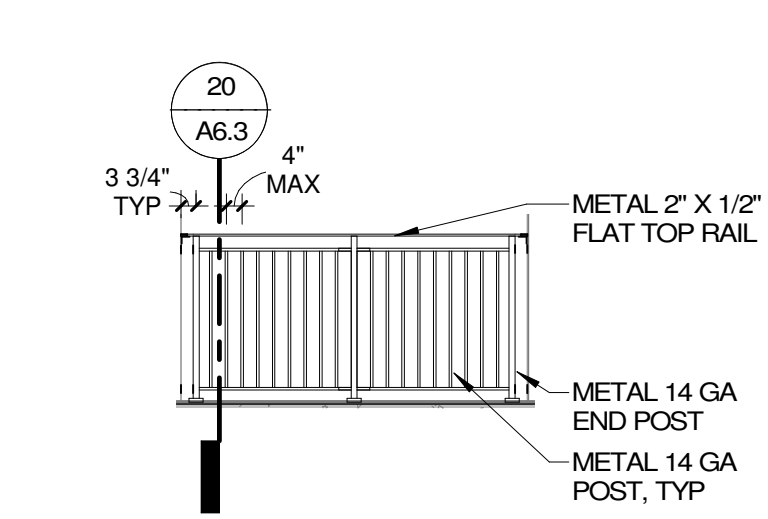
Motion Sensor (5 ea) ➡
Smoke Sensor (5 ea) ○



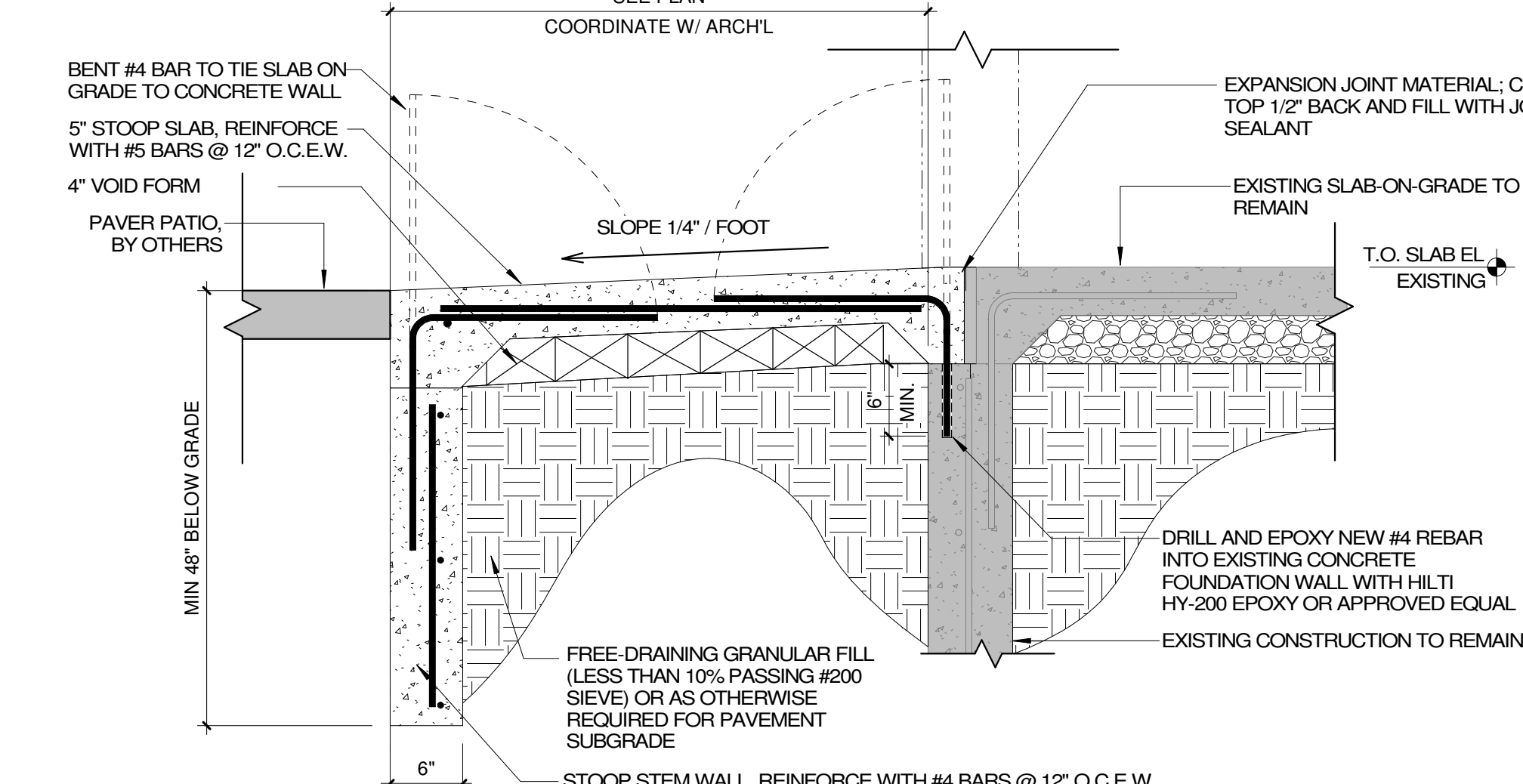
1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



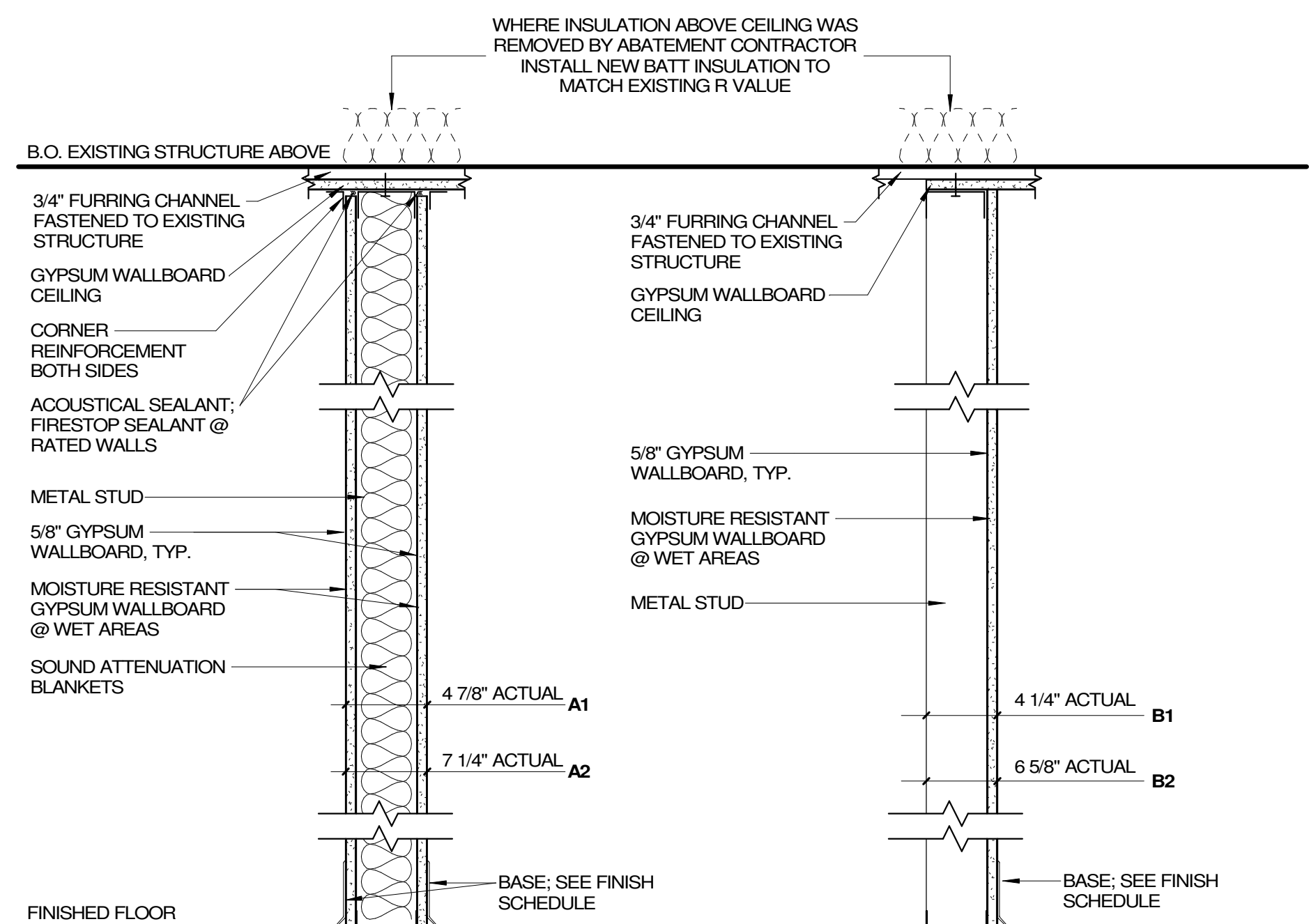
3 GUARDRAIL AT STAIRS 108
SCALE: 1/4" = 1'-0"



5 NEW STOOP DETAIL
SCALE: 1" = 1'-0"

ARCHITECTURAL GENERAL NOTES

- THESE CONSTRUCTION DRAWING SHEETS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
- WHEN DRAWINGS AND PROJECT MANUAL CONFLICT, BIDDER SHALL REQUEST WRITTEN CLARIFICATION FROM THE ARCHITECT. IF CLARIFICATION IS NOT OBTAINED PRIOR TO BIDDING, THE FOLLOWING SHALL BE USED TO DETERMINE SCOPE OF BID: MATERIAL SIZE AND QUANTITY SHALL BE DETERMINED BY DRAWINGS; QUALITY IS DETERMINED BY PROJECT MANUAL. FINAL DETERMINATION SHALL BE BY THE ARCHITECT OR ENGINEER PRIOR TO CONSTRUCTION OR FABRICATION.
- ERRORS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. MAINTAIN CLEANLINESS THROUGHOUT. DO NOT BLOCK EXITS, ENTRANCES, LOBBIES, CORRIDORS, ETC. PROTECT AREA FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED. DAMAGE OF EXISTING STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS, AND EQUIPMENT INVOLVED AT THE CONCLUSION OF THE INSTALLATION. THE CONTRACTOR SHALL LEAVE ALL AREAS CLEAN. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNERS INSTRUCTIONS.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT WORKERS FROM INJURY OR EXPOSURE TO DANGEROUS MATERIALS DURING THE WORK BY THE CONTRACTOR, AS PER OSHA REGULATIONS AND FIRE WATCH AS PER THE SUPPLEMENTAL CONDITIONS IN THE PROJECT MANUAL.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT/ENGINEER IF ADDITIONAL DIMENSIONS ARE REQUIRED OR DISCREPANCIES DISCOVERED.
- ALL EXISTING FACILITY DIMENSIONS ARE TO BE VERIFIED ON SITE.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SHOP DRAWING APPROVAL AND CONSTRUCTION. SEE PROJECT MANUAL WHERE FIELD VERIFICATION CANNOT BE OBTAINED PRIOR TO SHOP DRAWING APPROVAL.
- DIMENSIONS ARE ACTUAL. DIMENSIONS FOR MASONRY WALLS ARE GIVEN FROM FACE TO FACE OF WALL. DIMENSIONS FOR STUD WALL IS TO FACE OF STUD.
- ABBREVIATIONS AND MATERIAL REPRESENTATIONS ON ARCHITECTURAL DRAWINGS ARE SHOWN ON 'ABBREVIATIONS' AND 'MATERIAL LEGEND' TABLES. THIS SHEET.
- SEE TYPICAL MOUNTING HEIGHTS FOR EQUIPMENT AND FIXTURES THIS SHEET.
- FOR ADDITIONAL PLAN INFORMATION REFER TO PARTIAL ENLARGED PLANS OR DETAILS AS NOTED ON THE DRAWINGS.
- REFER TO MECHANICAL DRAWINGS FOR ANY ADDITIONAL STEEL PIPE BOLTS AND FITTINGS REQUIRED.
- PROVIDE FINISHED END OR FRONT PANELS ON ALL SURFACES OF CASEWORK THAT ARE EXPOSED TO VIEW.
- EXISTING INTERIOR COLUMNS AND PRECAST SILLS TO RECEIVE PAINT.
- AT ALL AREAS WHERE DISSIMILAR MATERIALS MEET, FINISH EDGE WITH SEALANT U.N.O.
- EXISTING ABOVE CEILING INSULATION MAY BE REMOVED BY ABATEMENT CONTRACTOR IN AREAS WHERE THE CEILING IS BEING REPLACED. AT THESE LOCATIONS, THE GENERAL CONTRACTOR SHALL INSTALL NEW BATT INSULATION AS NEEDED TO MATCH EXISTING R-VALUE.
- REPAIR OR PATCH CONCRETE THAT WAS DAMAGED FROM THE REMOVAL OF THE EXISTING FLOOR FINISH.
- PROVIDE J BEAD CASING AT ALL EXPOSED EDGES OF GYPSUM WALL BOARD U.N.O.



TYPE "A" GYPSUM WALLBOARD WALLS		TYPE B GYPSUM WALLBOARD FURRING	
A1 -	3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (4 7/8")	B1 -	3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (4 1/4")
A2 -	6" METAL STUD WITH 2 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (7 1/4")	B2 -	6" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (6 5/8")

NOTES FOR ALL TYPE "A" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.

NOTES FOR ALL TYPE "B" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.
SEAL AROUND ALL OPENINGS WITH ACOUSTICAL SEALANT, ELECTRICAL BOXES & ETC.

WALL TYPES

SCALE: 1 1/2" = 1'-0" NOTE: REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION @ FIRE RATED WALLS

FEH DESIGN

Henneman Engineering Inc.
energy. focused.

PROJECT TITLE
CITY OF LAKE GENEVA
LAKE GENEVA PUBLIC LIBRARY

ISSUED FOR
CONSTRUCTION

DATE
6/18/2021

REV. NO.
DATE

PROJECT NUMBER
2019411

SHEET
A1.1

SIoux CITY, IA
DES MOINES, IA
DUBUQUE, IA
ECONOMOWOC, WI
(515) 288-2000
(563) 983-4900
(262) 968-2055

© FEH DESIGN
FEHDESIGN.COM



12-22-21

Tom DeBaere
Lake Geneva City Hall
626 Geneva St.
Lake Geneva, Wi 53147

*Sheet Metal
Piping
Fire Protection
Plumbing
Temperature Controls
24 Hr. Service*

RE: REPLACEMENT OF CHILLER FOR CITY HALL.

We propose the following equipment and labor for above project.

Recover refrigerant and glycol from existing chiller.
Proper disposal of old chiller.
Furnish and install Trane M/N CGAM052A2 Air cooled chiller package. Total tonnage of 52.
Line volt wiring, rated at 208/230/3, MOP 250 Amps.
BACnet card.
Scroll compressors, Total of Four.
Crane and rigging service.
One-year warranty parts and labor.
Four-year extended compressor only guarantees.
Total Net price \$66,239.00

NOT INCLUDED IN THIS PROPOSAL.

Line voltage wiring.
Fused disconnect if required.



10-5-21

Tom DeBaere
Lake Geneva City Hall
626 Geneva St.
Lake Geneva, Wi 53147

*Sheet Metal
Piping
Fire Protection
Plumbing
Temperature Controls
24 Hr. Service*

RE: INSTALL TWO (2) CHILLED WATER PUMPS.

Remove and dispose of two existing B&G pumps.
Furnish and install two B&G M/N E-90, 2ABB Bronze fitted pumps.
Replace insulation where required.
Furnish and install two 208-230-3 pump motors.
Check for proper operation.
Total Price \$8400.00

NOT INCLUDED IN THIS PROPOSAL

Line voltage wiring, Disconnect and reconnect two motors.

This proposal is hereby accepted and
Mared Mechanical is authorized to proceed with work;
Subject to credit approval by Mared Mechanical.

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:

Q-21234-1

Date:

12/6/2021 5:12 PM

Expires On:

12/31/2021

Product:

CivicEngage

Client:

Lake Geneva WI - CivicEngage

Bill To:

Lake Geneva WI - CivicEngage

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Hector Ortega	x	hector.ortega@civicplus.com		Net 30

CivicEngage - Statement of Work

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE
1.00	Annual - CivicEngage Central	Annual - CivicEngage Central	Renewable
1.00	CivicEngage Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	Renewable
1.00	Hosting & Security Annual Fee - CivicEngage Central	Hosting & Security Annual Fee - CivicEngage Central	Renewable
1.00	CivicEngage Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	Renewable
1.00	SSL Management – CP Provided Only	SSL Management – CP Provided Only 1 per domain (Annually Renews)	Renewable
1.00	CivicEngage Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	Renewable
1.00	DNS and Domain Hosting Setup (http://URL)	DNS and Domain Hosting Setup (https://www.cityoflakegeneva.com/)	One-time
1.00	DNS and Domain Hosting Annual Fee (http://URL)	DNS and Domain Hosting Annual Fee (https://www.cityoflakegeneva.com/)	Renewable
1.00	CivicEngage Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	Renewable
1.00	Standard Implementation - CivicEngage	Standard Implementation - CivicEngage	One-time
150.00	Content Development - 1 Page - CivicEngage	Content Development - 1 Page - CivicEngage	One-time
4.00	System Training (4h, virtual) - CivicEngage	CivicEngage System Training - Virtual, Half Day Block	One-time

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE
4.00	Virtual Content Consulting - CivicEngage	Virtual Content Consulting 1/2 day block - CivicEngage	One-time

List Price - Year 1 Total	USD 23,431.00
Total Investment - Year 1	USD 14,409.00
Annual Recurring Services - Year 2	USD 4,725.00

Total Days of Quote:365

1. This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement located at <https://www.civicplus.com/master-services-agreement> ("MSA"), to which this SOW is hereby attached as the CivicEngage Statement of Work. By signing this SOW, Client expressly agrees to the terms and conditions of the MSA throughout the Term of this SOW.
2. This SOW shall remain in effect for an initial term from the date of signing through December 31, 2022 ("Initial Term"). In the event that neither party gives 60 days' notice to terminate prior to the end of the Initial Term, or any subsequent Renewal Term, this SOW will automatically renew for an additional 1-year renewal term ("Renewal Term"). The Initial Term and all Renewal Terms are collectively referred to as the "Term".
3. The Total Investment - Year 1 will be invoiced as follows:
 - a. On January 1, 2022, thirty percent (30%) of the Total Investment Year 1 Fees;
 - b. The earlier of 6 months from signing or upon completion of CivicEngage Implementation (completion of training), the remaining seventy percent (70%) of the Total Investment Year 1.
4. Annual Recurring Services shall be invoiced on the start date of each Renewal Term. Annual Recurring Services, including but not limited to hosting, support and maintenance services, shall be subject to a 5% annual increase beginning in year 2 of service. Client will pay all invoices within 30 days of the date of such invoice.
5. Client agrees that CivicPlus shall not migrate, convert, or port content or information that could reasonably be construed as time sensitive, such as calendar or blog content, during the Project Development.
6. If a Recurring Redesign line item is included with the Client's quote in this SOW, starting after 48 months of continuous service under this SOW, Client shall be entitled to receive a redesign at no additional cost. Client may initiate such redesign any time after 48 months of continuous service. Upon the initiation of an eligible redesign project, Client may begin accumulating eligibility towards a subsequent redesign after another 48 months of continuous service. Redesigns that include additional features not available on the original website may be subject to additional charges. Additional features include, but are not limited to, additional modules and integration of third-party software. Recurring Redesigns are eligible for the website, subsite, and department headers included in this SOW only. Any subsequently purchased website, subsite, and department header shall not be included in a redesign hereunder.
7. Client allows CivicPlus to display a "Government Websites by CivicPlus" insignia, and web link at the bottom of their web pages. Client understands that the pricing and any related discount structure provided under this SOW assumes such perpetual permission.
Signature Page to Follow.

Acceptance

By signing below, the parties are agreeing to be bound by the covenants and obligations specified in this SOW and the MSA terms and conditions found at: <https://www.civicplus.com/master-services-agreement>.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed by their duly authorized representatives as of the dates below.

Client

CivicPlus

By:

By:

Name:

Name:

Title:

Title:

Date:

Date:

Contact Information

*all documents must be returned: Master Service Agreement, Statement of Work, and Contact Information Sheet.

Organization

URL

Street Address

Address 2

City

State

Postal Code

CivicPlus provides telephone support for all trained clients from 7am –7pm Central Time, Monday-Friday (excluding holidays).
Emergency Support is provided on a 24/7/365 basis for representatives named by the Client. Client is responsible for
ensuring CivicPlus has current updates.

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Billing Contact

E-Mail

Phone

Ext.

Fax

Billing Address

Address 2

City

State

Postal Code

Tax ID #

Sales Tax Exempt #

Billing Terms

Account Rep

Info Required on Invoice (PO or Job #)

Are you utilizing any external funding for your project (ex. FEMA, CARES): Y [] or N []

Please list all external sources: _____

Contract Contact

Email

Phone

Ext.

Fax

Project Contact

Email

Phone

Ext.

Fax

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:

Q-21489-1

Date:

12/16/2021 10:31 AM

Expires On:

12/31/2021

Product:

CivicEngage

Client:

Lake Geneva WI - CivicClerk

Bill To:

Lake Geneva WI - CivicClerk

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Gabby Bond	x	gabriel.bond@civicplus.com		Net 30

CivicEngage - Statement of Work

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE
1.00	CivicClerk Annual Fee	CivicClerk Annual Fee - Agenda and Minutes Management	Renewable
1.00	CivicClerk Year 1 Annual Fee Discount	Year 1 Annual Fee Discount	Renewable
1.00	CivicClerk Premium Implementation Package	Premium Implementation Package – Up to # of Boards	
1.00	CivicClerk Premium Configuration	CivicClerk Premium Configuration	One-time
1.00	CivicClerk Custom Template Design	CivicClerk Custom Template Set - includes 2 Agenda templates, 1 Item Report template, 1 Minutes template, 1 Agenda Script template	One-time
2.00	CivicClerk Consulting (1h, virtual)	1 hour Virtual Consulting	One-time
1.00	CivicClerk Virtual Training (Half Day Block)	Training (Virtual) - half day, up to 4 hours	One-time

List Price - Year 1 Total	USD 7,340.00
Total Investment - Year 1	USD 5,590.00
Annual Recurring Services - Year 2	USD 3,675.00

Total Days of Quote:365

1. This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement located at <https://www.civicplus.com/master-services-agreement> ("MSA"), to which this SOW is hereby attached as the CivicClerk Statement of Work. By signing this SOW, Client expressly agrees to the terms and conditions of the MSA throughout the Term of this SOW.

2. This SOW shall remain in effect for an initial term from the date of signing through December 31, 2022 ("Initial Term"). In the event that neither party gives 60 days' notice to terminate prior to the end of the Initial Term or any subsequent Renewal

Term, this SOW will automatically renew for an additional 1-year renewal term ("Renewal Term"). The Initial Term and all Renewal Terms are collectively referred to as the "Term".

3. The Total Investment - Year 1 will be invoiced on January 1, 2022. Client will pay all invoices within 30 days of the date of invoice.
4. Annual Recurring Services shall be invoiced on the start date of each Renewal Term. Annual Recurring Services, including but not limited to hosting, support and maintenance services, shall be subject to a 5% annual increase beginning in year 2 of service.
5. Client shall have sole control and responsibility over the determination of which data and information shall be included in the content that is to be transmitted and stored by CivicPlus. Client shall not provide to CivicPlus or allow to be provided to CivicPlus any content that (a) infringes or violates any 3rd party's Intellectual Property rights, rights of publicity or rights of privacy, (b) contains any defamatory material, or (c) violates any federal, state, local, or foreign laws, regulations, or statutes.
6. The scope of the initial implementation services to be delivered by CivicPlus are as listed above. Client is responsible for providing all information required for the configuration of the services in accordance with the scope and project timeline.
7. Upon Go-Live, any unused implementation services (ie: board configuration) will expire. Any configuration of additional boards by CivicPlus after Go-Live may incur additional one-time charges based on the scope of the desired configuration, design, and training services.
8. Completion of implementation services will be determined by Go Live status. The parties agree to cooperate in a timely manner to complete all implementation tasks and deliverables in order to obtain Go-Live status of the services. CivicPlus will make reasonable efforts to confirm Go Live status with the Client, but reserves the right to deem Client's use of the services in the intended course of business as Go Live. "Go-Live" is defined as the Client's use of the services implemented by CivicPlus under this SOW for the intended purpose and with the intended audience.

Signature Page to follow.

Acceptance

By signing below, the parties are agreeing to be bound by the covenants and obligations specified in this SOW and the MSA terms and conditions found at: <https://www.civicplus.com/master-services-agreement>.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed by their duly authorized representatives as of the dates below.

Client

CivicPlus

By:

By:

Name:

Name:

Title:

Title:

Date:

Date:

Contact Information

*all documents must be returned: Master Service Agreement, Statement of Work, and Contact Information Sheet.

Organization

URL

Street Address

Address 2

City

State

Postal Code

CivicPlus provides telephone support for all trained clients from 7am –7pm Central Time, Monday-Friday (excluding holidays).
Emergency Support is provided on a 24/7/365 basis for representatives named by the Client. Client is responsible for
ensuring CivicPlus has current updates.

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Billing Contact

E-Mail

Phone

Ext.

Fax

Billing Address

Address 2

City

State

Postal Code

Tax ID #

Sales Tax Exempt #

Billing Terms

Account Rep

Info Required on Invoice (PO or Job #)

Are you utilizing any external funding for your project (ex. FEMA, CARES): Y [] or N []

Please list all external sources:

Contract Contact

Email

Phone

Ext.

Fax

Project Contact

Email

Phone

Ext.

Fax

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 12/08/2021,12/15/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
12/08/2021	78011	2046	ALLIANT ENERGY	13,489.66
12/08/2021	78012	2273	CHASE CARD SERVICES	4,059.49
12/08/2021	78013	2800	KORNAK, EMILY	187.60
12/08/2021	78014	2977	MIDWEST TAPE	395.19
12/08/2021	78015	6353	MUEDINI, SUZANNE	18.00
12/08/2021	78016	5745	REBHORN, JOHN	13.08
12/08/2021	78017	3232	RHYME BUSINESS PRODUCTS	572.56
12/08/2021	78018	3233	RHYME BUSINESS PRODUCTS	130.30
12/08/2021	78019	2413	WI DEPT OF PUBLIC INSTRUCTION	200.00
12/15/2021	78118	2046	ALLIANT ENERGY	6,435.13
12/15/2021	78119	6160	AMAZON CAPITAL SERVICES	3,602.04
12/15/2021	78120	5770	AT & T TELECONFERENCE SERVICES	50.22
12/15/2021	78121	2138	BAKER & TAYLOR	160.44
12/15/2021	78122	6263	CHARTER COMMUNICATIONS	114.98
12/15/2021	78123	2379	DEMCO	138.28
12/15/2021	78124	6363	FIGHTING FOR U	1,500.00
12/15/2021	78125	6093	INGRAM LIBRARY SERVICES	1,621.66
12/15/2021	78126	4814	LAKESHORES LIBRARY SYSTEM	409.00
12/15/2021	78127	3001	SECURIAN FINANCIAL GROUP	2,449.65
12/15/2021	78128	6336	SELZER-ORNST CONSTRUCTION COMPANY LLC	123,379.00
12/15/2021	78129	5027	WAHPC	40.00
12/15/2021	78130	5071	WE ENERGIES	45.18
12/15/2021	78131	5443	WISNIEWSKI, JOSEPH	9.00
12/15/2021	78132	2615	GREETHAM, AARON	31.52
12/15/2021	78133	3038	NELSON, BRANDI	205.67
12/15/2021	78134	4915	TIETZ, KATIE	16.59
Grand Totals:				159,274.24

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-13910	119.85	.00	119.85
11-00-00-16100	2,912.15	.00	2,912.15
11-00-00-21100	.00	25,011.23-	25,011.23-
11-10-00-55000	64.99	.00	64.99
11-14-30-53110	109.76	.00	109.76
11-15-10-53100	154.86	.00	154.86
11-15-10-53320	210.00	.00	210.00
11-16-10-52220	2,740.14	.00	2,740.14
11-16-10-53100	161.98	.00	161.98
11-16-10-53500	20.89	.00	20.89
11-16-10-55310	572.56	.00	572.56
11-21-00-52220	68.70	.00	68.70

GL Account	Debit	Credit	Proof
11-21-00-53310	56.67	.00	56.67
11-21-00-54100	1,705.67	.00	1,705.67
11-21-00-57360	31.52	.00	31.52
11-22-00-52220	1,167.31	.00	1,167.31
11-22-00-52240	22.59	.00	22.59
11-22-00-53100	100.51	.00	100.51
11-22-00-53320	484.99	.00	484.99
11-22-00-53500	39.99	.00	39.99
11-22-00-55100	62.50	.00	62.50
11-22-00-58000	33.32	.00	33.32
11-22-00-58100	70.00	.00	70.00
11-24-00-53100	130.30	.00	130.30
11-29-00-52220	51.30	.00	51.30
11-29-00-53400	82.88	.00	82.88
11-32-10-52220	700.45	.00	700.45
11-32-10-53450	1,873.89	.00	1,873.89
11-32-13-48510	121.00	.00	121.00
11-34-10-52220	410.92	.00	410.92
11-34-10-52230	8,834.14	.00	8,834.14
11-51-10-52220	613.30	.00	613.30
11-52-00-52220	653.83	.00	653.83
11-52-00-59220	125.22	.00	125.22
11-52-01-52220	503.05	.00	503.05
40-00-00-21100	.00	3,425.14-	3,425.14-
40-54-10-52220	255.81	.00	255.81
40-55-20-53550	16.21	.00	16.21
40-55-30-52220	3,153.12	.00	3,153.12
42-00-00-21100	.00	223.90-	223.90-
42-34-50-53100	223.90	.00	223.90
47-00-00-21100	.00	114.98-	114.98-
47-70-00-57155	114.98	.00	114.98
48-00-00-21100	.00	128.22-	128.22-
48-00-00-52220	128.22	.00	128.22
98-00-00-21100	.00	123,379.00-	123,379.00-
98-00-00-54170	123,379.00	.00	123,379.00
99-00-00-21100	21.39	7,013.16-	6,991.77-
99-00-00-52110	540.00	.00	540.00
99-00-00-52220	541.87	.00	541.87
99-00-00-53100	26.66	.00	26.66
99-00-00-53120	20.48	.00	20.48
99-00-00-53320	187.60	.00	187.60
99-00-00-53990	1,031.09	.00	1,031.09
99-00-00-54100	1,939.92	4.19-	1,935.73
99-00-00-54110	900.62	6.99-	893.63
99-00-00-54140	983.32	10.21-	973.11
99-00-00-55100	200.00	.00	200.00
99-00-00-55110	85.42	.00	85.42
99-00-00-55120	138.28	.00	138.28
99-00-00-55140	8.90	.00	8.90
99-00-00-55150	409.00	.00	409.00
Grand Totals:	159,317.02	159,317.02-	.00

Dated: 12-21-2021Mayor: Charles KleinCity Council: Joan YenkerKen HordSteve K. Wilson

City Recorder: _____

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 12/08/2021,12/15/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12222021","12222021A"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
AURORA MEDICAL GROUP				
1025	12/15/2021	EMP CLINIC-NOV	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	2,625.00
Total AURORA MEDICAL GROUP:				2,625.00
BLAIR FIRE PROTECTION				
26281	12/08/2021	DRY ATTIC SPRINKLER SYS RE	11-16-10-52400 CITY HALL BUILDING REPAIRS	1,181.11
Total BLAIR FIRE PROTECTION:				1,181.11
CDW GOVERNMENT INC				
N393831	11/09/2021	(2) WEBCAMS	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	51.94
N737970	11/17/2021	DESKTOP/MONITORS	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	1,069.51
N830775	11/19/2021	MS OFFICE-JUDGE	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	291.28
N840325-1	11/19/2021	CISCO PORTS-NETWORK UPG	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	2,245.84
Total CDW GOVERNMENT INC:				3,658.57
CES				
LKG/074854	12/01/2021	FUSES	11-34-10-52610 STREET LIGHTS REPAIRS	20.30
Total CES:				20.30
CORNERSTONE COMMUNICATIONS INC.				
6396	12/06/2021	PHONE ISSUES/REPAIRS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	742.50
Total CORNERSTONE COMMUNICATIONS INC.:				742.50
DUNN LUMBER				
956554	12/01/2021	BLOWER	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	249.95
Total DUNN LUMBER:				249.95
EDWARD JONES				
PERP CARE -	12/06/2021	PERP CARE DEP-JUL-NOV 2021	49-00-00-24200 DUE TO INVESTMENT ACCT	11,025.00
Total EDWARD JONES:				11,025.00
ELEVEN GABLES INN				
REF-ROOM TA	12/06/2021	OVPD OCT ROOM TAX	11-00-00-41210 ROOM TAX	463.45
Total ELEVEN GABLES INN:				463.45
ELKHORN CHEMICAL CO INC				
637297-1	10/08/2021	BOWL CLEANER	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	62.93
Total ELKHORN CHEMICAL CO INC:				62.93

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
FAIRWYN SB INC				
515 RIDGEVIE	12/15/2021	515 RIDGEVIEW CT	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
Total FAIRWYN SB INC:				3,500.00
GENEVA ONLINE INC				
1123291	12/01/2021	EMAIL SVC-DEC	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
HE STARK AGENCY INC				
17375	11/30/2021	COLLECTION FEES-NOV	11-12-00-52140 COLLECTION FEES	2.50
6089 PARK-11/	11/30/2021	COLLECTION FEES-NOV	42-34-50-52160 CALE CC AND COLLEC FEES	411.50
Total HE STARK AGENCY INC:				414.00
ITU ABSORB TECH INC				
7821122	12/09/2021	MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	125.97
Total ITU ABSORB TECH INC:				125.97
JOHNS DISPOSAL SERVICE INC				
772001	12/09/2021	DEC SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	31,363.53
772001	12/09/2021	DEC SVC	11-36-00-52970 SOLID WASTE-RECYCLING	17,198.28
Total JOHNS DISPOSAL SERVICE INC:				48,561.81
KAPUR & ASSOCIATES INC				
110473	11/15/2021	STONERIDGE PHASE 2	11-00-00-13910 A/R BILL OUTS	49.00
110474	11/15/2021	W1544 MAIN ST	11-00-00-13910 A/R BILL OUTS	294.00
110478	11/15/2021	BLOOMFIELD RD-TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	98.00
110488	11/15/2021	1001 GENEVA PKWY/MEDICOIL	11-00-00-13910 A/R BILL OUTS	49.00
110490	11/15/2021	SYMPHONY BAY PH 4	11-00-00-13910 A/R BILL OUTS	80.00
110491	11/15/2021	SYMPHONY BAY PH 5	11-00-00-13910 A/R BILL OUTS	7,996.12
Total KAPUR & ASSOCIATES INC:				8,566.12
LAKE GENEVA UTILITY				
302 BEETHOV	11/30/2021	302 BEETHOVEN DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
302 BEETHOV	11/30/2021	302 BEETHOVEN DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
306 BEETHOV	11/30/2021	306 BEETHOVEN DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
306 BEETHOV	11/30/2021	306 BEETHOVEN DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
515 RIDGEVIE	12/13/2021	515 RIDGEVIEW CT	45-00-00-24520 WATER IMPACT FEES	1,690.00
515 RIDGEVIE	12/13/2021	515 RIDGEVIEW CT	45-00-00-24530 SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:				10,665.00
LASER ELECTRIC SUPPLY				
1485518-00	11/16/2021	BALLAST,BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	176.18
Total LASER ELECTRIC SUPPLY:				176.18
LEAGUE OF WI MUNICIPALITIES				
2022 DUES	08/16/2021	2022 LWM DUES	11-00-00-16100 PREPAID EXPENSES	5,016.86
Total LEAGUE OF WI MUNICIPALITIES:				5,016.86

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
MARED MECHANICAL				
126889	12/08/2021	HVAC SOFTWARE LICENSE	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	1,659.00
Total MARED MECHANICAL:				1,659.00
MARLIN PRINTING & GRAPHICS				
664627	12/05/2021	WINDOW ENVELOPES	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	78.33
664627	12/05/2021	WINDOW ENVELOPES	11-15-10-53100 ACCTG OFFICE SUPPLIES	78.33
664627	12/05/2021	WINDOW ENVELOPES	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	39.17
664627	12/05/2021	WINDOW ENVELOPES	42-34-50-53100 OFFICE SUPPLIES	39.17
Total MARLIN PRINTING & GRAPHICS:				235.00
MCGRATH CONSULTING GROUP INC				
1471	12/03/2021	WAGE & BENEFIT STUDY- #1	11-10-00-51500 OTHER PROFESSIONAL SERVICES	5,000.00
Total MCGRATH CONSULTING GROUP INC:				5,000.00
NEI-TURNER MEDIA				
15834	11/01/2021	DESTINATION WEDDINGS-2021	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	2,500.00
Total NEI-TURNER MEDIA:				2,500.00
NIELSEN MADSEN & BARBER SC				
38420	12/08/2021	ENG SVC-SYMPHONY BAY PH 5	11-00-00-13910 A/R BILL OUTS	7,000.00
Total NIELSEN MADSEN & BARBER SC:				7,000.00
OBERG, SANDEE				
REIMB 11/20/2	11/20/2021	SEC DEP-OBERG 11/20/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 11/20/2	11/20/2021	SEC GRD,SETUP-OBERG 11/20/	40-55-10-46740 UPPER RIVIERA REVENUE	246.63-
Total OBERG, SANDEE:				753.37
OFFICE DEPOT				
201846056001	10/25/2021	PAPER,STAMP,MOISTENER	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	64.42
208234213001	12/13/2021	CASH BOX,CALENDAR,MOUSE	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	101.52
213458912001	12/13/2021	PLANNER	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	25.03
216113936001	12/10/2021	BDG BK DIV TABS,AUDIT BINDE	11-15-10-53100 ACCTG OFFICE SUPPLIES	132.49
Total OFFICE DEPOT:				323.46
ROTONDI, AMANDA				
REIMB 12/6/21	12/06/2021	REIMB-ASST CLERK BOARD SP	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	7.65
Total ROTONDI, AMANDA:				7.65
RUNDLE SPENCE				
S2982805.001	12/01/2021	FAUCET SPOUT	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	72.54
S2984420.001	11/22/2021	FAUCET ADA TOILET	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	219.24
Total RUNDLE SPENCE:				291.78
SANCHEZ, JACQUELINE				
REIMB 11/27/2	11/27/2021	SEC DEP-SANCHEZ 11/27/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 11/27/2	11/27/2021	SEC GRD,SETUP-SANCHEZ 11/	40-55-10-46740 UPPER RIVIERA REVENUE	337.63-

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total SANCHEZ, JACQUELINE:				662.37
SECURITY EQUIPMENT SUPPLY				
P15876	11/30/2021	SECURITY ACCESS SYSTEM-LI	50-00-00-58000 MISC/COMP EQUIP PURCHASES	844.57
Total SECURITY EQUIPMENT SUPPLY:				844.57
STATE BAR OF WISCONSIN				
5098206	09/08/2021	WI RULES OF EVIDENCE HDBK	11-12-00-53320 MUN CT CONFERENCES & SCHOOL	76.05
Total STATE BAR OF WISCONSIN:				76.05
TITAN PUBLIC SAFETY SOLUTIONS				
5241	10/18/2021	TIPPS SOFTWARE TRAINING	11-12-00-53320 MUN CT CONFERENCES & SCHOOL	525.00
Total TITAN PUBLIC SAFETY SOLUTIONS:				525.00
UNITED PUBLIC SAFETY INC				
UPS00047737	11/30/2021	AUTO OWNER LOOKUPS-NOV	42-34-50-54500 SUPPORT CONTRACTS	315.00
Total UNITED PUBLIC SAFETY INC:				315.00
VANDEWALLE & ASSOCIATES INC				
202111024	11/18/2021	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	240.00
202111024	11/18/2021	COMP PLAN IMPLEMENTATION	11-69-30-52160 COMPREHENSIVE PLAN	60.00
202111024	11/18/2021	VANDEWALLE ZONING	11-69-30-52180 ZONING CODES	1,231.25
202111024	11/18/2021	CITY ZONING	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	90.00
202111024	11/18/2021	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	2,976.00
Total VANDEWALLE & ASSOCIATES INC:				4,597.25
VON BRIESEN & ROPER SC				
374062	11/15/2021	OUTSIDE LEGAL FEES-PD ISSU	11-13-10-52140 OUTSIDE ATTORNEYS FEES	206.50
Total VON BRIESEN & ROPER SC:				206.50
WALLING, FRED				
REIMB 12/13/2	12/13/2021	SWWBIA-158 MILES	11-24-00-53300 BLDG INSPECTOR TRAVEL-MILEAGE	88.48
Total WALLING, FRED:				88.48
WALWORTH COUNTY SHERIFF				
JUNE 2021	07/02/2021	PRISONER CONFINEMENT-JUN	11-12-00-52900 CARE OF PRISONERS	30.00
MAY 2021	06/03/2021	PRISONER CONFINEMENT-MAY	11-12-00-52900 CARE OF PRISONERS	15.00
Total WALWORTH COUNTY SHERIFF:				45.00
WISCONN VALLEY MEDIA GROUP				
53695	12/08/2021	LN-CUP-TC PROD-100 N EDWA	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	57.43
53696	12/08/2021	LN-CUP-INDELIBLE HM-415 CA	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	53.76
53697	12/08/2021	LN-GDP-VISTAS GROUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	57.43
53698	12/08/2021	LN-CUP-S&L PROP-151 N WELL	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	54.98
53699	12/08/2021	LN-CUP-LK LODGING-504 WELL	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	53.98
53700	12/08/2021	LN-CUP-WIN PROP-244 BROAD	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	53.76
53701	12/08/2021	LN-CUP-LYNCH-1084 LAGRANG	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	51.54

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total WISCONN VALLEY MEDIA GROUP:				382.88
Grand Totals:				122,570.11

Dated: 12-21-2021Mayor: Charles KleinCity Council: Joan VukobratovicKay HowellJohn P. ...

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12222021","12222021A"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date:
December 20, 2021

Agenda Item: 7

Applicant:

Basso Builders Inc.
405 Skyline Dr.
Lake Geneva

Request: CSM review creating 3 buildable lots
on Sage St. Tax Key Nos. ZGC00011 &
ZGC00015

Description: [forward back to Common Council for consideration](#)

This request is to approve a Certified Survey Map (CSM) by creating 3 buildable lots located on Sage St. Tax Key Nos. ZGC00011 & ZGC00015.

This request is to approve the proposed Certified Survey Map Project No. 21.903 for the property located on Sage St. the land separation will create 3 buildable lots with this request.

The 3 newly created lots:

1. 10,655 square feet (0.245 acres)
2. 10,746 square feet (0.247 acres)
3. 9,596 square feet (0.22 acres)

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

- Provide the Common Council with a *recommendation* regarding the proposed CSM review.

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM).

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date:
November 15, 2021

Agenda Item: 8

Applicant:

Basso Builders Inc.
405 Skyline Dr.
Lake Geneva

Request: CSM review creating 3 buildable lots
on Sage St. Tax Key Nos. ZGC00011 &
ZGC00015

Description:

This request is to approve a Certified Survey Map (CSM) by creating 3 buildable lots located on Sage St. Tax Key Nos. ZGC00011 & ZGC00015.

This request is to approve the proposed Certified Survey Map Project No. 21.903 for the property located on Sage St. the land separation will create 3 buildable lots with this request.

The 3 newly created lots:

1. 10,655 square feet (0.245 acres)
2. 10,746 square feet (0.247 acres)
3. 9,596 square feet (0.22 acres)

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

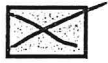
- Provide the Common Council with a *recommendation* regarding the proposed CSM review.

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM).

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Basso Builders Inc.

405 Skyline Dr.

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-3378

OWNER SIGNATURE: _____

EMAIL ADDRESS: joshbasso@gmail.com

PROJECT ADDRESS 616 1/2 Sheridan Springs Rd. TAX KEY NUMBER: 26C00011
26C00015

NAME AND ADDRESS OF APPLICANT:

Basso Builders Inc.

405 Skyline Dr.

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-3378

EMAIL ADDRESS: joshbasso@gmail.com

NAME AND ADDRESS OF SURVEYOR:

Mark L. Miritz

N9330 Knuteson Dr.

Whitewater, WI 53190

TELEPHONE NUMBER OF SURVEYOR: (262) 949-1239

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Land separation to create (3) separate buildable parcels

SUBMITTAL CHECKLIST

- X LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- X PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- X PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

10/31/21
DATE


SIGNATURE OF APPLICANT



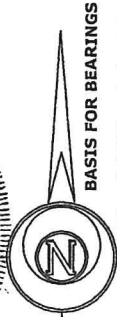
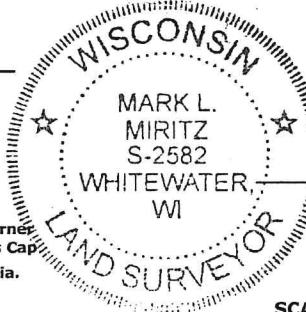
CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF THE EAST ONE-HALF OF LOT 1, ALL OF LOT 4 AND LOT 5, THE NORTH ONE-HALF OF LOT 8, ALL IN BLOCK 6, LAKE GENEVA CRAWFORD MANUFACTURING COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF LAKE GENEVA, EXCEPTING LAND UNDER TRANSPORTATION PLAT NO. 3694-01-20-4.01 G.L.CRAWFORD MFG. CO. ADD., LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNER:
CLARE RITTER
JOYCE A. SHORMA TRUST
7705 CO. ROAD 30
WYNDMERE, ND 58081

OWNER:
HEIDEN TRUST
C/O JOYCE A. SHORMA
7705 CO. ROAD 30
WYNDMERE, ND 58081

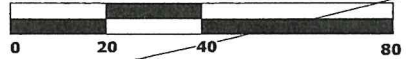
Mark L. Miritz
MARK L. MIRITZ
WI PROFESSIONAL
LAND SURVEYOR S-2582
OCTOBER 26, 2021



Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, North American Datum of 1983/2011, the North line of SE 1/4 Sec. 25-2-17 assumed N 89°22'13" E

reserved for Walworth County register of Deeds

GRAPHIC SCALE IN FEET



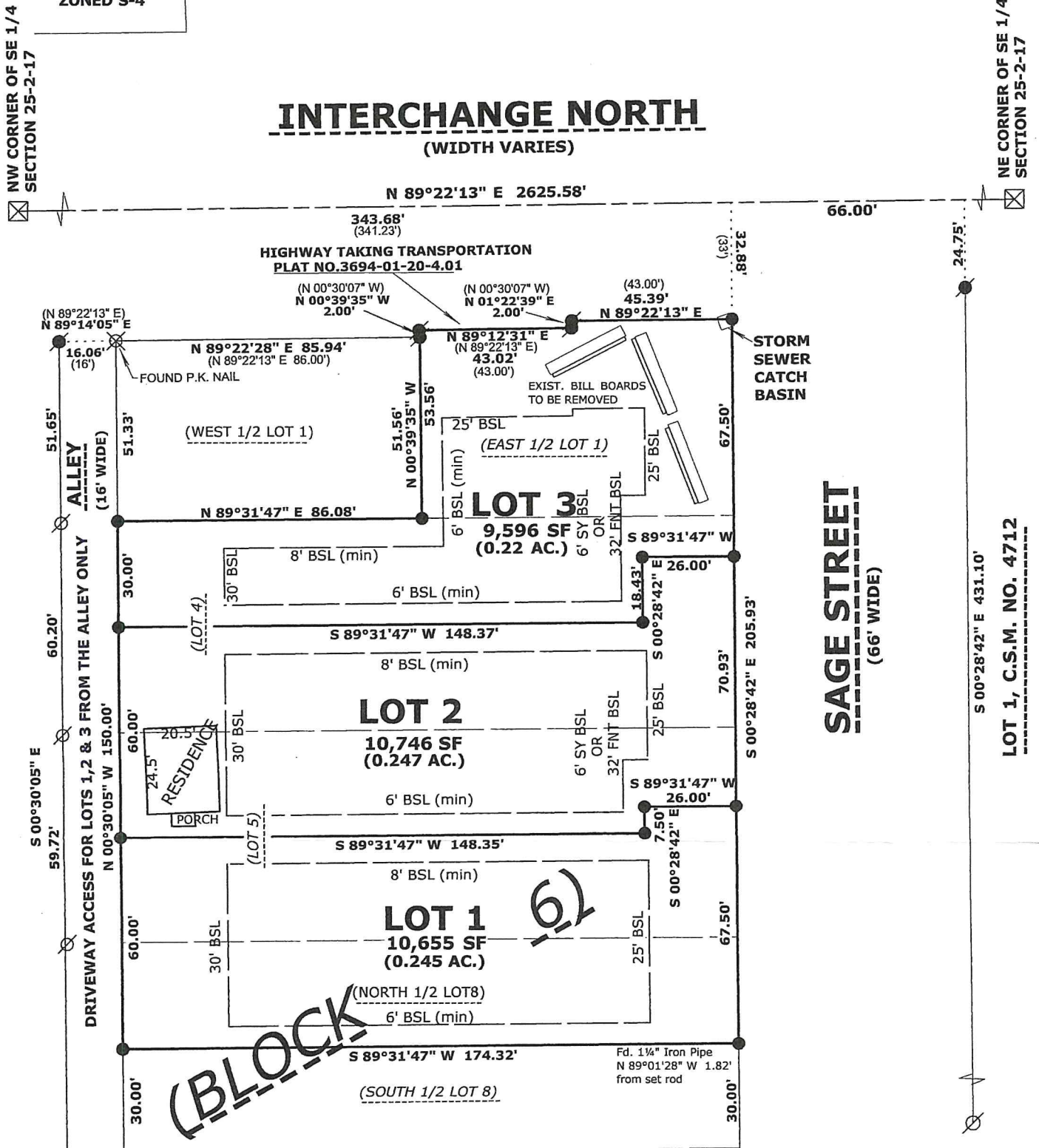
SCALE 1" = 40 FEET

LEGEND

- Found County Section Corner Concrete Mon. with Brass Cap
- Found iron pipe 1 1/4" dia.
- Found iron rod 3/4"
- Set 3/4" dia. iron rod, 18" long weighing 1.502 lbs./ lin. ft.
- (XX) Recorded Dimension

ZONED S-4

INTERCHANGE NORTH
(WIDTH VARIES)



SHEET 1 OF 2 SHEETS
PROJECT NO. 21.903

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF THE EAST ONE-HALF OF LOT 1, ALL OF LOT 4 AND LOT 5, THE NORTH ONE-HALF OF LOT 8, ALL IN BLOCK 6, LAKE GENEVA CRAWFORD MANUFACTURING COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF LAKE GENEVA, EXCEPTING LAND UNDER TRANSPORTATION PLAT NO. 3694-01-20-4.01 G.L.CRAWFORD MFG. CO. ADD., LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CLARE RITTER, JOYCE A. SHORMA TRUST AND HEIDEN TRUST, OWNERS, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION ORDINANCE OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

A REDIVISION OF THE EAST ONE-HALF OF LOT 1, ALL OF LOT 4 AND LOT 5, THE NORTH ONE-HALF OF LOT 8, ALL IN BLOCK 6, LAKE GENEVA CRAWFORD MANUFACTURING COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF LAKE GENEVA, EXCEPTING LAND UNDER TRANSPORTATION PLAT NO. 3694-01-20-4.01 G.L.CRAWFORD MFG. CO. ADD., LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST 1/4 CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE N 89°22'13" E 343.68 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE S 00°28'42" E 32.88 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF INTERCHANGE NORTH AND THE WEST RIGHT-OF-WAY OF SAGE STREET AND THE POINT OF BEGINNING; THENCE S 00°28'42" E ALONG THE WEST RIGHT-OF-WAY OF SAGE STREET 205.93 FEET TO A SET IRON ROD AT THE SOUTHEAST CORNER THE NORTH ONE-HALF OF SAID LOT 8; THENCE S 89°31'47" W ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF 174.32 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF AND THE EAST LINE OF A PLATTED ALLEY; THENCE N 00°30'05" W ALONG SAID ALLEY 150.00 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF THE WEST ONE-HALF OF SAID LOT 1; THENCE N 89°31'47" E 86.08 FEET TO A SET IRON ROD AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF; THENCE N 00°39'35" W 53.56 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF INTERCHANGE NORTH; THENCE N 89°12'31" E ALONG SAID SOUTH LINE 43.02 FEET TO A FOUND IRON ROD; THENCE N 01°22'39" E ALONG SAID SOUTH LINE 2.00 FEET TO A FOUND IRON ROD; THENCE N 89°22'13" E ALONG SAID SOUTH LINE 45.39 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30,997 SQUARE FEET OR 0.712 ACRE(S) OF LAND, MORE OR LESS.


MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
OCTOBER 26, 2021



OWNER'S CERTIFICATE:

AS OWNERS, CLARE RITTER, JOYCE A. SHORMA TRUST AND HEIDEN TRUST, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: THE CITY OF LAKE GENEVA.

CLARE RITTER, JOYCE A. SHORMA TRUST (REPRESENTATIVE) HEIDEN TRUST (REPRESENTATIVE)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202_____
THE ABOVE NAMED CLARE RITTER, JOYCE A. SHORMA TRUST AND HEIDEN TRUST TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, _____ COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN.

DATED THIS _____ DAY OF _____, 202____.

CITY CLERK MAYOR

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by T.C. Productions, 100 N. Edwards Blvd. Lake Geneva, that would allow for an amendment to the existing CUP for a building addition and Commercial Apartment in the Planned Business (PB) zoning district , Tax Key No. ZA19610004.			
Committee:	Plan Commission approved December 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R86	Date:	December 28, 2021

WHEREAS, the City Plan Commission has considered the application of T.C. Productions, 100 N. Edwards Blvd. Lake Geneva, which would allow for an amendment to the existing CUP for a building addition and Commercial Apartment in the Planned Business (PB) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 9th 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit T.C. Productions, 100 N. Edwards Blvd. Lake Geneva, that would allow for an amendment to the existing CUP for a building addition and Commercial Apartment in the Planned Business (PB) zoning district.,

Tax Key No. ZA19610004

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

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

Charlene Klein, Mayor Date
Attest:

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 20, 2021

Agenda Item: 9

Applicant:

T.C. Productions LLC.
100 N. Edwards Blvd.
Lake Geneva WI 53147

Request:

100 N. Edwards Blvd.
Conditional Use Permit - Commercial
Apartment and Building Additions
Tax Key No. ZA19610004

Description:

The applicant is submitting for a request of a Conditional Use Permit (CUP) that will allow for Commercial Building Addition and a Commercial Apartment for the property located at 100 N. Edwards Blvd, in the Planned Business (PB) zoning district. Tax Key No. ZA196100004.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and 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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* 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:
 - a. In general, the proposed limited conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

- e. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** November 23, 2021

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

CC: Warren Hansen, P.E. – Farris, Hansen & Associates
Peter Juergens – Geneva Bay Construction
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.

Subject: SITE PLAN RECOMMENDED APPROVAL – N 100 Edwards Boulevard (Magic Theater Addition)
Kapur Project #21.0178 Phase 16

BACKGROUND AND REQUEST:

A site plan application was submitted by Geneva Bay Construction for the construction of a proposed 50-ft x 25-ft addition and 15-ft wide x 50-ft temporary pavement at N 100 Edwards Boulevard (Magic Theater). The proposed improvements follow a previously approved master plan **entitled Site, Grading, Drainage and Erosion Control Plan The Magic Theatre** prepared by Farris, Hansen & Associates, Inc. dated February 6, 2018 and last revised 05/10/2018.

The proposed new impervious surfaces are located within the area of designated as “future proposed building” on the master plan and were included in the existing stormwater management facility sizing calculations.

The following plan and calculations were submitted for review:

- **Phase 2 The Magic Theater**, sheet 1 of 4, prepared by Farris Hansen & Associates, dated 05/03/2021 last revised 06/02/2021.
-

This recommendation for approval is based on the following condition:

1. A copy of the recorded stormwater maintenance agreement, that was approved in 2018, shall be provided to the City.

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

N 100 Edwards Blvd Lake Geneva WI

Name and Address of Current Owner:

T.C. Productions LLC
N 100 Edwards Blvd Lake Geneva WI

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

262-248-0505
tristan.crist@gmail.com

Owner Signature: _____

Name and Address of Applicant:

Peter Jurgens
N 2689 Sunset Blvd Lake Geneva WI

Telephone No. with area code & Email of Applicant:

414-588-2909
peter.jurgens05@gmail.com

Proposed Conditional Use:

Expand Back Stage Area, office
Comm. Apt. for owners use
- See Attached -

Zoning District in which land is located:

Planned Business (PB)

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

Farris, Hanson & ASSO.
Genoa Bldg Cont.

Short statement describing activities to take place on site:

- See Attached -

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

Date

10-15-21

Signature of Applicant

[Signature]

GENEVA BAY CONSTRUCTION

N2689 Sunset Boulevard
Lake Geneva, WI 53147

(414) 588-2909 / pete.juergens05@gmail.com

TRISTAN CRIST MAGIC THEATRE
ADDITION
10/15/2021

We propose to put a two-story addition to the existing building. The proposed addition will be 25' wide x 50' deep.

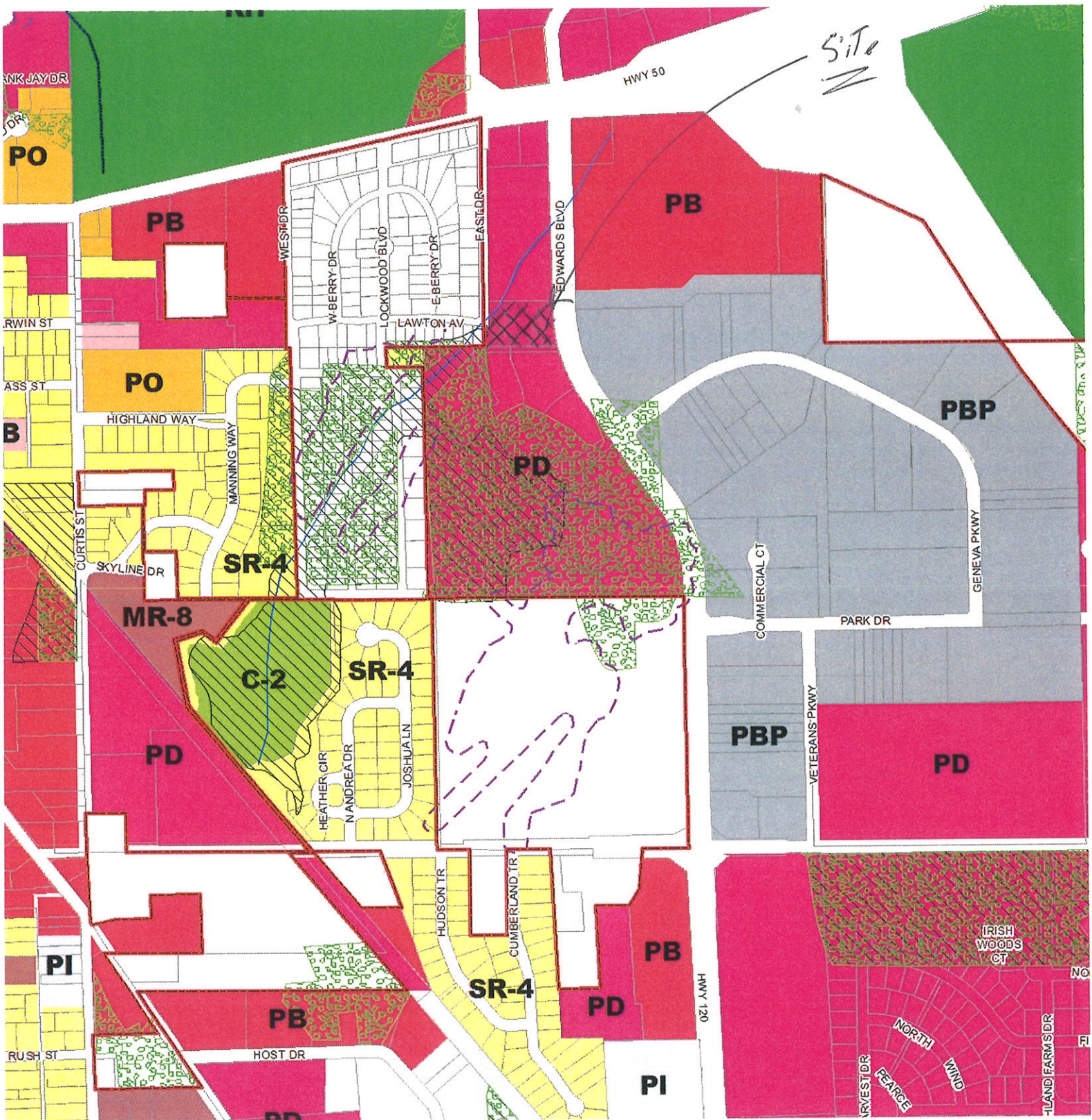
The improvements will match the existing building architecture, in all regards.

The first floor will include 250 square feet of additional backstage area and 500 square feet of storage/garage.

The second story will be the owner's apartment – 994 square feet.

Please note: When the original development was designed and approved, it anticipated that the overall completed structure would be 200' long x 50' deep. Currently, the existing Phase I building is 100' x 50'.

All site improvements completed to date include 100% of all necessary parking, water retention, and erosion control measures for all future phases.



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 N 100 Edwards Blvd Lake Geneva
Applicant name _____
Applicant email pete.juergens05@gmail.com Phone Number 414-588-2909
Architect/Contractor/Designer Name Geneva Bay Const.
Architect/Contractor/Designer Email pete.juergens05@gmail.com Phone Number 414-588-2909
Type of Construction: New _____ Addition X Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial X Industrial _____
Type of Business Magic Theater

Engineering

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

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

- Estimated Traffic impacts None
 - Traffic Study Required YES/NO NO
 - Traffic Control Plan Required YES/NO NO
 - Will construction affect street parking or intersections? YES/NO NO
- Paving Materials, Typical Sections? YES/NO NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO NO
- Watermain extension required? YES / NO NO
- Sanitary sewer extension required? YES / NO NO
- SEWRPC Service Area Amendment needed? YES / NO NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO NO
- Proposed building/expansion dimensions 25 x 50
- Will there be signage? YES / NO NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO NO
- What kind of noise or level of noise will the business have? None
- Detailed property Site Plan? YES / NO NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO NO
- Are landscape plans provided? YES / NO NO
- Is a Land Division required? YES / NO NO

Water/Sewer Utilities

If an existing structure please circle the following:

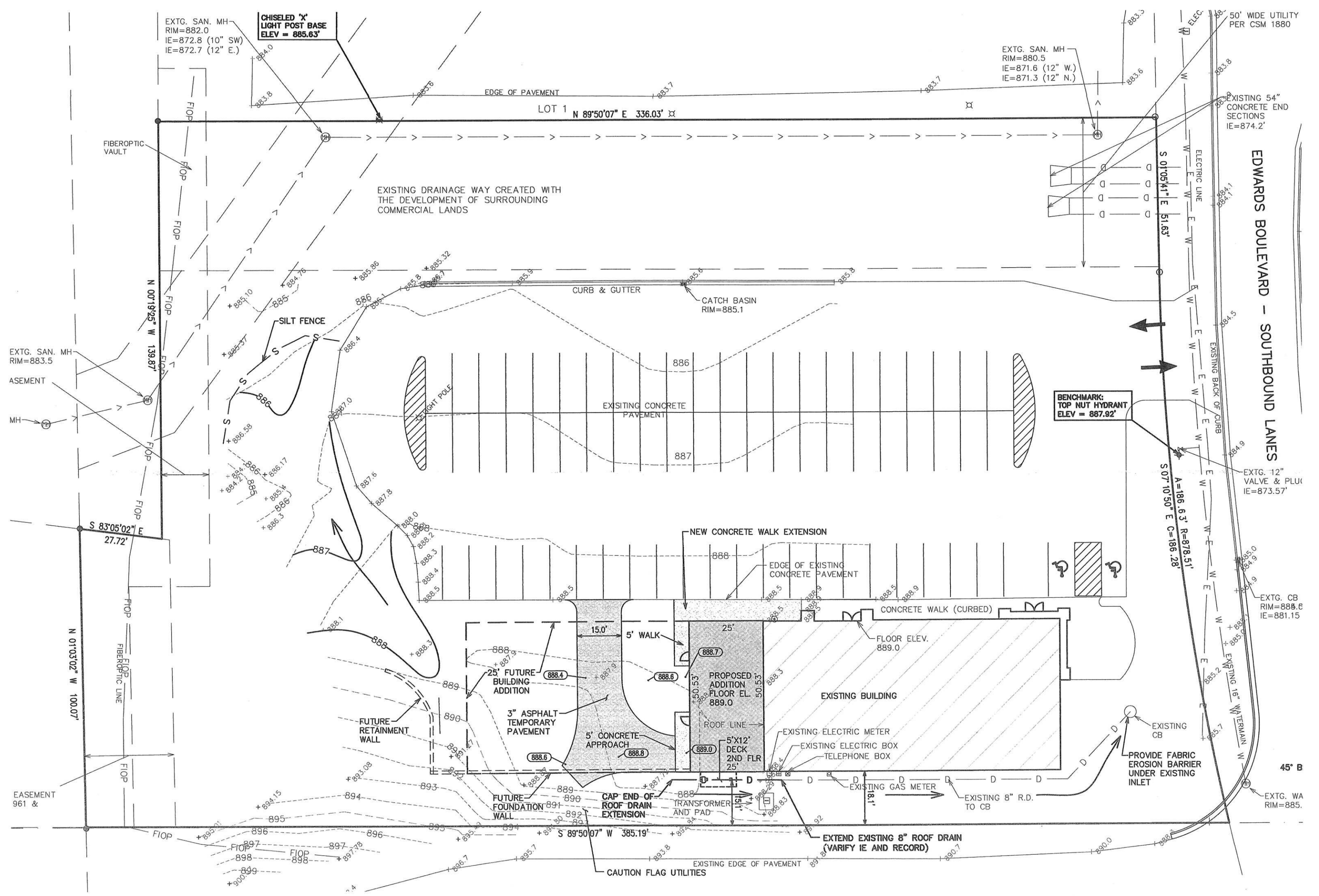
- Will existing sewer & water connections be used? YES / NO NO
- Will your project require the installation of a grease interceptor? YES / NO NO

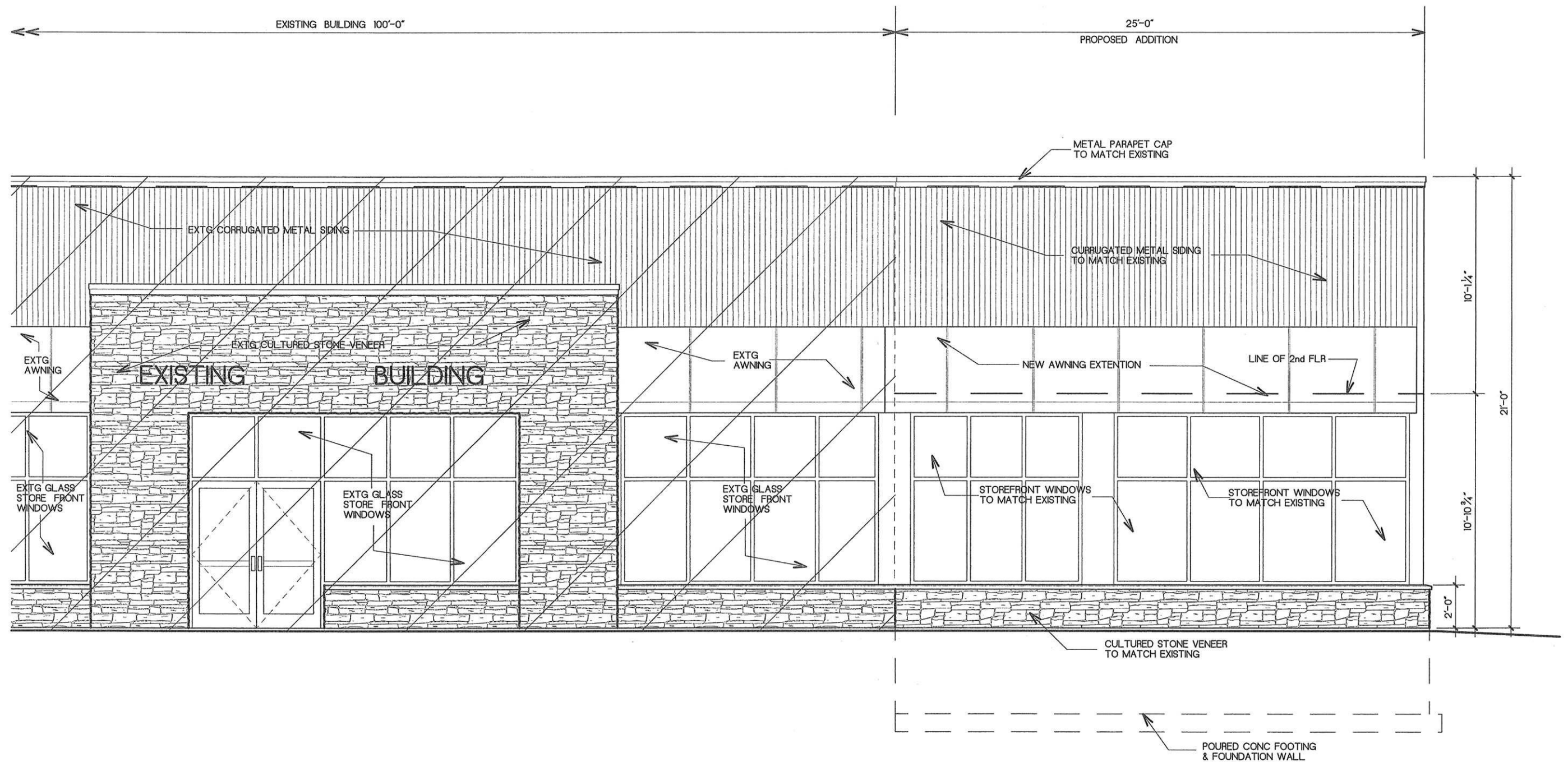
If the development is Commercial or Industrial, please provide the following:

- 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:

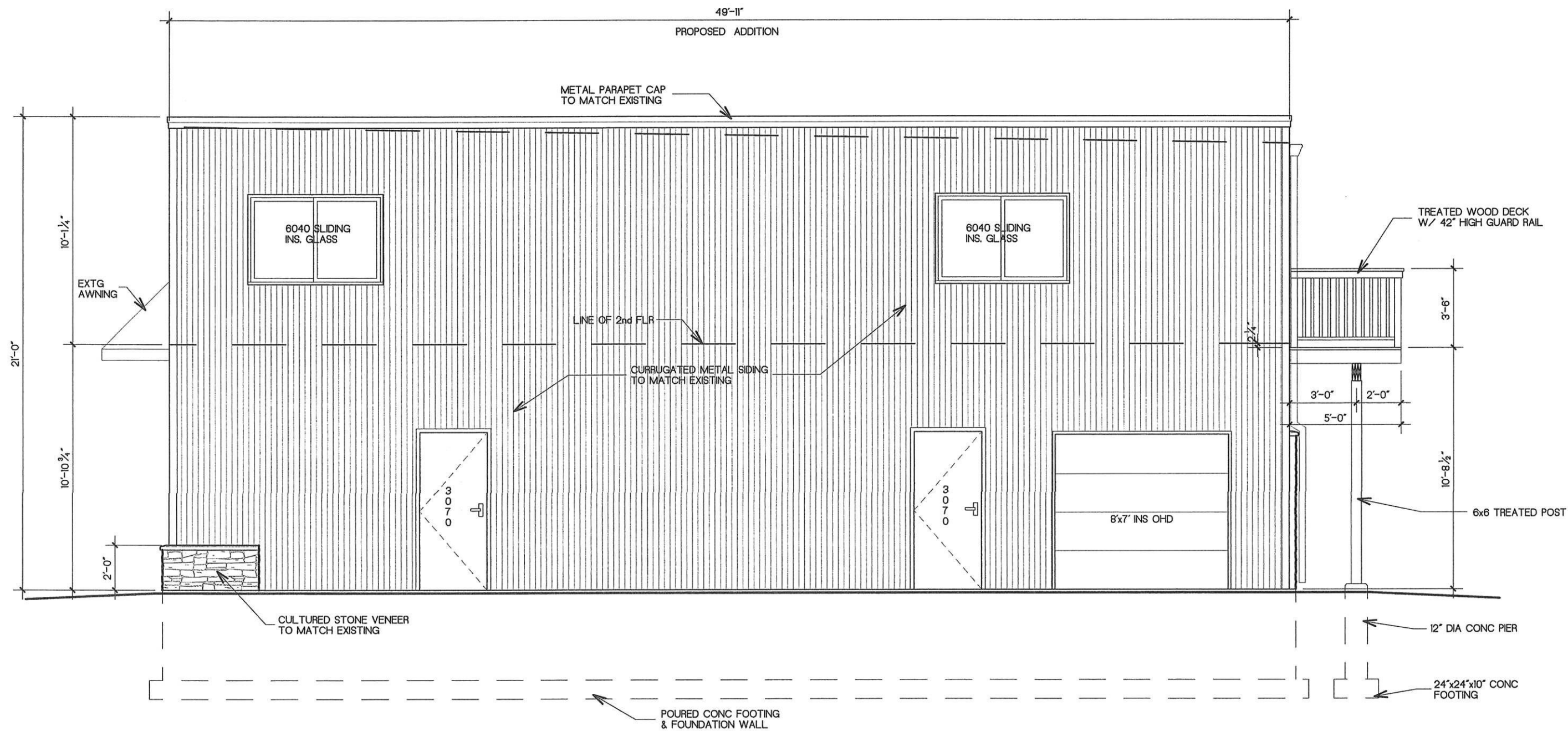
- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____



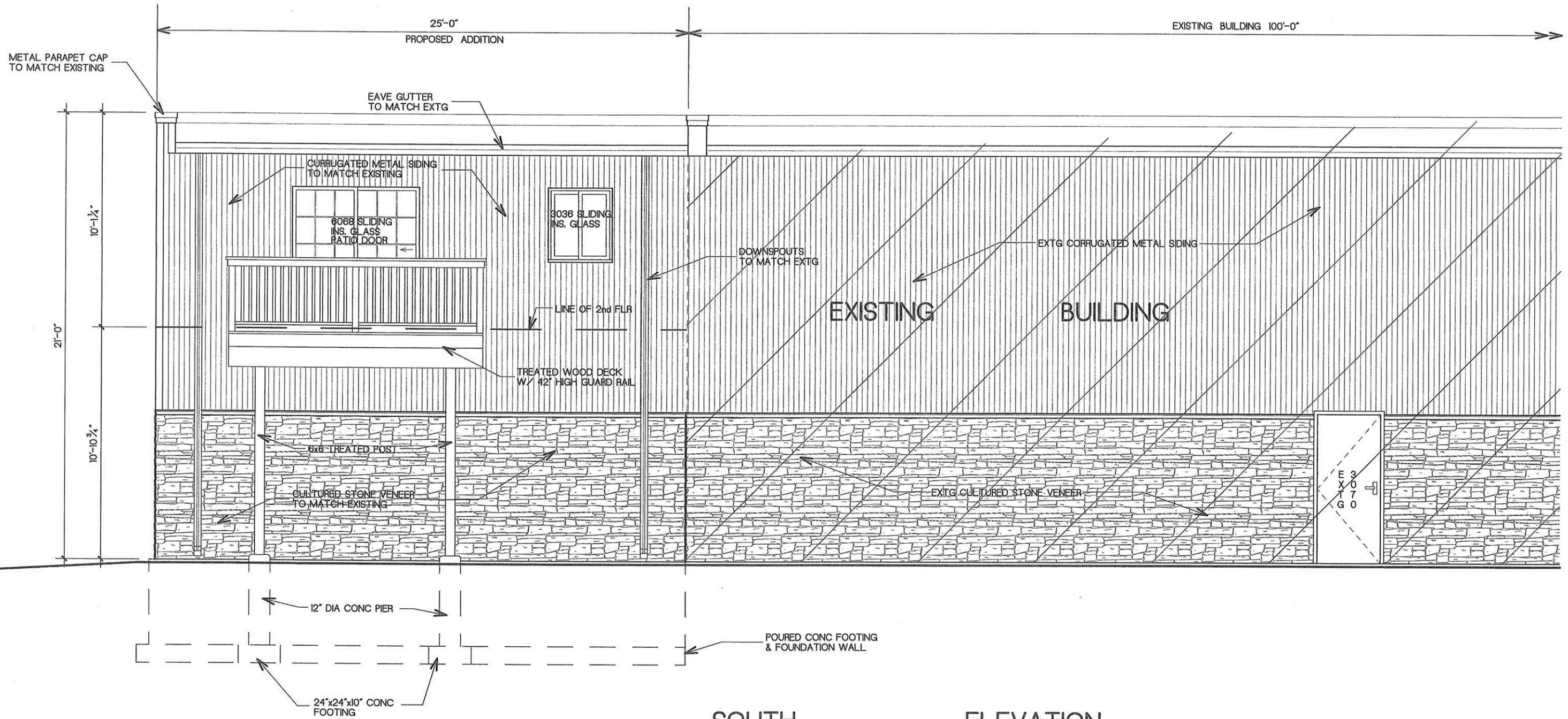


NORTH ELEVATION

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



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



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

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the request to amend the existing General Development Plan (GDP) filed by Vistas Group 526 E. 114 th Place, Chicago IL 60628 to relocate the entry corridor to the site access approximately 650 feet north of Townline Rd., Tax Key No. ZYUP00198			
Committee:	Plan Commission approved December 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R87	Date:	December 28, 2021

WHEREAS, the City Plan Commission has considered the application to amend the existing General Development Plan (GDP) filed by of Vistas Group 526 E. 114th Place, Chicago IL 60628 to relocate the entry corridor on the site access approximately 650 feet north of Townline Rd.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 9th 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to amend the General Development Plan (GDP) filed by of Vistas Group 526 E. 114th Place, Chicago IL 60628 to relocate the entry corridor on the site access approximately 650 feet north of Townline Rd.

Tax Key No. ZYUP00198

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

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

Charlene Klein, Mayor Date
Attest:

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 20, 2021

Agenda Item: 10

Applicant:

The Vistas Group
526 E. 114th Place
Chicago, IL 60628

Request:

27 Acres NW Corner of Townline and
Edwards Blvd.
General Development Plan (GDP) amendment
Tax Key No. ZYUP00198

Description:

The applicant is submitting for a request to amend their General Development Plan (GDP) that will allow for the proposed 27 Acres for a residential development of 13 multi-family units to include a clubhouse and pool facility for the multi-family development; 11 Duplex, and 5 Single Family units. Tax Key No. ZYUP00198.

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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* 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:

- a. In general, the proposed limited conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
- b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
- c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the

character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

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

the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** November 18, 2021

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: Draft Traffic Impact Analysis (TIA) – Vistas at Townline and Edwards

BACKGROUND AND REQUEST:

A Traffic Impact Analysis (TIA) was complete by Traffic Analysis and Design for the Vistas Group for the Vistas Residential Development at STH 120 / Townline Road. The analysis considered impacts on traffic with the full build out that includes 5 single-family residents, 22 side by side duplex units, and 156 multi-family units.

The following plan and calculations were submitted for review:

- **Traffic Impact Analysis for Vistas Residential Development STH120 / Townline Road**, prepared by **Traffic Analysis and Design Inc.**, pages 1-47 sheets of 47, dated **September 10, 2021**.

Comments:

We have the following comments with respect to the information presented:

1. The study area for the proposed development included the following intersections:
 - a. STH 120 & Park Drive /Proposed North Drive (existing one-way stop control)
 - b. STH120 & Townline Road (existing two-way stop control)
 - c. Townline & Cumberland Trail/Proposed West Drive (existing one-way stop control)
2. Existing developments within the study area included Symphony Bay residential development east of STH 120 and south of Townline including 362 single family parcels, 72 side by side duplexes, and a 100 unit senior housing facility. The study included full build out of the subdivision in the background traffic volumes.
3. Full build out of vacant business park parcels were included in background traffic volumes.
4. The study made the following recommended modifications:
 - Edwards Boulevard (STH 120) and Proposed north access drive/Park Drive**
 - a. Construct residential street with one entrance lane and one exit lane



- b. Construct west approach as a full access approach
- c. Provide stop sign control on west approach
- d. In order to meet sight distance requirements, remove trees and brush along west side of STH 120, between 250-ft and 400-ft north of Park Drive
- e. In order to meet site distance requirements, reconstruct the southbound lanes of STH 120 to flatten vertical curve/crest along STH 120 south of Park Drive
- f. In order to not implement the previous two items (d and e), move north access road approximately 500-ft south of its currently proposed location to meet sight distance requirements.

Townline Road & proposed west access drive / Cumberland Trail

- g. Construct residential street with one entrance lane and one exit lane
 - h. Construction north approach as a right-in / right-out access only
 - i. Provide stop sign control on north approach
5. Meeting stopping sight distance standards is important as the TIA notes. Moving the ingress/egress to the south (item 4f) results in slightly longer trips for vehicles trying to exit the new development and go to Park Drive but other movements are unaffected. Vehicles needing to make this movement can make a U-Turn to access the development and park on the east side of Edwards Boulevard or access it off of Townline.
6. Adjusting the roadway profile on Edwards and removing trees/shrubs (items 4d & 4e) would improve sight distance as noted in the study but may make providing a future pedestrian crossing more difficult if there is a larger profile difference between the northbound and southbound lanes on Edward Boulevard at Park Drive. Shifting the site access to the south allows for a crosswalk across Edwards at that location that would benefit from improved sight distance.
7. Coordination with WisDOT's Southeast Region Bicycle and Pedestrian Coordinator (Chris Squires) is recommended to determine the placement of proposed crossings.

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):

See attached June 8, 2021, Application for General Development Plan or Amendment

Name and Address of Current Owner: 120 Properties, LLC, P.O. Box 935, Lake Geneva, WI
53147

Telephone No. with area code & Email of Current Owner: Gary Dunham (262) 248-4492
gdunham@keeferealestate.com

Owner Signature: _____

Name and Address of Applicant:

The Vistas Group, 526 E. 114th Place, Chicago, IL 60628

Telephone No. with area code & Email of Applicant: (773) 785-2100 ignacioz@thevistasgroup.com

Proposed Use: Single Family Residential (SR-4), Duplex Residential (TR-6) and Multi-Family
Residential (MR-8)

See attached concept plans

Zoning District in which land is located: Rural Holding (RH)

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

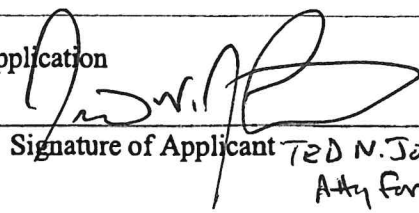
The Vistas Group, Design Builder

Short statement describing activities to take place on site:

On July 26, 2021, the common council approved the attached Application for General
Development Plan (GDP). Applicant seeks to amend the GDP pursuant to Exhibit A
attached hereto.

GDP fee \$400.00, payable upon filing application

11-4-21
Date


Signature of Applicant

TED N. JOHNSON
Atty For Applicant

EXHIBIT A
APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

On July 26, 2021, the common council unanimously approved the Applicant's General Development Plan Application (attached). A traffic impact analysis (TIA) has been conducted since the approval of the GDP. The TIA recommended moving the entrance off Edwards Boulevard for the duplex and multi-family development to a location which is approximately 500 feet south of Park Drive (see Exhibit A-1 attached hereto). The executive summary portion of the TIA is attached hereto and made part of this Exhibit.

Applicant has met with staff and per the TIA and recommendation of staff, Applicant is requesting an amendment to its GDP to show the entrance off Edwards Boulevard for the duplex and multi-family units to the location shown on Exhibit A-1, instead of directly west of Park Drive as provided in the original Application.

The proposed amendment will also result in more preservation of the Environmental Corridor area on the Property to be developed.

No other changes are requested.



PROJECT NAME:
LAKE GENEVA
RESIDENTIAL
DEVELOPMENT

CLIENT:
THE VISTAS GROUP

EXHIBIT

A-1

DATE	REVISIONS

SHEET TITLE:
ACCESS ROAD OPTION 2 -
BTW TOWNLINE RD & PARK DR

DATE: 9/20/2021 DRAWING BY: *Author*

SCALE: 1" = 80'-0" CHECKED BY: *Checker*

R-02

TRAFFIC IMPACT ANALYSIS FOR:

**VISTAS RESIDENTIAL DEVELOPMENT
STH 120/Townline Road**

CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

DATE SUBMITTED: September 10, 2021

PREPARED FOR:

The Vistas Group
526 E. 114th Place
Chicago, IL 60628
Phone: (773) 785-2100
Contact Person: Fernando Balderas

PREPARED BY:

Traffic Analysis & Design, Inc.
P.O. Box 128 Cedarburg, WI 53012
Phone: (800) 605-3091

Contact Persons: Don Lee, P.E. (WisDOT TIA Certification # SE05-804-046)
John Bieberitz, P.E., PTOE (WisDOT TIA Certification # SE05-804-044)

"I certify that this Traffic Impact Analysis has been prepared by me or under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering."

Donald J. Lee, P.E.
Wisconsin Registration #35214-006
Traffic Analysis & Design, Inc.

CHAPTER I – INTRODUCTION & EXECUTIVE SUMMARY

PART A – PURPOSE OF REPORT AND STUDY OBJECTIVES

The City of Lake Geneva has requested a Traffic Impact Analysis (TIA) to analyze the impacts of the proposed residential development located in the northwest quadrant of the Townline Road intersection with State Trunk Highway (STH) 120 in the City of Lake Geneva, Walworth County, Wisconsin. Traffic Analysis & Design, Inc. has been retained to identify the existing traffic operations, the background (with previously approved development) traffic operations, the full build (with development) traffic operations and to identify modifications necessary to provide safe and efficient traffic operations under full build conditions.

This report documents the procedures, findings and conclusions of the traffic impact analysis. The analysis investigates modifications based on existing intersection geometrics, background traffic volumes and additional traffic expected to be generated by the proposed development within the limits of the study area.

PART B – EXECUTIVE SUMMARY

The executive summary includes a description of the study area, description of the potential expansion plans and conclusions based on the findings of the supplemental TIA.

B1. Location of Study Site with Respect to Area Roadway Network

The proposed residential development is located in the northwest quadrant of the Townline Road intersection with STH 120 in the City of Lake Geneva as shown in Exhibit 1-1. Exhibit 1-2A shows the proposed conceptual site plan for the Vistas residential development. Access to the proposed development site is proposed as two new residential streets. The first, proposed to be located as the new west leg of the existing three-legged STH 120 intersection with Park Drive, is proposed as a full access street onto STH 120. The second is proposed as a right-in/right-out access only and is proposed to be located as the new north leg of the existing three-legged Townline Road intersection with proposed west access drive/Cumberland Trail. Both access roads are designed as cul-du-sac roadways. Based on discussions with the City of Lake Geneva and as shown in Exhibit 1-1, the study area for the proposed residential development includes the following intersections:

- Node 100: STH 120 & Park Drive/Proposed North Drive (existing one-way stop control)
- Node 200: STH 120 & Townline Road (existing two-way stop control)
- Node 300: Townline Road & Cumberland Trail/Proposed West Drive (existing one-way stop control)

B2. On-Site Development Description and Timing

The Vistas residential development is proposed to include 5 single-family residential parcels, 22 side by side duplex units (on 11 parcels) and 156 multi-family units (within 13 buildings) along two cul-du-sac roadways. For purposes of this traffic study, full build out of the entire residential development is expected to be completed in 2022. The conceptual site plan for the proposed Vistas residential development is shown in Exhibit 1-2A.

B3. Off-Site Development Description and Timing

Per the City of Lake Geneva, several previously approved developments were identified within the limits of the study area.

The Symphony Bay residential development is located east of STH 120 and south of Townline Road and includes 362 senior single-family residential parcels and 72 side by side duplex units

(on 36 parcels). In addition, the development includes a senior housing facility which includes a total of 100 units comprised of independent living, assisted living and memory care units. Exhibit 1-2B shows the previously approved site plan for the adjacent Symphony Bay off-site residential development. Based on a field review conducted in August of 2021, there are 94 senior single-family residential parcels and 8 side by side duplex units (on 4 parcels) occupied, which leaves 268 senior single-family residential parcels and 64 side by side duplex units (on 32 parcels) yet to be constructed. For purposes of this traffic study, full build out of the remaining residential parcels was included in the background traffic volumes.

In addition, several undeveloped parcels within the business park located east of STH 120 and immediately east of the proposed Vistas residential site were also identified. Exhibit 1-1 shows the location of the identified parcels. Since users for these parcels are unknown at the time of this study, the following land uses were assumed for these offsite parcels to be consistent with the adjacent land uses:

- Light Industrial - 115,000 square feet (sf)
- Office – 35,000 sf

To be consistent with the adjacent land uses, a 20-percent floor area ratio was utilized for these offsite parcels. For purposes of this traffic study, full build out of these potential business park parcels was included in the background traffic volumes.

B4. Existing/Background Traffic – Recommended Modifications

The study area intersections were analyzed based on the procedures set forth in the 2010 *Highway Capacity Manual* (HCM). Intersection operation is defined by “level of service”. Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS ‘A’, to very poor, represented by LOS ‘F’. For the purpose of this study, LOS D or better was used to define desirable peak hour operating conditions.

The existing traffic and background (with previously approved development) traffic analysis was conducted using existing intersection geometrics and traffic control. No modifications are recommended to accommodate the existing traffic and the background (with previously approved development) traffic scenarios.

All movements at the study area intersections are expected to continue to operate at acceptable levels at LOS D or better under the existing and background traffic volume conditions under current conditions.

B5. Full Build (With development) Traffic – Recommended Modifications

Full build (with development) traffic volumes include the full build out of the Vistas residential development. Based on the analysis completed as part of this study, the following improvements, as shown on Exhibit 1-3, are recommended to accommodate the full build (with development) traffic volumes.

Edwards Boulevard (STH 120) & proposed north access drive/Park Drive

- Construct residential street with one entrance lane and one exit lane
- Construct west approach as a full access approach
- Provide stop sign control on west approach
- In order to meet sight distance requirements, remove trees and brush along west side of STH 120, between 250-feet and 400-feet north of Park Drive

- In order to meet sight distance requirements, reconstruct the southbound lanes of STH 120 to flatten vertical curve/crest along STH 120 south of Park Drive
- In order to not implement the previous two items (tree/brush removal and STH 120 reconstruction), move north access road approximately 500-feet south of its currently proposed location to meet sight distance requirements.

Townline Road & proposed west access drive/Cumberland Trail

- Construct residential street with one entrance lane and one exit lane
- Construct north approach as a right-in/right-out access only
- Provide stop sign control on north approach

As described in *Chapter IV, Part E* of this report and as recommended in the bullet points above, sight distance is *not* expected to be met at the Edwards Boulevard (STH 120) intersection with the proposed north access drive/Park Drive at the original access drive location as shown on the original site plan in Exhibit 1-2A. However, with the proposed north access drive location moved a minimum of 100-feet to the south of the original access location, sight distance is expected to be met. It is noted that the roadway would likely need to move further south to allow for proper spacing between intersections. Moving the intersection to a point approximately 500-feet south of Park Drive, would allow for good intersection spacing and would allow for ISD to be met for all movements.

The west access drive/Cumberland Trail is proposed as a right-in/right-out access only. However, most traffic to/from this access drive is expected to/from the east (via STH 120). Vehicles heading to this access from the east are expected to turn right into the development drive; however, vehicles exiting the site are required to exit to the west via the right-out only movement. Any vehicles exiting with destinations to the east would likely use the residential neighborhood (Hudson Trail) to the south to turn around as this is the shortest route to their intended destination. Otherwise, these vehicles will need to travel further west to Curtis Street or Wells Street to circle back to the east.

With the recommended improvements, all movements at the study area intersections are expected to operate at acceptable levels under the full build (with development) traffic conditions.

B6. Conclusion

All movements at the study area intersections are expected to operate safely and efficiently through the opening year with the recommended improvements under full build conditions.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by S & L Properties Lake Geneva LLC. d.b.a. Culvers, 2651 Kirkling Ct., Portage WI 53901, for a CUP to allow for the installation of a 2 nd drive-thru lane at 151 Well St. in the General Business (CB) zoning district, Tax Key No. ZA365000002			
Committee:	Plan Commission approved December 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R88	Date:	December 28, 2021

WHEREAS, the City Plan Commission has considered the application of S & L Properties Lake Geneva LLC. d.b.a. Culvers, 2651 Kirkling Ct., Portage WI 53901, for a CUP to allow for the installation of a 2nd drive-thru lane at 151 Well St. in the General Business (CB) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 9th 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit to S & L Properties Lake Geneva LLC. d.b.a. Culvers, 2651 Kirkling Ct., Portage WI 53901, for a CUP to allow for the installation of a 2nd drive-thru lane at 151 Well St. in the General Business (CB) zoning district,

Tax Key No. ZA365000002

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

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

Charlene Klein, Mayor Date
Attest:

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 20, 2021

Agenda Item: 11

Applicant:

S & L Properties Lake Geneva, LLC.
2651 Kirking Ct.
Portage, WI 53901

Request:

151 N Wells St.
Conditional Use Permit amendment
Tax Key No. ZA365000002

Description:

The applicant is submitting for a request of an amendment of their existing Conditional Use Permit (CUP) that will allow for the installation of an additional drive-thru lane for the property located at 151 N. Wells St., in the General Business (GB) zoning district. Tax Key No. ZA365000002.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and 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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* 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:
- a. In general, the proposed limited conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance,

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

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

- d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** November 4, 2021

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

CC: Emily Bublitz – McCon Building Corporation
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.

Subject: SITE PLAN RECOMMENDED APPROVAL – Culver's Drive Thru
Kapur Project #21.0178 PHSE15

BACKGROUND AND REQUEST:

A site plan was submitted by Culver's of Lake Geneva DDT for engineering review of the construction of a second drive-thru lane and associated retaining wall at 151 Wells Street PIN (ZA365000002).

The following plan and calculations were submitted for review:

- **Wetland Delineation Report** Culver's Drive-Through Expansion, prepared by RES, dated August 19, 2021.
- **Site Topo and Demolition Plan**, prepared by Jones Petrie and Rafinski Sheet C101 dated September 2021.
- **Site Dimensional Plan** prepared by Jones Petrie and Rafinski Sheet C201 dated September 2021.
- **Site Grading Plan** prepared by Jones Petrie and Rafinski Sheet C301 dated September 2021.

Comments:

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

1. No Wetland Disturbance is permitted. The applicant has provided a wetland delineation report determining the wetland limits as shown on the site plan. The proposed work is considered a redevelopment of less than 1-acre in disturbance, provides for stormwater drainage away from the existing wetland, and thus the protective area requirements of the City Ordinance do not apply. WDNR has confirmed this application of the minimum requirements per State Statutes.
2. The site plan does not change the existing stormwater drainage patterns. Stormwater provisions do not apply to this development.



3. The building size (cooking area), number of employees, number of seats inside, and adjacent roadway traffic will remain unchanged. Adding a second drive through lane increases the number of customers per hour that can be served, but since the rate at which food can be prepared is unchanged the total estimated traffic volume is likely to remain nearly the same.
4. Sedimentation and erosion control measures are required to be placed prior to excavation and construction. Storm drains adjacent to disturbed areas shall be protected during construction. It is the responsibility of the applicant to monitor the condition of the construction site and ensure the sedimentation and erosion control measures remain in place and functioning through final stabilization. Restoration of the property shall take place as soon as possible after final grading.
5. City roads must remain free from sediment and debris.

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

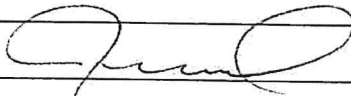
Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
151 N Wells St. Lake Geneva, WI 53147 2A365-000002

Name and Address of Current Owner: S & L Properties Lake Geneva, LLC

2651 Kirking Ct., Portage, WI 53901

Telephone No. with area code & Email of Current Owner: 608-742-2893

jeff@bleedblue.net

Owner Signature: 

Jeff Liegel

Name and Address of Applicant:

Chris McGuire, McCON Building Corporation, 1059 Circle Drive Highland, WI 53543

Telephone No. with area code & Email of Applicant: 608-287-4545, cmcguire@mcccon.net

Proposed Conditional Use: PER 98-206(4)(H) Indoor Commercial Entertainment

Zoning District in which land is located: GB - General Business

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

(Same as applicant above.)

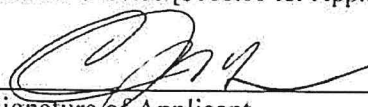
Short statement describing activities to take place on site:

This is a request to modify our current conditional use to allow a change from one (1) drive-thru order positions in one (1) lane, to two (2) drive-thru order positions in two (2) lanes.

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

11/2/2021

Date


Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

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

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

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
- _____ x 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 change to the configuration of the drive-thru order lanes maintains the previously approved conditional use in that there is no significant alteration to the means of which business is conducted on the site. It remains in harmony with the current conditional use previously approved by the city.

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

The change to the configuration of the drive-thru order lanes maintains the previously approved conditional use in that there is no significant alteration to the means of which business is conducted on the site. It remains in harmony with the current conditional use previously approved by the city.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

The changed drive-thru configuration is on the northeast side of the building. The adjacent property to the northeast consists of a steep, forested embankment down to a small wetland. There is no negative impact on our neighbors or the wetland. There is a positive benefit of significantly reducing the potential of cars stacking to the street with this side by side lane.

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

The proposal maintains all of the current consistencies of the surrounding area or district. This proposal does not change the manner in which the land is used, it's land use intensity or land use impacts.

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 proposed changes do not affect any of the current lot improvements, facilities, utilities, or public services.

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

We cannot foresee any adverse impacts caused by this alteration. This change will only improve the restaurant's ability to more quickly serve its customers, which is what customer's expect from Culver's.

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

___ Existing zoning district(s) (and proposed zoning district(s) if different);

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

___ Proposed land uses for the subject property (per Section 98-206);

___ Projected number of residents, employees, and daily customers;

___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

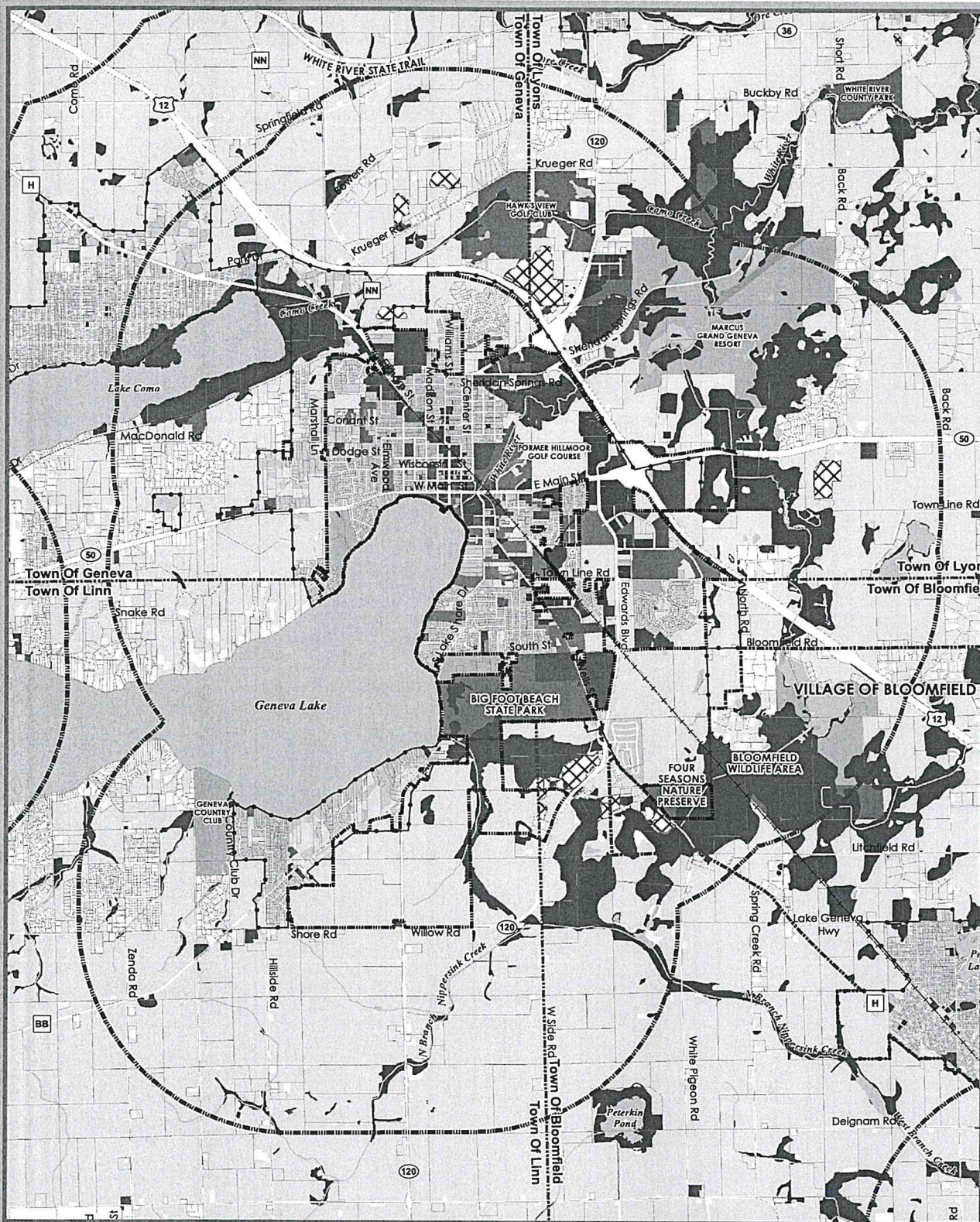
III.FINAL APPLICATION PACKET INFORMATION

- ___ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____

Culver's of Lake Geneva, WI Legal Description

LOT 2 OF CERTIFIED SURVEY MAP NO. 3650, RECORDED JANUARY 13, 2004 IN VOLUME 21 OF CERTIFIED SURVEYS ON PAGE 325 AS DOCUMENT NO. 590290, AND BEING A REDIVISION OF LOT 1 OF CERTIFIED SUREY MAP NO. 1816 AND LARGE LOT 3 OF THE ORIGINAL PLAT OF THE VILLAGE, NOW CITY OF LAKE GENEVA, AND BEING LOCATED IN PART OF THE SOUTHWEST $\frac{1}{4}$ AND SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

NCS-9121483 MAD



Map 4: Existing Land Use - City of Lake Geneva Comprehensive Plan



City of Lake Geneva
Other Municipal Boundaries
Urban Service Area Boundary
Extraterritorial Jurisdiction Boundary
Parcels
Surface Water
Abandoned Railroads

Land Use Categories

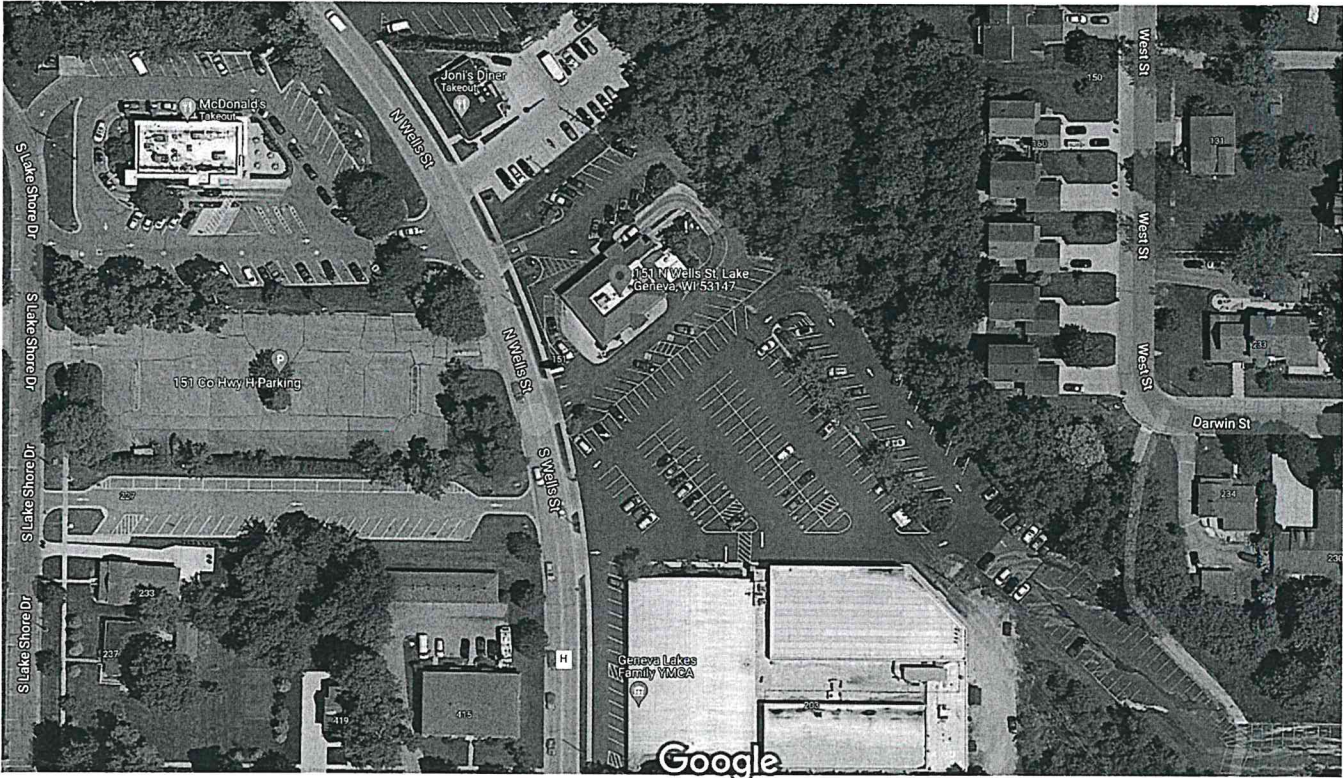
Agricultural, Open Lands, & Vacant
Single Family Residential (Unsewered)
Single Family Residential (Sewered)
Two-Family/Townhouse Residential
Multi-Family Residential
Commercial
Government & Institutional
Airport

Private Recreation Facilities
Public Park & Recreation
Industrial
Extraction
Wetland
Right of Way



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A
0 0.25 0.5 1 Miles

Google Maps 151 N Wells St



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT

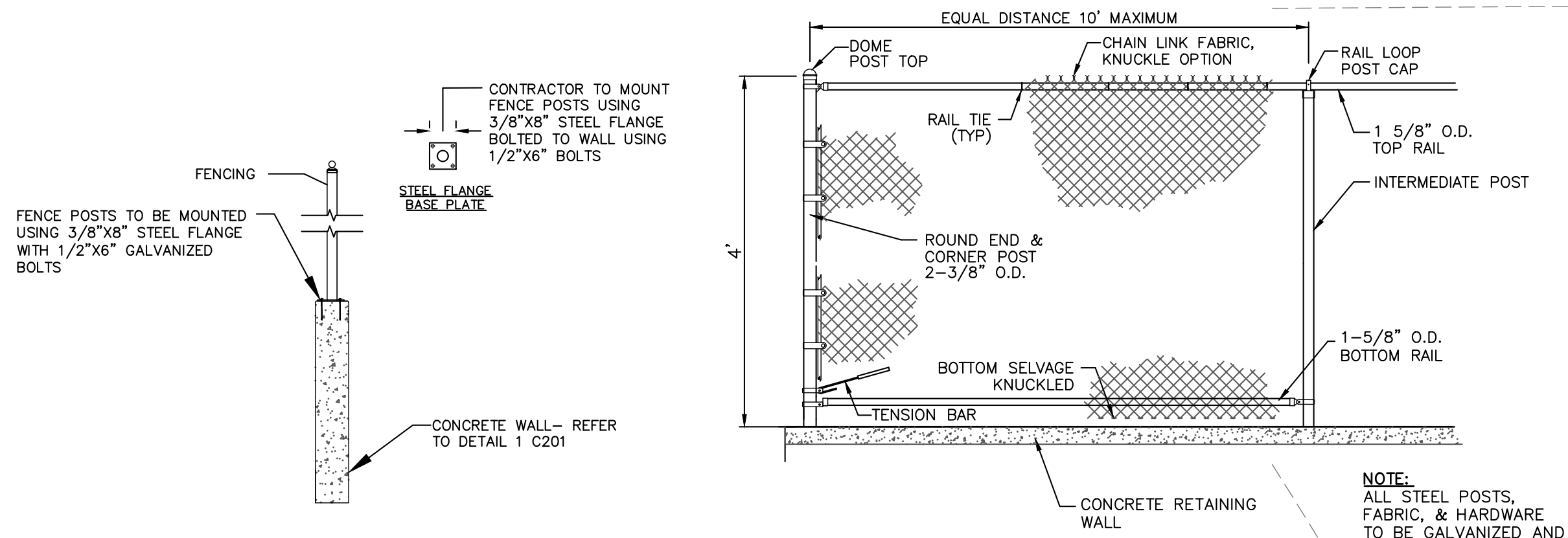


LEGEND

- (P) PROTECT
- (R) REMOVE
- (RSR) REMOVE, SALVAGE, REPLACE
- [Hatched Box] FULL DEPTH REMOVAL OF ASPHALT, CURB, SOD, TREES, AND VEGETATION (±3,345 SFT)
- [Line with 'SF'] SILT FENCE

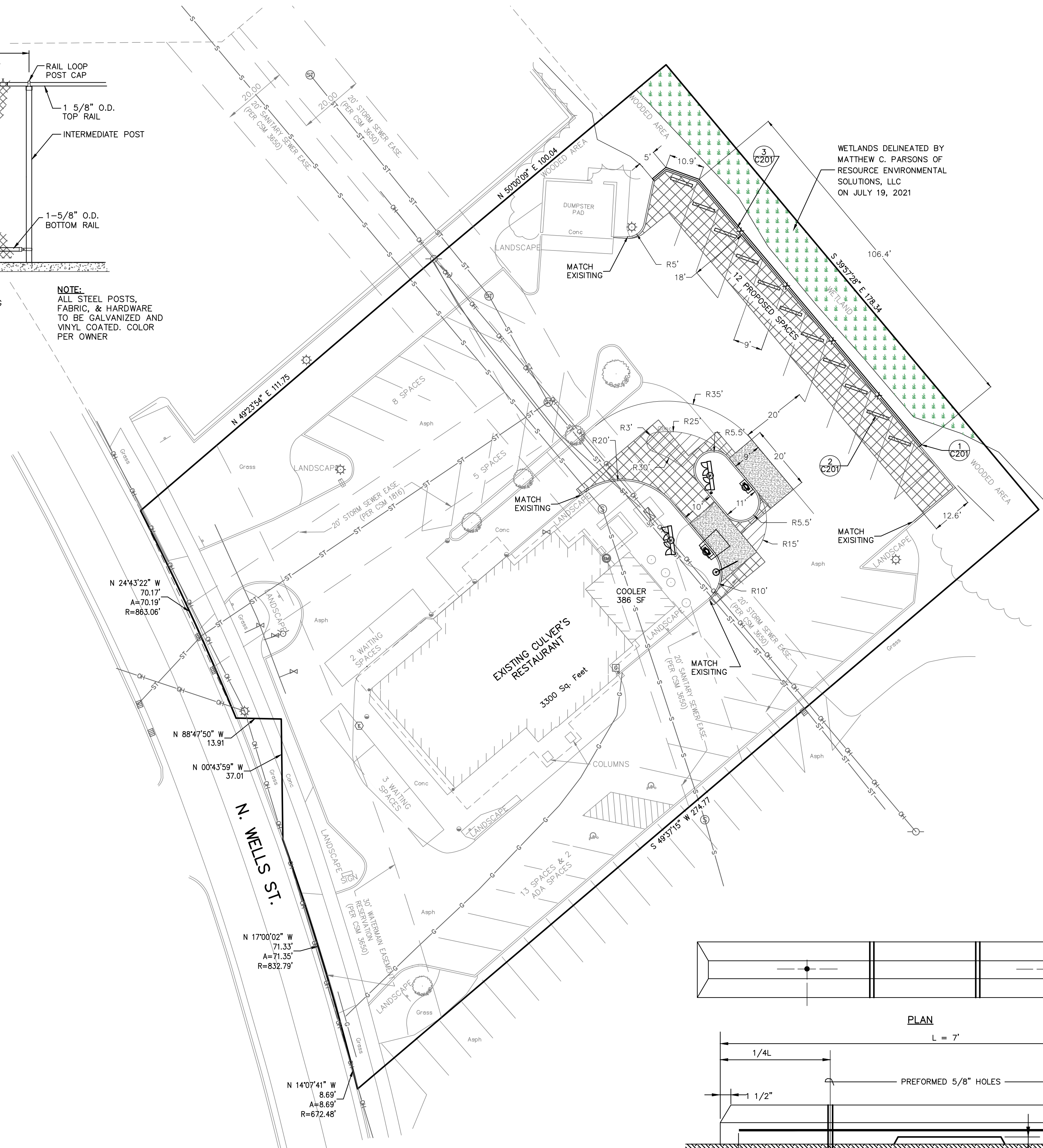
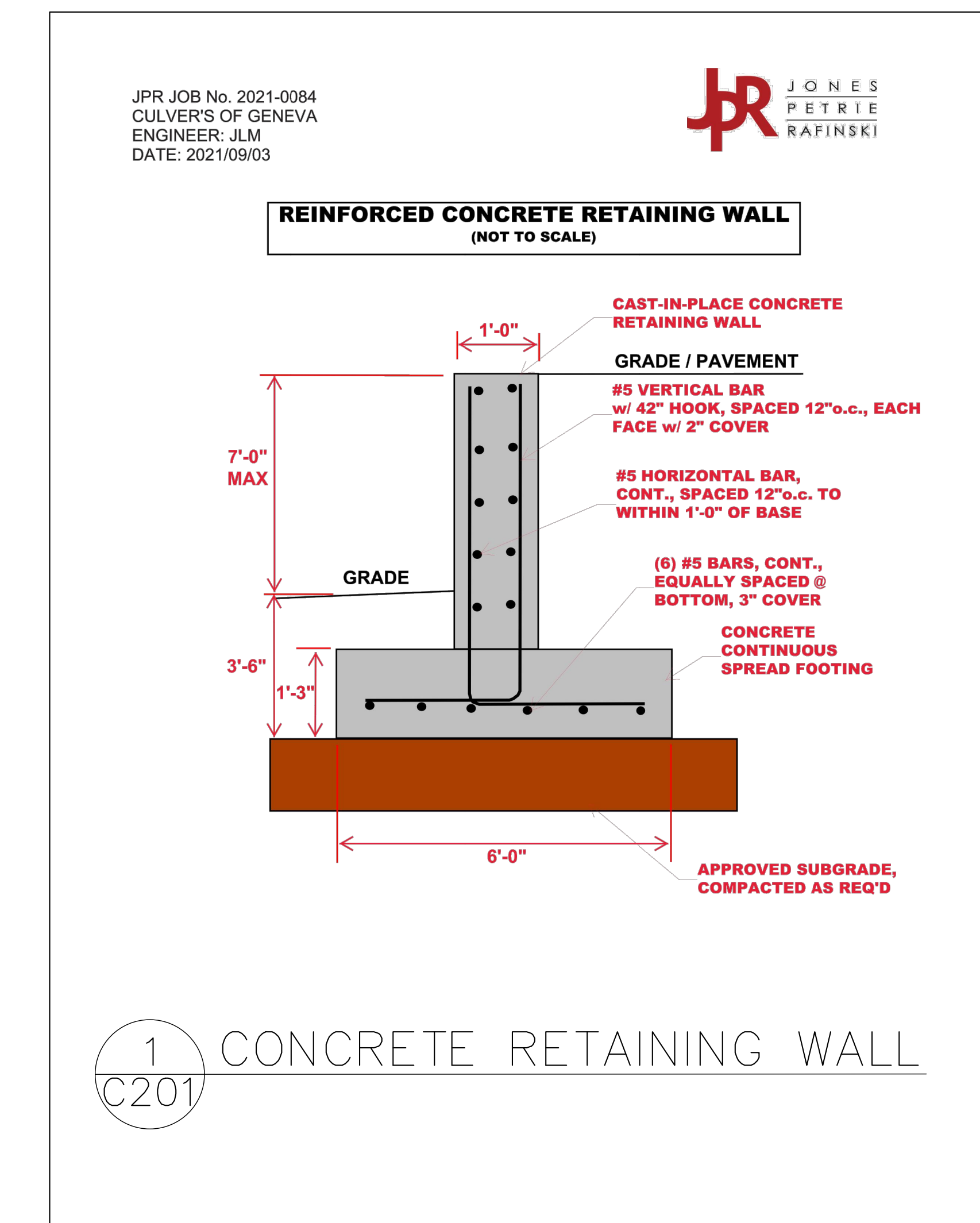


CULVER'S OF LAKE GENEVA DDT		LAKE GENEVA, WI 53147	
151 N WELLS ST		McCON BUILDING CORPORATION	
1059 CIRCLE DRIVE P.O. BOX 247		HIGHLAND, WI 53543	
SITE TOPO & DEMOLITION PLAN			
DESIGNED BY:		MC / JW	
DRAWN BY:		MC / JW	
DATE:		SEPTEMBER 2021	
JOB NUMBER:		2021-0084	
SCALE:		1"=20'	
C101			
JONES PETRIE RAFINSKI		PRELIMINARY FOR REVIEW PURPOSES ONLY	
Elkhart, IN P: 574.293.742		South Bend, IN P: 574.232.4388	
Fort Wayne, IN P: 264.422.2322		The concepts, designs, plans, details and other information shown on this document are the sole property of JPR and were created, developed, and presented for use on this specific project. None of the concepts, designs, plans, details or other information shown on this document shall be used or distributed outside the project without written permission of JPR. © 2021 JPR. All rights reserved.	
REV.		DESCRIPTION	
BY		DATE	



WALL MOUNTED FENCE
NOT TO SCALE

3
C201

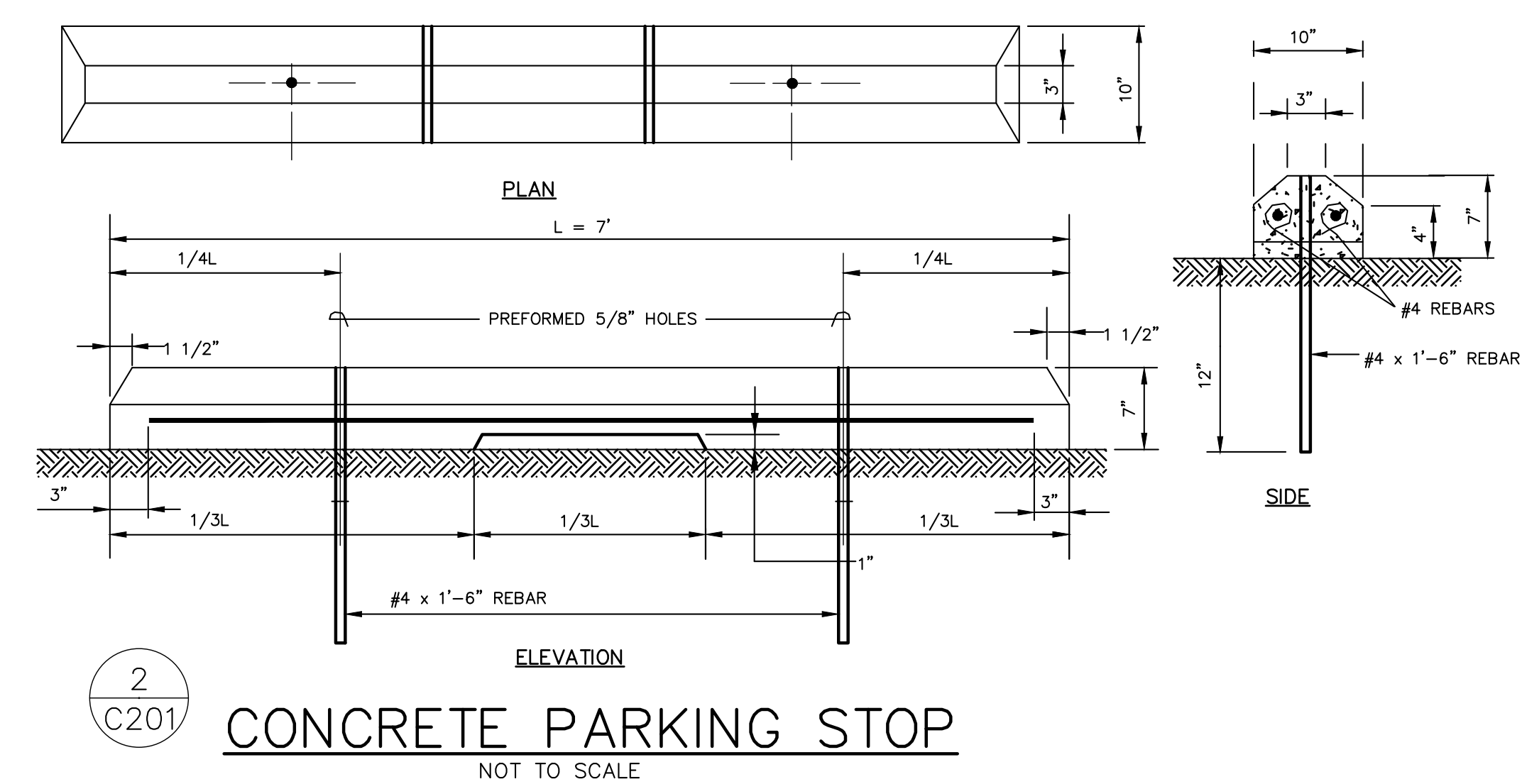
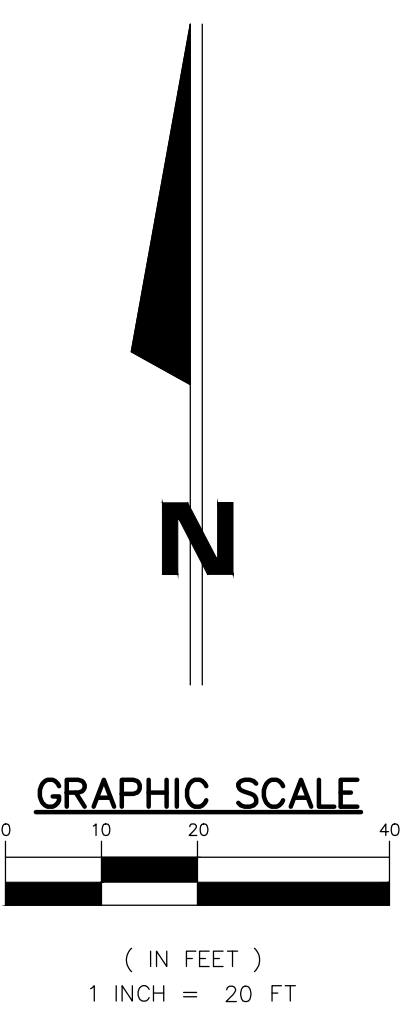


TABULATED SITE DATA

1. ACREAGE OF SITE	(42,542 SF)	0.98 AC
2. LAND COVERAGE	NET GAIN OF 1,886 SF IMPERVIOUS SURFACE	
3. SITE PARKING		TOTAL SPACES
A. EXISTING PARKING SPACES		41 INCLUDING 2 ADA
B. PROPOSED PARKING SPACES		40 INCLUDING 2 ADA

- NOTES**
- FENCE MOUNTED ON TOP OF RETAINING WALL BY OTHERS
 - FENCE TYPE TO BE DETERMINED BY OWNER
 - PARKING BLOCKS TO BE INSTALLED AT ALL PARKING SPACES ALONG RETAINING WALL
 - CONTRACTOR TO VERIFY EXISTING STORM LOCATION FOR MENU BOARD INSTALLATION TO AVOID CONFLICT.

- LEGEND**
- ASPHALT PAVEMENT
 - REINFORCED CONCRETE PAVEMENT



JONES PETRIE RAFINSKI		Fort Wayne, IN P: 264.422.2322
South Bend, IN P: 574.232.4388		Elkhart, IN P: 574.293.7762
PRELIMINARY FOR REVIEW PURPOSES ONLY		
CULVER'S OF LAKE GENEVA DDT LAKE GENEVA, WI 53147		
McCON BUILDING CORPORATION HIGHLAND, WI 53543		
1039 CIRCLE DRIVE P.O. BOX 247 SITE DIMENSIONAL PLAN		
DESIGNED BY: MC / JW		
DRAWN BY: MC / JW		
DATE: SEPTEMBER 2021		
JOB NUMBER: 2021-0084		
SCALE: 1"=20'		
C201		

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a “Limited” Conditional Use Permit (CUP) filed by Indelible Holdings LLC., 4704 S. 47 th St. Greenfield WI 53220, for a request to utilize the building located at 415 Cass St. as a Commercial Indoor Lodging land use in the General Business (GB) zoning district. Tax Key No. ZNB000001			
Committee:	Plan Commission approved December 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R89	Date:	December 28, 2021

WHEREAS, the City Plan Commission has considered the application of by Indelible Holdings LLC., 4704 S. 47th St. Greenfield WI 53220, for a request to utilize the building located at 415 Cass St. as a Commercial Indoor Lodging land use in the General Business (GB) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 9th 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit by Indelible Holdings LLC., 4704 S. 47th St. Greenfield WI 53220, for a request to utilize the building located at 415 Cass St. as a Commercial Indoor Lodging land use in the General Business (GB) zoning district,

Tax Key No. ZNB000001

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

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

Charlene Klein, Mayor Date
Attest:

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 20, 2021

Agenda Item: 12

Applicant:

Indelible Holding LLC.
4704 S. 47th St.
Greenfield WI 53220

Request:

415 Cass St.
“Limited” Conditional Use Permit
Commercial Indoor Lodging in the General
Business (GB) zoning district
Tax Key No. ZNB00001

Description:

The applicant is submitting a proposal for a “Limited” Conditional Use Permit (CUP) for Commercial Indoor Lodging land use for the property located at 415 Cass St. that will allow for a tourist rooming house type land use located in the General Business (GB) zoning district.

The application is that in this zoning classification for the Commercial Indoor Lodging land use is permitted with the issuance of the **Limited** Conditional Use. All lodgings will be located at 415 Cass St. with allocated parking on site as permitted in the zoning code section 98-704.

Project Details from Limited CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

As part of the consideration of the requested Limited 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 CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

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

ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

- d. The proposed limited conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed limited conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed limited 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 on the proposed Limited Conditional Use Permit:

- 1. Staff recommends that the Plan Commission recommend approval of the proposed "limited" 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.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

415 CASS ST. - LOTS 1 & 2, NEWBERRY'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT
THEREOF. SAID LAND BEING IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

Name and Address of Current Owner: INDELIBLE HOLDINGS LLC - 4704 S. 47th ST.
GREENFIELD, WI 53220

Telephone No. with area code & Email of Current Owner: 262-812-7606
2NB00001

Owner Signature: _____

Name and Address of Applicant:

INDELIBLE HOLDINGS LLC - 4704 S. 47th ST GREENFIELD, WI 53220

Telephone No. with area code & Email of Applicant: 262-812-7606
pbradamore@c21affiliated.com

Proposed Conditional Use: _____ : Commercial Indoor Lodging

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

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

N/A

Short statement describing activities to take place on site:

Commercial Indoor Lodging
8- Surface Parking Stalls
8- Garage Parking Stalls
Parking Requirements Have Been Met per Zoning
Section 98-206(4)(K) 1 space Per Bedroom

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

10/29/21
Date

[Signature]
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

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

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

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
- _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
- N/A
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?
- permitted by conditional use
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?
- NONE
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?
- permitted by C.U.P.

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?

N/A

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

N/A

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

____ Existing zoning district(s) (and proposed zoning district(s) if different);

____ Land use plan map designation(s);

____ Current land uses present on the subject property;

____ Proposed land uses for the subject property (per Section 98-206);

____ Projected number of residents, employees, and daily customers;

____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

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

N/A

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:

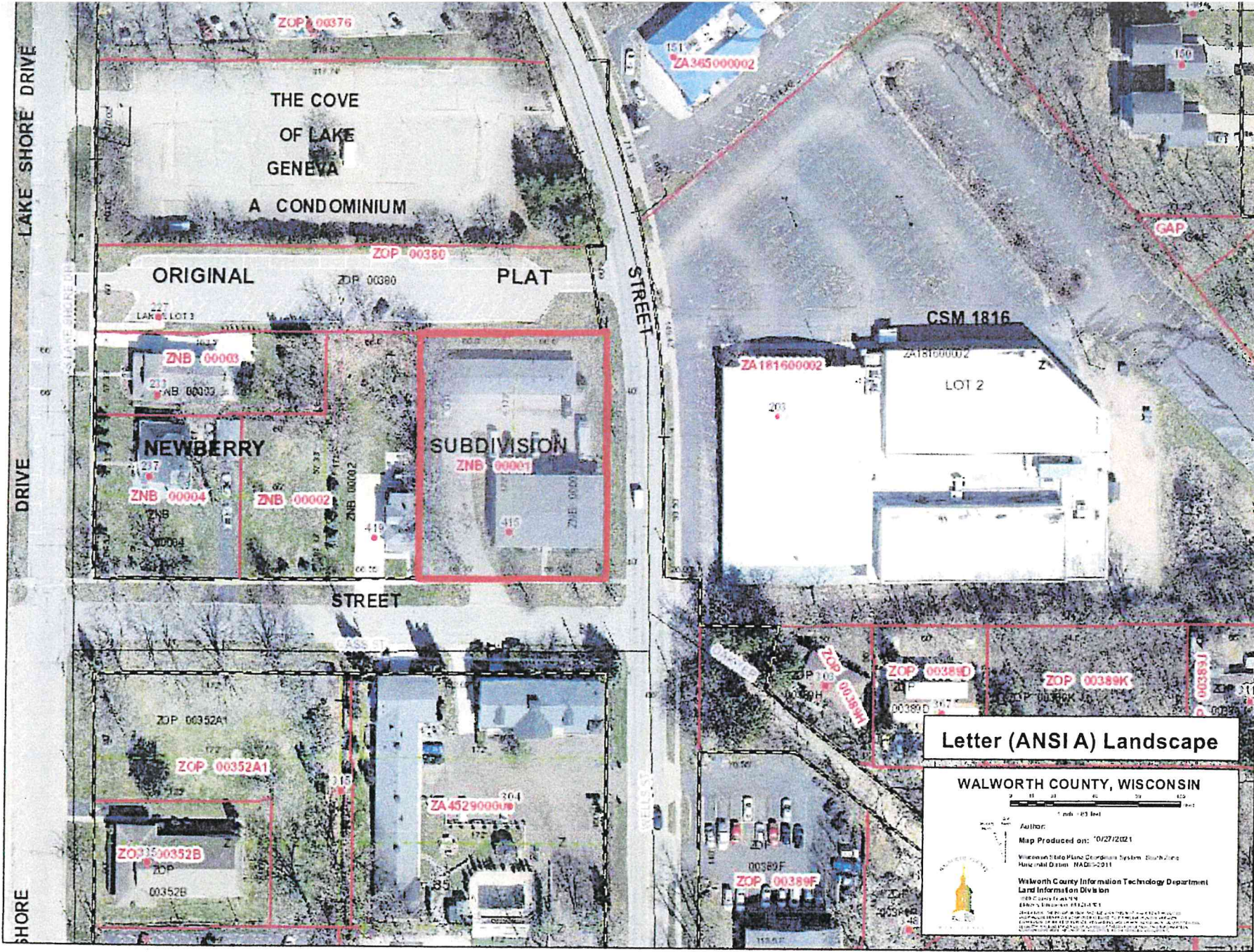
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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 _____



Letter (ANSI A) Landscape

WALWORTH COUNTY, WISCONSIN

1 inch = 65 feet

Author:
Map Produced on: 10/27/2021

Wisconsin State Plane Coordinate System: Earthlink
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division

1000 Lakeshore Drive
Jensen, WI 53124-1000
Phone: 262.338.1234
Fax: 262.338.1235
Email: landinfo@walworthcountyi.gov

8 Stall Parking Garage

WALWORTH COUNTY
SURVEYING & MAPPING
727 HENRY STREET
LAKE GENEVA, WISCONSIN
414-248-0505

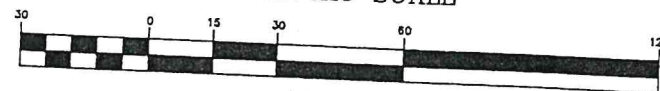


PLAT OF SURVEY OF

LOTS 1 AND 2 OF NEWBERRY SUBDIVISION, LOCATED
IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY,
WISCONSIN.

ORDERED BY: NICOLE SMITH
LAKE GENEVA, WISCONSIN

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

- ⊕-IRON PIPE FOUND
- ⊙-IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE PLACED
- ()-RECORDED AS

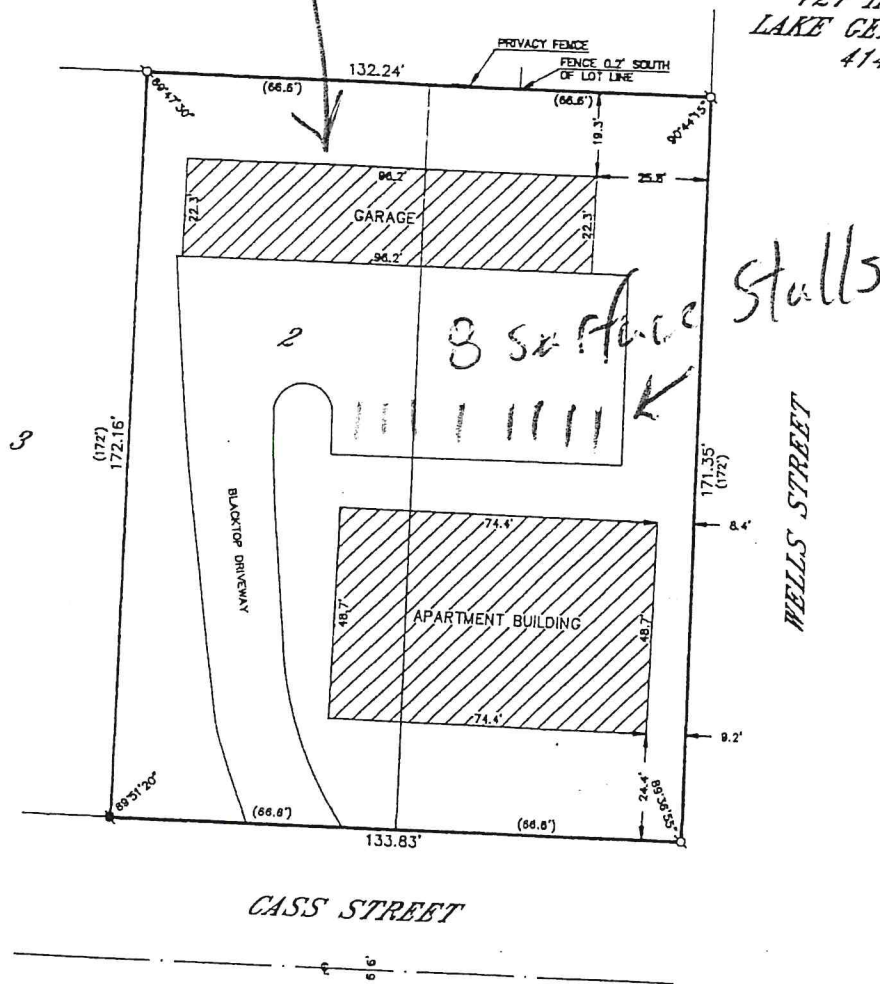
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION
THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY,
ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES
AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY
FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACH-
MENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF
THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR
GUARANTEE THE TITLE THEREIN WITHIN ONE (1) YEAR FROM DATE
HEREOF.

Robert M. Barendse
ROBERT M. BARENDSE
WISCONSIN REGISTERED LAND SURVEYOR S-1508

March 28, 1995
DATE
JOB NO. 3337-1

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.



3-1
-1705

Google Maps 415 Cass St.



Map data ©2021, Map data ©2021 20 ft

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a “Limited” Conditional Use Permit (CUP) filed by Lake Lodging Investments, LLC., 3 Grant Square #173, Hinsdale IL, 60521 for a request to utilize the building located at 504 Wells St. as a Commercial Indoor Lodging land use in the Planned Business (PB) zoning district. Tax Key No. ZOP00400			
Committee:	Plan Commission approved December 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R90	Date:	December 28, 2021

WHEREAS, the City Plan Commission has considered the application of by Lake Lodging Investments, LLC., 3 Grant Square #173, Hinsdale IL, 60521 for a request to utilize the building located at 504 Wells St. as a Commercial Indoor Lodging land use in the Planned Business (PB) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 9th 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit by Lake Lodging Investments, LLC., 3 Grant Square #173, Hinsdale IL, 60521 for a request to utilize the building located at 504 Wells St. as a Commercial Indoor Lodging land use in the Planned Business (PB) zoning district,

Tax Key No. ZOP00400

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

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

Charlene Klein, Mayor Date
Attest:

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 20, 2021

Agenda Item: 13

Applicant:

Lake Lodging Investments, LLC.
3 Grant Square #173
Hinsdale, IL 60521

Request:

504 S. Wells St.
“Limited” Conditional Use Permit
Commercial Indoor Lodging in the Planned
Business (PB) zoning district
Tax Key No. ZOP00400

Description:

The applicant is submitting a proposal for a “Limited” Conditional Use Permit (CUP) for Commercial Indoor Lodging land use for the property located at 504 S. Wells St. that will allow for a tourist rooming house type land use located in the Planned Business (GB) zoning district.

The application is that in this zoning classification for the Commercial Indoor Lodging land use is permitted with the issuance of the **Limited** Conditional Use. All lodgings will be located at 504 S. Wells St. with allocated parking on site as permitted in the zoning code section 98-704.

Project Details from Limited CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

As part of the consideration of the requested Limited 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 CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

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

ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

- d. The proposed limited conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed limited conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed limited 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 on the proposed Limited Conditional Use Permit:

- 1. Staff recommends that the Plan Commission recommend approval of the proposed "limited" 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.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** November 23, 2021

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

CC: Warren Hansen, P.E. – Farris Hansen and Associates
Todd Cauffman – Lowell Custom Homes
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.

Subject: SITE PLAN REVIEW – 504 Wells Street – RECOMMEND APPROVAL
Kapur Project #21.0178 Phase 24

BACKGROUND AND REQUEST:

A site plan application was submitted by Lowell Custom Homes for the construction of 3-unit townhouse at 504 Wells Street (PIN ZOP00400). Proposed site improvements include modifications to the existing ingress/egress off Campbell Street for a 20-ft wide driveway, 9 stall parking lot 3-unit townhome structures and future garage. Grading is proposed as well as two stormwater rain gardens with under drains. Water service and sanitary lateral connections are proposed from public mains along Wells Street.

The following plan and calculations were submitted for review:

- **504 Wells Street Site Plan**, prepared by **Farris Hansen & Associates, Inc.**, 2 sheets of 2, dated July 16, 2021, last revised November 22, 2021.
- **Stormwater Management Plan**, prepared by **Farris Hansen & Associates Inc.** dated August 2021 revised November 2021.
- **504 Wells Street Illumination Plan**, prepared by **Hein Electric Supply Company**, 1 Sheet, dated November 18, 2021.
- **504 Wells Street Illumination Specs**, prepared by **RAB Lighting**, 3 Sheets, dated 2021.
- **A Custom Home Exclusively Designed for Conte**, by Stratford Homes and Turn Key Homes, 14 sheets last revised 8/4/2021.
- **Landscaping Plan**, one page, prepared by **B&J Tree and Landscaping Service Inc.** not dated.

Comments:

Kapur recommends approval of the proposed improvements at 504 Wells Street based on the information reviewed above. This approval is subject to the following conditions:





Grading and Stormwater

1. Stormwater best management practices (BMPs) have been provided on-site for 100% of the new impervious surface. The site is less than 1 acre of development and does not require a Notice of Intent (NOI) from WDNR.
2. The rain garden maintenance plan shall be recorded with the County. Maintenance of the stormwater management BMPs is the responsibility of the property owner.
3. The spillway for Pond 2 (the Western Rain Garden) shall have a spillway of 3-feet widened from the Northeast corner of the curb in the parking lot to the 822 contour to meet WDNR technical standard 1009 for rain gardens.
4. Sedimentation and erosion control measures are required to be placed prior to excavation and construction. It is the responsibility of the applicant to monitor the condition of the construction site and ensure the sedimentation and erosion control measures remain in place and functioning through final stabilization. Restoration of the property shall take place as soon as possible after final grading.
5. The contractor shall keep public roads free from dirt and debris.

Utility

6. A valve is shown at the building in addition to the tee and valve at the main. The valve at the building is not required but may be installed per property owner preference.
7. The plan calls for a 1 1/4" water service meter, but the response letter indicates a 1" water service meter will be installed. Clarification on water service size is 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 CONDITIONAL USE

City of Lake Geneva

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

504 S Wells St, Lake Geneva, WI 53147

See attached legal description

Name and Address of Current Owner: Lake Lodging Investments, LLC

Address: 3 Grant Square #173 Hinsdale, IL 60521

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

630-209-0430 & ajc.rental@gmail.com

Owner Signature: Age

Name and Address of Applicant:

Same as above

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

Same as above

Proposed Conditional Use: Commercial Indoor Lodging. Allowing to rent each townhouse for less than a week (1-7 days) or more than one week, all year round

Zoning District in which land is located: FB - PLANNED BUSINESS

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

Short statement describing activities to take place on site:

Offering sleeping accommodations as a rental for less than a week (1-7 days) or longer than one week.

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

09/03/21
Date

Age
Signature of Applicant

09/03/21

Lake Lodging Investments, LLC

504 S Wells Street

Lake Geneva, WI 53147

Parcel – ZOP 00400

Beginning at the northeast corner of block 41 in the village of Geneva (now city of lake Geneva), Walworth county, Wisconsin; thence S35 1/2° E 1 chain and 63 links; thence S 53° W 1 chain and 41 links; thence west 2 chains ; thence north 2 chains and 14 links; thence east 2 chains and 20 links to the place of beginning, containing 65/ 100 of an acre or less document #14641

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: ___ **Time of Meeting:** ___ **Date:** ___ **by:** ___

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** ___ **Time of Meeting:** ___ **Date:** ___ **by:** ___

___ **Date of Meeting:** ___ **Time of Meeting:** ___ **Date:** ___ **by:** ___

___ **Date of Meeting:** ___ **Time of Meeting:** ___ **Date:** ___ **by:** ___

___ **Date of Meeting:** ___ **Time of Meeting:** ___ **Date:** ___ **by:** ___

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: ___ *by:* ___

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: ___ *by:* ___

↓

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

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

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

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

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

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

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

___ All lot dimensions of the subject property provided;

___ Graphic scale and north arrow provided.

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

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
- _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

PROPERTY IS ZONED PLANNED BUSINESS. COMMERCIAL INDOOR LODGING IS AN APPROVED USE FOR PB ZONING. THIS IS A RESORT TYPE USE FOR A TOURIST AREA. LOCATED IN THE PROPER ZONING 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?

THE LOCATION IS CONDUCIVE TO SERVE TOURISTS WHO COME TO LAKE GENEVA. THEY CAN WALK TO STORES, RESTAURANTS AND THE LAKE

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 ADVERSE IMPACT ON NEARBY PROPERTIES. WILL NOT HAVE AN IMPACT ON TRAFFIC OR PARKING. BUILDING WILL FIT INTO THE CHARACTER OF 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?

PROPERTY IS LOCATED IN AN AREA THAT IS ZONED FOR THIS USE. ALL PARKING IS CONTAINED TO THE LOT, NOT ADDING TO STREET PARKING. BUILDING IS SIZED TO PLACE MINIMAL IMPACT ON CITY FACILITIES. LARGE GREENSPACE REMAINING FOR LAWN AND LANDSCAPING TO ALLOW THE PROPERTY TO FIT IN WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD. ALL SITE WATER CONTAINED/CONTROLLED ON 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?

YES ITS LOCATED IN THE PLANNED BUSINESS DISTRICT. BUILDING
SIZED TO NOT IMPOSE A BURDEN ON FACILITIES, UTILITIES OR SERVICES.

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?

COMMERCIAL INDOOR LODGING USE WILL BE SERVING THE
PUBLIC AND ENCOURAGING TOURISTS TO VISIT LAKE GENEVA.

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

____ 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: _____

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 504 S. WELLS ST., LAKE GENEVA
Applicant name LAKE LODGING INVESTMENTS, LLC
Applicant email AJC.RENTAL@GMAIL.COM Phone Number 630-209-0430

Architect/Contractor/Designer Name LOWELL CUSTOM HOMES - TODD CAUFFMAN
Architect/Contractor/Designer Email TCAUFFMAN@LOWELLCUSTOMHOMES.COM Phone Number 202-245-8030

Type of Construction: New ☒ Addition ☐ Remodel ☐
Type of Development: Single-family ☐ Multi-family ☐ Commercial ☒ Industrial ☐
Type of Business COMMERCIAL INDOOR LODGING.

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 62 x 42'
- 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:

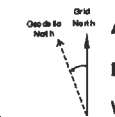
- Number of units 3
- Number of bedrooms in each unit 3
- Water service size requirement _____



PROJECT SITE
504 S. WELLS ST.

Tabloid (ANSI B) Landscape

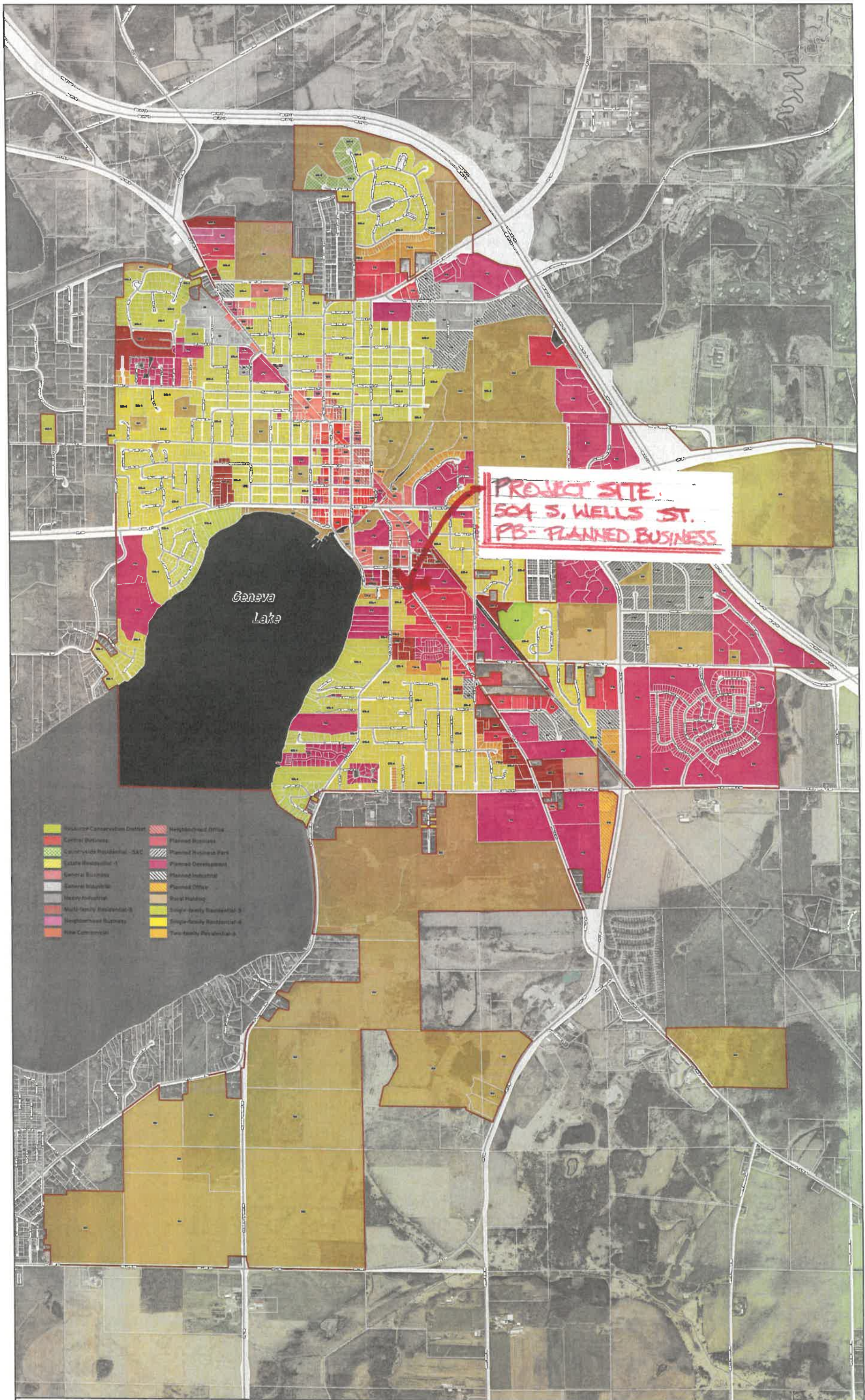
WALWORTH COUNTY, WISCONSIN



Author:
Map Produced on: 9/3/2021
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN SHALL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

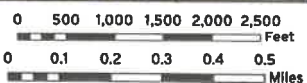


PROJECT SITE:
504 S. WELLS ST.
PB- PLANNED BUSINESS

- | | |
|---------------------------------|-----------------------------|
| Reservoir Conservation District | Neighborhood Office |
| Central Business | Planned Business |
| Countryside Residential - SAC | Planned Business Park |
| Lakefront Residential - A | Planned Development |
| General Business | Planned Industrial |
| General Industrial | Planned Office |
| Heavy Industrial | Rural Housing |
| Multi-family Residential-3 | Single-family Residential-3 |
| Neighborhood Business | Single-family Residential-4 |
| Neighborhood Commercial | Two-family Residential-4 |



City of Lake Geneva
Zoning Map on Aerial Background



PREPARED FOR:
LAKE GENEVA AREA REALTY
101 BROAD ST
LAKE GENEVA, WI.

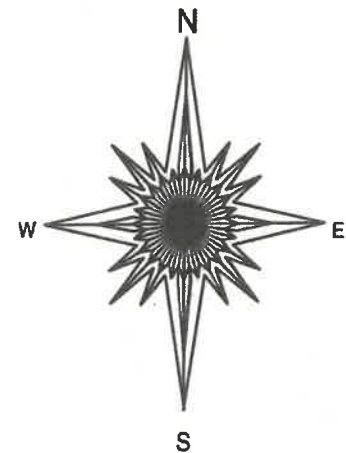
PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

PLAT OF SURVEY

- OF -

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 41 IN THE VILLAGE OF GENEVA (NOW CITY OF LAKE GENEVA), WALWORTH COUNTY, WISCONSIN; THENCE S35 1/2° E 1 CHAIN AND 63 LINKS; THENCE S 53° W 1 CHAIN AND 41 LINKS; THENCE WEST 2 CHAINS; THENCE NORTH 2 CHAINS AND 14 LINKS; THENCE EAST 2 CHAINS AND 20 LINKS TO THE PLACE OF BEGINNING, CONTAINING 65/100 OF AN ACRE MORE OR LESS.

DOCUMENT # 14641

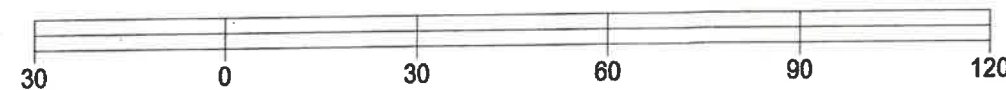
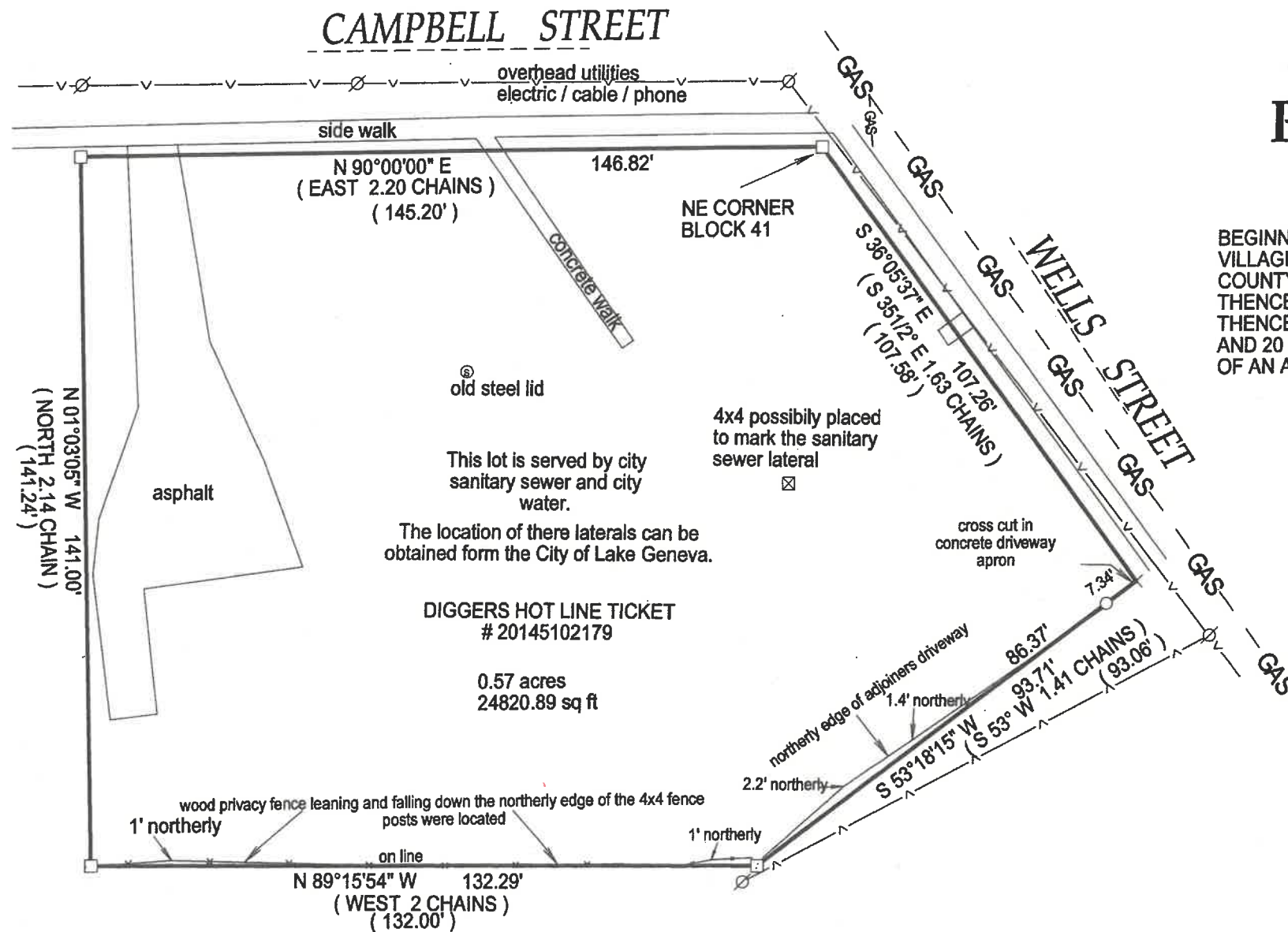


- Ø = utility pole
- () = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar

SCALE 1" = 30'

JOB # 14-300

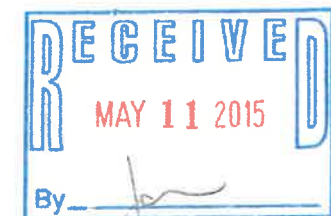
TAX ID # ZOP 00400



BASIS OF BEARING OF THIS PLAT: THE SOUTH LINE OF CAMPBELL ST WAS ASSUMED TO BEAR EAST.

I hereby certify that I have surveyed the above- described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparant easements and roadways and visible encroachments if any.

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



JEFFREY L KIMPS S - 2436
Wisconsin Registered Land Surveyor
(original if signed in red)

DATED THIS 20TH DAY OF DECEMBER, 2014.

ZOP-400

007-3139

LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 38, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WISCONSIN

LAND AREA=24,424 SQ.FT.

WALKS AND DRIVE= 5,009 SQ.FT. (20.5%)

SOIL BORING

S8#1 0"-6" TOPSOIL
6"-30" CLAY LOAM
30"-48" GRAVELLY LOAM

SB#2 0"-8" TOPSOIL
8"-26" CLAY LOAM
26"-50" SANDY LOAM

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) SITE MASS GRADED TO SUBGRADE
- 6) DRIVES AND PARKING AREAS GRAVELED
- 7) STORM DRAIN PIPING INSTALLED
- 8) RAIN GARDENS TO BE PROTECTED
- 9) FOUNDATIONS DUG & POLES
- 10) WALLS POURED AND BRACED
- 11) WALLS BACKFILLED
- 12) CONCRETE FLAT WORK DONE WITH SERVICES
- 13) DRIVES, PARKING, WALKS, AND LANDSCAPING TO BE COMPLETED
- 14) RAIN GARDENS COMPLETED

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

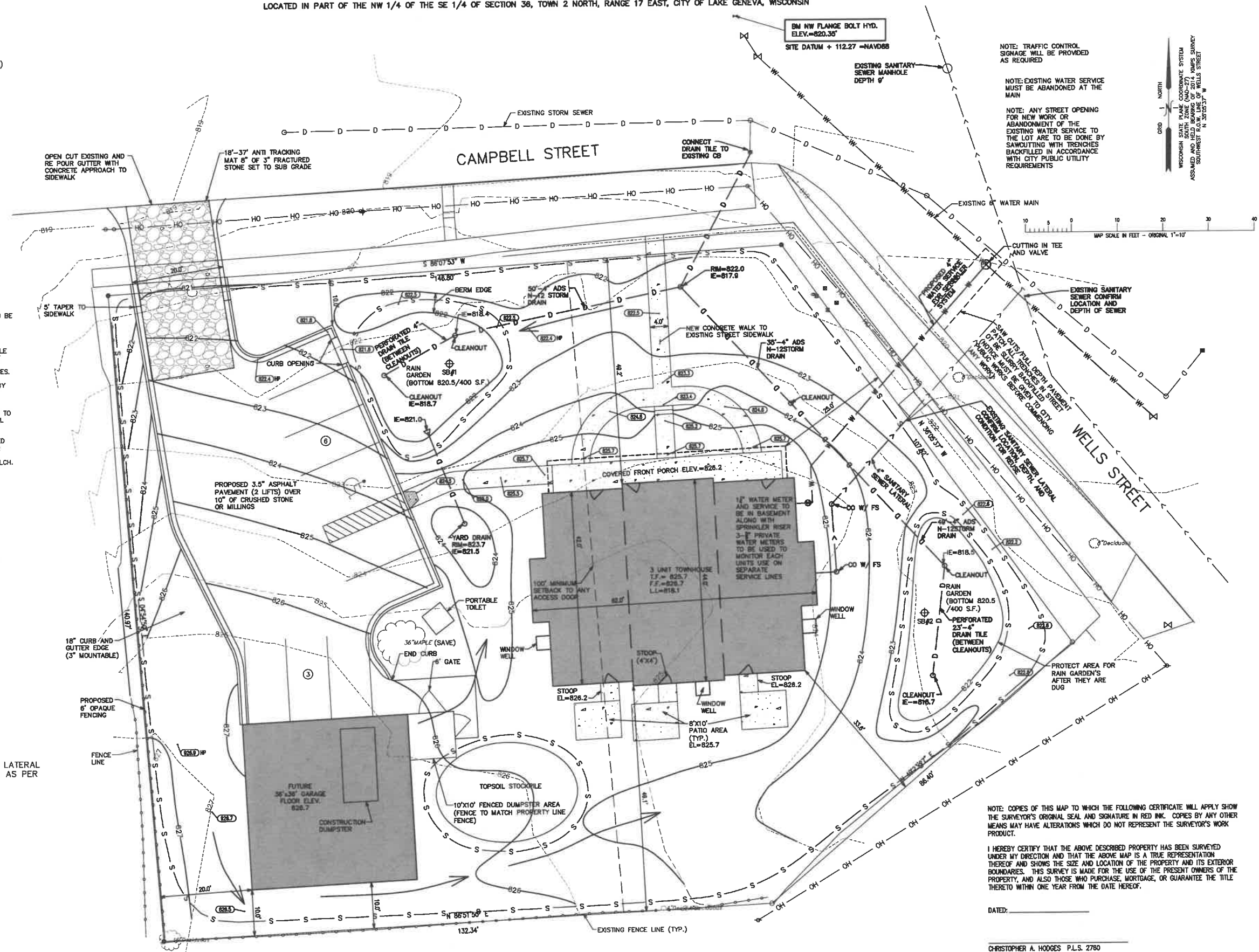
ALL SURPLUS TOPSOIL AND EXCAVATED MATERIALS TO
BE LOADED AND HAULED OFF SITE AT TIME OF FINAL
GRADING

AREA TO BE TOP DRESSED WITH IMPORTED SCREENED
AND SHREDDED TOPSOIL (MINIMUM 6" DEPTH) AFTER
FOUNDATION AND FRAMING AS SOON AS POSSIBLE
FOLLOWED WITH FERTILIZER GRASS SEEDING AND MULCH.

 = EXISTING GROUND ELEVATION
 = EXISTING LAND CONTOURS
 = PROPOSED LAND CONTOURS

TOTAL LAND DISTURBANCE: 16,250 SQ. FT.
(0.37 ACRES)

ZONING= PB (PLANNED BUSINESS)



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

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

DATED:

CHRISTOPHER A. HODGES P.L.S. 2760



— WORK ORDERED BY —
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVE SUITE 6
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5088

REVISIONS
08/31/2021 - TS ADVANCE
10/13/2021 - TS REVISE GARAGE POSITION
10/15/2021 - TS ADVANCE
11/01/2021 - TS REVISE DRIVE AND WATER CONNECTION
11/05/2021 - TS ADVANCE
11/22/2021 - TS ADVANCE

PROJECT NO. 10500
DATE JULY 16, 2021
SHEET NO. 1 OF 2

LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 38, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WISCONSIN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.2 ft	4.4 ft	0.1 ft	14.7:1	4.0:1
PROPERTY LINE	+	0.0 ft	0.3 ft	0.0 ft	N/A	N/A

NOTE: EXISTING WATER SERVICE
MUST BE ABANDONED AT THE
MAIN

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD-27)
ASSUMED AND HELD BEARING OF 2014 KUMPS SURVEY

LAND AREA=24.424 SQ.FT.

SOIL BORING

SB#2 0"-8" TOPSOIL
8"-26" CLAY LOAM
26"-50" SANDY LOAM

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) SITE MASS GRADED TO SUBGRADE
- 6) DRIVES AND PARKING AREAS GRAVELED
- 7) STORM DRAIN PIPING INSTALLED
- 8) RAIN GARDENS TO BE PROTECTED
- 9) FOUNDATIONS DUG & POURED
- 10) WALLS POURED AND BRACED
- 11) WALLS BACKFILLED
- 12) CONCRETE FLAT WORK DONE WITH SERVICES
- 13) PARKING, WALKS, AND LANDSCAPING TO BE COMPLETED
- 14) RAIN GARDENS COMPLETED

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

ALL SURPLUS TOPSOIL AND EXCAVATED MATERIALS TO BE LOADED AND HAULED OFF SITE AT TIME OF FINAL GRADING

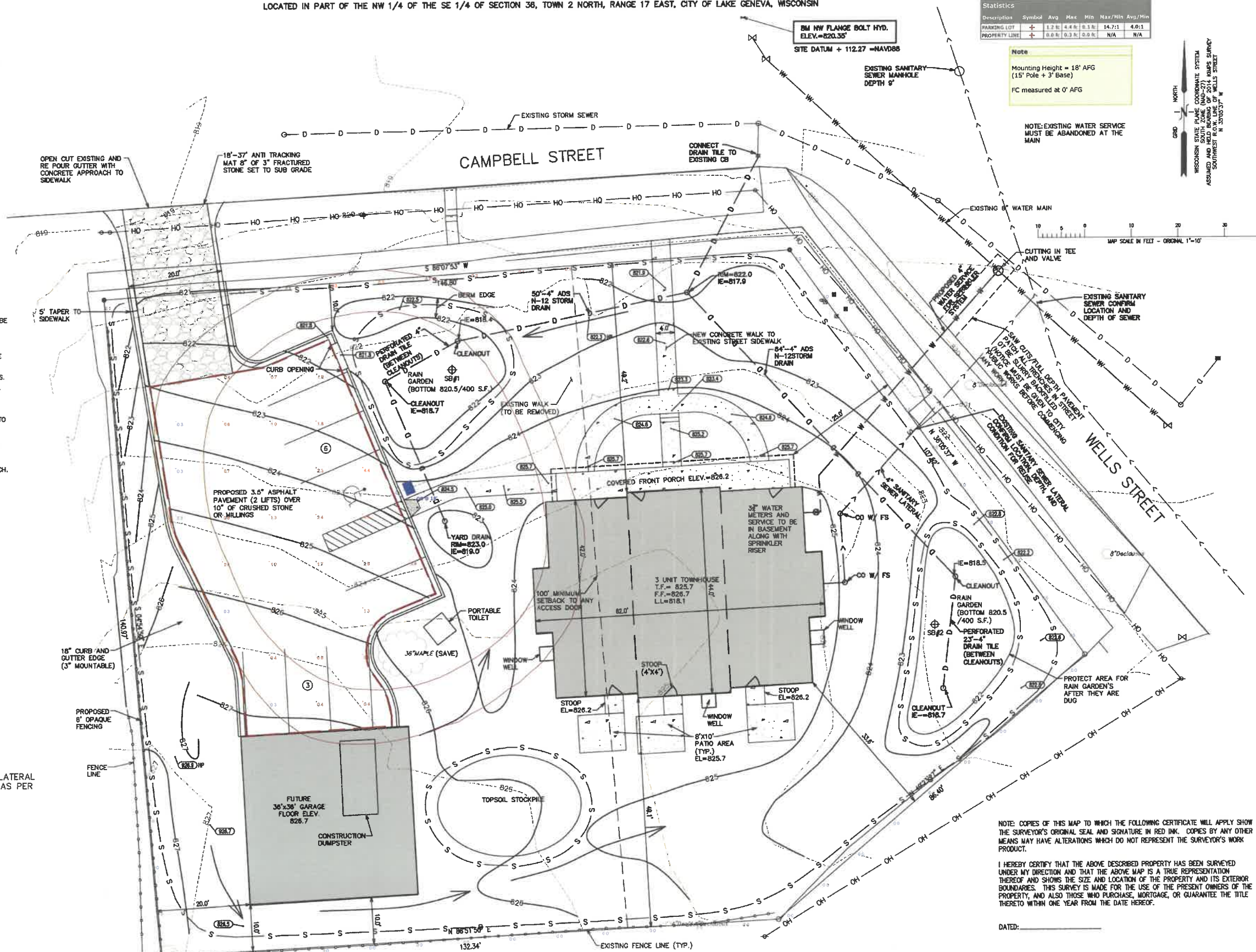
AREA TO BE TOP DRESSED WITH IMPORTED SCREENED AND SHREDDED TOPSOIL (MINIMUM 6" DEPTH) AFTER FOUNDATION AND FRAMING AS SOON AS POSSIBLE FOLLOWED WITH FERTILIZER GRASS SEEDING AND MULCH.

 = EXISTING GROUND ELEVATION
 = EXISTING LAND CONTOURS
 = PROPOSED LAND CONTOURS

TOTAL LAND DISTURBANCE: 16,250 SQ. FT.
(0.37 ACRES)

NOTE: REUSE OF EXISTING 4" SANITARY LATERAL
WILL REQUIRE VIDEO OF IT TO THE MAIN AS PER
78-270 MUNICIPAL CODE

ZONING= PB (PLANNED BUSINESS)



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

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

DATED:

CHRISTOPHER A. HODGES P.L.S. 2760

Designer
 TDL
Date
 11/18/2021
Scale
 Not to Scale
Drawing No
 Summary



Color: Bronze

Weight: 10.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	70.82W

LED Info

Watts	70W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	10,055
Efficacy	142 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLRRRGKA5L38

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.23% at 120V, 13.36% at 277V

Power Factor:

99.4 % at 120V, 91.7 % at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Technical Specifications (continued)

Construction

IP Rating:
Ingress protection rating of IP65 for dust and water

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

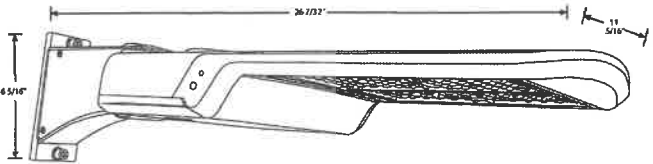
Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

A17-4T70



Ordering Matrix						
Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver
A17	-	4T	70			
		3T = Type III 4T = Type IV 5T = Type V	70 = 70W/10,000LM 100 = 100W/15,000LM 150 = 150W/22,500LM 200 = 200W/30,000LM 240 = 240W/36,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W)	Blank = 5000K (Cool) N = 4000K (Neutral)	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming ¹
						Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor /LC = Lightcloud® Controller
¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.						
Type II distribution available as special order						
Wall mount and adjustable universal pole mount available as optional field-installed accessories						

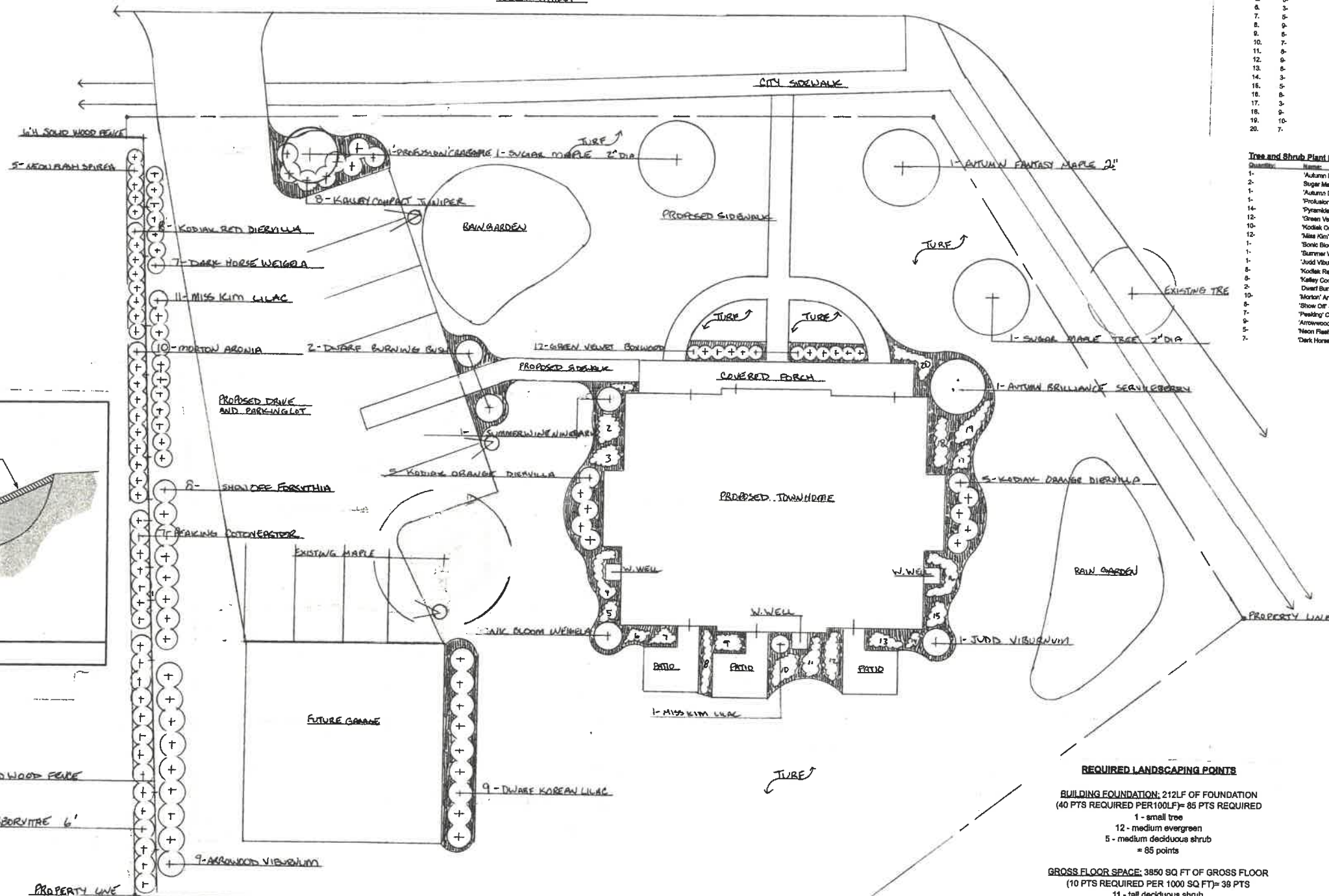
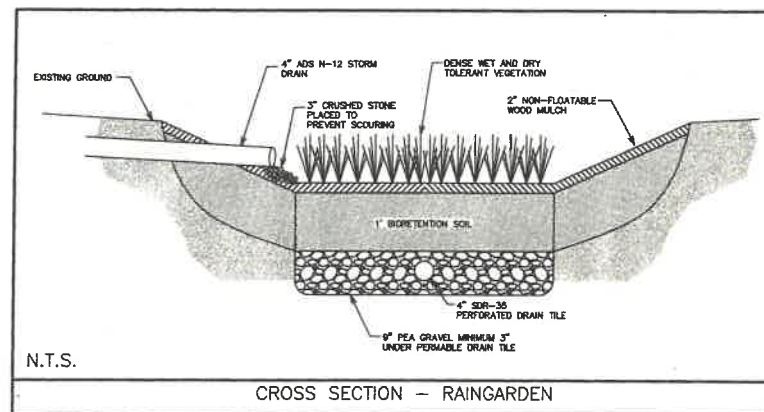
TOWNHOMES

504 WELLS STREET LAKE GENEVA WI 53147

WELLS STREET

NOTES AND SPECIFICATIONS

- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
- ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN DOUBLE SHREDDED HARDWOOD MULCH IN A 6" DIAMETER MOW RING
- ALL PLANTING BEDS TO RECEIVE 3" MIN. DOUBLE SHREDDED HARDWOOD MULCH
- ALL PLANTING BEDS TO BE SHOVELD EDGE
- ALL PLANT MATERIAL TO BE SPECIMEN QUALITY AND MEET THE AMERICAN STANDARDS OF NURSERY STOCK, WHICH IS PUBLISHED BY THE ANA (AMERICAN ASSOCIATION OF NURSERYMEN)
- ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK
- ALL TREE, SHRUB, BACK FILL TO MIX TO BE:
4 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
- ALL PERENNIAL PLANTING MIX TO BE:
3 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
1 PART SAND
40#/100 LB OF GYPSUM
(TILL 2" OF THIS MIX IN 6" DEEP)
- CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% - PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION
- CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION
- CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITIES, ESCAPE WINDOWS, CONDENSER UNITS, UTILITY METERS AND OVERHEAD UTILITY LINES



Perennial Plant List

Quantity	Name	Size
1	Max Prof Geranium	1 gal
2	'Golden Wonder' Black-eyed Susan	1 gal
3	'Summer Beauty' Allium	1 gal
4	'Snowcap' Sheela Daisy	1 gal
5	'Pinnatifid' Coreopsis	1 gal
6	'Stella De Oro' Daylily	1 gal
7	'Midnight Rose' Coreopsis	1 gal
8	'Karl Foerster' Feather Reed Grass	1 gal
9	'Neon Star' Dianthus	1 gal
10	'Pinnatifid' Coreopsis	1 gal
11	'Karl Foerster' Feather Reed Grass	1 gal
12	'Stella De Oro' Daylily	1 gal
13	'Golden Wonder' Black-eyed Susan	1 gal
14	'Snowcap' Sheela Daisy	1 gal
15	'Pinnatifid' Coreopsis	1 gal
16	'Stella De Oro' Daylily	1 gal
17	'Midnight Rose' Coreopsis	1 gal
18	'Karl Foerster' Feather Reed Grass	1 gal
19	'Neon Star' Dianthus	1 gal
20	'Summer Beauty' Allium	1 gal

Tree and Shrub Plant List

Quantity	Name	Size
1	'Autumn Fantasy' Maple Tree	2' dia
2	'Sugar Maple' Tree	2' dia
1	'Autumn Brilliance' Serviceberry	6H
1	'Prokusion' Crabapple Tree	2' dia
14	'Pyramidal' Arborvitae	6H
12	'Green Velvet' Boxwood	5 gal
10	'Kodak Orange' Diervilla	5 gal
12	'Miss Kim' Lilac	5 gal
1	'Sonic Bloom' Weigela	5 gal
1	'Summer Wine' Ninebark	5 gal
1	'Judd Viburnum	5 gal
8	'Kodak Red' Diervilla	5 gal
8	'Kodak Compact' Juniper	5 gal
2	'Dwarf Burning Bush	5 gal
10	'Morton' Aronia	5 gal
6	'Show Off' Forsythia	5 gal
7	'Pinkie' Osteospermum	5 gal
9	'Arrowwood' Viburnum	5 gal
5	'Neon Flash' Spirea	5 gal
7	'Dark Horse' Weigela	6 gal

REQUIRED LANDSCAPING POINTS

BUILDING FOUNDATION: 212LF OF FOUNDATION
(40 PTS REQUIRED PER 100LF) = 85 PTS REQUIRED

- 1 - small tree
 - 12 - medium evergreen
 - 5 - medium deciduous shrub
- = 85 points

GROSS FLOOR SPACE: 3850 SQ FT OF GROSS FLOOR
(10 PTS REQUIRED PER 1000 SQ FT) = 38 PTS

- 11 - tall deciduous shrub
 - 7 - medium deciduous shrub
- = 76 points

STREET FRONTAGES: 255LF OF FRONTAGE
(40 PTS REQUIRED PER 100LF) = 102 PTS REQUIRED

- 2 - climax trees
 - 1 - large tree
- = 180 points

PAVED AREAS: -10,000 SQ FT OF PAVEMENT
(80 PTS REQUIRED PER 10,000SQFT) = 80 PTS REQUIRED

- 1 - large tree (Existing Maple)
 - 1 - Small Tree
 - 8 - tall/medium evergreen shrub
 - 2 - medium deciduous shrub
- = 86 points

BUFFER YARD .60 OPACITY: (150/100)*221 = 332 PTS REQUIRED

- 14 - small evergreen tree
 - 20 - tall deciduous shrub
 - 40 - medium deciduous shrub
 - 5 - small deciduous shrub
- = 393 points

Disregard the below, please see the illumination plan
⊙ = LIGHT POLE: EXACT FIXTURE TO BE DETERMINED



COPYRIGHT: THIS WORK IS COPYRIGHTED AS PRESCRIBED BY THE LAWS IN THE UNITED STATES CODE. TITLE 17. THIS WORK WAS PUBLISHED ON 8/25/2021. THIS PLAN IS OWNED BY B & J TREE AND LANDSCAPE SERVICE, INC. AND SHALL ONLY BE TRANSFERRED TO OWNER UPON FULL PAYMENT AND WRITTEN NOTICE.



Landscaping Design & Installation
W2795 Krueger Road - Lake Geneva WI 53147
Member of Arborist Association,
Landscape Contractor Association &
Unilock Authorized Contractor
(262)248-3653 - Fax (262)248-0340
Design By: Blake Castelman
Scale: 1" = 10 Feet
Date: 8/25/2021
Revised: 10/28/2021

A CUSTOM HOME EXCLUSIVELY DESIGNED FOR CONTE

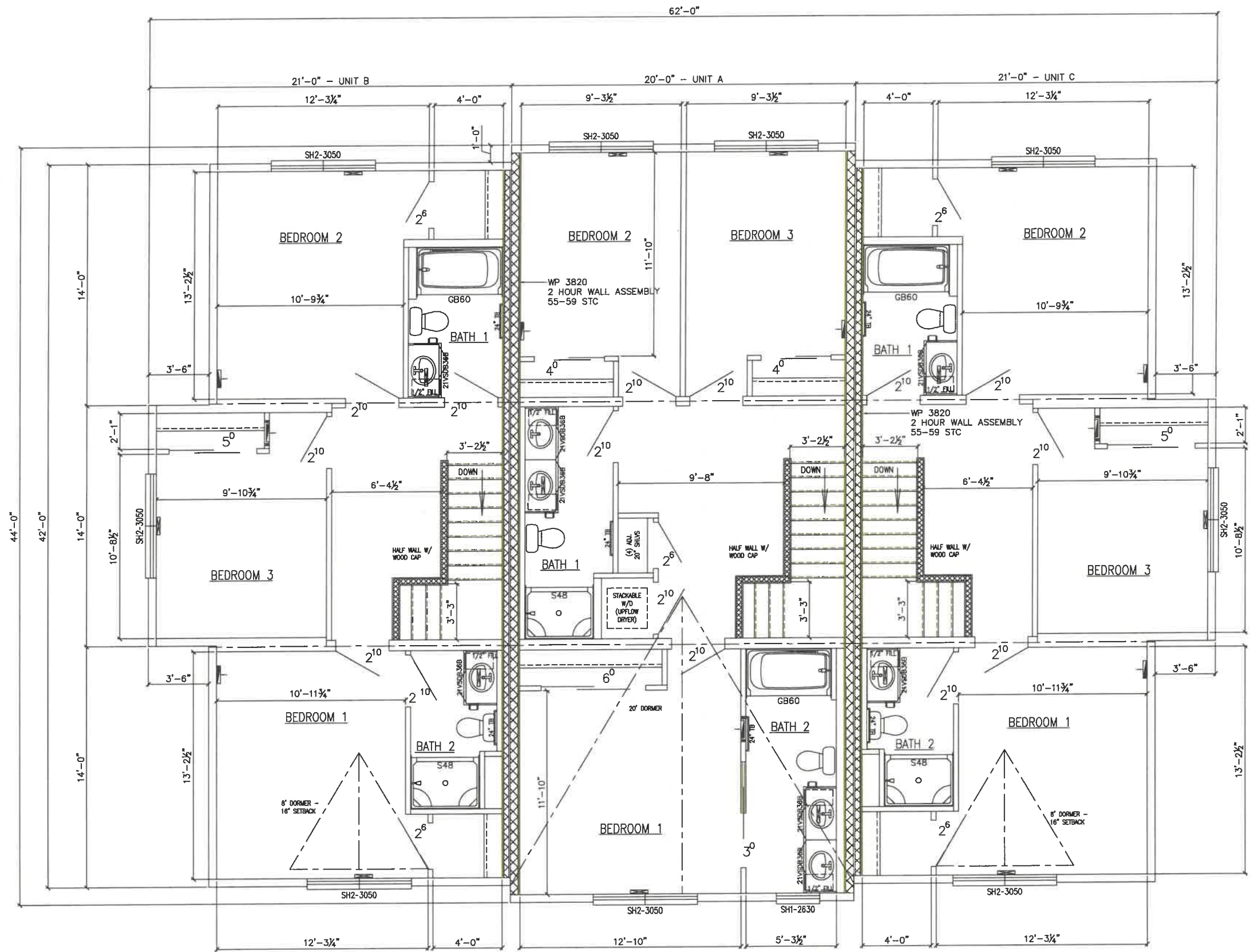
504 WELLS ST
LAKE GENEVA, WI



Stratford Homes
LIMITED PARTNERSHIP
custom modular designs

&





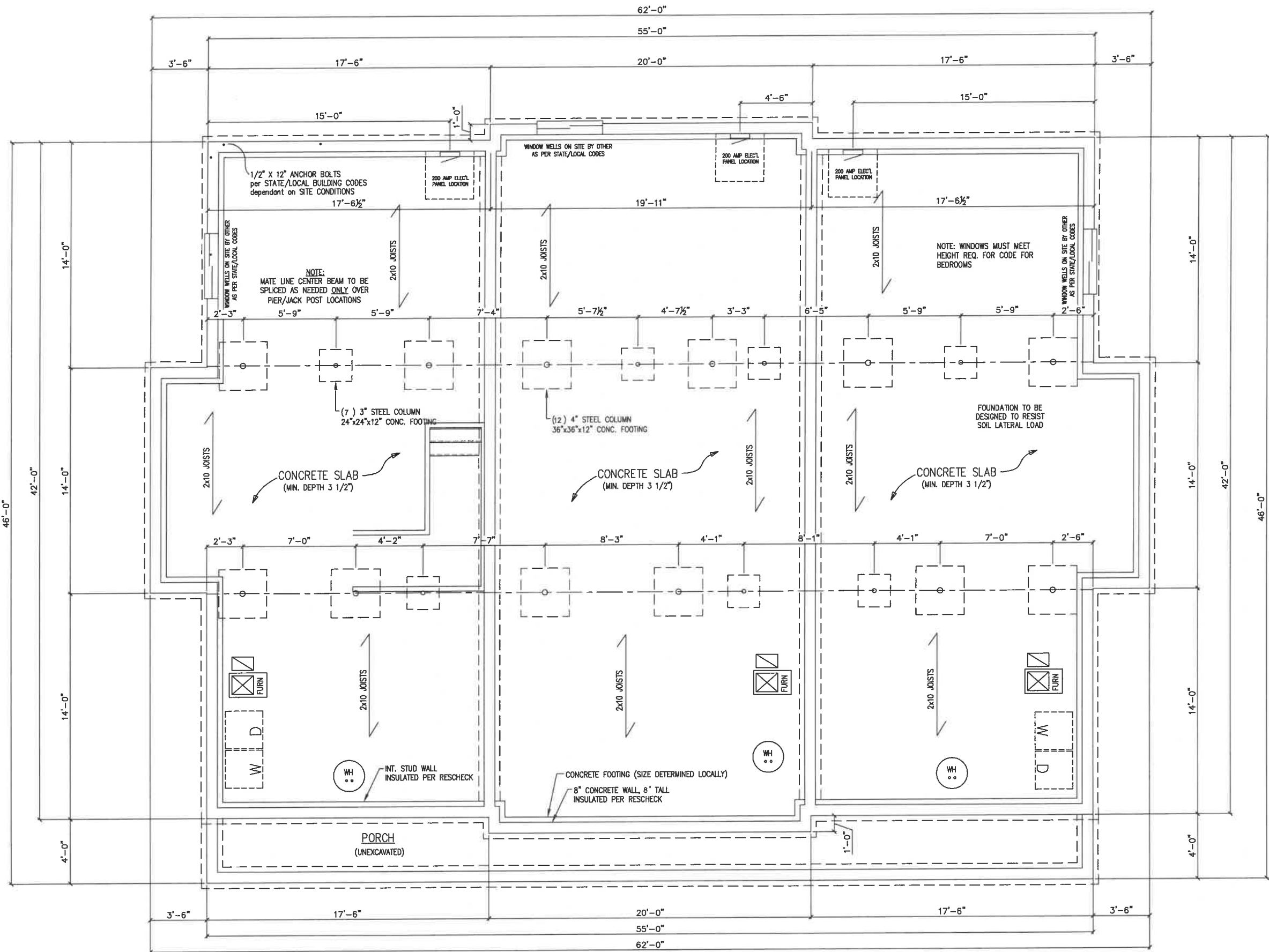
Stratford Homes
 LIMITED PARTNERSHIP
 custom modular designs
 WWW.STRATFORDHOMES.COM

QUOTE:
 Q20-517R
 SN:XXXX

BUILDER:
 TURN KEY HOMES
 CUSTOMER:
 CONTE
 LAKE GENEVA, VA
 TSM:
 BW
 MODEL: 42 X 66/62 "0" TWO STORY

REVISIONS											
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/22/21	FPI/ELEV	FK									
11/12/21	PACKAGE	FK									

TITLE: **SECOND FLOOR PLAN**
 SCALE: 1/4"=1'
 PAGE: **A101**



ON-SITE FOUNDATION

FOUNDATION PLAN FOR DIMENSIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A CONSTRUCTION DOCUMENT. THE BUILDER OR DESIGN PROFESSIONAL IS RESPONSIBLE FOR THE CONSTRUCTION OF THE FOUNDATION PER LOCAL CODE REQUIREMENTS AND SUBJECT TO ON-SITE INSPECTION.

ON-SITE LOWER LEVEL LAYOUT

INTERIOR OF LOWER LEVEL TO BE FINISHED ON-SITE AS PER ALL STATE/LOCAL BUILDING CODES MATERIAL, ELECTRICAL, PLUMBING, INSULATION & LABOR BY OTHERS



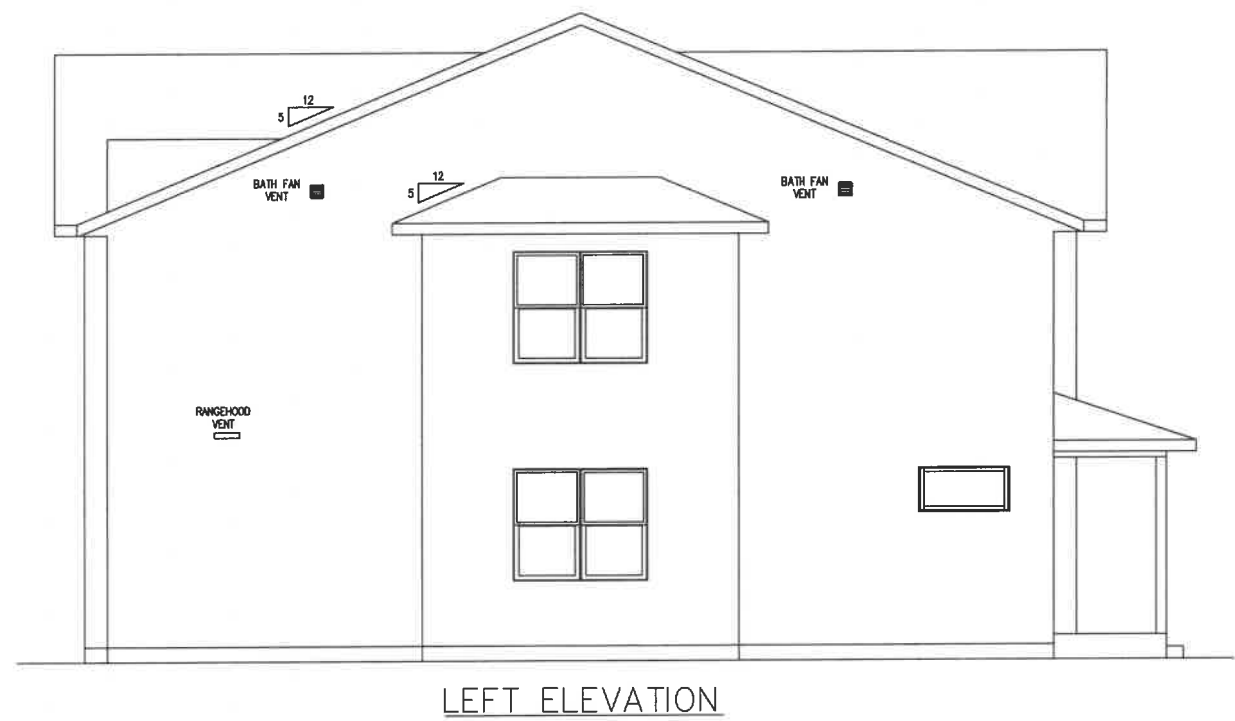
QUOTE:
Q20-517R
SN:XXXX

BUILDER:
TURN KEY HOMES
CUSTOMER:
CONTE
LAKE GENEVA, WI
TSM
MODEL: 42 X 55/62 "C" TWO STORY

REVISIONS

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/22/21	FPIELEV	FK									
11/1/21	PACKAGE	FK									

TITLE:
FOUNDATION
SCALE: 1/4"=1'
PAGE:
A200



REVISIONS											
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/22/21	FP/ELEV	FK									
11/11/21	PACKAGE	FK									



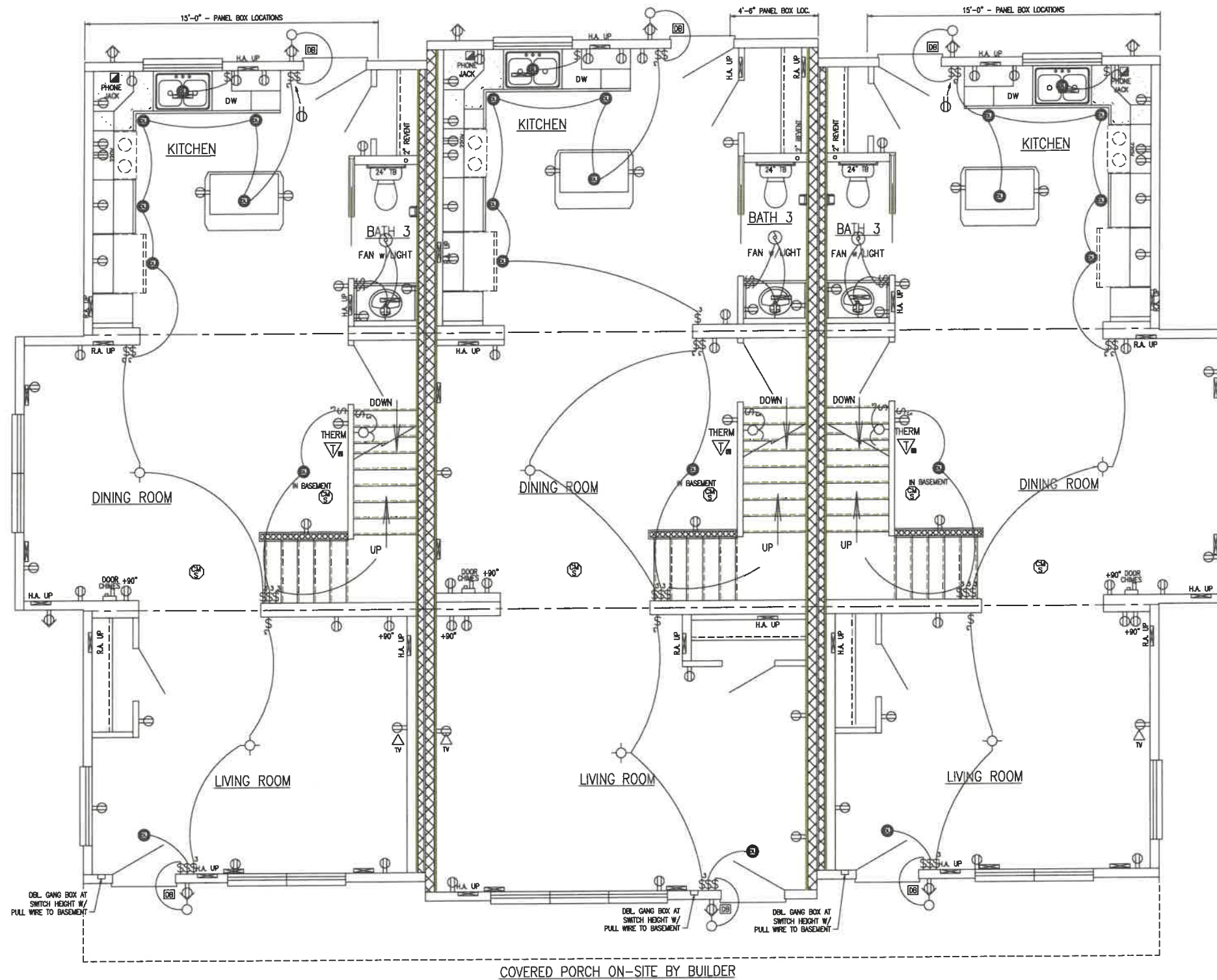
Stratford Homes
LIMITED PARTNERSHIP
custom modular designs
WWW.STRATFORDHOMES.COM

QUOTE:
Q20-517R
SN:XXXX

BUILDER: TURN KEY HOMES
CUSTOMER: CONTE
LAKE GENEVA, VA
TSM BW
MODEL: 42 X 55-62 "C" TWO STORY

REVISIONS											
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/22/21	FP/ELEV	FK									
11/12/21	PACKAGE	FK									

TITLE: ELEVATIONS
SCALE: 3/16"=1'
PAGE: A301



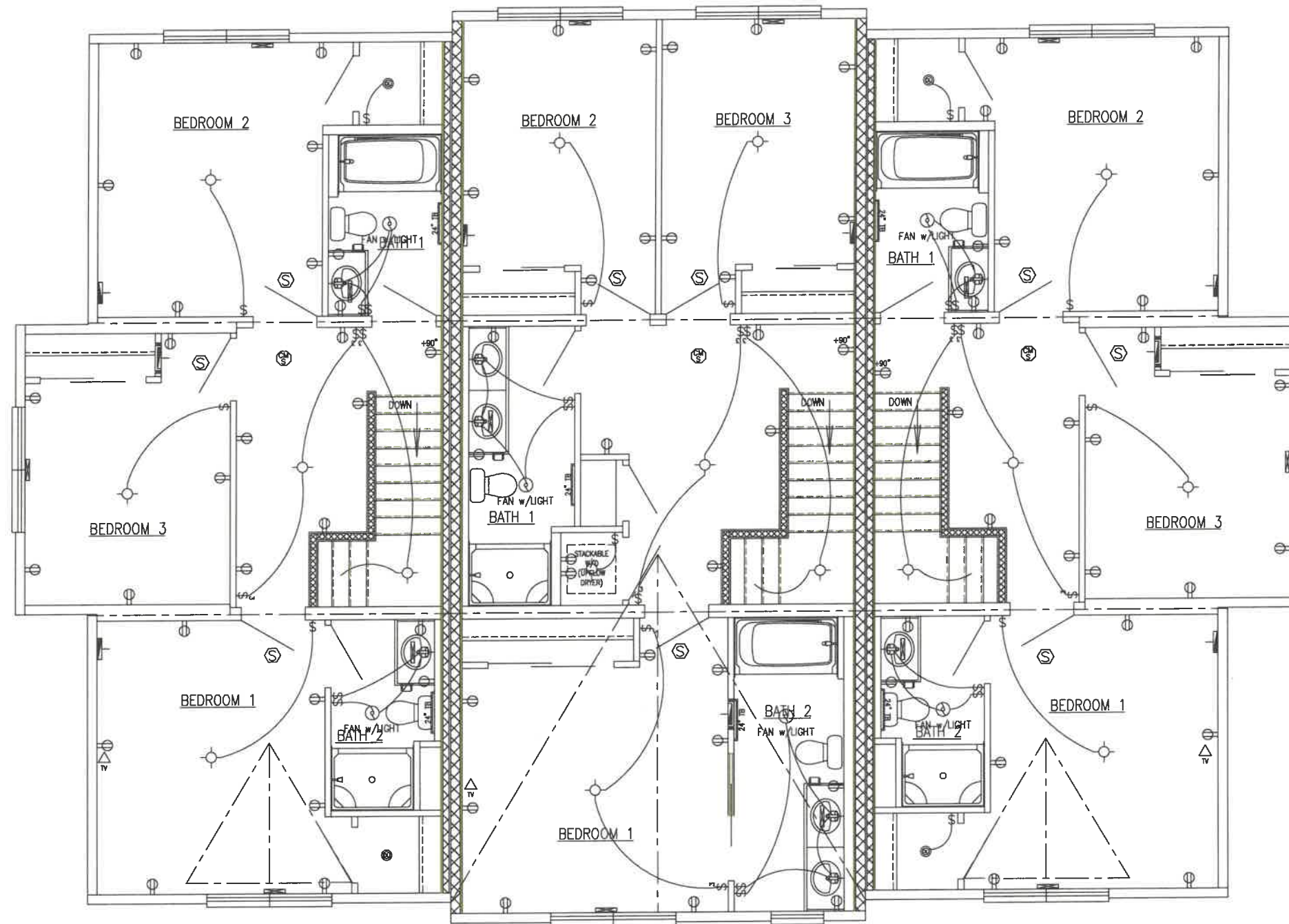
Stratford Homes
 LIMITED PARTNERSHIP
custom modular designs
 WWW.STRATFORDHOMES.COM

QUOTE:
 Q20-517R
 SN:XXXX

BUILDER:
 TURN KEY HOMES
 CUSTOMER:
 CONTE
 LAKE GENEVA, WI
 TSM
 BW
 MODEL: 42 X 55'62" 10" TWO STORY

REVISIONS											
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/22/21	FP/ELEV	FK									
11/1/21	PACKAGE	FK									

TITLE: 1ST FLOOR ELECTRICAL
 SCALE: 1/4"=1'
 PAGE: E100





Stratford Homes

LIMITED PARTNERSHIP

custom modular designs

WWW.STRATFORDHOMES.COM

QUOTE:

Q20-517R

SN:XXXX

BUILDER:TURN KEY HOMES

CUSTOMER:CONTE LAKE GENEVA, VM

TSM:BW

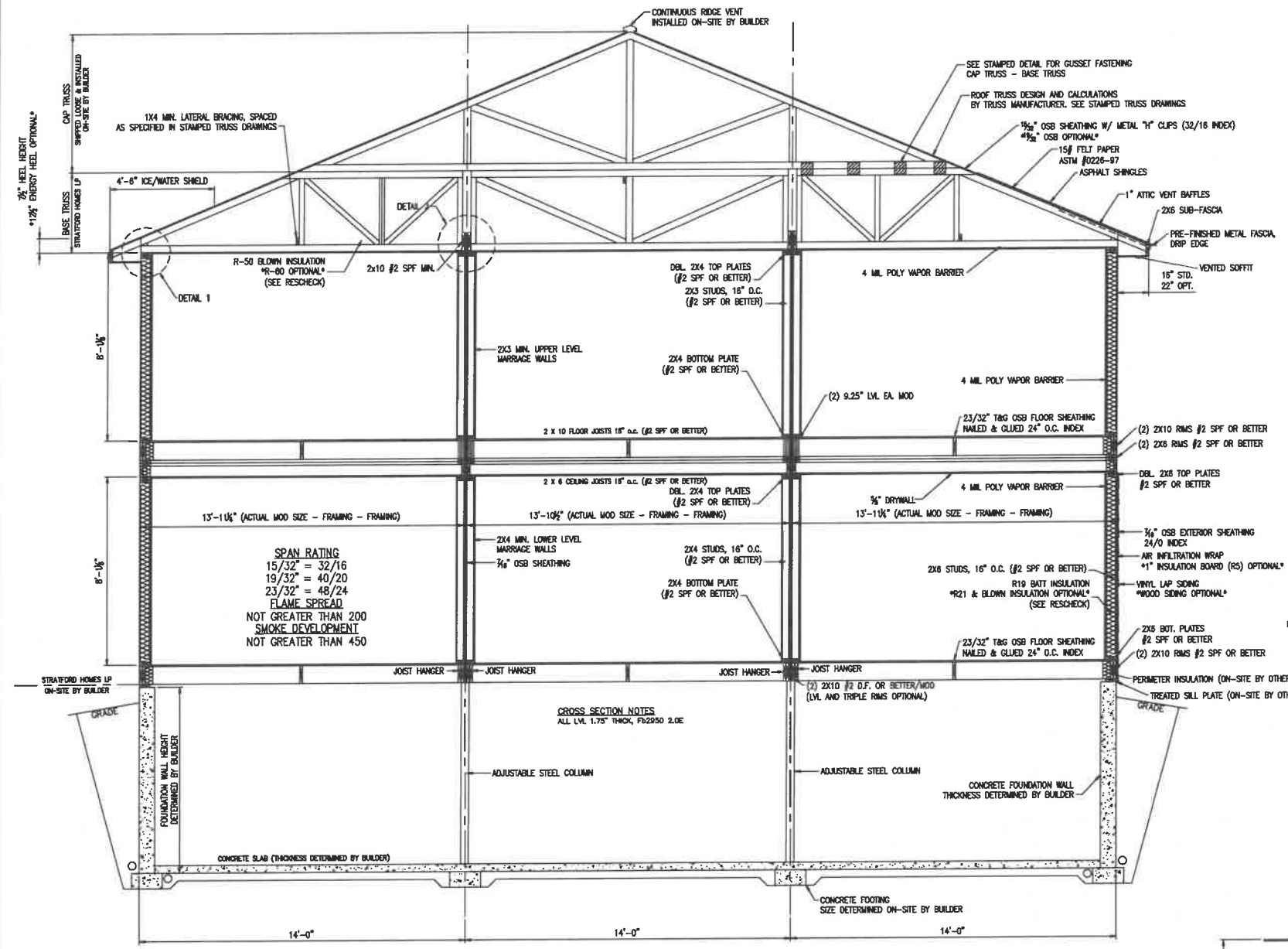
MODEL: 42 X 55'62 "C" TWO STORY

REVISIONS											
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/22/21	FP/ELEV	FK									
11/12/21	PACKAGE	FK									

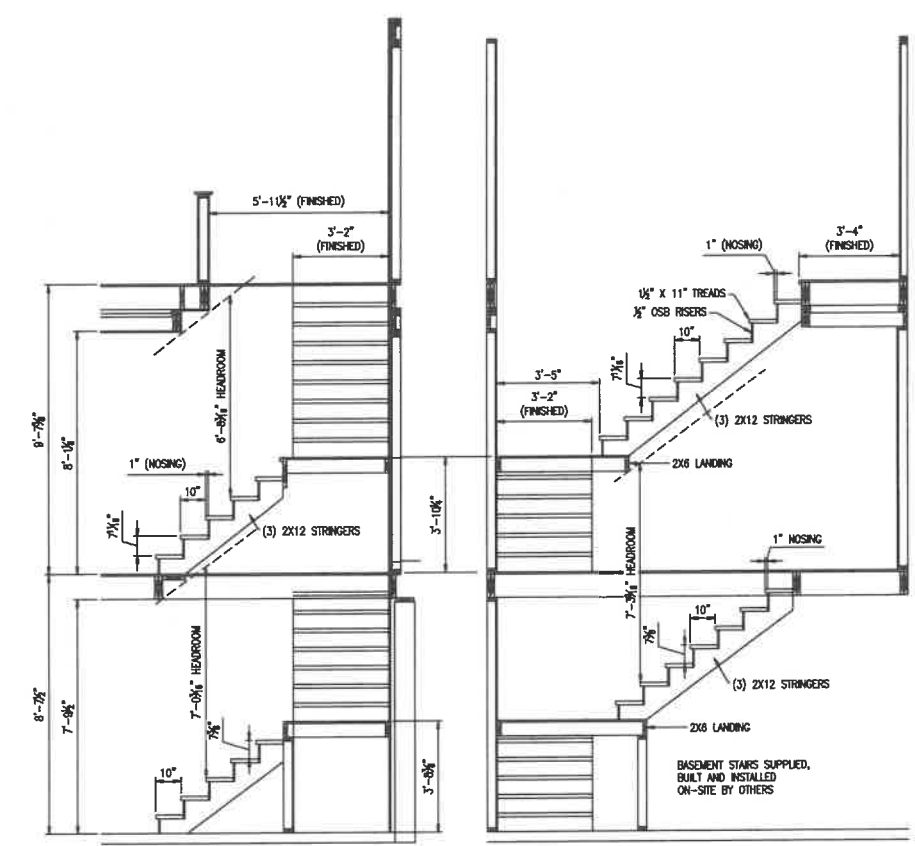
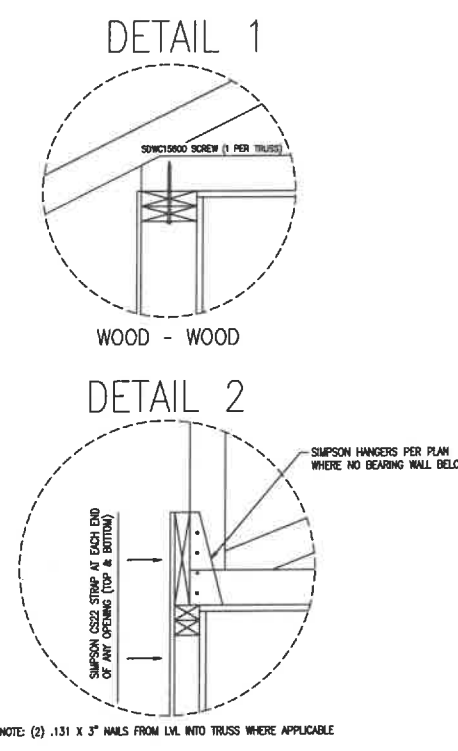
TITLE:2ND FLOOR ELECTRICAL

SCALE: 1/4"=1'

PAGE:E101



FASTENING DETAILS



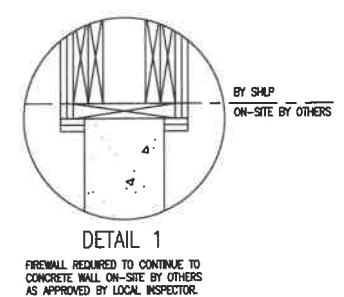
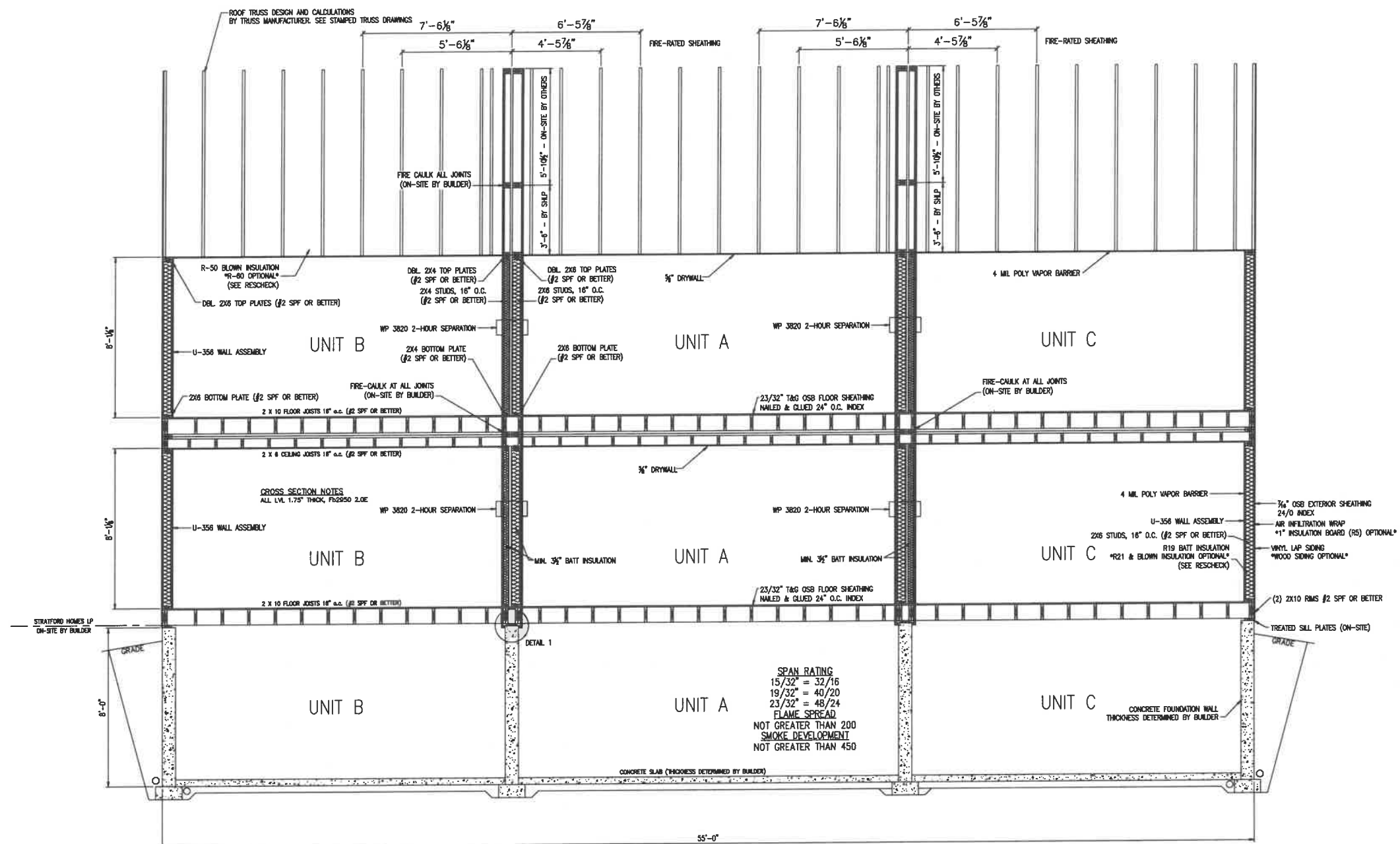
Stratford Homes
LIMITED PARTNERSHIP
custom modular designs
WWW.STRATFORDHOMES.COM

QUOTE:
Q20-517R
SN:XXXX

BUILDER:
TURN KEY HOMES
CUSTOMER:
CONTE
LAKE GENEVA, VM
TSM:
BW
MODEL: 42 X 56/62 "C" TWO STORY

REVISIONS							
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
10/22/21	FP/ELEV	FK					
11/12/21	PACKAGE	FK					

TITLE: CROSS SECTION 1
SCALE: 1/4"=1'
PAGE: S100



WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3820	GENERIC	2 HOUR FIRE	55 to 58 STC SOUND
---------------------	---------	-------------	--------------------

GYPHUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 8d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 16" each layer and side. Sound tested with 3 1/2" glass fiber insulation stapled to studs in stud spaces on one side and with nails for base layer spaced 8" o.c. Horizontal bracing required at mid-height. (LOAD-BEARING)

Thickness:	10 3/4"
Approx. Weight:	13 pcf
Fire Test:	See WP 4136 (FMA WP 360, 9-27-74)
Sound Test:	NGC 3056, 4-7-70

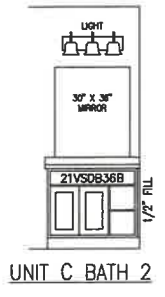
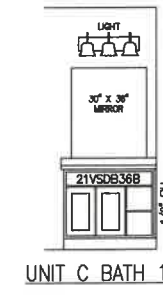
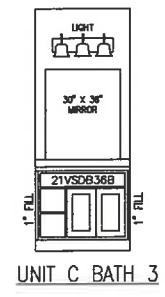
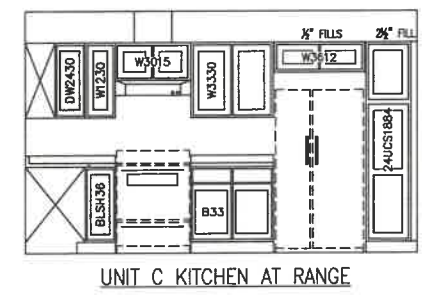
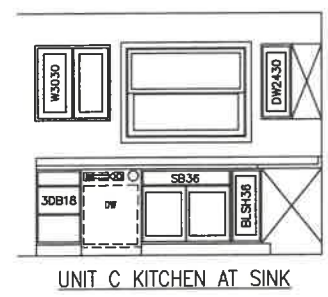
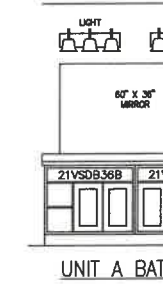
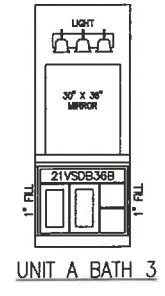
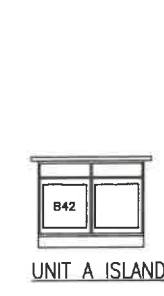
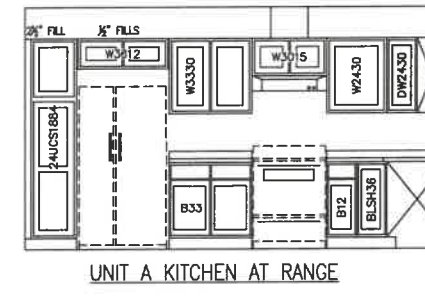
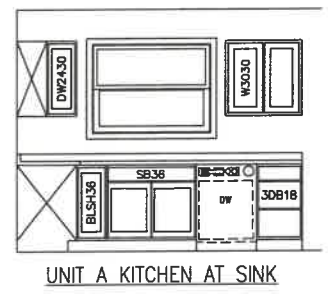
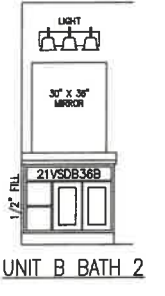
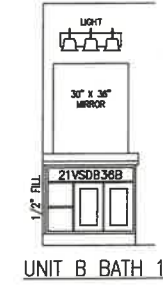
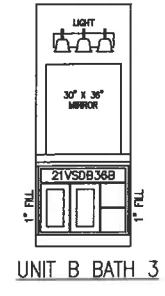
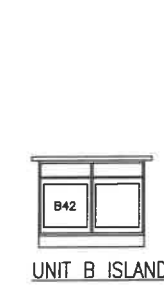
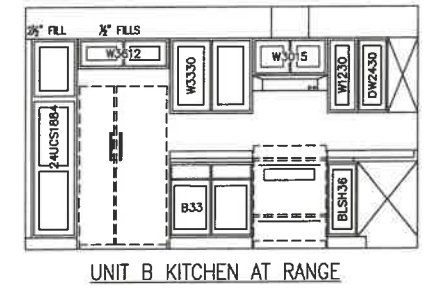
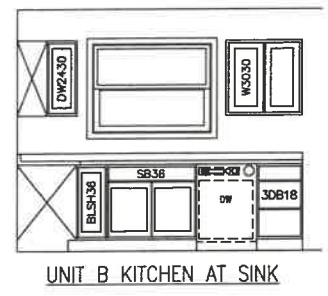
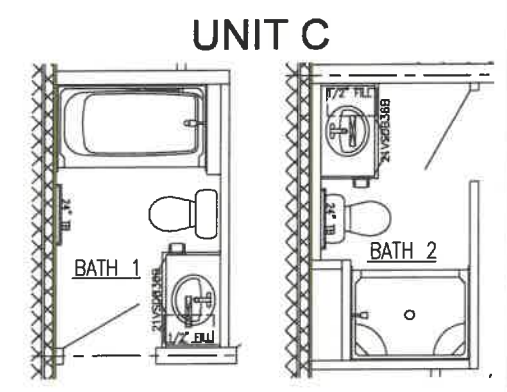
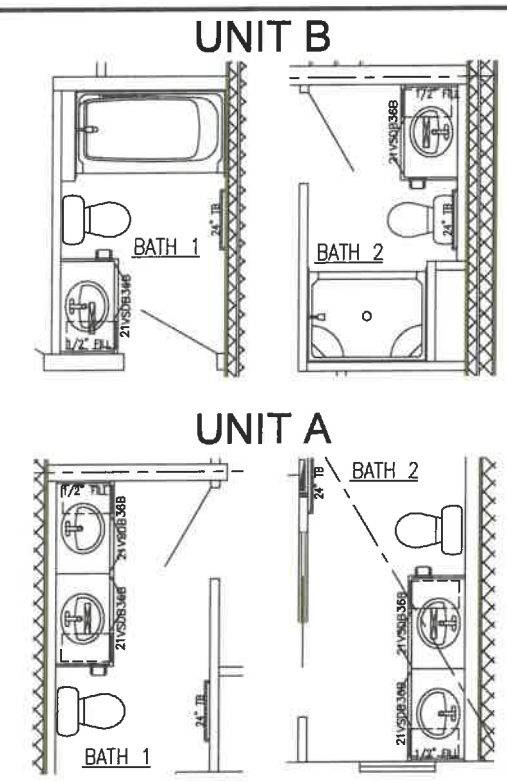
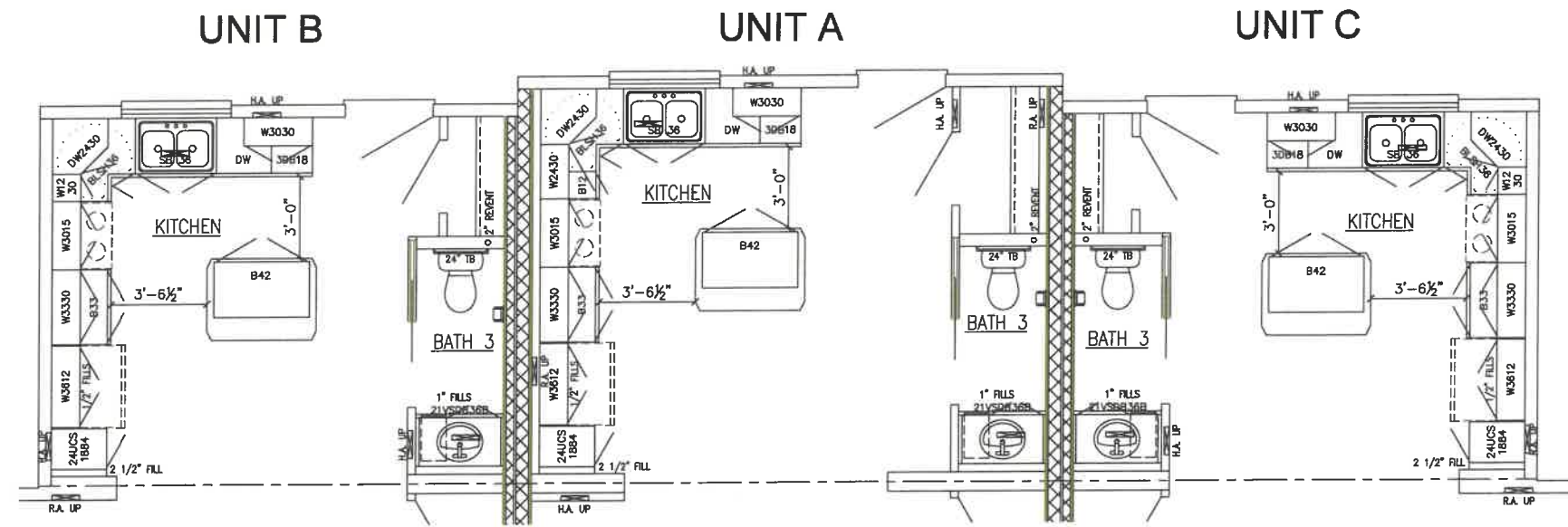
Stratford Homes
LIMITED PARTNERSHIP
custom modular designs
www.stratfordhomes.com

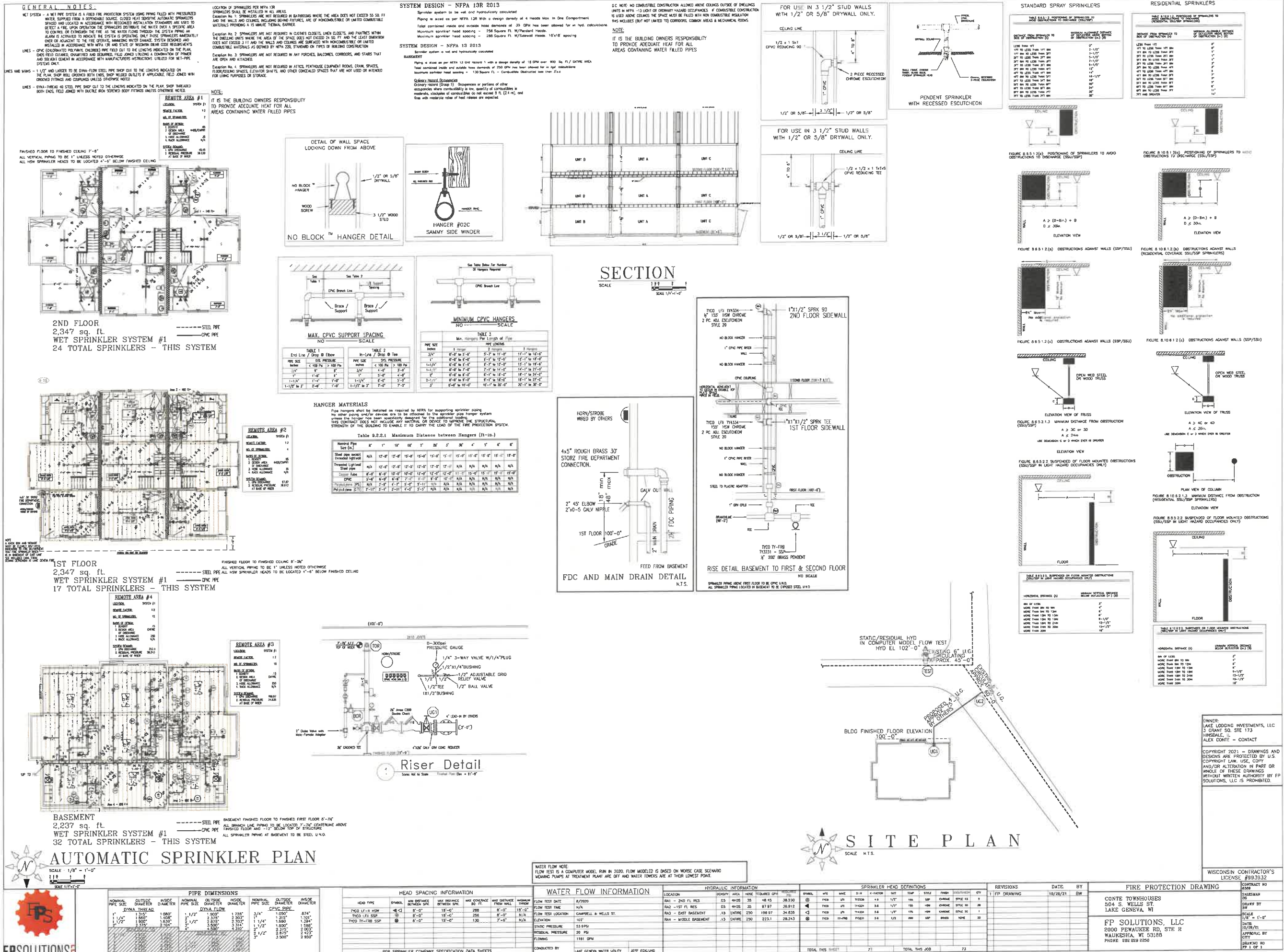
QUOTE:
Q20-517R
SN:XXXX

BUILDER:
TURN KEY HOMES
CUSTOMER:
CONTE
LAKE GENEVA, VA
TSM
MODEL: 42 X 55'6" 1" TWO STORY

REVISIONS							
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
10/22/21	FPI/ELEV	FK					
11/12/21	PACKAGE	FK					

TITLE: CROSS SECTION 1
SCALE: 1/4"=1'
PAGE: S101





RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Michael & Katherine Lynch, 1084 LaGrange Dr., Lake Geneva for a CUP to utilize the SR-4 zoning setbacks at 1084 LaGrange Dr. in the Estate Residential - 1 (ER-1) zoning district, Tax Key No. ZLE00003			
Committee:	Plan Commission approved December 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R91	Date:	December 28, 2021

WHEREAS, the City Plan Commission has considered the application of Michael & Katherine Lynch, 1084 LaGrange Dr., Lake Geneva for a CUP to utilize the SR-4 zoning setbacks at 1084 LaGrange Dr. in the Estate Residential - 1 (ER-1) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 9th 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit by Michael & Katherine Lynch, 1084 LaGrange Dr., Lake Geneva for a CUP to utilize the SR-4 zoning setbacks at 1084 LaGrange Dr. in the Estate Residential - 1 (ER-1) zoning district,

Tax Key No. ZLE00003

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of December, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date:
December 20, 2021

Agenda Item: 14

Applicant:

Michael & Katherine Lynch
1084 LaGrange Dr.
Lake Geneva, WI 53147

Request:

1084 LaGrange Dr.
Conditional Use Permit for an exterior remodel
and addition
Estate Residential – 1 (ER-1)
Tax Key No. ZLE00003

Description:

The applicant is submitting for a Conditional Use Permit (CUP) request that will allow for the installation of a home remodel and exterior addition for the property located at 1084 LaGrange Dr., in the Estate Residential -1 (ER-1) zoning district and utilize the Single Family – 4 (SR-4) zoning standards. Tax Key No. ZLE00003.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and 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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* 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:
- a. In general, the proposed limited conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

Staff Recommendation on the proposed Conditional Use Permit:

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.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** November 23, 2021

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

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: SITE PLAN REVIEW– 1084 La Grange – Addition – RECOMMENDED APPROVAL
Kapur Project #21.0178 Phase 31

BACKGROUND AND REQUEST:

A site plan application was submitted by JPK Builders for the construction of a proposed 20' x 26' addition at 1084 La Grange Drive. The addition is to be placed away from the shore of Geneva Lake.

The following plan and calculations were submitted for review:

- **Site Plan**, prepared by **Robert P. Lizzo** sheet A1 dated **9/16/2021**.

Comments:

Kapur recommends approval of the site plan application for proposed addition based on the information reviewed above. This approval is subject to the following conditions:

1. No "new" impervious surface is created with the proposed improvements. It appears that the addition is to be replaced existing pavement. No impervious surface calculations were provided.
2. Existing drainage patterns are maintained.

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1084 La Grange Dr. Lake Geneva, WI 53147
Parcel # ZLE 00003

Name and Address of Current Owner: Michael + Katherine Lynch

1084 La Grange Dr. Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 262-716-4000

Mlynch@lynchtruckcenter.com

Owner Signature: Michael Lynch

Name and Address of Applicant:

Jason Ketterhagen - JPK Builders

7820 Wheatland Rd. Burlington, WI 53105

Telephone No. with area code & Email of Applicant: 262-210-1592

Jason@JPKBuilders.com

Proposed Conditional Use: Construct new frame garage addition
with new frame second floor over garage, and remodel
portion of existing interior.

Zoning District in which land is located ER-1

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

Robert P. Lizzo - 7 South Lake Ave. Third Lake, IL 60030

JPK Builders LLC - 7820 Wheatland Rd. Burlington, WI 53105

Short statement describing activities to take place on site:

Construct new frame garage addition with new frame
second floor over garage, and remodel portion
of existing interior as noted on plan.

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

10-20-2021
Date

Robert P. Lizzo
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

X Pre-submittal staff meeting scheduled:

Date of Meeting: 12-20-21 Time of Meeting: 6:00 pm Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓ Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

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

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

X X (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:

- X X (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;
- X X (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.
- X X (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?
Residential addition, Single-Family
ER-1 District
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?
Residential addition, Single-Family
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
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?
Residential addition, Single-Family current zoning

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

yes

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

Don't know of any adverse impacts.

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ 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: 12-20-21 Time of Meeting: 6:00 pm Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

☒ Existing zoning district(s) (and proposed zoning district(s) if different);

☒ Land use plan map designation(s);

☒ Current land uses present on the subject property;

☒ Proposed land uses for the subject property (per Section 98-206);

☒ Projected number of residents, employees, and daily customers;

☒ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

☒ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- X 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;
- X 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.";
- X Exterior building and fencing materials (Sections 98-718 and 98-720);
- X Possible future expansion and related implications for points above;
- X Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

X X (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.)

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Walworth County

Owner (s):

**LYNCH, MICHAEL
LYNCH, KATHERINE**

Location:

Mailing Address:

**MICHAEL LYNCH
KATHERINE LYNCH
1084 LAGRANGE DR
LAKE GENEVA, WI 53147**

School District:

**2884 - Lake Geneva-Genoa City UHS
2885 - Lake Geneva J1 School District**

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

ZLE 00003

246-City of Lake Geneva

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

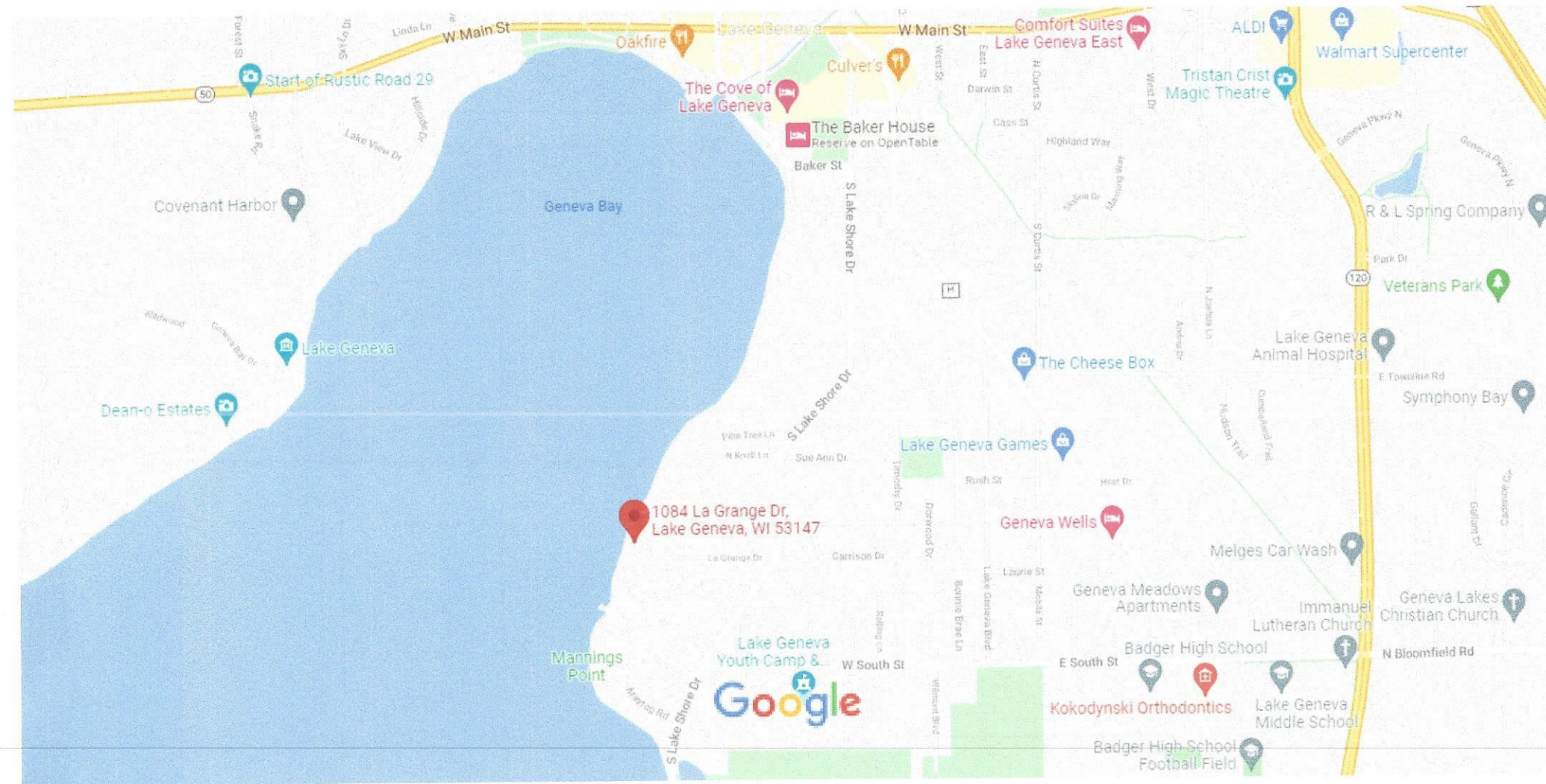
0.4100

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

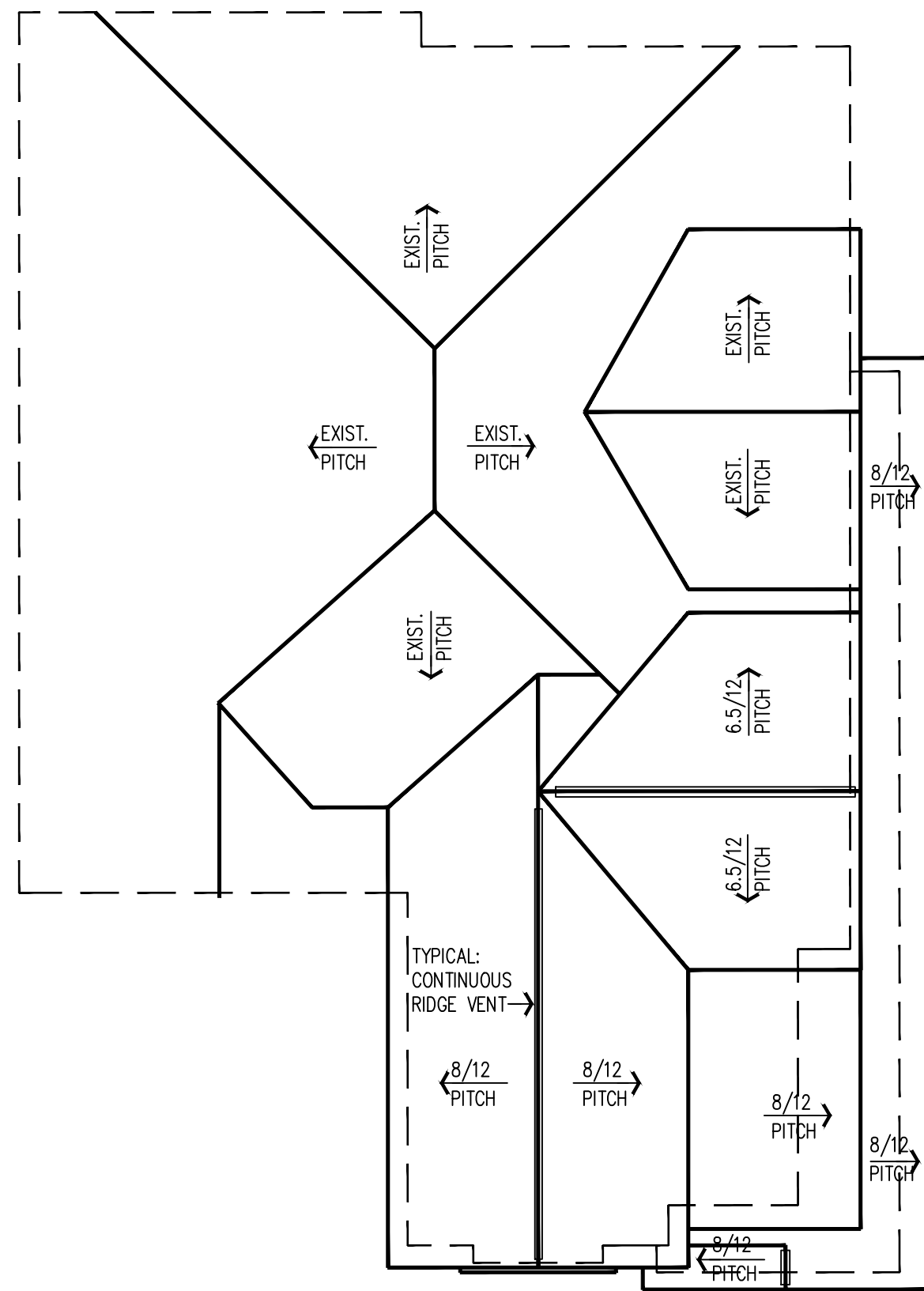
**LOT 3. EXC COM NE COR LOT 3, N88D30'47"W 197.13' TO POB, S57D48'52"W 34',
N14D19'42"E 19.33', S88D30'47"E 24' TO POB ALSO ALL LAND BETW MEANDER LN & LAKE
LAKE GENEVA EAST SHORE ESTATES SUB CITY OF LAKE GENEVA**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

1084 LAGRANGE DR LAKE GENEVA, WI 53147



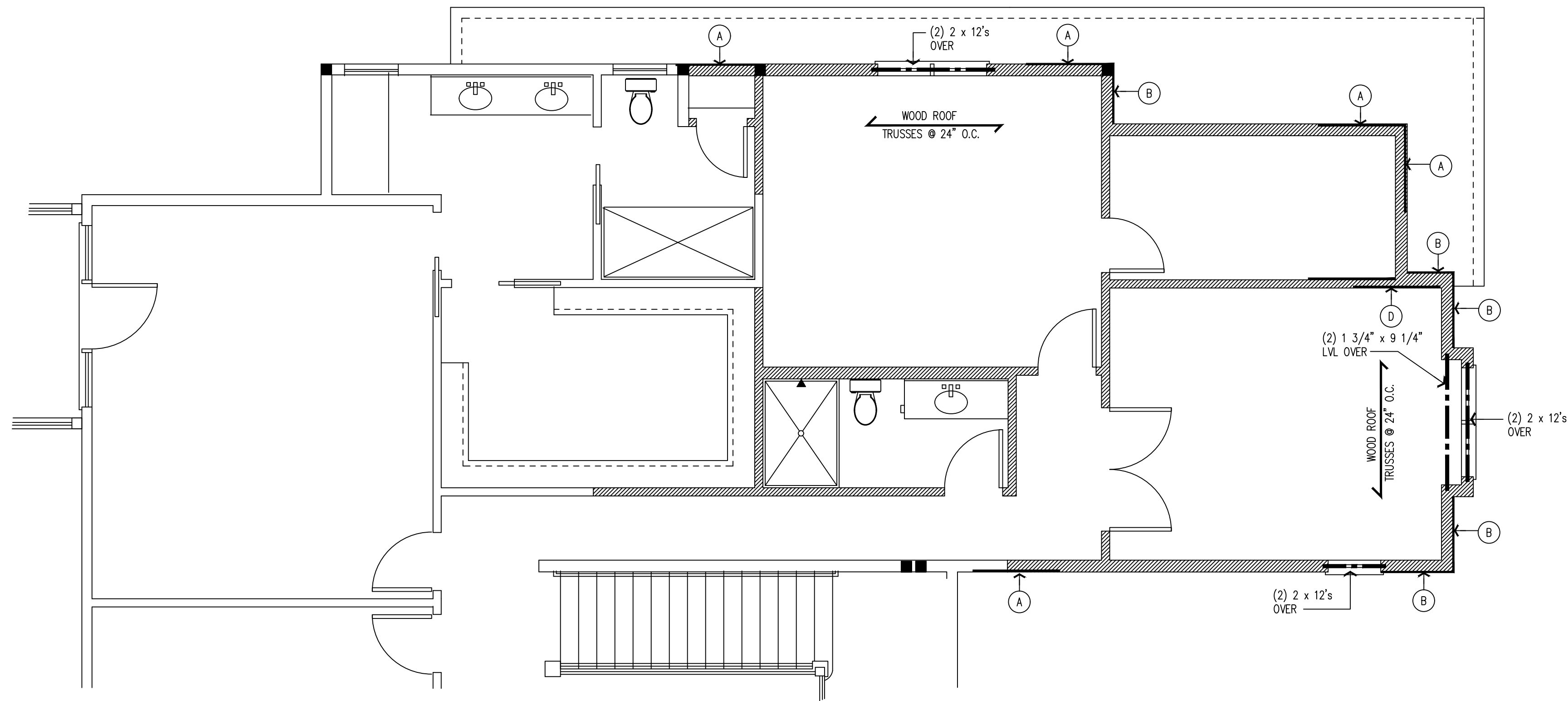




PARTIAL ROOF PLAN

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

NOTE:
ALL NEW ROOF FRAMING TO BE
PREFABRICATED WOOD RAISED
HEEL ROOF TRUSSES @ 24" O.C.
BOTTOM CHORD TO SUPPORT
MIN. 20 PSF LIVE LOAD

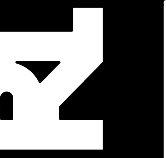


SECOND FLOOR BRACING PLAN

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

WALL/CORNER BRACING SCHEDULE

- (A) FULL 48" WIDE X 1/2" THICK WOOD STRUCTURAL PANELS COVERING MIN. 3 STUD SPACES. SECURED NAILING AS PER SHEET A-11
- (B) FOR AREAS LESS THAN 48" WIDE, SOLID PANEL BRACING SHALL HAVE NAILING AS PER SHEET A-11
- (C) FULL 1/2" DRYWALL MIN. ONE SIDE OF STUD MIN. 96" LENGTH.
- (D) FULL 1/2" DRYWALL BOTH SIDES OF STUD MIN. 48" LENGTH
- (E) PORTAL FRAME



THESE DRAWINGS AND DESIGNS
ARE PROTECTED BY COPYRIGHT
AND MAY NOT BE USED OR
REPRODUCED WITHOUT THE
EXPRESS WRITTEN CONSENT
OF ROBERT P. LIZZO

1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN

ROBERT P. LIZZO
ARCHITECT
SOUTH LAKE AVENUE
SEVEN THIRDS LAKE • ILLINOIS • 60030 • (847) 223-2280

DO NOT SCALE. DRAWINGS INTEND ALL DIMENSIONS TO BE SHOWN TO ACCURACY. SEE DIMENSIONS FOR DETAILS.	COMMISSION	REVISION
(C) R. LIZZO	1183	9/16/2021
		6/16/2021

SHEET
A-10
OF ELEVEN



MINIMUM 24" WOOD STRUCTURAL PANEL SHEATHING

Bd COMMON NAIL (0.131" x 2 1/2")
nd 8" O.C.

18d NAIL (0.131" x 3 1/2")
nd 12" O.C.

ORIENTATION OF STUDS MAY VARY

GYPSUM WALLBOARD

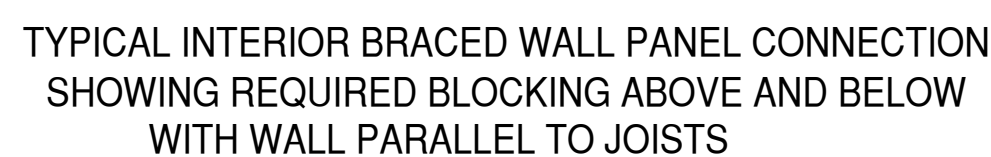
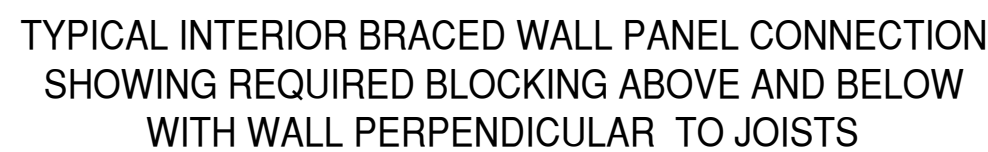
CONTINUOUS WOOD STRUCTURAL PANEL
BRACED WALL LINE

OPTIONAL NON STRUCTURAL
FILLER PANEL

Bd COMMON NAIL (0.131" x 2 1/2")
nd 11" O.C. ON ALL PANEL EDGES

Bd COMMON NAIL (0.131" x 2 1/2") nd 12" O.C. ON
ALL FRAMING MEMBERS AND ALL PANEL EDGES

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS PANEL SHEATHING
SHOWING REQUIRED STUD-TO-STUD NAILING



MINIMUM FASTENER SCHEDULE TABLE	
OTHER INTERIOR AND EXTERIOR PANEL PRODUCTS AND FINISHED INSTALLED PER MANUFACTURER'S REQUIREMENTS. FOR ENGINEERED CONNECTORS, USE MANUFACTURER'S SPECIFIED FASTENERS	
DESCRIPTION OF BUILDING MATERIALS/CONNECTION	
FLOOR FRAMING	
JOIST TO JOIST, TACE NAILED OVER SUPPORT	2 - 12d
JOIST TO SILL OR GIRDER, TOE NAIL	2 - 16d, 3 - 8d
BAND OR RIM JOIST TO JOIST, END NAIL	3 - 16d
BAND OR RIM JOIST TO SILL OR TOP PLATE	2 - 16d at 16" o.c.
BRIDGING TO JOIST, TOE NAIL EACH END	2 - 8d
BUILT-UP GIRDER AND BEAMS, TOP LOADED	16d at 32" o.c. at top and bottom and staggered and two at ends and at each splice
BUILT-UP GIRDER AND BEAMS, SIDE LOADED	16d at 16" o.c. at top and bottom and staggered and two at ends and at each splice
LEDGER STRIP TO BEAM, FACE NAIL	3 - 16d at each joist
JOIST ON LEDGER TO BEAM, TOE NAIL	3 - 8d
WALL FRAMING	
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d at 16" o.c.
TOP OR SOLE PLATE TO STUD, END NAIL	2 - 16d
STUD TO SOLE PLATE, TOE NAIL	4 - 8d or 3 - 16d
DOUBLED STUDS, FACE NAIL	16d at 24" o.c.
DOUBLED TOP PLATES, FACE NAIL	16d at 16" o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PLACES	16d at 16" o.c. along each edge
CONTINUOUS HEADER TO STUD, TOE NAIL	4 - 8d
1" CORNER BRACE TO EACH STUD AND PLATE, FACE NAIL	2 - 8d or n2 staples 1 3/4"
BUILT-UP CORNER STUDS	16d at 30" o.c. 16d at 24" o.c.
ROOF / CEILING FRAMING	
CEILING JOIST TO PLATE, TOE NAIL	2 - 16d, 3 - 8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3 - 16d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3 - 16d
RAFTER TO PLATE, TOE NAIL (MAXIMUM 6" RAFTER SPAN, ENGINEERED CONNECTOR FOR LONGER)	2 - 16d, 3 - 8d
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, TOE NAIL	4 - 16d
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, FACE NAIL	3 - 16d
COLLAR TIES TO RAFTERS, FACE NAIL	3 - 8d
BOARDS AND PLANKS	
1 x 6 SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	2 - 8d or 2 staples 1 3/4"
WIDER THAN 1 x 6 SUBFLOOR TOE TO EACH JOIST, FACE NAIL	3 - 8d or 4 staples 1 3/4"
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2 16d
1 x 6 ROOF SHEATHING TO EACH BEARING, FACE NAIL	2 - 8d or 2 staples 1 3/4"
1 x 8 ROOF SHEATHING TO EACH BEARING, FACE NAIL	2 - 8d or 3 staples 1 3/4"
WIDER THAN 1 x 8 ROOF SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d or 4 staples 1 3/4"
2 - INCH PLANKS 2-16d AT EACH BEARING	

THESE DRAWINGS AND DESIGNS
ARE PROTECTED BY COPYRIGHT
AND MAY NOT BE USED OR
REPRODUCED WITHOUT THE
EXPRESSED WRITTEN CONSENT
OF ROBERT D. LUZZO

1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN

ROBERT P. LIZZO
A R C H I T E C T
SEVEN SOUTH LAKE AVENUE
THIRD LAKE • ILLINOIS • 60030 • (847) 223-2280

DO NOT SCALE DRAWINGS CHECK ALL DIMENSIONS AND REPORT ALL DISCREPANCIES ON DRAWINGS TO ARCHITECT BEFORE PROCEEDING WITH WORK	6/16/2021
COMMISSION	REVISED
1183	9/16/2021

SHEET
A-11
OF ELEVEN

GENERAL NOTES

CONTRACTOR MUST VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING ANY MATERIAL OR STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CO NDITIONS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL COMPLETION OF THE WORK.

THE ENTIRE WORK AND MATERIALS ON THESE PLANS SHALL CONFORM TO ALL APPLICABLE LOCAL ASSOCIATIONS, STATE AND NATIONAL CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO ASCERTAIN COMPLIANCE WITH ALL SYSTHESE CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO PROVIDE ALL TEMPORARY SAFEGUARDS ON THE CONSTRUCTION SITE AND TO STOP WORK IN THE EVENT OF ANY HAZARDOUS CONDITIONS.

THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT TO BE NEW UNLESS NOTED OTHERWISE AND THAT ALL WORK AND WORKMANSHIP WILL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER.

THE ENTIRE WORK AND MATERIALS SHALL COMPLY WITH THE STIPULATIONS PUT FORTH IN THE AIA DOCUMENT A 201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (APPLIED TO THIS WORK AND ARE MADE PART OF THESE CONTRACT DRAWINGS TO THE SAME EXTEND AS IF WRITTEN IN FULL). ADDITIONALLY, THE OWNER, GENERAL CONTRACTOR, SUBCONTRACTORS AND ANY AND ALL PERSONS SCHEDULING WORK, PERFORMING WORK OR DIRECTING WORK SHALL HOLD HARMLESS THE ARCHITECT AND HIS REPRESENTATIVES FOR ANY AND ALL CLAIMS FOR INJURY, DEATH OR DAMAGE TO PROPERTY RESULTING FROM THE ACTIONS OF ANY AND ALL PERSONS SCHEDULING WORK, DIRECTING WORK OR PERFORMING WORK INDICATED IN THESE DRAWINGS.

ALL MANUFACTURE EQUIPMENT AND MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER PRINTED INSTRUCTIONS.

ALL MATERIALS, METHODS OF INSTALLATION, AND FINISHING OF CONSTRUCTION SYSTEMS SHALL CONFORM WITH THE MANUFACTURER PRINTED INSTRUCTIONS.

NOTHING IN THESE DRAWINGS SHALL IMPOSE LIABILITY ON THE DESIGNER FOR CLAIMS, LAWSUITS, EXPENSE, OR DAMAGES ARISING FROM OR IN ANY MANNER RELATED TO THE EXPOSURE TO OR THE HANDLING, MANUFACTURING OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, LEAD PAINT, HAZARDOUS WASTE OR AND OF ITS VARIOUS FORMS (IF THEY EXIST) AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

ALL CONTRACTORS AND SUBCONTRACTORS MUST NOTIFY OWNER OR ARCHITECT OF ANY UNFORSEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. EXTRA WORK AND/OR COSTS MUST BE APPROVED PRIOR TO THE START OF ANY SUCH WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY AND PERMANENT STRUCTURAL BRACING FOR ALL WALLS, DOORS, FLOORS CEILINGS OR OTHER AREAS AS REQUIRED. ADDITIONALLY, HE SHALL PROVIDE ALL BLOCKING AS REQUIRED

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS AND PERSONS PERFORMING WORK

THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL TURN THE COMPLETED PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, MATERIAL AND CONSTRUCTION EQUIPMENT. ALL INTERIOR GLASS FREE FROM LABELS AND CLEAN ON BOTH SIDES. ALL MILLWORK CABINERY AND TRIM FREE FROM DIRT, GREASE AND OTHER FOREIGN MATERIALS. ALL FLOORS TO MOP CLEANED.

CONSTRUCTION NOTES

CONTRACTOR MUST VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING ANY MATERIAL OR STARTING ANY OF THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL COMPLETION OF THE WORK.

THE ENTIRE WORK AND MATERIALS ON THESE PLANS SHALL CONFORM TO ALL APPLICABLE LOCAL ASSOCIATIONS, STATE AND NATIONAL CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO ASCERTAIN COMPLIANCE WITH ALL OF THESE CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO PROVIDE ALL TEMPORARY SAFE GUARDS ON THE CONSTRUCTION SITE AND TO STOP WORK IN THE EVENT OF ANY HAZARDOUS CONDITIONS.

ALL STRUCTURAL LUMBER SHALL BE KILN DRIED, SPF STRUCTURAL GRADE LUMBER OR BETTER (Fb = 1200 psi) OR EQUAL. ALL LAMINATED BEAMS TO HAVE MINIMUM Fb = 2200 psi. DO NOT CUT FRAMING MEMBERS FOR PLUMBING OR ELECTRICAL WITHOUT REINFORCING THE MEMBER TO ITS ORIGINAL STRENGTH. VERIFY WITH LVL MANUFACTURE PRIOR TO CUTTING OR NOTCHING ANY MANUFACTURED LUMBER. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. VERIFY WITH PRE MADE TRUSS MANUFACTURE PRIOR TO DRILLING ANY TRUSSES. DO NOT CUT TRUSS TOP OR BOTTOM CHORDS

BRIDGING TO BE MINIMUM 8'-0" O.C. PLACE ON ALL SPANS GREATER THAN 8'-0". PLACE AT CENTER OF SPAN OR AT 1/3 POINTS OF SPAN.

ALL NEW HEADERS UNLESS NOTED OTHERWISE ON PLANS SHALL BE TWO 2" x 10" ON EDGE WITH 1/2" PLYWOOD CENTER LAYER GLUED AND NAILED TOGETHER. PROVIDE NEW HEADERS AT ALL NEW WALL OPENINGS AND AS NOTED ON PLANS. ALL NEW HEADERS TO HAVE MINIMUM 3 1/2" BEARING ON EACH SIDE UNLESS NOTED OTHERWISE ON PLANS.

PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITIONS AND ADJACENT TO ANY FLOOR, CEILING OR OTHER ROOF OPENINGS. PROVIDE DOUBLE JOIST UNDER ALL BATHUBS.

PROVIDE DOUBLE ROOF RAFTERS AROUND ALL NEW ROOF OPENINGS FOR SKYLIGHTS UNLESS NOTED OTHERWISE ON PLANS. ALL SKYLIGHTS TO BE INSTALL PER MANUFACTURES PRINTED INSTRUCTIONS. ALONG WITH MANUFACTURES FLASHING KITS OR CURBS. SKYLIGHTS INSTALLED MORE THAN 12 FEET ABOVE THE FLOOR SHALL HAVE LAMINATED GLASS. SKYLIGHTS INSTALLED LESS THAN 12 FEET ABOVE THE FLOOR SHALL HAVE TEMPERED GLASS.

ALL MANUFACTURED EQUIPMENT AND MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER PRINTED INSTRUCTIONS.

ALL NEW DRYWALL, TAPE AND SAND ALL JOINTS AND NAIL HOLES WITH THREE COATS OF JOINT COMPOUND TO INVISIBLE SEAMS. PROVIDE METAL CORNER BEADS AT ALL CORNERS. PROVIDE ONE COAT OF PRIMER AND TWO COATS OF PAINT (COLOR AS PER OWNER) UNLESS NOTED OTHERWISE IN CONTRACT. PROVIDE GREEN BOARD WATER PROOF DRYWALL IN ALL BATHROOMS AND WET AREAS.

ALL DOORS AND DEADBOLTS ON ALL CODE REQUIRED EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS

ALL CABINERY AND MILLWORK SHALL BE INSTALLED IN ACCORDANCE WITH ARCHITECTURAL WOODWORKING INSTITUTE QUALITY STANDARDS. CABINET PROVIDER TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE FABRICATING OR STARTING ANY OF THE WORK.

ALL WOOD SILLS, AND PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED (WOLMANIZED) LUMBER.

ALL WOOD JOISTS AND CONSTRUCTION CANTILEVERED OUT OVER SOIL AND LESS THAN 18" ABOVE THE SURFACE BELOW SHALL BE CONSTRUCTED OUT OF TREATED MATERIALS

PROVIDE SOLID BLOCKING AND BACKING FOR ITEMS INCLUDING BUT NOT LIMITED TO : TOILET ACCESSORIES, GRAB BARS, CABINETS, COUNTERS, MILLWORK, COAT HOOKS, CLOSET RODS AND SHELVES.

PROVIDE FIRESTOPPING AS FOLLOWS: IN CONCEALED SPACES OF STUD WALL AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVEL AT INTERVALS NOT TO EXCEED 10'-0", AT ALL INTERCONNECTIONS BETWEEN CONCEALED HORIZONTAL AND VERTICAL SPACES IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN AT OPENINGS AROUND VENTS, PIPES, DUCTS AND CHIMNEYS AT CEILING AND FLOOR LEVEL WITH NON COMBUSTIBLE MATERIALS.

THE DEPTH OF ALL RIDGE/HIP AND VALLEY RAFTERS MUST BE GREATER THAN THE CUT END OF THE RAFTER THAT FRAMES INTO IT.

PROVIDE WALL TIES WHERE THE CEILING JOISTS RUN PERPENDICULAR TO THE ROOF RAFTERS

PROVIDE ICE AND WATER SHIELD ON ALL NEW ROOF SADDLES. STRIP ALL EXISTING ROOFING DOWN TO SHEATHING UNDER ALL NEW SADDLES OR ROOFING BUILT OVER EXISTING ROOF CONSTRUCTION.

PROVIDE FRAMED ATTIC ACCESS FOR ALL ATTIC SPACES THAT EXCEED 30 SQUARE FEET AND HAS A VERTICAL HEIGHT OF 30" OR MORE. THE ACCESS SHALL BE NOT LESS THAN 22" X 30". DOOR SHALL BE WEATHER STRIPPED AND INSULATED SAME AS ADJACENT WALL OR CEILING

CONCRETE AND FOUNDATION NOTES

ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL HAVING A SAFE BEARING CAPACITY OF 2500 P.S.F. MINIMUM AT 4'-0" BELOW GRADE. NO EXCAVATION SHALL EXTEND DEEPER THAN BOTTOM OF NEW FOOTING ELEVATIONS. ALL TOP SOIL TO BE STOCKPILED ON THE SITE. ANY DITCHING FOR UTILITIES AND DRAINAGE TO BE REFILLED

WORK SHALL INCLUDE ALL CONCRETE WORK INDICATED ON DRAWINGS INCLUDED BUT NOT LIMITED TO WALKS, BUILDING FOOTINGS AND SLAB. PLACING BASE MATERIAL UNDER ALL WALKS, SAND, VAPOR BARRIER, W/F AND STRUCTURAL REINFORCING

ALL CONSTRUCTION NOTES AND DEMOLITION NOTES LOCATED ON OTHER SHEETS OF THIS SET OF DRAWINGS SHALL APPLY TO ALL THE FOUNDATION WORK AND CONCRETE CONTRACTOR.

ALL CONCRETE UNLESS OTHERWISE NOTED ON PLANS SHALL BE STONE AGGREGATE CONCRETE WITH A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AND SHALL MEET ALL THE REQUIREMENTS OF A.C.I. 301-84. CONCRETE FOR GARAGE SLABS SHALL HAVE A STRENGTH OF 3500 P.S.I. AT 28 DAYS AND

BOTTOM OF FOOTING ELEVATIONS SHOWN ON PLANS AND SECTIONS ARE MINIMUM AND FOR BIDDING PURPOSES ONLY. THE ACTUAL ELEVATIONS ARE TO BE DETERMINED IN THE FIELD.

ALL BACKFILL MUST BE PLACED EQUALLY ON BOTH SIDES OF FOUNDATION WALL. ALL BACKFILL TO BE SUITABLE COARSE FILL OR BANK RUN GRAVEL. BACKFILL MATERIAL MUST BE FREE OF ORGANIC MATTER, CLAY, CONSTRUCTION MATERIAL, AND RUBBISH MATERIAL AND MUST PERMIT THE RAPID DISPOSAL OF WATER UNDER ALL SITE CONDITIONS INCLUDING FREEZING. BACKFILL MUST EXTEND OUT MINIMUM 3 FEET FROM FOUNDATION AND INSTALLED IN 18" LIFTS. NO BACKFILL CAN BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH OR IS BRACED.

MINIMUM STRENGTH FOR REMOVAL OF FORMS AND SHORING SHALL BE AT 75% OF SPECIFIED STRENGTH AT 28 DAYS.

CONCRETE SHALL NOT BE PUT IN PLACE UNLESS THE OUTSIDE AIR TEMPERATURE IS AT LEAST 40 F. CONCRETE SHALL BE PROTECTED FROM EXPOSURE TO FREEZING FOR MINIMUM OF ONE WEEK FROM THE DATE OF PLACEMENT. IF PROPER ADMIXTURES ARE ADDED TO CONCRETE, MINIMUM TEMPERATURE CAN BE REDUCED AS PER MANUFACTURES WRITTEN SPECIFICATIONS

CONCRETE SHALL NOT BE PUT IN PLACE UNLESS ALL REINFORCING STEEL FOR THE POUR IS IN PLACE, SECURELY TIED AND INSPECTORS PERMISSION TO POUR HAS BEEN GIVEN.

ALL NEW REINFORCING BARS SHALL BE NEW BILLET STEEL, MIN. A-615 GRADE 60, AND PLACED IN CONFORMANCE WITH THE " MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" BY THE C.R.S.I.

LAP ALL REQUIRED REINFORCING BARS AS FOLLOWS: LAP SPLICES IN MASONRY SHALL BE 45 DIAMETERS. LAP SPLICES IN CONCRETE SHALL BE 32 DIAMETERS.

WELDED WIRE FABRIC (WWF) SHALL CONFORM TO A.S.T.M. MINIMUM SPECIFICATIONS A-185. LAP WELDED WIRE FABRIC ONE FULL MESH PLUS 2" AT SIDE AND END LAPS.

VAPOR BARRIER SHALL BE A 6 MIL THICK, FUNGI RESISTANT, POLYETHYLENE SHEET LAPPED 4" MIN WITH ADHESIVE BACKED POLYETHYLENE TAPE.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE PLACEMENT AND LOCATION OF ALL INSERTS SLEEVES, PADS, ANCHOR BOLTS AND DUCTWORK. CONCRETE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PLACEMENT OF ALL UNDERSLAB UTILITIES, PLUMBING, GAS PIPING AND ELECTRICAL PIPING.

ALL SILL ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER, 10" LONG WITH HOOKED END EMBEDDED MINIMUM 7" INTO CONCRETE AT 36" O.C. WITH ADDITIONAL BOLTS WITHIN 12" OF ALL CORNERS AND MINIMUM OF TWO BOLTS PER PLATE SECTION.

STEEL COLUMN NOTES

ALL STEEL COLUMNS SHALL BE STANDARD 3 1/2" " O.D. ROUND TUBE COLUMNS WITH 8" x 8" x 1/4" TOP AND BOTTOM STEEL BEARING PLATES WITH FOUR HOLES FOR FOUR 1/2" DIAMETER X MINIMUM 10" LONG ANCHOR BOLTS AS PER ASTM-307. ALL COLUMNS TO HAVE SHOP COAT OF RUST INHIBITIVE PAINT

ALL BEAMS BEARING ON CONCRETE FOUNDATION WALLS SHALL HAVE MINIMUM 8" x 8" x 1/4" BEARING PLATES. GROUT ALL BEAM POCKETS PRIOR AFTER BEAM INSTALLATION. GROUT UNDER BEARING PLATES SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. BEAMS TO HAVE SHOP COAT OF RUST INHIBITIVE PAINT

ALL STEEL CONNECTIONS ARE TO BE BOLTED, RIVETED OR WELDED IN PLACE. WELDING AS PER AWS D1.1-88

ALL STEEL COLUMN HEIGHTS AND STEEL BEAM LENGTHS SHALL BE VERIFIED IN FIELD BY GENERAL CONTRACTOR PRIOR TO ORDERING

ALL STRUCTURAL STEEL PLATES AND SHAPES SHALL BE MINIMUM A36 STEEL.

ENERGY COMPLIANCE NOTES

ALL NEW WORK AND MATERIALS MUST COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE SECTIONS 401, 402.4, 402.5 AND 403

A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R VALUES OF INSULATION INSTALLED, U FACTORS OF GLAZING, DUCT TEST & BLOWER DOOR TEST RESULTS

BUILDER AND OWNER SHALL BE RESPONSIBLE TO INSURE THAT ALL R-VALUES, FENESTRATION U-VALUES, SOLAR HEAT GAIN COEFFICIENTS, AIR INFILTRATION RATES, SYSTEM AND EQUIPMENT EFFICIENCIES, TYPES, SIZES AND CONTROLS, DUCT SEALING, INSULATION LOCATIONS AND ALL OTHER REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS SPECIFIED ON THESE DRAWINGS AND ANY ENERGY DOCUMENTS ARE INSTALLED OR IMPLEMENTED IN ANY CONSTRUCTION RESULTING FROM THE USE OF THESE DOCUMENTS.

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT AND A SWINGING DOOR NO MORE THAN 0.5 CFM PER SQUARE FOOT. ALL PENETRATIONS TO HAVE U-FACTOR OF 0.30. ALL SKYLIGHTS TO HAVE A U-FACTOR OF 0.55. CEILING TO HAVE MIN R-VALUE OF 49. FRAME WALL MIN R-20, FLOORS OVER UNCONDITIONED SPACE R-30

ALL JOINTS AND PENETRATIONS OF BUILDING THERMAL ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPED OR OTHERWISE SEALED AGAINST AIR INFILTRATION.

VAPOR BARRIER TO BE APPLIED TO WARM (CONDITIONED) SIDE OF WALL AND ALL NON-VENTED FRAMED CEILINGS, FLOORS AND WALLS. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE AIR BARRIER IN ANY DROP CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.

ALL NEW FIREPLACES SHALL HAVE GASKETED DOORS

ACCESS DOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL BE WEATHER STRIPED OR OTHERWISE SEALED AGAINST AIR INFILTRATION AND SHALL MATCH THE INSULATION VALVES OF THE ADJACENT SURFACE.

RECESSED LUMINAIRES INSTALLED IN THE THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE BY BEING 1C-RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED, 1C-RATED AND LABELED AS MEETING ASTM E 283 OR LOCATED INSIDE AN AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIALS AND 3 INCHES FROM INSULATION.

A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT FLOURESCENT

T-8 OR SMALLER DIAMETER LINEAR FLOURESCENT

40 LUMENS PER WATT FOR LAMP WATTAGE LESS THAN OR EQUAL TO 15

50 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 15 BUT LESS THAN/EQUAL TO 40

60 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 40

AT LEAST ONE PROGRAMMABLE THERMOSTAT SHALL BE INSTALL TO CONTROL THE MAIN HEATING SYSTEM WITH SETTING POINTS TO INITIALIZE AT 70 DEGREE HEATING AND 78 DEGREE COOLING WHEN THE VENTILATION SYSTEM IS NOT IN USE

DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED. HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AT THE SUBFLOOR OR DRYWALL

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 WITH A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE

MECHANICAL SYSTEM PIPING CABABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM OFF R-3

ALL DUCTS IN ATTICS OR UNCONDITIONED SPACES TO BE INSULATED TO A MINIMUM OF R-8.

BUILDING FRAMING CAVATIES SHALL NOT BE USED AS SUPPLY DUCTS

SYSTEM WITH SETTING POINTS TO INITIALIZE AT 70 DEGREE HEATING AND 78 DEGREE COOLING

PROVIDE A WHOLE HOUSE VENTILATION SYSTEM COMPLYING WITH IECC R403.6.3.

WHEN DOOR BLOWER TESTS ARE REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT ALL REQUIRED TESTS WERE PREFORMED AND MEET THE REQUIREMENTS OF THE 2018 ENERGY CODE. BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT TO EXCEED 5 CHANGES PER HOUR PER IECC SECTION R402.4.1.2

CONSTRUCTION DOCUMENTS SHALL INCLUDE DUCT SEALING, DUCT AND PIPE INSULATION AND LOCATION, LIGHTING FIXTURE SCHEDULE WITH WATTAGE AND NARRATIVE, AIR SEALING DETAILS, INSULATION R-VALUES, FENESTRATION U-FACTORS, MECHANICAL SYSTEM DESIGN CRITERIA PER IECC SECTION 103.2

STAIR NOTES:

ALL STAIRS SHALL HAVE A MINIMUM HEADROOM OF 6'-8"

ALL STAIRS SHALL HAVE A MINIMUM 10" TREAD, EXCLUDING NOSING. A NOSING OF NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE RADIUS OF THE CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH

ALL STAIRS SHALL HAVE A MAXIMUM RISER OF 7 3/4". ALL STEPS MUST BE CONSISTENT. LANDINGS TO BE MIN 3' X 3'.

WINDERS SHALL BE MINIMUM 10" WIDE AND 6" AT CONVERGING END

THE MAXIMUM HEIGHT DIFFERENCE BETWEEN THE GREATEST AND THE SMALLEST RISE WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED 3/8"

HANDRAILS REQUIRED ON BOTH SIDES OF STAIRS AND MUST CURVE INTO WALL. PROVIDE HANDRAILS AT 34" TO 38" ABOVE TOP OF STAIR AT ALL STAIRS. WITH MAX 1 1/2" GRIP

HANDRAILS TO BE MIN. 1 1/2" BETWEEN WALL & RAIL. RETURN RAIL INTO WALL.

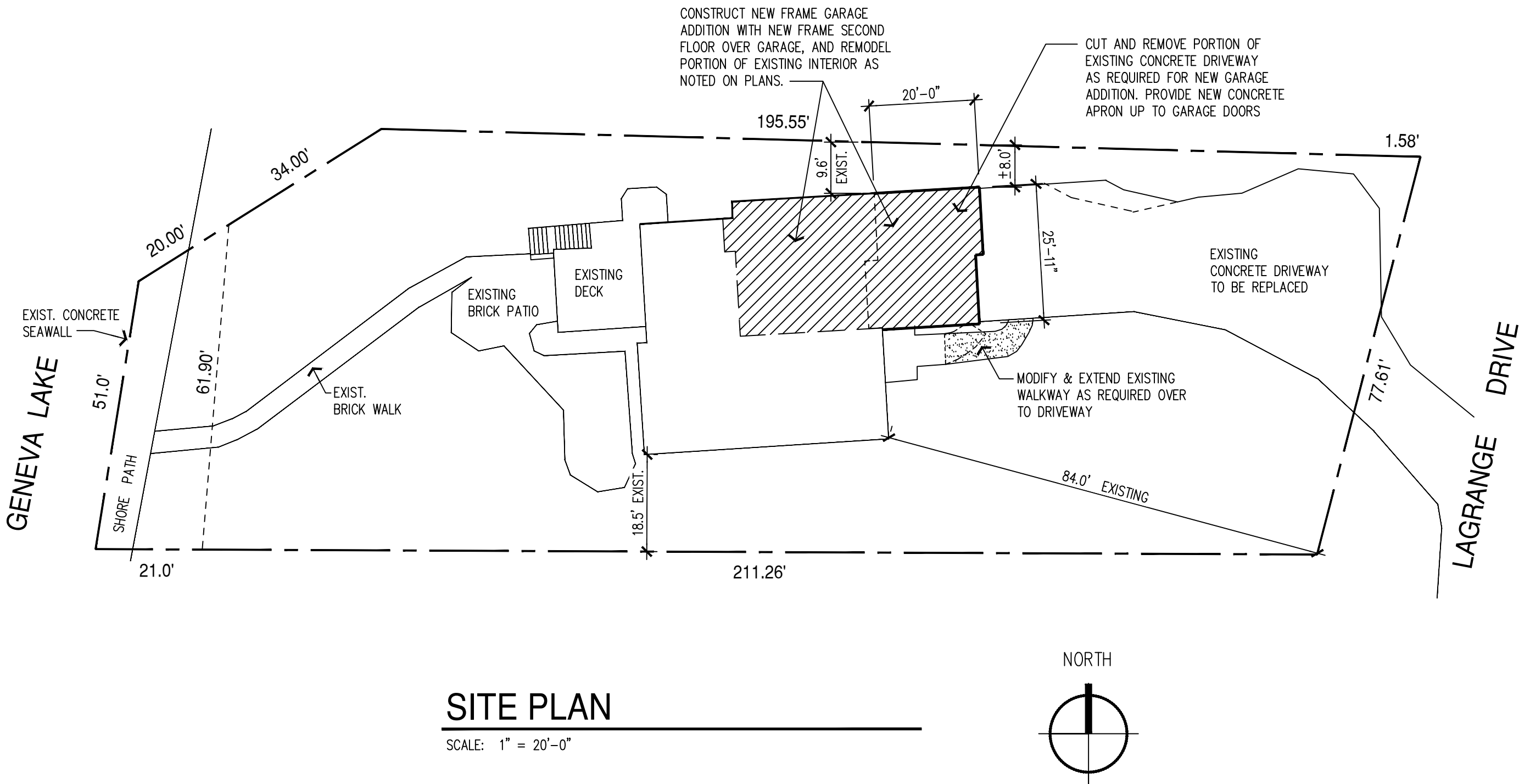
ALL HARDWARE AND FASTENERS SHALL BE CORROSION RESISTANT

PORCHES, BALCONIES, DECKS OR RAISED FLOOR SURFACES LOCATED MORE THAN 3 RISERS OR 18" ABOVE ADJASENT FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT

FOR ALL GUARD RAILS AND OPEN SIDES OF STAIRS WITH A ELEVATION GREATER THAN 30", VERTICAL SPACING BETWEEN RAILS SHALL NOT ALLOW THE PASSAGE OF SPHERE 4 INCHES OR MORE IN DIAMETER.

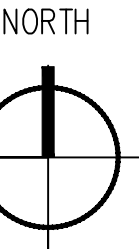
ALL INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES ARE TO BE SPACED SO THEY DO NOT ALLOW THE PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.

THE TRIANGULAR OPENINGS FORMED AT THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SPHERE 6 INCHES CANNOT PASS THRU.



SITE PLAN

SCALE: 1" = 20'-0"



INDEX OF DRAWINGS

A-1	GENERAL NOTES, CONST. NOTES, SITE
A-2	FOUNDATION PLAN, DETAILS
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-6	WALL SECTION, PLUMBING, VENT SCHED.
A-7	FIRST FLOOR ELECTRICAL PLAN
A-8	SECOND FLOOR ELECTRICAL PLAN
A-9	1st. FLR. WALL BRACING PLAN, DETAILS
A-10	2nd. FLR. WALL BRACING PLAN, DETAILS
A-11	WALL BRACING DETAILS

I do hereby certify that these drawings were prepared under my supervision and do to the best of my knowledge comply with the building codes and ordinances of Walworth County, Wisconsin

ROBERT P. LIZZO ARCHITECT
LIC. EXPIRES 11/30/2022

THESE DRAWINGS AND DESIGNS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF ROBERT P. LIZZO

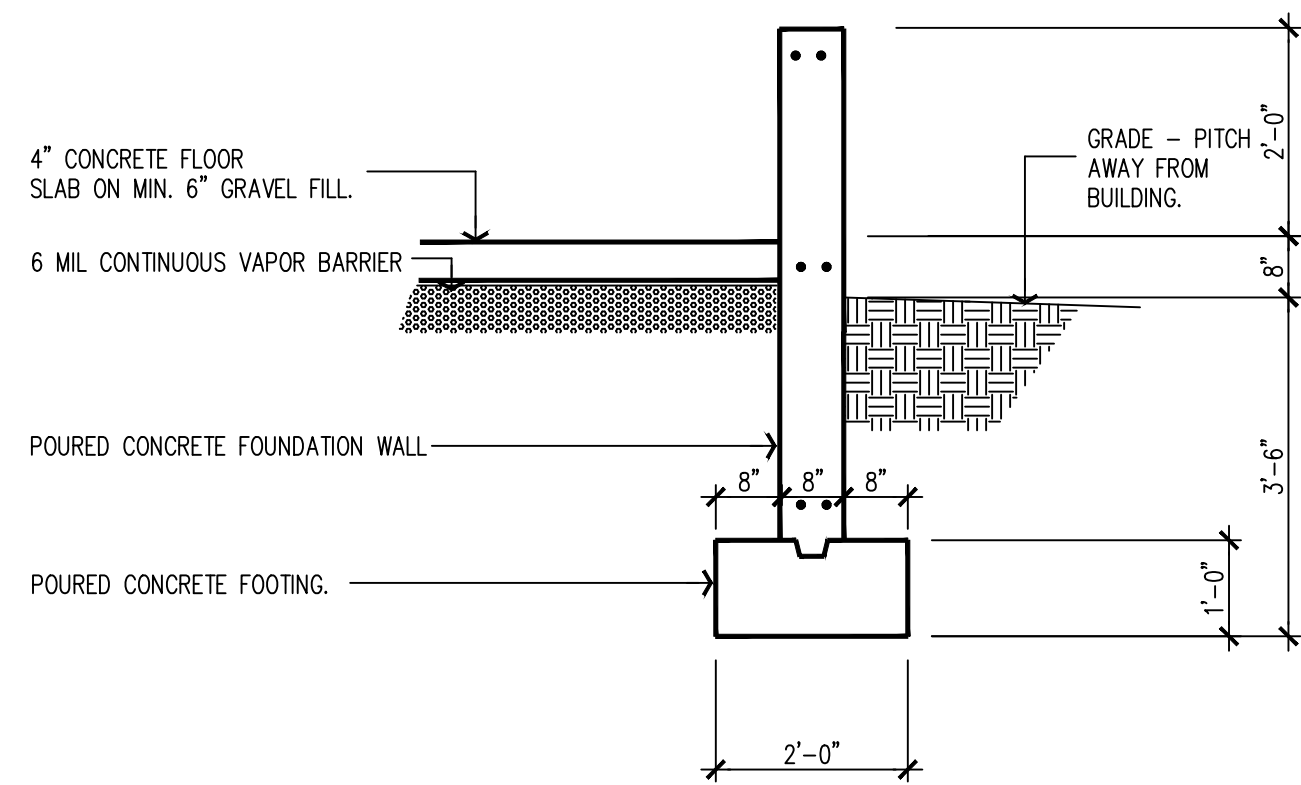
1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN

ROBERT P. LIZZO
ARCHITECT
7000 SOUTH LAKE AVENUE
THIRD FLOOR
LAKE GENEVA, IL 60030
(847) 223-2280

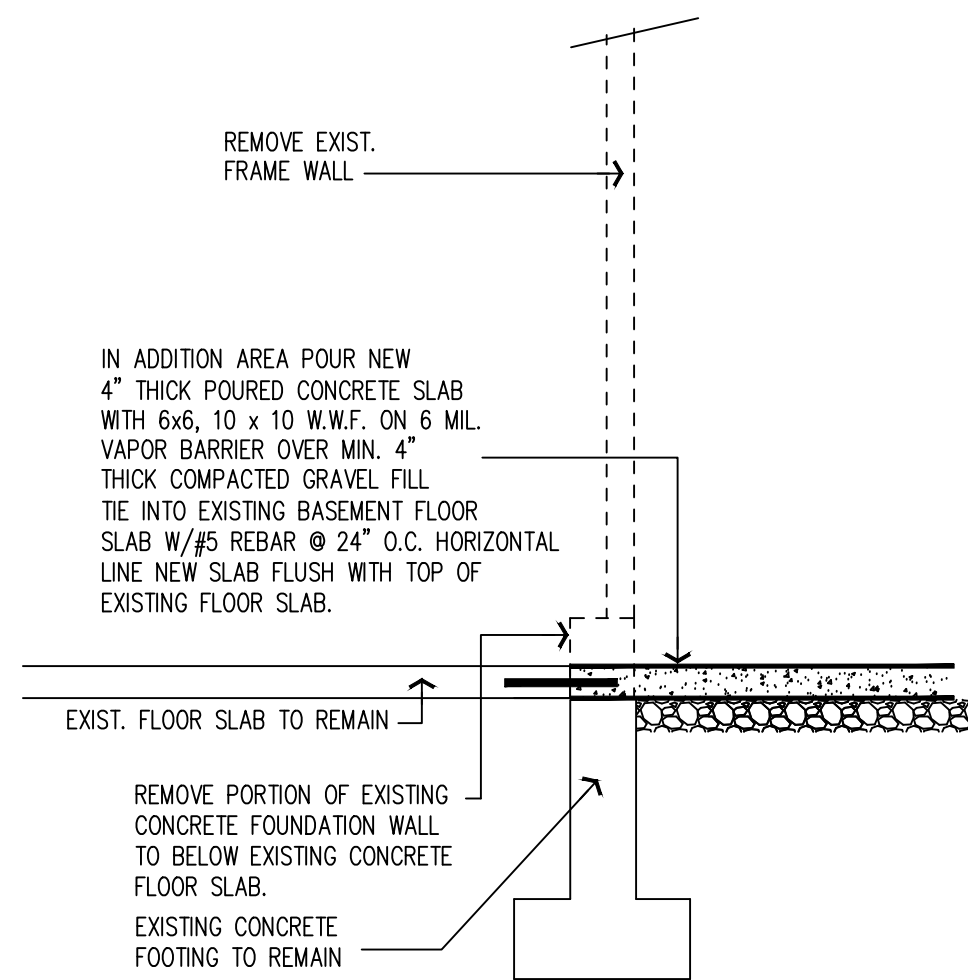
DO NOT SCALE DRAWINGS
CHECK ALL DIMENSIONS
AND REPORT ALL DISCREPANCIES
OR ERRORS TO ARCHITECT

© R. LIZZO	6/16/2021
COMMISSION	REVISED
1183	9/16/2021

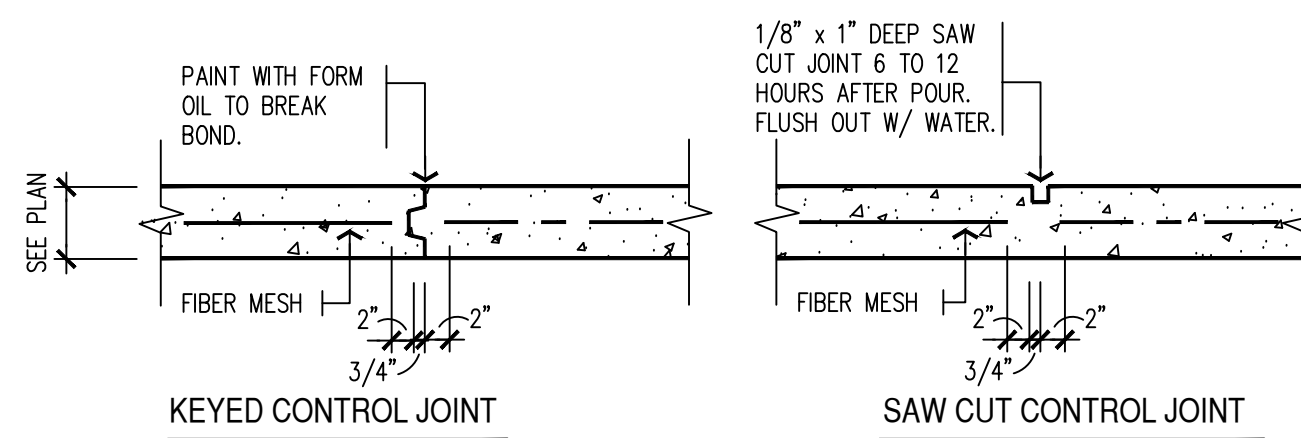
SHEET
A-1
OF ELEVEN



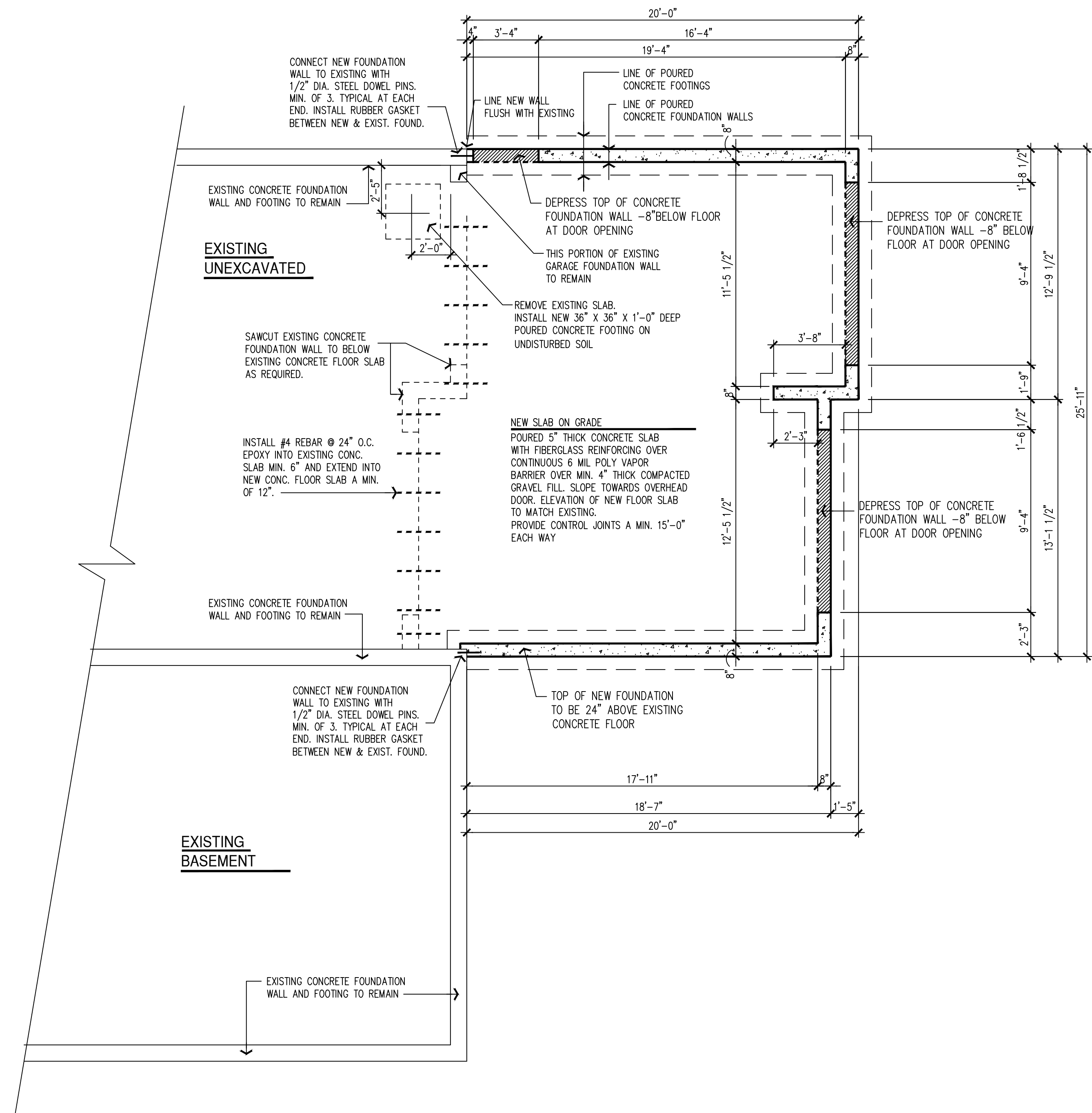
A SECTION THRU NEW EXTERIOR WALL
SCALE: 1/2" = 1'-0"



B WALL SECTION AT EXISTING/NEW GARAGE SECTION
SCALE: 1/2" = 1'-0"



C TYP. SLAB CONTROL JOINTS
NOT TO SCALE



GARAGE ADDITION FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

RL

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF ROBERT P. LIZZO AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF ROBERT P. LIZZO

1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN

ROBERT P. LIZZO
ARCHITECT
SOUTH LAKE AVENUE
THIRD LAKE • ILLINOIS 60080 • (847) 223-2280

DO NOT SCALE DRAWINGS CHECK ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR ERRORS TO ARCHITECT
© R. LIZZO 6/16/2021
COMMISSION 1183
REVISED 9/16/2021

SHEET
A-2
OF ELEVEN

DEMOLITION CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING ANY MATERIAL OR STARTING ANY OF THE WORK

DEMOLISH AS REQUIRED AND REMOVE DEBRIS DAILY. DEBRIS MUST BE REMOVED FROM THE SITE BY DEMOLITION CONTRACTOR. ALL EXISTING MATERIALS TO BE REUSED SHALL BE STORED AT THE CONTRACTORS EXPENSE AND LIABILITY.

DEMOLITION CONTRACTOR SHALL KEEP THE WORK AREA FREE OF WASTE MATERIALS AND RUBBISH CAUSED BY HIS OPERATION. UPON COMPLETION OF HIS WORK EACH RESPECTIVE CONTRACTOR SHALL LEAVE THE PREMISES NEAT, CLEAN AND FREE OF DEBRIS AND DUST.

THE ENTIRE WORK AND MATERIALS SHALL COMPLY WITH THE STIPULATIONS PUT FORTH IN THE AIA DOCUMENT A 201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (APPLIED TO THIS WORK AND ARE MADE PART OF THESE CONTRACT DRAWINGS TO THE SAME EXTENT AS IF WRITTEN IN FULL). ADDITIONALLY, THE OWNER, GENERAL CONTRACTOR, SUBCONTRACTORS AND ANY AND ALL PERSONS SCHEDULING WORK, PERFORMING WORK OR DIRECTING WORK SHALL HOLD HARMLESS THE ARCHITECT AND HIS REPRESENTATIVES FOR ANY AND ALL CLAIMS FOR INJURY, DEATH OR DAMAGE TO PROPERTY RESULTING FROM THE ACTIONS OF ANY AND ALL PERSONS SCHEDULING WORK, DIRECTING WORK OR PERFORMING WORK INDICATED IN THESE DRAWINGS.

ALL OPENINGS TO THE EXTERIOR CAUSED BY DEMOLITION MUST BE IMMEDIATELY SEALED UP WITH A TEMPORARY SECURE ENCLOSURE IN ORDER TO PROTECT THE INTERIOR FROM THE WEATHER AND UNAUTHORIZED ENTRY.

IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY STRUCTURAL SHORING FOR ALL STRUCTURAL MEMBERS AS REQUIRED WHERE BEARING WALLS ARE BEING OPENED UP OR REMOVED.

ALL PLUMBING FIXTURES TO BE REMOVED SHALL HAVE ALL PIPING REMOVED TO BELOW THE FLOOR OR BEHIND THE WALLS AND SHALL BE CAPPED BELOW THE FLOOR OR BEHIND THE WALLS.

ALL UNUSED OR ABANDONED GAS, ELECTRICAL OR OTHER PIPING SHALL BE REMOVED
BACK TO IT'S PLACE OF ORIGIN.

IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO PROTECT THE EXISTING SURROUNDINGS ADJACENT TO HIS WORK AREA.

CONTRACTOR MUST VERIFY THE EXACT LOCATION OF ALL NEW OPENINGS IN EXISTING WALLS, FLOORS OR ROOF WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND STRUCTURAL INFORMATION ON THE PLANS. AND REPORT ANY DISCREPANCIES TO THE ARCHITECT



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

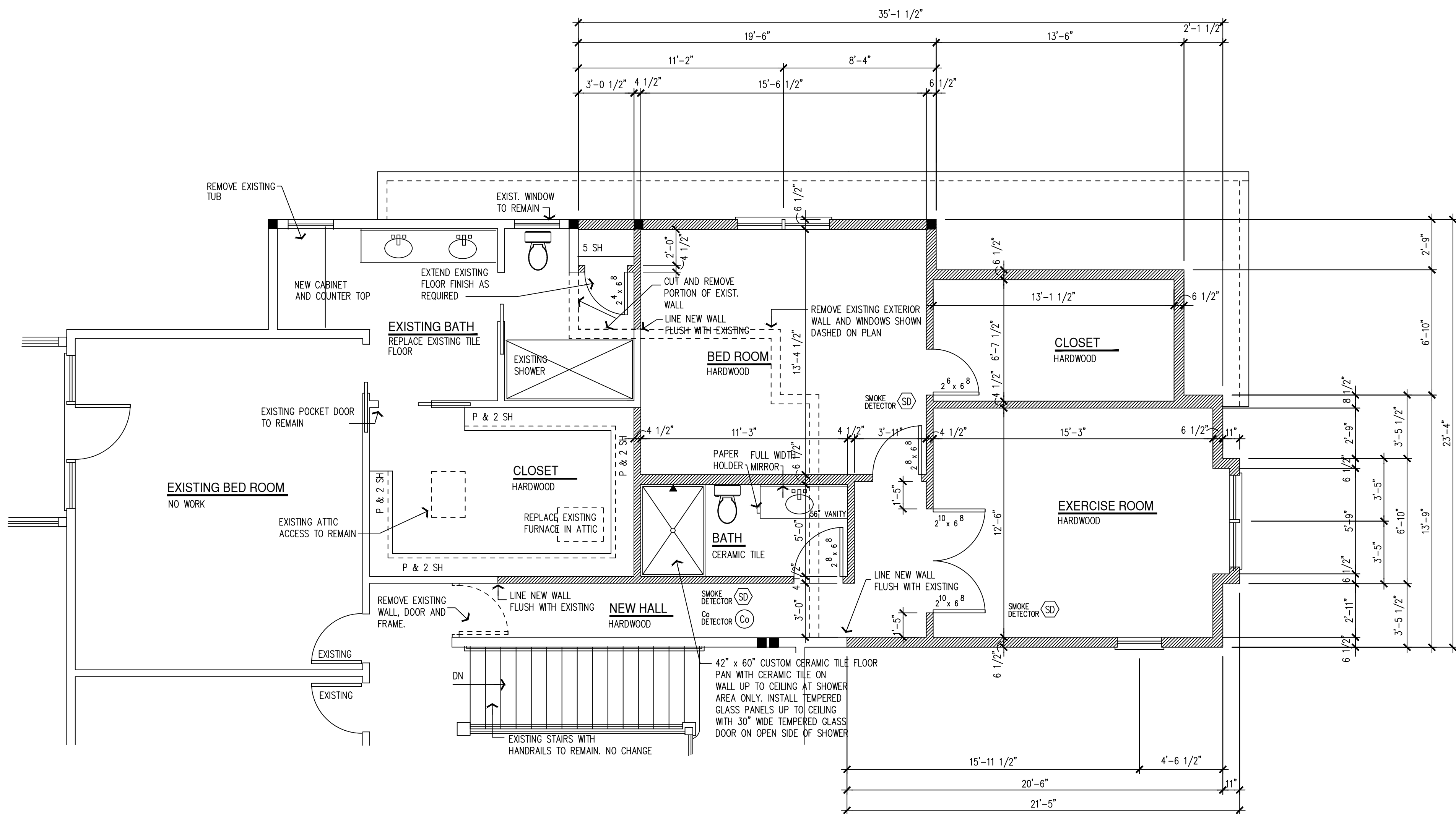
THESE DRAWINGS AND DESIGNS
ARE PROTECTED BY COPYRIGHT
AND MAY NOT BE USED OR
REPRODUCED WITHOUT THE
EXPRESSED WRITTEN CONSENT

1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN

ROBERT P. LIZZO
A R C H I T E C T
SEVEN SOUTH LAKE AVENUE
THIRD LAKE • ILLINOIS • 60030 • (847) 223-2280

DO NOT SCALE DRAWINGS AND REPORT ALL DISCREPANCIES ON DRAWINGS TO ARCHITECT BEFORE PROCEEDING WITH WORK	6/16/2021
COMMISSION	REVISED 6/16/2021

SHEET
A-3
OF ELEVEN



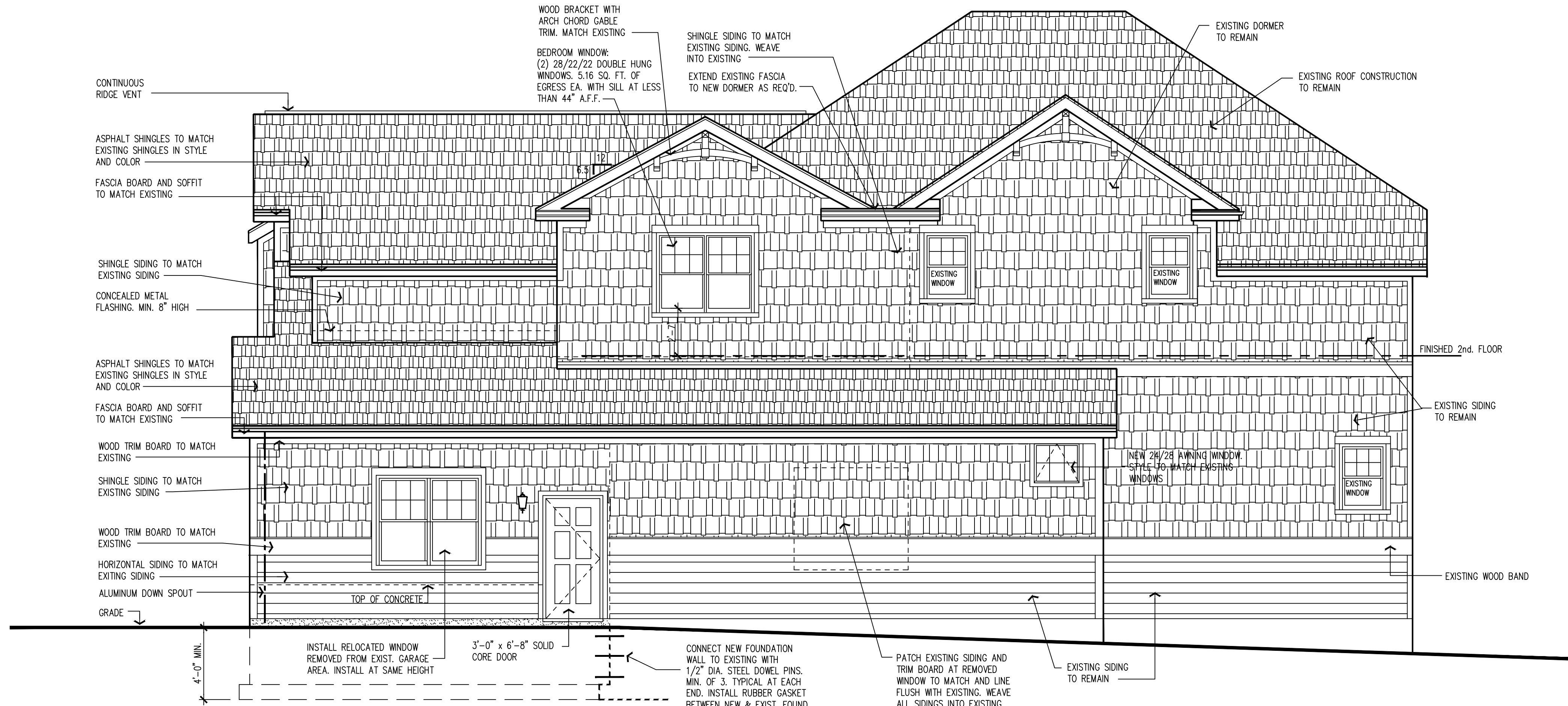
SECOND FLOOR PLAN

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

DO NOT SCALE. DRAWINGS INTEND ALL DIMENSIONS TO BE SHOWN UNLESS OTHERWISE NOTED.	
© R. LIZZO	6/16/2021
COMMISSION 1183	REUSED 9/16/2021

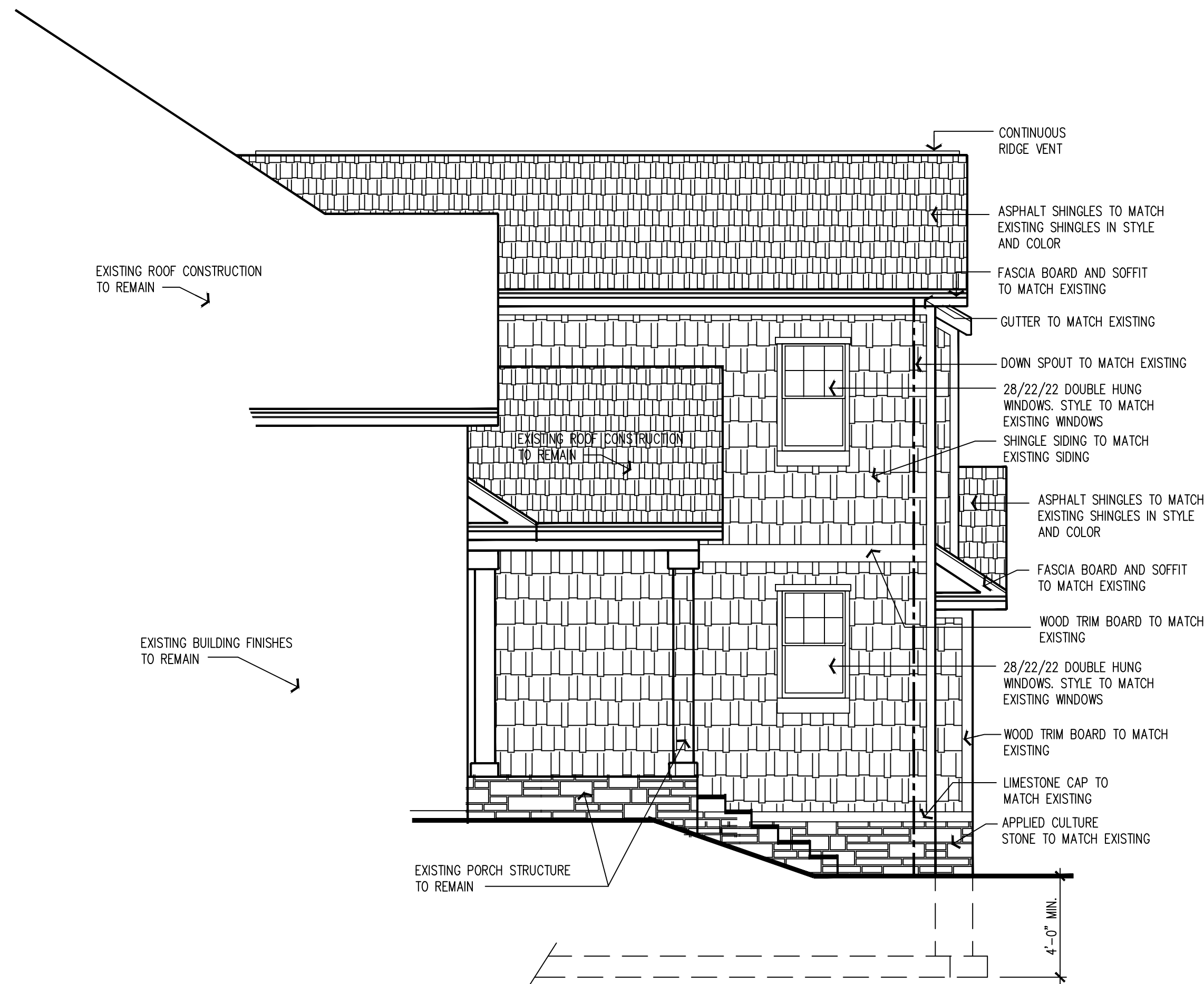
ROBERT P. LIZZO
ARCHITECT
SEVEN THIRDS LAKE • ILLINOIS • 60030 • (847) 223-2280

1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN



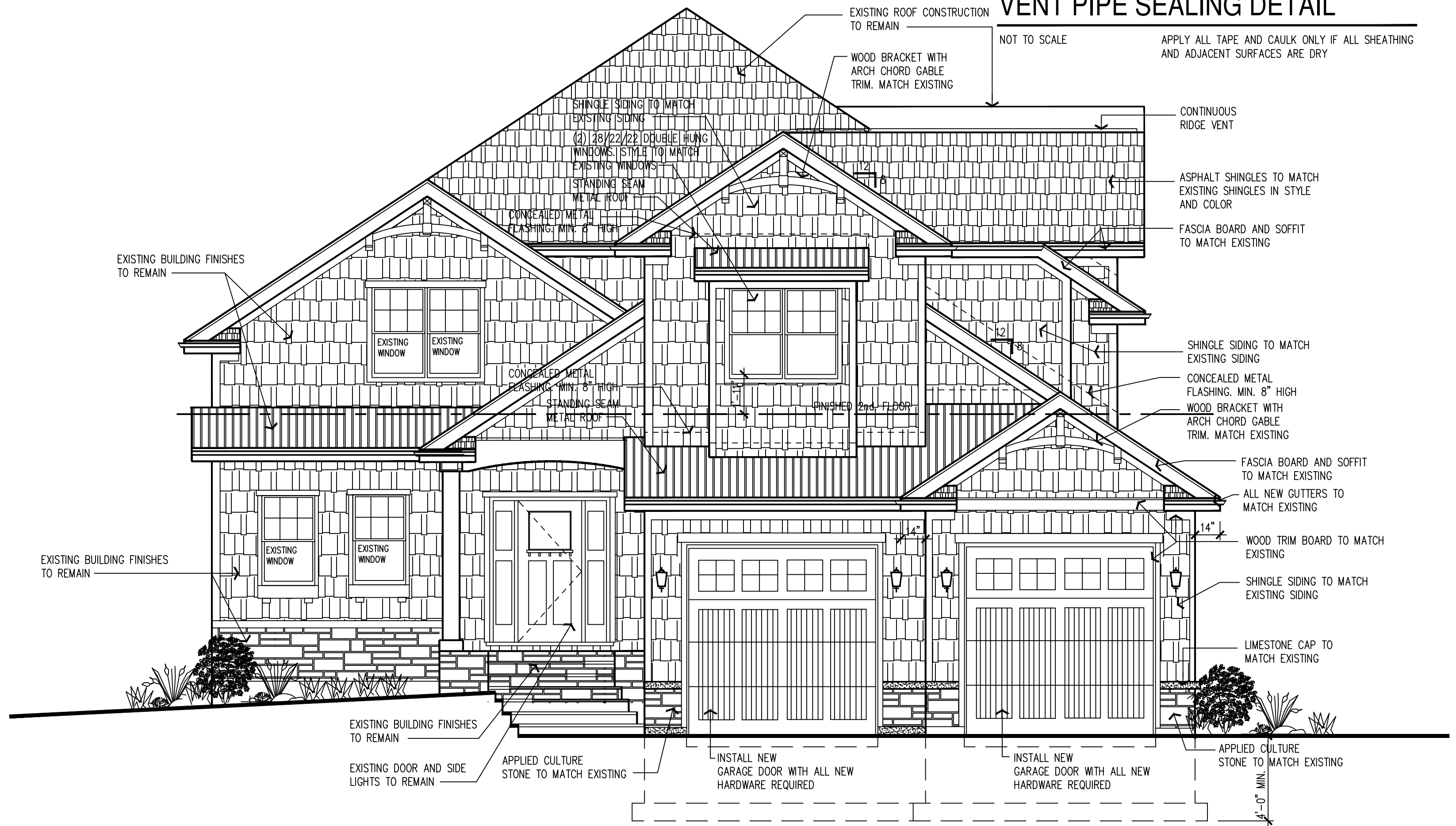
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

NOTES:

ALL WINDOWS UNLESS NOTED OTHERWISE ON PLANS SHALL MATCH EXISTING WINDOWS WITH INSULATED GLASS AND SCREENS. ALL SIZES SHOWN ON PLANS ARE GLASS SIZES UNLESS OTHERWISE NOTED.

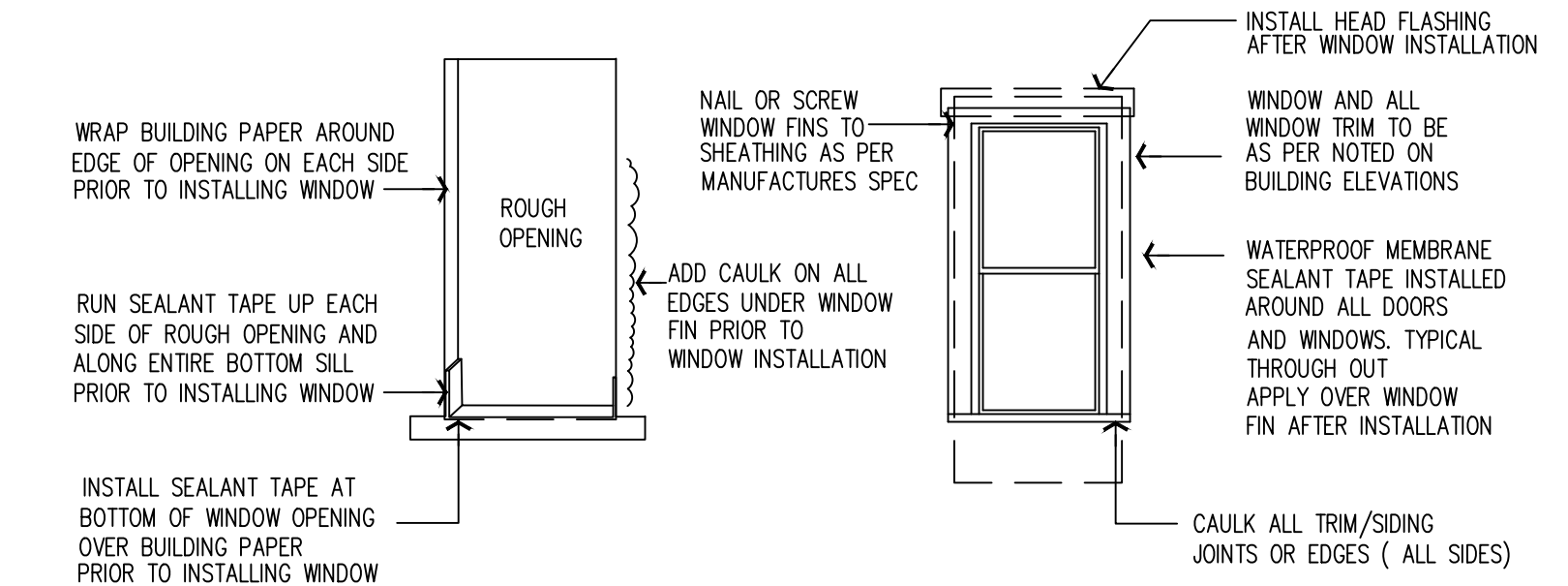
ALL WINDOW SIZES SHOWN ON PLAN ARE GLASS SIZES AND NOT ROUGH OPENING SIZES. CONTRACTOR TO VERIFY WITH MANUFACTURER ALL ROUGH OPENING SIZES OF WINDOWS PRIOR TO FRAMING. ALL EMERGENCY EGRESS WINDOWS MUST MEET LOCAL CODE REQUIREMENTS. VERIFY ALL ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO ORDERING WINDOWS.

CAULK ALL NEW WINDOWS AS PER MANUFACTURES SPECIFICATIONS. ALL JOINTS BETWEEN BUILDING FINISHES AND OTHER MATERIALS AND ALL CORNERS AND JOINTS IN TRIM BOARDS.

PROVIDE FLASHING AT ALL LOCATIONS SHOWN ON PLANS AS WELL AS ALL OTHER LOCATIONS WHERE WOOD, STUCCO AND BRICK MEETS ROOFING, TOP AND SIDES OF ALL WINDOWS AND DOOR OPENINGS, ROOF VALLEYS, DECK INTERSECTIONS AND CHIMNEY TO ROOF INTERSECTIONS.

PROVIDE MINIMUM OF 1 SQUARE FOOT OF ATTIC VENT PER EACH 300 SQUARE FEET OF ATTIC SPACE. 50% AT SOFFIT AND 50% NEAR RIDGE.

PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS WHERE NOTED ON ELEVATIONS

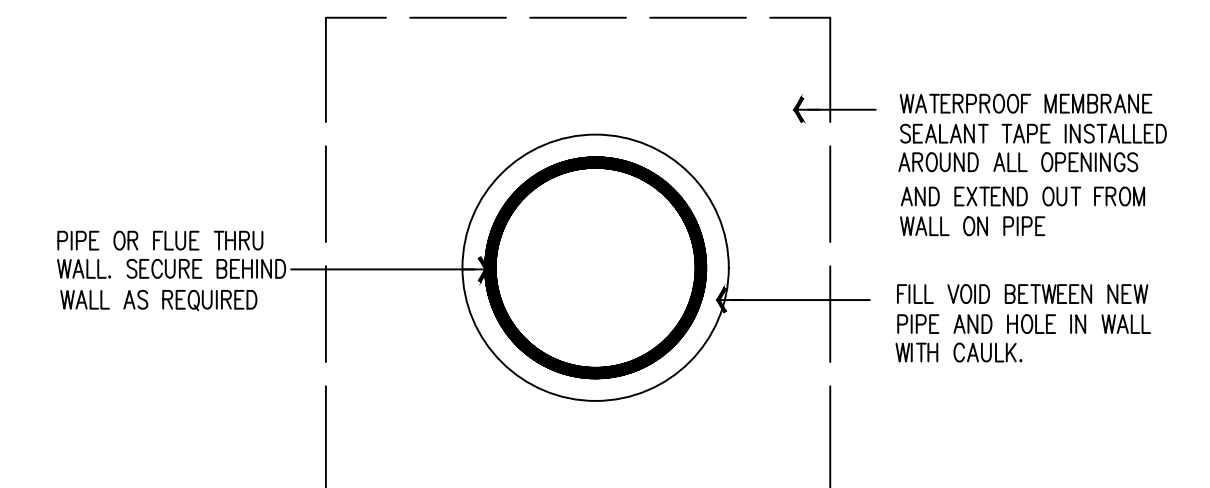


WINDOW SEALING DETAIL

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

APPLY ALL TAPE AND CAULK ONLY IF ALL SHEATHING AND ADJACENT SURFACES ARE DRY

INSTALL AS PER ASTM E 2112



VENT PIPE SEALING DETAIL

APPLY ALL TAPE AND CAULK ONLY IF ALL SHEATHING AND ADJACENT SURFACES ARE DRY

H.V.A.C. NOTES

CONTRACTOR MUST VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING ANY MATERIALS OR STARTING ANY OF THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

THE ENTIRE WORK AND MATERIALS ON THESE PLANS SHALL CONFORM TO ALL APPLICABLE LOCAL, ASSOCIATIONS, STATE AND NATIONAL CODES AND ORDINANCES. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR AT ASCERTAIN COMPLIANCE WITH ALL OF THESE CODES AND ORDINANCES.

THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT FURNISHED UNDER THIS CONTRACT TO BE NEW UNLESS NOTED OTHERWISE AND THAT ALL WORK AND WORKMANSHIP WILL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR MINIMUM OF ONE YEAR FROM THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER.

ALL DUCTWORK SHALL BE PRIME GALVANIZED SHEET METAL AND SHALL BE FABRICATED ACCORDING TO THE S.M.A.C.N.A. LOW VELOCITY DUCT MANUAL AND ANY LOCAL MECHANICAL CODES AND ORDINANCES. DUCT SUPPORTS WILL BE APPROVED HANGERS AT INTERVALS NOT TO EXCEED 10 FEET.

ALL BRANCH SUPPLY DUCTS HAVE SPLITTER DAMPERS OR MANUAL VOLUME DAMPERS. ALL ROUND DUCTS SHALL BE MINIMUM OF 6" DIAMETER UNLESS NOTED OTHERWISE ON PLANS. ALL BRANCH DUCTS SHALL BE RUN ABOVE CEILING OR BETWEEN JOIST WHERE POSSIBLE OR WHERE SHOWN ON PLANS.

ALL FLOOR/CEILING SUPPLY REGISTERS SHALL BE "RELIABLE AIR PRODUCTS" MODEL RPD OR EQUAL, FINISH TO BE SELECTED BY OWNER. MAXIMUM 9" FROM WALL.

ALL FLUE PIPES AND FLUE CONNECTOR PIPES SHALL BE TYPE RV METALBESTOS, OR METAL FAB DOUBLE WALL "B" VENT PIPE FOR FURNACES AND WATER HEATERS.

NOISE LEVELS SHALL NOT EXCEED 55 DBA AT THE LOT LINE.

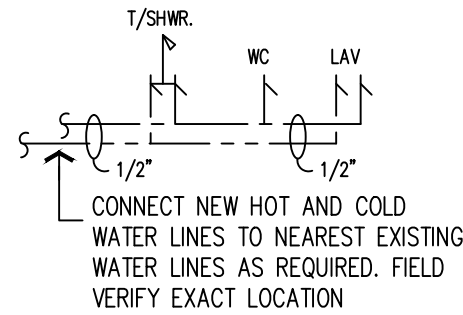
HVAC CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONTROL DEVICES AND CONTROL WIRING. DO ALL CUTTING AS REQUIRED.

ALL ELECTRICAL EQUIPMENT SHALL BE U.L. LISTED
PROVIDE RAIN CAP ON TERMINATION OF FLUES.
GAS FLUES SHALL EXTEND A MINIMUM OF 3 FEET ABOVE ROOF.
HEATING SYSTEM SHALL BE COMPLETED WITH HUMIDIFIERS.
THERMOSTAT SHALL BE FURNISHED AND INSTALLED WITH EACH HEATING AND COOLING UNIT 48" ABOVE FINISH FLOOR.
HEATING CONTRACTOR SHALL BALANCE SYSTEM TO AIR QUANTITIES SHOWN ON PLAN.
PROVIDE CARBON MONOXIDE DETECTOR WITHIN 15 FEET OF EACH BEDROOM DOOR USED FOR SLEEPING PURPOSES
SUPPLY DUCTS IN UNCONDITIONED ATTICS,CRAWL SPACES OR OUTSIDE THE BUILDING SHALL BE INSULATED TO R-8
RETURN AIR DUCTS IN UNCONDITIONED ATTICS,CRAWL SPACES OR OUTSIDE THE BUILDING SHALL BE INSULATED TO R-8
DUCTS IN FLOOR JOISTS SHALL BE INSULATED TO R-6
DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT MUST BE SEALED AND MECHANICALLY FASTENED. ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED FABRIC OR TAPE. TAPES AND MASTICS MUST BE RATED UL 181A OR UL 181B.
THE H.V.A.C. SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS
MECHANICAL PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREE F OR BELOW 55 DEGREE F SHALL BE INSULATED TO A MINIMUM OF R-2
ALL MANUFACTURED EQUIPMENT AND MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUF. PRINTED INSTRUCTIONS.

DUCT TIGHTNESS TESTING SHALL BE EITHER POST CONSTRUCTION OR ROUGHT IN TEST PER R403.3.3 OF THE 2018 IECC
DRYER DUCT TERMINATION AND CONCEALED DUCT SHALL BE LABELED OR TAGGED WITH ITS EQUIVALENT LENGHT WITHIN SIX FEET OF EXHAUST DUCT CONNECTION. IF DRYER IS NOT INSTALLED AT OCCUPANCY, THEN THE EXHAUST DUCT SHALL BE CAPPED OR PLUGGED AND IDENTIFIED AND MARKED "FUTURE USE"

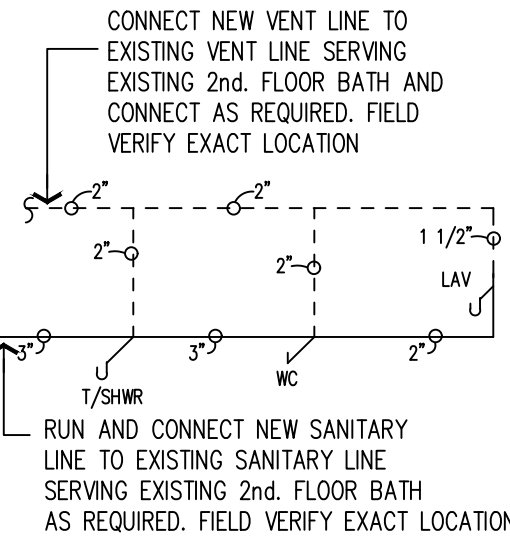
VENT SCHEDULE

	ROOM	AREA S.F.	ORD. REQUIRED		ACTUAL	
			LIGHT	VENT	LIGHT	VENT
SECOND FLOOR	NEW BEDROOM	208	16.64	8.32	17.00	10.32
	EXERCISE ROOM	198	15.84	7.92	17.00	10.32
	NEW BATH	56	N.R.	55 CFM	----	90 CFM EXH. FAN
	ALL OTHER EXISTING 2nd. FLOOR ROOMS - NO CHANGE IN LIGHT AND VENT					
FIRST FLOOR	NEW LAUNDRY ROOM	200	N.R.	N.R.	4.50	5.40
	ALL OTHER EXISTING 2nd. FLOOR ROOMS - NO CHANGE IN LIGHT AND VENT					



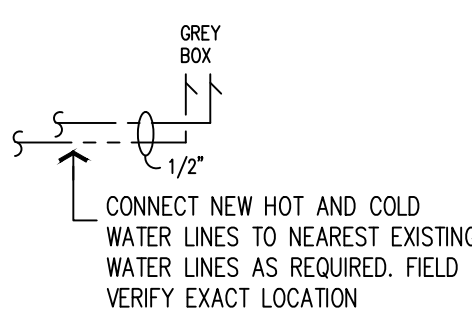
NEW 2nd. FLOOR BATH
WATER RISER PIPING DIAGRAM

NO SCALE



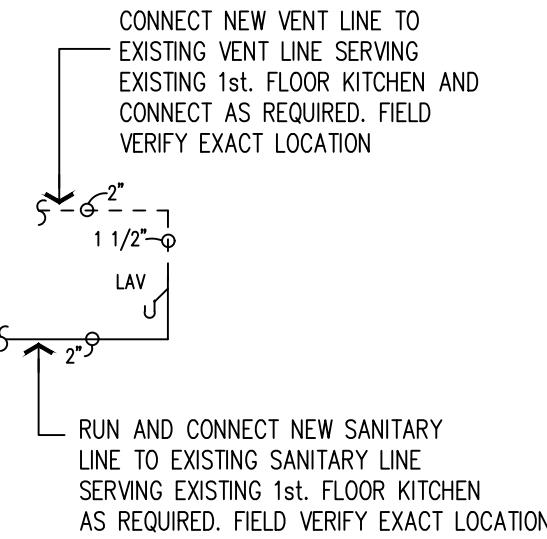
NEW 2nd. FLOOR BATH
WASTE PIPING DIAGRAM

NO SCALE



NEW 1st. FLOOR LAUNDRY
WATER RISER PIPING DIAGRAM

NO SCALE



NEW 1st. FLOOR LAUNDRY
WASTE PIPING DIAGRAM

NO SCALE

PLUMBING NOTES:

ALL PLUMBING WORK AND MATERIALS UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING AND PLUMBING CODES. ALL FIXTURES IN HANDICAPPED TOILET AREAS TO COMPLY WITH THE WISCONSIN HANDICAP STANDARDS.

ALL NEW PLUMBING FIXTURES SHALL BE PROVIDED WITH STOP VALVES LOCATED AT THE FIXTURE. STOP VALVES SHALL BE CHROME PLATED ANGLE TYPE WITH FLEXIBLE RISER, FULL SIZE OF VALVE AND WHEEL HANDLE.

ALL FIXTURES SHALL HAVE CHROME PLATED CAST BRASS "P" TRAPS WITH CLEANOUT PLUGS UNLESS NOTED OTHERWISE ON DRAWINGS.

AIR CHAMBERS SHALL BE PROVIDED ON ALL FIXTURES AND RISERS. AIR CHAMBERS TO FULL HEIGHT OF 12" ON FIXTURES, 24" ON RISERS AND 28" ON DISHWASHERS.

ALL NEW EXPOSED PIPING IN FINISHED AREAS TO INCLUDE PIPE NIPPLES AT STOP VALVES AND TRAPS MUST BE CHROME PLATED. ALL NEW PIPING THRU FLOOR OR WALL SHALL BE PROVIDED COMPLETE WITH CHROME PLATED OR STAINLESS STEEL ESCUTCHEON PLATE WITH SET SCREW.

THROUGH WALL SANITARY SEWER SHALL BE

MINIMUM CLEARANCE FOR ACCESS TO WATER CLOSETS SHALL BE 16-INCHES CENTER LINE TO WALL OR OTHER OBSTRUCTIONS; 30-INCHES FROM FRONT OF BOWL TO WALL OR OTHER OBSTRUCTIONS.

MINIMUM 30-INCH DEPTH FOR ALL EJECTOR PUMPS 52 DUCTILE IRON.

ALL UNDERGROUND DOMESTIC WATER SERVICE PIPING SHALL BE TYPE "K" HARD COPPER.
ALL NEW GATE VALVES (IF REQUIRED) SHALL BE JENKINS NUMBER 62 OR NUMBER 1243 OR EQUAL. ALL NEW CHECK VALVES SHALL BE JENKINS NUMBER 122 OR NUMBER 92-A OR EQUAL. ALL GLOBE VALVES SHALL BE JENKINS NUMBER 106 A-2 OR NUMBER 1200-2 OR EQUAL.

FOR NEW VENTS THRU ROOF PROVIDE 24" SQUARE 4 LB. SHEET LEAD FLASHING TURNED DOWN INSIDE VENT PIPE. FOR EACH NEW ROOF DRAIN (IF REQUIRED) PROVIDE 36" SQUARE 4 LB. LEAD FLASHING SECURED TO THE FLASHING CLAMP.

ALL PLUMBING FIXTURES, BRASS, ACCESSORIES AND FAUCETS AS PER OWNER'S SELECTION, SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. LAVATORY FAUCETS SHALL BE EQUIPPED WITH TEMPERING DEVICE WITH A MAX. TEMPERATURE SETTING OF 110 DEGREES.

ALL HOSE THREADS OUTLETS SHALL BE EQUIPPED WITH A VACUUM BREAKER.

ALL SHOWER OR SHOWER/TUB COMBINATIONS MUST HAVE A THERMOSTATIC OR PRESSURE BALANCING SAFETY MIXING VALVE, SET TO DELIVER A MAX. OF 115 DEGREE WATER AT TIME OF INSTALLATION.

PROVIDE HEAT TRAPS ON ALL DOMESTIC WATER HEATERS

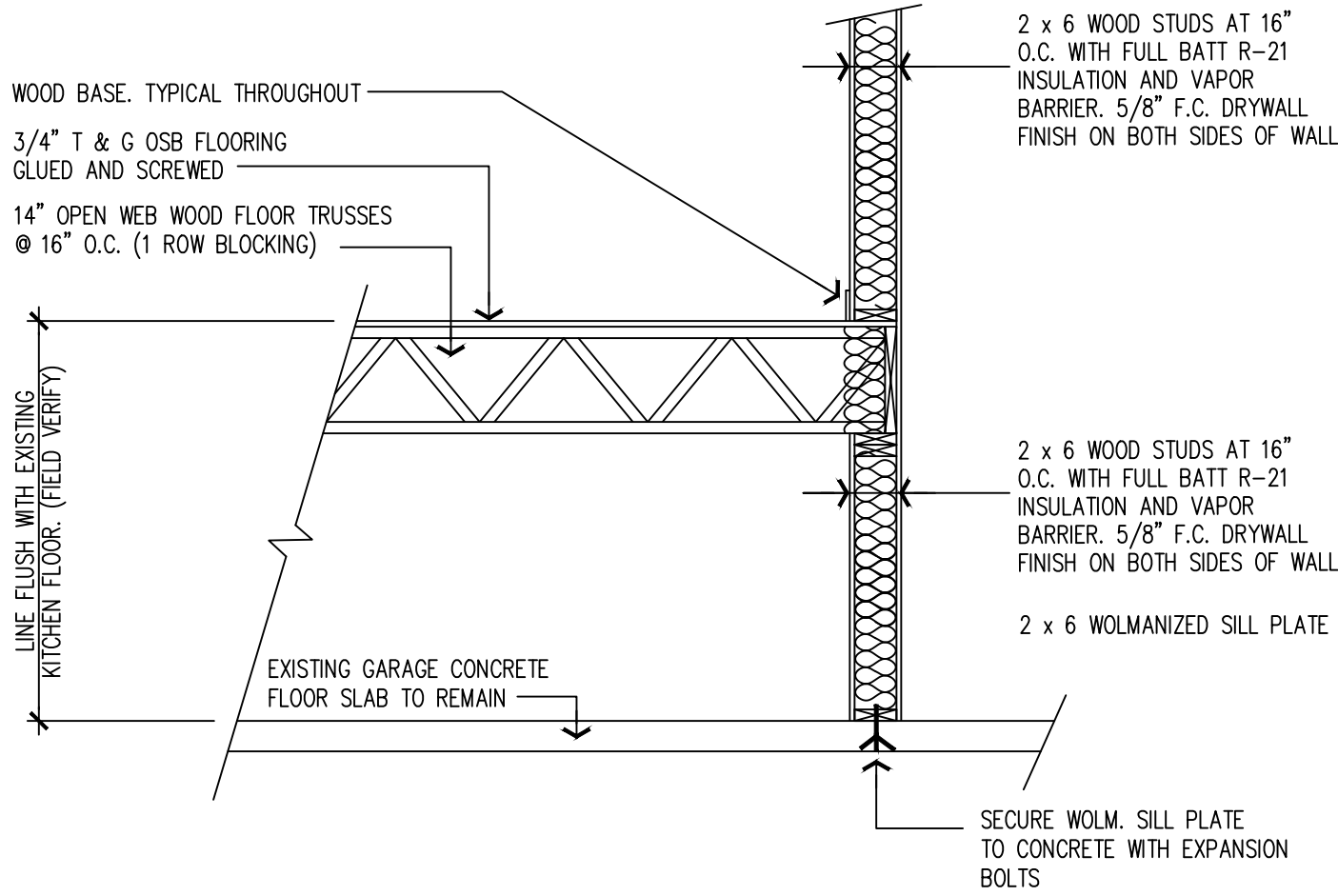
SOLDER JOINTS BEFORE WATER METER IS PROHIBITED.

CELLULAR/FOAM CORE TYPE PVC IS PROHIBITED

SPUN AIR CHAMBERS IS PROHIBITED.

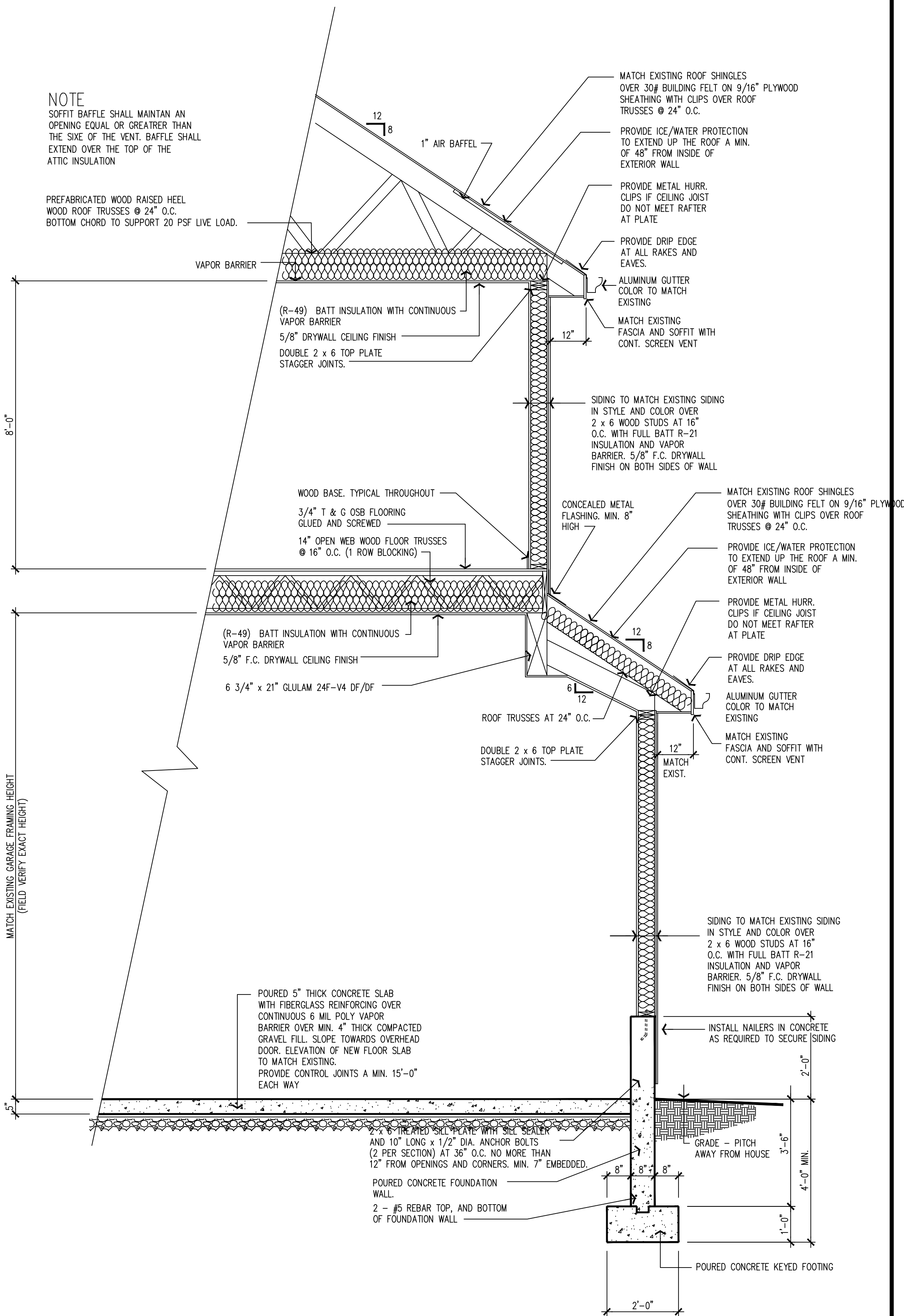
(ALL WASTE AND VENT PIPING ABOVE GRADE TO BE PVC UNLESS OTHERWISE NOTED ON PLANS)

PROVIDE CLEANOUT WITHIN 5'-0" OF BUILDING.



WALL SECTION BETWEEN
LAUNDRY ROOM AND GARAGE

SCALE: 1/2" = 1'-0"



RL

THESE DRAWINGS AND DESIGNS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF ROBERT P. LIZZO

1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN

ROBERT P. LIZZO
ARCHITECT
SEVEN SOUTH LAKE AVENUE
THIRD FLOOR • ILLINOIS 60030 • (847) 223-2260

DO NOT SCALE DRAWINGS
CHECK ALL DIMENSIONS
AND REPORT ALL DISCREPANCIES OR ERRORS TO ARCHITECT
AND THE FIELD ENGINEER
© R. LIZZO 6/16/2021
COMMISSION REVISD
1183 9/16/2021

SHEET
A-7
OF ELEVEN

ELECTRICAL NOTES

ALL WORK UNDER THIS CONTRACT SHALL BE IN STRICT COMPLIANCE WITH ALL ORDINANCES AND CODES OF ALL LOCAL, STATE AND NATIONAL MUNICIPALS AND OF THE COMMONWEALTH EDISON COMPANY.

CONTRACTOR SHALL WARRANT ALL MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK.

MIN. SIZE OF WIRE SHALL BE NO. 14 AWG THHN AND MIN. SIZE OF CONDUIT SHALL BE 1/2" EMT. HOMERUNS OF 75 FEET AND LONGER SHALL BE NO. 10 AWG MIN.

ALL GROUNDING SHALL BE AS PER N.E.C. AND LOCAL CODE REQUIREMENTS.

COORDINATE WORK WITH OTHER TRADES AND INSTALL CONDUITS AND CONDUIT BOXES TO CLEAR PIPES, DUCTS AND OTHER STRUCTURAL FEATURES.

LIGHTING FIXTURES ARE TO BE LOCATED AS REQUIRED ON THE JOB TO CLEAR DUCTS, PIPING, EQUIPMENT AND/OR MECHANICAL EQUIPMENT. EXPOSED WORK MUST BE INSTALLED IN A WORKMAN-LIKE MANNER

CONDUIT RUNS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. ACTUAL FIELD CONDITIONS SHOULD BE FOLLOWED.

ALL WIRING DEVICES SHALL BE STANDARD GRADE, AS MANUFACTURED BY HUBELL, P&S OR EQUAL.

ALL FLOOR MOUNTED WIRING DEVICE BOXES SHALL HAVE TILE OR CARPET FLANGES AS JOB CONDITIONS REQUIRE.

ALL ISLAND AND PENINSULAR OUTLETS SHALL BE HARD PIPED IN PLACE

ALL MOUNTING HEIGHTS FROM THE CENTERLINE OF THE BOX TO THE FINISHED FLOOR ARE AS FOLLOWS, UNLESS NOTED OTHERWISE ON PLAN: SWITCHES-48", ELECTRICAL/TELEPHONE/DATA OUTLETS-18", THERMOSTATS-5'-0", TOP OF PANELBOARDS-6'-6".

ALL ROOF PENETRATIONS TO BE COORDINATED WITH THE DESIGNATED ROOFING CONTRACTOR.

CONDUIT AND OUTLETS FOR SECURITY, DATA, TELEPHONE, AND ELECTRIC MAY REQUIRE REMOVAL OF CONCRETE SLAB OR ROUTING OF CONDUIT UNDER FLOOR IN SPACE BELOW.

DISCONNECT SWITCHES SHALL BE GENERAL DUTY IN APPROPRIATE NEMA ENCLOSURES. A LINE VOLTAGE, HORMEPORERATED DISCONNECT SWITCH SHALL BE INSTALLED ADJACENT TO EACH MOTOR.

ALL TEMPORARY WIRING SHALL BE REMOVED WHEN PERMANENT POWER IS AVAILABLE.

IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM (WITH-IN 10%).

ALL 120 VOLT OUTLETS TO BE BONDED TO RACEWAYS OR " AUTO GROUNDED"

A SEPARATE EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED FOR ALL AIR COND UNITS. CONDUCTORS TO BE INSTALLED IN LIQUID TIGHT FLEXIBLE METAL CONDUIT TO AVOID VIBERATIONS FROM THE BUILDING TO THE UNIT. ELECTRICAL TAPE SHALL NOT BE USED TO CONNECT LOW VOLTAGE WIRING TO REFRIGERATION LINES.

LISTED AND LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING AND LABELING .

ALL BOXES FOR GENERAL LIGHTING PURPOSES SHALL BE A MINIMUM ONE AND ONE HALF INCHES DEEP BY THREE AND THREE QUARTER INCHES IN DIAMETER. SWITCH AND RECEPTACLE BOXES SHALL HAVE A MINIMUM FOUR INCHES SQUARE BY ONE AND ONE HALF INCHES DEEP

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 OR 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLS AND SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. ALL OUTLETS SHALL BE TAMPER PROOF TYPE

ALL CLOSET LIGHTS TO BE RECESSED INCANDESCENT OR FLOURESCENT LIGHTS WITH LENS. PROVIDE MIN. 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF

PROVIDE MINIMUM ONE SEPARATE 20 AMP CIRCUIT FOR LAUNDRY APPLIANCES AND ONE SEBERAGE CIRCUIT FOR BATH AND AND MINIMUM TWO 20 AMP CIRCUITS FOR KITCHEN COUNTERS, BOTH CIRCUITS SHALL BE AVAILABLE ON ALL COUNTER TOPS WHERE MORE THAN ONE OUTLET IS LOCATED. COUNTER TOP OUTLETS SHALL BE LOCATED ABOVE, BUT NO MORE THAN 20 INCHES ABOVE THE COUNTER (BATH CIRCUITS TO HAVE NO OTHER OUTLETS CONNECTED TO IT)

RECESS LIGHTS TO BE TYPE 1C RATED AND INSTALLED WITH NO PENETRATIONS OR TYPE 1C OR NON-1C RATED WITH AIR TIGHT ASSEMBLY WITH 0.5 CLEARANCE FROM COMBUSTIBLE MATERIAL, 3" CLEAR FROM ALL INSULATION.

RECEPTACLES SHALL BE RATED AT THE BRANCH CIRCUIT RATING AND MUST BE SELF GROUNDING TYPE. GFI PROTECTION MUST BE FROM RECEPTACLE IN THE SAME ROOM OR SERVICE PANEL. PROTECTION FROM ROOM TO ROOM IS NOT ALLOWED

FREE CONDUCTORS AT BOXES SHALL BE A MINIMUM OF 6" IN LENGTH

MAXIMUM OF ELECTRICAL OPENINGS PER CIRCUITS SHALL AS FOLLOWS
9 - 15 AMPS; 11 - 20 AMPS.

#12 GAGE WIRE -NO MORE THAN 12 OUTLETS OR GENERAL LIGHTING
#14 GAGE WIRE -NO MORE THAN 12 OUTLETS OR GENERAL LIGHTING

A 125 V SINGLE PHASE 15 OR 20 AMP OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATIONFOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFIG EQUIPMENT

NO NOTCHING OF WOOD ALLOWED. DRILLING SHALL BE IN ACCORDANCE WITH WOOD MANUFACTURES SPECIFICATIONS

GROUNDING CONDUCTOR MAY NOT BE SMALLER THAN A #4 AWG.

GROUNDING: ALL FLEX MUST HAVE A GROUNDING CONDUCTOR INSTALLED.

ALL BOXES MOUNTED IN CEILING MORE THAN 2 FEET FROM WALL, MUST BE RATED FOR FAN SUPPORT.

SMOKE DETECTORS MUST HAVE A BREAKER LOCK INSTALLED ON BREAKER, IF ON SEPARATE CIRCUIT. ALL SMOKE DETECTORS TO BE PHOTO-ELECTRIC TYPE, 110 VOLT HARDWIRED IN SERIES TO ALL SOUND ALARM IF ANY SINGLE ONE IS ACTIVATED

NO MORE THAN 5% VOLTAGE DROP IN ALL BRANCH CIRCUITS AT FURTHEST POINT

ELECTRICAL EQUIPMENT EXPOSED TO WEATHER MUST BE WEATHERPROOF.

GFI OUTLETS SHALL BE REQUIRED IN ALL UNFINISHED BASEMENT AREAS, CRAWL SPACES, AND GARAGES, UNLESS EXEMPT AS PER THE APPROVED ELECTRICAL CODE.

SERVICES - SMALLEST SIZE OF SERVICE THAT WILL BE ALLOWED IS 200 AMP/40 CIRCUIT OPENINGS, 2-INCH CONDUIT, 10% SPARE ON FINAL

ALL ELECTRICAL PANELS SHALL HAVE CLEAR WORKING SPACE IN FRONT OF PANEL, MINIMUM 3'-0" DEEP BY MINIMUM 30" WIDE OR WIDTH OF PANEL

ALL EQUIPMENT SHALL BE U.L. APPROVED.

ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS

LIGHTS OVER TUBS AND SHOWERS TO BE GFI PROTECTED

ALUMINUM IDENTIFICATION TAG STATING "ELECTRICAL SERVICE GROUND, DO NOT REMOVE" MUST BE PLACED ON ALL GROUND AND BONDING JUMPER LOCATIONS.

THERE SHALL BE TWO SOURCES OF ELECTRIC SERVICE GROUND.



ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 OR 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLS AND SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. ALL OUTLETS SHALL BE TAMPER PROOF TYPE

NOTE:
ALL NEW CLOSETS LIGHTS TO
HAVE LENS OR APPROVED
VILLAGE FIXTURE.
ALL CLOSETS LIGHTS SHALL NOT
HAVE EXPOSED LAMPS AND SHALL
BE MOUNTED MINIMUM 12" FROM
ANY STORAGE

ANY CONDUITS THAT ARE INSTALLED IN THE COLD ATTIC SPACE SHALL BE INSULATED TO PREVENT CONDENSATION IN THE PIPE.

NOTE:
A TEMPORARY ELECTRICAL SERVICE IS TO BE INSTALLED FOR POWER DURING THE CONSTRUCTION OF THE NEW BUILDING. GENERATORS SHOULD NOT BE USED AS THE REGULAR SOURCE OF POWER FOR CONSTRUCTION.

NOTE:
AT NO POINT ALONG A WALL WILL BE MORE THAN 6'-0" FROM AN ELECTRICAL OUTLET AND AN ELECTRICAL OUTLETS FOR A WALL SPACES 2'-0" OR GREATER IN WIDTH.

AN ELECTRICAL OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR WIDER. OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 IN. FROM AN ELECTRICAL OUTLET.

THE FOLLOWING SPECIFIC APPLIANCE LOAD REQUIRE INDIVIDUAL 20 AMP CIRCUIT: RANGE OVEN, MICROWAVE, TRASH COMPACTOR, DISHWASHER, FREEZER, REFRIGERATOR, GARBAGE DISPOSAL, CLOTHES DRYER, WASHER, BUILT-IN IRONING LOCATIONS, WATER HEATERS, HYDRO-MASSAGE TUB, CENTRAL VACUUMS WITH MOTORS OVER 1/2 H.P., SUMP PUMP, EJECTOR PUMP, FURNACES, AND AIR CONDITIONERS.

ALL CARBON MONOXIDE DETECTORS TO BE 110 VOLT HARDWIRED IN SERIES TO ALL SOUND ALARM IF ANY SINGLE ONE IS ACTIVATED, WITH BATTERY BACK-UP.

ALL SMOKE DETECTORS TO BE 110 VOLT HARDWIRED IN SERIES TO ALL SOUND ALARM IF ANY SINGLE ONE IS ACTIVATED, WITH BATTERY BACK-UP.

KITCHEN COUNTERS SHALL BE SUPPLIED BY TWO SEPERATE 20 AMP SMALL APPLIANCE CIRCUITS

RECESSED INCANDESCENT AND FLUORESCENT CLOSET LIGHTS SHALL BE INSTALLED A MINIMUM OF 6" FROM THE VERTICAL LINE OF THE SHELF AND INCANDESCENT CLOSETS LIGHTS SHALL BE INSTALLED A MINIMUM OF 12" FROM THE VERTICAL LINE OF THE SHELF

ELECTRICAL SERVICE TO BE INSTALLED UNDERGROUND

ANY CONDUITS THAT ARE INSTALLED IN THE COLD ATTIC SPACE SHALL BE INSULATED TO PREVENT CONDENSATION IN THE PIPE.

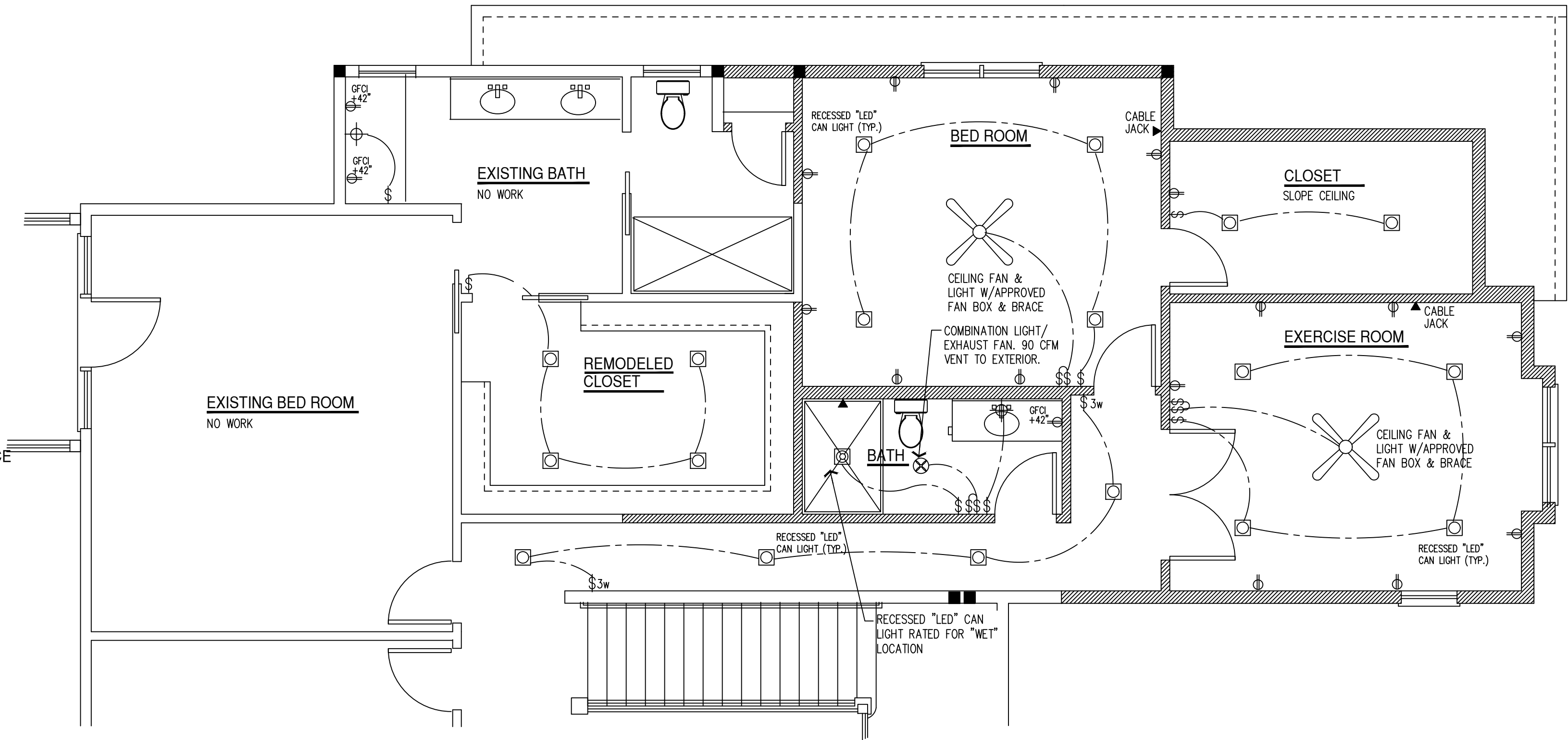
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE		SINGLE POLE TOGGLE SWITCH		HANGING PENDENT LIGHT FIXTURE		DOORBELL/BUZZER TRANSFORMER
	QUAD RECEPTACLE		3-WAY TOGGLE SWITCH		MOTOR		DOORBELL/BUZZER PUSHBUTTON
	EXISTING DUPLEX RECEPTACLE		4-WAY TOGGLE SWITCH		PHONE OUTLET: ROUTE CABLING TO BACKBOARD, STUB CONDUIT TO 6" ABV CLG		ELECTRICAL TRANSFORMER
	GROUND FAULT CIRCUIT INTERRUPT DUPLEX RECEPTACLE		ILLUMINATED PILOT SWITCH		DATA OUTLET: FOR V2K/POS SYSTEM & LAB DEVICES		CABLE OUTLET
	ISOLATED GROUND DUPLEX RECEPTACLE		CONDUIT RUN CONCEALED IN WALL OR CEILING		JUNCTION BOX		SOLENOID VALVE
	SINGLE RECEPTACLE		CONDUIT RUN CONCEALED IN FLOOR OR MILLWORK		ABOVE FINISHED FLOOR		FLOOR OUTLET
	SPECIAL RECEPTACLE		HOMERUN		RECESSED CAN LIGHT		SURFACE MOUNTED LIGHT FIXTURE
	WEATHERPROOF		ELECTRICAL PANEL		DOOR BELL BUZZER		RECESSED EXTERIOR RATED SOFFIT FIXTURE
			DISCONNECT SWITCH		DOORBELL BELL		

SCHEDULE OF MATERIALS

CONTRACTOR MAY SUBSTITUTE MANUFACTURES BRANDS OF EQUAL QUALITY AS REQUIRED

NAME	BRAND	RATE	CAT #	REMARKS
MAIN BREAKER MODULES	GE	00A 120/240V 1PH	TMP58BR	
METER MID II MODULAR METERING	GE	240V 1PH	E8741	
MAIN BREAKER 20 SPACES LOAD CENTERS	GE	125A 120/240V 1PH	TL20415	
PLUG-IN CIRCUIT BREAKERS SINGLE & 2 POLE	GE	15, 20, 30A 120/240V	TH0	
SIDE WIRED GROUNDING DUPLEX RECEPTACLE	LEVITON	20A 125V	12660	
SIDE WIRED GROUNDING SINGLE & 3 WAY SWITCHES	LEVITON	15A 1/2HP 120V	1451-2	
SIDE WIRED GROUNDING DUPLEX RECEPTACLE	LEVITON	15A 125V	12650	
THIN SOLID WIRES #14, 12 AWG	SUPERIOR	600V		
THIN STRANDED WIRES #6, 3/0, 500 MCM	ESSEX			
EMT 1/2" PIPES	ELECTRUMITE			
RIGID STEEL PIPES	ELECTRUMITE			



SECOND FLOOR ELECTRICAL PLAN

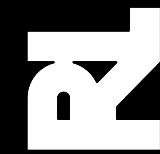
SCALE: 1/4" = 1'-0"

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 OR 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLS AND SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. ALL OUTLETS SHALL BE TAMPER PROOF TYPE

NOTE:
VERIFY ALL CABLE JACK LOCATIONS IN FIELD WITH OWNER PRIOR TO INSTALLATION

NOTE:
ALL NEW LIGHTING TO BE "LED" STYLE.

NOTE:
ALL NEW CLOSETS LIGHTS TO HAVE LENS OR APPROVED VILLAGE FIXTURE.
ALL CLOSETS LIGHTS SHALL NOT HAVE EXPOSED LAMPS AND SHALL BE MOUNTED MINIMUM 12" FROM ANY STORAGE



THESE DRAWINGS AND DESIGNS ARE FORWARDED BY COPYRIGHT AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROBERT P. LIZZO

1084 LAGRANGE DRIVE
LAKE GENEVA, WISCONSIN

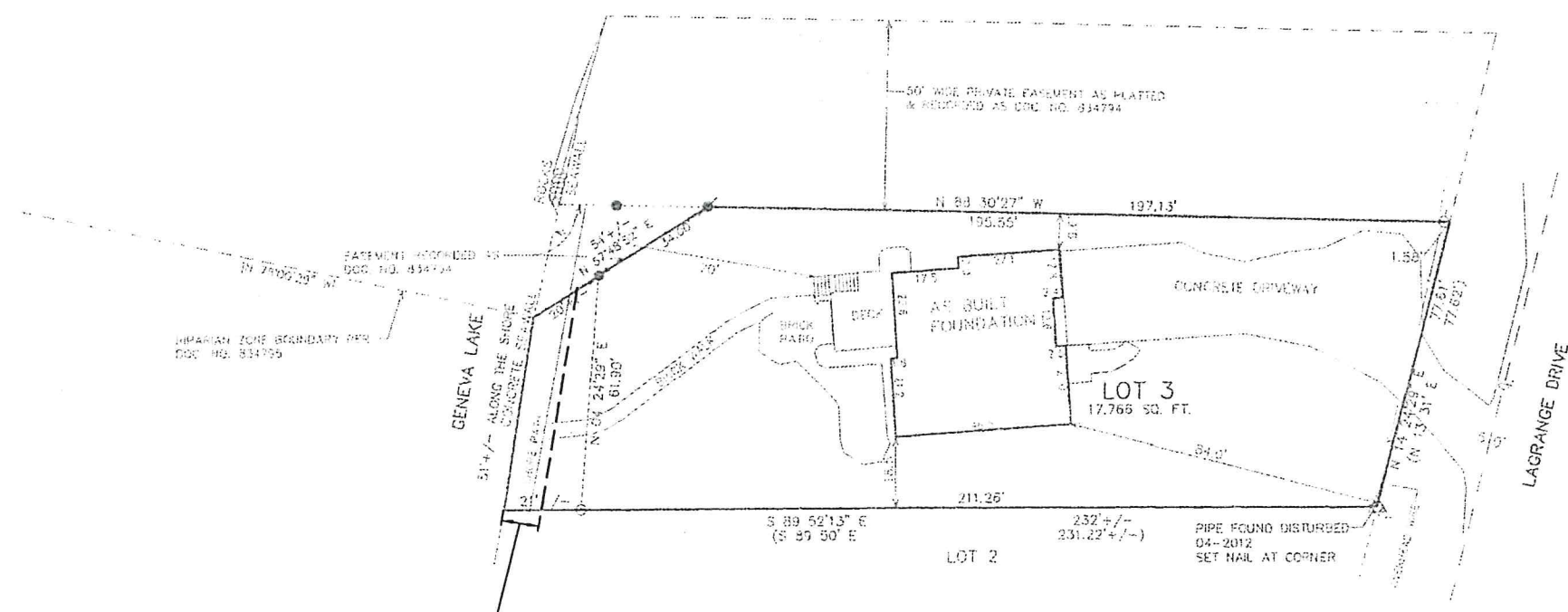
ROBERT P. LIZZO
ARCHITECT
SEVEN SOUTH LAKE AVENUE
THIRD LAKE • ILLINOIS • 60030 • (847) 223-2280

DO NOT SCALE DRAWINGS EXCEPT ALL DIMENSIONS SHOWN ON DRAWING TO ACCURACY
REVISED 9/16/2021
COMMISSION 1183
© R. LIZZO 6/16/2021

SHEET
A-8
OF ELEVEN

OWNER:
MICHAEL LYNCH
KATHERINE LYNCH
1084 LAGRANGE DRIVE
LAKE GENEVA, WI 53147

EASEMENT EXHIBIT
LOT 3, LAKE GENEVA EAST SHORE ESTATES SUBDIVISION LOCATED IN THE NORTHWEST 1/4
OF SECTION 1, T1N, R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



PROPOSED 10' SHORE PATH EASEMENT
A PERMANENT EASEMENT GRANTED TO THE CITY OF LAKE GENEVA FOR THE CONTINUED USE OF THE
EXISTING SHORE PATH. THE USE OF THE PATH IS RESTRICTED TO PEDESTRIAN TRAFFIC.

LEGAL DESCRIPTION
THE SHORE PATH EASEMENT IS DESCRIBED AS A 10' WIDE
EASEMENT RUNNING ALONG AND PARALLEL TO THE EXISTING
CONCRETE SEAWALL FROM THE SOUTH PROPERTY LINE TO
THE NORTH PROPERTY LINE.

NOTE:
THE EXHIBIT ABOVE WAS PROVIDED BY THE OWNER.
LYNCH & ASSOCIATES HAS NOT FORMALLY SURVEYED
THIS PROPERTY.

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

EASEMENT EXHIBIT	
NO.	REVISIONS
	BY DATE

ISSUED FOR REVIEW

PLAN DATE	12.03.21
DESIGNED BY	DKV
0 20' SCALE	
PROJECT NO. 21.5142	
SHEET NO.	

1 OF 1